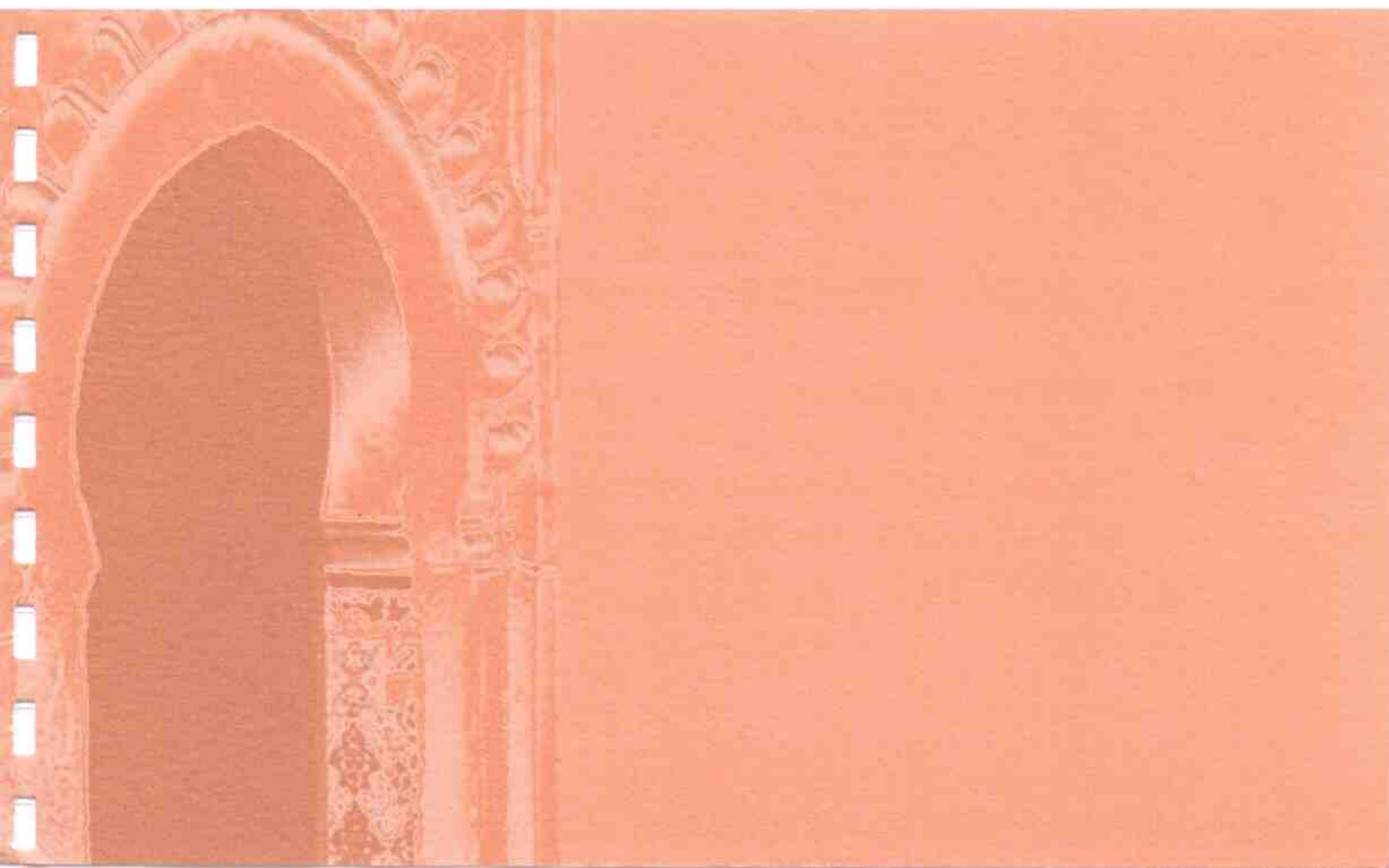


DUBAI DEVELOPMENT COMPANY (PSC)
DUBAI, UNITED ARAB EMIRATES
(A Public Shareholding Company with limited liability)

INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008(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 2008 (UNAUDITED)

