

**EMAAR PROPERTIES PJSC
AND ITS SUBSIDIARIES**

**UNAUDITED INTERIM CONDENSED
CONSOLIDATED FINANCIAL STATEMENTS**

FOR THE PERIOD ENDED 30 JUNE 2012

Emaar Properties PJSC and its Subsidiaries

**Unaudited Interim Condensed Consolidated Financial Statements
For the Period Ended 30 June 2012**

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REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC***Introduction***

We have reviewed the accompanying interim condensed consolidated financial statements of Emaar Properties PJSC (the "Company") and its subsidiaries (the "Group") as at 30 June 2012, comprising of the interim consolidated statement of financial position as at 30 June 2012 and the related interim consolidated statements of income and comprehensive income for the three-month and six-month periods then ended, the related statements of changes in equity and cash flows for the six-month period then ended and explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with IAS 34 Interim Financial Reporting ("IAS 34"). Our responsibility is to express a conclusion on these interim condensed consolidated 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. Consequently, it 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 consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

Emphasis of matter

We draw attention to notes 13 (iii) and 13 (iv) to the interim condensed consolidated financial statements regarding the Group's investment in Amlak Finance PJSC. Our conclusion is not qualified in respect of this matter.

Other matter

The interim condensed consolidated financial statements for the six month period ended 30 June 2011 and the consolidated financial statements for the year ended 31 December 2011 were reviewed and audited respectively by another auditor who expressed an unmodified conclusion on the interim condensed consolidated financial statements for the six month period ended 30 June 2011 on 8 August 2011 and an unmodified opinion on the consolidated financial statements for the year ended 31 December 2011 on 19 March 2012.



Signed by
Anthony O'Sullivan
Partner
Registration No. 687

Dubai, United Arab Emirates
8 August 2012

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED INCOME STATEMENT

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

	Note	Six month period ended		Three month period ended	
		30 June 2012 AED'000	30 June 2011 AED'000	30 June 2012 AED'000	30 June 2011 AED'000
Revenue	4	3,920,854	4,014,267	2,100,027	2,031,738
Cost of revenue	4	(1,723,035)	(2,023,303)	(964,702)	(1,064,366)
GROSS PROFIT		2,197,819	1,990,964	1,135,325	967,372
Other operating income		81,590	74,737	45,715	44,451
Other operating expenses		(53,823)	(50,291)	(31,728)	(28,655)
Selling, general and administrative expenses	5	(870,461)	(857,034)	(445,429)	(398,390)
Finance income	6	178,829	226,421	92,865	99,279
Finance costs		(364,383)	(270,061)	(194,574)	(145,641)
Other income		110,335	66,227	71,015	37,327
Share of results of associates and joint ventures		(68,659)	(202,528)	(47,713)	(75,140)
Impairment of assets		-	(172,358)	-	(172,358)
PROFIT BEFORE TAX		1,211,247	806,077	625,476	328,245
Income tax credit/ (expense)		7,218	(30,383)	(15,599)	(23,642)
NET PROFIT FOR THE PERIOD		1,218,465	775,694	609,877	304,603
ATTRIBUTABLE TO:					
Owners of the parent		1,219,841	670,539	614,291	249,938
Non-controlling interests		(1,376)	105,155	(4,414)	54,665
		1,218,465	775,694	609,877	304,603
Earnings per share attributable to the owners of the parent:					
- basic and diluted earnings per share (AED)		0.20	0.11	0.10	0.04

The attached notes 1 to 22 form part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

	Note	Six month period ended		Three month period ended	
		30 June 2012 AED'000	30 June 2011 AED'000	30 June 2012 AED'000	30 June 2011 AED'000
Net profit for the period		1,218,465	775,694	609,877	304,603
Other comprehensive income/(loss):					
Decrease in hedging reserve	18	(29,531)	(428)	(29,712)	(2,237)
Increase/ (decrease) in unrealised gains/ (losses) reserve		23,785	(49,046)	(38,501)	390
Realised gain/ (loss) on transfer of financial asset at fair value through other comprehensive income		25,514	(27,888)	6,464	(27,888)
(Decrease)/ increase in foreign currency translation reserve		(432,734)	62,646	(548,574)	7,944
Other comprehensive loss for the period		(412,966)	(14,716)	(610,323)	(21,791)
Total comprehensive income/ (loss) for the period		805,499	760,978	(446)	282,812
ATTRIBUTABLE TO:					
Owners of the parent		820,015	661,836	14,827	233,446
Non-controlling interests		(14,516)	99,142	(15,273)	49,366
		805,499	760,978	(446)	282,812

The attached notes 1 to 22 form part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

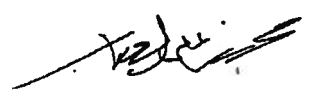
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

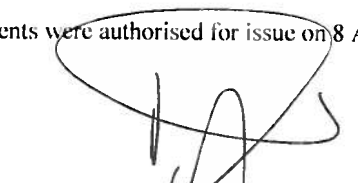
As at 30 June 2012

(US \$1.00 = AED 3.673)

	Note	30 June 2012 AED '000 (Unaudited)	31 December 2011 AED '000 (Audited)
ASSETS			
Bank balances and cash	7	4,568,578	2,865,272
Trade receivables	8	712,219	776,485
Other assets, receivables, deposits and prepayments	9	2,803,854	2,757,996
Development properties	10	27,168,989	26,611,285
Investments in securities	11	460,091	896,895
Loans to associates and joint ventures	12	3,185,445	3,116,627
Investments in associates and joint ventures	13	6,427,139	6,684,476
Property, plant and equipment		8,146,724	8,300,420
Investment properties		7,877,093	7,998,584
Goodwill		46,066	46,066
TOTAL ASSETS		61,396,198	60,054,106
LIABILITIES AND EQUITY			
LIABILITIES			
Advances from customers		8,029,372	8,145,142
Trade and other payables	14	8,219,851	8,313,847
Interest-bearing loans and borrowings	15	8,957,359	7,528,718
Convertible notes - liability component	16	1,778,567	1,771,584
Sukuk	17	1,821,957	1,820,509
Retentions payable		729,697	814,917
Provision for employees' end-of-service benefits		74,113	70,482
TOTAL LIABILITIES		29,610,916	28,465,199
EQUITY			
Equity attributable to owners of the parent			
Share capital		6,091,239	6,091,239
Employees' performance share program		(1,684)	(1,684)
Reserves	18	14,281,395	14,706,735
Convertible notes - equity component	16	37,155	37,155
Retained earnings		11,111,021	10,474,790
Non-controlling interests		266,156	280,672
TOTAL EQUITY		31,785,282	31,588,907
TOTAL LIABILITIES AND EQUITY		61,396,198	60,054,106

The interim condensed consolidated financial statements were authorised for issue on 8 August 2012 by:


Chairman


Director

The attached notes 1 to 22 form part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

	Attributable to owners of the parent							
	Share capital AED '000	Employees' share program AED '000	Reserves AED '000	Convertible notes-equity component AED '000	Retained earnings AED '000	Total AED '000	Non controlling interests AED '000	Total equity AED '000
Balance as at 31 December 2011 (Audited)	6,091,239	(1,684)	14,706,735	37,155	10,474,790	31,308,235	280,672	31,588,907
Net profit for the period	-	-	-	-	1,219,841	1,219,841	(1,376)	1,218,465
Other comprehensive (loss)/ income for the period	-	-	(425,340)	-	25,514	(399,826)	(13,140)	(412,966)
Total comprehensive (loss)/ income for the period	-	-	(425,340)	-	1,245,355	820,015	(14,516)	805,499
Dividend (Note 19)	-	-	-	-	(609,124)	(609,124)	-	(609,124)
Balance as at 30 June 2012	6,091,239	(1,684)	14,281,395	37,155	11,111,021	31,519,126	266,156	31,785,282

