

**Emaar Properties PJSC  
and its Subsidiaries**

**UNAUDITED INTERIM CONDENSED  
CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE PERIOD ENDED 31 MARCH 2021**

**Emaar Properties PJSC and its Subsidiaries**

**Unaudited Interim Condensed Consolidated Financial Statements  
For the Period Ended 31 March 2021**

**Table of Contents**

---

	<b><u>Pages</u></b>
<b>Report on Review of Interim Condensed Consolidated Financial Statements</b>	<b>1 – 2</b>
<b>Interim Condensed Consolidated Income Statement</b>	<b>3</b>
<b>Interim Condensed Consolidated Statement of Comprehensive Income</b>	<b>4</b>
<b>Interim Condensed Consolidated Statement of Financial Position</b>	<b>5</b>
<b>Interim Condensed Consolidated Statement of Changes in Equity</b>	<b>6 – 7</b>
<b>Interim Condensed Consolidated Statement of Cash Flows</b>	<b>8</b>
<b>Notes to the Interim Condensed Consolidated Financial Statements</b>	<b>9 – 46</b>



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

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

To the Shareholders of Emaar Properties PJSC

### *Introduction*

We have reviewed the accompanying 31 March 2021 interim condensed consolidated financial statements of Emaar Properties PJSC ("the Company") and its subsidiaries (collectively referred to as "the Group"), which comprises:

- the interim condensed consolidated income statement for the three month period ended 31 March 2021;
- the interim condensed consolidated statement of comprehensive income for the three month period ended 31 March 2021;
- the interim condensed consolidated statement of financial position as at 31 March 2021;
- the interim condensed consolidated statement of changes in equity for the three month period ended 31 March 2021;
- the interim condensed consolidated statement of cash flows for the three month period ended 31 March 2021; and
- notes to the interim condensed consolidated financial statements.

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



*Scope of review*

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

*Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 31 March 2021 interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

*Other Matter*

In 2020, Emirates Securities & Commodities Authority ("ESCA") had announced that issuance of the interim condensed consolidated financial statements for the three month period ended 31 March 2020 was voluntary. The Group opted for the exemption of not issuing the interim condensed consolidated financial statements for the three month period ended 31 March 2020. Accordingly, comparatives for the three month period ended 31 March 2020 were not reviewed.

KPMG Lower Gulf Limited

Emilio Pera  
Registration No.: 1146  
Dubai, United Arab Emirates

Date: 10 May 2021

## Emaar Properties PJSC and its Subsidiaries

### INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT

Period ended 31 March 2021 (Unaudited)

		<i>(US \$1.00 = AED 3.673)</i>	
		<i>Three-month period ended</i>	
	<i>Notes</i>	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed) (Restated)*</i>
Revenue	4	5,993,308	5,328,199
Cost of revenue	4	<b>(3,313,115)</b>	(2,918,028)
<b>GROSS PROFIT</b>		<b>2,680,193</b>	2,410,171
Other operating income		70,146	100,388
Other operating expenses		<b>(23,344)</b>	(32,777)
Selling, general and administrative expenses	5	<b>(994,445)</b>	(775,162)
Depreciation of property, plant and equipment		<b>(156,758)</b>	(164,613)
Depreciation of investment properties		<b>(149,694)</b>	(131,232)
Finance income	6	84,871	131,525
Finance costs	7	<b>(236,273)</b>	(257,212)
Other income / (expenses)		<b>108,737</b>	(127,053)
Share of results of associates and joint ventures		<b>(102,247)</b>	(218,800)
<b>PROFIT BEFORE TAX</b>		<b>1,281,186</b>	935,235
Income tax credit / (expense)		<b>(80,489)</b>	(8,525)
<b>NET PROFIT FOR THE PERIOD</b>		<b>1,200,697</b>	926,710
<b>ATTRIBUTABLE TO:</b>			
Owners of the Company		656,522	608,782
Non-controlling interests		544,175	317,928
		<b>1,200,697</b>	926,710
Earnings per share attributable to the owners of the Company:			
- basic and diluted earnings per share (AED)		<b>0.09</b>	0.09

\* Certain amounts shown here do not correspond to the interim condensed consolidated financial statements of prior period and reflect adjustments made as detailed in Note 2.4.

The accompanying notes 1 to 24 form an integral part of these interim condensed consolidated financial statements.

## Emaar Properties PJSC and its Subsidiaries

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME Period ended 31 March 2021 (Unaudited)

	<i>(US \$1.00 = AED 3.673)</i> <i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed) (Restated)*</i>
Net profit for the period	1,200,697	926,710
<b><i>Other comprehensive income / (loss) to be reclassified to income statement in subsequent periods:</i></b>		
Decrease in unrealised gains / (losses) reserve	(7,274)	(821)
(Decrease) / increase in foreign currency translation reserve	(31,777)	62,672
<b>Net other comprehensive income / (loss) to be reclassified to income statement in subsequent periods</b>	<b>(39,051)</b>	<b>61,851</b>
<b><i>Other comprehensive income not to be reclassified to income statement in subsequent periods:</i></b>		
Decrease in unrealised gains / (losses) reserve	(383,472)	(215,439)
<b>Net other comprehensive income / (loss) not to be reclassified to income statement in subsequent periods</b>	<b>(383,472)</b>	<b>(215,439)</b>
<b>Total comprehensive income for the period</b>	<b>778,174</b>	<b>773,122</b>
<b>ATTRIBUTABLE TO:</b>		
Owners of the Company	236,141	498,238
Non-controlling interests	542,033	274,884
	<b>778,174</b>	<b>773,122</b>

\* Certain amounts shown here do not correspond to the interim condensed consolidated financial statements of prior period and reflect adjustments made as detailed in Note 2.4.

The accompanying notes 1 to 24 form an integral part of these interim condensed consolidated financial statements.

# Emaar Properties PJSC and its Subsidiaries

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 March 2021 (Unaudited)

(US\$ 1.00 = AED 3.673)

		31 March 2021 AED'000	31 December 2020 AED'000 (Restated)*	1 January 2020 AED'000 (Restated)*
<b>ASSETS</b>				
Bank balances and cash	8	7,124,968	6,270,731	6,795,737
Trade and unbilled receivables	9	12,336,597	11,246,564	10,316,058
Other assets, receivables, deposits and prepayments	10	15,027,141	16,029,719	15,498,526
Development properties	11	41,990,419	40,932,919	41,704,003
Assets classified as held for sale		-	-	669,290
Investments in securities	12	3,058,979	2,924,658	2,861,795
Loans to associates and joint ventures	13	1,108,994	1,096,631	980,719
Investments in associates and joint ventures	14	4,721,419	4,854,060	4,922,904
Property, plant and equipment		10,398,889	10,278,470	10,900,437
Investment properties		22,454,966	22,318,549	21,905,268
Intangible assets		752,919	755,472	766,671
Right-of-use assets		1,257,652	1,268,823	823,348
<b>TOTAL ASSETS</b>		<b>120,232,943</b>	<b>117,976,596</b>	<b>118,144,756</b>
<b>LIABILITIES AND EQUITY</b>				
<b>LIABILITIES</b>				
Trade and other payables	15	18,694,638	17,426,706	16,876,066
Advances from customers		12,233,391	11,689,423	12,202,962
Liabilities directly associated with assets classified as held for sale		-	-	159,669
Retentions payable		1,584,450	1,647,548	1,576,716
Deferred income tax payable		1,098,503	1,103,003	1,339,538
Interest-bearing loans and borrowings	16	14,181,686	14,034,948	15,785,537
Sukuk	17	7,326,912	7,325,855	7,316,364
Provision for employees' end-of-service benefits		171,287	167,211	176,929
<b>TOTAL LIABILITIES</b>		<b>55,290,867</b>	<b>53,394,694</b>	<b>55,433,781</b>
<b>EQUITY</b>				
<b>Equity attributable to owners of the Company</b>				
Share capital	18	7,159,739	7,159,739	7,159,739
Employees' performance share program		(1,684)	(1,684)	(1,684)
Reserves	19	17,120,216	17,540,597	17,553,915
Retained earnings		31,475,620	30,819,098	28,737,124
		<b>55,753,891</b>	<b>55,517,750</b>	<b>53,449,094</b>
<b>Non-controlling interests</b>		<b>9,188,185</b>	<b>9,064,152</b>	<b>9,261,881</b>
<b>TOTAL EQUITY</b>		<b>64,942,076</b>	<b>64,581,902</b>	<b>62,710,975</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>120,232,943</b>	<b>117,976,596</b>	<b>118,144,756</b>

To the best of our knowledge, the interim condensed consolidated financial statements fairly present, in all material respects, the interim condensed consolidated financial position, results of operation and interim condensed consolidated cash flows of the Group as of, and for, the period ended 31 March 2021.

The interim condensed consolidated financial statements were authorised for issue by the Board of Directors and signed on their behalf by:

  
Director

  
Director

\* Certain amounts shown here do not correspond to 2020 consolidated financial statements and reflect adjustments made as detailed in Note 2.4

The accompanying notes 1 to 24 form an integral part of these interim condensed consolidated financial statements.





