

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim
financial information

30 September 2011

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim financial information

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

The Shareholders
Dubai Investments PJSC

Introduction

We have reviewed the accompanying condensed consolidated statement of financial position of Dubai Investments PJSC ("the Company") as at 30 September 2011, the condensed consolidated income statement and condensed consolidated statements of comprehensive income, cash flows and changes in equity for the nine month period then ended, and notes to the interim financial information ("the condensed consolidated interim financial information"). Management is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with IAS 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on this condensed consolidated interim financial information 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 the 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 condensed consolidated interim financial information as at 30 September 2011 is not prepared, in all material respects, in accordance with IAS 34 'Interim Financial Reporting'.

Vijendranath Malhotra
Registration No. 48B
Dubai, United Arab Emirates

03 NOV 2011

Dubai Investments PJSC and its subsidiaries

Condensed consolidated income statement

for the nine month period ended 30 September (unaudited)

		Three month period ended 30 September		Nine month period ended 30 September	
	Note	2011 AED 000	2010 AED 000	2011 AED 000	2010 AED 000
Sale of goods and services		350,428	259,829	1,006,996	886,607
Contract revenue		115,256	172,986	406,308	586,597
Sale of properties (including development properties)		11,012	107,457	56,035	166,323
Rental income		112,801	132,746	339,805	372,448
Gain on fair valuation of investment properties	11	8,198	118,741	154,538	445,675
(Loss)/gain on fair valuation of investments		(19,399)	36,787	(27,436)	3,317
Gain on sale of investments – (net)		2,362	2,843	2,628	19,748
Dividend income		67	246	13,300	16,691
Total income		580,725	831,635	1,952,174	2,497,406
Direct operating costs	7	(457,911)	(475,930)	(1,340,407)	(1,384,611)
Administrative and general expenses	8	(104,011)	(115,271)	(334,002)	(349,114)
Finance expenses		(28,358)	(17,980)	(89,971)	(101,383)
Finance income		3,109	2,622	12,537	25,303
Other income	9	9,414	8,176	38,307	27,631
Profit for the period		2,968	233,252	238,638	715,232
Profit attributable to:					
Owners of the Company		24,911	213,605	264,268	687,575
Non-controlling interests		(21,943)	19,647	(25,630)	27,657
Profit for the period		2,968	233,252	238,638	715,232
Earnings per share					
Basic earnings per share (AED)	17	0.01	0.06	0.07	0.19

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of comprehensive income for the nine month period ended 30 September (unaudited)

	Three month period ended 30 September		Nine month period ended 30 September	
	2011	2010	2011	2010
	AED 000	AED 000	AED 000	AED 000
Profit for the period	2,968	233,252	238,638	715,232
Other comprehensive income:				
Net change in fair value of available for sale investments	-	8,945	-	(457)
Net change in fair value of available for sale investments transferred to income statement on disposal	-	(3,391)	-	(13,314)
Net change in fair value of investments at fair value through OCI	-	-	(8,207)	-
	-----	-----	-----	-----
Total other comprehensive income for the period	-	5,554	(8,207)	(13,771)
	-----	-----	-----	-----
Total comprehensive income for the period	2,968	238,806	230,431	701,461
	=====	=====	=====	=====
Attributable to:				
Owners of the Company	24,911	219,159	256,061	673,804
Non-controlling interests	(21,943)	19,647	(25,630)	27,657
	-----	-----	-----	-----
Total comprehensive income for the period	2,968	238,806	230,431	701,461
	=====	=====	=====	=====

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of financial position (unaudited)

