

**Emaar Properties PJSC and its
Subsidiaries**

CONSOLIDATED FINANCIAL STATEMENTS

31 DECEMBER 2016

Emaar Properties PJSC and its Subsidiaries

**Consolidated Financial Statements
For the year ended 31 December 2016**

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DIRECTORS' REPORT

The Board of Directors of Emaar Properties PJSC (the "Company") and its Subsidiaries (the "Group") has pleasure in submitting the consolidated statement of financial position of the Group as at 31 December 2016 and the related consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year ended 31 December 2016.

Principal activities

The principal activities of the Group during the year ended 31 December 2016 were property investment, development and development management, shopping malls and retail, hospitality, property management and utility services and investment in providers of financial services.

Financial results

The Group has recorded a net profit attributable to the owners of the Parent of AED 5,233 million for the year ended 31 December 2016.

In accordance with the Articles of Association of the Company and UAE Federal Law No. (2) of 2015, an appropriation of AED 523 million is made to a general reserve from the distributable profit of AED 5,233 million. The transfer of profit to statutory reserve has been suspended as the reserve has reached 50% of the paid up share capital.

The Board of Directors of the Company has proposed a cash dividend of 15%, which is subject to the approval of the shareholders at the forthcoming Annual General Meeting of the Company.

The balance of the distributable profit after considering appropriation to general reserve and proposed dividend (subject to approval of the shareholders at the Annual General Meeting) will be transferred to retained earnings. Total shareholders' funds as at 31 December 2016 amount to AED 41,004 million prior to proposed dividend.

Outlook for 2017

The Group's growth and evolution over the years reflects the dynamism of the UAE, which has evolved as a global hub for business and leisure. As the nation sets new milestones in futuristic developments, the Group will continue to invest in new developments, recurring income generating assets and next-generation technology to meet the lifestyle aspirations of youth and future generations.

Emaar's strategy in 2017 will be defined by launching new projects at its large developments including Dubai Hills Estate, Dubai Creek Harbour, Downtown Dubai and Emaar South. With new retail districts at its developments and launch of The Tower in Dubai Creek Harbour, Emaar will continue to generate significant value for its stakeholders.

DIRECTORS' REPORT (continued)


Directors

H.E. Mohamed Ali Alabbar	(Chairman)
Mr. Hussain Ahmad Al Qemzi	(Vice Chairman)
Mr. Ahmed Jamal Jawa	(Director)
Mr. Jamal Majed Theniyah	(Director)
Mr. Ahmad Thani Al Matrooshi	(Director)
Mr. Marwan Abedin	(Director)
Mr. Jamal Al Marri	(Director)
Mr. Arif Obeid Al Dehail	(Director)
Mr. Abdulrahman Hareb Al Hareb	(Director)
Mr. Abdulla Saeed Belyoahah	(Director)

Auditors

Ernst and Young were appointed as external auditors of the Group for the year ended 31 December 2016. The Board of Directors has recommended Ernst and Young as the auditors for 2017 for approval by the shareholders at the forthcoming Annual General Meeting.

On behalf of the Board



H.E. Mohamed Ali Alabbar
Chairman
Dubai, United Arab Emirates
6 March 2017



INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC

Report on the audit of the consolidated financial statements

Opinion

We have audited the accompanying consolidated financial statements of Emaar Properties PJSC ("the Company") and its subsidiaries (together "the Group"), which comprise the consolidated statement of financial position as at 31 December 2016, and the related consolidated income statement, statement of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Group as at 31 December 2016 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs").

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants* (the "IESBA Code") together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Key audit matters (continued)

Revenue recognition

(i) Revenue recognition on sale of properties

Group has early adopted IFRS 15 - *Revenue from Contracts with Customers* issued by the International Accounting Standards Board (IASB) with effect from 1 January 2015, as the Group considers it better reflects the real estate business performance of the Group.

Revenue recognition on sale of properties, including villas, apartments, commercial units and plots of land, involves significant inherent risks due to the judgment and estimation involved. Audit of judgments around the percentage of completion of projects including the costs incurred to date against the total cost of the project and the successful completion of the project in the absence of sale of all the units under development was an item requiring significant audit attention, in particular consideration of:

- The ability of the Group to enforce payment for work completed under the terms of its contract thereby meeting the IFRS 15 criteria for revenue recognition over time;
- The total expected cost of completion of the real estate development to which the sold unit belongs;
- The likelihood of collection of the remaining sales consideration; and
- The amount of infrastructure costs to be incurred to complete the development as committed.

We reviewed the contracts for sale of real estate units including villas, apartments, commercial units and plots of land to identify the performance obligations of the Group under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under IFRS 15. Our focus under these contracts included the determination of whether the Group has enforceable right to payment for performance completed to date in order to satisfy ourselves over the revenue recognition under these contracts.

We performed test of controls over the budgeting process of the Group to assess the robustness of these budgets with specific focus on the expected total cost of completion of the real estate developments to which the sold units belong.

We performed test of details on a sample basis to determine that the costs incurred on the developments are recorded and capitalised. We also assessed the allocation of these costs to the sold and unsold units based on their relative area in the real estate development projects by review of the project wise summary of the cost allocation prepared by the management.

Note 2.4 to the consolidated financial statements includes the accounting policy followed by the Group for recognising revenue on sale of properties.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES P.JSC (continued)

Key audit matters (continued)

Revenue recognition (continued)

(ii) Accounting for lease rental income

Lease rental income amounted to AED 4,536 million for the year ended 31 December 2016. Generally lease revenue is recognised net of discount, in accordance with the terms of lease contracts over the lease term on a straight line basis using a standard IT system implemented in late 2015. Also there are few lease arrangements where revenue recognition is not subject to straight line basis depending on the nature of the lease arrangements and performance of the lessee. There is an inherent risk around the accuracy of the revenue recorded given the complexity of the IT system and impact of the terms of lease agreements to the revenue recognition.

Within lease rental income, there are also specific arrangements related to (i) rent income computed by reference to lessee turnover and (ii) tenant incentives and guaranteed rent increases which warrant additional audit focus as they involve high level of management estimates and judgments and hence have an increased inherent risk of error due to the non-standard nature of such transactions.

Our audit procedures included considering the appropriateness of the Group's revenue recognition accounting policies and assessing compliance with the policies in terms of IFRSs.

We performed test of controls, assisted by our IT specialists, over revenue recognition with specific focus on whether lease income is recorded over the lease term on a straight line basis or other applicable basis as per the terms of the lease contract. We performed tests of details, on a sample basis, to review the lease contracts entered into with the customers to assess whether lease income recorded is as per the contract terms and also to identify any non-standard lease clauses and to assess the appropriateness of the rental income accounting. We assessed the completeness of lease rental income recorded during the year through matching the data used in the revenue recognition to the approved lease agreements with the customers. We also performed detailed substantive analytical procedures of lease rental income and the timing of its recognition.

Regarding rent income calculated from lessee turnover, we performed test of controls and matched the working to the reports received from lessees and in case where no reports were available, we tested management estimates. For tenant incentives and guaranteed rent increases, we matched it to the lease agreements as per the sample and tested management estimates.

Note 2.4 to the consolidated financial statements includes the accounting policy followed by the Group for recognising lease rental income.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Key audit matters (continued)

Impairment review of development properties and property, plant and equipment

The Group assesses indicators of impairment on its development properties, both for completed projects and projects under development and property, plant and equipment on an ongoing basis due to the volatility in the market values.

The Group uses valuations carried out by third party valuers to ascertain impairment on these properties. The valuation of the properties involves significant estimation and assumptions. Any variation in the estimation / assumptions used for the valuation of the property could have a material impact on the consolidated financial statements of the Group.

In determining a project's valuation the valuers use the direct comparison method for completed projects and the residual appraisal method for projects under development. The Direct Comparison method involves the analysis of transactions relating to direct comparable units where available and is deemed an appropriate approach to adopt in making an assessment of market value. For projects under development, the value of the project is determined by estimating the fair value of the completed project using a capitalisation method less estimated costs to completion and a risk premium.

The existence of significant estimation uncertainty warrants significant audit attention in this area as the amounts involved are very significant. There were also a number of specific factors affecting the valuations in the year which we considered when making our assessment.

Notes 12 and 16 to the consolidated financial statements includes the disclosure of valuation methods and key assumptions used for the fair valuation of the properties.

We involved our internal real estate valuation specialists to review the valuation reports for selected properties and assessed whether the valuation approach and methods used are in accordance with the established standards for valuation of the properties and suitable for use in determining the fair value for the purpose of assessment of impairment loss and disclosure of fair value in the consolidated financial statements. Our internal specialist also assessed the assumptions used by the third party valuers in the valuation process.

We have performed audit procedures to assess whether the source data used for the valuation are reasonable by comparing the source data used in the valuation to the management reports, and other procedures to obtain insight into the calculation models used to determine the recoverable value. We have discussed the source data and the related estimation uncertainties with various project officers and management. We also reviewed the disclosures included in the consolidated financial statements regarding the key assumptions which have the highest effect in the determination of the fair value of properties. We compared the investment yields used by the valuers to an estimated range of expected yields. We also considered the reasonableness of other assumptions that are not so readily comparable with published benchmarks, such as discount rates, rate of return etc. Where assumptions were outside the expected range or otherwise unusual, and/or valuations showed unexpected movements, we extended our audit procedures and, when necessary, held further discussions with the management.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Key audit matters (continued)

Impairment review of development properties and property, plant and equipment (continued)

We also assessed the qualifications and expertise of the valuers and reviewed the terms of their engagement with the Group to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations upon their work. We also considered fee arrangements between the valuers and other engagements which might exist between the Group and the valuers.

Accounting for business acquisition

During the prior years, the Group had made investment in the equity shares of Emaar MGF Land Limited ("EMGF") which was accounted for as investment in associate under the equity method of accounting. As at 1 January 2016, the Group had investment to the extent of 48.86% in the equity shares of EMGF.

In May 2016, the Group filed a scheme of arrangement with the Delhi High Court in India for the demerger ("demerger scheme") of the operations of EMGF, based on the agreement reached between the Group and the other promoter group in EMGF. Accordingly, on 18 May 2016, the original joint venture agreement and the memorandum and articles of association of EMGF have been amended, resulting in the Group gaining control of the operations of EMGF.

In addition to gaining control, the Group has also increased its equity stake in EMGF through transfer of ownership of 7.68% from the other promoter group of EMGF to the Group in lieu of indemnities given for loans provided as agreed in the demerger scheme. Further, the Group has acquired additional interest of 0.79% of shares from non-controlling shareholders of EMGF on 17 November 2016. This resulted in the Group increasing its ownership interest in EMGF from 48.86% to 57.33%. The transaction has been accounted for using the acquisition method with effect from the date of acquisition.

The acquisition accounting for these transactions comprise significant judgement of the management for the purchase price allocation, mainly in relation to the valuation of the assets and liabilities such as, development properties, contingent liabilities recorded on acquisition, deferred tax liabilities and the remaining gain on bargain purchase balance. In addition, the demerger scheme agreed between the parties required specific attention concerning the application of the appropriate accounting treatment. Given the high level of management judgement and the complexity of contractual agreements we considered this area to be important for our audit.

We tested the purchase price allocations in which we reviewed the fair valuation of the various assets and liabilities, including contingent liabilities recorded on acquisition of EMGF. We tested that the Group applies a consistent and generally accepted valuation method for the valuation for various assets and liabilities. We involved our internal real estate valuation specialists to review the reasonableness of management's valuation methodologies and assumptions. We evaluated the timing and appropriateness of the accounting treatment and the consideration of the acquisitions based on the contractual agreements. In addition we have reviewed the adequacy of the related disclosures included in the consolidated financial statements.

Notes 4 (a)(1) and Note 28 to the consolidated financial statements include the disclosure of the business acquisition made during the year and details of a contingent liability relating to EMGF.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Other information

Other information consists of the information included in the Directors' Report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the management and Audit Committee for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with IFRSs and in compliance with the applicable provisions of the articles of association of the Company and the UAE Federal Law No. (2) of 2015, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Auditor's responsibilities for the audit of the consolidated financial statements (continued)

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR PROPERTIES PJSC (continued)

Report on other legal and regulatory requirements

Further, as required by the UAE Federal Law No. (2) of 2015, we report that:

- i) we have obtained all the information we considered necessary for the purposes of our audit;
- ii) the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Law No. (2) of 2015, and the articles of association of the Company;
- iii) the Company has maintained proper books of account;
- iv) the financial information included in the Directors' Report is consistent with the books of account of the Company;
- v) investments in shares and stocks during the year ended 31 December 2016 are disclosed in note 13 to the consolidated financial statements;
- vi) note 31 reflects material related party transactions and the terms under which they were conducted;
- vii) based on the information that has been made available to us, nothing has come to our attention which causes us to believe that the Company has contravened during the financial year ended 31 December 2016 any of the applicable provisions of the UAE Federal Law No. (2) of 2015 or of its articles of association which would materially affect its activities or its financial position as at 31 December 2016; and
- viii) note 6 reflects the social contributions made during the year.

For Ernst & Young



Anthony O'Sullivan
Partner
Registration No. 687

6 March 2017

Dubai, United Arab Emirates

Emaar Properties PJSC and its Subsidiaries

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2016

		<i>(US\$ 1.00 = AED 3.673)</i>	
		<u>2016</u>	<u>2015</u>
		<u>AED'000</u>	<u>AED'000</u>
	<i>Notes</i>		
Revenue	5	15,539,704	13,660,536
Cost of revenue	5	(7,439,780)	(6,397,612)
GROSS PROFIT		<u>8,099,924</u>	<u>7,262,924</u>
Other operating income		324,720	320,595
Other operating expenses		(157,040)	(160,560)
Selling, general and administrative expenses	6	(2,965,881)	(2,878,562)
Finance income	7	640,534	432,319
Finance costs		(598,668)	(477,563)
Other income		437,292	148,672
Share of results of associates and joint ventures	15	113,950	188,790
Write off of assets	16	-	(301,272)
PROFIT BEFORE TAX		<u>5,894,831</u>	<u>4,535,343</u>
Income tax (expense) / credit	8	(78,564)	53,950
PROFIT FOR THE YEAR		<u>5,816,267</u>	<u>4,589,293</u>
ATTRIBUTABLE TO:			
Owners of the Parent		5,232,857	4,082,165
Non-controlling interests		583,410	507,128
		<u>5,816,267</u>	<u>4,589,293</u>
Earnings per share attributable to the owners of the Parent:			
- basic and diluted earnings per share (AED)	27	<u>0.73</u>	<u>0.57</u>

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2016

	<i>(US\$ 1.00 = AED 3.673)</i>	
	<i>2016</i>	<i>2015</i>
	<i>AED'000</i>	<i>AED'000</i>
Profit for the year	5,816,267	4,589,293
<i>Other comprehensive income/(loss) to be reclassified to income statement in subsequent periods:</i>		
Increase/(decrease) in hedging reserve	10,038	(31,420)
Decrease in unrealised gains/(losses) reserve	(95,406)	(26,840)
Decrease in foreign currency translation reserve	(2,900,191)	(461,403)
Foreign currency translation loss recycled to income statement	1,321,013	-
Net other comprehensive income/(loss) to be reclassified to income statement in subsequent periods	(1,664,546)	(519,663)
<i>Other comprehensive income/(loss) not to be reclassified to income statement in subsequent periods:</i>		
Increase/(decrease) in unrealised gains/(losses) reserve	131,835	(201,108)
Realised gain on fair value movement through other comprehensive income	2,710	11,940
Net other comprehensive income/(loss) not to be reclassified to income statement in subsequent periods	134,545	(189,168)
Total comprehensive income for the year	4,286,266	3,880,462
ATTRIBUTABLE TO:		
Owners of the Parent	3,971,585	3,377,647
Non-controlling interests	314,681	502,815
	4,286,266	3,880,462

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2016

(US\$ 1.00 = AED 3.673)

	Notes	2016 AED'000	2015 AED'000
ASSETS			
Bank balances and cash	9	17,288,535	17,918,972
Trade and unbilled receivables	10	2,691,566	2,616,981
Other assets, receivables, deposits and prepayments	11	7,884,097	4,814,487
Development properties	12	32,456,393	21,356,561
Assets classified as held for sale	4	6,213,464	-
Investments in securities	13	1,620,108	1,652,237
Loans to associates and joint ventures	14	153,709	3,022,175
Investments in associates and joint ventures	15	4,863,434	6,696,930
Property, plant and equipment	16	9,331,301	9,333,284
Investment properties	17	13,785,511	12,099,101
Goodwill	18	46,066	46,066
TOTAL ASSETS		96,334,184	79,556,794
LIABILITIES AND EQUITY			
LIABILITIES			
Trade and other payables	19	11,303,542	9,350,397
Advances from customers	20	15,754,394	14,071,943
Liabilities directly associated with assets classified as held for sale	4	3,217,547	-
Retentions payable	21	892,404	803,292
Interest-bearing loans and borrowings	22	10,036,165	6,874,794
Sukuk	23	7,314,037	6,399,132
Provision for employees' end-of-service benefits	24	148,530	136,104
TOTAL LIABILITIES		48,666,619	37,635,662
EQUITY			
Equity attributable to owners of the Parent			
Share capital	25	7,159,739	7,159,739
Employees' performance share program		(1,684)	(1,684)
Reserves	26	16,197,029	16,938,069
Retained earnings		17,649,244	14,018,215
Non-controlling interests		41,004,328	38,114,339
		6,663,237	3,806,793
TOTAL EQUITY		47,667,565	41,921,132
TOTAL LIABILITIES AND EQUITY		96,334,184	79,556,794

