

**Emaar Properties PJSC
and its Subsidiaries**

**UNAUDITED INTERIM CONDENSED
CONSOLIDATED FINANCIAL STATEMENTS**

FOR THE PERIOD ENDED 30 SEPTEMBER 2024

Emaar Properties PJSC and its Subsidiaries

Unaudited Interim Condensed Consolidated Financial Statements For the Period Ended 30 September 2024

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

To the Shareholders of Emaar Properties PJSC

Introduction

We have reviewed the accompanying September 30, 2024 interim condensed consolidated financial statements of Emaar Properties ("the Company") and its subsidiaries (collectively referred to as "the Group"), which comprises:

- the interim condensed consolidated statement of financial position as at September 30, 2024;
- the interim condensed consolidated income statements for the three-month and nine-month periods ended September 30, 2024;
- the interim condensed consolidated statements of comprehensive income for the three-month and nine-month periods ended September 30, 2024;
- the interim condensed consolidated statement of changes in equity for the nine-month period ended September 30, 2024;
- the interim condensed consolidated statement of cash flows for the nine-month period ended September 30, 2024; and
- notes to the interim condensed consolidated financial statements.

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

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed consolidated 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 September 30, 2024 interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

KPMG Lower Gulf Limited

Fawzi AbuRass
Registration No.: 968
Dubai, United Arab Emirates
Date: 14 November 2024

Emaar Properties PJSC and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT

Period ended 30 September 2024 (Unaudited)

		<i>(US \$1.00 = AED 3.673)</i>				
		<i>Nine-month period ended</i>		<i>Three-month period ended</i>		
		<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	
		<i>2024</i>	<i>2023</i>	<i>2024</i>	<i>2023</i>	
<i>Notes</i>		<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	
	Revenue	5	23,792,480	18,370,291	9,385,398	6,102,167
	Cost of revenue	5	(10,161,383)	(6,976,983)	(4,132,551)	(1,477,473)
	GROSS PROFIT		13,631,097	11,393,308	5,252,847	4,624,694
	Other operating income		465,906	397,818	184,910	151,731
	Other operating expenses		(176,012)	(137,763)	(94,533)	(60,403)
	Selling, general and administrative expenses	6	(2,253,234)	(1,927,873)	(798,925)	(577,837)
	Depreciation of property, plant and equipment		(461,733)	(450,388)	(149,418)	(160,801)
	Depreciation of investment properties		(564,049)	(576,424)	(194,015)	(201,892)
	Finance income	7(a)	1,579,520	1,072,009	552,917	424,382
	Finance cost	7(b)	(670,231)	(741,536)	(178,807)	(260,871)
	Other income / (expenses), net	8	913,367	1,973,200	110,699	114,421
	Share of results of associates and joint ventures		(37,478)	117,299	(12,677)	113,001
	Impairment of non-financial assets	2.2	-	(1,109,246)	-	-
	PROFIT BEFORE TAX		12,427,153	10,010,404	4,672,998	4,166,425
	Income tax expense	9	(1,380,673)	(161,749)	(461,277)	(65,173)
	NET PROFIT FOR THE PERIOD		11,046,480	9,848,655	4,211,721	4,101,252
	ATTRIBUTABLE TO:					
	Owners of the Company		8,522,920	8,236,767	3,182,594	3,291,081
	Non-controlling interests		2,523,560	1,611,888	1,029,127	810,171
			11,046,480	9,848,655	4,211,721	4,101,252
	Earning per share attributable to the owners of the Company:					
	-basic and diluted earnings per share (AED)		0.96	0.93	0.36	0.37

The accompanying notes 1 to 26 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 30 September 2024 (Unaudited)

	<i>(US \$1.00 = AED 3.673)</i>			
	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
Net profit for the period	11,046,480	9,848,655	4,211,721	4,101,252
<i>Other comprehensive (loss) / income to be reclassified to income statement in subsequent periods:</i>				
(Decrease)/ increase in net unrealised losses reserve	(3,562)	-	849	-
(Decrease) / increase in foreign currency translation reserve	(1,510,525)	(926,699)	9,392	(62,945)
Net other comprehensive (loss) / income to be reclassified to income statement in subsequent periods	(1,514,087)	(926,699)	10,241	(62,945)
<i>Other comprehensive income not to be reclassified to income statement in subsequent periods:</i>				
Change in fair value of investments	34,340	239,031	31,775	167,536
Net other comprehensive income not to be reclassified to income statement in subsequent periods	34,340	239,031	31,775	167,536
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	9,566,733	9,160,987	4,253,737	4,205,843
ATTRIBUTABLE TO:				
Owners of the Company	7,224,304	7,665,035	3,225,649	3,411,687
Non-controlling interests	2,342,429	1,495,952	1,028,088	794,156
	9,566,733	9,160,987	4,253,737	4,205,843

The accompanying notes 1 to 26 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 30 September 2024 (Unaudited)

(US \$1.00 = AED 3.673)