		30 September 2011 AED 000 (Unaudited)	31 December 2010 AED 000 (Audited)	30 September 2010 AED 000 (Unaudited)
	Note			
Assets				
Non-current assets				
Property, plant and equipment and biological assets	10	2,724,821	2,741,711	2,741,844
Intangible assets including goodwill		212,937	214,488	211,795
Investment properties	11	3,937,665	3,571,315	3,339,656
Development properties	12	67,268	175,112	137,977
Investments at fair value through other comprehensive income	13	515,871	546,880	-
Investments in associates		2,576	2,576	10,689
Long term rent receivable		63,580	136,554	151,750
Long term finance lease receivable		17,441	25,766	32,380
Inventories	14	1,177,941	1,597,273	1,704,709
Trade receivables		206,522	277,712	182,981
Other receivables		154,857	61,965	-
Total non-current assets		9,081,479	9,351,352	8,513,781
Current assets				
Inventories	14	1,132,529	1,087,665	1,043,688
Investments at fair value through profit or loss	13	973,588	1,211,653	923,234
Available for sale investments	13	-	-	954,468
Trade receivables		1,407,607	1,176,137	1,272,997
Other receivables		861,266	905,848	894,261
Cash at bank and in hand	16	321,918	399,217	389,852
Total current assets		4,696,908	4,780,520	5,478,500
Total assets		13,778,387	14,131,872	13,992,281
Equity				
Share capital		3,570,395	3,570,395	3,570,395
Share premium		46	46	46
Legal reserve		492,700	492,700	457,509
Capital reserve		25,502	25,502	25,502
General reserve		810,564	810,564	687,695
Revaluation reserve		67,000	67,000	67,000
Fair value reserve		(33,000)	(45,000)	8,385
Proposed dividend	19	-	214,224	-
Proposed directors' fees		-	5,000	-
Retained earnings		3,574,084	3,310,500	3,570,394
Equity attributable to owners of the Company		8,507,291	8,450,931	8,386,926
Non-controlling interests		704,099	736,492	718,194
Total equity		9,211,390	9,187,423	9,105,120
Liabilities				
Non-current liabilities				
Long-term borrowings and payables	18	1,082,085	1,395,352	1,786,407
Total non-current liabilities		1,082,085	1,395,352	1,786,407
Current liabilities				
Bank borrowings	18	1,935,737	1,733,235	1,442,226
Trade and other payables		1,549,175	1,815,862	1,658,528
Total current liabilities		3,484,912	3,549,097	3,100,754
Total liabilities		4,566,997	4,944,449	4,887,161
Total equity and liabilities		13,778,387	14,131,872	13,992,281

The condensed consolidated interim financial information were authorized for issue on behalf of the Board of Directors on 03 NOV 2011

Khalid Jassim Kalban
MD & CEO

Mushtaq Masood
CFO

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of cash flows

for the nine month period ended 30 September (unaudited)

	Nine month period ended 30 September	
	2011	2010
	AED 000	AED 000
Cash flow from operating activities		
Profit for the period	238,638	715,232
<i>Adjustments for:</i>		
Depreciation	112,871	101,898
Amortisation/impairment losses of intangible assets	4,827	3,047
Gain on disposal of property, plant & equipment	(75)	(452)
Gain on sale of investments – (net)	(2,628)	(19,748)
Gain on fair valuation of investment properties	(154,538)	(445,675)
Loss/(gain) on fair valuation of investments	27,436	(3,317)
	-----	-----
Operating profit before changes in working capital	226,531	350,985
<i>Changes in:</i>		
- investment at fair value through profit or loss, available for sale investments and at fair value through OCI	236,059	43,870
- trade and other receivables	(127,291)	36,885
- inventories	374,468	(66,674)
- trade and other payables	(266,687)	(264,967)
Directors' fee paid	(5,000)	(5,000)
	-----	-----
Net cash from operating activities	438,080	95,099
	-----	-----
Cash flow from investing activities		
Net movement in investment and development properties	(103,968)	100,964
Acquisition of property, plant and equipment	(103,544)	(171,510)
Proceeds from disposal of property, plant and equipment	7,638	4,420
Net additions to intangible asset	(3,276)	(1,090)
Net movement in investment in associates	-	(642)
Net movement in deposits under lien	(11,670)	(5,129)
	-----	-----
Net cash used in investing activities	(214,820)	(72,987)
	-----	-----
Cash flow from financing activities		
Net movement in long term borrowings and other payables	(172,271)	61,720
Net movement in non-controlling interests (refer note 19)	12,760	(17,594)
Dividend paid	(214,224)	(214,224)
	-----	-----
Net cash used in financing activities	(373,735)	(170,098)
	-----	-----
Net decrease in cash and cash equivalents	(150,475)	(147,986)
Cash and cash equivalents at 1 January	(210,758)	(71,615)
	-----	-----
Cash and cash equivalents at 30 September	(361,233)	(219,601)
	-----	-----
<i>Cash and cash equivalents comprise following:</i>		
Cash in hand, current and call account with banks	154,884	157,265
Short term deposits with banks (excluding those under lien)	123,825	190,937
Bank overdraft, trust receipt loans and bills discounted	(639,942)	(567,803)
	-----	-----
	(361,233)	(219,601)
	=====	=====