## Emaar Properties PJSC and its Subsidiaries

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Period ended 31 March 2021 (Unaudited)

(US \$1.00 = AED 3.673)

	Attributable to the owners of the Company					Non-controlling interests AED'000	Total equity AED'000
	Share capital AED'000	Employees' share program AED'000	Reserves AED'000	Retained earnings AED'000	Total AED'000		
Balance as at 31 December 2020 (Audited)	7,159,739	(1,684)	17,565,660	32,031,418	56,755,133	9,161,262	65,916,395
Effect of changes due to restatements (note 2.4)	-	-	(25,063)	(1,212,320)	(1,237,383)	(97,110)	(1,334,493)
Balance at 1 January 2021 (Restated)*	7,159,739	(1,684)	17,540,597	30,819,098	55,517,750	9,064,152	64,581,902
<i>Total comprehensive income for the period</i>							
Net profit for the period	-	-	-	656,522	656,522	544,175	1,200,697
Other comprehensive income for the period	-	-	(420,381)	-	(420,381)	(2,142)	(422,523)
Total comprehensive income for the period	-	-	(420,381)	656,522	236,141	542,033	778,174
Dividend of a subsidiary	-	-	-	-	-	(418,000)	(418,000)
<b>Balance as at 31 March 2021</b>	<b>7,159,739</b>	<b>(1,684)</b>	<b>17,120,216</b>	<b>31,475,620</b>	<b>55,753,891</b>	<b>9,188,185</b>	<b>64,942,076</b>

\* Certain amounts shown here do not correspond to the 2020 consolidated financial statements and reflect adjustments made as detailed in Note 2.4.

The accompanying notes 1 to 24 form an integral part of these interim condensed consolidated financial statements.



## Emaar Properties PJSC and its Subsidiaries

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

Period ended 31 March 2021 (Unaudited)

(US \$1.00 = AED 3.673)

	Attributable to the owners of the Company						Total equity AED'000
	Share capital AED'000	Employees' share performance program AED'000	Reserves AED'000	Retained earnings AED'000	Total AED'000	Non-controlling interests AED'000	
Balance as at 31 December 2019 (Audited)	7,159,739	(1,684)	17,562,729	29,441,645	54,162,429	9,286,994	63,449,423
Effect of changes due to restatements (note 2.4)	-	-	(8,814)	(704,521)	(713,335)	(25,113)	(738,448)
Balance at 1 January 2020 (Restated)*	7,159,739	(1,684)	17,553,915	28,737,124	53,449,094	9,261,881	62,710,975
Net profit for the period	-	-	-	608,782	608,782	317,928	926,710
Other comprehensive income for the period	-	-	(110,544)	-	(110,544)	(43,044)	(153,588)
<i>Total comprehensive income for the period</i>	-	-	(110,544)	608,782	498,238	274,884	773,122
Dividend of a subsidiary	-	-	-	-	-	(400,000)	(400,000)
Balance as at 31 March 2020	7,159,739	(1,684)	17,443,371	29,345,906	53,947,332	9,136,765	63,084,097

\* Certain amounts shown here do not correspond to the 2020 consolidated financial statements and reflect adjustments made as detailed in Note 2.4.

The accompanying notes 1 to 24 form an integral part of these interim condensed consolidated financial statements.

# Emaar Properties PJSC and its Subsidiaries

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

As at 31 March 2021 (Unaudited)

(US \$1.00 = AED 3.673)  
For the three-month period ended

		<b>31 March 2021 AED'000</b>	<b>31 March 2020 AED'000 (Unreviewed) (Restated)*</b>
<b>Cash flows from operating activities</b>			
Profit before tax		1,281,186	935,235
Adjustments for:			
Share of results of associates and joint ventures		102,247	218,800
Depreciation		341,916	326,078
Amortisation of intangible assets		2,553	2,961
Provision for end-of-service benefits, net		4,076	444
(Gain) / loss on disposal of investment properties		(50,864)	216
(Gain)/ loss on disposal of property, plant and equipment		(38)	163
Provision for doubtful debts, impairment and write-off		207,949	77,030
Finance costs	7	236,273	257,212
Finance income	6	(84,871)	(131,525)
<b>Cash from operations before working capital changes:</b>		<b>2,040,427</b>	<b>1,686,614</b>
Trade and unbilled receivables		(1,147,982)	(402,280)
Other assets, receivables, deposits and prepayments		910,061	(342,690)
Development properties		19,732	275,278
Advances from customers		543,968	(424,017)
Trade and other payables		97,894	(7,349)
Retentions payable		(63,098)	46,746
Assets and liabilities held for sale, net		-	(210,603)
Income tax, net		16,350	13,657
<b>Net cash flows from operating activities</b>		<b>2,417,352</b>	<b>635,356</b>
<b>Cash flows from investing activities</b>			
Purchase of securities		(1,673,862)	(307,022)
Proceeds from disposal of securities		1,158,127	347,214
Finance income received		84,749	125,657
Dividend received from associates and joint ventures		24,479	-
Additional investments in and loans to associates and joint ventures		(13,005)	(114,747)
Amounts incurred on investment properties		(293,216)	(643,862)
Amounts incurred on property, plant and equipment		(285,968)	(189,364)
Proceeds from disposal of investment properties		58,410	(216)
Proceeds from disposal of property, plant and equipment		1,553	24,730
Deposits maturing after three months (including deposits under lien)	8	53,155	33,637
Advance against investments		(101,046)	(326,393)
<b>Net cash flows used in investing activities</b>		<b>(986,624)</b>	<b>(1,050,366)</b>
<b>Cash flows from financing activities</b>			
Dividends of subsidiaries paid to non-controlling interests		(418,000)	(400,000)
Proceeds from interest-bearing loans and borrowings	16	538,917	5,753,825
Repayment of interest-bearing loans and borrowings	16	(687,104)	(2,595,701)
Finance costs paid		(251,149)	(263,793)
<b>Net cash flows (used in) / from financing activities</b>		<b>(817,336)</b>	<b>2,494,331</b>
<b>Increase in cash and cash equivalents</b>			
Net foreign exchange difference		572	5,881
Cash and cash equivalents at the beginning of the period		5,763,988	5,158,444
<b>Cash and cash equivalents at the end of the period</b>	8	<b>6,377,952</b>	<b>7,243,646</b>

\* Certain amounts shown here do not correspond to interim condensed consolidated financial statements of prior period and reflect adjustments made as detailed in Note 2.4.

# Emaar Properties PJSC and its Subsidiaries

## NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 31 March 2021 (Unaudited)

### 1 DOMICILE AND ACTIVITIES

Emaar Properties Public Joint Stock Company (the “Company”) 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 interim condensed consolidated financial statement was authorised for issue on 10 May 2021.

### 2.1 BASIS OF PREPARATION

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

The interim condensed consolidated financial statements do not contain all information and disclosures required for full financial statements prepared in accordance with International Financial Reporting Standards (IFRS) and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2020. The same accounting policies, methods of computation, significant accounting judgments and estimates and assumptions are followed in these interim condensed consolidated financial statements as compared with the most recent annual consolidated financial statements, except for the new standards and amendments adopted during the current period and restatement as explained below.

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

The interim condensed consolidated financial statements have been prepared on a historical cost basis except for derivative financial instruments, financial assets at fair value through other comprehensive income (“FVOCI”) and profit or loss 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 / restated to conform to the presentation used in these interim condensed consolidated financial statements.

Results for the three-month period ended 31 March 2021 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2021.

As per the communication to listed companies by the Securities and Commodities Authority dated 7 April 2020 on disclosure of interim financial statements, the Group opted for the exemption of not issuing the condensed consolidated interim financial statements for the three-month period ended 31 March 2020. Accordingly, the comparative interim condensed consolidated financial statements as presented are not reviewed.

#### **Basis of consolidation**

The interim condensed consolidated financial statements comprise the financial statements of the Company and entities (including special purpose entities) controlled by the Group. Control is achieved where all the following criteria are met:

- (a) the Group 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 Group has exposure, or rights, to variable returns from its involvement with the entity; and
- (c) the Group 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

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.1 BASIS OF PREPARATION (continued)

#### Basis of consolidation (continued)

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 interim condensed 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 using consistent accounting policies. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Non-controlling interests are measured initially at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

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 interim condensed consolidated income statement; and
- Reclassifies the Group's share of components previously recognised in other comprehensive income to the interim condensed consolidated income statement or retained earnings, as appropriate.

During the period, the respective Board of Directors of the Company and Emaar Malls PJSC ("Emaar Malls") have recommended an all share merger to their respective shareholders. As part of the transaction, the existing business of Emaar Malls will be reconstituted in a wholly owned subsidiary of the Company and will continue to develop and hold a portfolio of premium shopping malls and retail assets. This transaction is subject to completion of necessary legal and statutory formalities and approvals including from the respective shareholders. Post completion of the transaction, Emaar Malls shares will be delisted from the Dubai Financial Market.