The consolidated financial statements were authorised for issue on 6 March 2017 by the Board of Directors and signed on their behalf by:


Chairman


Director

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2016

(US\$ 1.00 = AED 3.673)

	Attributable to the owners of the Parent					Total equity AED '000	
	Share capital AED '000	Employees' share program AED '000	Reserves AED '000	Retained earnings AED '000	Total AED '000		Non-controlling interests AED '000
Balance at 1 January 2016	7,159,739	(1,684)	16,938,069	14,018,215	38,114,339	3,806,793	41,921,132
Profit for the year	-	-	-	5,232,857	5,232,857	583,410	5,816,267
Other comprehensive (loss) / income for the year	-	-	(1,263,982)	2,710	(1,261,272)	(268,729)	(1,530,001)
Total comprehensive income for the year	-	-	(1,263,982)	5,235,567	3,971,585	314,681	4,286,266
Non-controlling interest arising on a business combination (note 4(a)(1))	-	-	-	-	-	2,917,779	2,917,779
Acquisition of non-controlling interest (note 4(a)(1))	-	-	(344)	25,981	25,637	(52,690)	(27,053)
Transfer to reserves (note 26)	-	-	523,286	(523,286)	-	-	-
Dividend paid to shareholders (note 30)	-	-	-	(1,073,961)	(1,073,961)	-	(1,073,961)
Dividend and directors' bonus of a subsidiary	-	-	-	(4,697)	(4,697)	(325,853)	(330,550)
Directors' bonus (note 31)	-	-	-	(28,575)	(28,575)	-	(28,575)
Movement in non-controlling interests	-	-	-	-	-	2,527	2,527
Balance at 31 December 2016	7,159,739	(1,684)	16,197,029	17,649,244	41,004,328	6,663,237	47,667,565

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)

For the year ended 31 December 2016

(US\$ 1.00 = AED 3.673)

Attributable to the owners of the Parent

	Share capital AED '000	Employees' performance share program AED '000	Reserves AED '000	Retained earnings AED '000	Total AED '000	Non-controlling interests AED '000	Total equity AED '000
Balance at 31 December 2014	7,159,739	(1,684)	16,407,081	9,445,391	33,010,527	2,620,047	35,630,574
Effect of changes in accounting policy	-	-	-	2,337,907	2,337,907	21,763	2,359,670
Balance at 1 January 2015	7,159,739	(1,684)	16,407,081	11,783,298	35,348,434	2,641,810	37,990,244
Profit for the year	-	-	-	4,082,165	4,082,165	507,128	4,589,293
Other comprehensive (loss) / income for the year	-	-	(716,458)	11,940	(704,518)	(4,313)	(708,831)
Total comprehensive income for the year	-	-	(716,458)	4,094,105	3,377,647	502,815	3,880,462
Dilution of investment in subsidiary	-	-	603,242	(72,982)	530,260	365,247	895,507
Acquisition of non-controlling interest	-	-	2,197	(47,189)	(44,992)	20,863	(24,129)
Contribution made during the year	-	-	-	-	-	276,058	276,058
Transfer to reserves (note 26)	-	-	642,007	(642,007)	-	-	-
Dividend (note 30)	-	-	-	(1,073,961)	(1,073,961)	-	(1,073,961)
Directors' bonus (note 31)	-	-	-	(23,049)	(23,049)	-	(23,049)
Balance at 31 December 2015	7,159,739	(1,684)	16,938,069	14,018,215	38,114,339	3,806,793	41,921,132

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries
CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 31 December 2016

		(US\$ 1.00 = AED 3.673)	
		2016	2015
		AED'000	AED'000
	Notes		
Cash flows from operating activities			
Profit before tax		5,894,831	4,535,343
Adjustments for:			
Share of results of associates and joint ventures	15	(113,950)	(188,790)
Depreciation	6	954,921	901,011
Provision for end-of-service benefits, net	24	2,496	2,520
Loss/(gain) on disposal of property, plant and equipment		12,191	(2,334)
Loss on disposal of investment properties		4,181	9,792
Gain on re-measurement of previously existing interest in an associate, net	4(a)(1)	(9,247)	-
Finance costs		598,668	477,563
Finance income	7	(640,534)	(432,319)
Provision for doubtful debts/write-off	6	27,987	36,894
Write-off of assets	16	-	301,272
Cash from operations before working capital changes:		6,731,544	5,640,952
Trade and unbilled receivables		97,936	(870,076)
Other assets, receivables, deposits and prepayments		(2,128,776)	(1,153,390)
Development properties		(523,365)	78,007
Advances from customers	20	(561,577)	1,484,918
Trade and other payables		(1,296,061)	349,088
Retentions payable		39,645	81,672
Proceeds from insurance compensation - business interruption		18,710	-
Income tax, net		25,328	1,828
Net cash flows from operating activities		2,403,384	5,612,999
Cash flows from investing activities			
Purchase of securities	13	(1,070,624)	(931,116)
Proceeds from disposal of securities		438,778	21,310
Finance income received		511,817	245,337
Dividends received from associates and joint ventures	15	135,974	113,844
Additional investments in and loans to associates and joint ventures		(392,648)	(5,503)
Amounts incurred on investment properties	17	(1,997,684)	(845,730)
Proceeds from disposal of investment properties		59	-
Amounts incurred on property, plant and equipment	16	(1,206,677)	(1,272,311)
Proceeds from disposal of property, plant and equipment		29,907	7,693
Deposits maturing after three months (including deposits under lien)		801,541	(690,138)
Proceeds from insurance compensation - loss of hotel assets		81,290	-
Acquisition of non-controlling interests	4(a)(1)	(27,053)	-
Net cash and cash equivalents acquired on acquisition of a subsidiary	4(a)(1)	13,458	-
Net cash flows used in investing activities		(2,681,862)	(3,356,614)
Cash flows from financing activities			
Proceeds from interest-bearing loans and borrowings	22	3,117,254	1,588,353
Proceeds from issuance of Sukuk	23	2,754,750	-
Repayment of Sukuk	23	(1,836,500)	-
Dividends paid (including dividends of a subsidiary)		(1,397,894)	(2,378,328)
Repayment of interest-bearing loans and borrowings	22	(930,664)	(680,292)
Finance costs paid		(759,121)	(438,052)
Directors' bonus paid (including Directors' bonus of a subsidiary)		(34,125)	(23,049)
Proceeds from dilution of investment in a subsidiary		-	932,920
Movement in non-controlling interests		2,527	-
Net cash flows from/(used in) financing activities		916,227	(998,448)
Increase in cash and cash equivalents		637,749	1,257,937
Net foreign exchange difference		(558,491)	(46,848)
Cash and cash equivalents at the beginning of the year		8,881,842	7,670,753
Cash and cash equivalents at the end of the year	9	8,961,100	8,881,842

The accompanying notes 1 to 35 form an integral part of these consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

At 31 December 2016

I 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 in 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, development and development management, shopping malls and retail, hospitality, property management and utility services and investments in providers of financial services.

The Federal Law No. (2) of 2015, concerning Commercial Companies, has come into effect from 28 June 2015, replacing the existing Federal Law No. (8) of 1984 (as amended). The Company amended its Articles of Association and is in the process of amending the articles of associations of all of its subsidiaries in the UAE to comply with the requirements of the new law and expects to be fully compliant on or before the end of the grace period on 30 June 2017 (as amended).

2.1 BASIS OF PREPARATION

The consolidated financial statements of the Group are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board ("IASB") and applicable requirements of the United Arab Emirates laws.

The 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 consolidated financial statements have 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.

Certain comparative amounts have been reclassified to conform to the presentation used in these consolidated financial statements.

Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and entities (including special purpose entities) controlled by the Company (its subsidiaries) as at 31 December 2016. Control is achieved where all the following criteria are met:

- (a) the Company has power over an entity (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
- (b) the Company has exposure, or rights, to variable returns from its involvement with the entity; and
- (c) the Company has the ability to use its power over the entity to affect the amount of the Company's returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Subsidiaries

Subsidiaries are fully 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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

Subsidiaries (continued)

Share of comprehensive income/loss within a subsidiary is attributed to the non-controlling interest 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. 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 interest;
- 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 consolidated income statement; and
- Reclassifies the Group's share of components previously recognised in other comprehensive income to the consolidated income statement or retained earnings, as appropriate.

Details of the Company's significant subsidiaries as at 31 December 2016 are as follows:

Subsidiary	Place of incorporation	Principal activities	Percentage of beneficial interest
Emaar Hospitality Group LLC	UAE	Providing hospitality services	100.00%
Emaar Properties Gayrimenkul Gelistirme Anonim Sirketi	Republic of Turkey ("Turkey")	Property investment and development	100.00%
Emaar Libadiye Gayrimenkul Gelistirme A.S.	Republic of Turkey ("Turkey")	Property investment and development, development of retail, shopping malls and hospitality assets	100.00%
Emaar Entertainment LLC	UAE	Leisure and entertainment activities	100.00%
Emaar Hotels & Resorts Group	UAE	Providing hospitality services	100.00%
Manarat Al Manzil Real Estate Investment Limited (LLC)	Kingdom of Saudi Arabia ("KSA")	Property investment and development	92.20%
Emaar Misr for Development SAE	Arab Republic of Egypt ("Egypt")	Property investment and development	88.96%
Emaar Malls PJSC (formerly Emaar Malls Group PJSC)	UAE	Retail development and management of shopping malls	84.63%
Emaar Middle East LLC	Kingdom of Saudi Arabia ("KSA")	Property investment and development	61.00%
Emaar IGO S.A.	Syrian Arab Republic ("Syria")	Property investment and development	60.00%
Dubai Hills Estate LLC	UAE	Property investment and development	50.00%
Emaar MGF Land Limited	India	Property investment and development	57.33%

At 31 December 2016

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

Subsidiaries (continued)

On 28 June 2015, Emaar Misr for Development S.A.E. ("Emaar Misr"), a subsidiary of the Group incorporated and operating in Egypt, issued an additional 600,000,000 ordinary shares (face value of EGP 1 per share) through a primary offering of shares in an Initial Public Offering ("IPO"). Subsequent to the listing of shares on EGX, due to volatility in the share market, the management of Emaar Misr, in accordance with laws and regulations, agreed to buyback certain shares to assist in stabilising the share price through utilisation of the stabilisation fund created during the IPO. Accordingly, on 4 August 2015, Emaar Misr bought back 90,000,000 shares representing 15% of the shares issued during the IPO and refunded EGP 342,000 thousands (AED 164,633 thousands) to the applicants. After the completion of buyback of the shares, the effective non-controlling interest for the Group in Emaar Misr is 11.04%. During the year, the shares bought back by Emaar Misr were canceled.

Associated companies and joint ventures

Associated companies are companies in which the Group has significant influence, but not control, over the financial and operating policies. Joint ventures are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions.

The Group's investment in associated companies and joint ventures are accounted for using the equity method of accounting. Under the equity method of accounting, investments in associated companies and joint ventures are carried in the consolidated statement of financial position at cost, plus post-acquisition changes in the Group's share of net assets of the associated and joint venture companies, less any impairment in value.

The consolidated income statement reflects the Group's share of results of its associates and joint ventures. Unrealised profits and losses resulting from transactions between the Group and associated companies and its joint ventures are eliminated to the extent of the Group's interest in the associated companies and joint ventures.

Special purpose entities

Special purpose entities are entities that are created to accomplish a narrow and well-defined objectives. The financial information of special purpose entities is included in the Group's consolidated financial statements where the substance of the relationship is that the Group controls the special purpose entity and hence, they are accounted for as subsidiaries.

2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of these consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures and the disclosure of contingent liabilities at the reporting date. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Estimates and their underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised.

The key judgments and estimates and assumptions that have a significant impact on the consolidated financial statements of the Group are discussed below:

Judgments

Satisfaction of performance obligations

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method of recognising revenue. The Group has assessed that based on the sale and purchase agreements entered into with customers and the provisions of relevant laws and regulations, where contracts are entered into to provide real estate assets to customer, the Group does not create an asset with an alternative use to the Group and usually has an enforceable right to payment for performance completed to date. In these circumstances the Group recognises revenue over time. Where this is not the case revenue is recognised at a point in time.

Determination of transaction prices

The Group is required to determine the transaction price in respect of each of its contracts with customers. In making such judgment the Group assesses the impact of any variable consideration in the contract, due to discounts or penalties, the existence of any significant financing component in the contract and any non-cash consideration in the contract.

2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Judgments (continued)

Determination of transaction prices (continued)

In determining the impact of variable consideration the Group uses the “most-likely amount” method in IFRS 15 whereby the transaction price is determined by reference to the single most likely amount in a range of possible consideration amounts.

Transfer of control in contracts with customers

In cases where the Group determines that performance obligations are satisfied at a point in time, revenue is recognised when control over the asset that is the subject of the contract is transferred to the customer. In the case of contracts to sell real estate assets this is generally when the consideration for the unit has been substantially received and there are no impediments in the handing over of the unit to the customer.

Revenue recognition for leases

Rental income arising from operating leases on investment properties is recognised, net of discount, in accordance with the terms of lease contracts over the lease term on a straight line basis, except where an alternative basis is more representative of the pattern of benefits to be 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 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 owned by the Group are to be classified as part of property, plant and equipment rather than investment properties since the Group also operates these assets.

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 IFRS 15 *Revenue from Contracts with Customers*.

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 all 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*.

Consolidation of subsidiaries

The Group has evaluated all the investee entities including special purpose entities to determine whether it controls the investee as per the criteria laid out by IFRS 10 *Consolidated Financial Statements*. The Group has evaluated, amongst other things, its ownership interest, the contractual arrangements in place and its ability and the extent of its involvement with the relevant activities of the investee entities to determine whether it controls the investee.

2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Estimations and assumptions

Valuation of investment properties

The Group hires the services of third party professionally qualified valuers to obtain estimates of the market value of investment properties using recognised valuation techniques for the purposes of their impairment review and disclosures in the consolidated financial statements.

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

Allocation of transaction price to performance obligation in contracts with customers

The Group has elected to apply the input method in allocating the transaction price to performance obligations where revenue is recognised over time. The Group considers that the use of the input method, which requires revenue recognition on the basis of the Group's efforts to the satisfaction of the performance obligation, provides the best reference of revenue actually earned. In applying the input method the Group estimates the cost to complete the projects in order to determine the amount of revenue to be 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.

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.

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. The Group establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective countries in which it operates. The amount of such provision is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretations may arise on a wide variety of issues depending on the conditions prevailing in the respective domicile of the Group companies.

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Impairment of non-financial assets

The Group assesses whether there are any indicators of impairment for all non-financial assets at each reporting date. The non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value in use calculations are undertaken, management estimates the expected future cash flows from the asset or cash-generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows.

Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the statement of financial position cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility.

2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES

(a) New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2015, except for the adoption of new standards, interpretations and amendments effective as of 1 January 2016. Although these new standards and amendments apply for the first time in 2016, they do not have a material impact on the consolidated financial statements of the Group. The nature and the impact of each new standard or amendment is described below:

IFRS 14 Regulatory Deferral Accounts

IFRS 14 is an optional standard that allows an entity, whose activities are subject to rate-regulation, to continue applying most of its existing accounting policies for regulatory deferral account balances upon its first-time adoption of IFRS. IFRS 14 is effective for annual periods beginning on or after 1 January 2016. Since the Group is an existing IFRS preparer and is not involved in any rate-regulated activities, this standard does not apply.

Amendments to IFRS 11 Joint Arrangements: Accounting for Acquisitions of Interests

The amendments to IFRS 11 require that a joint operator accounting for the acquisition of an interest in a joint operation, in which the activity of the joint operation constitutes a business, must apply the relevant IFRS 3 *Business Combinations* principles for business combination accounting. These amendments do not have any impact on the Group as there has been no interest acquired in a joint operation during the year.

Amendments to IAS 16 and IAS 38: Clarification of Acceptable Methods of Depreciation and Amortisation

The amendments clarify the principle in IAS 16 *Property, Plant and Equipment* and IAS 38 *Intangible Assets* that revenue reflects a pattern of economic benefits that are generated from operating a business (of which the asset is a part) rather than the economic benefits that are consumed through use of the asset. The amendments are effective prospectively for annual periods beginning on or after 1 January 2016, with early adoption permitted. These amendments do not have any impact on the Group given that the Group has not used a revenue-based method to depreciate its non current assets.

