Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim financial statements
For the nine-month period ended 30 September 2024

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KPMG Lower Gulf Limited
The Offices 5 at One Central
Level 4, Office No: 04.01
Sheikh Zayed Road, P.O. Box 3800
Dubai, United Arab Emirates
Tel. +971 (4) 4030300, www.kpmg.com/ae

Independent Auditors' Report on Review of Condensed Consolidated Interim Financial Statements

To the Shareholders of Dubai Investments PJSC

Introduction

We have reviewed the accompanying 30 September 2024 condensed consolidated interim financial statements of Dubai Investments PJSC ("the Company") and its subsidiaries (collectively referred to as "the Group") which comprises:

- the condensed consolidated interim statement of financial position as at 30 September 2024;
- the condensed consolidated interim statements of profit or loss and other comprehensive income for the three-month and nine-month periods ended 30 September 2024;
- the condensed consolidated interim statement of cash flows for the nine-month period ended 30 September 2024;
- the condensed consolidated interim statement of changes in equity for the nine-month period ended 30 September 2024; and
- notes to the condensed consolidated interim statement of financial statements.

Management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements 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 30 September 2024 condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

Other matter

The condensed consolidated interim financial statements of the Group for the nine-month period ended 30 September 2023 were reviewed by another auditor who expressed an unmodified conclusion on those condensed consolidated interim financial statements on 14 November 2023 and the consolidated financial statements of the Group for the year ended 31 December 2023 were audited by another auditor who expressed an unmodified opinion on those consolidated financial statements on 7 March 2024.

KPMG Lower Gulf Limited

Fawzi AbuRass
Registration No.: 968
Dubai, United Arab Emirates
Date : 13 November 2024

Condensed consolidated interim statement of profit or loss (Unaudited)

	Note	Three-month period ended 30 September		Nine-month period ended 30 September	
		2024	2023	**2024**	2023
		AED'000	AED'000	**AED'000**	AED'000
Sale of goods and provision of services		**303,355**	295,489	**858,935**	870,229
Rental income		**271,746**	252,659	**776,253**	716,895
Contract revenue		**77,272**	45,919	**156,663**	134,300
Sale of properties		**168,982**	243,128	**792,117**	533,269
Gain on fair valuation of investments properties	*10*	**-**	100,795	**106,642**	515,704
Gain/(loss) on fair valuation of investments		**55,631**	(13,994)	**125,818**	103,724
Gain on sale of investment Properties		**811**	-	**811**	1,100
Gain on sale of investments		**10,045**	1,712	**27,676**	39,468
Share of profit from equity accounted investees		**31,324**	27,488	**79,189**	48,127
Dividend income		**13,098**	14,473	**38,163**	36,354
Total income		**932,264**	967,669	**2,962,267**	2,999,170
Cost of sales and providing services	*6*	**(518,148)**	(568,335)	**(1,706,839)**	(1,576,133)
Administrative expenses	*7*	**(96,501)**	(93,558)	**(344,965)**	(315,755)
Finance costs		**(92,434)**	(112,471)	**(305,708)**	(318,933)
Net impairment losses on trade receivables		**(5,577)**	(8,710)	**(9,852)**	(89,100)
Finance income		**19,639**	14,037	**61,489**	40,169
Other income	*8*	**16,758**	10,415	**31,292**	20,193
Profit before tax for the period		**256,001**	209,047	**687,684**	759,611
Income tax expenses					
Current tax expenses		**(17,275)**	-	**(40,045)**	-
Deferred tax expenses		**(3,122)**	-	**(10,570)**	-
Profit after tax for the period		**235,604**	209,047	**637,069**	759,611
Profit / (loss) after tax attributable to:					
Owners of the Company		**241,308**	236,540	**650,509**	817,017
Non-controlling interests		**(5,704)**	(27,493)	**(13,440)**	(57,406)
Profit after tax for the period		**235,604**	209,047	**637,069**	759,611
Earnings per share					
Basic and diluted earnings per share (AED)	*15*	**0.06**	0.06	**0.15**	0.19

Condensed consolidated interim statement of comprehensive income (Unaudited)

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2024	2023	**2024**	2023
	AED'000	AED'000	**AED'000**	AED'000
Profit after tax for the period	**235,604**	209,047	**637,069**	759,611
Other comprehensive income ("OCI"):				
Items that will not be reclassified to profit or loss				
Net change in fair value of investments at fair value through OCI	**(644)**	(39)	**(405)**	6,349
Share of other comprehensive loss of equity accounted investees'	**(641)**	(273)	**(641)**	(541)
Total other comprehensive (loss)/income for the period	**(1,285)**	(312)	**(1,046)**	5,808
Total comprehensive income for the period	**234,319**	208,735	**636,023**	765,419
Attributable to:				
Owners of the Company	**240,003**	236,231	**649,463**	822,068
Non-controlling interests	**(5,684)**	(27,496)	**(13,440)**	(56,649)
Total comprehensive income for the period	**234,319**	208,735	**636,023**	765,419