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

	Attributable to owners of the parent							
	Share capital AED'000	Employees' share program AED'000	Reserves AED'000	Convertible notes-equity component AED'000	Retained earnings AED'000	Total AED'000	Non controlling interests AED'000	Total equity AED'000
Balance as at 31 December 2010 (Audited)	6,091,239	(1,684)	14,924,271	37,155	10,017,943	31,068,924	231,107	31,300,031
Correction of a prior period error*	-	-	-	-	(138,289)	(138,289)	-	(138,289)
Balance at 1 January 2011 (Restated)	6,091,239	(1,684)	14,924,271	37,155	9,879,654	30,930,635	231,107	31,161,742
Net profit for the period	-	-	-	-	670,539	670,539	105,155	775,694
Other comprehensive income/(loss) for the period	-	-	19,185	-	(27,888)	(8,703)	(6,013)	(14,716)
Total comprehensive income for the period	-	-	19,185	-	642,651	661,836	99,142	760,978
Dividend	-	-	-	-	(609,124)	(609,124)	-	(609,124)
Balance as at 30 June 2011 (Restated)	6,091,239	(1,684)	14,943,456	37,155	9,913,181	30,983,347	330,249	31,313,596

*IFRIC 15 Agreements for the Construction of Real Estate was issued in July 2008 and became effective on 1 January 2009. The Group had reviewed the impact of IFRIC 15 on revenue recognition in each of the jurisdictions in which it operates and using the guidelines of the Interpretation, the Group had determined the appropriate accounting policy for revenue recognition for each jurisdiction. Accordingly, in 2009, the Group had restated the Retained Earnings as at 1 January 2009 as required by IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors for the effect of adoption of IFRIC 15 on all revenue recognised prior to 1 January 2009. During 2011, the management identified certain errors in the computation of the restated amounts with an impact of AED 138 million on the prior years retained earnings. In order to correct this error, the Group has adjusted its opening retained earnings as at 1 January 2011 and corresponding adjustments have been made to Development Properties and Advances from Customers, respectively.

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

For the six month period ended

	30 June 2012 AED'000	30 June 2011 AED'000
Cash flows from operating activities		
Profit before tax for the period	1,211,247	806,077
Adjustments for:		
Share of results of associates and joint ventures	68,659	202,528
Depreciation	393,142	367,977
Provision for end-of-service benefits, net	3,631	5,044
Loss/ (gain) on disposal of property, plant and equipment	3,977	(562)
Finance costs	364,383	270,061
Finance income	(178,829)	(226,421)
Impairment of assets	-	172,358
Cash from operations before working capital changes:	1,866,210	1,597,062
Trade receivables, net	64,266	157,707
Other assets, receivables, deposits and prepayments	(1,044)	(31,818)
Development properties, net	(510,210)	467,973
Advances from customers, net	(115,770)	(807,449)
Trade and other payables	(183,254)	(910,339)
Retentions payable	(85,220)	(198,948)
Income tax, net	(3,545)	(2,574)
Net cash flows from operating activities	1,031,433	271,614
Cash flows from investing activities		
Purchase of securities	(8,332)	(3,288)
Proceeds from disposal of securities	498,490	24,704
Finance income received	52,649	111,158
Additional investments in associates and joint ventures, net	(99,094)	(387,570)
Amounts incurred on investment properties	(16,493)	(2,355)
Purchase of property, plant and equipment	(199,538)	(175,204)
Proceeds from disposal of property, plant and equipment	1,891	40,847
Deposits maturing after three months (including deposits under lien)	(1,554,470)	68,747
Net cash flows used in investing activities	(1,324,897)	(322,961)

The attached notes 1 to 22 form part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

Period ended 30 June 2012 (Unaudited)

(US \$1.00 = AED 3.673)

For the six month period ended

	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Cash flows from financing activities		
Dividend paid	(575,230)	(582,318)
Interest-bearing loans and borrowings	5,656,917	888,860
Repayment of interest-bearing loans and borrowings	(4,228,276)	(1,560,496)
Proceeds from issuance of Sukuk	-	1,836,500
Finance cost paid	(376,596)	(266,633)
Net cash flows from financing activities	476,815	315,913
Increase in cash and cash equivalents	183,351	264,566
Net foreign exchange difference	(34,515)	(15,235)
Cash and cash equivalents at the beginning of the period	1,079,559	1,773,492
Cash and cash equivalents at the end of the period (Note 7)	1,228,395	2,022,823

The attached notes 1 to 22 form part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

1 DOMICILE AND ACTIVITIES

Emaar Properties Public Joint Stock Company (the “Company” or the “Parent”) was established as a public joint stock company by Ministerial Decree number 66 for the year 1997. The Company was established on 23 June 1997 and commenced operations on 29 July 1997. The Company and its subsidiaries constitute the Group (the “Group”). The Company’s registered office is at P.O. Box 9440, Dubai, United Arab Emirates (“UAE”). The shares of the Company are traded on the Dubai Financial Market.

The principal activities of the Group are property investment and development, shopping malls and retail, hospitality, property management and utility services and investments in providers of financial services.

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Group is prepared in accordance with International Accounting Standard 34: Interim Financial Reporting and applicable requirements of the United Arab Emirates laws.

The interim condensed consolidated financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards (IFRSs), and should be read in conjunction with the Group’s annual consolidated financial statements as at 31 December 2011. The same accounting policies, methods of computation, significant accounting judgments and estimates and assumptions are followed in these interim condensed consolidated financial statements as compared with the most recent annual financial statements.

The interim condensed consolidated financial statements have been prepared in United Arab Emirates Dirhams (AED), which is the Company’s functional and presentation currency, and all values are rounded to the nearest thousand except where otherwise indicated. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

The interim condensed consolidated financial statements has been prepared on a historical cost basis except for derivative financial instruments and financial assets at fair value through other comprehensive income that have been measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

Results for the six month period ended 30 June 2012 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2012.

The interim consolidated income statement for the six month period ended 30 June 2012 is not significantly affected by seasonality of results.

Basis of consolidation

Subsidiary Companies

Subsidiary companies are consolidated from the date of acquisition or incorporation, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Share of losses within a subsidiary is attributed to the non-controlling interests even if that results in a deficit balance. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. The carrying amounts of the Group’s interest and the non-controlling interest are adjusted to reflect the changes in their relative interest in the subsidiary. Any difference between the amount by which the non-controlling interest is adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

Subsidiary Companies (continued)

If the Group loses control over a subsidiary, it:

- Derecognises the assets (including goodwill) and liabilities of the subsidiary;
- Derecognises the carrying amount of any non-controlling interests;
- Derecognises the cumulative translation differences, recorded in equity;
- Recognises the fair value of the consideration received;
- Recognises the fair value of any investment retained;
- Recognises any surplus or deficit in the income statement; and
- Reclassifies the Group's share of components previously recognised in other comprehensive income to the statement of income or retained earnings, as appropriate.

Associates

Associates are companies in which the Group has significant influence, but not control, over the financial and operating policies. In the interim condensed consolidated financial statements, investments in associates are accounted for using the equity method of accounting, from the date that significant influence commences until the date that significant influence ceases. Investments in associates are carried in the interim consolidated statement of financial position at cost, plus post acquisition changes in the Group's share of net assets of the associate, less any impairment in value. The interim consolidated income statement reflects the Group's share of the results of its associates.

2.2 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES AND ASSUMPTIONS

Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which have a significant impact on the amounts recognised in the interim condensed consolidated financial statements.

Revenue recognition for real estate units

In making their judgment, the management considered the detailed criteria for the recognition of revenue from the sale of real estate units as set out in IAS 18 *Revenue*, IFRIC 15 *Agreements for the Construction of Real Estate* and, in particular, whether the Group had transferred to the buyer the significant risks and rewards of ownership of the real estate units.

Revenue recognition for leases

Lease income from operating leases is recognised in the interim consolidated income statement in accordance with the terms of the lease contracts with the tenants over the lease term as management is of the opinion that this method is more representative of the time pattern in which benefits are derived from the leased asset.

Revenue recognition for turnover rent

The Group recognises income from turnover rent on the basis of audited turnover reports submitted by the tenants. In the absence of audited reports, management makes its own assessment about the tenants achieving or exceeding the stipulated turnover in the lease contracts based on their historical performance.