#### *Associates and joint ventures*

Associates 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 whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

The Group's investment in associates and joint ventures are accounted for using the equity method of accounting. Under the equity method of accounting, investments in associates and joint ventures are carried in the interim condensed 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 interim condensed 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 associates and its joint ventures are eliminated to the extent of the Group's interest in the associates and joint ventures. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

#### *Special purpose entities*

Special purpose entities are entities that are created to accomplish a narrow and well-defined objective. The financial information of special purpose entities is included in the Group's interim condensed 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.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of these interim condensed 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 interim condensed consolidated financial statements of the Group are discussed below:

#### Judgments

##### *Timing of 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. Also refer note 2.4

##### *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 assess 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.

In determining the impact of variable consideration, the Group uses the “most-likely amount” method in IFRS 15 *Revenue from Contracts with Customers* 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.

##### *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. Sale proceeds from such assets are recognised as revenue in accordance with IFRS 15.

##### *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.

##### *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.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

#### Judgments (continued)

##### *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*.

##### *Significant judgement in determining the lease term of contracts with renewal options*

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has the option, under some of its leases to lease the assets for additional years. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew.

##### *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.

##### *Impairment of trade, unbilled receivables 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 based on expected credit losses on such receivables.

#### Estimations and assumptions

##### *Useful lives of property, plant and equipment, investment properties and intangible assets*

The Group's management determines the estimated useful lives of its property, plant and equipment, investment properties and intangible assets 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 / amortisation method to ensure that the method and period of depreciation / amortisation are consistent with the expected pattern of economic benefits from these assets.

##### *Measurement of progress when revenue is recognised over time*

The Group has elected to apply the input method to measure the progress of 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.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

#### Estimations and assumptions (continued)

##### *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 established 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.

Development properties are stated at the lower of cost and estimated net realisable value. The cost of work-in-progress comprises construction costs and other related direct costs. Net realisable value is the estimated selling price in the ordinary course of business, less cost of completion and selling expenses.

##### *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.

##### *Impact of Covid-19*

In January 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus originating in Wuhan, China (the “COVID-19 Outbreak”). During March 2020, the WHO classified COVID-19 Outbreak as a pandemic based on the rapid increase in exposure and infections across the world. The pandemic nature of this virus resulted in global travel restrictions and lockdown in most countries of the world impacting jurisdictions and segments in which the Group operates.

The COVID-19 Outbreak has impacted the Group across its segments (real estate, retail and hospitality) which is reflected in its financial results. As a result, the Group has undertaken various measures by rationalizing its operations, optimizing staff level and operating costs, rent relief and working closely with its suppliers and customers to minimize impact on revenue and cost. As the lockdown started to ease and travel recommenced in the second half of 2020, the Group witnessed increased real estate sales, improved occupancy in hotels and increased footfall in its shopping malls compared to the initial time of pandemic in early part of 2020. The Group’s management continues to evaluate current situation including pricing strategy and cost optimization initiatives.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

#### Estimations and assumptions (continued)

##### *Impact of Covid-19 (continued)*

Management's current assessment of the impact of the COVID-19 outbreak is as follows:

##### *a) Recoverable amount of investment properties*

Recoverable amount of investment properties is inherently subjective due to the unique characteristics of each property, its location, expected yield, rental growth rate and discount rates reflecting continued uncertainty. Based on the impairment assessments carried out by the management, the recoverable amount of an investment property is higher than the carrying value of the properties.

##### *b) Impairment assessment of property, plant and equipment within Hospitality segment*

The Group's hospitality segment has been impacted due to temporary closure and from low occupancy levels, resulting from steps taken by governments to contain the COVID-19 outbreak. The key area of assessment includes estimates on the impact of future cash inflows due to reduced occupancy and the discount rates, reflecting continued uncertainty. Based on impairment assessments carried out by the management, the recoverable amount is higher than the carrying value of the properties.

##### *c) Net realisable value assessment of development properties*

The Group's real estate businesses has continued to deliver on projects, with restrictions in some territories. Land held for sale and properties classified under development properties are stated at the lower of cost or net realizable value ("NRV"). NRV is assessed with reference to estimated sales prices, costs of completion and advances received, development plans and market conditions existing at the end of the reporting period. The management has considered COVID-19 outbreak indicators to assess the estimated realizable value of its development properties and concluded that there is no material impact due to COVID-19 outbreak leading to any significant write-downs, considering the head room that the Group has in respect of its development properties.

##### *d) Income and receivables from the leasing and retail segment*

During 2020 and subsequently, impact of the pandemic evolved and to contain the virus, the UAE government imposed strict measures that resulted in temporary lower footfall of the malls. As part of Group's commitment to extend support to its tenants during COVID-19 outbreak, the Group has offered voluntary arrangements of rent reliefs to its tenants in 2020 and Q1 2021, which are accounted for in accordance with the requirements of IFRS 16 "Leases".

In addition, COVID-19 outbreak pandemic has increased the uncertainty over collectability of trade receivables. The management considers that it is more appropriate to only recognise lease income and the corresponding receivables to the extent that the lease income is considered to be collectible. This approach reflects the uncertainty related to collectability of lease payments and addresses the concern of recognizing income when collectability is uncertain.

##### *e) Funding and liquidity*

In response to the pandemic situation, the Group continues to monitor and respond to all liquidity and funding requirements through its plan reflecting the current economic scenarios. The Group believes that, as at 31 March 2021, liquidity position of the Group remains strong and its existing balances of cash and cash equivalents, along with undrawn facilities will be sufficient to satisfy its working capital needs, capital expenditures and other liquidity requirements as they fall due in the foreseeable future.

##### *f) External property valuation reports*

As at 31 December 2020 valuations contained a material valuation uncertainty clause by the external valuers due to the market disruption caused by the COVID-19 pandemic, which resulted in a reduction in transactional evidence and market yields. This clause does not invalidate the valuation but implies that there is substantially more uncertainty than under normal market conditions. The valuation of properties located in various geographies takes into account the level of pandemic, related economic impact, expected recovery including occupancy and earning levels of properties. As a result of the continued uncertainty, these assumptions may be revised significantly in the subsequent periods.



## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 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 interim condensed 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 2020, except for the adoption of new standards and interpretations effective as of 1 January 2021 and note as mentioned below. Although these new standards and amendments apply for the first time in 2021, they do not have a material impact on the annual consolidated financial statements or the interim condensed consolidated financial statements of the Group.

- Interest Rate Benchmark Reform Phase 2 - Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16

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

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's consolidated financial statements are disclosed below. The Group intends to adopt these new and amended standards, if applicable, when they become effective.

- **Amendments to IAS 37** - What is included in cost of fulfilling a contract for onerous contracts (Effective 1 January 2022)
- **Annual Improvements to IFRS Standards 2018 – 2020** – Amendments to IFRS 1, IFRS 9, illustrative examples accompanying IFRS 16 and IAS 41 (effective 1 January 2022)
- **Property, Plant and Equipment, amendments to IAS 16** – Amendments clarify treatment of proceeds before intended use (effective 1 January 2022)
- **Reference to the Conceptual Framework** – Amendments to IFRS 3 (effective 1 January 2022)
- **Definition of Accounting estimates, amendments to IAS 8** - The amendments introduce a new definition for accounting estimates: clarifying that they are monetary amounts in the financial statements that are subject to measurement uncertainty. (effective 1 January 2023)
- **IFRS 10 and IAS 28** - Sale or Contribution of Assets between an investor and its Associate or Joint Venture (the effective date has been deferred indefinitely, but an entity that early adopts the amendments must apply them prospectively)

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

##### *Revenue from contracts with customers*

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.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Revenue recognition (continued)

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.

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 interim condensed 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.

#### *Development services*

Revenue from rendering of development management services is recognised when the outcome of the transaction can be estimated reliably, by reference to the stage of completion of the development obligation 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.

#### *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.

#### *Revenue recognition for turnover rent*

Income from turnover rent is recognised based on the 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.

#### *Customer loyalty programme*

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 loyalty points give rise to a separate performance obligation as they provide a material right to the customer. A portion of the transaction price is allocated to the loyalty points awarded to customers based on relative stand-alone selling price and recognised as a contract liability until the points are redeemed. Revenue is recognised upon redemption of products by the customer. When estimating the stand-alone selling price of the loyalty points, the Group considers the likelihood that the customer will redeem the points. The Group updates its estimates of the points that will be redeemed on a quarterly basis and any adjustments to the contract liability balance are charged against revenue.

#### Changes in timing of revenue recognition

During the year, based on a review of past legal precedents supported by legal opinions from external legal counsel undertaken by Emaar Misr for Development SAE, a subsidiary of the Company in Egypt (Group's international real-estate segment), management has re-evaluated its judgement to meet the IFRS 15 criteria for recognising revenue for property sale in Egypt over time. As a result, management determined that control over units sold in Egypt are being transferred to customers at a point in time i.e. when units are completed and accordingly revenue should be recognised at that point in time.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Changes in timing of revenue recognition (continued)

Based on the requirements of IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*, management has considered the effect of this change in accounting policy retrospectively and restated the comparative balances. The interim condensed consolidated financial statements have been restated as summarised below:

Further, certain comparative amounts have also been reclassified to conform to the presentation used in these interim condensed consolidated financial statement.