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of financial position

	Note	**30 September 2024 AED'000 (Unaudited)**	31 December 2023 AED'000 (Audited)	30 September 2023 AED'000 (Unaudited)
Assets				
Non-current assets				
Property, plant and equipment	*9*	**1,424,555**	1,486,999	1,476,904
Right-of-use-assets		**295,964**	323,079	332,286
Goodwill and intangible assets		**237,000**	242,447	243,935
Investment properties	*10*	**10,607,083**	10,099,681	9,896,599
Investments at fair value through other comprehensive income	*11*	**79,913**	84,839	65,891
Other financial assets at fair value through profit or loss		**22,042**	38,706	39,965
Investments in equity accounted investees		**1,582,706**	1,506,287	1,545,907
Rent receivable		**45,005**	46,529	32,791
Inventories	*12*	**21,356**	21,356	174,008
Trade receivables		**398,957**	408,950	263,779
Other receivables		**-**	5,650	5,303
Total non-current assets		**14,714,581**	14,264,523	14,077,368
Current assets				
Inventories	*12*	**963,496**	1,350,632	1,387,522
Investments at fair value through profit or loss	*11*	**2,189,969**	2,023,908	1,958,524
Trade receivables		**2,382,465**	1,957,390	1,895,275
Due from related parties and other receivables		**571,902**	463,540	671,717
Short-term deposits with banks	*14*	**68,755**	69,102	101,946
Cash and cash equivalents	*14*	**916,147**	1,166,702	861,574
Assets of a disposal group classified as held for sale		**-**	142,000	129,800
Total current assets		**7,092,734**	7,173,274	7,006,358
Total assets		**21,807,315**	21,437,797	21,083,726
EQUITY AND LIABILITIES				
EQUITY				
Share capital		**4,252,020**	4,252,020	4,252,020
Share premium		**46**	46	46
Capital reserve		**25,502**	25,502	25,502
Legal reserve		**1,579,751**	1,579,751	1,491,289
General reserve		**1,433,939**	1,433,939	1,433,939
Fair value reserve		**(173,219)**	(172,173)	(187,927)
Proposed dividend	*17*	**-**	531,503	-
Retained earnings		**6,461,612**	5,810,370	6,116,415
Equity attributable to owners of the Company		**13,579,651**	13,460,958	13,131,284
Non-controlling interests		**232,022**	204,922	129,162
Total equity		**13,811,673**	13,665,880	13,260,446

Condensed consolidated interim statement of financial position (continued)

	Note	**30 September 2024 AED'000 (Unaudited)**	31 December 2023 AED'000 (Audited)	30 September 2023 AED'000 (Unaudited)
LIABILITIES				
Non-current liabilities				
Long-term bank borrowings	*16*	**3,727,638**	3,541,844	3,579,934
Lease liabilities		**308,460**	329,907	329,014
Other payables		**75,739**	72,937	141,720
Deferred tax liabilities		**32,547**	19,530	-
Total non-current liabilities		**4,144,384**	3,964,218	4,050,668
Current liabilities				
Bank borrowings	*16*	**1,702,406**	1,789,747	1,737,454
Lease liabilities		**35,787**	36,533	37,658
Due to related parties, trade and other payables		**2,113,065**	1,981,419	1,997,500
Total current liabilities		**3,851,258**	3,807,699	3,772,612
Total liabilities		**7,995,642**	7,771,917	7,823,280
Total equity and liabilities		**21,807,315**	21,437,797	21,083,726

To the best of our knowledge, the condensed consolidated interim financial statements are prepared in all material respects, in accordance with IAS 34. These condensed consolidated interim financial statements were approved by the Board of Directors on 13 November 2024 and were signed on its behalf by:

Abdulrahman Ghanem Almutaiwee
Chairman

Khalid Jassim Kalban
Vice – Chairman and Chief Executive Officer

Mushtaq Masood
Group Chief Financial Officer

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of cash flows (Unaudited)