Amendments to IAS 16 and IAS 41 Agriculture: Bearer Plants

The amendments change the accounting requirements for biological assets that meet the definition of bearer plants. Under the amendments, biological assets that meet the definition of bearer plants will no longer be within the scope of IAS 41 *Agriculture*. Instead, IAS 16 will apply. The amendments are retrospectively effective for annual periods beginning on or after 1 January 2016, with early adoption permitted. These amendments do not have any impact on the Group as the Group does not have any bearer plants.

Amendments to IAS 27: Equity Method in Separate Financial Statements

The amendments will allow entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements. Entities already applying IFRS and electing to change to the equity method in their separate financial statements will have to apply that change retrospectively. The amendments are effective for annual periods beginning on or after 1 January 2016, with early adoption permitted. These amendments do not have any impact on the Group's consolidated financial statements.

Annual Improvements 2012-2014 Cycle

These improvements are effective for annual periods beginning on or after 1 January 2016. They include:

- IFRS 5 Non-current Assets Held for Sale and Discontinued Operations
- IFRS 7 Financial Instruments: Disclosures
- IAS 19 Employee Benefits
- IAS 34 Interim Financial Reporting
- Amendments to IAS 1 Disclosure Initiative
- Amendments to IFRS 10, IFRS 12 and IAS 28 Investment Entities: Applying the Consolidation Exception

These amendments do not have any impact on the Group.

2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES (continued)

(b) Standards, amendments and interpretations in issue but not effective

At the date of authorisation of these consolidated financial statements, other than the standards and interpretations adopted by the Group (as described above) the following standards, amendments and interpretations were in issue but not yet effective.

IAS 12	Amendments to IAS 12 <i>Disclosure of interest in other entities</i> (Recognition of Deferred Tax Assets for Unrealised Losses) (effective for annual periods beginning 1 January 2017);
IAS 7	Amendments to IAS 7 <i>Statement of Cash Flows</i> (Disclosure Initiative) (effective for annual periods beginning 1 January 2017);
IFRS 10, IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (The IASB has deferred the effective date of these amendments indefinitely, but an entity that early adopts the amendments must apply them prospectively);
IFRS 2	Amendment to IFRS 2 <i>Share-based Payment</i> (Classification and Measurement of Share-based Payment Transactions (effective for annual periods beginning on or after 1 January 2018); and
IFRS 16	Leases: Lessees required to recognise a lease liability for the obligation to make lease payments and a right-of-use asset for the right to use the underlying asset for the lease term (effective for annual periods beginning on or after 1 January 2019).

The Group is currently assessing the impact of IFRS 16 *Leases*, which will be adopted to the extent applicable to the Group. Other than the potential impact, if any, of this standard the Group does not expect the adoption of the above new standards, amendments and interpretations to have a material impact on the future consolidated financial statements of the Group.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Revenue recognition

The Group has elected to early adopt IFRS 15 with effect from 1 January 2015. As a result of early adoption, the Group has applied the following accounting policy in the preparation of its consolidated financial statements.

Revenue from contracts with customers for sale of properties

The Group recognises revenue from contracts with customers based on a five step model as set out in IFRS 15:

- Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
2. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Revenue from contracts with customers for sale of properties (continued)

When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Where the amount of consideration received from a customer exceeds the amount of revenue recognised this gives rise to a contract liability.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the consolidated income statement to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

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.

Rental income from lease of investment property

Rental income arising from operating leases on investment properties is recognised, net of discount, in accordance with the terms of lease contracts over the lease term on a straight-line basis, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased asset.

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.

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. Where the outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

Customer loyalty programme

Within the hospitality segment, the Group operates a loyalty points programme, 'U by Emaar', which allows customers to accumulate points when they spend in any of the Group's hotel or leisure units. The points can be redeemed for discounts, subject to a minimum number of points being obtained. Consideration received is allocated between the revenue from hospitality and the points issued, with the consideration allocated to the points equal to their fair value. Fair value of the points is determined by applying a statistical analysis. The fair value of the points issued is deferred and recognised as revenue when the points are redeemed.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in the consolidated income statement in the year in which they are incurred.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Income tax

Taxation is provided in accordance with the relevant fiscal regulations of the countries in which the Group operates.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted as at the reporting date, and any adjustments to the tax payable in respect of prior years.

Income tax relating to items recognised directly in other comprehensive income or equity is recognised directly in other comprehensive income or equity and not in the consolidated income statement.

Deferred income tax is provided, using the liability method, on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purpose at the reporting date.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on laws that have been enacted as at the reporting date.

Deferred income tax assets are recognised for all deductible temporary differences and carry-forward of unused tax assets and unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax assets and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or liability is settled, based on tax rates that have been enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

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 land and 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.

At 31 December 2016

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property, plant and equipment (continued)

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.

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	
Furniture, fixtures and others	10 - 45 years
Plant and equipment	4 - 10 years
	3 - 10 years

No depreciation is charged on land and 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.

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 their 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 the value in use. The net selling price is the amount obtainable from the sale of an investment property in an arm's length transaction less related costs while value in use is the present value of estimated future cash flows expected to arise from the continuing use of the investment property and from its disposal at the end of its useful life.

Reversal of impairment losses recognised in the prior years is 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 and 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 the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Development properties (continued)

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.

Inventories

Inventories represent consumables and other goods relating to hospitality and retail business segments of the Group. Inventories are stated at the lower of cost and net realisable value with due allowance for any obsolete or slow moving items.

Costs are those expenses incurred in bringing each product to its present location and condition on a weighted average cost basis. Net realisable value is based on estimated selling price less any further costs expected to be incurred on disposal.

Investment in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in its associates and joint ventures are accounted for using the equity method.

Under the equity method, the investment in the associates and joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date. Goodwill relating to the associates or joint venture is included in the carrying amount of the investment and is neither amortised nor individually tested for impairment.

The consolidated income statement reflects the Group's share of the results of operations of its associates and joint venture after tax and non-controlling in the subsidiaries of the associate. Where there has been a change recognised directly in the other comprehensive income or equity of an associate, the Group recognises its share of any changes, when applicable, in the consolidated statement of comprehensive income or the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its associates or joint ventures are eliminated to the extent of the interest in the associate or joint venture.

The financial statement of the associates and joint venture are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associates or joint venture. At each reporting date, the Group determines whether there is any objective evidence that the investment in the associate or joint venture is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture, and its carrying value and recognises the impairment losses in the consolidated income statement.

Upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any differences between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated income statement. When the remaining investment in joint venture constitutes significant influence, it is accounted for as an investment in associate.

2.4 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 date. 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 comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in the consolidated income statement. Amounts previously recognised in the consolidated 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 consolidated income statement. 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.

2.4 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 I 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 and unbilled receivables

Trade and unbilled 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. When trade and unbilled receivables are uncollectible, it is written off against provision for doubtful debts. Subsequent recoveries of amounts previously written off are credited to the consolidated income statement.

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.

2.4 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 or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it 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.

If there is objective evidence that an impairment loss has been incurred, the amount of the loss is measured as the difference between the financial assets carrying amount and the present value of estimated future cash flows. The present value of the estimated future cash flows is discounted at the financial assets original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate.

For financial assets carried at amortised cost, the carrying amount is reduced through the use of an allowance account and the amount of the loss is recognised in the consolidated income statement. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income in the consolidated income statement. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased by adjusting the allowance account. If a future write-off is later recovered, the recovery is credited to finance costs in the consolidated income statement.

Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that a non-financial 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 entities or other available fair value indicators.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment of non-financial assets (continued)

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.

Financial liabilities and equity instruments issued by the Group

Debt and equity instruments are classified as either financial liabilities or as equity instruments in accordance with the substance of the contractual agreements. Financial liabilities within the scope of IFRS 9 are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivative instrument as appropriate. The Group determines the classification of its financial liabilities at the initial recognition.

Trade and other payables

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

Loans and borrowings

Term loans are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the liabilities are derecognised as well as through the amortisation process.

Sukuk

The sukuk are stated at amortised cost using the effective profit rate method. Profit attributable to the sukuk is calculated by applying the prevailing market profit rate, at the time of issue, for similar sukuk instruments and any difference with the profit distributed is added to the carrying amount of the sukuk.

Other financial liabilities

Other financial liabilities are initially measured at fair value, net of transaction costs and are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, then the difference in the respective carrying amounts is recognised in the consolidated income statement.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset.

Group as a lessee

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor, are classified as operating leases. Payments, including prepayments, made under operating leases (net of any incentives received from the lessor) are charged to the consolidated income statement in accordance with the terms of the lease contracts over the lease term based on a systematic basis as this method is more representative of the time pattern in which use of benefit are derived from the leased assets.

Group as a lessor

The Group has entered into 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 all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases. Lease income is recognised in the consolidated income statement in accordance with the terms of the lease contracts over the lease term on a systematic basis as this method is more representative of the time pattern in which use of benefit are derived from the leased assets.

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. 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 at fair value on the date of acquisition. 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 the consolidated income statement. 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 IFRS 9 *Financial Instruments* 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 fair value of net identifiable tangible and intangible assets acquired and liabilities assumed. If the 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.

Goodwill is tested for impairment annually as at the reporting date and when circumstances indicate that the carrying value may be impaired.

Impairment is determined for goodwill by assessing the recoverable amount of each cash-generating unit to which the goodwill relates. When the recoverable amount of the cash-generating unit is less than the carrying amount, an impairment loss is recognised in the consolidated income statement. Impairment losses relating to goodwill cannot be reversed in future periods.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Contingent liabilities recognised in a business combination

A contingent liability recognised in a business combination is initially measured at its fair value. Subsequently, it is measured at the higher of the amount that would be recognised in accordance with the requirements for provisions above or the amount initially recognised less (when appropriate) cumulative amortisation recognised in accordance with the requirements for revenue recognition.

End-of-service benefits

The Group provides end-of-service benefits to its employees. The entitlement to these benefits is usually based upon the employees' final salary and length of service, subject to the completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment.

With respect to its eligible UAE and GCC national employees, the Group makes contributions to a pension fund established by the UAE General Pension and Social Security Authority calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are expensed when due.

Provisions

Provisions are recognised when the Group has a legal or constructive obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and the amount can be reliably estimated. When the Group expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation at the end of the reporting period, using a rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

Provisions are reviewed at each statement of financial position date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision is reversed.

Share-based payment transactions

Employees (including senior executives) of the Group also receive remuneration in the form of share-based payment transactions, whereby employees render services as consideration for equity instruments ("equity settled transactions"). The cost of equity settled transactions with employees is measured by reference to the fair value at the date at which the awards are granted. The cost of equity settled transactions with employees is recognised, together with a corresponding increase in equity, over the period in which the performance conditions are fulfilled ending on the date on which the employees become fully entitled to the award ("vesting date"). The cumulative expense recognised for equity settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to the consolidated income statement for a period represents the movement in cumulative expense recognised as at the beginning and end of that period.

Under the Company's policy, awards, which represent the right to purchase the Company's ordinary shares at par, are allocated to eligible employees (including executive directors) of the Company.

Foreign currency translations

The consolidated financial statements are presented in AED which is the functional currency of the Company. 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.

Transactions in foreign currencies are recorded in the functional currency at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the reporting date. All differences are taken to the consolidated income statement. Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item.

2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Foreign currency translations (continued)

As at the reporting date, the assets and liabilities of subsidiaries with functional currencies other than AED are translated into AED at the rate of exchange ruling at the reporting date and their statements of income are translated at the weighted average exchange rates for the year. The differences arising on the translation are taken directly to the consolidated statement of comprehensive income. On disposal of an entity, the deferred cumulative amount recognised in equity relating to that entity is recognised in the consolidated income statement.

Contingencies

Contingent liabilities are not recognised in the consolidated financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. A contingent asset is not recognised in the consolidated financial statements but disclosed when an inflow of economic benefits is probable.

Fair value measurement

The Group measures financial instruments, such as investment in securities and hedges, at fair value at each reporting date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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.

Fair value of interest rate swap contract is determined by reference to market value for similar instruments.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Fair value measurements are those derived from quoted prices in an active market (that are unadjusted) for identical assets or liabilities.
- Level 2 – Fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 – Fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

3 SEGMENT INFORMATION

Management monitors the operating results of its business segments 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 sell condominiums, villas, commercial units and plots of land), leasing and related activities (develop, lease and manage malls, retail, commercial and residential spaces) and hospitality (develop, own and/or manage hotels, serviced 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 property sales, leasing and related activities and hospitality are included in other operating income.

Geographic segments

The Group is currently operating in number of countries outside the UAE and is engaged in development of several projects which will have significant impact in future years. 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 include revenue, contribution, and certain assets and liabilities information regarding business segments for the years ended 31 December 2016 and 2015.

	<i>Real estate AED'000</i>	<i>Leasing and related activities AED'000</i>	<i>Hospitality AED'000</i>	<i>Others AED'000</i>	<i>Total AED'000</i>
2016:					
Revenue					
Revenue from external customers					
- Over a period of time	8,350,682	-	-	-	8,350,682
- Single point in time / leasing revenue	1,214,924	4,535,998	1,438,100	-	7,189,022
	<u>9,565,606</u>	<u>4,535,998</u>	<u>1,438,100</u>	<u>-</u>	<u>15,539,704</u>
Results					
Contribution for the year	<u>2,749,836</u>	<u>2,836,222</u>	<u>674,692</u>	<u>242,097</u>	<u>6,502,847</u>
Unallocated selling, general and administrative expenses					(787,804)
Unallocated finance income, net					179,788
Profit before tax for the year					<u>5,894,831</u>
Assets and liabilities:					
Segment assets	<u>66,836,123</u>	<u>19,111,164</u>	<u>6,864,372</u>	<u>3,522,525</u>	<u>96,334,184</u>
Segment liabilities	<u>38,077,432</u>	<u>9,061,379</u>	<u>953,039</u>	<u>574,769</u>	<u>48,666,619</u>
Other segment information					
Capital expenditure (property, plant and equipment and investment properties)	<u>176,042</u>	<u>2,093,964</u>	<u>901,374</u>	<u>32,981</u>	<u>3,204,361</u>
Depreciation (property, plant and equipment and investment properties)	<u>164,342</u>	<u>501,586</u>	<u>230,075</u>	<u>58,918</u>	<u>954,921</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

3 SEGMENT INFORMATION (continued)

Business segments (continued)

	<i>Real estate AED'000</i>	<i>Leasing and related activities AED'000</i>	<i>Hospitality AED'000</i>	<i>Others AED'000</i>	<i>Total AED'000</i>
2015:					
Revenue					
Revenue from external customers					
- Over a period of time	6,508,705	-	-	-	6,508,705
- Single point in time / leasing revenue	1,363,980	4,111,160	1,676,691	-	7,151,831
	<u>7,872,685</u>	<u>4,111,160</u>	<u>1,676,691</u>	<u>-</u>	<u>13,660,536</u>
Results					
Contribution for the year	<u>2,514,767</u>	<u>2,478,067</u>	<u>13,647</u>	<u>173,724</u>	5,180,205
Unallocated selling, general and administrative expenses					(700,598)
Unallocated finance income, net					55,736
Profit before tax for the year					<u>4,535,343</u>
Assets and liabilities:					
Segment assets	<u>53,059,250</u>	<u>16,843,336</u>	<u>6,238,309</u>	<u>3,415,899</u>	<u>79,556,794</u>
Segment liabilities	<u>27,475,431</u>	<u>8,957,077</u>	<u>686,145</u>	<u>517,009</u>	<u>37,635,662</u>
Other segment information					
Capital expenditure (property, plant and equipment and investment properties)	<u>87,667</u>	<u>931,975</u>	<u>1,367,847</u>	<u>6,610</u>	<u>2,394,099</u>
Depreciation (property, plant and equipment and investment properties)	<u>140,419</u>	<u>456,593</u>	<u>243,940</u>	<u>60,059</u>	<u>901,011</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

3 SEGMENT INFORMATION (continued)

Geographic segments

The following tables include revenue and certain asset information regarding geographic segments for the years ended 31 December 2016 and 2015.