At 31 December 2020

Consolidated Statement of Financial Position

	<i>As previously reported earlier AED'000</i>	<i>Adjustments made AED'000</i>	<i>As restated now AED'000</i>
<i>Assets</i>			
Trade and unbilled receivables	12,165,577	(919,013)	11,246,564
Other assets, receivables, deposits and prepayments	15,969,870	59,849	16,029,719
Development properties	38,532,763	2,400,156	40,932,919
Total assets	<u>116,435,604</u>	<u>1,540,992</u>	<u>117,976,596</u>
<i>Liabilities</i>			
Trade and other payables	17,607,042	(180,336)	17,426,706
Advances from customers	8,592,009	3,097,414	11,689,423
Deferred income tax payable	1,144,596	(41,593)	1,103,003
Total liabilities	<u>50,519,209</u>	<u>2,875,485</u>	<u>53,394,694</u>
<i>Equity</i>			
Reserves	17,565,660	(25,063)	17,540,597
Retained earnings	32,031,418	(1,212,320)	30,819,098
Non-controlling interests	9,161,262	(97,110)	9,064,152
Total equity	<u>65,916,395</u>	<u>(1,334,493)</u>	<u>64,581,902</u>

At 1 January 2020

Consolidated Statement of Financial Position

	<i>As previously reported earlier AED'000</i>	<i>Adjustments made AED'000</i>	<i>As restated now AED'000</i>
<i>Assets</i>			
Trade and unbilled receivables	10,465,030	(148,972)	10,316,058
Other assets, receivables, deposits and prepayments	15,459,265	39,261	15,498,526
Development properties	40,319,940	1,384,063	41,704,003
Total assets	<u>116,870,404</u>	<u>1,274,352</u>	<u>118,144,756</u>
<i>Liabilities</i>			
Trade and other payables	16,919,196	(43,130)	16,876,066
Advances from customers	10,147,032	2,055,930	12,202,962
Total liabilities	<u>53,420,981</u>	<u>2,012,800</u>	<u>55,433,781</u>
<i>Equity</i>			
Reserves	17,562,729	(8,814)	17,553,915
Retained earnings	29,441,645	(704,521)	28,737,124
Non-controlling interests	9,286,994	(25,113)	9,261,881
Total equity	<u>63,449,423</u>	<u>(738,448)</u>	<u>62,710,975</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Changes in timing of revenue recognition (continued)

*Consolidated income statement and consolidated statement of comprehensive income*

	<i>As previously reported earlier AED'000</i>	<i>Adjustments made AED'000</i>	<i>As restated now AED'000</i>
<i>For the period ended 31 March 2020:</i>			
Revenue	5,827,158	(498,959)	5,328,199
Cost of revenue	(3,251,872)	333,844	(2,918,028)
Selling, general and administrative expenses	(736,344)	(38,818)	(775,162)
Other income	(126,077)	(976)	(127,053)
Income tax credit / (expense)	12,041	(20,566)	(8,525)
	<u>1,152,185</u>	<u>(225,475)</u>	<u>926,710</u>
Net profit for the period	<u>1,152,185</u>	<u>(225,475)</u>	<u>926,710</u>
Increase in foreign currency translation reserve	<u>78,616</u>	<u>(15,944)</u>	<u>62,672</u>
Earnings per share attributable to the owners of the Company:			
- basic and diluted earnings per share (AED)	<u>0.11</u>	<u>(0.02)</u>	<u>0.09</u>

There is no material impact on the Group's total operating, investing or financing cash flows for the period ended 31 March 2020.

#### 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 gross carrying amount of the financial asset.

#### Property, plant and equipment

Property, plant and equipment are measured at cost, which includes capitalised borrowing costs, 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, depreciation method and residual values are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

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

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Property, plant and equipment (continued)

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of property, plant and equipment may not be recoverable. Whenever the carrying amount of property, plant and equipment exceeds their recoverable amount, an impairment loss is recognised in the interim condensed 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 other than goodwill impairment 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.

#### Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

#### Investment properties

Properties held for rental or capital appreciation purposes are classified as investment properties. Investment properties are measured at cost less any accumulated depreciation and any accumulated impairment losses.

Depreciation is charged on a straight-line basis over the estimated useful lives as follows:

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

No depreciation is charged on land and capital work-in-progress.

The useful lives, depreciation method and residual value 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 interim condensed consolidated income statement. The recoverable amount is the higher of investment property's fair value less cost to sell and the value in use.

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.

#### Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. The useful lives of intangible assets are assessed as either finite or indefinite.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Intangible assets (continued)

Intangible assets with finite lives are amortised over the estimated useful life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the interim condensed consolidated income statement.

Intangible assets with indefinite useful lives are not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Amortisation is charged on a straight-line basis over the estimated useful lives as follows:

Customers relationship	5 years
Software	3 years

Goodwill and Brand is not amortised.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the interim condensed consolidated income statement when the asset is derecognised.

#### 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.

The cost of development properties recognised in the interim condensed 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 or completion.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 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 interim condensed 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 interim condensed 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.

The documentation includes identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how the Group will assess whether the hedging relationship meets the hedge effectiveness requirements (including the analysis of sources of hedge ineffectiveness and how the hedge ratio is determined).

A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements:

- There is 'an economic relationship' between the hedged item and the hedging instrument;
- The effect of credit risk does not 'dominate the value changes' that result from that economic relationship;
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the Group actually uses to hedge that quantity of hedged item. However, that designation shall not reflect an imbalance between the weightings of the hedged item and the hedging instrument that would create hedge ineffectiveness (irrespective of whether recognised or not) that could result in an accounting outcome that would be inconsistent with the purpose of hedge accounting.

Hedges that meet all the qualifying criteria for hedge accounting are accounted for and further described in the below sections.

#### *Fair value hedges*

The change in the fair value of a hedging instrument is recognised in the interim condensed consolidated income statement as other expense. The change in the fair value of the hedged item attributable to the risk hedged is recorded as part of the carrying value of the hedged item and is also recognised in the interim condensed consolidated income statement as other expense.

For fair value hedges relating to items carried at amortised cost, any adjustment to carrying value is amortised through profit or loss over the remaining term of the hedge using the effective interest rate (EIR) method. The EIR amortisation may begin as soon as an adjustment exists and no later than when the hedged item ceases to be adjusted for changes in its fair value attributable to the risk being hedged.

If the hedged item is derecognised, the unamortised fair value is recognised immediately in consolidated income statement.

When an unrecognised firm commitment is designated as a hedged item, the subsequent cumulative change in the fair value of the firm commitment attributable to the hedged risk is recognised as an asset or liability with a corresponding gain or loss recognised in consolidated income statement.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Derivative financial instruments (continued)

##### *Cash flow hedges*

The effective portion of the gain or loss on the hedging instrument is recognised in consolidated statement of comprehensive income in the cash flow hedge reserve, while any ineffective portion is recognised immediately in the interim condensed consolidated income statement. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item.

The ineffective portion relating to foreign currency contracts is recognised as other expense and the ineffective portion relating to commodity contracts is recognised in other operating income or expenses.

The Group designates only the spot element of forward contracts as a hedging instrument. The forward element is recognised in consolidated statement of comprehensive income and accumulated in a separate component of equity under cost of hedging reserve.

The amounts accumulated in consolidated statement of comprehensive income are accounted for, depending on the nature of the underlying hedged transaction. If the hedged transaction subsequently results in the recognition of a non-financial item, the amount accumulated in equity is removed from the separate component of equity and included in the initial cost or other carrying amount of the hedged asset or liability. This is not a reclassification adjustment and will not be recognised in other comprehensive income for the period. This also applies where the hedged forecast transaction of a non-financial asset or non-financial liability subsequently becomes a firm commitment for which fair value hedge accounting is applied.

For any other cash flow hedges, the amount accumulated in consolidated statement of comprehensive income is reclassified to consolidated income statement as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

If cash flow hedge accounting is discontinued, the amount that has been accumulated in consolidated statement of comprehensive income must remain in accumulated OCI if the hedged future cash flows are still expected to occur. Otherwise, the amount will be immediately reclassified to consolidated income statement as a reclassification adjustment. After discontinuation, once the hedged cash flow occurs, any amount remaining in accumulated OCI must be accounted for depending on the nature of the underlying transaction as described above.

##### *Hedge of net investments in foreign operations*

Hedges of a net investment in a foreign operation, including a hedge of a monetary item that is accounted for as part of the net investment, are accounted for in a way similar to cash flow hedges. Gains or losses on the hedging instrument relating to the effective portion of the hedge are recognised as other comprehensive income while any gains or losses relating to the ineffective portion are recognised in the consolidated income statement. On disposal of the foreign operation, the cumulative value of any such gains or losses recorded in equity is transferred to the interim condensed 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. Trade receivables are initially recognised when they are originated. Trade and unbilled receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under IFRS 15. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value.

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.



## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial assets (continued)

##### *Classification of financial assets*

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

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 adoption of IFRS 9 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 interim condensed consolidated income statement when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through P&L and OCI are not subject to impairment assessment.

The Group elected to classify irrevocably its non-listed equity investments as financial assets measured at fair value through other comprehensive income.

##### *Debt instruments*

Debt instruments are also measured at fair value through other comprehensive income (OCI) 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 facilities payable on demand.

##### *Trade and unbilled receivables*

Trade receivables are stated at original invoice amount (unless there is a significant financing component) less expected credit losses. When a trade receivable is uncollectible, it is written off against provision for doubtful debts. Subsequent recoveries of amounts previously written off are credited to the interim condensed consolidated income statement.