	Note	Nine-month period ended 30 September	
		2024	2023
		AED'000	AED'000
Cash flows from operating activities			
Profit before tax for the period		**687,684**	759,611
Adjustments for:			
Depreciation		**117,182**	112,091
Amortisation of intangible assets		**9,932**	9,834
Assets written off and impairment loss on property, plant and equipment		**7,278**	41,547
Revaluation loss on assets transferred from property, plant and equipment to investment properties	*6*	-	24,119
Gain on disposal of property, plant and equipment		**(242)**	(325)
Gain on sale of investments		**(27,676)**	(39,468)
Share of profit from equity accounted investees		**(79,189)**	(48,127)
Gain on fair valuation of investment properties	*10*	**(106,642)**	(515,704)
Gain on sale of investment properties		**(811)**	(1,100)
Gain on fair valuation of investments		**(125,818)**	(103,724)
Net impairment losses on trade receivables		**9,852**	89,100
Reversal of write down of inventories to net realisable value		-	11,945
Finance income		**(61,489)**	(40,169)
Finance costs		**305,708**	318,933
Operating profit before changes in working capital		**735,769**	618,563
Changes in:			
- Investments at fair value		**(8,687)**	(58,031)
- Due from related parties, trade and other receivables		**(385,354)**	(276,330)
- Inventories		**381,861**	412,871
- Due to related parties, trade and other payables		**111,498**	330,775
- directors' fee paid		**(18,000)**	(17,500)
Net cash generated from operating activities		**817,087**	1,010,348
Cash flows from investing activities			
Additions to investment properties		**(424,509)**	(335,466)
Proceeds from disposal of investment property		**24,560**	97,001
Proceeds from disposal of asset held for sale		**49,672**	-
Acquisition of property, plant and equipment		**(30,420)**	(34,721)
Proceeds from disposal of property, plant and equipment		**471**	951
Net additions to intangible assets		**(4,485)**	(1,659)
Finance income received		**32,161**	27,757
Net movement in equity accounted investees		**2,770**	30,684
Proceeds from sale of partial equity stake in a subsidiary		**15,024**	-
Consideration paid for acquisition of non-controlling interest		**-**	(6,651)
Net cash used in investing activities		**(334,756)**	(222,104)
Cash flows from financing activities			
Proceeds from bank borrowings		**1,299,682**	813,304
Repayment of bank borrowings		**(1,258,417)**	(684,602)
Dividend paid to non-controlling interest		**(6,387)**	(7,293)
Dividend paid		**(531,503)**	(531,503)
Additional contribution by non-controlling interest		**33,541**	3,500
Principal elements of lease payments		**(21,628)**	(29,257)
Net movement in short term deposits		**347**	8,192
Finance costs		**(292,837)**	(311,002)
Net cash used in financing activities		**(777,202)**	(738,661)
Net (decrease)/increase in cash and cash equivalents		**(294,871)**	49,583
Cash and cash equivalents at 1 January	*14*	**986,782**	622,133
Cash and cash equivalents at 30 September		**691,911**	671,716
Cash and cash equivalents comprise following:			
Cash in hand, current and call accounts with banks	*14*	**858,753**	762,277
Short term deposits with banks (excluding those under lien)	*14*	**57,394**	99,297
Bank overdrafts, trust receipts loans and bills discounted		**(224,236)**	(189,858)
		691,911	671,716

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity
For the nine-month period ended 30 September 2024 (Unaudited)

	Share capital AED'000	Share premium AED'000	Capital reserve AED'000	Legal reserve AED'000	General reserve AED'000	Fair value reserve AED'000	Proposed dividend AED'000	Retained earnings AED'000	Sub total AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2023 (Audited)	**4,252,020**	**46**	**25,502**	**1,491,289**	**1,445,397**	**(192,978)**	**531,503**	**5,287,593**	**12,840,372**	**196,602**	**13,036,974**
Total comprehensive income for the period											
Profit for the period	-	-	-	-	-	-	-	817,017	817,017	(57,406)	759,611
Other comprehensive income											
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	5,592	-	-	5,592	757	6,349
Share of other comprehensive loss of equity accounted investees'	-	-	-	-	-	(541)	-	-	(541)	-	(541)
Total other comprehensive income for the period	**-**	**-**	**-**	**-**	**-**	**5,051**	**-**	**-**	**5,051**	**757**	**5,808**
Total comprehensive income for the period	**-**	**-**	**-**	**-**	**-**	**5,051**	**-**	**817,017**	**822,068**	**(56,649)**	**765,419**
Transactions with owners, in their capacity as owners											
Dividend paid	-	-	-	-	-	-	(531,503)	-	(531,503)	-	(531,503)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	(7,293)	(7,293)
Total transaction with owners in the capacity as owners	**-**	**-**	**-**	**-**	**-**	**-**	**(531,503)**	**-**	**(531,503)**	**(7,293)**	**(538,796)**
Changes in ownership interests											
Acquisition of non-controlling interest	-	-	-	-	-	-	-	347	347	(6,998)	(6,651)
Contribution by non-controlling interest	-	-	-	-	-	-	-	-	-	3,500	3,500
Total contributions by and distribution to owners	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**347**	**347**	**(3,498)**	**(3,151)**
Transactions with owners, in the capacity as owners	-	-	-	-	-	-	**(531,503)**	**347**	**(531,156)**	**(10,791)**	**(541,947)**
Other movements											
Transfers	-	-	-	-	(11,458)	-	-	11,458	-	-	-
Total other movements	**-**	**-**	**-**	**-**	**(11,458)**	**-**	**-**	**11,458**	**-**	**-**	**-**
Balance at 30 September 2023 (Unaudited)	**4,252,020**	**46**	**25,502**	**1,491,289**	**1,433,939**	**(187,927)**	**-**	**6,116,415**	**13,131,284**	**129,162**	**13,260,446**