	Notes	30 September 2024 AED'000	31 December 2023 AED'000 (Audited)
ASSETS			
Bank and cash balances	10	42,935,271	33,854,912
Trade and unbilled receivables	11	15,398,350	17,255,072
Other assets, receivables, deposits, and prepayments	12	8,750,726	6,765,083
Development properties	13	44,426,011	40,997,595
Investments in securities	14	1,192,216	2,010,632
Loans to associates and joint ventures	15	952,255	834,281
Investment in associates and joint ventures	16	5,437,083	5,629,566
Property, plant and equipment		8,984,652	9,490,932
Investment properties		21,217,195	21,493,515
Intangible assets		218,921	219,723
Right-of-use assets		734,962	845,921
TOTAL ASSETS		150,247,642	139,397,232
LIABILITIES AND EQUITY			
LIABILITIES			
Trade and other payables	17	15,416,805	14,975,738
Advances from customers		30,857,712	22,857,576
Retentions payable		1,726,616	1,531,601
Deferred tax liabilities	9	899,041	754,315
Interest-bearing loans and borrowings	18	3,201,157	3,098,678
Sukuk	19	6,420,401	9,171,882
Provision for employees' end-of-service benefits		187,126	176,424
TOTAL LIABILITIES		58,708,858	52,566,214
EQUITY			
Equity attributable to owners of the Company			
Share capital	20	8,838,790	8,838,790
Employees' performance share program		(1,684)	(1,684)
Reserves	21	21,507,884	22,532,207
Retained earnings		50,170,576	46,354,820
		80,515,566	77,724,133
Non-controlling interests		11,023,218	9,106,885
TOTAL EQUITY		91,538,784	86,831,018
TOTAL LIABILITIES AND EQUITY		150,247,642	139,397,232

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 30 September 2024.

Director

Director

The accompanying notes 1 to 26 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 30 September 2024 (Unaudited)

(US \$1.00 = AED 3.673)

	<i>Attributable to the owners of the Company</i>					<i>Non-controlling interests</i> AED'000	<i>Total equity</i> AED'000
	<i>Share capital</i> AED'000	<i>Employees' share performance program</i> AED'000	<i>Reserves</i> AED'000	<i>Retained earnings</i> AED'000	<i>Total</i> AED'000		
Balance at 1 January 2024 (Audited)	8,838,790	(1,684)	22,532,207	46,354,820	77,724,133	9,106,885	86,831,018
Net profit for the period	-	-	-	8,522,920	8,522,920	2,523,560	11,046,480
Other comprehensive (loss) for the period	-	-	(1,298,616)	-	(1,298,616)	(181,131)	(1,479,747)
Total comprehensive (loss)/income for the period	-	-	(1,298,616)	8,522,920	7,224,304	2,342,429	9,566,733
Transfer of fair value reserve of investments designated at FVOCI	-	-	274,293	(274,293)	-	-	-
Director's bonus	-	-	-	(10,350)	(10,350)	-	(10,350)
Dividend paid to shareholders (note 22)	-	-	-	(4,419,395)	(4,419,395)	-	(4,419,395)
Dividend and directors' bonus of subsidiaries	-	-	-	(3,126)	(3,126)	(413,816)	(416,942)
Other movement	-	-	-	-	-	(12,280)	(12,280)
Balance as at 30 September 2024 (Unaudited)	8,838,790	(1,684)	21,507,884	50,170,576	80,515,566	11,023,218	91,538,784

The accompanying notes 1 to 26 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 30 September 2024 (Unaudited)

(US \$1.00 = AED 3.673)

	<i>Attributable to the owners of the Company</i>					<i>Non-controlling interests</i>	<i>Total equity</i>
	<i>Share capital</i>	<i>Employees' share performance program</i>	<i>Reserves</i>	<i>Retained earnings</i>	<i>Total</i>		
	<i>AED '000</i>	<i>AED '000</i>	<i>AED '000</i>	<i>AED '000</i>	<i>AED '000</i>	<i>AED '000</i>	<i>AED '000</i>
Balance at 1 January 2023 (Audited)	8,838,790	(1,684)	21,999,630	38,161,738	68,998,474	6,427,604	75,426,078
Net profit for the period	-	-	-	8,236,767	8,236,767	1,611,888	9,848,655
Other comprehensive loss for the period	-	-	(571,732)	-	(571,732)	(115,936)	(687,668)
Total comprehensive (loss)/income for the period	-	-	(571,732)	8,236,767	7,665,035	1,495,952	9,160,987
Director's bonus	-	-	-	(10,350)	(10,350)	-	(10,350)
Dividend paid to shareholders	-	-	-	(2,209,698)	(2,209,698)	-	(2,209,698)
Dividend and directors' bonus of subsidiaries	-	-	-	(3,126)	(3,126)	(413,618)	(416,744)
Movement in non-controlling interest	-	-	-	-	-	15,264	15,264
Other movement	-	-	-	(46,980)	(46,980)	-	(46,980)
Balance as at 30 September 2023 (<i>Unaudited</i>)	8,838,790	(1,684)	21,427,898	44,128,351	74,393,355	7,525,202	81,918,557

The accompanying notes 1 to 26 form an integral part of these interim condensed consolidated financial statements.