Services rendered but not billed at the reporting date are accrued as per the terms of the agreements as unbilled receivables.

##### *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 interim condensed consolidated income statement. For financial assets designated at fair value through other comprehensive income any foreign exchange component is recognised in the interim condensed 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 interim condensed consolidated income statement.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 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; or
- 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, and
- 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 recognises an allowance for expected credit losses ("ECL") for all debt instruments and contract assets not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment, that includes forward-looking information.

For trade and unbilled receivables and other receivables, the Group applies a simplified approach in calculating ECLs based on lifetime expected credit losses. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The expected credit losses are recognised in the consolidated income statement.

The Group consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the debtor;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### **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.

Impairment losses are recognised in the interim condensed 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 interim condensed 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.

##### *Lease liabilities*

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognised as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

When measuring lease liabilities for leases that were classified as operating leases, the Group discounted lease payments using its incremental borrowing rate. The average rate applied is 4% to 8%.

##### *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 interim condensed consolidated income statement when the liabilities are derecognised as well as through the amortisation process.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial liabilities and equity instruments issued by the Group (continued)

##### *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 interim condensed consolidated income statement.

##### *Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net amount is reported in the interim condensed 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.

#### 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 interim condensed 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 interim condensed 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 interim condensed 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.

## Emaar Properties PJSC and its Subsidiaries

---

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Business combinations and goodwill (continued)

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 interim condensed consolidated income statement. Impairment losses relating to goodwill cannot be reversed in future periods.

#### 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 interim condensed 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 interim condensed 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 INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 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 interim condensed 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 have significant impact on the Group results. The domestic segment includes business activities and operations in the UAE and the international segment includes business activities and operations outside the UAE (including export sales).

#### *Business segments*

The following tables include revenue, profit and certain assets and liabilities information regarding business segments for the three-month periods ended 31 March 2021 and 31 March 2020. Assets and liabilities of the business segments are presented as at 31 March 2021 and 31 December 2020.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 3 SEGMENT INFORMATION (continued)

*Business segments (continued)*

	<i>Real estate AED'000</i>	<i>Leasing, retail and related activities AED'000</i>	<i>Hospitality AED'000</i>	<i>Others AED'000</i>	<i>Total AED'000</i>
<b>Three-month period ended</b>					
<b>31 March 2021:</b>					
<b>Revenue</b>					
Revenue from external customers					
- Over a period of time	3,367,405	-	105,239	-	3,472,644
- Single point in time / leasing revenue	1,302,192	1,051,672	166,800	-	2,520,664
	<u>4,669,597</u>	<u>1,051,672</u>	<u>272,039</u>	<u>-</u>	<u>5,993,308</u>
<b>Results</b>					
Profit before tax before (a) & (b)	<u>1,255,069</u>	<u>406,639</u>	<u>16,028</u>	<u>43,607</u>	<u>1,721,343</u>
(a) Unallocated selling, general and administrative expenses					(371,710)
(b) Unallocated finance cost, net					(68,447)
<b>Profit before tax for the period</b>					<u>1,281,186</u>
<b>Other segment information</b>					
Capital expenditure (Property, plant and equipment and investment properties)	<u>129,270</u>	<u>338,300</u>	<u>88,877</u>	<u>22,737</u>	<u>579,184</u>
Depreciation (Property, plant and equipment, right-of-use assets and investment properties)	<u>66,044</u>	<u>196,574</u>	<u>66,042</u>	<u>13,256</u>	<u>341,916</u>
<b>Assets and liabilities</b>					
<b>As at 31 March 2021</b>					
Segment assets	<u>83,041,149</u>	<u>26,915,265</u>	<u>7,572,382</u>	<u>2,704,147</u>	<u>120,232,943</u>
Segment liabilities	<u>46,763,859</u>	<u>6,148,911</u>	<u>1,996,423</u>	<u>367,916</u>	<u>55,290,867</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 3 SEGMENT INFORMATION (continued)

*Business segments (continued)*

*Three-month period ended 31 March 2020 (Unreviewed and restated):*

	<i>Real estate*</i> <i>AED'000</i>	<i>Leasing, retail and related activities</i> <i>AED'000</i>	<i>Hospitality</i> <i>AED'000</i>	<i>Others</i> <i>AED'000</i>	<i>Total</i> <i>AED'000</i>
<b>Revenue</b>					
Revenue from external customers					
- Over a period of time	3,131,232	-	145,927	-	3,277,159
- Single point in time / leasing revenue	578,570	1,288,424	184,046	-	2,051,040
	<u>3,709,802</u>	<u>1,288,424</u>	<u>329,973</u>	<u>-</u>	<u>5,328,199</u>
<b>Results</b>					
Profit before tax before (a) & (b)	<u>597,893</u>	<u>556,332</u>	<u>65,298</u>	<u>(126,413)</u>	<u>1,093,110</u>
(a) Unallocated selling, general and administrative expenses					(127,639)
(b) Unallocated finance cost, net					(30,236)
Profit before tax for the period					<u>935,235</u>
<b>Other segment information</b>					
<b>Capital expenditure</b>					
(Property, plant and equipment and investment properties)	<u>73,052</u>	<u>618,793</u>	<u>127,398</u>	<u>13,983</u>	<u>833,226</u>
<b>Depreciation</b>					
(Property, plant and equipment, investment properties and right of use assets)	<u>73,785</u>	<u>181,439</u>	<u>66,309</u>	<u>4,545</u>	<u>326,078</u>
<b>Assets and liabilities</b>					
<i>As at 31 December 2020 (Audited and Restated)</i>					
Segment assets	<u>81,595,788</u>	<u>26,210,679</u>	<u>7,495,019</u>	<u>2,675,110</u>	<u>117,976,596</u>
Segment liabilities	<u>45,192,255</u>	<u>5,875,342</u>	<u>2,033,008</u>	<u>294,089</u>	<u>53,394,694</u>

#### *Geographic segments*

The following tables include revenue and other segment information for the three-month periods ended 31 March 2021 and 31 March 2020. Certain assets information for geographic segments is presented as at 31 March 2021 and 31 December 2020.

	<i>Domestic</i> <i>AED'000</i>	<i>International</i> <i>AED'000</i>	<i>Total</i> <i>AED'000</i>
<b>Three-month period ended 31 March 2021:</b>			
<b>Revenue</b>			
Revenue from external customers			
- Over period of time	3,440,492	32,152	3,472,644
- Single point in time / leasing revenue	1,536,447	984,217	2,520,664
	<u>4,976,939</u>	<u>1,016,369</u>	<u>5,993,308</u>



## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 3 SEGMENT INFORMATION (continued)

*Geographic segments (continued)*

	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
<b>Three-month period ended 31 March 2021:</b>			
<b>Other Segment Information</b>			
Capital expenditure (Property, plant and equipment and investment properties)	<u>404,921</u>	<u>174,263</u>	<u>579,184</u>
<b>Assets</b>			
<i>As at 31 March 2021</i>			
Right-of-use assets	882,487	375,165	1,257,652
Investments in associates and joint ventures	2,648,268	2,073,151	4,721,419
Other segment assets	<u>80,495,856</u>	<u>33,758,016</u>	<u>114,253,872</u>
Total assets	<u>84,026,611</u>	<u>36,206,332</u>	<u>120,232,943</u>
<b>Total liabilities</b>	<u>35,860,021</u>	<u>19,430,846</u>	<u>55,290,867</u>
<i>Three-month period ended 31 March 2020 (Unreviewed and restated):</i>			
	<i>Domestic AED'000</i>	<i>International* AED'000</i>	<i>Total AED'000</i>
<b>Revenue</b>			
Revenue from external customers			
- Over a period of time	3,229,191	47,968	3,277,159
- Single point in time / leasing revenue	1,453,564	597,476	2,051,040
	<u>4,682,755</u>	<u>645,444</u>	<u>5,328,199</u>
<b>Other Segment Information</b>			
Capital expenditure (Property, plant and equipment and investment properties)	<u>666,583</u>	<u>166,643</u>	<u>833,226</u>
<i>Assets as at 31 December 2020 (Audited and Restated)</i>			
Right-of-use assets	890,176	378,647	1,268,823
Investments in associates and joint ventures	2,598,982	2,255,078	4,854,060
Other segment assets	<u>79,398,276</u>	<u>32,455,437</u>	<u>111,853,713</u>
Total assets	<u>82,887,434</u>	<u>35,089,162</u>	<u>117,976,596</u>
Total liabilities	<u>35,167,504</u>	<u>18,227,190</u>	<u>53,394,694</u>

\*Refer note 2.4

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 4 REVENUE AND COST OF REVENUE