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of changes in equity

for the nine month period ended 30 September (unaudited)

	Equity attributable to owners of the Company												AED'000
	Share capital	Share premium	Legal reserve	Capital reserve	General reserve	Revaluation reserve	Fair value reserve	Proposed dividend	Proposed directors' fees	Retained earnings	Sub total	Non-controlling interests	Total
Balance at 1 January 2010 – as originally reported	3,570,395	46	457,509	25,502	687,695	67,000	16,995	214,224	5,000	2,887,980	7,932,346	708,131	8,640,477
Impact of adopting IFRS 9 – see note (4)	-	-	-	-	-	-	5,161	-	-	(5,161)	-	-	-
Balance at 1 January 2010 – restated	3,570,395	46	457,509	25,502	687,695	67,000	22,156	214,224	5,000	2,882,819	7,932,346	708,131	8,640,477
Total comprehensive income for the period													
Profit for the period	-	-	-	-	-	-	-	-	-	687,575	687,575	27,657	715,232
Other comprehensive income													
Net change in fair value of available for sale investments	-	-	-	-	-	-	(457)	-	-	-	(457)	-	(457)
Net change in fair value of available for sale investments - transferred to income statement on disposal	-	-	-	-	-	-	(13,314)	-	-	-	(13,314)	-	(13,314)
Total other comprehensive income	-	-	-	-	-	-	(13,771)	-	-	-	(13,771)	-	(13,771)
Total comprehensive income for the period	-	-	-	-	-	-	(13,771)	-	-	687,575	673,804	27,657	701,461
Transactions with owners, recorded directly in equity													
Contributions by and distributions to owners													
Dividend paid	-	-	-	-	-	-	-	(214,224)	-	-	(214,224)	-	(214,224)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(17,594)	(17,594)
Directors' fees paid	-	-	-	-	-	-	-	-	(5,000)	-	(5,000)	-	(5,000)
Total contributions by and distribution to owners	-	-	-	-	-	-	-	(214,224)	(5,000)	-	(219,224)	(17,594)	(236,818)
Total transactions with owners	-	-	-	-	-	-	-	(214,224)	(5,000)	-	(219,224)	(17,594)	(236,818)
Balance at 30 September 2010	3,570,395	46	457,509	25,502	687,695	67,000	8,385	-	-	3,570,394	8,386,926	718,194	9,105,120

Dubai Investments PJSC and its subsidiaries

Condensed consolidated statement of changes in equity

for the nine month period ended 30 September (unaudited)