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity (continued)
For the nine-month period ended 30 September 2024 (Unaudited)

	Share capital AED'000	Share premium AED'000	Capital reserve AED'000	Legal reserve AED'000	General reserve AED'000	Fair value reserve AED'000	Proposed dividend AED'000	Retained earnings AED'000	Sub total AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2024 (Audited)	**4,252,020**	**46**	**25,502**	**1,579,751**	**1,433,939**	**(172,173)**	**531,503**	**5,810,370**	**13,460,958**	**204,922**	**13,665,880**
Total comprehensive income for the period											
Profit for the period	-	-	-	-	-	-	-	650,509	650,509	(13,440)	637,069
Other comprehensive income											
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	(405)	-	-	(405)	-	(405)
Share of other comprehensive loss of equity accounted investees'	-	-	-	-	-	(641)	-	-	(641)	-	(641)
Total other comprehensive income for the period	**-**	**-**	**-**	**-**	**-**	**(1,046)**	**-**	**-**	**(1,046)**	**-**	**(1,046)**
Total comprehensive income for the period	**-**	**-**	**-**	**-**	**-**	**(1,046)**	**-**	**650,509**	**649,463**	**(13,440)**	**636,023**
Transactions with owners, in their capacity as owners											
Distributions to owners											
Dividend paid	-	-	-	-	-	-	(531,503)	-	(531,503)	-	(531,503)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	(6,387)	(6,387)
Total distribution to owners	**-**	**-**	**-**	**-**	**-**	**-**	**(531,503)**	**-**	**(531,503)**	**(6,387)**	**(537,890)**
Changes in ownership interests											
Sale of partial stake of a subsidiary without change in control (Note 19)	-	-	-	-	-	-	-	1,424	1,424	13,600	15,024
Contribution by non-controlling interest (Note 19)	-	-	-	-	-	-	-	-	-	33,541	33,541
Total contribution by owners	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,424**	**1,424**	**47,141**	**48,565**
Transactions with owners, in their capacity as owners	**-**	**-**	**-**	**-**	**-**	**-**	**(531,503)**	**1,424**	**(530,079)**	**40,754**	**(489,325)**
Other movements											
Loss on disposal of equity investments at fair value through OCI	-	-	-	-	-	-	-	(10)	(10)	(4)	(14)
Transaction costs on right issue of units	-	-	-	-	-	-	-	(681)	(681)	(210)	(891)
Total other movements	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(691)**	**(691)**	**(214)**	**(905)**
Balance at 30 September 2024 (Unaudited)	**4,252,020**	**46**	**25,502**	**1,579,751**	**1,433,939**	**(173,219)**	**-**	**6,461,612**	**13,579,651**	**232,022**	**13,811,673**

1. Reporting entity

Dubai Investments PJSC ("the Company") was incorporated in the United Arab Emirates by Ministerial Resolution No. 46 of 1995, on 16 July 1995. These condensed consolidated interim financial statements as at and for the nine-month period ended 30 September 2024 ("the current period") comprise the financial statements of the Company and its subsidiaries (collectively referred to as "the Group") and the Group's interest in associates and joint arrangements.

The Group is primarily involved in the development of real estate for sale and leasing, contracting activities, manufacturing and trading of products in various sectors, district cooling, investment banking, asset management, financial investments, healthcare and education.

The registered address of the Company is P.O. Box 28171, Dubai, United Arab Emirates ("UAE").

2. Statement of compliance

The condensed consolidated interim financial statements have been prepared in accordance with the International Accounting Standard ("IAS") 34, Interim Financial Reporting issued by International Accounting Standard Board ("IASB") and comply with the provisions of the UAE Companies law. The condensed consolidated interim financial statements does not include all of the information required for full annual consolidated financial statements, and should be read in conjunction with the audited consolidated financial statements of the Group for the year ended 31 December 2023. In addition, results for the period from 1 January 2024 to 30 September 2024 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2024.

3. Material accounting policies

The accounting policies applied in the preparation of these condensed consolidated interim financial statements are consistent with those applied by the Group in its recent annual audited consolidated financial statements as at and for the year ended 31 December 2023.

Amendment to standards and interpretations issued and effective during the financial year beginning 1 January 2024

1) Disclosure Non-current Liabilities with Covenants – amendments to IAS 1 and Classification of Liabilities as Current or Non-current – amendments to IAS 1
2) Lease liability in a sale and leaseback – amendments to IFRS 16
3) Supplier Finance Arrangements – amendment to IAS 7 and IFRS 7

The amendments listed above did not have any impact on the amounts recognised in prior periods and current period and are not expected to significantly affect the future periods.