	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
2016:			
Revenue			
Revenue from external customers			
- Over a period of time	5,938,691	2,411,991	8,350,682
- Single point in time / leasing revenue	6,668,954	520,068	7,189,022
	<u>12,607,645</u>	<u>2,932,059</u>	<u>15,539,704</u>
Assets			
Segment assets			
Investments in associates and joint ventures	56,363,647	35,107,103	91,470,750
	1,822,290	3,041,144	4,863,434
Total assets	<u>58,185,937</u>	<u>38,148,247</u>	<u>96,334,184</u>
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	<u>2,325,063</u>	<u>879,298</u>	<u>3,204,361</u>
	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
2015:			
Revenue			
Revenue from external customers			
- Over a period of time	4,027,710	2,480,995	6,508,705
- Single point in time / leasing revenue	6,853,299	298,532	7,151,831
	<u>10,881,009</u>	<u>2,779,527</u>	<u>13,660,536</u>
Assets			
Segment assets			
Investments in associates and joint ventures	50,155,862	22,704,002	72,859,864
	1,831,282	4,865,648	6,696,930
Total assets	<u>51,987,144</u>	<u>27,569,650</u>	<u>79,556,794</u>
Other Segment Information			
Capital expenditure (property, plant and equipment and investment properties)	<u>2,348,399</u>	<u>45,700</u>	<u>2,394,099</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

4 BUSINESS COMBINATIONS AND ASSETS HELD FOR SALE

(a) Business combinations

1. Acquisition of Emaar MGF Land Limited

In May 2016, the Group filed a scheme of arrangement with the Delhi High Court in India for the demerger ("demerger scheme") of the operations of its associate, Emaar MGF Land Limited ("EMGF"), based on the agreement reached between the Group and the other promoter group in EMGF. The demerger is part of the Group's strategic plan to implement a more focused strategy for its real estate business in India and to allow it to undertake future expansion strategies. Accordingly, on 18 May 2016, the original joint venture agreement and the memorandum and articles of association of EMGF have been amended, resulting in the Group gaining control of the operations of EMGF.

In addition to gaining control, the Group has also increased its equity stake in EMGF through transfer of ownership of 7.68% from the other promoter group in EMGF to the Group in lieu of indemnities given for loans provided as agreed in the demerger scheme (note 14). This resulted in the Group increasing its ownership interest in EMGF from 48.86% to 56.54%. The transaction has been accounted for using the acquisition method with effect from the date of acquisition. The Group elected to measure the non-controlling interest in the acquiree at the proportionate share of its interest in the acquiree's identifiable net assets.

The resultant net gain from the above transactions of AED 9,247 thousands is included in other income in the consolidated income statement.

Assets acquired and liabilities assumed

The fair values of the identified assets and liabilities of EMGF as at the date of acquisition were:

	<i>Fair value recognised on acquisition AED'000</i>
Assets	
Property, plant and equipment (note 16)	125,871
Development properties (note 12)	10,649,171
Investment properties (note 17)	22,388
Investment in securities	14,554
Bank balances and cash	105,304
Trade and unbilled receivables (i)	179,380
Other assets, receivables, deposits and prepayments	451,631
Assets held for sale (ii)	5,298,262
Total assets	16,846,561
Liabilities	
Interest-bearing loans and borrowings	1,948,541
Retentions payable	49,467
Provision for employees' end-of-service benefits (note 24)	9,930
Trade and other payables (iii)	3,157,786
Advances from customers (note 20)	2,244,028
Non-controlling interests	113,694
Liabilities directly associated with assets classified as held for sale (ii)	2,609,578
Total liabilities	10,133,024
Total identifiable net assets at fair value	6,713,537
Non-controlling interests acquired (7.68 % of net assets at fair value)	515,600
Less: Purchase consideration transferred (note 14(ii))	419,591
Gain arising on acquisition of non-controlling interests	96,009

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

4 BUSINESS COMBINATIONS AND ASSETS HELD FOR SALE (continued)

(a) Business combinations (continued)

1. Acquisition of Emaar MGF Land Limited (continued)

Assets acquired and liabilities assumed (continued)

	<i>AED'000</i>
Analysis of cash flows on acquisition:	
Net cash acquired with the subsidiary	105,304
Cash paid	-
	<hr/>
Net cash inflow on acquisition (includes cash and cash equivalents of AED 13,458 thousands included in cash flows from investing activities in the consolidated statement of cash flows)	<u>105,304</u>

- (i) The fair value and gross amount of the trade and unbilled receivables amounts to AED 179,380 thousands. However, none of the trade and unbilled receivables have been impaired and it is expected that the full contractual amounts can be collected.
- (ii) As part of the demerger scheme, the Group has agreed to transfer certain assets and liabilities directly associated with those assets (the "EMGF disposal group") to the other promoter group in EMGF. The board members of EMGF approved the plan to transfer the EMGF disposal group, which is expected to be completed by 1 April 2017.

The major classes of assets and liabilities of the EMGF disposal group classified as held for sale as at 31 December 2016 are as follows:

	<i>31 December 2016</i>
	<i>AED'000</i>
Assets	
Property, plant and equipment	282,850
Development properties	4,713,840
Other assets, receivables, deposits and prepayments	274,360
	<hr/>
Total assets	<u>5,271,050</u>
Liabilities	
Interest-bearing loans and borrowings	385,295
Trade and other payables	2,075,340
Advances from customers	156,954
	<hr/>
Total liabilities	<u>2,617,589</u>
Net assets directly associated with the EMGF disposal group	<u><u>2,653,461</u></u>

Trade and other payables classified as held for sale include contingent liabilities amounting to AED 1,160,389 thousands assumed by the other promoter group in EMGF. There were no significant gains or losses recognised in the consolidated income statement or in the consolidated statement of comprehensive income with respect to the EMGF disposal group.

- (iii) Trade and other payables assumed by the Group on acquisition of EMGF include the following:
- (a) Deferred tax liabilities amounting to AED 2,199,149 thousands arising from the fair value of assets acquired and liabilities assumed in the business combination in accordance with IAS 12; and
- (b) Contingent liabilities amounting to AED 23,362 thousands (note 19). The contingent liabilities at fair value were recognised in accordance with IFRS 3, resulting from claims of tax authorities, customers and various outstanding litigations pertaining to EMGF. These are subject to legal arbitration and are only expected to be finalised in subsequent periods.

From the date of acquisition, EMGF contributed AED 151,377 thousands of revenue and AED 333,549 thousands of net loss before tax from continuing operations of the Group. If the combination had taken place at the beginning of the year, the Group revenue from continuing operations would have been AED 15,609,390 thousands and profit before tax from continuing operations would have been AED 5,807,863 thousands.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

4 BUSINESS COMBINATIONS AND ASSETS HELD FOR SALE (continued)

(a) Business combinations (continued)

1. Acquisition of Emaar MGF Land Limited (continued)

Acquisition of non-controlling interest in EMGF

On 17 November 2016, the Group acquired an additional 0.79% interest in EMGF, increasing its ownership interest as at 31 December 2016 to 57.33%. Cash consideration of AED 27,053 thousands was paid to non-controlling shareholders. The carrying value of the additional interest acquired was AED 52,690 thousands.

Following are the details of gain on acquisition of non-controlling interest in EMGF:

	<i>AED'000</i>
Carrying value of the additional interest in EMGF (0.79% of net assets)	52,690
Cash consideration paid to non-controlling shareholders	(27,053)
Foreign currency translation reserve reallocated within equity of the Parent (note 26)	344
Gain on acquisition of non-controlling interest recognised in retained earnings	25,981

2. Acquisition of Mirage Leisure and Development Inc.

On 1 October 2015 (the "acquisition date"), the Group acquired a 65% interest in the equity shares of Mirage Leisure and Development Inc. ("MLD"), a company registered and incorporated on 3 June 1997 in accordance with the laws of the British Virgin Islands ("BVI"). The principal business activity of the company is rendering development management services, primarily in the UAE. Based on the contractual arrangements, the Group has significant influence and not control, accordingly, the investment is accounted for using equity method of accounting.

The fair value of the identifiable assets and liabilities of MLD as at the date of acquisition were:

	<i>1 October 2015</i> <i>AED'000</i>
Assets	
Property, plant and equipment	295
Trade receivables	65,983
Other receivables	112,963
Due from related parties	3,320
Bank balances and cash	34,926
	<u>217,487</u>
Liabilities	
Provision for employees' end of service benefits	6,784
Trade and other payables	195,193
Due to related parties	264
	<u>202,241</u>
Net assets	<u>15,246</u>
Emaar's share of net assets at acquisition (65%)	9,910
Goodwill arising on acquisition	113,590
Consideration	123,500

The consideration of AED 123,500 thousands has been fully settled in cash during the year.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

4 BUSINESS COMBINATIONS AND ASSETS HELD FOR SALE (continued)

(b) Assets held for sale

Emaar Middle East LLC

During the year, the Group has entered in a separation agreement with Al Oula Real Estate Development Holding Company ("Al Oula"), by which the Group has agreed to acquire the equity shares held by Al Oula in Emaar Middle East LLC ("EME") and its subsidiaries, which will be settled by way of transfer of ownership of a project (the "EME disposal group") developed by EME to Al Oula.

The transfer of these shares to the Group is subject to certain milestones and conditions defined in the separation agreement. As at 31 December 2016 these milestones and conditions are not completed and the shares are not transferred to the Group. Accordingly, the assets and liabilities relating to the EME disposal group have been disclosed under 'assets held for sale' and 'liabilities associated with assets held for sale' in the consolidated statement of financial position.

The major classes of assets and liabilities of the EME disposal group classified as held for sale as at 31 December 2016 are as follows:

	<i>31 December 2016</i> <i>AED'000</i>
Assets	
Development properties (note 12)	935,556
Trade and other receivables	6,858
Total assets	<u>942,414</u>
Liabilities	
Trade and other payables	579,722
Advances from customers (note 20)	20,236
Total liabilities	<u>599,958</u>
Net assets directly associated with the EME disposal group	<u><u>342,456</u></u>

There were no significant gains or losses recognised in the consolidated income statement or in the consolidated statement of comprehensive income with respect to these assets.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

5 REVENUE AND COST OF REVENUE

	2016 AED'000	2015 AED'000
Revenue		
Revenue from property sales		
Sale of condominiums	4,075,383	3,562,843
Sale of villas	4,153,727	2,658,089
Sale of commercial units, plots of land and others	1,336,496	1,651,753
Revenue from hospitality	1,438,100	1,676,691
Rental income from leased properties and related income	4,535,998	4,111,160
	<u>15,539,704</u>	<u>13,660,536</u>
Cost of revenue		
Cost of revenue from property sales		
Cost of condominiums	2,961,780	2,588,311
Cost of villas	2,464,358	1,670,202
Cost of commercial units, plots of land and others	455,518	484,131
Operating cost of hospitality	862,733	992,696
Operating cost of leasing and related activities	695,391	662,272
	<u>7,439,780</u>	<u>6,397,612</u>

Cost of revenue includes AED Nil (2015: AED 70,823 thousands) of costs incurred on certain projects of the Group which are discontinued.

6 SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	2016 AED'000	2015 AED'000
Payroll and related expenses	648,417	620,740
Depreciation of property, plant and equipment (note 16)	601,464	599,379
Sales and marketing expenses	353,462	557,365
Depreciation of investment properties (note 17)	353,457	301,632
Property management expenses	278,193	273,891
Donations	73,944	107,102
Pre-operating expenses	102,225	3,143
Provision for doubtful debts/write off, net	27,987	36,894
Other expenses	526,732	378,416
	<u>2,965,881</u>	<u>2,878,562</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

7 FINANCE INCOME

	2016 AED'000	2015 AED'000
Finance income on fixed deposits with banks	272,049	151,750
Other finance income	368,485	280,569
	<u>640,534</u>	<u>432,319</u>

8 INCOME TAX

	2016 AED'000	2015 AED'000
Consolidated income statement		
Current income tax expense	(104,027)	(11,000)
Deferred income tax	25,463	64,950
	<u>(78,564)</u>	<u>53,950</u>
	2016 AED'000	2015 AED'000
Consolidated statement of financial position		
Income tax payable, balance at the beginning of the year	54,421	16,804
Effect of changes in accounting policy	-	35,789
Balance at 1 January 2016	<u>54,421</u>	<u>52,593</u>
Charge for the year	104,027	11,000
Paid during the year	(78,398)	(9,172)
Income tax payable, balance at the end of the year (note 19)	<u>80,050</u>	<u>54,421</u>

Income tax expense relates to the tax payable on the results of the subsidiaries, as adjusted in accordance with the taxation laws and regulations of the countries in which the subsidiaries operate. The relationship between the tax expense and the accounting profit can be explained as follows:

	2016 AED'000	2015 AED'000
Profit before tax	5,894,831	4,535,343
Profit not subject to tax, net	(5,416,252)	(3,816,425)
Accounting profit subject to income tax, net	<u>478,579</u>	<u>718,918</u>
Current income tax expense	<u>(104,027)</u>	<u>(11,000)</u>
UAE applicable income tax rate	0.00%	0.00%
Effective tax rate as percentage of accounting profit	<u>21.74%</u>	<u>1.53%</u>

The income tax charge is applicable on the Group's operations in Turkey, Egypt, Morocco, India, Pakistan, Lebanon, Kingdom of Saudi Arabia, the United Kingdom, the United States of America, Italy and Syria.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

9 BANK BALANCES AND CASH

	2016 AED'000	2015 AED'000
Cash in hand	8,657	7,217
Current and call bank deposit accounts	7,465,613	7,882,211
Fixed deposits maturing within three months	1,486,830	992,414
Cash and cash equivalents	<u>8,961,100</u>	<u>8,881,842</u>
Deposits under lien (note 22)	87,462	27,208
Fixed deposits maturing after three months	8,239,973	9,009,922
	<u>17,288,535</u>	<u>17,918,972</u>
	2016 AED'000	2015 AED'000
Bank balances and cash located:		
Within UAE	15,965,904	16,430,648
Outside UAE	1,322,631	1,488,324
	<u>17,288,535</u>	<u>17,918,972</u>
	2016 AED'000	2015 AED'000
Bank balances and cash are denominated in the following currencies:		
United Arab Emirates Dirham (AED)	15,965,904	16,430,648
United States Dollar (USD)	404,099	241,959
Saudi Riyal (SAR)	128,453	220,818
Egyptian Pound (EGP)	618,794	961,003
Indian Rupee (INR)	117,307	6,069
Moroccan Dirham (MAD)	25,541	42,894
Other currencies	28,437	15,581
	<u>17,288,535</u>	<u>17,918,972</u>

Cash at banks earn 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 maturing after three months earn interest at rates between 1.30% and 2.80% per annum (2015: 1.30% and 2.95% per annum).

Bank balances maintained in the UAE includes an amount of AED 15,849 thousands (2015: AED 16,791 thousands) committed for investments in a project in Syria.

The Company is required to maintain certain deposits/balances amounting to AED 9,637,586 thousands (2015: AED 9,432,428 thousands) with banks for unclaimed dividends and advances received from customers against sale of development properties which are deposited into escrow accounts. These deposits/balances are not under lien.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

10 TRADE AND UNBILLED RECEIVABLES

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Trade receivables		
Amounts receivables within 12 months, net	<u>1,072,452</u>	<u>556,665</u>
Unbilled receivables		
Unbilled receivables within 12 months	1,306,473	1,273,356
Unbilled receivables after 12 months	<u>312,641</u>	<u>786,960</u>
	<u>1,619,114</u>	<u>2,060,316</u>
Total trade and unbilled receivables	<u><u>2,691,566</u></u>	<u><u>2,616,981</u></u>

The above trade receivables are net of AED 133,098 thousands (2015: AED 128,541 thousands) relating to provision for doubtful debts representing management's best estimate of doubtful trade receivables which are past due for more than 90 days. All other receivables are considered recoverable.

Movement in the provision for doubtful debts during the year is as follows:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Balance at the beginning of the year	128,541	109,192
Provision made during the year	5,542	24,831
Provision written off during the year	<u>(985)</u>	<u>(5,482)</u>
Balance at the end of the year	<u><u>133,098</u></u>	<u><u>128,541</u></u>

At 31 December, the ageing analysis of net trade and unbilled receivables is as follows:

	<i>Total</i> <i>AED'000</i>	<i>Neither</i> <i>past</i> <i>due nor</i> <i>impaired</i> <i>AED'000</i>	<i>Past due but not impaired</i>			
			<i>Less than</i> <i>30 days</i> <i>AED'000</i>	<i>Between</i> <i>30 to 60 days</i> <i>AED'000</i>	<i>Between</i> <i>60 to 90 days</i> <i>AED'000</i>	<i>More than</i> <i>90 days</i> <i>AED'000</i>
2016	<u><u>2,691,566</u></u>	<u><u>1,619,114</u></u>	<u><u>237,232</u></u>	<u><u>101,586</u></u>	<u><u>54,861</u></u>	<u><u>678,773</u></u>
2015	<u><u>2,616,981</u></u>	<u><u>2,060,316</u></u>	<u><u>137,746</u></u>	<u><u>63,028</u></u>	<u><u>118,408</u></u>	<u><u>237,483</u></u>

Refer note 32(a) on credit risks of trade and unbilled receivables, which discusses how the Group manages and measures credit quality of trade and unbilled receivables that are neither past due nor impaired.