	Equity attributable to owners of the Company												AED'000
	Share capital	Share premium	Legal reserve	Capital reserve	General reserve	Revaluation reserve	Fair value reserve	Proposed dividend	Proposed directors' fees	Retained earnings	Sub total	Non-controlling interests	Total
Balance at 1 January 2011	3,570,395	46	492,700	25,502	810,564	67,000	(45,000)	214,224	5,000	3,310,500	8,450,931	736,492	9,187,423
Total comprehensive income for the period													
Profit for the period	-	-	-	-	-	-	-	-	-	264,268	264,268	(25,630)	238,638
Other comprehensive income													
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	-	(8,207)	-	-	-	(8,207)	-	(8,207)
Impairment on investments at fair value through OCI - transferred to retained earnings	-	-	-	-	-	-	20,207	-	-	(20,207)	-	-	-
Total other comprehensive income	-	-	-	-	-	-	12,000	-	-	(20,207)	(8,207)	-	(8,207)
Total comprehensive income for the period	-	-	-	-	-	-	12,000	-	-	244,061	256,061	(25,630)	230,431
Transactions with owners, recorded directly in equity													
Contributions by and distributions to owners													
Dividend paid	-	-	-	-	-	-	-	(214,224)	-	-	(214,224)	-	(214,224)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(12,240)	(12,240)
Directors' fees paid	-	-	-	-	-	-	-	-	(5,000)	-	(5,000)	-	(5,000)
Total contributions by and distribution to owners	-	-	-	-	-	-	-	(214,224)	(5,000)	-	(219,224)	(12,240)	(231,464)
On acquisition of non-controlling interests (refer note 19)	-	-	-	-	-	-	-	-	-	19,523	19,523	5,477	25,000
Total transactions with owners	-	-	-	-	-	-	-	(214,224)	(5,000)	19,523	(199,701)	(6,763)	(206,464)
Balance at 30 September 2011	3,570,395	46	492,700	25,502	810,564	67,000	(33,000)	-	-	3,574,084	8,507,291	704,099	9,211,390

No allocation of profit has been made to the statutory reserve for the nine month period ended 30 September 2011 as it would be affected at the year end.

The notes set out on pages 8 to 14 form part of these condensed consolidated interim financial information.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information for the nine month period ended 30 September 2011 (unaudited)

1. Reporting entity

Dubai Investments PJSC (“the Company”) was incorporated in the United Arab Emirates by Ministerial Resolution No. 46 of 1995, on 16th July 1995. This condensed consolidated interim financial information as at and for the nine month period ended 30 September 2011 (“the current period”) comprises the Company and its subsidiaries (collectively referred to as “the Group”) and the Group’s interest in associates and jointly controlled entities.

The Group is primarily involved in development of real estate for sale and leasing, contracting activities, manufacturing and trading of products in various sectors and investing in bonds, funds and equity securities.

The registered address of the Company is P.O.Box 28171, Dubai, UAE.

2. Statement of compliance

The condensed consolidated interim financial information has been prepared in accordance with the International Accounting Standard (“IAS”) 34, *Interim Financial Reporting*. The condensed consolidated interim financial information does not include all of the information required for full annual consolidated financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2010.

3(a). Standards and interpretations effective in the current period

Effective 1 January 2011, the Group has adopted revised IAS 24 *Related Party Disclosures* in preparing the condensed consolidated interim financial information. The revisions in IAS 24 provide an exemption from disclosure requirements for transactions between entities controlled, jointly controlled or significantly influenced by the same state (‘state controlled entities’) and amends the definition of a related party transaction to clarify the intended meaning and remove some inconsistencies. The application of the amended standard has not caused any significant change in the condensed consolidated interim financial information relating to identification and disclosure of related party relationship and transactions.

3(b). New standard and interpretation not yet effective

In May 2011 the IASB issued IFRS 10 *Consolidated Financial Statements*, IFRS 11 *Joint Arrangements*, IFRS 12 *Disclosure of Interests in Other Entities* and IFRS 13 *Fair Value Measurement*, which all have an effective date of 1 January 2013. The IASB also issued IAS 27 *Separate Financial Statements* (2011), which supersedes IAS 27 (2008) and IAS 28 *Investments in Associates and Joint Ventures* (2011), which supersedes IAS 28 (2008). All these standards have an effective date of 1 January 2013 and therefore have not been applied in preparing these consolidated financial statements. The Group is currently in the process of evaluating the potential effect of these standards.