Investment properties

The Group has elected to adopt the cost model for investment properties. Accordingly, investment properties are carried at cost less any accumulated depreciation and any accumulated impairment losses.

Classification of investment properties

The Group determines whether a property qualifies as investment property in accordance with IAS 40: *Investment Property*. In making its judgment, the Group considers whether the property generates cash flows largely independently of the other assets held by the Group. The Group has determined that hotels and serviced apartment buildings operated by the Group are to be classified as part of property, plant and equipment rather than investment properties.

**2.2 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES AND ASSUMPTIONS
(continued)**

Judgments (continued)

Transfer of real estate assets from property, plant and equipment to development properties

The Group sells real estate assets in its ordinary course of business. When the real estate assets which were previously classified as property, plant and equipment are identified for sale in the ordinary course of business, then the assets are transferred to development properties at their carrying value at the date of identification and become held for sale. Sale proceeds from such assets are recognised as revenue in accordance with IAS 18 *Revenue*.

Operating lease commitments - Group as lessor

The Group has entered into commercial and retail property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains the significant risks and rewards of ownership of these properties and so accounts for the contracts as operating leases.

Classification of investments

Management designates at the time of acquisition of securities whether these should be classified as at fair value or amortised cost. In judging whether investments in securities are classified as at fair value or amortised cost, management has considered the detailed criteria for determination of such classification as set out in IFRS 9 *Financial Instruments*.

Estimations and assumptions

Impairment of trade and other receivables

An estimate of the collectible amount of trade and other receivables is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

Useful lives of property, plant and equipment and investment properties

The Group's management determines the estimated useful lives of its property, plant and equipment and investment properties for calculating depreciation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. Management reviews the residual value and useful lives annually and future depreciation charges would be adjusted where the management believes the useful lives differ from previous estimates.

Cost to complete the projects

The Group estimates the cost to complete the projects in order to determine the cost attributable to revenue being recognised. These estimates include the cost of providing infrastructure, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

Allocation of cost of investment properties

The total costs incurred on the construction of investment properties have been allocated to various components such as structure, plant and machinery and furniture and fixtures based on certain percentages of the total costs as estimated by the cost consultants at the time of completion of the assets. Management is of the opinion that this method is appropriate pending determination of the final costs of the assets and settlement of contractors' claims. On conclusion of the final determination of costs, management reassesses the allocation and adjusts prospectively, if necessary.

Taxes

The Group is subject to income and capital gains taxes in certain jurisdictions. Significant judgment is required to determine the total provision for current and deferred taxes.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies used in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2011, except for the adoption of new standards and interpretations issued by the International Accounting Standard Board ("IASB") and effective for an annual period beginning on or after 1 January 2012.

New standards, interpretations and amendments thereof, adopted by the Group

IAS 12 - Deferred Tax: Recovery of Underlying Assets (Amendment)

This amendment to IAS 12 includes a rebuttable presumption that the carrying amount of investment property measured using the fair value model in IAS 40 will be recovered through sale and, accordingly, that any related deferred tax should be measured on a sale basis. The presumption is rebutted if the investment property is depreciable and it is held within a business model whose objective is to consume substantially all of the economic benefits in the investment property over time, rather than through sale. Specifically, IAS 12 will require that deferred tax arising from a non-depreciable asset measured using the revaluation model in IAS 16 should always reflect the tax consequences of recovering the carrying amount of the underlying asset through sale. Effective implementation date of this amendment is for annual periods beginning on or after 1 January 2012.

The Group does not have any investment properties at fair value and assets under IAS 16 valued under the revaluation model. While the amendment is applicable, it has no impact on the financial statement of the Group.

The following amendments to IFRSs did not have any impact on the accounting policies, financial position or performance of the Group:

IFRS 7 - Disclosures - Transfers of financial assets (Amendment)

The IASB issued an amendment to IFRS 7 that enhances disclosures for financial assets. These disclosures relate to assets transferred (as defined under IAS 39). If the assets transferred are not derecognised entirely in the financial statements, an entity has to disclose information that enables users of financial statements to understand the relationship between those assets which are not derecognised and their associated liabilities. If those assets are derecognised entirely, but the entity retains a continuing involvement, disclosures have to be provided that enable users of financial statements to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognised assets. Effective implementation date is for annual periods beginning on or after 1 July 2011 with no comparative requirements.

IFRS 1 - Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters (Amendment)

When an entity's date of transition to IFRS is on or after the functional currency normalisation date, the entity may elect to measure all assets and liabilities held before the functional currency normalisation date, at fair value on the date of transition to IFRS. This fair value may be used as the deemed cost of those assets and liabilities in the opening IFRS statement of financial position. However, this exemption may only be applied to assets and liabilities that were subject to severe hyperinflation. Effective implementation date is for annual periods beginning on or after 1 July 2011 with early adoption permitted.

The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

Selected accounting policies

The following significant accounting policies are reproduced from the Group's consolidated financial statements as at 31 December 2011:

Revenue recognition

Provided it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably, revenue is recognised in the consolidated income statement as follows:

Sale of property

The Group recognises revenue when it is probable that the economic benefits from the sale will flow to the Group, the revenue and costs can be measured reliably and the risks and rewards of ownership of the property have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognised only when all the significant conditions are satisfied.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Sale of property (continued)

In jurisdictions where the Group transfers risks and rewards of ownership of the property in its entirety at a single point of time, revenue and the associated costs are recognised at that point of time. Although this trigger is determined by reference to the sales contract and the relevant local laws, and so may differ from transaction to transaction, in general the Group determines the point of recognition to be the time at which the buyer is entitled to take possession of the property.

In jurisdictions where the Group transfers to the buyer the control and the significant risks and reward of ownership of the work in progress in its current state as the work progresses, revenues and related costs of development are recognised on a progressive basis using the percentage of completion method.

Lease to buy scheme

Sales under the lease to buy scheme are accounted for as follows:

- Rental income during the period of lease is accounted for on a straight-line basis until such time the lessee exercises its option to purchase;
- When the lessee exercises its option to purchase, a sale is recognised in accordance with the revenue recognition policy for sale of property as stated above; and
- When recognising the sale, revenue is the amount payable by the lessee at the time of exercising the option to acquire the property.

Lease of investment property

Rental income from investment properties is recognised, net of discount, on an annual basis based on a systematic approach as per the contractual revenue to be recognised for year.

Interest income

Interest income is recognised as the interest accrues using the effective interest method, under which the rate used exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Hospitality revenue

Revenue from hotel accommodation, food and beverages and other related services are recognised, net of discount and municipality fees, at the point at which the services are rendered.

Services

Revenue from rendering of services is recognised when the outcome of the transaction can be estimated reliably, by reference to the stage of completion of the transaction at the reporting date.

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment in value. Depreciation is calculated on a straight-line basis over the estimated useful lives as follows:

Leasehold improvements	2 - 15 years
Sales centers (included in land and buildings)	1 - 5 years
Buildings	10 - 45 years
Computers and office equipment	2 - 5 years
Plant, machinery and heavy equipment	3 - 20 years
Motor vehicles	3 - 5 years
Furniture and fixtures	2 - 10 years
Leisure, entertainment and other assets	2 - 25 years

No depreciation is charged on capital work in progress. The useful lives and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

Expenditure incurred to replace a component of an item of property, plant and equipment that is accounted for separately is capitalised and the carrying amount of the component that is replaced is written off. Other subsequent expenditure is capitalised only when it increases future economic benefits of the related item of property, plant and equipment. All other expenditure is recognised in the consolidated income statement as the expense is incurred.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment (continued)

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of property, plant and equipment may not be recoverable. Whenever the carrying amount of property, plant and equipment exceeds their recoverable amount, an impairment loss is recognised in the consolidated income statement. The recoverable amount is the higher of fair value less costs to sell of property, plant and equipment and the value in use. The fair value less costs to sell is the amount obtainable from the sale of property, plant and equipment in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the continuing use of property, plant and equipment and from its disposal at the end of its useful life.