Emaar Properties PJSC and its Subsidiaries

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

Period ended 30 September 2024 (Unaudited)

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

	Notes	30 September 2024 AED'000	30 September 2023 AED'000
Cash flows from operating activities			
Profit before tax		12,427,153	10,010,404
Adjustments for:			
Share of results of associates and joint ventures		37,478	(117,299)
Depreciation		1,110,068	1,127,403
Amortisation of intangible assets		8,410	5,105
Provision / (reversal of provision) for end-of-service benefits, net		10,702	(1,641)
Gain on sale of interest in subsidiary	4	-	(699,884)
Impairment on non-financial assets	2.2	-	1,109,246
Loss on disposal of property, plant and equipment		-	(109)
Provision for doubtful receivables and advances	6	31,029	93,963
Finance income	7(a)	(1,579,520)	(1,072,009)
Finance cost	7(b)	670,231	741,536
Cash from operations before working capital changes		12,715,551	11,196,715
Working capital changes:			
Trade and unbilled receivables		2,030,480	3,082,446
Other assets, receivables, deposits and prepayments		(1,574,324)	(1,943,755)
Development properties		(3,354,609)	2,593,070
Advances from customers		8,000,136	3,779,141
Trade and other payables		(622,825)	(2,619,146)
Retentions payable		195,015	(31,264)
Income tax paid	9	(215,080)	(75,090)
Net cash flows from operating activities		17,174,344	15,982,117
Cash flows from investing activities			
Purchase of securities		(942,201)	(944,928)
Proceeds from disposal of securities		1,148,245	1,202,882
Finance income received		1,400,524	893,576
Dividend received from associates and joint ventures		70,898	363,887
Repayment of loans given to investments in associates and joint ventures		3,611	231,668
Amounts incurred on investment properties		(614,143)	(352,593)
Amount incurred on intangible assets		-	(13,420)
Amount incurred on property, plant and equipment		(488,003)	(453,855)
Proceeds from disposal of property, plant, and equipment		-	189,461
Proceeds from sale of assets held for sale	4	-	1,231,190
Deposits maturing after three months (including deposits under lien)	10	6,779,335	(4,692,998)
Net cash flows from investing / (used in) activities		7,358,266	(2,345,130)
Cash flows from financing activities			
Minority movement		(12,280)	-
Dividends payments (including dividends of subsidiaries)		(4,833,210)	(2,622,541)
Movement from interest-bearing loans and borrowings, net	18	102,425	(1,964,895)
Directors' bonus paid (including directors' bonus of subsidiaries)		(13,476)	(14,250)
Payment of lease liabilities		(112,756)	(131,386)
Finance costs paid		(650,988)	(625,097)
Repayment of sukuk	19	(2,753,512)	-
Net cash flows used in financing activities		(8,273,797)	(5,358,169)
Increase in cash and cash equivalents			
Net foreign exchange difference		(399,119)	(247,948)
Cash and cash equivalents at the beginning of the period	10	25,624,573	17,545,056
Cash and cash equivalents at the end of the period	10	41,484,267	25,575,926

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As at 30 September 2024 (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 statements were authorised for issue on 14 November 2024.

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Group for the period ended 30 September 2024 have been prepared in accordance with International Accounting Standard (IAS) 34: Interim Financial Reporting and UAE Federal Decree Law No. (32) of 2021.

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 2023. 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, amendments and key estimates and judgements adopted during the current period as explained below in notes 2.2 and 2.3.

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. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

The preparation of interim condensed consolidated financial statements on the basis described above requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which for the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

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

Results for the period ended 30 September 2024 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2024.

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 right

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 off 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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

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 (NCI) 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.

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.

Associates and joint ventures

Associates are companies in which the Group has significant influence, but not control, over the financial and operating policies even if the shareholding is 50% or more. 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 even if the shareholding is 50% or more.

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 consolidated statement of financial position at cost, plus post-acquisition changes in the Group's share of net assets of the associate 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.

Other matters

During the current period, the Group subsidiary in Egypt (i.e. Emaar Misr for Development SAE, referred to as the "Acquirer") resolved to acquire a controlling stake in Albro North Coast for Development S.A.E. (currently an associate of the Group, refer note 16), and Sky Tower for Real Estate Development S.A.E (collectively referred to as the "Acquirees"). The purchase consideration for the proposed acquisition will be primarily through issuance of new shares of the Acquirer based on the fair value of the Acquirees determined by an independent financial advisor. After the conclusion of proposed acquisitions, the Acquirees will become wholly owned subsidiaries of the Group.

The above transactions were approved by the shareholders of Emaar Misr for Development in an extra ordinary general assembly meeting held on 18 July 2024. The transactions completion is subject to requisite approval from the authorities in Egypt.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.2 KEY 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 has an enforceable right to payment for performance completed to date. In these circumstances, the Group recognises revenue over time. For some geographies where this is not the case, revenue is recognised at a point in time.

Determination of transaction prices

The Group is required to determine the transaction price in respect of each of its contracts with customers. In making such judgment the Group 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. The title will be transferred to the customer only upon 100% collection, resulting in a low risk of default and loss thereof.

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.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.2 KEY ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Judgments (continued)

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.

Valuation of investment properties

The Group appoints external professionally qualified valuers on an annual basis to obtain estimates of the market value of investment properties, using recognised valuation techniques for the purposes of impairment review and disclosures in the interim condensed consolidated financial statements. These key estimates are assessed for appropriateness at each reporting period by the management.

Hyperinflation

Turkey became a hyperinflationary economy in 2022. Management have carried out a detailed assessment of the impact of applying IAS 29 *Financial Reporting in Hyperinflationary Economies* and noted that there is no impact of applying IAS 29 on its operations in Turkey, as the functional and presentation currency of the component is US Dollars.

Furthermore, management also monitors other qualitative and quantitative characteristics in its assessment of other potential hyperinflationary economies.

Estimations and assumptions

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.

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.