At 31 December 2016

II OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2016 AED'000	2015 AED'000
Advances to contractors and others	1,808,101	1,332,865
Prepayments (including prepaid lease rentals)	1,172,780	1,209,654
Recoverable from non-controlling interests (i)	1,073,847	605,625
Recoverable under joint development agreements	999,119	268,436
Insurance claim receivable (ii)	678,924	-
Value added tax recoverable	599,187	404,394
Deferred sales commission (iii)	496,805	243,290
Deposits for acquisition of land	179,792	36,703
Receivables from Communities Owner Associations	144,907	149,163
Deferred income tax assets	68,543	70,393
Inventory - Hospitality and Retail	68,047	77,186
Accrued interest	51,481	66,786
Other receivables and deposits	542,564	349,992
	<u>7,884,097</u>	<u>4,814,487</u>
Other assets, receivables, deposits and prepayments maturity profile:		
Amounts recoverable within 12 months	4,376,479	2,860,501
Amounts recoverable after 12 months	3,507,618	1,953,986
	<u>7,884,097</u>	<u>4,814,487</u>

(i) Recoverable from non-controlling interests includes:

- AED 500 million (2015: AED 500 million) receivable from the partner of a subsidiary of the Group, which carries interest at EIBOR plus 1.75% per annum (2015: EIBOR plus 1.75% per annum) and is receivable in 2020.
- AED 385 million (2015: AED Nil) receivable from the other promotor group in EMGF as per the demerger scheme, which carries interest at 11.25% per annum and is receivable by 2019.

(ii) On 30 November 2016, the Group has entered into a Settlement, Release and Subrogation Agreement with Orient Insurance PJSC for the insurance claim related to The Address Downtown Dubai Hotel and Serviced Residences which was damaged in a fire in 2015. Both parties have agreed to the final claim settlement amount of AED 1,220,000 thousands towards business interruption, damage to building and associated works, damage to fit out, furniture, equipment and installation and other claims. The Group has recorded AED 445,382 thousands in other income in the consolidated income statement for compensation against the loss of damage to the hotel assets recorded in 2015 and business interruption (also refer note 16).

(iii) The deferred sales commission expense incurred to obtain or fulfil a contract with the customers is amortised over the period of satisfying performance obligations where applicable.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

12 DEVELOPMENT PROPERTIES

	2016 AED'000	2015 AED'000
Balance at the beginning of the year	21,356,561	27,625,627
Effect of changes in accounting policy	-	(2,400,881)
Balance at 1 January	<u>21,356,561</u>	<u>25,224,746</u>
Add: Acquisition of a subsidiary (note 4(a)(1))	10,649,171	-
Add: Costs incurred during the year	8,787,519	5,078,644
Add/(less): Costs transferred from/(to) property, plant and equipment (note 16)*	480,959	(594,485)
Less: Costs transferred to cost of revenue during the year	(5,881,656)	(4,742,644)
Less: Foreign currency translation differences	(1,987,101)	(414,007)
Less: Transferred to assets held for sale (note 4(b))	(935,556)	-
Less: Costs transferred to investment properties (note 17)*	(13,504)	(3,195,693)
Balance at the end of the year	<u><u>32,456,393</u></u>	<u><u>21,356,561</u></u>

*The Group has transferred certain costs from / to property, plant and equipment and investment properties based on the change in intended use of such developments (also refer notes 16 and 17).

Development properties located:

Within UAE	14,150,272	12,043,624
Outside UAE	18,306,121	9,312,937
	<u><u>32,456,393</u></u>	<u><u>21,356,561</u></u>

Properties acquired, constructed or in the course of construction for sale in the ordinary course of business are classified as development properties and include the costs of:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction including the cost of construction of infrastructure; 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.

Common infrastructure cost is allocated to various projects and forms part of the estimated cost to complete a project in order to determine the cost attributable to revenue being recognised. The development span of some of the development properties is estimated to be over 10 years.

The valuation of most of the Group's development properties is carried out by independent professionally qualified valuers in accordance with RICS appraisals and valuation standards. Accordingly, the fair value of the development properties as at the reporting date is in excess of AED 63,620,935 thousands (2015: AED 61,868,179 thousands) compared to the carrying value of AED 32,456,393 thousands (2015: AED 21,356,561 thousands).

As at 31 December 2016, an amount of AED 109,700 thousands (2015: AED 100,313 thousands) was capitalised as cost of borrowings for the construction of development properties.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of its development properties by valuation technique:

	Total AED'000	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000
2016	<u><u>63,620,935</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>63,620,935</u></u>
2015	<u><u>61,868,179</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>61,868,179</u></u>

Any significant movement in the assumptions used for the fair valuation of development properties such as discount rates, yield etc. would result in significantly lower/higher fair value of those assets.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

13 INVESTMENTS IN SECURITIES

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Financial assets at fair value through other comprehensive income (i)	909,740	743,340
Financial assets at amortised cost	710,368	908,897
	<u>1,620,108</u>	<u>1,652,237</u>
<i>Investments in securities:</i>		
Within UAE	809,488	686,045
Outside UAE	810,620	966,192
	<u>1,620,108</u>	<u>1,652,237</u>

(i) Financial assets at fair value through other comprehensive income includes a contingent convertible instrument at fair value of AED 5,737 thousands (2015: AED 5,737 thousands) (refer note 14(i)) and fund investments managed by an external fund manager. Equity investments are in quoted, unquoted and index linked securities.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial assets at fair value through other comprehensive income by valuation technique:

	<i>Total</i> <i>AED'000</i>	<i>Level 1</i> <i>AED'000</i>	<i>Level 2</i> <i>AED'000</i>	<i>Level 3</i> <i>AED'000</i>
2016	<u>909,740</u>	<u>90,134</u>	<u>792,167</u>	<u>27,439</u>
2015	<u>743,340</u>	<u>85,549</u>	<u>630,352</u>	<u>27,439</u>

Valuations for Level 2 investments in securities have been derived by determining their redemption value which is generally net asset value per share of the investee companies.

There were no transfers made between Level 1 and Level 2 during the year.

The following table shows a reconciliation of the opening and closing amount of Level 3 financial assets which are recorded at fair value:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Balance at 1 January	27,439	28,480
Redemption of contingent convertible instruments	-	(1,041)
Balance at 31 December	<u>27,439</u>	<u>27,439</u>

During the year, the Group has made additional investments in securities of AED 1,070,624 thousands (2015: AED 931,116 thousands).

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

14 LOANS TO ASSOCIATES AND JOINT VENTURES

	2016 AED'000	2015 AED'000
Amlak Finance PJSC (i)	104,215	108,782
Emaar MGF Land Limited and its related parties (ii)	-	2,731,228
Golden Ace Pte Ltd (ii)	-	175,312
Other associates and joint ventures	49,494	6,853
	<u>153,709</u>	<u>3,022,175</u>

- (i) As per the terms of the restructuring agreement entered in 2014, 20% of the principal amount of the loan was repaid by Amlak in 2014, 65% is restructured into a long term facility maturing in 12 years carrying a profit rate of 2% per annum and 15% is restructured into a 12-year contingent convertible instrument (CCI).

The CCI has been recorded as a composite financial instrument at fair value through other comprehensive income as per IFRS 9. The fair value of CCI at Amlak's discount rate of 15% per annum is AED 5,737 thousands (2015: AED 5,737 thousands) and is included under Financial assets through other comprehensive income (refer note 13). CCI carries a payment in kind of 1% per annum that will be accrued annually and will be paid at the end of the tenor.

- (ii) The loan to Golden Ace Pte Ltd and part of the loans to Emaar MGF Land Limited and its related parties have been settled during the year through the transfer of 7.68% ownership interest in EMGF to the Group by the other promotor group in EMGF (refer note 4(a)(1)).

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

	2016 AED'000	2015 AED'000
Carrying value of investments in associates and joint ventures:		
Emaar, The Economic City (Saudi Joint Stock Company) - quoted (i)	2,587,779	2,558,308
Emaar MGF Land Limited (ii)	-	2,105,278
Amlak Finance PJSC - quoted (iii)	710,783	751,962
Emaar Bawadi LLC	462,664	449,544
Turner International Middle East Ltd	349,027	338,965
Eko Temali Parklar Turizm İşletmeleri Anonim Şirketi (iv)	256,257	-
Emaar Industries and Investment (Pvt) JSC	136,865	126,895
Mirage Leisure and Development Inc. (note 4(a)(2))	136,617	125,213
Dead Sea Company for Tourist and Real Estate Investment	118,434	123,598
Others	105,008	117,167
	<u>4,863,434</u>	<u>6,696,930</u>

- (i) The market value of the shares held in Emaar, The Economic City ("EEC") (quoted on the Saudi Stock Exchange - Tadawul) as at 31 December 2016 was AED 4,367,266 thousands (2015: AED 3,292,698 thousands).

- (ii) During the year, subsequent to filing of the demerger scheme with Delhi High Court in India, the Group has acquired control of Emaar MGF Land Limited ("EMGF") and consequently EMGF has become a subsidiary of the Group. Accordingly, as per IFRS 3 *Business Combinations*, the Group's investment in EMGF, which was previously recorded as investment in an associate, has been deemed to be disposed and the EMGF balances have been included in the consolidated financial statements through line-by-line consolidation in accordance with IFRS 10 *Consolidated Financial Statements* (refer note 4(a)(1)).

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

(iii) The market value of the shares held in Amlak Finance PJSC (“Amlak”) (quoted on the Dubai Financial Market) as at 31 December 2016 was AED 908,712 thousands (2015: AED 1,016,966 thousands).

(iv) During the year, the Group has entered into a joint venture agreement for a mixed-use development project with Ekopark Turizm İnşaat Sanayii ve Ticaret A.Ş. (“Ekopark”), a joint stock company registered in Turkey. The Group has made a payment of USD 69,910 thousands (AED 256,778 thousands) as its contribution towards the joint venture company.

The Group has the following ownership interest in its significant associates and joint ventures:

	<i>Country of incorporation</i>	<i>Ownership</i>	
		<i>2016</i>	<i>2015</i>
Emaar MGF Land Limited	India	-	48.86%
Emaar, The Economic City (Saudi Joint Stock Company)	KSA	30.59%	30.59%
Amlak Finance PJSC	UAE	48.08%	48.08%
Emaar Industries and Investments (Pvt) JSC	UAE	40.00%	40.00%
Dead Sea Company for Tourist and Real Estate Investment	Jordan	29.33%	29.33%
Mirage Leisure and Development Inc.	BVI	65.00%	65.00%
Emaar Bawadi LLC	UAE	50.00%	50.00%
Turner International Middle East Ltd	UAE	56.00%	56.00%
Eko Temali Parklar Turizm İşletmeleri Anonim Şirketi	Turkey	50.00%	-

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

The following table summarises the income statements of the Group's associates and joint ventures for the year ended 31 December 2016:

	<i>Emaar, The Economic City (Saudi Joint Stock Company) - quoted AED '000</i>	<i>Emaar Industries and Investment (Pvt) JSC AED '000</i>	<i>Dead Sea Company for Tourist and Real Estate Investment AED '000</i>	<i>Mirage Leisure and Development Inc. AED '000</i>	<i>Turner International Middle East Ltd AED '000</i>	<i>Others* AED '000</i>	<i>Total AED '000</i>
Revenue	1,116,200	417,032	20,639	297,599	354,798	1,149,457	3,355,725
Profit / (loss) before tax	111,831	67,324	(26,635)	32,544	211,490	(123,863)	272,691
Income tax expense	(19,585)	-	-	-	(6,200)	(827)	(26,612)
Profit / (loss) for the year	92,246	67,324	(26,635)	32,544	205,290	(124,690)	246,079
Other comprehensive income	-	-	-	-	-	(194,996)	(194,996)
Total comprehensive income for the year	92,246	67,324	(26,635)	32,544	205,290	(319,686)	51,083
Profit / (loss) attributable to owners of the Parent	93,792	41,555	(17,605)	32,544	205,290	(124,690)	230,886
Group's share of profit / (loss) for the year	28,691	16,622	(5,164)	21,154	114,963	(62,316)	113,950
Dividend received during the year	-	5,000	-	9,750	104,901	16,323	135,974

* Includes associates and joint ventures for which the summarised financial information as at 31 December 2016 has not been made publicly available.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

The following table summarises the income statements of the Group's associates and joint ventures for the year ended 31 December 2015:

	<i>Emaar, The Economic City (Saudi Joint Stock Company) - quoted AED '000</i>	<i>Emaar Industries and Investment (Pvt) JSC AED '000</i>	<i>Dead Sea Company for Tourist and Real Estate Investment AED '000</i>	<i>Mirage Leisure and Development Inc. AED '000</i>	<i>Turner International Middle East Ltd AED '000</i>	<i>Others AED '000</i>	<i>Total AED '000</i>
Revenue	1,001,630	437,077	21,453	299,742	325,604	1,441,491	3,526,997
Profit / (loss) before tax	323,008	36,844	(26,446)	42,125	192,087	5,590	573,208
Income tax expense	(27,988)	-	(260)	-	(6,311)	(11,833)	(46,392)
Profit / (loss) for the year	295,020	36,844	(26,706)	42,125	185,776	(6,243)	526,816
Other comprehensive income	-	-	-	-	-	(31,482)	(31,482)
Total comprehensive income for the year	295,020	36,844	(26,706)	42,125	185,776	(37,725)	495,334
Profit / (loss) attributable to owners of the Parent	296,406	14,663	(17,777)	42,125	185,776	(6,243)	514,950
Group's share of profit / (loss) for the year	90,671	5,865	(5,214)	1,713*	104,035	(8,280)	188,790
Dividend received during the year	-	10,000	-	-	102,844	1,000	113,844

* Represents Group's share of profit of MLD from the acquisition date i.e. 1 October 2015.

The financial information of the Group's associates and joint ventures included above have been adjusted to bring their accounting policies in line with the accounting policies followed by the Group.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

The following table summarises the statements of financial position of the Group's associates and joint ventures as at 31 December 2016:

	<i>Emaar, The Economic City (Saudi Joint Stock Company) - quoted AED '000</i>	<i>Emaar Industries and Investment (Pvt) JSC AED '000</i>	<i>Dead Sea Company for Tourist and Real Estate Investment AED '000</i>	<i>Mirage Leisure and Development Inc. AED '000</i>	<i>Turner International Middle East Ltd AED '000</i>	<i>Others* AED '000</i>	<i>Total AED '000</i>
Total assets (including cash and cash equivalents of AED 2,444,055 thousands)	18,451,649	780,297	864,882	151,335	887,124	9,067,530	30,202,817
Total liabilities	9,992,090	438,135	461,084	115,910	463,206	6,120,378	17,590,803
Net assets	<u>8,459,559</u>	<u>342,162</u>	<u>403,798</u>	<u>35,425</u>	<u>423,918</u>	<u>2,947,152</u>	<u>12,612,014</u>
Group's share of net assets	<u>2,587,779</u>	<u>136,865</u>	<u>118,434</u>	<u>23,026</u>	<u>237,394</u>	<u>1,431,650</u>	<u>4,535,148</u>
Goodwill							358,286
Impairment							(30,000)
							<u>4,863,434</u>

*Includes associates and joint ventures for which the summarised financial information as at 31 December 2016 has not been made publicly available.

As at 31 December 2016, the Group's associates and joint ventures had contingent liabilities of AED 260,012 thousands (2015: AED 944,656 thousands) and commitments of AED 4,498,465 thousands (2015: AED 3,156,290 thousands).