	<i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed) (Restated)</i>
<b>Revenue</b>		
<b>Revenue from property sales</b>		
Sale of condominiums	2,634,110	2,627,640
Sale of villas	1,205,058	729,503
Sale of commercial units, plots of land and others	830,429	352,659
<b>Revenue from hospitality</b>	272,039	329,973
<b>Revenue from leased properties, retail and related income</b>	1,051,672	1,288,424
	<u>5,993,308</u>	<u>5,328,199</u>
<b>Cost of revenue</b>		
<b>Cost of revenue of property sales</b>		
Cost of condominiums	1,868,295	1,846,876
Cost of villas	713,349	397,943
Cost of commercial units, plots of land and others	280,017	168,987
<b>Operating cost of hospitality</b>	151,420	183,652
<b>Operating cost of leased properties, retail and related activities</b>	300,034	320,570
	<u>3,313,115</u>	<u>2,918,028</u>

### 5 SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed) (Restated)</i>
Sales and marketing expenses	376,489	284,410
Payroll and related expenses	180,067	233,967
Depreciation of right-of-use assets	35,464	30,233
Property management expenses	61,249	72,729
Provision for doubtful debts and write off	207,949	77,030
Other expenses	133,227	76,793
	<u>994,445</u>	<u>775,162</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 6 FINANCE INCOME

	<i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed)</i>
Finance income from bank deposits and investments	66,437	115,723
Other finance income	18,434	15,802
	<u>84,871</u>	<u>131,525</u>

### 7 FINANCE COST

	<i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000 (Unreviewed)</i>
Finance costs on borrowings	198,097	224,396
Other finance costs	38,176	32,816
	<u>236,273</u>	<u>257,212</u>

### 8 BANK BALANCES AND CASH

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
Cash in hand	16,738	18,047
Current and call bank deposit accounts	5,387,632	4,868,784
Fixed deposits maturing within three months	1,317,815	927,962
Total	<u>6,722,185</u>	<u>5,814,793</u>
Deposits under lien (Note 22)	100,719	153,321
Fixed deposits maturing after three months and restricted cash	302,064	302,617
	<u>7,124,968</u>	<u>6,270,731</u>
<b>Bank balances and cash located:</b>		
Within UAE	5,708,832	5,009,754
Outside UAE	1,416,136	1,260,977
	<u>7,124,968</u>	<u>6,270,731</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 8 BANK BALANCES AND CASH (continued)

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
<b>Bank balances and cash are denominated in the following currencies:</b>		
United Arab Emirates Dirham (AED)	5,708,832	5,009,754
United States Dollar (USD)	656,660	751,344
Saudi Riyal (SAR)	155,005	127,830
Indian Rupee (INR)	140,769	178,369
Egyptian Pound (EGP)	355,847	77,519
Other currencies	107,855	125,915
	<u>7,124,968</u>	<u>6,270,731</u>

As at 31 March 2021, cash and cash equivalent is AED 6,377,952 thousands (31 December 2020: AED 5,763,988 thousands) which is after net of facilities obtained from various commercial banks and are repayable on demand. Also refer note 16.

Cash at banks earn interest at fixed 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 cash requirements of the Group, and earn interest at the respective short-term deposit rates.

Bank balances maintained in the UAE includes an amount of AED 10,939 thousands (31 December 2020: AED 11,048 thousands) committed for investments in a project in Syria.

As at the reporting date, bank balances and cash include an amount of AED 3,831,436 thousands (31 December 2020: AED 3,658,173 thousands) with banks for advances received from customers against sale of development properties which are deposited into escrow accounts and unclaimed dividends. These deposits/balances are not under lien.

### 9 TRADE AND UNBILLED RECEIVABLES

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited) (Restated)</i>
<b>Trade receivables</b>		
Amounts receivables within 12 months, net	1,590,925	2,005,651
<b>Unbilled receivables</b>		
Unbilled receivables within 12 months	5,447,069	4,066,834
Unbilled receivables after 12 months, net	5,298,603	5,174,079
	<u>10,745,672</u>	<u>9,240,913</u>
<b>Total trade and unbilled receivables</b>	<u>12,336,597</u>	<u>11,246,564</u>

The above trade receivables are net of AED 302,530 thousands (31 December 2020: AED 303,591 thousands) relating to provision for doubtful debts. All other receivables are considered recoverable in full.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 10 OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited) (Restated)</i>
Recoverable under development agreements	4,270,350	4,182,199
Advance against investments (i)	4,012,897	3,911,851
Advances to contractors and others	1,860,578	3,077,322
Deferred sales commission (ii)	976,383	897,427
Value added tax recoverable	624,822	635,642
Recoverable from non-controlling interests (net of provision)	502,570	648,543
Inventory - Hospitality and Retail	455,365	349,358
Receivables from Communities Owner Associations	475,496	446,775
Deferred income tax assets	276,420	313,345
Prepayments	164,038	170,777
Deposits for acquisition of land	17,043	34,811
Accrued interest	16,143	16,021
Other receivables and deposits	1,375,036	1,345,648
	<u>15,027,141</u>	<u>16,029,719</u>
<b>Other assets, receivables, deposits and prepayments maturity profile:</b>		
Within 12 months	6,025,184	6,477,107
After 12 months	9,001,957	9,552,612
	<u>15,027,141</u>	<u>16,029,719</u>

- (i) Advance against investments represent funds contributed by the Group for the purposes of obtaining equity interest in certain ventures. These contributions were not formalized or converted into share capital as at the reporting date.
- (ii) 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.

### 11 DEVELOPMENT PROPERTIES

	<i>31 March 2021 AED'000</i>
Balance at the beginning of the period <i>(Audited and Restated)</i>	40,932,919
Add: Cost incurred during the period	3,903,939
Less: Cost transferred to cost of revenue during the period	(2,861,661)
Less: Foreign currency translation differences	15,222
	<u>41,990,419</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 11 DEVELOPMENT PROPERTIES (continued)

	<i>31 March 2021</i>	<i>31 December 2020</i>
	<i>AED'000</i>	<i>AED'000</i>
		<i>(Audited)</i>
		<i>(Restated)</i>
<i>Development properties located:</i>		
Within UAE	21,457,487	21,961,720
Outside UAE	20,532,932	18,971,199
	<u>41,990,419</u>	<u>40,932,919</u>

### 12 INVESTMENTS IN SECURITIES

	<i>31 March 2021</i>	<i>31 December 2020</i>
	<i>AED'000</i>	<i>AED'000</i>
		<i>(Audited)</i>
Financial assets at fair value through other comprehensive income	996,570	672,092
Financial assets at fair value through profit and loss	203,622	174,754
Financial assets at amortised cost	1,858,787	2,077,812
	<u>3,058,979</u>	<u>2,924,658</u>
<i>Investments in securities:</i>		
Within UAE	874,662	546,416
Outside UAE	2,184,317	2,378,242
	<u>3,058,979</u>	<u>2,924,658</u>

#### *Fair value hierarchy*

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

	<i>Total</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
<b>31 March 2021</b>	<u>1,200,192</u>	<u>73,676</u>	<u>1,097,293</u>	<u>29,223</u>
31 December 2020 ( <i>Audited</i> )	<u>846,846</u>	<u>71,190</u>	<u>746,433</u>	<u>29,223</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 period.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 13 LOANS TO ASSOCIATES AND JOINT VENTURES

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
Emaar Dubai South DWC LLC	867,986	861,359
Amlak Finance PJSC (i)	85,030	87,118
Old Town Views LLC	113,889	114,072
Other associates and joint ventures	42,089	34,082
	<u>1,108,994</u>	<u>1,096,631</u>

Loans to associates and joint ventures of AED 1,023,964 thousands (31 December 2020: AED 1,009,513 thousands) are unsecured, repayable on demand / as per the terms of the agreement and do not carry any interest.

- (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.

### 14 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
<b>Carrying value of investments in associates and joint ventures:</b>		
Emaar, The Economic City (Saudi Joint Stock Company) - quoted*	1,750,225	1,920,265
Emaar Bawadi LLC	507,195	506,969
Downtown DCP LLC*	502,214	498,113
DWTC Emaar LLC	437,251	437,273
Turner International Middle East Ltd	277,906	296,638
Zabeel Square LLC	255,663	255,663
Eko Temali Parklar Turizm İşletmeleri Anonim Şirketi	222,694	230,335
Emaar Industries and Investment (Pvt) JSC*	143,681	147,154
Amlak Finance PJSC - quoted *	121,514	117,421
Dead Sea Company for Tourist and Real Estate Investment*	64,379	68,615
Other associates and joint ventures	438,697	375,614
	<u>4,721,419</u>	<u>4,854,060</u>

\* Represents Group's investment in associates

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

	<i>Country</i>	<u><i>Ownership</i></u>	
		<i>31 March 2021</i>	<i>31 December 2020</i>
Emaar, The Economic City (Saudi Joint Stock Company)	KSA	30.59%	30.59%
Amlak Finance PJSC	UAE	48.08%	48.08%
Emaar Bawadi LLC	UAE	50.00%	50.00%
Turner International Middle East Ltd	UAE	65.00%	65.00%
Eko Temali Parklar Turizm İşletmeleri Anonim Şirketi	Turkey	50.00%	50.00%
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%
Emaar Dubai South DWC LLC	UAE	50.00%	50.00%
DWTC Emaar LLC	UAE	50.00%	50.00%
Zabeel Square LLC	UAE	50.00%	50.00%
Downtown DCP LLC	UAE	20.00%	20.00%
Old Town Views LLC	UAE	61.25%	61.25%