Recognition of forfeiture income from sales cancellations

Upon termination or cancellation of contracts with customers, amounts received from customers become refundable subject to forfeiture clauses contained in the original sale contract documents and as per local real estate regulations. Forfeited amounts are carried as liability in the Interim condensed consolidated statement of financial position upon cancellation/ termination of the contract. Amounts forfeited on cancelled/terminated property units (net of customer refunds, where applicable) are subsequently recognised in the interim condensed consolidated income statement based on management's judgment on whether the Group expects any future association with the customer whose amounts are being forfeited.

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 30 September 2024 (Unaudited)

2.2 KEY ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Estimations and assumptions (continued)

Cost to complete the projects and Project cost accruals

The Group estimates the cost to complete the projects and project cost accruals in order to determine the cost attributable to revenue being recognised. These estimates include the value attributable to work done till date, 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.

During the current period, management has reassessed the adequacy of project accruals of certain projects and accordingly has written back AED 137 million (30 September 2023: AED 1,490 Million) for projects which are fully completed and wherein final settlement is either obtained or management estimates no further contractor claims. Also refer note 5.

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.

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.

The external valuer report on the valuation of the Group's development properties has drawn attention to the fact that a combination of global inflationary pressures, higher interest rates and recent geopolitical events have heightened the potential for greater volatility in property markets over the short-to-medium term, requiring management to closely monitor the valuation and track how market participants respond to current market volatility.

Management has critically assessed asset valuations and, in the current environment, are satisfied with the assumptions adopted and valuations reported. Management will continue to closely monitor the impact of this evolving situation to assess its impact to the Group, if any.

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.

During the previous reporting period, considering higher inflationary environment and currency devaluation in one of the Company's international operations, management had reassessed value in use of investment property for impairment and have recorded a net impairment charge of AED 1,109 million. The estimate of value in use for the recoverable amount was determined using a pre-tax discount rate of 16%, a terminal yield of 7% and growth rate (rent increase rate) for Turkey of 6%. The management has reassessed value in use as at the reporting date and concluded that carrying amount of such asset does not require any adjustment.

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.

2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES

A number of new standards are effective for annual periods beginning after 1 January 2024 and earlier application is permitted, however, the Group has not early adopted the new or amended standards in preparing these interim condensed consolidated financial statements. The following new or amended standards that are adopted in annual periods beginning on 1 January 2024:

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

Lease Liability in a Sale and Leaseback (Amendments to IFRS 16)	1 January 2024
Non-current liability with covenants – Amendments to IAS 1 and Classification of Liabilities as Current and Non-current (Amendments to IAS 1)	1 January 2024
Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7	1 January 2024

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES (continued)

These standards / improvements have no material impact on the interim condensed consolidated financial statements of the Group.

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

The following amended standards and interpretations are not expected to have a significant impact on the Group's consolidated financial statements:

Forthcoming requirements	Effective date
IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures*	1 January 2024
Sale or Contribution of Assets between an Investor its Associates or Joint Venture (Amendments to IFRS 10 and IAS 28)	Effective date deferred indefinitely
Lack of Exchangeability – Amendments to IAS 21	1 January 2025
Presentation and Disclosure in Financial Statements issued (IFRS 18)**	1 January 2027

*effective upon adoption by applicable regulatory authority

**IFRS 18 Presentation and Disclosure in Financial Statements - The IASB issued IFRS 18 Presentation and Disclosure in Financial Statements in April 2024. IFRS 18 aims to improve how companies communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. IFRS 18 is accompanied by limited amendments to the requirements in IAS 7 Statement of Cash Flows. IFRS 18 is effective from 1 January 2027. IFRS 18 replaces IAS 1 Presentation of Financial Statements and will affect the presentation and disclosure of financial performance in the Group's interim condensed consolidated financial statements when adopted.

The Group does not expect the adoption of the above new standards, amendments and interpretations, other than IFRS 18 (*Presentation and Disclosure in Financial Statements*), issued to have a material impact on the future interim condensed consolidated financial statements of the Group.

2.4 SUMMARY OF MATERIAL 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.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Revenue from contracts with customers (continued)

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

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

Revenue is recognised in the 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.

Lease to buy scheme

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

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

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.

Revenue from sale of land

The performance obligation with regards to sale of land is satisfied at a point in time when customer has access to the plot. Upon recognition of revenue against a certain plot, the infrastructure cost allocated to the plot of land is released to the statement of comprehensive income, as cost of revenue.

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. Revenue is recognised overtime.

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.

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.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. All other borrowing costs are recognised in the consolidated income statement in the year in which they are incurred.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

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.

Income tax

Taxation is provided in accordance with the relevant fiscal regulations of the countries in which the Group operates. Current tax is the expected tax payable/receivable on the taxable income/loss for the year, using tax rates enacted or substantially enacted as at the reporting date, and any adjustments to the tax receivable/payable in respect of prior years. Income tax relating to items recognised directly in other comprehensive income or equity is recognised directly in other comprehensive income or equity and not in the consolidated income statement.