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

The following table summarises the statements of financial position of the Group's associates and joint ventures as at 31 December 2015:

	<i>Emaar, The Economic City (Saudi Joint Stock Company) - quoted AED '000</i>	<i>Emaar Industries and Investment (Pvt) JSC AED '000</i>	<i>Dead Sea Company for Tourist and Real Estate Investment AED '000</i>	<i>Mirage Leisure and Development Inc. AED '000</i>	<i>Turner International Middle East Ltd AED '000</i>	<i>Others AED '000</i>	<i>Total AED '000</i>
Total assets (including cash and cash equivalents of AED 2,974,166 thousands)	17,649,850	654,575	808,454	121,298	894,102	15,164,256	35,292,535
Total liabilities	9,286,633	337,338	387,050	103,416	488,152	11,599,096	22,201,685
Net assets	8,363,217	317,237	421,404	17,882	405,950	3,565,160	13,090,850
Group's share of net assets	2,558,308	126,895	123,598	11,623	227,332	1,722,348	4,770,104
Goodwill							1,956,826
Impairment							(30,000)
							6,696,930

The financial information of the Group's associates and joint ventures included above have been adjusted to bring their accounting policies in line with the accounting policies followed by the Group.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
At 31 December 2016

16 PROPERTY, PLANT AND EQUIPMENT

2016:

Cost:	Leasehold improvements AED '000	Land and buildings AED '000	Computers and office equipment AED '000	Plant, machinery and heavy equipment AED '000	Motor vehicles AED '000	Furniture and fixtures AED '000	Leisure, entertainment and other assets AED '000	Capital work-in- progress AED '000	Total AED '000
At 1 January 2016	389,825	6,729,338	392,437	1,382,269	71,626	809,027	1,029,303	1,901,073	12,704,898
Acquisition of a subsidiary (note 4(a)(1))	3,069	63,588	12,503	11,520	3,208	21,840	-	74,122	189,850
Additions	1,197	10,374	79,299	36,960	4,114	69,281	39,350	966,102	1,206,677
Disposals / adjustments	(3,274)	(6,951)	(1,813)	(7,932)	(3,802)	(10,119)	(625)	(28,923)	(63,439)
Transfers	2,050	380,311	9,794	6,476	(51)	51,621	(7,075)	(443,126)	-
Transferred from / (to) development properties (note 12)	-	-	-	2,548	-	-	-	(483,507)	(480,959)
Transferred (to) / from investment properties (note 17)	-	(21,665)	-	-	-	(15,340)	-	(5,438)	(42,443)
Foreign currency translation differences	(12,288)	(139,516)	(18,637)	(33,506)	(9,893)	(14,675)	(23,817)	(33,049)	(285,381)
At 31 December 2016	380,579	7,015,479	473,583	1,398,335	65,202	911,635	1,037,136	1,947,254	13,229,203
Accumulated depreciation:									
At 1 January 2016	142,348	1,361,037	281,619	532,566	48,721	576,937	428,386	-	3,371,614
Acquisition of a subsidiary (note 4(a)(1))	3,069	14,236	12,092	10,070	3,191	21,321	-	-	63,979
Depreciation charge for the year (note 6)	37,513	196,342	71,930	99,504	10,330	105,434	80,411	-	601,464
Eliminated on disposals/adjustments	(1,087)	(890)	(1,700)	(5,814)	(3,450)	(8,180)	(220)	-	(21,341)
Transferred to investment properties (note 17)	-	-	-	-	-	(9,605)	-	-	(9,605)
Foreign currency translation differences	(4,628)	(39,879)	(14,562)	(10,143)	(7,552)	(11,833)	(19,612)	-	(108,209)
At 31 December 2016	177,215	1,530,846	349,379	626,183	51,240	674,074	488,965	-	3,897,902
Net carrying amount:									
At 31 December 2016	203,364	5,484,633	124,204	772,152	13,962	237,561	548,171	1,947,254	9,331,301

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

16 PROPERTY, PLANT AND EQUIPMENT (continued)

2015:

Cost:	Leasehold improvements AED '000	Land and buildings AED '000	Computers and office equipment AED '000	Plant, machinery and heavy equipment AED '000	Motor vehicles AED '000	Furniture and fixtures AED '000	Leisure, entertainment and other assets AED '000	Capital work-in-progress AED '000	Total AED '000
At 1 January 2015	431,658	6,510,698	310,536	1,377,682	67,462	826,639	1,045,907	612,784	11,183,366
Additions	1,930	342,525	88,201	30,858	13,229	56,689	45,194	969,743	1,548,369
Disposals / adjustments	(868)	-	(6,174)	(6,790)	(7,457)	(14,972)	(13,449)	-	(49,710)
Write off	-	(285,462)	(6,414)	(41,961)	-	(53,863)	(12,508)	(3,011)	(403,219)
Transfers	(5,645)	63,513	9,265	31,303	-	(297)	3	(98,142)	-
Transferred from development properties (note 12)	-	127,251	-	-	-	-	306	466,928	594,485
Transferred from / (to) investment properties (note 17)	-	406	-	-	-	-	(29,869)	(41,310)	(70,773)
Foreign currency translation differences	(37,250)	(29,593)	(2,977)	(8,823)	(1,608)	(5,169)	(6,281)	(5,919)	(97,620)
At 31 December 2015	389,825	6,729,338	392,437	1,382,269	71,626	809,027	1,029,303	1,901,073	12,704,898
Accumulated depreciation:									
At 1 January 2015	112,671	1,216,423	246,626	460,272	45,825	501,844	386,030	-	2,969,691
Depreciation charge for the year (note 6)	38,799	196,812	47,426	106,945	11,393	127,084	70,920	-	599,379
Eliminated on disposals/adjustments	(618)	-	(5,159)	(5,687)	(7,447)	(13,962)	(11,478)	-	(44,351)
Write off	-	(43,204)	(4,998)	(25,609)	-	(34,130)	(2,054)	-	(109,995)
Transferred to investment properties (note 17)	-	-	-	-	-	-	(11,862)	-	(11,862)
Foreign currency translation differences	(8,504)	(8,994)	(2,276)	(3,355)	(1,050)	(3,899)	(3,170)	-	(31,248)
At 31 December 2015	142,348	1,361,037	281,619	532,566	48,721	576,937	428,386	-	3,371,614
Net carrying amount:									
At 31 December 2015	247,477	5,368,301	110,818	849,703	22,905	232,090	600,917	1,901,073	9,333,284

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

16 PROPERTY, PLANT AND EQUIPMENT (continued)

The valuation of the Group's significant revenue generating property, plant and equipment is carried out by independent professionally qualified valuers. The net income has been capitalised at terminal yield range of 6.25% to 7.25% (2015: 6.00% to 7.50%) and a discount rate range of 8.75% to 9.75% (2015: 6.50% to 9.00%) representing the characteristics and risk profile of an asset to determine the value of each of the revenue generating property, plant and equipment. At 31 December 2016, the fair value of these revenue generating property, plant and equipment assets is AED 7,788,555 thousands (2015: AED 7,137,120 thousands) compared with a carrying value of AED 5,249,447 thousands (2015: AED 5,140,694 thousands).

Certain assets relating to The Address Downtown hotel which were damaged in a fire on 31 December 2015 were written off by the Group based on a damage assessment undertaken by an independent consultant. The assets written off included property, plant and equipment with net carrying value of AED 293,224 thousands and inventories amounting to AED 8,048 thousands. This represents management's best estimate of the loss of damage as at 31 December 2015.

In 2015, a non-controlling partner of the Group contributed plots of land amounting to AED 276,058 thousands as capital contribution to a subsidiary of the Group as per the terms of shareholders agreement and approval of Board of Directors of the subsidiary.

Certain property, plant and equipment assets are pledged as security against interest-bearing loans and borrowings as disclosed under note 22.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of its revenue generating property, plant and equipment by valuation technique:

	<i>Total</i> <i>AED'000</i>	<i>Level 1</i> <i>AED'000</i>	<i>Level 2</i> <i>AED'000</i>	<i>Level 3</i> <i>AED'000</i>
2016	<u>7,788,555</u>	<u>-</u>	<u>-</u>	<u>7,788,555</u>
2015	<u>7,137,120</u>	<u>-</u>	<u>-</u>	<u>7,137,120</u>

Any significant movement in the assumptions used for the fair valuation of revenue generating property, plant and equipment such as discount rates, long term revenue/margin growth etc. would result in significantly lower / higher fair value of those assets.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
At 31 December 2016

17 INVESTMENT PROPERTIES

2016:

Cost:	Land AED '000	Buildings AED '000	Plant and equipment AED '000	Furniture, fixtures and others AED '000	Capital work-in- progress AED '000	Total AED '000
At 1 January 2016	1,836,148	8,910,949	440,088	415,158	2,723,739	14,326,082
Acquisition of a subsidiary (note 4(a)(1))	18,317	4,183	-	-	-	22,500
Additions	82,193	49,812	-	74,412	1,791,267	1,997,684
Disposals /adjustments	-	(5,599)	-	(33,569)	-	(39,168)
Transfers	-	96,731	-	45,955	(142,686)	-
Transferred from development properties (note 12)	-	-	-	-	13,504	13,504
Transferred from property, plant and equipment (note 16)	21,665	-	-	15,340	5,438	42,443
Foreign currency translation differences	(3,385)	(21,176)	-	-	-	(24,561)
At 31 December 2016	1,954,938	9,034,900	440,088	517,296	4,391,262	16,338,484
Accumulated depreciation:						
At 1 January 2016	-	1,595,194	313,178	318,609	-	2,226,981
Acquisition of a subsidiary (note 4(a)(1))	-	112	-	-	-	112
Depreciation charge for the year (note 6)	-	247,153	43,771	62,533	-	353,457
Relating to disposals	-	(1,369)	-	(33,559)	-	(34,928)
Transferred from property, plant and equipment (note 16)	-	-	-	9,605	-	9,605
Foreign currency translation differences	-	(2,254)	-	-	-	(2,254)
At 31 December 2016	-	1,838,836	356,949	357,188	-	2,552,973
Net carrying amount:						
At 31 December 2016	1,954,938	7,196,064	83,139	160,108	4,391,262	13,785,511

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
At 31 December 2016

17 INVESTMENT PROPERTIES (continued)

2015:

Cost:	Land AED '000	Buildings AED '000	Plant and equipment AED '000	Furniture, fixtures and others AED '000	Capital work-in- progress AED '000	Total AED '000
At 1 January 2015	34,194	8,824,991	440,088	296,831	646,675	10,242,779
Additions	-	3,929	-	79,406	762,395	845,730
Disposals /adjustments	-	(14,021)	-	(11,079)	-	(25,100)
Transfers	-	51,539	-	17,520	(69,059)	-
Transferred from development properties (note 12)	1,802,474	20,814	-	-	1,372,405	3,195,693
Transferred from property, plant and equipment (note 16)	-	26,970	-	32,480	11,323	70,773
Foreign currency translation differences	(520)	(3,273)	-	-	-	(3,793)
At 31 December 2015	1,836,148	8,910,949	440,088	415,158	2,723,739	14,326,082
Accumulated depreciation:						
At 1 January 2015	-	1,363,457	269,407	294,981	-	1,927,845
Depreciation charge for the year (note 6)	-	235,032	43,771	22,829	-	301,632
Relating to disposals	-	(3,165)	-	(11,063)	-	(14,228)
Transferred from property, plant and equipment (note 16)	-	-	-	11,862	-	11,862
Foreign currency translation differences	-	(130)	-	-	-	(130)
At 31 December 2015	-	1,595,194	313,178	318,609	-	2,226,981
Net carrying amount:						
At 31 December 2015	1,836,148	7,315,755	126,910	96,549	2,723,739	12,099,101

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

17 INVESTMENT PROPERTIES (continued)

The fair value of the freehold interest in Group's investment properties at 31 December 2016 was determined by the management based on valuations performed by independent and renowned external valuers. The valuation was performed in accordance with the RICS valuation standards, adopting the IFRS basis of fair value and using established valuation techniques. The value of the investment properties has been determined through analysis of the income cash flow achievable for the buildings and takes into account the projected annual expenditure. Both the contracted rent and estimated rental values have been considered in the valuation with allowances for void periods, running costs, vacancy rates and other costs. Based on the type and location of the property, the value of each of the properties has been determined by capitalising the estimated net income at an equivalent yield in the range of 7.00% to 10.44% (2015: 7.00% to 10.00%) (income capitalisation method); or assuming rental growth rates of 3.07%, discount rates of 9.25% to 11.89% and exit cap rates of 5.75% to 8.50% (discounted cash flow method). Where there are outstanding construction costs to complete the property these have been reflected in the valuation (residual method).

The fair value of investment properties is AED 60,278,132 thousands (2015: AED 54,688,805 thousands) compared with a carrying value of AED 13,785,511 thousands (2015: AED 12,099,101 thousands).

Investment properties represent the Group's interest in land and buildings situated in the UAE, India, Turkey and Egypt.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of its investment properties by valuation technique:

	<i>Total</i> <i>AED'000</i>	<i>Level 1</i> <i>AED'000</i>	<i>Level 2</i> <i>AED'000</i>	<i>Level 3</i> <i>AED'000</i>
2016	<u>60,278,132</u>	<u>-</u>	<u>-</u>	<u>60,278,132</u>
2015	<u>54,688,805</u>	<u>-</u>	<u>-</u>	<u>54,688,805</u>

Any significant movement in the assumptions used for the fair valuation of investment properties such as discount rates, yield, rental growth, vacancy rate etc. would result in significantly lower / higher fair value of those assets.

18 GOODWILL

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Balance at the beginning and end of the year	<u>46,066</u>	<u>46,066</u>

The goodwill relates to the operations of Hamptons in the MENA region and has been tested for impairment using a value in use model. The calculation of value in use was sensitive to the following assumptions:

Gross margins - Gross margins were based on the expectations of management based on past experience and expectation of future market conditions.

Discount rates - Discount rates reflected management's estimate of the specific risks. The discount rate was based on the risk free rate of the investment's country, market risk premium related to the industry and individual unit related risk premium/ discount. This was the benchmark used by management to assess performance and to evaluate future investment proposals. Management estimated that such discount rate to be used for evaluation of the investment should be between 7% and 9% (2015: 7% and 8%).

Growth rate estimates - Management prepared a five-year budget based on their expectations of future results, thereafter a growth rate of 0.5% to 1% (2015: 0.5% to 1%) was assumed.

Sensitivity to changes in assumptions

With regard to the assessment of value in use of the goodwill, management believes that no reasonably possible change in a key assumption would cause the carrying value of the goodwill to materially exceed its recoverable amount.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

19 TRADE AND OTHER PAYABLES

	2016 AED'000	2015 AED'000
Project contract cost accruals and provisions	3,965,371	4,098,732
Deferred income tax payable	2,196,974	4,544
Trade payables	878,688	1,022,517
Creditors for land purchase	591,454	453,414
Payable to non-controlling interests	477,863	1,013,309
Dividends payable	301,524	300,457
Income tax payable (note 8)	80,050	54,421
Contingent liabilities arising on acquisition of a subsidiary (note 4(a)(1))	23,362	-
Other payables and accruals	2,788,256	2,403,003
	<u>11,303,542</u>	<u>9,350,397</u>

Trade and other payables are non-interest bearing and for explanations on the Group's credit risk management process (refer note 32).

20 ADVANCES FROM CUSTOMERS

	2016 AED'000	2015 AED'000
Balance at the beginning of the year	14,071,943	15,482,005
Effect of changes in accounting policy	-	(2,894,980)
Balance at 1 January	<u>14,071,943</u>	<u>12,587,025</u>
Add: Acquisition of a subsidiary (note 4(a)(1))	2,244,028	-
Add: Amount billed during the year	14,684,397	13,618,168
Less: Revenue recognised during the year	(14,101,604)	(11,983,845)
Less: Foreign currency translation differences	(1,103,444)	(102,859)
Less: Forfeiture/other income recognised during the year	(20,690)	(46,546)
Less: Transferred to assets held for sale (note 4(b))	(20,236)	-
Balance at the end of the year	<u>15,754,394</u>	<u>14,071,943</u>

The aggregate amount of the sale price allocated to the performance obligations of the Group that are unsatisfied / partially unsatisfied as at 31 December 2016 is AED 38,918,165 thousands (2015: AED 35,573,669 thousands). The Group expects to recognise these unsatisfied performance obligations as revenue over a period of 4 to 5 years.

Revenue during the year, as stated above, is significantly recognised from the balance at 1 January 2016.