New standards, interpretations and amendments issued but not yet effective for the year beginning 1 January 2024 and not early adopted by the Group

1) Lack of Exchangeability - amendments to IAS 21 (effective from 1 January 2025)
2) Sale or contribution of Assets between an Investor and its Associate or Joint Venture - amendment to IFRS 10 and IAS 28 (Available for optional adoption/ effective date deferred indefinitely)

These standards are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions.

4. Use of estimates and judgments

The preparation of condensed consolidated interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in the preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2023.

5. Financial instruments

– Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 December 2023.

– Valuation of financial instruments

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: inputs that are quoted market price (unadjusted) in an active market for identical instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted market prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: inputs that are unobservable. This category includes all instruments where the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

The table below analyses financial instruments, measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised:

30 September 2024	**Level 1 AED'000 (Unaudited)**	**Level 2 AED'000 (Unaudited)**	**Level 3 AED'000 (Unaudited)**	**Total AED'000 (Unaudited)**
Financial assets at fair value through profit or loss	**231,899**	**1,047,717**	**910,353**	**2,189,969**
Financial assets at fair value through other comprehensive income	**271**	**-**	**79,642**	**79,913**
	232,170	**1,047,717**	**989,995**	**2,269,882**

31 December 2023	Level 1 AED'000 (Audited)	Level 2 AED'000 (Audited)	Level 3 AED'000 (Audited)	Total AED'000 (Audited)
Financial assets at fair value through profit or loss	177,627	1,061,799	784,482	2,023,908
Financial assets at fair value through other comprehensive income	385	-	84,454	84,839
	178,012	1,061,799	868,936	2,108,747

5. Financial instruments (continued)

– Reconciliation of Level 3 fair value measurements of financial assets

	2024 AED'000 (Unaudited)	2023 AED'000 (Audited)
As at 1 January	**868,936**	596,674
Additions during the period	**169,681**	242,287
Redeemed/sold during the period	**(146,337)**	(60,821)
Transfer from level 2	-	14,831
Gain included in OCI		
- Net change in fair value (unrealised)	**(399)**	25,310
Gain recorded in profit and loss		
- Net change in fair value (unrealised)	**98,114**	50,655
As at 30 September/ 31 December	**989,995**	868,936

– Valuation techniques

The fair values of Level 3 financial instruments have been determined on the same basis and assumptions as for the year ended 31 December 2023.

6. Cost of sales and providing services

	Three-month period ended 30 September (Unaudited)		**Nine-month period ended 30 September (Unaudited)**	
	2024 AED'000	2023 AED'000	**2024 AED'000**	2023 AED'000
These mainly include:				
Materials consumed	**208,687**	201,258	**575,195**	589,431
Cost of properties sold	**138,963**	226,931	**670,036**	496,670
Impairment loss on property, plant and equipment (Note 9)	**-**	-	**-**	41,547
Revaluation loss on assets transferred from property, plant and equipment to investment properties (Note 9)	**-**	-	**-**	24,119
Depreciation and amortisation	**38,173**	36,314	**111,987**	105,368
Staff costs	**31,102**	26,701	**88,188**	82,275
Share of Government of Dubai in the realised profits of a subsidiary	**29,335**	28,534	**82,476**	81,130
Infrastructure and development works cost sharing with Road and Transport Authority ("RTA")	**7,270**	7,270	**21,810**	21,810
Reversal of write down of inventories to net realisable value (Note 12)	**-**	(11,945)	**-**	(11,945)

7. Administrative expenses

	Three-month period ended 30 September (Unaudited)		**Nine-month period ended 30 September (Unaudited)**	
	2024 AED'000	2023 AED'000	**2024 AED'000**	2023 AED'000
These mainly include:				
Staff costs	**59,330**	55,499	**179,515**	164,265
Selling and marketing expenses	**14,941**	13,018	**42,734**	36,310
Depreciation and amortisation	**5,394**	5,572	**15,127**	16,557

8. Other income

Other income mainly includes income from sale of scrap, dewatering income, penalty charges for late payments from customers, advertisement income, insurance claims and miscellaneous income.

9. Property, plant and equipment

During the nine-month period ended 30 September 2024, the Group's additions to property, plant and equipment amounted to AED 30.42 million (year ended 31 December 2023: AED 75.57 million).

During the nine-month period ended 30 September 2024, the Group has written off property, plant and equipment amounting to AED 7.28 million which were damaged as a result of Dubai Floods (during nine-month period ended 30 September 2023: Nil). The Group has adequate insurance coverage for the assets and submitted insurance claim which is currently under approval process.

No impairment loss was recorded during the nine-month period ended 30 September 2024 (during nine-month period ended 30 September 2023: AED 41.55 million).

Based on a change in use supported by observable actions, the Group reclassified an amount of AED 102 million from property, plant and equipment to investment properties during the nine-month period ended 30 September 2023 (Note 10), consequently, had recorded a revaluation loss of AED 24.12 million during the nine-month period ended 30 September 2023 (Note 6).