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

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

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

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

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

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

The Group offsets deferred tax assets and deferred tax liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

UAE Federal Decree-Law No (47) of 2022 on the Taxation of Corporations and Businesses:

On 9 December 2022, the UAE Ministry of Finance released the Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses ('the CT Law') to enact a Federal corporate tax ('CT') regime in the UAE. The CT Law is effective for financial years beginning on or after 1 June 2023. Decision No. 116 of 2022 specifies the threshold of income (as AED 375,000) over which a corporate tax of 9% would apply and accordingly, the CT Law is now considered to be substantively enacted. For the Group, current taxes is accounted for as appropriate in the financial statements for the period beginning 1 January 2024. In accordance with IAS 12 Income Taxes, the related deferred tax accounting impact for the UAE component has been considered for the interim financial period ended 30 September 2024.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Global Minimum Top-up Tax

To address concerns about uneven profit distribution and tax contributions of large multinational corporations, various agreements have been reached at the global level, including an agreement by over 135 jurisdictions to introduce a global minimum tax rate of 15%. In December 2021, the Organisation for Economic Co-operation and Development (OECD) released a draft legislative framework, followed by detailed guidance released in March 2022, that is expected to be used by individual jurisdictions that signed the agreement to amend their local tax laws.

As at 30 September 2024, the jurisdiction in which the Group operates has not enacted or substantively enacted the tax legislation related to the top-up tax. Management is closely monitoring the progress of the legislative process and as at 30 September 2024, the Group did not have sufficient information to determine the potential quantitative impact. In accordance with amendments to IAS 12 Income taxes, the Group has applied mandatory exception to recognizing and disclosing information about deferred tax assets and liabilities arising from Pillar Two income taxes.

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 - 10 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.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Investment properties (continued)

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.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Development properties (continued)

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.

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

The 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.

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.

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

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Financial assets (continued)

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 bank overdrafts.

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.

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).

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Financial assets (continued)

Impairment of financial assets (continued)

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 interim condensed 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.

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. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

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

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.

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. Any directly attributable transaction costs are allocated to the liability component.

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. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) 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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value. 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 (except if related to issue of debt or equity).

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 Company acquires an asset or a group of assets (including any liabilities assumed) that does not constitute a business, then the transaction is outside the scope of IFRS 3 because it cannot meet the definition of a business combination. Such transactions are accounted for as asset acquisitions in which the cost of acquisition is generally allocated between the individual identifiable assets and liabilities in the Group based on their relative fair values at the date of acquisition. They do not give rise to goodwill or a gain on a bargain purchase.

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 income statement. If the contingent consideration is classified as equity, it shall not be remeasured until it is finally settled within equity.

In cases when an entity acquires a group of assets that does not constitute a business, and the sum of the individual fair values of the identifiable asset and liabilities differs from the transaction price, the Group may include identifiable assets and liabilities initially measured both at cost and at an amount other than cost.

The Company may acquire a group of assets and assume liabilities in an asset acquisition that require valuation reports to complete the allocation of cost. The measurement and allocation of cost in an asset acquisition are completed at the date of recognition of the assets acquired and liabilities assumed, if there are any. Unlike for a business combination, there is no measurement period for an asset acquisition. This is regardless of the size or complexity of the acquisition.

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.

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.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Fair value measurement (continued)

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.

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

Business segment is the primary segment of the Group. For management purposes, the Group is organised into three major segments, namely, real estate (develop, sell and manage condominiums, villas, commercial units and plots of land), leasing, retail 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, retail and related activities and hospitality are included in other operating income.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

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 (after elimination of intercompany transactions and balances) regarding business segments for the nine months period ended 30 September 2024 and 30 September 2023. Assets and liabilities of the business segments are presented as at 30 September 2024 and 31 December 2023.

Business segments

	<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>
Nine-month period ended					
30 September 2024					
Revenue					
Revenue from external customer					
- Over a period of time	15,440,772	4,247,144	559,974	-	20,247,890
- Point in time	1,817,433	875,005	852,152	-	3,544,590
	<u>17,258,205</u>	<u>5,122,149</u>	<u>1,412,126</u>	<u>-</u>	<u>23,792,480</u>
Results					
Profit before tax and before (a) & (b)	<u>8,821,473</u>	<u>3,409,949</u>	<u>470,371</u>	<u>345,208</u>	<u>13,047,001</u>
(a) Unallocated selling, general and administrative expenses					(798,865)
(b) Unallocated finance income, net					179,017
Profit before tax for the period					<u>12,427,153</u>
Other segment information					
Capital expenditure (Property, plant and equipment and investment properties)	<u>149,939</u>	<u>668,759</u>	<u>195,910</u>	<u>87,538</u>	<u>1,102,146</u>
Depreciation (Property, plant and equipment, right-of-use assets and investment properties)	197,050	663,730	197,337	51,951	1,110,068
Finance costs	577,307	74,668	17,444	812	670,231
Finance income	<u>1,527,345</u>	<u>34,635</u>	<u>11,301</u>	<u>6,239</u>	<u>1,579,520</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

Business segments (continued)

	<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>
<i>Three-month period ended</i>					
<i>30 September 2024</i>					
Revenue					
Revenue from external customer					
- Over a period of time	6,332,595	1,393,720	152,291	-	7,878,606
- Point in time	957,689	242,977	306,126	-	1,506,792
	<u>7,290,284</u>	<u>1,636,697</u>	<u>458,417</u>	<u>-</u>	<u>9,385,398</u>
Results					
Profit before tax and before (a) & (b)	<u>3,499,097</u>	<u>1,070,450</u>	<u>137,357</u>	<u>119,733</u>	<u>4,826,637</u>
(a) Unallocated selling, general and administrative expenses					(234,135)
(b) Unallocated finance income, net					<u>80,496</u>
Profit before tax for the period					<u><u>4,672,998</u></u>
<i>As at 30 September 2024</i>					
Assets and liabilities					
Investments in associates and joint ventures	3,001,852	151,661	610,824	1,672,746	5,437,083
Other segment assets	<u>110,467,069</u>	<u>26,231,939</u>	<u>6,191,341</u>	<u>1,920,210</u>	<u>144,810,559</u>
Total segment assets	<u>113,468,921</u>	<u>26,383,600</u>	<u>6,802,165</u>	<u>3,592,956</u>	<u>150,247,642</u>
Total segment liabilities	<u>52,020,336</u>	<u>3,905,135</u>	<u>2,121,179</u>	<u>662,208</u>	<u>58,708,858</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