21 RETENTIONS PAYABLE

	2016 AED'000	2015 AED'000
Retentions payable within 12 months	304,085	319,103
Retentions payable after 12 months	588,319	484,189
	<u>892,404</u>	<u>803,292</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

22 INTEREST-BEARING LOANS AND BORROWINGS

	2016 AED'000	2015 AED'000
Balance at the beginning of the year	6,914,909	6,006,848
Add: Acquisition of a subsidiary, net	967,488	-
Add: Borrowings drawn down during the year	3,117,254	1,588,353
Less: Borrowings repaid during the year	(930,664)	(680,292)
Balance at the end of the year	<u>10,068,987</u>	<u>6,914,909</u>
Less: Unamortised portion of directly attributable costs	(32,822)	(40,115)
Net interest-bearing loans and borrowings at the end of the year	<u><u>10,036,165</u></u>	<u><u>6,874,794</u></u>
<i>Interest-bearing loans and borrowings maturity profile:</i>		
Within 12 months	728,226	325,009
After 12 months	9,307,939	6,549,785
Balance at the end of the year	<u><u>10,036,165</u></u>	<u><u>6,874,794</u></u>
<i>Interest-bearing loans and borrowings located:</i>		
Within UAE	5,463,180	5,142,960
Outside UAE	4,572,985	1,731,834
	<u><u>10,036,165</u></u>	<u><u>6,874,794</u></u>

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

Secured

- USD 500,000 thousands (AED 1,836,500 thousands) of Syndicated facility, secured against certain investment properties owned by the Group in Turkey, carries interest at LIBOR plus 1.75% per annum and fully repayable by 2019.
- USD 20,304 thousands (AED 74,577 thousands) loan from a commercial bank, secured against certain assets in Lebanon, carries interest at rates ranging from 6.5% to 7.5% per annum and is repayable by 2018.
- USD 13,152 thousands (AED 48,307 thousands) loan from a commercial bank, secured against certain assets in Lebanon, carries interest at 1.075% per annum and is repayable by 2020.
- AED 500,000 thousands loan from a commercial bank, secured against certain assets in United Arab Emirates, carries interest at EIBOR plus 1.75% per annum and is repayable in 2020.
- AED 312,928 thousands represents partial drawdown out of AED 750,000 thousand loan facility from a commercial bank, secured against certain assets in the United Arab Emirates, carries interest at EIBOR plus 2.5% per annum and is repayable by 2026.
- INR 17,406,026 thousands (AED 940,465 thousands) loans from commercial banks and financial institutions, secured against certain assets in India, bearing interest at rates ranging from 9.90% to 16.60% per annum and repayable by 2022.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

22 INTEREST-BEARING LOANS AND BORROWINGS (continued)

Unsecured

- During 2014, the Group has drawn down USD 1,250,000 thousands (AED 4,591,250 thousands) Syndicated Murabaha Islamic Finance Facility (the "Syndicated Facility") availed from a syndication of commercial banks in UAE. The Syndicated Facility is presented in the consolidated financial statements at AED 4,558,428 thousands net of unamortised directly attributable transaction cost. The Syndicated Facility is unsecured, carries profit rate at LIBOR plus 1.75% per annum and is fully repayable in 2021. The bank has a lien of AED 31,897 thousands (2015: AED 27,208 thousands) (refer note 9) towards accrued interest.
- PKR 3,703,758 thousands (AED 130,372 thousands) loans from commercial banks, bearing interest at KIBOR plus 0.10% - 0.15% per annum and repayable in 2017.
- PKR 1,453,128 thousands (AED 51,150 thousands) loan from a commercial bank, bearing interest at KIBOR plus 0.30% per annum and is fully repayable by 2017.
- EGP 61,062 thousands (AED 12,371 thousands) of funding facilities from commercial banks in Egypt, bearing interest at rates ranging from 0.50% to 1.50% plus CBE Corridor Rate and repayable by 2021.
- USD 180,000 thousands (AED 661,140 thousands) loan from a commercial bank in Turkey, bearing interest at LIBOR plus 1.30% per annum and repayable by 2018.
- USD 56,996 thousands (AED 209,346 thousands) loans from commercial banks in Lebanon, bearing interest at rates ranging from 3.25% to 3.75% per annum and repayable by 2018.
- SAR 20,025 thousands (AED 19,600 thousands) loan from a commercial bank bearing interest at SIBOR plus 1% per annum and is repayable in 2017.
- USD 25,000 thousands (AED 91,825 thousands) represents partial drawdown out of USD 500,000 thousands (AED 1,836,500 thousands) Revolving Credit Line Facility (the "Facility") availed from the syndication of commercial banks in UAE, carries interest at LIBOR plus 1.25% to 1.35% per annum and is repayable by 2020.
- INR 10,904,037 thousands (AED 589,156 thousands) loans from commercial banks in India, bearing interest at 5.50% to 10% per annum and repayable by 2023. The banks have a lien of AED 55,565 thousands (2015: AED Nil) (refer note 9) towards various facilities.

23 SUKUK

A. Emaar Sukuk Limited:

Emaar Sukuk Limited (the "Issuer"), a limited liability company registered in the 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.

Series 1:

On 3 February 2011, the Issuer had issued first series of trust certificates (the "Sukuk 1") amounting to USD 500,000 thousands (AED 1,836,500 thousands) under the Programme. Sukuk 1 carried a profit distribution at the rate of 8.5% per annum to be paid semi-annually. On 3 August 2016, upon maturity, the Issuer fully repaid the Sukuk 1 liability. The Sukuk 1 was listed on the London Stock Exchange and NASDAQ Dubai. The carrying value of Sukuk 1 is as follows:

	2016 AED'000	2015 AED'000
Sukuk liability as at year-end	-	1,834,117

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

23 SUKUK (continued)

A. Emaar Sukuk Limited (continued):

Series 2:

On 18 July 2012, the Issuer had issued the second series of the trust certificates (the "Sukuk 2") amounting to USD 500,000 thousands (AED 1,836,500 thousands) under the Programme. The Sukuk 2 is listed on NASDAQ Dubai and is due for repayment in 2019. Sukuk 2 carries a profit distribution at the rate of 6.4% per annum to be paid semi-annually. The carrying value of Sukuk 2 is as follows:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Sukuk liability as at year-end	<u>1,831,060</u>	<u>1,829,148</u>

Series 3:

On 15 September 2016, the Issuer has issued the third series of the trust certificates (the "Sukuk 3") amounting to USD 750,000 thousands (AED 2,754,750 thousands) under the Programme. The Sukuk 3 is listed on NASDAQ Dubai and is due for repayment in 2026. Sukuk 3 carries a profit distribution at the rate of 3.64% per annum to be paid semi-annually. The carrying value of Sukuk 3 is as follows:

	<i>2016</i> <i>AED'000</i>
Proceeds from issuance of the Sukuk	2,754,750
Less: Sukuk issuance cost	(9,750)
Sukuk liability on initial recognition	<u>2,745,000</u>
Profit accrued up to year-end	243
Sukuk liability as at year-end	<u>2,745,243</u>

B. Emaar Malls Group (EMG) Sukuk Limited:

On 18 June 2014, the EMG Sukuk Limited (the "Issuer"), a limited liability company registered in the Cayman Islands and a wholly-owned subsidiary of EMG, has issued trust certificates (the "Sukuk") amounting to USD 750,000 thousands (AED 2,754,750 thousands). The Sukuk is listed on the NASDAQ Dubai and is due for repayment in 2024. The Sukuk carries a profit distribution rate of 4.6% per annum to be paid semi-annually. The carrying value of Sukuk is as follows:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Sukuk liability as at year-end	<u>2,737,734</u>	<u>2,735,867</u>

The total Sukuk liability is as follows:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Emaar Sukuk Limited:		
- Series 1	-	1,834,117
- Series 2	1,831,060	1,829,148
- Series 3	2,745,243	-
EMG Sukuk Limited:		
- Sukuk	<u>2,737,734</u>	<u>2,735,867</u>
Total Sukuk liability at the year-end	<u>7,314,037</u>	<u>6,399,132</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

24 EMPLOYEE BENEFITS

End-of-Service Benefits

The movement in the provision for employees' end-of-service benefits was as follows:

	2016 AED'000	2015 AED'000
Balance at the beginning of the year	136,104	133,584
Add: Acquisition of a subsidiary (note 4(a)(1))	9,930	-
Provided during the year	26,825	22,367
Paid during the year	(24,329)	(19,847)
Balance at the end of the year	<u>148,530</u>	<u>136,104</u>

Employees' Performance Share Programme

The Company has an Employee Performance Share Programme ("the Programme") to recognise and retain high performing staff. The Programme gives the employee the right to purchase the Company's shares at par. The shares carry full dividend and voting rights, and the option can be exercised at any time from the stipulated vested dates on the condition that the employee is still under employment at the exercise date. There are no cash settlement alternatives and the options have no contractual expiry date.

The following table illustrates the number (No.) and weighted average exercise prices (WAEP) of, and movements in, share options during the year:

	2016		2015	
	No.	WAEP	No.	WAEP
Outstanding at the beginning of the year	59,743	AED 1.00	59,743	AED 1.00
Granted during the year	-	-	-	-
Exercised during the year	-	-	-	-
Outstanding at the end of the year	<u>59,743</u>	<u>AED 1.00</u>	<u>59,743</u>	<u>AED 1.00</u>

The fair value of the vested shares is determined by reference to the official price list published by the Dubai Financial Market (DFM) for the 5 consecutive trading days prior to and after the vested date. As the options are granted deep in the money, management considers this to be an appropriate means of valuation.

The expense recognised during the year in respect of the programme was AED Nil (2015: AED Nil).

25 SHARE CAPITAL

	2016 AED'000	2015 AED'000
Authorised capital: 7,159,738,882 shares of AED 1 each (2015: 7,159,738,882 shares of AED 1 each)	<u>7,159,739</u>	<u>7,159,739</u>
Issued and fully paid-up: 7,159,738,882 shares of AED 1 each (2015: 7,159,738,882 shares of AED 1 each)	<u>7,159,739</u>	<u>7,159,739</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
At 31 December 2016

26 RESERVES

	Statutory reserve AED '000	Capital reserve AED '000	General reserves AED '000	Hedging reserves AED '000	Share premium AED '000	Net unrealised gains/(losses) reserve AED '000	Foreign currency translation reserve AED '000	Total AED '000
Balance as at 1 January 2015	15,220,245	3,660	3,712,601	(2,503)	-	(934,849)	(1,592,073)	16,407,081
Decrease in unrealised reserve	-	-	-	(20,321)	-	(228,004)	-	(248,325)
Decrease in foreign currency translation reserve	-	-	-	-	-	-	(468,133)	(468,133)
Net loss recognised directly in equity	-	-	-	(20,321)	-	(228,004)	(468,133)	(716,458)
Acquisition of non-controlling interest	-	-	-	-	-	-	2,197	2,197
Dilution of investment in a subsidiary	-	-	-	-	578,234	-	25,008	603,242
Net movement during the year	-	-	642,007	-	-	-	-	642,007
Balance as at 31 December 2015	15,220,245	3,660	4,354,608	(22,824)	578,234	(1,162,853)	(2,033,001)	16,938,069
Increase in unrealised reserve	-	-	-	7,816	-	35,745	-	43,561
Decrease in foreign currency translation reserve	-	-	-	-	-	-	(2,628,556)	(2,628,556)
Foreign currency translation loss recycled to income statement on acquisition of EMGF	-	-	-	-	-	-	1,321,013	1,321,013
Net gain/(loss) recognised directly in equity	-	-	-	7,816	-	35,745	(1,307,543)	(1,263,982)
Acquisition of non-controlling interest (note 4(a)(1))	-	-	-	-	-	-	(344)	(344)
Net movement during the year	-	-	523,286	-	-	-	-	523,286
Balance as at 31 December 2016	15,220,245	3,660	4,877,894	(15,008)	578,234	(1,127,108)	(3,340,888)	16,197,029

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

26 RESERVES (continued)

According to Article number 57 of the Articles of Association of the Company and Article 239 of the UAE Federal Law No.(2) of 2015, 10% of annual net profits are allocated to the statutory reserve and another 10% to the general reserve. The transfers to the statutory reserve may be suspended when the reserve reaches 50% of the paid-up capital. Transfers to the general reserve may be suspended by the ordinary general assembly when the reserve reaches 50% of the paid-up capital.

The statutory reserve is in excess of 50% of the paid-up share capital of the Company and therefore in accordance with a resolution of the Annual General Meeting, the Group has ceased further transfers to this reserve.

The statutory reserve includes:

- AED 2,475,000 thousands being the premium collected at AED 15 per share (share par value at that time was AED 10 per share) on the 1:1.65 rights issue during the year ended 31 December 1998;
- AED 11,321,656 thousands being the premium collected to date at AED 4 per share (share par value at AED 1 per share) on the 1:1 rights issue announced during the year ended 31 December 2005;
- AED 1,348,331 thousands being the premium of AED 3.38 per share (share par value at AED 1 per share) on conversion of the notes having face value of USD 475,700 thousands (AED 1,747,246 thousands) on 22 January 2014.
- AED 63,207 thousands being the premium of AED 3.38 per share (share par value at AED 1 per share) on conversion of the Notes having face value of USD 22,300 thousands (AED 81,907 thousands) on 22 December 2014; and

In 2015, appropriation to the general reserve also included AED 233,791 thousands on account of adjustment to the opening retained earnings of AED 2,337,907 thousands.

The capital reserve was created from the gain on sale of treasury shares in 2003.

Net unrealised gains/(losses) reserve:

- This reserve records fair value changes in financial assets at fair value through other comprehensive income and the Group's share in fair value reserve of the associated companies.

Foreign currency translation reserve:

- The foreign currency translation reserve is used to record exchange difference arising from translation of the financial statements of foreign subsidiaries and associates.

Hedging reserves:

- Hedging reserves represents the effective portion of the gain or loss on the interest rate swap contracts held by the Group.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

27 EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit or loss for the year attributable to the owners of the Parent by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit or loss attributable to the owners of the Parent (after adjusting for interest on the convertible notes) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

The information necessary to calculate basic and diluted earnings per share is as follows:

	2016 AED'000	2015 AED'000
Earnings:		
Profit attributable to the owners of the Parent	<u>5,232,857</u>	<u>4,082,165</u>
 <i>Number of shares in thousands</i>	 2016	 2015
Weighted-average number of ordinary shares for basic earnings per share	<u>7,159,739</u>	<u>7,159,739</u>
 Earnings per share:	 2016	 2015
- basic and diluted earnings per share (AED)	<u>0.73</u>	<u>0.57</u>

28 GUARANTEES AND CONTINGENCIES

1. The Group has issued financial guarantees and letters of credit of AED 24,842 thousands (2015: AED 106,776 thousands).
2. The Group has provided a financial guarantee of AED 5,000 thousands (2015: AED 5,000 thousands) as a security for the letter of guarantee issued by a commercial bank for issuance of a trade license from the Government of Dubai.
3. The Group has provided a financial guarantee of AED 3,287 thousands (2015: AED 3,287 thousands) as a security for the performance of its contractual obligations.
4. The Group has provided a performance guarantee of AED 4,208,818 thousands (2015: AED 2,369,723 thousands) to the Real Estate Regulatory Authority (RERA), Dubai for its new projects as per RERA regulations.
5. The Group has provided a corporate guarantee of AED 73,460 thousands (2015: AED 73,460 thousands) to a commercial bank as a security for the guarantees issued by the bank on behalf of the joint venture of the Group.
6. The Group has provided a performance guarantee of AED 115,078 thousands (2015: AED Nil) to various government authorities in India for its projects.

Andhra Pradesh Industrial Infrastructure Corporation Ltd. ("APIIC"), a joint venture partner in certain subsidiaries of the Group in India, issued a legal notice to the Company to terminate certain development and operational management agreements which were entered into between Emaar MGF Land Limited ("EMGF" - erstwhile associate of the Group and currently a subsidiary (refer note 4(a)(1))), Emaar Hills Township Private Limited ("EHTPL" - a joint venture of the Group with APIIC) and Boulder Hills Leisure Private Limited ("BHLPL" - a joint venture of the Group with APIIC). APIIC has filed another suit against EMGF to restrain EMGF from carrying out any activity related to these developments. In addition, there were few litigations which were initiated against the Group by third parties on the grounds of irregularities in acquisition and allocation of land.

The Group, based on legal advice, is of the opinion that all the aforesaid suites filed by APIIC shall be settled amicably by the parties under the Arbitration and Conciliation Act, 1996 of India or as per the Dispute Redressal Mechanism provided under AP Infrastructure Development Enabling Act, 2001 of India. Pending completion of various ongoing legal proceedings related to the above mentioned projects and based on the legal advice received, the management of the Group believes that the allegations/matters raised are contrary to the factual position and hence are not tenable.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

29 COMMITMENTS

At 31 December 2016, the Group had commitments of AED 18,681,158 thousands (2015: AED 17,112,746 thousands) which include project commitments of AED 18,154,087 thousands (2015: AED 16,624,543 thousands). This represents the value of contracts issued at 31 December 2016 net of invoices received and accruals made at that date. There were certain claims submitted by contractors relating to various projects of the Group in the ordinary course of business from which it is anticipated that no material unprovided liabilities will arise.

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 as at 31 December are as follows:

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Within one year	116,677	112,969
After one year but not more than five years	347,957	135,277
More than five years	234,008	-
	<u>698,642</u>	<u>248,246</u>

Operating lease commitments - Group as lessor

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

	<i>2016</i> <i>AED'000</i>	<i>2015</i> <i>AED'000</i>
Within one year	2,688,014	2,142,096
After one year but not more than five years	5,036,498	3,417,963
More than five years	1,591,161	933,892
	<u>9,315,673</u>	<u>6,493,951</u>

30 DIVIDENDS

A cash dividend of AED 0.15 per share for 2015 was approved by the shareholders of the Company at the Annual General Meeting of the Company held on 18 April 2016.

A cash dividend of AED 0.15 per share for 2016 is proposed by the Board of Directors of the Company subject to the approval of shareholders in the forthcoming Annual General Meeting.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

31 RELATED PARTY DISCLOSURES

For the purpose of these 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 year, the following were the significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

	2016 AED'000	2015 AED'000
Associates and Joint Ventures:		
Finance income earned on loans	58,033	108,271
Property development expenses	344,182	142,406
Capital expenditure	14,510	26,049
Islamic finance income	2,680	3,098
Selling, general and administrative expenses	1,663	3,083
Revenue from leasing and related income	4,367	3,588
Cost of revenue	2,287	1,312
Other operating income	1,052	1,052
Other income	37	81
	<u>37</u>	<u>81</u>
Directors, Key management personnel and their related parties:		
Rental income from leased properties and related income	120,088	117,388
Selling, general and administrative expenses	37,308	33,354
Cost of revenue	17,107	26,045
Islamic finance income	31,624	11,395
Other finance income	19,867	19,886
Finance costs incurred on interest-bearing loans and borrowings	41,123	25,251
Sale of property	14,204	7,665
Other income	-	4,530
Revenue from hospitality	1,682	2,558
Property development expenses	1,997	2,414
Other operating income	72	747
	<u>72</u>	<u>747</u>

Related party balances

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

	2016 AED'000	2015 AED'000
Associates and joint ventures:		
Trade and other payables	31,248	55,608
Trade receivables	263	314
Advance from customers	107	8
Directors, Key management personnel and their related parties:		
Bank balances and cash	2,754,129	3,994,639
Investment in securities at fair value through other comprehensive income	72,347	69,316
Advance from customers	22,286	22,794
Interest-bearing loans and borrowings	752,231	749,610
Trade receivables	3,277	7,668
Other assets, receivables, deposits and prepayments	3,880	9,646
Trade and other payables	4,443	6,055
	<u>4,443</u>	<u>6,055</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

31 RELATED PARTY DISCLOSURES (continued)

Compensation of key management personnel

The remuneration of key management personnel during the year was as follows:

	2016 AED'000	2015 AED'000
Short-term benefits	337,359	312,539
Employees' end-of-service benefits	13,361	16,121
	<u>350,720</u>	<u>328,660</u>

During the year, the number of key management personnel is 227 (2015: AED 228).