Reversal of impairment losses recognised in the prior years are recorded when there is an indication that the impairment losses recognised for the property, plant and equipment no longer exist or have reduced.

Investment properties

Properties held for rental or capital appreciation purposes are classified as investment properties. Investment properties are measured at cost less any accumulated depreciation and any accumulated impairment losses. Depreciation is charged on a straight-line basis over the estimated useful lives as follows:

Buildings	10 - 45 years
Furniture and fixtures	4 - 10 years

The useful lives and depreciation method are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

Properties are transferred from investment properties to development properties when, and only when, there is a change in use, evidenced by commencement of development with a view to sell. Such transfers are made at the carrying value of the properties at the date of transfer.

The Group determines at each reporting date whether there is any objective evidence that the investment properties are impaired. Whenever the carrying amount of an investment property exceeds its recoverable amount, an impairment loss is recognised in the consolidated income statement. The recoverable amount is the higher of investment property's net selling price and value in use. The net selling price is the amount obtainable from the sale of an investment property in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the continuing use of this investment property and from its disposal at the end of its useful life.

Reversal of impairment losses recognised in prior years are recorded when there is an indication that the impairment losses recognised for the investment property no longer exist or have reduced.

Development properties

Properties acquired, constructed or in the course of construction for sale in the ordinary course of business are classified as development properties. Unsold properties are stated at the lower of cost or net realisable value. Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to complete and the estimated costs of sale.

The cost of development properties recognised in the consolidated income statement on sale is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

The management reviews the carrying values of the development properties on an annual basis.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Derivative financial instruments

The Group enters into derivative financial instruments to manage its exposure to interest rate risk and foreign exchange rate risk, including foreign exchange forward contracts. Derivatives are initially recognised at fair value at the date the derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in the consolidated income statement immediately, unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in the consolidated income statement depends on the nature of the hedge relationship. The Group designates derivatives as hedges of interest rate risk and foreign currency risk of firm commitments (cash flow hedges).

A derivative with a positive fair value is recognised as a financial asset; a derivative with a negative fair value is recognised as a financial liability.

Hedge accounting

The Group designates certain hedging instruments as either fair value hedges or cash flow hedges. Hedges of interest rate risk and foreign exchange risk on firm commitments are accounted for as cash flow hedges. At the inception of the hedge relationship, the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item.

Fair value hedges

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in the consolidated income statement immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk. The change in the fair value of the hedging instrument and the change in the hedged item attributable to the hedged risk are recognised in the line of the consolidated statement of comprehensive income relating to the hedged item.

Hedge accounting is discontinued when the Group revokes the hedging relationship, when the hedging instrument expires or is sold, terminated, or exercised, or when it no longer qualifies for hedge accounting. The fair value adjustment to the carrying amount of the hedged item arising from the hedged risk is amortised to the consolidated income statement from that date.

Cash flow hedges

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are recognised in the consolidated statement of other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement, and is included in the 'other gains and losses' line item. Amounts previously recognised in statement of comprehensive income and accumulated in equity are reclassified to the consolidated income statement in the periods when the hedged item is recognised in the consolidated income statement, in the same line of the consolidated statement of comprehensive income as the recognised hedged item. However, when the forecast transaction that is hedged results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously accumulated in equity are transferred from equity and included in the initial measurement of the cost of the non-financial asset or non-financial liability.

Hedge accounting is discontinued when the Group revokes the hedging relationship, when the hedging instrument expires or is sold, terminated, or exercised, or it no longer qualifies for hedge accounting. Any gain or loss accumulated in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the statement of income. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognised immediately in the consolidated income statement.

Financial assets

All financial assets are recognised and derecognised on trade date when the purchase or sale of a financial asset is made under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned. Financial assets are initially measured at cost, plus transaction costs, except for those financial assets classified as at fair value through other comprehensive income or profit or loss, which are initially measured at fair value. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets (continued)

The fair value of financial instruments that are actively traded in organised financial markets is determined by reference to quoted market bid prices for assets and offer prices for liabilities, at the close of business on the reporting date. If quoted market prices are not available, reference can also be made to broker or dealer price quotations.

The fair value of floating rate and overnight deposits with credit institutions is their carrying value. The carrying value is the cost of the deposit and accrued interest. The fair value of fixed interest-bearing deposits is estimated using discounted cash flow techniques. Expected cash flows are discounted at current market rates for similar instruments at the reporting date.

Classification of financial assets

For the purposes of classifying financial assets an instrument is an 'equity instrument' if it is a non-derivative and meets the definition of 'equity' for the issuer (under IAS 32: Financial Instruments: Presentation) except for certain non-derivative puttable instruments presented as equity by the issuer. All other non-derivative financial assets are 'debt instruments'.

Equity investments

All financial assets that are equity investments are measured at fair value either through other comprehensive income or through profit or loss. This is an irrevocable choice that the Group has made on early adoption of IFRS 9 - Phase 1 or will make on subsequent acquisition of equity investments unless the equity investments are held for trading, in which case, they must be measured at fair value through profit or loss. Gain or loss on disposal of equity investments is not recycled. Dividend income for all equity investments is recorded through the consolidated income statement.

Debt instruments

Debt instruments are also measured at fair value through profit or loss unless they are classified at amortised cost. They are classified at amortised cost only if:

- the asset is held within a business model whose objective is to hold the asset to collect the contractual cash flows; and
- the contractual terms of the debt instrument give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding.

Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash in hand, bank balances and short-term deposits with an original maturity of three months or less, net of outstanding bank overdrafts.

Trade receivables

Trade receivables are stated at original invoice amount less a provision for any uncollectible amounts. An estimate for doubtful debts is made when collection of the full amount is no longer probable. Bad debts are written off when there is no possibility of recovery.

Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. The foreign exchange component forms part of its fair value gain or loss. For financial assets classified as at fair value through profit or loss, the foreign exchange component is recognised in the consolidated income statement. For financial assets designated at fair value through other comprehensive income any foreign exchange component is recognised in the consolidated statement of comprehensive income. For foreign currency denominated debt instruments classified at amortised cost, the foreign exchange gains and losses are determined based on the amortised cost of the asset and are recognised in the 'other gains and losses' line item in the consolidated income statement.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial assets (continued)

Derecognition of financial assets

A financial asset (or, when applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired,
- The Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement,
- The Group has transferred its rights to receive cash flows from the asset and either:
 - has transferred substantially all the risks and rewards of the asset, or
 - has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its right to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Impairment of financial assets

The Group assesses at each reporting date whether there is any objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicates that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded subsidiaries or other available fair value indicators.

Impairment losses of continuing operations are recognised in the consolidated income statement in those expense categories consistent with the function of the impaired asset.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the consolidated income statement.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree. For each business combination, the acquirer measures the non-controlling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition costs incurred are expensed.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value as at the acquisition date through statement of income. Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in accordance with IAS 39: Financial Instruments: Recognition and Measurement in the consolidated statement of comprehensive income. If the contingent consideration is classified as equity, it shall not be remeasured until it is finally settled within equity.

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognised in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in this circumstance is measured based on the relative values of the operation disposed of and the portion of the cash-generating unit retained.

Fair values

For investments traded in an active market, fair value is determined by reference to quoted market bid prices.

The fair value of interest-bearing items is estimated based on discounted cash flows using interest rates for items with similar terms and risk characteristics.

For unquoted equity investments, fair value is determined by reference to the market value of a similar investment or is based on the expected discounted cash flows.

The fair value of forward foreign exchange contracts is calculated by reference to current forward exchange rates with the same maturity.

The fair value of interest rate swap contracts is determined by reference to market values for similar instruments.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

3. SEGMENT INFORMATION

Management monitors the operating results of its units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements.