Business segments (continued)

	<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>
<i>Nine-month period ended</i>					
<i>30 September 2023</i>					
Revenue					
Revenue from external customers					
- Over a period of time	9,704,281	4,171,686	500,943	-	14,376,910
- Point in time	2,149,794	1,097,530	746,057	-	3,993,381
	<u>11,854,075</u>	<u>5,269,216</u>	<u>1,247,000</u>	<u>-</u>	<u>18,370,291</u>
Results					
Profit before tax and before impairment / write back, (a) & (b)	<u>6,563,648</u>	<u>4,277,678</u>	<u>374,603</u>	<u>375,389</u>	11,591,318
Impairment	<u>-</u>	<u>(1,109,246)</u>	<u>-</u>	<u>-</u>	(1,109,246)
(a) Unallocated selling, general and administrative expenses					(575,879)
(b) Unallocated finance cost, net					104,211
Profit before tax for the period					<u>10,010,404</u>
Other segment information					
Capital expenditure (property, plant and equipment and investment properties)	<u>68,099</u>	<u>437,454</u>	<u>287,781</u>	<u>13,114</u>	<u>806,448</u>
Depreciation (Property, plant and equipment, right-of-use assets and investment properties)	166,877	698,381	213,142	49,003	1,127,403
Finance cost	589,816	113,049	37,980	691	741,536
Finance income	<u>1,046,038</u>	<u>17,225</u>	<u>8,378</u>	<u>368</u>	<u>1,072,009</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

Business segments (continued)

	<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>
<i>Three-month period ended</i>					
<i>30 September 2023</i>					
Revenue					
Revenue from external customers					
- Over a period of time	3,356,808	1,232,457	135,925	-	4,725,190
- Point in time	829,226	279,702	268,049	-	1,376,977
	<u>4,186,034</u>	<u>1,512,159</u>	<u>403,974</u>	<u>-</u>	<u>6,102,167</u>
Results					
Profit before tax and before impairment / write back, (a) & (b)	<u>2,976,972</u>	<u>1,080,280</u>	<u>66,428</u>	<u>149,101</u>	<u>4,272,781</u>
(a) Unallocated selling, general and administrative expenses					(177,177)
(b) Unallocated finance cost, net					70,821
Profit before tax for the period					<u>4,166,425</u>
<i>As at 31 December 2023</i>					
<i>Assets and liabilities</i>					
<i>(Audited):</i>					
Investments in associates and joint ventures	3,167,399	160,412	579,814	1,721,941	5,629,566
Other segment assets	98,210,360	27,294,018	6,471,576	1,791,712	133,767,666
Total segment assets	<u>101,377,759</u>	<u>27,454,430</u>	<u>7,051,390</u>	<u>3,513,653</u>	<u>139,397,232</u>
Total segment liabilities	<u>43,618,981</u>	<u>6,032,380</u>	<u>2,274,000</u>	<u>640,853</u>	<u>52,566,214</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

Geographic segments

The following tables include revenue and other segment information (after elimination of intercompany transactions and balances) for the nine months period ended 30 September 2024 and 30 September 2023. Certain assets information for geographic segments is presented as at 30 September 2024 and 31 December 2023.

	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Nine - month period ended 30 September 2024			
Revenue			
Revenue from external customers			
- Over period of time	19,970,221	277,669	20,247,890
- Point in time	1,633,498	1,911,092	3,544,590
	<u>21,603,719</u>	<u>2,188,761</u>	<u>23,792,480</u>
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	901,427	200,719	1,102,146
	<u>901,427</u>	<u>200,719</u>	<u>1,102,146</u>
Assets			
As at 30 September 2024			
Right-of-use assets	461,172	273,790	734,962
Investments in associates and joint ventures	3,910,473	1,526,610	5,437,083
Other segment assets	122,405,075	21,670,522	144,075,597
	<u>126,776,720</u>	<u>23,470,922</u>	<u>150,247,642</u>
Total assets	<u>126,776,720</u>	<u>23,470,922</u>	<u>150,247,642</u>
Total liabilities	<u>47,398,509</u>	<u>11,310,349</u>	<u>58,708,858</u>
	<u>47,398,509</u>	<u>11,310,349</u>	<u>58,708,858</u>
	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
Nine-month period ended 30 September 2023			
Revenue			
Revenue from external customers			
- Over period of time	14,133,598	243,312	14,376,910
- Point in time	1,715,029	2,278,352	3,993,381
	<u>15,848,627</u>	<u>2,521,664</u>	<u>18,370,291</u>
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	488,710	317,738	806,448
	<u>488,710</u>	<u>317,738</u>	<u>806,448</u>
Assets			
As at 31 December 2023 (Audited)			
Right-of-use assets	560,015	285,906	845,921
Investments in associates and joint ventures	3,921,959	1,707,607	5,629,566
Other segment assets	109,412,463	23,509,282	132,921,745
	<u>113,894,437</u>	<u>25,502,795</u>	<u>139,397,232</u>
Total assets	<u>113,894,437</u>	<u>25,502,795</u>	<u>139,397,232</u>
Total liabilities	<u>40,537,556</u>	<u>12,028,658</u>	<u>52,566,214</u>
	<u>40,537,556</u>	<u>12,028,658</u>	<u>52,566,214</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

