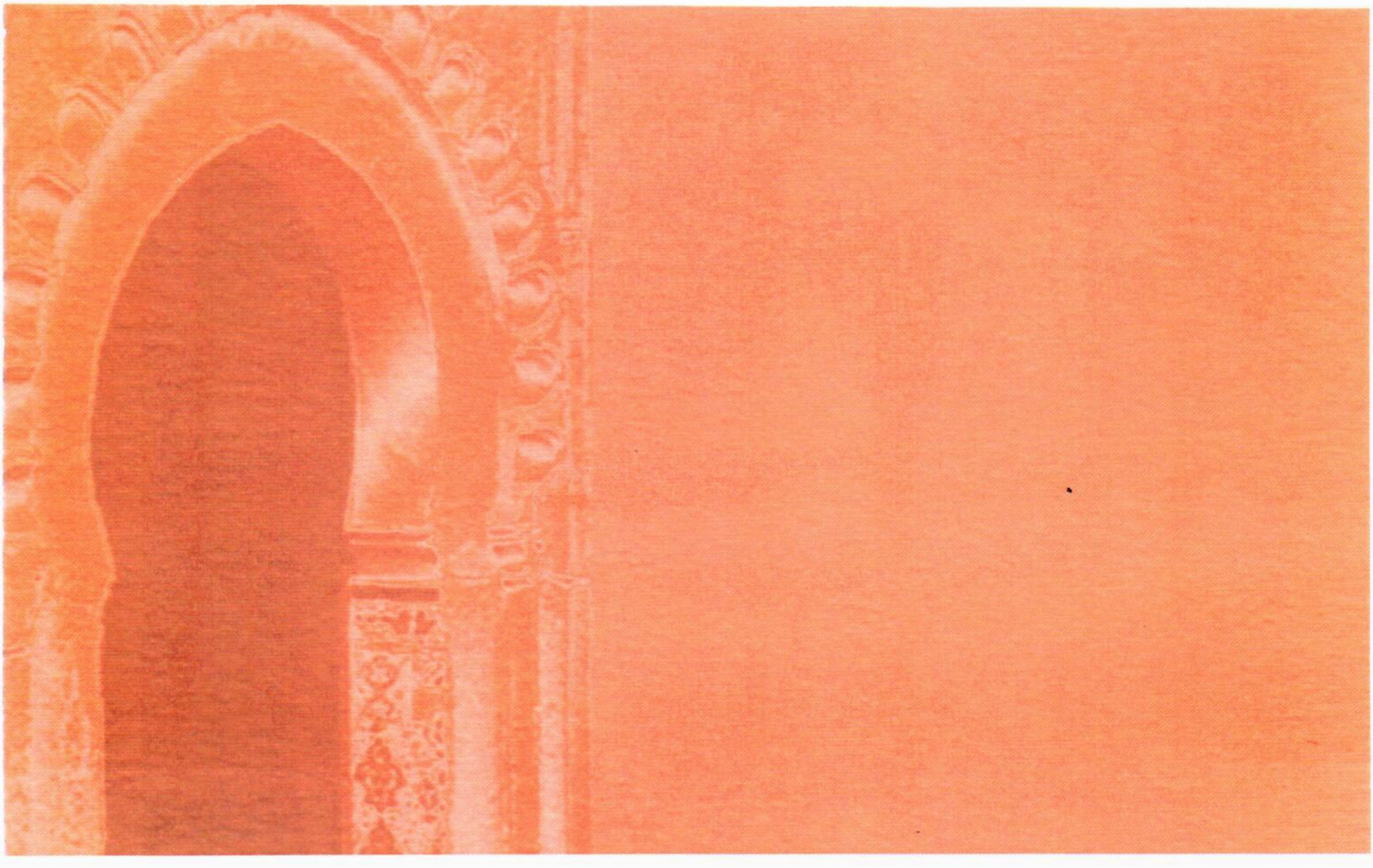
Sajjad Haider & Co.
CHARTERED ACCOUNTANTS

DUBAI DEVELOPMENT COMPANY (PSC)
DUBAI, UNITED ARAB EMIRATES
(A Public Shareholding Company with limited liability)

INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2013 (UNAUDITED)



DUBAI DEVELOPMENT COMPANY (PSC)
(A Public Shareholding Company with limited liability)
DUBAI, UNITED ARAB EMIRATES

INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (UNAUDITED)

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REPORT ON REVIEW OF
CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013
TO THE SHAREHOLDERS OF DUBAI DEVELOPMENT COMPANY (PSC)

Introduction

We have reviewed the accompanying interim statement of financial position of Dubai Development Company (PSC) (the "Company") as at 30 September 2013 and the related interim statements of comprehensive income, cash flows and changes in equity for the nine months period then ended and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed financial statements in accordance with International Accounting Standard IAS 34 *Interim Financial Reporting* ("IAS 34"). Our responsibility is to express a conclusion on these interim condensed financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial statements are not prepared, in all material respects, in accordance with IAS 34.