Business segments

For management purposes, the Group is organised into three major segments, namely, real estate (develop and sells condominiums, villas, commercial units and plots of land), leasing and related activities (develop, lease and manage malls, retail, commercial and residential space) and hospitality (develop, own and/or manage hotels, service apartments and leisure activities). Other segments include businesses that individually do not meet the criteria for a reportable segment as per IFRS 8: *Operating Segments*. These businesses are property management and utility services and investments in providers of financial services.

Revenue from sources other than real estate, leasing and related activities and hospitality are included in other operating income.

Geographic segments

The Group is currently developing a number of international business opportunities outside the UAE that will have a significant impact in future periods.

The domestic segment includes business activities and operations in the UAE and the international segment includes business activities and operations outside the UAE.

Business segments

The following tables includes revenue, profit/ (loss) and other segment information for the six month and three month periods ended 30 June 2012 and 2011. Assets and liabilities of the business segments are presented as at 30 June 2012 and 31 December 2011.

	<i>Real estate</i> <i>AED'000</i>	<i>Leasing and related activities</i> <i>AED'000</i>	<i>Hospitality</i> <i>AED'000</i>	<i>Others</i> <i>AED'000</i>	<i>Total</i> <i>AED'000</i>
Six month period ended 30 June 2012:					
Revenue					
Revenue from external customers	<u>1,907,112</u>	<u>1,294,000</u>	<u>719,742</u>	<u>-</u>	<u>3,920,854</u>
Results					
Profit before tax for the period	<u>372,683</u>	<u>690,281</u>	<u>102,280</u>	<u>46,003</u>	<u>1,211,247</u>
Other segment information					
Capital expenditure (property, plant and equipment and investment properties)	<u>32,391</u>	<u>102,239</u>	<u>73,229</u>	<u>8,172</u>	<u>216,031</u>
Depreciation (property, plant and equipment and investment properties)	<u>65,301</u>	<u>214,004</u>	<u>101,274</u>	<u>12,563</u>	<u>393,142</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

3. SEGMENT INFORMATION (continued)

	<i>Real estate</i> <i>AED'000</i>	<i>Leasing and related activities</i> <i>AED'000</i>	<i>Hospitality</i> <i>AED'000</i>	<i>Others</i> <i>AED'000</i>	<i>Total</i> <i>AED'000</i>
Three month period ended 30 June 2012:					
Revenue					
Revenue from external customers	1,141,211	642,204	316,612	-	2,100,027
Results					
Profit before tax for the period	247,161	332,368	4,877	41,070	625,476
Assets and liabilities					
<i>As at 30 June 2012</i>					
Segment assets	44,541,254	9,585,324	4,655,649	2,613,971	61,396,198
Segment liabilities	23,713,118	5,201,693	610,835	85,270	29,610,916
Six month period ended 30 June 2011:					
Revenue					
Revenue from external customers	2,338,218	1,056,483	619,566	-	4,014,267
Results					
Profit/ (loss) before tax for the period	351,532	547,617	100,676	(193,748)	806,077
Other segment information					
Capital expenditure (property, plant and equipment and investment properties)	32,382	58,434	84,198	2,545	177,559
Depreciation (property, plant and equipment and investment properties)	71,522	194,160	89,586	12,709	367,977
Three month period ended 30 June 2011:					
Revenue					
Revenue from external customers	1,199,004	548,966	283,768	-	2,031,738
Results					
Profit/ (loss) before tax for the period	187,486	296,965	23,539	(179,745)	328,245
Assets and liabilities					
<i>As at 31 December 2011</i>					
Segment assets	42,848,971	9,652,621	4,864,222	2,688,292	60,054,106
Segment liabilities	25,645,601	2,249,630	511,973	57,995	28,465,199

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

3. SEGMENT INFORMATION (continued)

Geographic Segments

The following tables includes revenue and other segment information for the six month and three month periods ended 30 June 2012 and 2011. Certain asset information for geographic segments is presented as at 30 June 2012 and 31 December 2011.

	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
<i>Six month period ended 30 June 2012:</i>			
Revenue			
Revenue from external customers	<u>3,447,727</u>	<u>473,127</u>	<u>3,920,854</u>
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	<u>197,705</u>	<u>18,326</u>	<u>216,031</u>
<i>Three month period ended 30 June 2012:</i>			
Revenue			
Revenue from external customers	<u>1,835,416</u>	<u>264,611</u>	<u>2,100,027</u>
Assets			
<i>As at 30 June 2012</i>			
Segment assets	<u>35,721,754</u>	<u>19,247,305</u>	<u>54,969,059</u>
Investment in associates and joint ventures	<u>1,584,998</u>	<u>4,842,141</u>	<u>6,427,139</u>
Total assets	<u>37,306,752</u>	<u>24,089,446</u>	<u>61,396,198</u>
	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
<i>Six month period ended 30 June 2011:</i>			
Revenue			
Revenue from external customers	<u>3,277,603</u>	<u>736,664</u>	<u>4,014,267</u>
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	<u>106,102</u>	<u>71,457</u>	<u>177,559</u>
<i>Three month period ended 30 June 2011:</i>			
Revenue			
Revenue from external customers	<u>1,715,267</u>	<u>316,471</u>	<u>2,031,738</u>
Assets			
<i>As at 31 December 2011</i>			
Segment assets	<u>34,690,788</u>	<u>18,678,842</u>	<u>53,369,630</u>
Investment in associates and joint ventures	<u>1,572,459</u>	<u>5,112,017</u>	<u>6,684,476</u>
Total assets	<u>36,263,247</u>	<u>23,790,859</u>	<u>60,054,106</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

4. REVENUE AND COST OF REVENUE

	<i>Six month period ended</i>		<i>Three month period ended</i>	
	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Revenue				
Revenue from property sales				
Sale of condominiums	975,508	640,529	699,331	265,572
Sale of villas	479,704	397,072	325,656	336,967
Sale of commercial units, plots of land and other	451,900	1,300,617	116,224	596,465
Revenue from hospitality	719,742	619,566	316,612	283,768
Rental income from leased properties and related income	1,294,000	1,056,483	642,204	548,966
	<u>3,920,854</u>	<u>4,014,267</u>	<u>2,100,027</u>	<u>2,031,738</u>
	<i>Six month period ended</i>		<i>Three month period ended</i>	
	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Cost of revenue				
Cost of revenue of property sales				
Cost of condominiums	575,983	445,386	389,558	188,392
Cost of villas	321,380	335,673	214,446	290,764
Cost of commercial units, plots of land and other	177,642	668,027	43,932	288,878
Operating cost of hospitality	402,216	351,234	194,289	178,765
Operating cost of leased properties	245,814	222,983	122,477	117,567
	<u>1,723,035</u>	<u>2,023,303</u>	<u>964,702</u>	<u>1,064,366</u>

5. SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Six month period ended</i>		<i>Three month period ended</i>	
	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Depreciation of property, plant and equipment	227,068	207,685	112,265	105,038
Depreciation of investment properties	166,074	160,292	84,770	81,275
Payroll and related expenses	165,518	158,744	90,061	74,623
Property management expenses	109,827	108,486	57,405	57,895
Sales and marketing expenses	83,392	79,784	38,954	34,916
Land registration fees	8,573	23,400	3,987	11,648
Other expenses	110,009	118,643	57,987	32,995
	<u>870,461</u>	<u>857,034</u>	<u>445,429</u>	<u>398,390</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

6. FINANCE INCOME

	<i>Six month period ended</i>		<i>Three month period ended</i>	
	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Finance income on fixed deposits with banks	35,793	81,037	19,905	28,270
Other finance income	143,036	145,384	72,960	71,009
	<u>178,829</u>	<u>226,421</u>	<u>92,865</u>	<u>99,279</u>

7. BANK BALANCES AND CASH

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Cash in hand	5,867	7,907
Current and call deposit accounts	768,522	650,793
Fixed deposits maturing within three months	454,006	420,859
Cash and cash equivalents	<u>1,228,395</u>	<u>1,079,559</u>
Deposits under lien (Note 15)	372,696	400,750
Fixed deposits maturing after three months	2,967,487	1,384,963
	<u>4,568,578</u>	<u>2,865,272</u>
Bank balances and cash located:		
Within UAE	4,182,045	2,412,828
Outside UAE	386,533	452,444
	<u>4,568,578</u>	<u>2,865,272</u>
Bank balances and cash are denominated in the following currencies:		
United Arab Emirates Dirhams (AED)	4,182,045	2,412,828
United States Dollars (USD)	198,356	170,397
Moroccan Dirhams (MAD)	34,216	20,855
Syrian Pounds (SYP)	14,878	20,453
Other currencies	139,083	240,739
	<u>4,568,578</u>	<u>2,865,272</u>

Cash at banks earns interest at floating rates based on prevailing bank deposit rates. Short-term fixed deposits are made for varying periods between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

Fixed deposits having a maturity after three months earn interest at rates between 1.25% and 3% per annum (31 December 2011: between 1.2% and 3.6% per annum).