3 SEGMENT INFORMATION (continued)

Geographic segments (continued)

	<i>Domestic AED'000</i>	<i>International AED'000</i>	<i>Total AED'000</i>
<i>Three - month period ended 30 September 2024</i>			
Revenue			
Revenue from external customers			
- Over period of time	7,776,845	101,761	7,878,606
- Point in time	509,023	997,769	1,506,792
	<u>8,285,868</u>	<u>1,099,530</u>	<u>9,385,398</u>
<i>Three - month period ended 30 September 2023</i>			
Revenue			
Revenue from external customers			
- Over period of time	4,625,309	99,881	4,725,190
- Point in time	597,636	779,341	1,376,977
	<u>5,222,945</u>	<u>879,222</u>	<u>6,102,167</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

4 SALE OF A SUBSIDIARY

During 2022, shareholders of the Company had approved to sell the entire share capital of Namshi Holding Limited ('Namshi'), a wholly owned subsidiary of the Group, to Noon AD Holdings Limited ("Noon"), a related party of the Group, for a cash consideration of AED 1,231,190 thousand (US\$ 335,200 thousand). The transaction completion was satisfactorily completed on 12 February 2023 and the Group had recorded a gain of AED 699,884 thousand on sale of its investment in Namshi in Q1 2023.

The major classes of assets and liabilities (after Group elimination) were as follows:

	<i>12 February 2023 AED '000 (Unaudited)</i>
<i>Assets</i>	
Bank balances and cash	29,865
Trade and unbilled receivables	97,500
Other assets, receivables, deposits and prepayments	520,751
Property, plant and equipment	4,087
Intangible assets	529,312
Right-of-use assets	1,776
Total assets	<u>1,183,291</u>
<i>Liabilities</i>	
Trade and other payables	582,771
Advances from customers	20,915
Interest-bearing loans and borrowings	40,000
Provision for employees' end-of-service benefits	8,299
Total liabilities	<u>651,985</u>
Net assets to be transferred	<u>531,306</u>
Consideration received in cash	1,231,190
Cash and cash equivalents disposed of	(29,865)
Net cash inflow	<u>1,201,325</u>
Gain on sale of interest in Namshi	
Sales consideration	1,231,190
Less: Net asset transferred	(531,306)
Gain on sale of Namshi	<u>699,884</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

5 REVENUE AND COST OF REVENUE

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>
	<i>2024</i>	<i>2023</i>	<i>2024</i>	<i>2023</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
Revenue:				
Revenue from real-estate				
Sale of residential units	16,367,574	11,112,213	6,927,642	3,860,783
Sale of commercial units, plots of land and others	890,631	741,862	362,642	325,251
Revenue from hospitality	1,412,126	1,247,000	458,417	403,974
Revenue from leased properties, retail and related income	5,122,149	5,269,216	1,636,697	1,512,159
	<u>23,792,480</u>	<u>18,370,291</u>	<u>9,385,398</u>	<u>6,102,167</u>

Trade and unbilled receivables are included in note 11. Further, revenue comprises of income recognized in accordance with:

Revenue from contract with customers (IFRS 15)	19,823,305	14,455,456	8,063,404	4,968,504
Leases (IFRS 16)	3,969,175	3,914,835	1,321,994	1,133,663
	<u>23,792,480</u>	<u>18,370,291</u>	<u>9,385,398</u>	<u>6,102,167</u>

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>
	<i>2024</i>	<i>2023</i>	<i>2024</i>	<i>2023</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
Cost of revenue:				
Cost of revenue from real-estate				
Cost of residential units	8,203,718	5,160,534	3,451,962	907,512
Cost of commercial units, plots of land and others	482,923	475,667	162,940	175,251
Operating cost of hospitality	673,568	577,406	233,025	202,680
Operating cost of leased properties, retail and related activities	801,174	763,376	284,624	192,030
	<u>10,161,383</u>	<u>6,976,983</u>	<u>4,132,551</u>	<u>1,477,473</u>

6 SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>	<i>30 September</i>
	<i>2024</i>	<i>2023</i>	<i>2024</i>	<i>2023</i>
	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
Sales and marketing expenses	681,930	541,473	300,903	171,229
Payroll and related expenses	537,068	508,088	177,645	180,162
Property management expenses	215,235	235,414	56,409	80,840
Depreciation of right-of-use assets	84,286	100,591	25,556	40,529
Donation	33,649	35,958	20,514	3,892
Provision for doubtful receivables and advance	31,029	93,963	6,706	18,100
Other expenses	670,037	412,386	211,192	83,085
	<u>2,253,234</u>	<u>1,927,873</u>	<u>798,925</u>	<u>577,837</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

7(a) FINANCE INCOME

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
Finance income from bank deposits and securities	1,372,141	889,363	479,321	358,218
Other finance income	207,379	182,646	73,596	66,164
	<u>1,579,520</u>	<u>1,072,009</u>	<u>552,917</u>	<u>424,382</u>

7(b) FINANCE COST

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
Finance costs on borrowings	448,714	508,620	132,727	168,672
Other finance costs	221,517	232,916	46,080	92,199
	<u>670,231</u>	<u>741,536</u>	<u>178,807</u>	<u>260,871</u>