10. Investment properties

Included in investment properties are mainly the following:

	30 September 2024 AED'000 (Unaudited)	31 December 2023 AED'000 (Audited)	30 September 2023 AED'000 (Unaudited)
- Infrastructure and ancillary facilities	**5,876,166**	5,787,253	5,388,614
- Plots of land for future development	**1,603,622**	1,600,908	1,339,692
- Residential facilities	**1,094,635**	1,089,189	1,053,533
- Retail and commercial facilities	**1,536,891**	1,127,251	1,554,079
- Labor camps and warehouses	**495,769**	495,080	560,681
	10,607,083	10,099,681	9,896,599

(i) During the nine-month period ended 30 September 2024, additions to investment properties amounted to AED 424.51 million (year ended 31 December 2023: AED 351.63 million). These mainly include acquisition of Land and buildings related to education facilities which have been leased to a third party for 25 years.

(ii) During the nine-month period ended 30 September 2024, the Group has obtained fair values of;

- Land and buildings related to education facilities (classified under retail and commercial facilities) and recorded a gain of AED 20.45 million (nine-month period ended 30 September 2023: AED 9.79 million);

- Infrastructure and ancillary facilities leased to third parties built on the land (number 598-0100 and 597-0100 located in Jebel Ali Industrial Area). The fair valuation gain of AED 86.19 million (nine-month period ended 30 September 2023: fair valuation gain of AED 87.03 million) has been recorded which has arisen due to significant change in the contractual and expected net cash flows based on the terms of lease contracts with tenants on the land.

10. Investment properties (continued)

(iii) The valuation of above properties was carried out by independent registered valuers in accordance with the RICS Valuation – Global Standards issued by the Royal Institute of Chartered Surveyors using sales comparison and income valuation approach taking into account requirements of IFRS 13 'Fair value measurements'.

(iv) The key assumptions used for valuation of the remaining investment properties are largely consistent with those adopted as at 31 December 2023 and accordingly the fair value of the investment properties have not changed significantly during the nine-month period ended 30 September 2024 and consequently, no fair valuation gain / loss has been recorded for the nine-month period ended 30 September 2024.

(v) During the nine month period ended 30 September 2023, given there was a change of use supported by observable actions, the Group had reclassified an amount of;

- AED 567.41 million from investment properties to inventories and recorded a fair valuation gain of AED 359.59 million at the time of transfer (Note 12);
- AED 44.37 million from inventories to investment properties and recorded a fair valuation gain of AED 3.13 million at the time of transfer (Note 12); and
- AED 102 million from property, plant and equipment to investment properties (Note 9).

(vi) Key assumptions and the significant unobservable inputs used in the fair value measurement of investment properties are as follows:

Type of property	Key assumptions
Infrastructure and ancillary facilities	Future contractual rental cash inflows, discount rate, capitalisation yield rates and outgoing expenses.
Plots of land for future development and residential facilities	Market sales rates
Retail and commercial facilities and labor camps and warehouses	Future market rental cash inflows and capitalisation yield rates

11. Financial investments

		30 September 2024 AED'000 (Unaudited)	31 December 2023 AED'000 (Audited)	30 September 2023 AED'000 (Unaudited)
Investments at fair value through other comprehensive income				
- Equity securities	(i)	**79,913**	84,839	65,891
Investments at fair value through profit or loss				
- Quoted equity securities and unquoted equity securities		**629,868**	393,268	490,288
-Funds, bonds and sukuks		**1,560,101**	1,630,640	1,468,236
	(ii)	**2,189,969**	2,023,908	1,958,524
Geographical distribution of investments				
UAE		**652,108**	602,330	593,952
Other GCC countries		**180,882**	280,082	240,386
Other countries		**1,436,892**	1,226,335	1,190,077
	(i)+(ii)	**2,269,882**	2,108,747	2,024,415

12. Inventories

Inventories at 30 September 2024 include properties held for development and sale in the ordinary course of business amounting to AED 724.54 million (31 December 2023: AED 1,130 million) and represent costs of land and expenditure incurred towards the development of properties for subsequent sale. The Group intends to develop/has developed these properties for sale and has classified these properties as long term or short term based on completion/future development plans.

Based on change in use, the Group reclassified as amount of AED 567.41 million from investment properties to inventories and AED 44.37 million from inventories to investment properties during the nine month period ended 30 September 2023 (Note 10).

Net realisable value ("NRV") estimates are subjective in nature and involve uncertainties and matters of significant judgement and therefore, cannot be determined with precision. The Group has considered whether there are any indicators, such as comparable market transactions giving rise to lower sales values, to show that the estimated NRV for properties held for development and sale are less than the carrying values. Based on their assessment, management have concluded that no provision for NRV is required to be recorded.