Sajjad Haider

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Dubai - U.A.E.
SAJJAD HAIDER & CO. CHARTERED ACCOUNTANTS

SAJJAD HAIDER & CO
CHARTERED ACCOUNTANTS
(Mohammed Nafees Reg. 165)

30 October 2013

DUBAI, UNITED ARAB EMIRATES

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DUBAI DEVELOPMENT COMPANY (PSC)
(A Public Shareholding Company with Limited Liability)
DUBAI, UNITED ARAB EMIRATES

STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2013 (Un-audited)

	Note	Un-audited 30 September 2013 AED	Audited 31 December 2012 AED
ASSETS			
Current assets			
Cash and bank balances	3	19,565,327	19,899,812
Prepayments and other receivables	4	55,486	108,484
		19,620,813	20,008,296
Non-current assets			
Fixed assets	5	-	-
Total assets		19,620,813	20,008,296
LIABILITIES AND EQUITY			
Current liabilities			
Accrued expenses	6	830,048	725,048
Due to affiliated companies	7	144,706	103,439
Unclaimed dividend		341,500	341,500
Provision for lawsuit	8	-	499,095
		1,316,254	1,669,082
Non-current liabilities			
Provision for staff gratuity		240,000	240,000
Capital and reserves			
Share capital	9	10,000,000	10,000,000
Legal reserve	10	5,000,000	5,000,000
General reserve	11	1,000,000	1,000,000
Accumulated profit		2,064,559	2,099,214
		18,064,559	18,099,214
Total liabilities and equity		19,620,813	20,008,296

The accompanying notes form an integral part of these financial statements.

DIRECTOR

DUBAI DEVELOPMENT COMPANY (PSC)
(A Public Shareholding Company with Limited Liability)
DUBAI, UNITED ARAB EMIRATES

INTERIM STATEMENT OF COMPREHENSIVE INCOME
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (Un-audited)

		30 September 2013 AED	30 September 2012 AED
REVENUE			
Interest earned on fixed deposits		181,458	346,099
Operating expenses	12	(216,113)	(217,110)
NET(LOSS)/ PROFIT FOR THE PERIOD		(34,655)	128,989
(Loss)/earnings per share			
Basic and diluted earnings per share (AED)		(0.0035)	0.0129

The accompanying notes form an integral part of these financial statements.

DIRECTOR

DUBAI DEVELOPMENT COMPANY (PSC)
(A Public Shareholding Company with Limited Liability)
DUBAI, UNITED ARAB EMIRATES

INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (Un-audited)

	Share capital AED	Legal reserve AED	General reserve AED	Accumulated profit AED	Total AED
Balance as at 1 January 2012	10,000,000	5,000,000	1,000,000	2,446,346	18,446,346
Profit for the nine months ended 30 September 2012	-	-	-	128,989	128,989
Balance as at 30 September 2012	10,000,000	5,000,000	1,000,000	2,575,335	18,575,335
(Loss) for the three months ended 31 December 2012	-	-	-	(476,121)	(476,121)
Balance as at 31 December 2012	10,000,000	5,000,000	1,000,000	2,099,214	18,099,214
(Loss) for the nine months ended 30 September 2013	-	-	-	(34,655)	(34,655)
Balance as at 30 September 2013	10,000,000	5,000,000	1,000,000	2,064,559	18,064,559

The accompanying notes form an integral part of these financial statements.

DUBAI DEVELOPMENT COMPANY (PSC)
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INTERIM STATEMENT OF CASH FLOWS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (Un-audited)

	30 September 2013 AED	30 September 2012 AED
CASH FLOWS FROM OPERATING ACTIVITIES		
Net (loss)/profit for the period	(34,655)	128,989
CHANGES IN OPERATING ASSETS AND LIABILITIES		
Decrease/(increase) in prepayments and other receivables	52,998	(53,092)
Increase in accrued expenses	105,000	105,469
Increase in amount due to affiliated companies	41,267	51,867
(Decrease) in provision for lawsuit	(499,095)	-
Net cash provided/(utilized) by operating activities	(334,485)	233,233
Net (decrease)/increase in cash and bank balances during the period	(334,485)	233,233
Cash and cash equivalents at the beginning of the period	19,899,812	19,624,548
Cash and cash equivalents at the end of the period (note 13)	19,565,327	19,857,781

The accompanying notes form an integral part of these financial statements.