4. Significant accounting policies

The accounting policies applied in the preparation of the condensed consolidated interim financial information are consistent with those applied by the Group in its consolidated financial statements as at and for the year ended 31 December 2010.

Financial assets and liabilities

The accounting policies, classifications and measurement principles for financial assets and liabilities applied by the Group in these condensed consolidated interim financial information are the same as those applied by the Group in its consolidated financial statements as at 31 December 2010 and for the year ended 31 December 2010. These are disclosed in detail under notes 2 and 3 in the Group’s consolidated financial statements as at and for the year ended 31 December 2010.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information (*continued*)
for the nine month period ended 30 September 2011 (unaudited)

5. Use of estimates and judgments

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

In the current environment obtaining reliable fair value has been one of the greatest challenges. The nature and reliability of information available to management to support the making of a fair value accounting estimate vary widely, and thereby affect the degree of estimation uncertainty associated with that fair value.

The significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2010.

6. 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 2010.

7. Direct operating costs

	Three month period ended 30 September		Nine month period ended 30 September	
	2011	2010	2011	2010
	AED 000	AED 000	AED 000	AED 000
<i>These include:</i>				
Staff costs	56,390	54,740	155,556	167,200
Depreciation	29,252	25,863	85,772	74,717
	=====	=====	=====	=====

8. Administrative and general expenses

	Three month period ended 30 September		Nine month period ended 30 September	
	2011	2010	2011	2010
	AED 000	AED 000	AED 000	AED 000
<i>These include:</i>				
Staff costs	48,135	48,028	160,330	149,688
Depreciation	9,138	10,208	27,099	27,181
	=====	=====	=====	=====

9. Other income

Other income includes rental income earned by subsidiary from letting excess storage facilities and sale of scrap by various subsidiaries.

10. Property, plant and equipment and biological assets

During the nine month period ended 30 September 2011, the Group acquired assets amounting to AED 104 million (*nine month period ended 30 September 2010: AED 171.5 million*).

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information (*continued*)
for the nine month period ended 30 September 2011 (unaudited)

11. Investment properties

Investment properties, comprising infrastructure facilities, are leased to third parties. These are built on the land (number 598-0100 and 596-0100 located in Jebel Ali Industrial Area) obtained from the Government of Dubai on a renewable, non-cancellable long-term lease of 99 years. The Group was exempted to pay the lease rentals for the first ten years and thereafter, starting 1 February 2009, 20% of the net realized profits from the project are payable.

The leased land from the Government of Dubai is developed in phases. As at 31 December 2010, the Group obtained valuation of the development by an independent registered valuer who carried out the valuation in accordance with the Valuation Standards of the Royal Institute of Chartered Surveyors which also takes into consideration the cash outflows resulting from the estimated 20% share of the net realized profits due to the Government of Dubai starting February 2009.

During the current period, the development of area 1 of Phase VIII was substantially completed and the Group obtained fair value of this phase. This valuation was carried out by an independent registered valuer in accordance with the Valuation Standards of the Royal Institute of Chartered Surveyors. Based on the valuation received, the Group recognized a gain of AED 113 million in the current period.

Furthermore, during the current period, the fair valuation of all completed phases was reviewed by management and a gain of AED 33 million was recognized mainly due to increase in cash flows/lease rentals per terms of the contract with tenants.

12. Development properties

During the current period, the Group transferred development cost of area 1 of Phase VIII and Medical clinic under construction at Dubai Investments Park (DIP) amounting in aggregate to AED 180.2 million to investment properties as it was substantially completed. Development properties as at 30 September 2011 mainly comprise costs incurred by a subsidiary for development of Area 2 of Phase VIII and upgrading of existing infrastructure in DIP. It also includes costs incurred by a joint venture entity towards construction of Green Community West in DIP.