During the year, the Company has paid a bonus of AED 3,572 thousands to each of the non-executive members of the Board of Directors for the year 2015 as approved by the shareholders at the Annual General Meeting of the Company held on 18 April 2016.

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Overview

The Group has exposure to the following risks from its use of financial instruments:

- a) Credit risk;
- b) Market risk; and
- c) Liquidity risk.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk and the Group's management of capital.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. Group's senior management are responsible for developing and monitoring the Group's risk management policies and report regularly to the Board of Directors on their activities.

The Group's current financial risk management framework is a combination of formally documented risk management policies in certain areas and informal risk management policies in others. The Group's risk management policies (both formal and informal) are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Group's Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group's Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

The Group's principal financial liabilities, other than derivatives, comprise interest-bearing loans and borrowings, sukuk, retentions payable and trade and other payables. The main purpose of these financial instruments is to raise finance for the Group's operations. The Group has various financial assets such as bank balances and cash, trade and unbilled receivables and other receivables and deposits, which arise directly from its operations.

The Group also enters into derivative transactions, primarily interest rate swap contracts. The purpose is to manage the interest rate risk arising from the Group's sources of finance.

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

The Board of Directors reviews and agrees policies for managing each of these risks which are summarised below:

a) Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group is exposed to credit risk principally from its receivables from customers, other receivables and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

Trade, unbilled and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on credit risk. The Group earns its revenues from a large number of customers spread across different geographical segments. However, geographically 90% (2015: 98%) of the Group's trade and unbilled receivables are based in Middle East and North Africa.

The Group has entered into contracts for the sale of residential and commercial units and plots of land on an installment basis. The installments are specified in the contracts. The Group is exposed to credit risk in respect of installments due. However, the legal ownership of residential, commercial units and plots of land is transferred to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Group's exposure to bad debts is not significant.

The Group establishes an allowance for impairment at each reporting date that represents its estimate of incurred losses in respect of trade, unbilled and other receivables. The main components of this allowance are a specific loss component that relates to individually significant exposures, and a collective loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. The collective loss allowance is determined based on historical data of payment statistics for similar financial assets.

Other financial assets and cash deposits

With respect to credit risk arising from the other financial assets of the Group, which comprise bank balances and cash, investment in securities, loans to associates and joint ventures, other receivables and deposits, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these assets.

Credit risk from balances with banks and financial institutions is managed by Group's treasury in accordance with the Group's policy. The Group limits its exposure to credit risk by only placing balances with international banks and local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

Guarantees

The Group's policy is to provide financial guarantees only to its subsidiaries and certain associates and joint ventures. For details of guarantees outstanding as at the reporting date refer note 28 to the consolidated financial statements.

Excessive risk of concentration

Concentration arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

In order to avoid excessive concentration of risk, the Group's policies and procedures include specific guidelines to focus on the maintenance of a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly. Selective hedging is used within the Group to manage risk concentrations at both the relationship and industry levels.

At 31 December 2016

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)**b) Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, such as currency risk, interest rate risk and equity prices risks, which will affect the Group's income or the value of its holdings of financial instruments. Financial instruments affected by market risk include interest-bearing loans and borrowings, sukuk, deposits, investment in securities and derivative financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

The Group also enters into derivative transactions, primarily interest rate swap. The purpose is to manage the interest rate risk arising from the Group's sources of finance.

The Group does not hold or issue derivative financial instruments for speculative purposes.

Exposure to interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. It also enters into an interest rate swap contracts to hedge the interest rate risk of the firm commitment (also refer note 34). Interest on financial instruments having floating rates is re-priced at intervals of less than one year and interest on financial instruments having fixed rates is fixed until the maturity of the instrument. Other than commercial and overall business conditions, the Group's exposure to market risk for changes in interest rate environment relates mainly to its borrowing from financial institutions, investment in financial products and fixed deposits.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, after the impact of hedge accounting, with all other variables held constant, of the Group's profit before tax (through the impact on floating rate borrowings):

	2016		2015	
	<i>Change in basis points</i>	<i>Sensitivity of interest income/ expense AED'000</i>	<i>Change in basis points</i>	<i>Sensitivity of interest income/ expense AED'000</i>
Financial assets	± 100	-	± 100	1,752
Financial liabilities	± 100	55,324	± 100	34,636

The interest rate sensitivity set out above relates primarily to the AED and USD denominated financial assets and financial liabilities as the Group does not have any significant net exposure for financial assets and financial liabilities denominated in currencies other than the AED or currencies pegged to the USD.

The investments in financial products are not for trading or speculative purposes but placed in securities or fixed deposits, with the objective of achieving better returns than cash at bank. The interest rates on loans to associates are described in note 14 to the consolidated financial statements. Interest rates on loans from financial institutions are disclosed in note 22 to the consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

b) Market risk (continued)

Exposure to foreign currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group's significant monetary assets and liabilities denominated in foreign currencies are either in USD or in currencies pegged to USD. As the AED is currently pegged to the USD, balances in USD and other currencies pegged against USD are not considered to represent significant currency risk.

However, the Group's exposure to the risk of changes in foreign exchange rates primarily relates to the Group's net investments in those subsidiaries and associates where functional currencies are denominated in a different currency from the Group's functional currency and which are not pegged to the AED and USD. The foreign currency exchange differences arising upon consolidation of these entities for the purpose of preparation of the Group's consolidated financial statements are recorded in the consolidated statement of changes in equity through the consolidated statement of comprehensive income.

The table below indicates the sensitivity analysis of a change in foreign exchange rates of these currencies and their impact on other comprehensive income:

Currency	2016		2015	
	Change in currency rate in %	Effect on equity AED'000	Change in currency rate in %	Effect on equity AED'000
EGP	±10	190,016	±10	338,749
INR	±10	379,054	±10	259,419
Other currencies not pegged to US Dollar	±10	24,192	±10	21,575

Exposure to equity price risk

Equity price risk is the risk that the fair values of equities increase or decrease as a result of changes in the levels of equity indices and the value of individual stocks. The non-trading equity price risk exposure arises from the Group's investment portfolio. Equity price risk arises from equity instruments held by the Group at fair value through other comprehensive income. Management of the Group monitors equity securities in its investment portfolio based on market indices. Material investments within the portfolio are managed by qualified fund managers as well as on an individual basis. The primary goal of the Group's investment strategy is to maximise investment returns.

The effect on fair value of equity instruments (as a result of a change in the fair value of equity instruments held at fair value through other comprehensive income as at 31 December 2016) due to a reasonably possible change in equity indices, with all other variables held constant, is as follows:

Quoted investments	2016		2015	
	Change in equity price in %	Effect on equity AED'000	Change in equity price in %	Effect on equity AED'000
	±10	77,797	±10	65,165

Exposure to overseas country risks

Management monitors political and economic events and developments in countries where the Group operates to assess the likelihood of any potential impact to the Group's financial position and results of operations.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

e) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial investments and financial assets (e.g. trade receivables, other financial assets) and projected cash flows from operations.

The cash flows, funding requirements and liquidity of Group companies are monitored on a centralised basis, under the control of Group Treasury. The objective of this centralised system is to optimise the efficiency and effectiveness of the management of the Group's capital resources. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank borrowings and finance lease contracts. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and borrowing facilities, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The Group currently has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments:

Financial liabilities	Less than 3 months AED'000	3 to 12 months AED'000	1 to 5 years AED'000	Over 5 years AED'000	Total AED'000
<i>As at 31 December 2016</i>					
Interest-bearing loans and borrowings	770,392	567,721	9,948,564	403,976	11,690,653
Retentions payable	43,952	260,133	588,319	-	892,404
Payable to non-controlling interests	-	-	477,863	-	477,863
Dividend payable	301,524	-	-	-	301,524
Sukuk	108,836	234,562	2,975,020	6,324,493	9,642,911
Other liabilities	1,427,149	2,756,728	3,442,949	228,262	7,855,088
Total undiscounted financial liabilities	2,651,853	3,819,144	17,432,715	6,956,731	30,860,443
<i>As at 31 December 2015</i>					
Interest-bearing loans and borrowings	208,255	472,272	2,766,833	4,665,757	8,113,117
Retentions payable	36,670	282,433	484,189	-	803,292
Payable to non-controlling interests	-	-	1,013,309	-	1,013,309
Dividend payable	300,457	-	-	-	300,457
Sukuk	136,819	2,099,046	2,692,015	3,194,794	8,122,674
Other liabilities	1,995,937	2,653,571	2,890,515	319,189	7,859,212
Total undiscounted financial liabilities	2,678,138	5,507,322	9,846,861	8,179,740	26,212,061

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

32 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

d) Capital management

Capital includes equity attributable to the equity holders of the Parent. The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The primary objective of the Group's capital management strategy is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group's policy is to keep the gearing ratio below 50%. The Group includes within net debt, interest bearing loans and borrowings and sukuk less cash and cash equivalents. Capital includes equity attributable to the owners of the Parent less the net unrealised gains/(losses) reserve. At 31 December 2016, the Groups' gearing ratio is 17% (2015: 10%). The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Board of Directors also monitors the return on capital, which the Group defines as net operating income divided by total shareholders' equity, excluding minority interests. The Board of Directors also monitors the level of dividends to shareholders, the return on capital to shareholders or issuance of new shares to maintain or adjust the capital structure.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2016 and 31 December 2015.

Neither the Company nor any of its subsidiaries is subject to externally imposed capital requirements other than the statutory requirements in the jurisdictions where the Group entities are incorporated.

33 FAIR VALUES OF FINANCIAL INSTRUMENTS

Financial instruments comprise financial assets and financial liabilities.

Financial assets of the Group include bank balances and cash, trade and unbilled receivables, investment in securities, loans and advances, other receivables, deposits and due from related parties. Financial liabilities of the Group include customer deposits, interest-bearing loans and borrowings, sukuk, accounts payable, retentions payable and other payables.

The fair values of the financial assets and liabilities are not materially different from their carrying value unless stated otherwise.

34 HEDGING ACTIVITIES

Cash flow hedges

At 31 December 2016, the Group held certain interest rate swap contracts designated as a hedge of expected future payments under the borrowing contracts entered by the Group for which it has firm commitments. The interest rate swap contract is being used to hedge the interest rate risk of the firm commitments. The nominal amount of these contracts is USD 725,000 thousands and AED 500,000 thousands respectively (2015: USD 725,000 thousands and AED 500,000 thousands respectively).

	2016		2015	
	Assets AED'000	Liabilities AED'000	Assets AED'000	Liabilities AED'000
<i>Interest rate swap contracts</i>				
Fair value	-	24,341	-	34,379

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

34 HEDGING ACTIVITIES (continued)

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of cash flow hedges by valuation technique:

	<i>Total AED'000</i>	<i>Level 1 AED'000</i>	<i>Level 2 AED'000</i>	<i>Level 3 AED'000</i>
2016				
Interest rate swap contracts	24,341	-	24,341	-
2015				
Interest rate swap contracts	34,379	-	34,379	-

Valuation technique

The present value of interest rate swaps is computed by determining the present value of the fixed leg and the floating leg interest flows. The value of the fixed leg is given by the present value of the fixed coupon payments. The value of the floating leg is given by the present value of the floating coupon payments determined at the agreed dates of each payment. The forward rate for each floating payment date is calculated using the forward curves.

35 MATERIAL PARTLY-OWNED SUBSIDIARIES

Financial information of subsidiaries of the Group that have material non-controlling interest are provided below:

	<i>Country of incorporation</i>	<i>Ownership 2016</i>	<i>Ownership 2015</i>
Emaar Malls PJSC	UAE	84.63%	84.63%
Dubai Hills Estate LLC	UAE	50.00%	50.00%
Emaar Misr for Development SAE	Egypt	88.96%	88.96%
Renaissance Metn SAL	Lebanon	65.00%	65.00%
Emaar Giga Karachi Limited	Pakistan	73.12%	73.12%
Emaar Middle East LLC	KSA	61.00%	61.00%
Emaar MGF Land Limited	India	57.33%	-

The following table summarises the statement of financial position of these subsidiaries as at 31 December 2016. This information is based on the amounts before inter-company elimination.

	<i>Emaar Malls PJSC AED'000</i>	<i>Dubai Hills Estate LLC AED'000</i>	<i>Emaar Misr for Development SAE AED'000</i>	<i>Renaissance Metn SAL AED'000</i>	<i>Emaar Giga Karachi Limited AED'000</i>	<i>Emaar Middle East LLC AED'000</i>	<i>Emaar MGF Land Limited AED'000</i>
Total assets	25,407,897	4,825,380	3,723,597	579,592	857,167	2,931,006	16,853,754
Total liabilities	9,388,814	3,309,260	1,609,647	436,475	985,148	2,838,446	10,406,392
Total equity	16,019,083	1,516,120	2,113,950	143,117	(127,981)	92,560	6,447,362
Attributable to:							
Owners of the Parent	13,556,950	758,060	1,900,161	93,026	(84,007)	(12,008)	3,631,799
Non-controlling interest	2,462,133	758,060	213,789	50,091	(43,974)	104,568	2,815,563

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

At 31 December 2016

35 MATERIAL PARTLY-OWNED SUBSIDIARIES (continued)

The following table summarises the income statement of these subsidiaries as at 31 December 2016. This information is based on the amounts before inter-company elimination.

	<i>Emaar Malls PJSC AED '000</i>	<i>Dubai Hills Estate LLC AED '000</i>	<i>Emaar Misr for Development Renaissance SAE Metn SAL AED '000</i>	<i>Emaar Giga Karachi Limited AED '000</i>	<i>Emaar Middle East LLC AED '000</i>	<i>Emaar MGF Land Limited AED '000</i>
Revenue	3,227,951	1,160,813	2,126,122	27,165	-	264,493
Profit / (loss) for the year	1,874,324	684,202	927,850	(28,968)	(11,446)	151,377
Total comprehensive income for the year	1,882,399	684,202	927,850	(28,968)	(11,446)	(338,106)
Attributable to:						
Owners of the Parent	1,593,074	342,101	825,401	(18,829)	(8,369)	23,454
Non-controlling interest	289,325	342,101	102,449	(10,139)	(3,077)	(191,907)
						14,273
						(146,199)

The following table summarises the statement of financial position of these subsidiaries as at 31 December 2015. This information is based on the amounts before inter-company elimination.

	<i>Emaar Malls PJSC AED '000</i>	<i>Dubai Hills Estate LLC AED '000</i>	<i>Emaar Misr for Development Renaissance SAE Metn SAL AED '000</i>	<i>Emaar Giga Karachi Limited AED '000</i>	<i>Emaar Middle East LLC AED '000</i>
Total assets	24,560,917	3,046,260	7,049,490	571,225	2,986,543
Total liabilities	9,117,253	1,966,306	3,263,600	399,140	2,931,710
Total equity	15,443,664	1,079,954	3,785,890	172,085	54,833
Attributable to:					
Owners of the Parent	13,070,326	539,977	3,387,494	111,855	(35,462)
Non-controlling interest	2,373,338	539,977	398,396	60,230	90,295
					(70,208)
					(38,902)

The following table summarises the income statement of these subsidiaries as at 31 December 2015. This information is based on the amounts before inter-company elimination.

	<i>Emaar Malls PJSC AED '000</i>	<i>Dubai Hills Estate LLC AED '000</i>	<i>Emaar Misr for Development Renaissance SAE Metn SAL AED '000</i>	<i>Emaar Giga Karachi Limited AED '000</i>	<i>Emaar Middle East LLC AED '000</i>
Revenue	2,992,692	824,808	2,105,692	104,186	-
Profit / (loss) for the year	1,656,301	439,792	686,450	(10,449)	245,341
Total comprehensive income for the year	1,642,987	439,792	686,450	(10,449)	22,602
Attributable to:					
Owners of the Parent	1,390,460	219,896	643,687	(6,792)	14,539
Non-controlling interest	252,527	219,896	42,763	(3,657)	8,063
					(13,367)
					(4,914)