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (Un-audited)

1 LEGAL STATUS AND BUSINESS ACTIVITY

Dubai Development Company (PSC) is a limited liability company which was originally incorporated in Dubai on 21 June 1975 by an Emiri Decree and it became a public shareholding company in 1997, in accordance with the UAE Federal Law No. (8) Of 1984 (as amended).

The Company was incorporated for a period of 30 years which were completed on 20 June 2005. The shareholders have decided to extend the duration of the Company by 50 more years.

2 SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted in the preparation of the financial statements are as follows:

a. Accounting convention

The financial statements are prepared under the historical cost convention.

b. Fixed assets

These assets are stated at cost. The cost of fixed assets is depreciated by equal annual instalments over the estimated useful lives of the assets as follows:

Motor vehicles	3 years
Furniture and equipment	5 years
Office renovation	5 years

All fixed assets have been fully depreciated.

c. Land for sale and development

All land available for sale has been sold and no land is now available for sale.

d. Staff gratuity

Provision for staff gratuity is made on the basis of UAE Federal Labour Law of 1980.

e. Interim condensed statements

The interim condensed financial statements do not contain all information and disclosures required for all financial statements prepared in accordance with International Financial Reporting Standards. In addition, results for the nine months ended 30 September 2013 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2013.

3 CASH AND BANK BALANCES

	Un-audited 30 September 2013 AED	Audited 31 December 2012 AED
Cash at bank		
- On fixed deposit accounts	19,525,208	19,859,685
- On current account	40,119	40,127
	19,565,327	19,899,812

4 PREPAYMENTS AND OTHER RECEIVABLES

Prepaid expenses	19,636	38,569
Accrued interest on fixed deposits	35,850	69,915
	55,486	108,484

5 FIXED ASSETS

	Furniture and equipment AED	Office renovation AED	Total AED
COST			
At 1 January 2013	217,150	200,000	417,150
Additions	-	-	-
Disposals	-	-	-
At 30 September 2013	217,150	200,000	417,150
DEPRECIATION			
At 1 January 2013	217,150	200,000	417,150
Charge for the period	-	-	-
On disposals	-	-	-
At 30 September 2013	217,150	200,000	417,150
NET BOOK VALUE			
At 30 September 2013	-	-	-
At 31 December 2012	-	-	-

All assets have been fully depreciated.

6 ACCRUED EXPENSES

	Un-audited 30 September 2013 AED	Audited 31 December 2012 AED
Accrued expenses	830,048	725,048

Accrued expenses include salaries payable comprises of salary payable to general manager at AED 10,000 per month. It has been outstanding since 1st January 2007.

7 DUE TO AFFILIATED COMPANIES

	Un-audited 30 September 2013 AED	Audited 31 December 2012 AED
Almulla Construction (LLC), Dubai	10,883	10,883
Mohammed & Obaid Almulla, Dubai	133,823	92,556
	144,706	103,439

8 PROVISION FOR LAW SUIT

Provision for law suit	-	499,095

Two plot holders have filed legal cases against the Company against demarcation of their plots of land. One case has been dismissed by the Dubai Courts in first instance. In the second case the Court of Appeal has decided in favour of the plot holder for a payment of AED 499,095 and the same amount has been deposited in the Dubai Courts account. The Company has filed an appeal with the Court of Cessation which is still in process.

9 SHARE CAPITAL

Authorised, issued and fully paid

10,000,000 shares of AED 1 each	10,000,000	10,000,000

10 LEGAL RESERVE

In accordance with the Memorandum of Association of the Company, 10 percent of the profit for the year has to be transferred to a legal reserve up to a maximum of 50 percent of the capital. The legal reserve is not distributable.

DUBAI DEVELOPMENT COMPANY (PSC)
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ACCOUNTING POLICIES AND EXPLANATORY NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS (CONTINUED) FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2013 (Un-audited)

11 GENERAL RESERVE

	Un-audited 30 September 2013 AED	Audited 31 December 2012 AED
Balance carried forward	1,000,000	1,000,000

12 OPERATING EXPENSES

	30 September 2013 AED	30 September 2012 AED
Staff salaries	90,000	90,000
Office rent	14,525	14,445
Trade license expenses	6,185	6,524
Audit fee	15,000	15,000
Other operational expenses	41,267	42,855
Stock market registration expenses	26,495	26,325
Legal and professional charges	10,984	11,520
Financial charges	637	-
Advertisement expenses	7,440	7,441
Entertainment expenses	3,580	3,000
	216,113	217,110

13 CASH AND CASH EQUIVALENTS

Cash at bank	19,565,327	19,857,781