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

8. TRADE RECEIVABLES

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Amounts receivable within 12 months, net	516,095	572,615
Amounts receivable after 12 months, net	196,124	203,870
	<u>712,219</u>	<u>776,485</u>

Trade receivables include AED 109,008 thousands (31 December 2011: AED 138,021 thousands) relating to sale of properties where the amounts are payable in installments and these installments are accrued but not yet due under agreed credit terms.

9. OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Advances for acquisition of leasehold interest	1,234,612	1,234,612
Advances to contractors and others	444,034	504,761
Value added tax recoverable	267,295	250,043
Receivables from Communities Owner Associations	268,761	173,294
Prepayments	155,212	165,924
Inventory - Hospitality and Retail business segments	82,736	80,721
Deposits for acquisition of land	65,242	65,164
Deferred income tax assets	43,028	39,981
Recoverable from non-controlling interests	34,505	34,796
Accrued interest and other income receivables	16,088	11,821
Other receivables and deposits	192,341	196,879
	<u>2,803,854</u>	<u>2,757,996</u>

10. DEVELOPMENT PROPERTIES

	<i>30 June 2012 AED'000</i>
Balance at the beginning of the period	26,611,285
Add: cost incurred during the period	1,585,215
Less: cost transferred to cost of revenue during the period	(1,075,005)
Add: cost transferred from property, plant and equipment, net	47,494
Balance at the end of the period	<u>27,168,989</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

10. DEVELOPMENT PROPERTIES (continued)

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Development properties located:		
Within UAE	14,319,699	14,297,537
Outside UAE	12,849,290	12,313,748
	<u>27,168,989</u>	<u>26,611,285</u>

11. INVESTMENTS IN SECURITIES

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Financial assets at fair value through other comprehensive income	457,515	449,950
Financial assets at amortised cost	2,576	446,945
	<u>460,091</u>	<u>896,895</u>
Securities located:		
Within UAE	424,583	866,328
Outside UAE	35,508	30,567
	<u>460,091</u>	<u>896,895</u>

12. LOANS TO ASSOCIATES AND JOINT VENTURES

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Amlak Finance PJSC (i)	523,713	594,957
Emaar MGF Land Limited and its related parties (ii)	2,494,833	2,360,706
Golden Ace Pte Ltd (iii)	157,877	152,637
Other associates and joint ventures	9,022	8,327
	<u>3,185,445</u>	<u>3,116,627</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

12. LOANS TO ASSOCIATES AND JOINT VENTURES (continued)

- (i) The amount due from Amlak Finance PJSC (“Amlak”) is unsecured and earns an average return ranging from 1.4% to 3.13% per annum (31 December 2011: average return ranging from 3.13% to 4% per annum).

The above loan includes AED 283,313 thousands (31 December 2011: AED 356,009 thousands) relating to a credit facility extended to Amlak in the normal course of business for settlement of installment payments relating to the sale of properties, where customers have availed a financing facility from Amlak. An amount of AED 66,753 thousands was received as payment from Amlak during the period ended 30 June 2012 (31 December 2011: AED 128,937 thousands). The Group’s management believes that the loan due from Amlak is fully recoverable [also refer Note 13 (iii) and 13 (iv)].

- (ii) The amounts due from Emaar MGF Land Limited (“EMGF”) and their related parties earn a compound return ranging from 7% to 15% per annum other than on Compulsory Convertible Debentures [refer Note 13 (ii)] (31 December 2011: compound return ranging from 7% to 15% per annum).
- (iii) The amount owed by Golden Ace Pte Ltd is unsecured and earns a return ranging from 4.21% to 9.73% per annum (31 December 2011: 4.21% to 9.53% per annum).

13. INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Carrying value of investment in:		
Associates:		
Emaar MGF Land Limited (i) & (ii)	2,406,399	2,694,810
Emaar The Economic City (Saudi Joint Stock Company) - quoted	2,185,862	2,167,581
Amlak Finance PJSC - quoted [(iii) & (iv)]	727,411	723,875
Emaar Industries and Investment (Pvt) JSC	167,515	174,238
Dead Sea Company for Tourist and Real Estate Investment	136,593	137,101
Emrill Services LLC	22,815	19,751
Other associates	113,286	112,525
	<u>5,759,881</u>	<u>6,029,881</u>
Joint Ventures:		
Emaar Bawadi LLC	423,142	403,804
Turner International Middle East Ltd	244,116	250,791
	<u>667,258</u>	<u>654,595</u>
	<u>6,427,139</u>	<u>6,684,476</u>

- (i) On 5 April 2006, the Group entered into an option agreement (the “agreement”) with various parties (the “investors”). The agreement provided the right to the investors to require the Group to buy back the shares purchased by the investors in EMGF, in the event of an Initial Public Offering (“IPO”) of EMGF not occurring within 39 months from the date of purchase of shares of EMGF, which was subsequently extended to 31 March 2010 and 30 June 2011 under the agreements dated 29 March 2009 and 29 March 2010 respectively.

Since the IPO had not occurred at 30 June 2011, the Group paid an amount of USD 70,580 thousands (AED 259,240 thousands) to buy back all the shares purchased by the investors in accordance with the agreements. Subsequently, the other promoter group transferred additional shares out of its shareholding in EMGF to the Group equivalent to 50% of the above amount paid by the Group based on the estimated share value of EMGF for IPO purpose.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

13. INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

- (ii) During the period, the Group has invested an amount of USD 49,975 thousands (AED 183,560 thousands) into 5% Compulsory Convertible Debentures ("CCD") issued by EMGF. These CCDs can be converted into equity shares of EMGF after the expiry of six months from the date of allotment of the CCDs at the discretion of the Group. It is mandatory to convert these CCDs into equity shares on the date of issue of any draft red herring prospectus by EMGF, or on expiry of 10 years from the date of allotment if the above option of early conversion is not exercised.
- (iii) The Governmental Committee for Amlak's affairs continues to explore the various options relating to financial restructuring of Amlak. This entails a full review and assessment of Amlak's business operations and liquidity position and providing guidance to the Amlak's management and regulators where necessary with a view to making recommendations to the UAE Government on Amlak's long term stability, liquidity, assets and liabilities management requirements. Trading in Amlak's shares on the Dubai Financial Market has been suspended until the Governmental Committee finalises its recommendations. The Group's management is not in a position to assess its investment for any impairment pending consideration of the recommendations from the Governmental Committee.
- (iv) The auditors have issued a qualified opinion on the consolidated financial statements of Amlak as of 31 December 2011 with respect to valuation of investment properties and advances for investment properties amounting to AED 3,297 million and AED 792 million, respectively. Management of Amlak believes that property prices have generally declined since these assets were acquired but are unable to quantify the amount of decline in view of the limited number of transactions currently taking place in the market and accordingly continued to carry such assets at their acquisition cost.