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 15 TRADE AND OTHER PAYABLES

	<b>31 March 2021</b>	<b>31 December 2020</b>
	<b>AED'000</b>	<b>AED'000</b> <i>(Audited)</i> <i>(Restated)</i>
Project contract cost accruals and provisions	5,611,248	5,833,395
Creditors for land purchase	4,682,324	3,609,269
Trade payables	1,991,541	1,696,219
Lease liabilities	1,272,050	1,239,009
Payable to non-controlling interests	190,590	199,673
Dividends payable	288,451	288,804
Income tax payable	122,861	106,511
Other payables and accruals	4,535,573	4,453,826
	<b>18,694,638</b>	<b>17,426,706</b>

### 16 INTEREST-BEARING LOANS AND BORROWINGS

	<b>31 March 2021</b>	<b>31 December 2020</b>
	<b>AED'000</b>	<b>AED'000</b> <i>(Audited)</i>
Balance at the beginning of the period / year	13,993,753	14,373,729
Add: Borrowings drawdown during the period / year	538,917	7,466,349
Less: Borrowings repaid during the period / year	(687,104)	(7,846,325)
	<b>13,845,566</b>	<b>13,993,753</b>
Balance at the end of the period / year	13,845,566	13,993,753
Add: Facilities payable on demand (Note 8)	344,233	50,805
Less: Unamortised portion of directly attributable costs	(8,113)	(9,610)
	<b>14,181,686</b>	<b>14,034,948</b>
Net interest-bearing loans and borrowings at the end of the period / year	<b>14,181,686</b>	<b>14,034,948</b>
<b><i>Interest-bearing loans and borrowings maturity profile:</i></b>		
Within 12 months	4,500,015	3,490,265
After 12 months	9,681,671	10,544,683
	<b>14,181,686</b>	<b>14,034,948</b>
<b><i>Interest-bearing loans and borrowings located:</i></b>		
Within UAE	8,107,373	7,852,109
Outside UAE	6,074,313	6,182,839
	<b>14,181,686</b>	<b>14,034,948</b>

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 1.50% per annum and fully repayable by 2022.
- USD 10,484 thousands (AED 38,507 thousands) loan from commercial bank, secured against certain assets in Lebanon, carries interest at 7.5% per annum and is repayable by 2022.



## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 16 INTEREST-BEARING LOANS AND BORROWINGS (continued)

#### Secured (continued)

- AED 806,346 thousands represent loan from a commercial bank, secured against certain assets in the United Arab Emirates, carries interest at EIBOR plus 1.50% per annum and is repayable by 2024.
- INR 14,803,961 thousands (AED 742,996 thousands) loans from commercial banks and financial institutions, secured against certain assets in India, bearing interest at rates ranging from 9.15% to 12.66% per annum and repayable by 2025.

#### Unsecured

- The Group had drawdown USD 720,000 thousands (AED 2,644,560 thousands) out of USD 1,500,000 thousands (AED 5,509,500 thousands) Revolving Credit Line Facility (the "Facility") availed from the syndication of commercial banks in UAE, carries interest at LIBOR plus 1.25% per annum and is repayable by 2023. The facility is presented in the interim condensed consolidated financial statements at AED 2,643,262 thousands net of unamortised directly attributable transaction cost.
- The Group had drawdown USD 2,000 thousands (AED 7,346 thousands) out of USD 2,000,000 thousands (AED 7,346,000 thousands) Revolving Credit Line Facility (the "Facility") availed from the syndication of commercial banks in UAE, carries interest at LIBOR plus 1.25% per annum and is repayable within 12 months. The facility is presented in the interim condensed consolidated financial statements at AED 4,502 thousands net of unamortised directly attributable transaction cost.
- The Group had drawdown USD 975,000 thousands (AED 3,581,175 thousands) out of USD 1,000,000 thousands (AED 3,673,000 thousands) Revolving Credit Line Facility (the "Facility") availed from the syndication of commercial banks in UAE, carries interest at LIBOR plus 1.25% per annum and is repayable by 2023. The facility is presented in the interim condensed consolidated financial statements at AED 3,577,204 thousands net of unamortised directly attributable transaction cost.
- AED 344,233 thousands represent facilities obtained from a commercial bank in the United Arab Emirates bearing interest of 1 month EIBOR plus 1% per annum and is repayable on demand.
- AED 731,825 thousands represent short term facilities obtained from commercial banks in the United Arab Emirates bearing interest of EIBOR plus 1% per annum and is due in 2022.
- PKR 4,090,954 thousands (AED 98,592 thousands) loans from commercial banks, bearing interest at KIBOR plus 0.15% per annum and repayable in 2021.
- EGP 10,255 thousands (AED 2,397 thousands) of funding facilities from commercial banks in Egypt, bearing interest at rates ranging up to 1.0% 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 1.25% per annum and repayable by 2022.
- USD 200,000 thousands (AED 734,600 thousands) loan from a commercial bank in Turkey, bearing interest at LIBOR plus 1.25% per annum and repayable by 2021.
- USD 56,998 thousands (AED 209,354 thousands) loans from commercial banks in Lebanon, bearing interest up to 4.58% per annum and repayable by 2021.
- SAR 170,168 thousands (AED 166,663 thousands) loan from a commercial bank bearing interest at SIBOR plus 1% per annum – SIBOR plus 1.75% per annum and are repayable in 2021.
- INR 31,552,053 thousands (AED 1,583,565 thousands) loans from commercial banks in India, bearing interest at 7.21% to 9.5% per annum and repayable by 2026.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 17 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 3:

On 15 September 2016, the Issuer had 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>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>2,748,624</u>	<u>2,748,390</u>

#### Series 4:

On 17 September 2019, the Issuer has issued the fourth series of the trust certificates (the “Sukuk 4”) amounting to USD 500,000 thousands (AED 1,836,500 thousands) under the Programme. The Sukuk 4 is listed on NASDAQ Dubai and is due for repayment in 2029. Sukuk 4 carries a profit distribution at the rate of 3.875% per annum to be paid semi-annually. The carrying value of Sukuk 4 is as follows:

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>1,831,596</u>	<u>1,831,347</u>

#### B. 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 Emaar Malls Group PJSC (“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>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>2,746,692</u>	<u>2,746,118</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unaudited)

### 17 SUKUK (continued)

The total Sukuk liability is as follows:

	<b>31 March 2021 AED'000</b>	<b>31 December 2020 AED'000 (Audited)</b>
<b>Emaar Sukuk Limited:</b>		
- Series 3	2,748,624	2,748,390
- Series 4	1,831,596	1,831,347
<b>EMG Sukuk Limited:</b>		
- Sukuk	2,746,692	2,746,118
Total Sukuk liability as at period / year-end	<u>7,326,912</u>	<u>7,325,855</u>

### 18 SHARE CAPITAL

	<b>31 March 2021 AED'000</b>	<b>31 December 2020 AED'000 (Audited)</b>
Authorised capital 7,159,738,882 shares of AED 1 each (31 December 2020: 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 (31 December 2020: 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 INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 31 March 2021 (Unreviewed)

### 19 RESERVE

	<i>Statutory reserve AED'000</i>	<i>Capital reserve AED'000</i>	<i>General reserves AED'000</i>	<i>Share premium AED'000</i>	<i>Net unrealised gains/(losses) reserve AED'000</i>	<i>Foreign currency translation reserve AED'000</i>	<i>Total AED'000</i>
Balance as at 31 December 2020 ( <i>Audited</i> )	<b>15,220,245</b>	<b>3,660</b>	<b>6,940,830</b>	<b>578,234</b>	<b>(1,411,088)</b>	<b>(3,766,221)</b>	<b>17,565,660</b>
Effect of changes due to restatements (note 2.4)	-	-	-	-	-	<b>(25,063)</b>	<b>(25,063)</b>
Balance at 1 January 2021 ( <i>Restated</i> )	<b>15,220,245</b>	<b>3,660</b>	<b>6,940,830</b>	<b>578,234</b>	<b>(1,411,088)</b>	<b>(3,791,284)</b>	<b>17,540,597</b>
Increase in unrealised reserve	-	-	-	-	<b>(390,863)</b>	-	<b>(390,863)</b>
Increase in foreign currency translation reserve	-	-	-	-	-	<b>(29,518)</b>	<b>(29,518)</b>
Net loss recognised directly in equity	-	-	-	-	<b>(390,863)</b>	<b>(29,518)</b>	<b>(420,381)</b>
Balance as at 31 March 2021	<b>15,220,245</b>	<b>3,660</b>	<b>6,940,830</b>	<b>578,234</b>	<b>(1,801,951)</b>	<b>(3,820,802)</b>	<b>17,120,216</b>
Balance as at 31 December 2019 ( <i>Audited</i> )	15,220,245	3,660	6,679,130	578,234	(1,359,497)	(3,559,043)	17,562,729
Effect of changes due to restatements (note 2.4)	-	-	-	-	-	(8,814)	(8,814)
Balance as at 1 January 2020 ( <i>Restated</i> )	15,220,245	3,660	6,679,130	578,234	(1,359,497)	(3,567,857)	17,553,915
Decrease in unrealised reserve	-	-	-	-	(216,598)	-	(216,598)
Increase in foreign currency translation reserve	-	-	-	-	-	106,054	106,054
Net gain / (loss) recognised directly in equity	-	-	-	-	(216,598)	106,054	(110,544)
Balance as at 31 March 2020 ( <i>Restated</i> )	15,220,245	3,660	6,679,130	578,234	(1,576,095)	(3,461,803)	17,443,371

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unreviewed)

### 20 DIVIDEND

Subsequent to the reporting date, a cash dividend of AED 0.10 per share for 2020 was approved by the shareholders of the Company at the Annual General Meeting of the Company held on 11 April 2021.