CONTENTS	PAGES
AUDITORS' REPORT	1
BALANCE SHEET	2
INCOME STATEMENT	3
STATEMENT OF CHANGES IN EQUITY	4
STATEMENT OF CASH FLOWS	5
NOTES TO THE FINANCIAL STATEMENTS	6 – 9

**REPORT ON REVIEW OF
INTERIM CONDENSED FINANCIAL STATEMENTS
TO THE SHAREHOLDERS OF DUBAI DEVELOPMENT COMPANY (PSC)**

Introduction

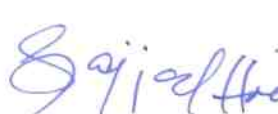
We have reviewed the accompanying interim balance sheet of Dubai Development Company (PSC) (the "Company") as at 30 September 2008 and the related interim statements of income, cash flows and changes in equity for the nine month period then ended and explanatory notes. Management is responsible for the 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 & CO
CHARTERED ACCOUNTANTS
(Mohammed Nafees Reg. 165)



4 November 2008

DUBAI, UNITED ARAB EMIRATES

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

BALANCE SHEET AS AT 30 SEPTEMBER 2008 (Un-audited)

		Un-audited 30 September 2008 <u>AED</u>	Audited 31 December 2007 <u>AED</u>
Assets Employed	<u>Note</u>		
Fixed assets	3	-	-
Current Assets			
Prepayments and other receivables	4	39,875	33,912
Cash and bank balances	5	17,844,586	17,564,950
		<u>17,884,461</u>	<u>17,598,862</u>
Total assets		<u>17,884,461</u>	<u>17,598,862</u>
Capital and reserves			
Share capital	6	10,000,000	10,000,000
Legal reserve	7	5,000,000	5,000,000
General reserve	8	1,000,000	1,000,000
Accumulated profit		<u>963,075</u>	<u>769,879</u>
		<u>16,963,075</u>	<u>16,769,879</u>
Non-current liabilities			
Provision for staff gratuity		<u>240,000</u>	<u>240,000</u>
Current Liabilities			
Creditors and accrued charges	9	230,000	150,000
Due to affiliated companies	10	109,886	97,483
Unclaimed dividend		<u>341,500</u>	<u>341,500</u>
		<u>681,386</u>	<u>588,983</u>
Total equity and liabilities		<u>17,884,461</u>	<u>17,598,862</u>

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 INCOME STATEMENT
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008 (Un-audited)

	30 September 2008 <u>AED</u>	30 September 2007 <u>AED</u>
<u>Note</u>		
REVENUE		
Interest earned on fixed deposits	394,445	708,692
Operating expenses	<u>(201,249)</u>	<u>(378,369)</u>
Net profit for the period	<u>193,196</u>	<u>330,323</u>
Basic and diluted earnings per share (AED)	<u>0.02</u>	<u>0.03</u>

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 2008 (Un-audited)

	Share capital <u>AED</u>	Legal reserve <u>AED</u>	General reserve <u>AED</u>	Accumulated profits/(losses) <u>AED</u>	Total <u>AED</u>
Balance as at 1 January 2007	10,000,000	5,000,000	1,000,000	310,604	16,310,604
Profit for the nine months ended 30 September 2007	-	-	-	330,323	330,323
Balance as at 30 September 2007	10,000,000	5,000,000	1,000,000	640,927	16,640,927
Profit for the 3 months ended 31 December 2007	-	-	-	128,952	128,952
Balance as at 1 January 2008	10,000,000	5,000,000	1,000,000	769,879	16,769,879
Profit for the 9 months ended 30 September 2008	-	-	-	193,196	193,196
Balance as at 30 September 2008	<u>10,000,000</u>	<u>5,000,000</u>	<u>1,000,000</u>	<u>963,075</u>	<u>16,963,075</u>

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

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

INTERIM STATEMENT OF CASH FLOWS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008 (Un-audited)