14. TRADE AND OTHER PAYABLES

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Project contract cost accruals and provisions	4,644,120	4,637,630
Other payables and accruals	1,729,265	1,736,547
Payable to non-controlling interests	969,183	967,562
Trade payables	712,638	836,165
Dividends payable	130,765	96,871
Deferred income tax payable	33,880	35,527
Income tax payable	-	3,545
	<u>8,219,851</u>	<u>8,313,847</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

15. INTEREST-BEARING LOANS AND BORROWINGS

	<i>30 June 2012 AED'000</i>	
Balance at the beginning of the period	7,528,718	
Borrowings drawn down during the period	5,656,917	
Borrowings repaid during the period	(4,228,276)	
	<hr/>	
Balance at the end of the period	8,957,359	
	<hr/> <hr/>	
	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
The interest-bearing loans and borrowings are repayable as follows:		
Maturing within 12 months	3,777,781	5,234,446
Maturing after 12 months	5,179,578	2,294,272
	<hr/>	<hr/>
Balance at the end of the period/year	8,957,359	7,528,718
	<hr/> <hr/>	<hr/> <hr/>
The above represent balances due:		
Within UAE	5,369,496	3,842,178
Outside UAE	3,587,863	3,686,540
	<hr/>	<hr/>
	8,957,359	7,528,718
	<hr/> <hr/>	<hr/> <hr/>

The Group has the following secured and unsecured interest-bearing loans and borrowings:

Secured

- Indian Rupees (INR) 705,500 thousands (AED 46,414 thousands) loan from financial institutions, secured by way of first charge on certain property, plant and equipment and receivables in India, carries interest at benchmark rate plus 3.33% per annum. This loan is payable in quarterly installments and is fully repayable by 2016.
- Canadian Dollar (CAD) 11,859 thousands (AED 42,533 thousands) loan from a financial institution, secured against certain development properties owned by the Group in Canada, carries interest at prime rate plus 3.25% to 3.75% per annum and is repayable by 2015.
- USD 303,000 thousands (AED 1,112,919 thousands) loan from a commercial bank, secured against certain development properties owned by the Group in Turkey, carries interest at 7% per annum and is repayable in 2012. The bank issuing stand by letter of credit facility has a lien on certain cash collateral amounting to AED 246,091 thousands (Note 7).
- USD 25,000 thousands (AED 91,825 thousands) loan from a commercial bank, secured against certain development properties owned by the Group in Turkey, carries interest at USD LIBOR plus 3.75% per annum and is repayable in 2014.
- USD 50,000 thousands (AED 183,650 thousands) loan from a commercial bank, secured against certain development properties owned by the Group in Turkey, carries interest at 6.25% per annum and is repayable in 2012.
- USD 50,000 thousands (AED 183,650 thousands) loan from a commercial bank, secured against certain development properties owned by the Group in Turkey, carries interest at USD LIBOR plus 4.90% per annum and is repayable in 2012.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

15. INTEREST-BEARING LOANS AND BORROWINGS (continued)

Secured (continued)

- USD 50,000 thousands (AED 183,650 thousands) loan from a commercial bank, secured against certain development properties owned by the Group in Turkey and a bank guarantee, carries interest at 7.60% per annum and is repayable in 2014.
- USD 15,000 thousands (AED 55,095 thousands) loan from a commercial bank in Turkey, secured against certain cash collateral amounting to AED 55,655 thousands (Note 7), carries interest at 6% per annum and is repayable in 2012.
- USD 83,255 thousands (AED 305,785 thousands) loan from a commercial bank, secured against certain property, plant and equipment owned by the Group in UAE, carries interest at USD LIBOR plus 1.85% per annum and is repayable by 2021.
- USD 49,132 thousands (AED 180,457 thousands) loan from a commercial bank, secured against certain property, plant and equipment owned by the Group in UAE, carries interest at USD LIBOR plus 1.55% per annum and is repayable by 2021.
- USD 3,339 thousands (AED 12,262 thousands) of funding facility from financial institutions, secured against real estate owned by the Group in United States of America (USA), carries interest at USD LIBOR plus 4.50% per annum.
- AED 3,600,000 thousands of Syndicated facility, secured against certain investment properties owned by the Group in UAE, at EIBOR plus 3.50% per annum and fully repayable by 2019. The bank has a lien on certain cash collaterals amounting to AED 60,000 thousands (Note 7). One of the subsidiaries of the Group has given an irrevocable undertaking to deposit the proceeds of its revenue into the specific account maintained with a financing bank.
- Pakistani Rupee (PKR) 775,000 thousands (AED 30,092 thousands) loan from a commercial bank, secured against receivables from projects in Pakistan, carries interest at KIBOR plus 2% per annum and is fully repayable by 2013. The bank has a lien on certain cash collaterals amounting to AED 10,950 thousands (Note 7).
- USD 36,277 thousands (AED 133,246 thousands) long term loan from a commercial bank, secured against certain assets in Lebanon and carries interest at 7.5% per annum.

Unsecured

- PKR 1,039,036 thousands (AED 40,344 thousands) loan from commercial banks, bearing interest at KIBOR plus 1.90% per annum and is repayable in 2012.
- PKR 1,038,500 thousands (AED 40,324 thousands) loan from a commercial bank, bearing interest at KIBOR plus 2% per annum and is repayable in 2012.
- PKR 768,993 thousands (AED 29,859 thousands) loan from a commercial bank, bearing interest at KIBOR plus 1.90% per annum and is repayable by 2012.
- PKR 2,429,573 thousands (AED 94,337 thousands) loan from a commercial bank, bearing interest at KIBOR plus 1.65% per annum and is fully repayable by 2013.
- USD 349,375 thousands (AED 1,283,254 thousands) of Commodity Murabaha Forward Start Facility, carries profit rate of LIBOR plus 4.5% per annum and is repayable by 2014 in four semi-annual installments from the forward start date.
- Egyptian Pound (EGP) 992,452 thousands (AED 601,749 thousands) of funding facilities from commercial banks, carries interest at rates of 11.50% to 13% per annum.
- USD 147,190 thousands (AED 540,629 thousands) of funding facility from commercial banks in Egypt carries interest at 3% to 8.25% per annum and is repayable in 2012.
- USD 10,000 thousands (AED 36,730 thousands) of funding facility from commercial banks in Turkey carries interest at 6% per annum and is repayable by 2014.
- USD 35,000 thousands (AED 128,555 thousands) of funding facility from a commercial bank in Turkey carries interest at 5% per annum and is repayable in 2012.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS As at 30 June 2012 (Unaudited)

16. CONVERTIBLE NOTES

The Company has issued guaranteed convertible notes (the "Notes") in 2010 for USD 500,000 thousands (AED 1,836,500 thousands) through its wholly-owned subsidiary Pyrus Limited (Pyrus), a British Virgin Island incorporated company. The Notes were approved by the Company's shareholders at an Extraordinary General Meeting held on 8 November 2010. The Notes mature on 20 December 2015 and have a fixed interest rate of 7.5% per annum to be paid quarterly. The Notes were admitted on the official list of the Luxembourg Stock Exchange (LSE) and admitted to trade on the Euro MTF market of the LSE on 20 December 2010.

The Notes issued are unconditionally and irrevocably guaranteed by the Company (the "Guarantor"). Each Note entitles the holder an option to convert such Note into new and/or existing shares between the period from 30 January 2011 till 25 November 2015 (final maturity date for conversion) as fully paid at an adjusted conversion price of AED 4.46 per share of the Company. Unless previously purchased and cancelled, redeemed or converted, the Notes will be redeemed at their principal amount on the final maturity date.

The Notes are hybrid financial instruments and the option to convert them is an embedded derivative. The carrying value of the Notes on initial recognition is based on the net proceeds of issuance of the Notes reduced by the fair value of the embedded derivatives and is subsequently carried at amortised cost.

The embedded derivatives are separated from the carrying value of the Notes as their risks and characteristics are not closely related to those of the Notes and the Notes are not carried at fair value. The embedded derivatives and the Notes are presented under a separate line item in the interim consolidated statement of financial position.