13. Investments

	30 September 2011 AED 000 (Unaudited)	31 December 2010 AED 000 (Audited)	30 September 2010 AED 000 (Unaudited)
Investments at fair value through profit or loss:			
- held for trading quoted equity securities	358,505	381,163	329,046
- unquoted equity securities and funds	615,083	830,490	-
- designated as fair value through profit or loss	-	-	594,188
	-----	-----	-----
(i)	973,588	1,211,653	923,234
	=====	=====	=====
Investments at fair value through other comprehensive income:			
- unquoted equity securities	515,871	546,880	-
	-----	-----	-----
(ii)	515,871	546,880	-
	=====	=====	=====
Investments designated as available for sale:			
- quoted equity securities	-	-	86,304
- unquoted equity securities and funds	-	-	868,164
	-----	-----	-----
(iii)	-	-	954,468
	=====	=====	=====

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information *(continued)*
for the nine month period ended 30 September 2011 (unaudited)

13. Investments *(continued)*

	30 September 2011 AED 000 (Unaudited)	31 December 2010 AED 000 (Audited)	30 September 2010 AED 000 (Unaudited)
Geographical distribution of investments			
UAE	723,696	863,207	897,065
Other GCC countries	331,739	338,448	374,415
Other countries	434,024	556,878	606,222
	-----	-----	-----
(i) + (ii) + (iii)	1,489,459	1,758,533	1,877,702
	=====	=====	=====

14. Inventories

Inventories at 30 September 2011 include properties under development for sale in the ordinary course of business amounting to AED 1,976 million (31 December 2010: AED 2,365 million) and represent costs of land and expenditure incurred towards the development of properties for subsequent sale. The Group intends to develop these properties for sale and has classified certain properties as long term based on completion/future development plans.

The management has reviewed the value of inventories and properties under development for sale to assess the write down required, if any, to bring them to the net realizable value. The net realizable value estimates are subjective in nature and involve uncertainties and matters of significant judgement and therefore, cannot be determined with precision. Where discounted cash flows have been used to estimate net realizable values, the cash flows have been estimated by the management based on the latest information available (also refer note 5).

15. Related party transactions

Significant related party transactions were as follows:

	Three month period ended 30 September 2011 AED 000		Nine month period ended 30 September 2011 AED 000	
		2010 AED 000		2010 AED 000
- Construction of Head office building	644	25,913	19,436	57,992
	=====	=====	=====	=====
Compensation to key management personnel including Directors are as follows:				
- Short term benefits	3,987	3,887	11,977	11,841
- Post employee benefits	25	25	77	77
	===	===	===	===

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information (*continued*)
for the nine month period ended 30 September 2011 (unaudited)

16. Cash at bank and in hand

	30 September 2011 AED 000 (Unaudited)	31 December 2010 AED 000 (Audited)	30 September 2010 AED 000 (Unaudited)
Cash in hand	2,079	1,836	1,698
Cash at bank within UAE (current accounts)	147,979	168,114	155,414
Cash at bank outside UAE – GCC Countries (current accounts)	4,825	5,508	153
Short term deposits (including deposits of AED 43.21 million (31 December 2010: 31.54 million) under lien with banks)	167,035	223,759	232,587
	----- 321,918 =====	----- 399,217 =====	----- 389,852 =====

There were no short term deposits with banks outside UAE as at 30 September 2011 (31 December 2010: AED Nil).