13. Related party transactions

Significant related party transactions during the period were as follows:

	Three-month period ended 30 September (Unaudited)		Nine-month period ended 30 September (Unaudited)	
	2024	2023	**2024**	2023
	AED'000	AED'000	**AED'000**	AED'000
Sale of partial stake of subsidiary without change in control	**-**	-	**15,024**	-
Rental income	**1,304**	6,488	**3,525**	7,550
Cooling charges	**4,807**	7,851	**7,852**	18,318
Interest income	**1,616**	616	**3,889**	1,329
Compensation to key management personnel				
Short term benefits	**11,493**	8,193	**34,207**	28,604
Post-employment benefits	**125**	127	**374**	381

14. Short-term deposits with banks and cash and cash equivalents

	30 September 2024 AED'000 (Unaudited)	31 December 2023 AED'000 (Audited)	30 September 2023 AED'000 (Unaudited)
Short term deposits with banks			
Short term deposits with banks having maturity of more than 3 months	**20,000**	20,000	21,640
Short term deposits within UAE under lien with banks	**48,755**	49,102	80,306
	68,755	69,102	101,946
Cash and cash equivalents			
Cash in hand	**1,324**	1,848	2,434
Cash at bank within UAE (current accounts)	**742,533**	973,750	716,178
Cash at bank outside UAE – GCC Countries (current accounts)	**2,678**	36	-
Cash at bank outside UAE – Other countries (current accounts)	**112,218**	73,482	43,665
Short term deposits within UAE having maturity of less than 3 months	**57,394**	117,586	88,279
Short term deposits outside UAE having maturity of less than 3 months	**-**	-	11,018
	916,147	1,166,702	861,574

15. Basic and diluted earnings per share

	Three-month period ended 30 September (Unaudited)		Nine-month period ended 30 September (Unaudited)	
	2024	2023	**2024**	2023
Profit after tax for the period attributable to the Owners of the Company (AED'000)	**241,308**	236,540	**650,509**	817,017
Weighted average number of shares outstanding ('000s)	**4,252,020**	4,252,020	**4,252,020**	4,252,020
Basic and diluted earnings per share (AED)	**0.06**	0.06	**0.15**	0.19

16. Bank borrowings

The terms of the bank borrowings vary from one to ten years. These are secured by a combination of the Company's corporate guarantee, mortgages over certain investment properties, inventories, trade receivables, property, plant and equipment, assignment of receivables and insurance policies over assets of the Group and lien on bank deposits. The interest rate of majority of the bank borrowings range between 0.45% to 3.5% over relevant EIBOR /SOFR p.a. Where there is a corporate guarantee, the Company's liability is generally restricted to its percentage of equity interest in the borrowing entity.

17. Proposed dividend and directors' fee

(i) At the Annual General Meeting held on 17 April 2024, the shareholders approved a 12.5% (AED 0.125 per share) cash dividend proposed by the Board of Directors. The dividend amounting to AED 531.5 million was paid in May 2024.

(ii) At the Annual General Meeting held on 17 April 2024, the shareholders approved the proposed Directors' fee amounting to AED 18 million for the year ended 31 December 2023.

18. Capital commitments

	30 September 2024 AED'000 Unaudited	31 December 2023 AED'000 Audited
Capital commitments – contracted and committed	**438,543**	565,147

Commitments mainly include the following:

- Value of construction contracts awarded to contractors for real estate projects under development.

Dubai Investments Park Development Company LLC, a subsidiary of the Company, had signed an agreement with RTA to share in the cost of infrastructure and development works of the adjoining areas. Total outstanding commitment as at 30 September 2024 amounts to AED 138.1 million (31 December 2023: AED 159.9 million) which will be invoiced and paid until 2029.

19. Investment and divestment in subsidiary without change in control

During the nine-month period ended 30 September 2024, the Group acquired 100% equity interest in Carnation Education LLC which primarily holds the land and building related to education facilities in Dubai.

Further, during the nine-month period ended 30 September 2024, the Group subscribed additional units in Al Mal Capital REIT pursuant to right issues and sold certain units to National General Insurance PJSC. Subsequent to this, the Group's effective shareholding in Al Mal Capital REIT is 76.29%.

20. Investment in equity accounted investees'

During the nine-month period ended 30 September 2024, the Group acquired additional 5% equity interest in its existing associate KCH Healthcare LLC. Post-acquisition of additional interest, the Group's shareholding in KCH Healthcare LLC has increased to 31.75%.

21. Corporate tax law

On 9 December 2022, the United Arab Emirates (UAE) Ministry of Finance ("MoF") released Federal Decree-Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law") to enact a new CT regime in the UAE. The new CT regime has become effective for accounting periods beginning on or after 1 June 2023. For the Group, current taxes shall be accounted for as appropriate in the consolidated financial statements for the period beginning 1 January 2024.