The Notes are presented in the interim consolidated statement of financial position as follows:

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Liability component as at period/ year-end	<u>1,778,567</u>	<u>1,771,584</u>
Equity component as at period/ year-end	<u>37,155</u>	<u>37,155</u>

17. SUKUK

Emaar Sukuk Limited (the "Issuer"), a limited liability company registered in Cayman Islands and a wholly-owned subsidiary of the Group, has established a trust certificate issuance programme (the "Programme") pursuant to which the Issuer may issue from time to time up to USD 2,000,000 thousands (AED 7,346,000 thousands) of trust certificates in series. On 3 February 2012, the Issuer has issued trust certificates (the "Sukuk") amounting to USD 500,000 thousands (AED 1,836,500 thousands) under the Programme. The Sukuk is listed on the London Stock Exchange and is due for repayment in 2016. The Sukuk carries a profit distribution at the rate of 8.5% per annum to be paid semi-annually.

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Sukuk liability as at period/ year-end	<u>1,821,957</u>	<u>1,820,509</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

18. RESERVES

	<i>Statutory reserve AED'000</i>	<i>Capital reserve AED'000</i>	<i>General reserve AED'000</i>	<i>Hedging reserve AED'000</i>	<i>Net unrealised gains/ (losses) reserve AED'000</i>	<i>Foreign currency translation reserve AED'000</i>	<i>Total AED'000</i>
Balance as at 31 December 2011 (Audited)	13,808,707	3,660	2,914,554	(9,453)	(1,423,294)	(587,439)	14,706,735
(Decrease)/ increase in unrealised reserve	-	-	-	(29,531)	23,706	-	(5,825)
Decrease in foreign currency translation reserve	-	-	-	-	-	(419,515)	(419,515)
Net (expense)/ income recognised directly in equity	-	-	-	(29,531)	23,706	(419,515)	(425,340)
Balance as at 30 June 2012	13,808,707	3,660	2,914,554	(38,984)	(1,399,588)	(1,006,954)	14,281,395
Balance as at 31 December 2010 (Audited)	13,808,707	3,660	2,735,200	(8,955)	(1,604,815)	(9,526)	14,924,271
Decrease in unrealised reserve	-	-	-	(428)	(48,972)	-	(49,400)
Increase in foreign currency translation reserve	-	-	-	-	-	68,585	68,585
Net (expense)/ income recognised directly in equity	-	-	-	(428)	(48,972)	68,585	19,185
Balance as at 30 June 2011	13,808,707	3,660	2,735,200	(9,383)	(1,653,787)	59,059	14,943,456

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

19. DIVIDENDS

A cash dividend of AED 0.10 per share for the year 2011 was approved by the shareholders of the Company at the Annual General Meeting of the Company held on 23 April 2012.

20. RELATED PARTY DISCLOSURES

For the purpose of this interim condensed consolidated financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

Related party transactions

During the period, there were the following significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

	<i>Six month period ended</i>	
	<i>30 June 2012 AED'000</i>	<i>30 June 2011 AED'000</i>
Associates:		
Islamic finance income	7,428	12,798
Finance income	116,417	99,864
Directors' and their related parties:		
Rental income from leased properties and related income	35,888	32,211
Finance income	633	15,889
Islamic finance income	143	1,390
Finance costs	20,637	7,515

Related party balances

Significant related party balances (and the statement of financial position captions within which these are included) are as follows:

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Associates:		
Loans to associates and joint ventures (Note 12)	3,185,445	3,116,627
Directors and their related parties:		
Bank balances and cash	11,618	215,361
Trade receivables	4,340	18,547
Other assets, receivables, deposits and prepayments	9,051	9,051
Investments in securities - at fair value through other comprehensive income	69,283	44,603
Investments in securities - at amortised cost	-	446,945
Trade and other payables	6,449	-
Interest-bearing loans and borrowings	982,307	234,329

During the period, a payment of a bonus amounting to AED 500 thousands to each of the members of the Board of Directors of the Company was approved by the shareholders at the Annual General Meeting of the Company held on 23 April 2012.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

21. GUARANTEES AND COMMITMENTS

Guarantees

The Group has the following guarantees outstanding as at 30 June 2012:

1. Loans taken by an associate from commercial banks amounting to AED 183,880 thousands (31 December 2011: AED 194,480 thousands) are guaranteed by the Group.
2. Loans taken by an associate from commercial banks amounting to AED 95,498 thousands (31 December 2011: AED 95,498 thousands) are guaranteed by the Group.
3. The Group has issued a financial guarantee of AED 13,291 thousands (31 December 2011: AED 9,117 thousands) as a security for the letter of guarantee issued by a commercial bank for the performance of its contractual obligations.
4. The Group has provided a financial guarantee of AED 5,000 thousands (31 December 2011: AED 5,000 thousands) as a security for the letter of guarantee issued by a commercial bank for issuance of a trade license from Government of Dubai.
5. The Group has provided a financial guarantee of AED 3,287 thousands (31 December 2011: AED 3,287 thousands) as a security for the performance of its contractual obligations.
6. The Group has provided a financial guarantee of AED 922 thousands (31 December 2011: AED 922 thousands) as a security for the performance of its contractual obligations.
7. The Group has provided a financial guarantee of AED 56,610 thousands (31 December 2011: Nil) to Real Estate Regulatory Authority (RERA), Dubai as a security for the performance of its contractual obligations.
8. The Group has provided a corporate guarantee of AED 73,460 thousands (31 December 2011: AED 110,190 thousands) to a commercial bank as a security for the guarantees issued by the bank on behalf of the associate of the Group.

Commitments

As at 30 June 2012, the Group had commitments of AED 5,225,343 thousands (31 December 2011: AED 6,158,649 thousands) which include project commitments of AED 4,854,746 thousands (31 December 2011: AED 5,825,958 thousands). This represents the value of contracts issued at the reporting date net of invoices received and accruals made at that date.

Certain claims were submitted by the contractors relating to different projects of the Group in the ordinary course of business from which it is anticipated that no material un-provided liabilities will arise.

The Group had entered into a joint venture agreement (the "agreement") with Bawadi LLC, (a subsidiary of Tatweer LLC) to jointly develop land in Bawadi development in Dubai. According to the terms of the agreement, the Group is committed to contribute AED 3,850,000 thousands over the expected construction period of 7 to 10 years.

Operating lease commitments - Group as lessee

The Group has entered into various operating lease agreements for properties, office facilities and equipment. These leases have an average life of between 1 to 10 years. There are no restrictions placed upon by the Group on entering into these leases. Future minimum rentals payable under non-cancellable operating leases are as follows:

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Within one year	530,852	547,281
After one year but not more than five years	446,726	446,822
More than five years	108,559	108,559
	<u>1,086,137</u>	<u>1,102,662</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2012 (Unaudited)

21. GUARANTEES AND COMMITMENTS (continued)

Operating lease commitments - Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The future minimum rentals receivable under non-cancellable operating leases contracted for at the reporting date but not recognised as receivables, are as follows:

	<i>30 June 2012 AED'000</i>	<i>31 December 2011 AED'000 (Audited)</i>
Within one year	1,225,988	1,108,567
After one year but not more than five years	2,237,385	2,219,513
More than five years	1,002,192	1,061,132
	<u>4,465,565</u>	<u>4,389,212</u>

22. EVENTS AFTER REPORTING PERIOD

- (i) Emaar Sukuk Limited (the "Issuer"), a limited liability company registered in Cayman Islands and a wholly-owned subsidiary of the Group, has established a trust certificate issuance programme (the "Programme") pursuant to which the Issuer may issue from time to time up to USD 2,000,000 thousands (AED 7,346,000 thousands) of trust certificates in series. Subsequent to the reporting date on 18 July 2012, the Issuer has issued second series trust certificates (the "Sukuk") amounting to USD 500,000 thousands (AED 1,836,500 thousands) under the Programme. The second series of Sukuk is listed on the NASDAQ Dubai and is due for repayment in 2019. The second series of Sukuk carries a profit distribution at the rate of 6.4% per annum to be paid semi-annually.
- (ii) Subsequent to the reporting date, the Group has finalised a land purchase transaction with Dubai Properties Group ("DPG"). The land plot is located on Al Qudra road adjoining Arabian Ranches development and will be developed as a mixed use neighborhood.