### 21 RELATED PARTY DISCLOSURES

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

#### Related party transactions

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

	<i>Three-month period ended</i>	
	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000</i>
<b><i>Associates and Joint Ventures:</i></b>		
Property development expenses	5,856	24,738
Islamic finance income	562	594
Selling, general and administrative expenses	3,198	6,554
Revenue from leasing, retail and related income	50	574
Cost of revenue	139	199
Other operating income	395	-
	<u>51,570</u>	<u>36,974</u>
<b><i>Directors, Key management personnel and their related parties:</i></b>		
Selling, general and administrative expenses	51,570	36,974
Rental income from leased properties and related income	17,159	23,011
Finance costs	11,197	12,630
Revenue from hospitality	-	16
Cost of revenue	8,560	-
Other income	1,175	1,175
Other operating income	125	19,164
Recovery of advance given	705,600	-
	<u>705,600</u>	<u>-</u>

#### Related party balances

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

	<i>31 March 2021 AED'000</i>	<i>31 December 2020 AED'000 (Audited)</i>
<b><i>Associates and joint ventures:</i></b>		
Trade and other payables	68,502	70,644
Trade and unbilled receivables	941	881
	<u>68,502</u>	<u>70,644</u>
<b><i>Directors, Key management personnel and their related parties:</i></b>		
Bank balances and cash	2,319	2,187
Trade and unbilled receivables	23,757	42,720
Other assets, receivables, deposits and prepayments	102,013	820,020
Advance from customers	2,803	3,092
Trade and other payables	740,127	737,874
	<u>740,127</u>	<u>737,874</u>

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 31 March 2021 (Unreviewed)

### 21 RELATED PARTY DISCLOSURES (continued)

#### Compensation of key management personnel

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

	<i>31 March 2021 AED'000</i>	<i>31 March 2020 AED'000</i>
Short-term benefits	65,243	94,463
Employees' end-of-service benefits	2,305	2,242
	<u>67,548</u>	<u>96,705</u>

During the period, the number of key management personnel is 161 (31 March 2020: 193).

### 22 GUARANTEES AND CONTINGENCIES

#### a) Guarantees

1. The Group has issued financial guarantees and letters of credit of AED 214,222 thousands (31 December 2020: AED 217,906 thousands).
2. The Group has provided a financial guarantee of AED 5,000 thousands (31 December 2020: AED 5,000 thousands) as 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 performance guarantee of AED 6,190,453 thousands (31 December 2020: AED 6,517,374 thousands) to the Real Estate Regulatory Authority (RERA), Dubai for its new projects as per RERA regulations.
4. The Group has provided guarantees of AED 274,805 thousands (31 December 2020: AED 88,043 thousands) to commercial banks as security for the guarantees issued by the banks on behalf of the joint venture / development agreement of the Group.
5. The Group has provided performance guarantees of AED 103,494 thousands (31 December 2020: AED 98,826 thousands) to various government authorities in India for its projects. The banks have a lien of AED 88,594 thousands (31 December 2020: AED 116,361 thousands) (refer note 8) towards various facilities.
6. The Group has provided a letter of credit and credit card facility of AED 438 thousands (31 December 2020: AED 25,296 thousands) in Egypt for its project. The bank has a lien of AED 438 thousands (31 December 2020: AED 25,296 thousands) (refer note 8) towards this letter of credit and credit card.
7. The Group has provided a bank guarantee of AED 11,687 thousands (31 December 2020: AED 11,664 thousands) to government authority in Egypt for its project. The bank has a lien of AED 11,687 thousands (31 December 2020: AED 11,664 thousands) (refer note 8) towards this bank guarantee.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 31 March 2021 (Unreviewed)

### 22 GUARANTEES AND CONTINGENCIES (continued)

#### b) Contingencies

1. Telangana State Industrial Infrastructure Corporation ('TSIIC'), (Erstwhile Andhra Pradesh Industrial Infrastructure Corporation Ltd. ('APIICL'), a joint venture partner in certain subsidiaries of the Group in India, issued a legal notice to the Emaar India Land Ltd. (Emaar India) to terminate certain development and operational management agreements which were entered into between Emaar India, Emaar Hills Township Private Limited ('EHTPL' – a joint venture of the Group with TSIIC) and Boulder Hills Leisure Private Limited ('BHLPL' – a joint venture of the Group with TSIIC). TSIIC has filed another suit against Emaar India to restrain Emaar India from carrying out any activity related to these developments. In addition thereto, number of litigations were initiated against the Group by third parties on the grounds of irregularities in acquisition and allocation of land, sale plots etc.

The management based on legal advice, is of the opinion that all the aforesaid suits filed by TSIIC 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 believes that the allegations/matters raised are contrary to the factual position and hence are not tenable.

2. Emaar MGF Construction Private Limited (EMCPL), a subsidiary of the Group, had developed and constructed the Commonwealth Games Village (CWGV) in India on a public private partnership model as per Project Development Agreement (PDA) entered with Delhi Development Authority (DDA) on 14 September 2007. After acknowledging the project completion by issuing occupancy certificate, DDA invoked the performance Bank Guarantee (BG) of INR 1,830 million (AED 92 million) on account of Liquidated Damages (LD) and other claims on account of excess Floor Area Ratio (FAR) consumed and utilized, forfeiture of certain no. of apartments, and certain other claims alleging that EMCPL had not been able to achieve the time lines as per the terms of PDA. EMCPL contested the invocation of BG by filing a Petition with the Hon'ble Delhi High Court, for stay of encashment of the Bank Guarantees. Later, the Division Bench disposed off the said appeal by forming an Arbitral Tribunal and gave liberty to the parties to refer all their disputes to the Arbitral Tribunal. Arbitral Tribunal directed both the parties to file their respective claims. Pursuant to this, EMCPL filed statement of facts along with claims amounting to INR 14,182 million (AED 712 million). DDA filed their reply to EMCPL's statement of facts and claims and also filed their counter claims amounting to INR 14,460 million (AED 726 million) including LD. The above matter is pending before the Arbitral Tribunal.

The management believes, based on legal opinion, that EMCPL has met the requirements as per PDA and the LD imposed / BG invoked and other claims raised by DDA are not justifiable.

3. Ahluwalia Contracts (India) Limited (the "Contractor") appointed by EMCPL for the construction of the CWGV project in Delhi had filed certain claims which were not accepted by EMCPL. Consequently, the Contractor invoked the arbitration clause under the contract and filed claims amounting to INR 5,280 million (AED 264 million) relating to the works supposed to have been carried out by it but not accepted by EMCPL. EMCPL also filed its Counter Claims amounting to INR 11,703 million (AED 585 million) against the Contractor for deficient and defective works, adjustments in billing and payments in line with the contract and also a back to back claim on account of the invocation of BG as stated above. The above matter is pending before the Arbitral Tribunal for final arguments.

The management believes that the Contractor has defaulted as per the Contract and claims raised by them are not in accordance with the terms of the contract. Accordingly, EMCPL is hopeful of a favorable decision from the arbitration panel.

4. During the normal course of business, various cases were filed by the homebuyers against the Group's subsidiaries in India in NCLT under the provision of Insolvency and Bankruptcy Code (Second Amendment) Act, 2018 ("Code"). Various such cases have already been disposed off by NCLT and remaining cases will be heard in due course of time. Management of these subsidiaries are taking appropriate steps for amicable resolution and settlement of disputes with its customers. Based on the developments on various cases and legal advice received, management is confident that no material liability will devolve on these subsidiaries in respect of these cases.

## Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at 31 March 2021 (Unreviewed)

### 23 COMMITMENTS

At 31 March 2021, the Group had commitments of AED 10,998,730 thousands (31 December 2020: AED 12,518,498 thousands) which include project commitments of AED 10,180,607 thousands (31 December 2020: AED 11,654,587 thousands). This represents the value of contracts entered into by the Group including contracts entered for purchase of plots of land at year end net of invoices received and accruals made at that date.

Furthermore, in accordance with the Development Agreement entered by the Group with Mina Rashid, the Group has a commitment to pay 30% of future profits over the project life cycle of Mina Rashid Project.

The Group has provided minimum performance guarantees for a specified period to owners of the hotel which it operates under the hotel management contracts.

There were certain claims submitted by contractors and other parties 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 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:

	<b>31 March 2021 AED'000</b>	<b>31 December 2020 AED'000 (Audited)</b>
Within one year	<b>2,581,656</b>	1,975,124
After one year but not more than five years	<b>5,206,660</b>	5,264,016
More than five years	<b>1,129,025</b>	1,258,178
	<b>8,917,341</b>	8,497,318

### 24 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 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 payable.

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