The taxable income of the entities that are in scope for UAE CT purposes will be subject to the rate of 9% corporate tax or 0% for qualifying free zone persons. It is not currently foreseen that the Group's UAE operations will be subject to the application of the Global Minimum Tax rate of 15% in 2024. The application is dependent on the implementation of Base Erosion Profit Shifting (BEPS) – Pillar Two rules by the countries where the Group operates and the implementation of a top-up tax regime in the UAE.

The Group's consolidated effective tax rate in respect of continuing operations for the nine months period ended 30 September 2024 was 7.36 percent (nine months ended 30 September 2023: Nil, as the new CT Law was effective for accounting periods beginning on or after 1 June 2023).

The income tax expense is determined by multiplying the profit before tax for the reporting period ended 30 September 2024 by applicable income tax rate adjusted for the tax effect of certain items recognized in full in the period which is in line with the weighted average annual income tax rate expected for the full year multiplied by the profit before tax.

For the purposes of computing the corporate tax charge, the Group has considered proposed tax groups as permitted under the CT Law.

22. Segment reporting

The Group has broadly three reportable segments as discussed below, which are the Group's strategic business units. The strategic business units operate in different sectors and are managed separately because they require different strategies. The following summary describes the operation in each of the Group's reportable segments:

Property	development of real estate for sale and leasing
Manufacturing, contracting and services	manufacture and sale of materials used in construction projects, executing construction contracts, production of raw and architectural glass, pharmaceutical products production, aluminium extruded products, laboratory furniture, healthcare and education
Investments	strategic investments in joint ventures and associates, investment banking, asset management and financial investments

Information regarding the operations of each segment is included hereafter. Performance is measured based on segment revenue and profit as management believes that profit is the most relevant factor in evaluating the results of certain segments relative to other entities that operate within these industries. There are a few transactions between the segments and such transaction are carried out on arm's length basis and are eliminated on consolidation.

22. Segment reporting (continued)

Information about reportable segments

Business Segments	**Property**		**Manufacturing, contracting and services**		**Investments**		**Total**	
	Nine-month period ended 30 September		**Nine-month period ended 30 September**		**Nine-month period ended 30 September**		**Nine-month period ended 30 September**	
	2024 AED'000	2023 AED'000	**2024 AED'000**	2023 AED'000	**2024 AED'000**	2023 AED'000	**2024 AED'000**	2023 AED'000
Sales of goods and services	**60,906**	58,949	**784,400**	800,267	**13,629**	11,013	**858,935**	870,229
Rental income	**776,253**	716,895	**-**	-	**-**	-	**776,253**	716,895
Contract revenue (over time)	**-**	-	**156,663**	134,300	**-**	-	**156,663**	134,300
Sale of properties - at a point in time	**172,907**	533,269	**-**	-	**-**	-	**172,907**	533,269
Overtime	**619,210**	-	**-**	-	**-**	-	**619,210**	-
Gain on fair valuation of investment properties	**106,642**	515,704	**-**	-	**-**	-	**106,642**	515,704
Gain on sale of investments	**-**	-	**-**	-	**27,676**	39,468	**27,676**	39,468
Gain on fair valuation of investment	**-**	-	**-**	-	**125,818**	103,724	**125,818**	103,724
Others	**811**	1,100	**-**	-	**117,352**	84,481	**118,163**	85,581
Total income	**1,736,729**	1,825,917	**941,063**	934,567	**284,475**	238,686	**2,962,267**	2,999,170
Cost of sales and providing services	**(941,922)**	(828,427)	**(764,917)**	(747,706)	-	**-**	**(1,706,839)**	(1,576,133)
Administrative expenses	**(96,920)**	(78,252)	**(154,083)**	(138,254)	**(93,962)**	(99,249)	**(344,965)**	(315,755)
Finance costs	**(229,129)**	(213,109)	**(37,846)**	(41,348)	**(38,733)**	(64,476)	**(305,708)**	(318,933)
Net impairment loss on trade receivables	**(3,613)**	(77,461)	**(6,239)**	(11,639)	-	**-**	**(9,852)**	(89,100)
Finance income and other income	**56,256**	30,672	**16,101**	4,564	**20,424**	25,126	**92,781**	60,362
Profit before tax for the period	**521,401**	659,340	**(5,921)**	184	**172,204**	100,087	**687,684**	759,611

	30 September 2024 AED'000	31 December 2023 AED'000	**30 September 2024 AED'000**	31 December 2023 AED'000	**30 September 2024 AED'000**	31 December 2023 AED'000	**30 September 2024 AED'000**	31 December 2023 AED'000
Assets	**15,553,372**	14,834,935	**1,999,138**	1,936,537	**4,254,805**	4,666,325	**21,807,315**	21,437,797
Liabilities	**5,303,987**	5,155,475	**1,166,036**	1,244,518	**1,525,619**	1,371,924	**7,995,642**	7,771,917

The Group's revenue is mainly earned from transactions carried out in UAE and other GCC countries.