	30 September 2008 <u>AED</u>	30 September 2007 <u>AED</u>
CASH FLOW FROM OPERATING ACTIVITIES		
Net profit for the period	193,196	330,223
Adjustment for:		
Provision for staff gratuity	-	(8,462)
	193,196	321,861
Changes in working capital:		
Prepayments and other receivables	(5,963)	7,438
Unclaimed dividends	-	3,100
Creditors and accrued charges	80,000	82,440
Amount due to affiliated companies	12,403	12,484
Net cash provided from operating activities	<u>279,636</u>	<u>427,323</u>
Net increase in cash and cash equivalents during the period	279,636	427,323
Cash and cash equivalents at 1 January	<u>17,564,950</u>	<u>16,954,142</u>
Cash and cash equivalents at the end of the period (note 11)	<u>17,844,586</u>	<u>17,381,465</u>

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

DUBAI DEVELOPMENT COMPANY (PSC)

(A Public Shareholding Company with Limited Liability)

DUBAI, UNITED ARAB EMIRATES**NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008****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).

A plot of land in Rashidiah Mirdif was acquired by the company for the purpose of development of a new township and sale of plots for construction of private houses. The development work has been completed and the plots developed for residential and commercial purposes have been sold or utilised for development of common areas and other facilities except some plots which are reserved for schools. However, no value was assigned to these plots. During the year 2004, these plots have been taken over by the Ruler's office.

The duration of the Company was for a period of 30 years which has been completed on 20 June 2005. The shareholders have decided to extend the duration of the Company by 50 more years due to opportunities available in the Dubai Real Estate market.

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.

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

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008 (Un-audited) (CONTINUED)

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 9 months ended 30 September 2008 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2008.

3 FIXED ASSETS	Furniture and equipment <u>AED</u>	Office renovation <u>AED</u>	Total <u>AED</u>
COST			
At 1 January 2008	217,150	200,000	417,150
Additions	-	-	-
Disposals	-	-	-
At 30 September 2008	217,150	200,000	417,150
DEPRECIATION			
At 1 January 2008	217,150	200,000	417,150
Charge for the period	-	-	-
On disposals	-	-	-
At 30 September 2008	217,150	200,000	417,150
NET BOOK VALUE			
At 31 September 2008			
	-	-	-
At 31 December 2007			
	-	-	-

All assets have been fully depreciated.

DUBAI DEVELOPMENT COMPANY (PSC)
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DUBAI, UNITED ARAB EMIRATES

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008 (Un-audited) (CONTINUED)

4 PREPAYMENTS AND OTHER RECEIVABLES

	30 September 2008 <u>AED</u>	Audited 31 December 2007 <u>AED</u>
Prepaid office rent	7,975	-
Accrued interest on fixed deposits	<u>31,900</u>	<u>33,912</u>
	<u>39,875</u>	<u>33,912</u>

5 CASH AND BANK BALANCES

Cash at bank		
- On fixed deposit accounts	17,982,957	17,485,501
- On current account	61,389	79,189
Cash in hand	<u>240</u>	<u>260</u>
	<u>17,844,586</u>	<u>17,564,950</u>

6 SHARE CAPITAL

Authorised, issued and fully paid

10,000,000 shares of AED 1 each	<u>10,000,000</u>	<u>10,000,000</u>
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7 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.

8 GENERAL RESERVE

	30 September 2008 <u>AED</u>	Audited 31 December 2007 <u>AED</u>
Balance carried forward	<u>1,000,000</u>	<u>1,000,000</u>

DUBAI DEVELOPMENT COMPANY (PSC)
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NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2008 (Un-audited) (CONTINUED)

9 CREDITORS AND ACCRUED CHARGES

	30 September 2008 AED	Audited 31 December 2007 AED
Payable to creditors	20,000	30,000
Other expenses	210,000	120,000
	<u>230,000</u>	<u>150,000</u>

10 DUE TO AFFILIATED COMPANIES

Almulla Construction (LLC), Dubai	10,882	10,883
Mohammed & Obaid Almulla, Dubai	99,004	86,600
	<u>109,886</u>	<u>97,483</u>

11 CASH AND CASH EQUIVALENTS

Cash at bank		
- On fixed deposit accounts	17,782,957	17,354,866
- On current account	61,389	26,339
Cash in hand	240	260
	<u>17,844,586</u>	<u>17,381,465</u>

12 CONTINGENT LIABILITIES

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 Court of First Instance and the second case is still pending in the Court. It is difficult to evaluate the consequence of these cases at this early stage.