17. Basic earnings per share

	Three months period ended 30 September 2011		Nine months period ended 30 September 2011	
		2010		2010
Net profit attributable to owners of the Company (AED'000)	24,911	213,605	264,268	687,575
Weighted average number of shares outstanding (000s)	3,570,395	3,570,395	3,570,395	3,570,395
	=====	=====	=====	=====

18. Bank borrowings

The terms of the bank borrowings vary from three to ten years and are secured by a combination of corporate guarantees and mortgages over certain inventories, trade receivables, property, plant and equipment, investment at fair value through profit or loss, investment properties and assignment of insurance policies over certain assets of the Group. Where there is a corporate guarantee provided by the Company, the Company's liability is generally restricted to its percentage of equity interest in the borrowing entity (refer note 21).

19. Acquisition of a non-controlling interest

During the current period, the Group reached a settlement with a minority shareholder of a subsidiary viz; Edible Oil Company (Dubai) LLC ("EOCD"), whereby, the Group acquired additional 27% stake in EOCD at nil consideration and received an amount of AED 25 million towards settlement of all outstanding dues from the minority shareholder in relation to EOCD. The acquisition of additional 27% stake has been accounted for as a transaction with owners in their capacity as owners and accordingly, AED 25 million received (after netting off the carrying amount of AED 5.4 million) has been credited directly to retained earnings.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information (*continued*)
for the nine month period ended 30 September 2011 (unaudited)

20. Proposed dividend

At the Annual General Meeting (AGM) held on 19 April 2011, the shareholders approved 6% cash dividend which was proposed by the Board of Directors.

21. Contingent liabilities

The Company has issued corporate guarantee for loans and advances to related parties by commercial banks. Guarantees outstanding as at 30 September 2011 amount to AED 1,955 million (*31 December 2010: AED 1,690 million*).

22. Capital commitments

As at 30 September 2011, the Group has contractual capital commitments amounting to AED 278 million (*31 December 2010: AED 945 million*) mainly relating to new projects/investments.

23. Segment reporting

The Group has broadly four 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 required different strategies. The following summary describes the operation in each of the Group's reportable segments:

<i>Manufacturing and contracting</i>	: manufacture and sale of materials used in building construction projects, executing construction contracts, production, pharmaceuticals, aluminum extruded products and laboratory furniture.
<i>FMCG</i>	: production and distribution of dairy products.
<i>Investments</i>	: strategic minority investments in start up ventures and IPO's, bonds, funds and shares held for trading purposes.
<i>Property</i>	: the development of real estate projects for rentals and sale of developed property units.

Information regarding the operations of each separate segment is included below. Performance is measured based on segment 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 few transactions between the segments and any such transaction is priced on arm's length basis.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial information *(continued)*
for the nine month period ended 30 September 2011 *(unaudited)*

23. Segment reporting *(continued)*

Operating segments

Information about reportable segments

	Manufacturing and contacting		FMCG		Investments		Property		Elimination of inter segment transactions		AED'000 Total	
	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010
Business Segments												
Revenue (including sale of properties)	1,303,158	1,368,963	77,843	78,541	144,120	360,486	425,091	573,011	(152,576)	(329,270)	1,797,636	2,051,731
Finance income and other income	23,778	13,413	3,054	1,616	60,457	60,562	12,422	18,713	(48,867)	(41,370)	50,844	52,934
Finance expenses	(89,131)	(62,511)	(272)	(1,267)	8,210	(14,968)	(57,645)	(64,007)	48,867	41,370	(89,971)	(101,383)
Gain on fair valuation of investment properties	-	-	-	-	-	-	154,538	445,675	-	-	154,538	445,675
Reportable segment (loss)/profit	(122,108)	40,224	(229)	2,456	202,352	368,148	310,323	629,299	(151,700)	(352,552)	238,638	687,575
Reportable segment assets	4,062,452	4,063,812	80,953	82,684	5,671,652	5,975,224	7,514,254	7,270,324	(3,550,924)	(3,399,763)	13,778,387	13,992,281
Reportable segment liabilities	2,940,425	3,007,323	40,324	41,481	620,812	774,468	2,322,983	2,462,932	(1,357,547)	(1,399,043)	4,566,997	4,887,161

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