8 OTHER INCOME / (EXPENSES) - net

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
Foreign currency translation gain/(loss), net	473,335	248,457	(54,550)	2,142
Forfeiture income from sales cancellations, net	4,413	699,174	1,085	34,906
Gain on sale of interest in a subsidiary (note 4)	-	699,884	-	-
Others	435,619	325,685	164,164	77,373
	<u>913,367</u>	<u>1,973,200</u>	<u>110,699</u>	<u>114,421</u>

9 INCOME TAX

	<i>Nine-month period ended</i>		<i>Three-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
Consolidated income statement				
Current income tax expenses	1,187,103	145,415	471,385	63,966
Deferred tax expenses/(credit)	193,570	16,334	(10,108)	1,207
	<u>1,380,673</u>	<u>161,749</u>	<u>461,277</u>	<u>65,173</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

9 INCOME TAX (continued)

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Consolidated statement of financial position		
Income tax payable balance at the beginning of the period/year	238,268	242,728
Charge for the period/year, net	1,187,103	239,888
Paid during the period/year and other adjustments	(215,080)	(244,348)
	<u>1,210,291</u>	<u>238,268</u>
Income tax payable balance at the end of the period/year (note 17)		
Net deferred tax liability balance at the beginning of the period/year	726,534	742,386
Expense / (credit) for the period/year	193,570	(7,474)
Other movements, net	(49,127)	(8,378)
	<u>870,977</u>	<u>726,534</u>
Net deferred tax liability balance at the end of the period/year		
Disclosed as:		
Deferred tax liabilities	899,041	754,315
Deferred tax assets (note 12)	(28,064)	(27,781)
	<u>870,977</u>	<u>726,534</u>
Net deferred tax liabilities balance at the end of the period/year		

10 BANK AND CASH BALANCES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Cash in hand	9,138	9,277
Current and call bank deposit accounts	31,768,220	21,698,645
Fixed deposits maturing within three months	9,706,909	3,916,651
	<u>41,484,267</u>	<u>25,624,573</u>
Cash and cash equivalents balance		
Deposits under lien (note 24)	208,809	235,572
Fixed deposits maturing after three months	1,242,195	7,994,767
	<u>42,935,271</u>	<u>33,854,912</u>
Bank balances and cash located:		
Within UAE	40,505,235	31,877,814
Outside UAE	2,430,036	1,977,098
	<u>42,935,271</u>	<u>33,854,912</u>
Bank balances and cash are denominated in the following currencies:		
United Arab Emirates Dirham (AED)	40,700,932	32,051,528
United States Dollar (USD)	1,692,359	1,232,400
Indian Rupee (INR)	308,079	372,748
Egyptian Pound (EGP)	60,600	24,437
Saudi Riyal (SAR)	31,773	62,540
Other currencies	141,528	111,259
	<u>42,935,271</u>	<u>33,854,912</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

10 BANK AND CASH BALANCES (continued)

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.

As at the reporting date, bank and cash balances include AED 29,716,885 thousand (31 December 2023: AED 19,125,005 thousand) representing advances received from customers against sale of development properties which are deposited into escrow accounts. These balances are not under lien.

11 TRADE AND UNBILLED RECEIVABLES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Trade receivables		
Amounts receivable within 12 months, net	1,634,487	1,528,964
Amounts receivable after 12 months	225,842	224,011
	<u>1,860,329</u>	<u>1,752,975</u>
Unbilled receivables		
Unbilled receivables within 12 months	8,170,990	6,937,948
Unbilled receivables after 12 months, net	5,367,031	8,564,149
	<u>13,538,021</u>	<u>15,502,097</u>
Total trade and unbilled receivables	<u>15,398,350</u>	<u>17,255,072</u>

The above trade receivables are net of AED 527,756 thousand (31 December 2023: AED 528,048 thousand) relating to provision for doubtful receivables. All other receivables are considered recoverable in full.

12 OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Advances to contractors and others (i)	2,527,413	2,011,530
Deferred sales commission (ii)	2,445,808	1,762,941
Receivables from communities owner associations	609,809	460,764
Value added tax recoverable	472,308	438,309
Recoverable from non-controlling interests	296,664	296,620
Prepayments	191,874	136,628
Inventory - Hospitality and Retail	60,152	62,299
Deferred tax assets (note 9)	28,064	27,781
Other receivables and deposits	2,118,634	1,568,211
	<u>8,750,726</u>	<u>6,765,083</u>
Maturity profile:		
Within 12 months	8,400,357	6,413,505
After 12 months	350,369	351,578
	<u>8,750,726</u>	<u>6,765,083</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

12 OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS (continued)

- (i) Advances paid to contractors at the commencement of works are adjusted against progress billings issued by the contractors throughout the project construction period.
- (ii) The sales commission incurred to obtain or fulfil a contract with the customers is amortised over the period of satisfying performance obligations, where applicable.

13 DEVELOPMENT PROPERTIES

	<i>30 September 2024 AED'000</i>
Balance at the beginning of the period (<i>Audited</i>)	40,997,595
Add: Cost incurred during the period*	13,639,969
Less: Cost transferred to cost of revenue during the period	(8,686,641)
Add: Cost transferred from investment properties	71,845
Less: Foreign currency translation differences	(1,596,757)
Balance at the end of the period	44,426,011

* Includes cost of acquisition of land.

Development properties located:

Within UAE	33,100,731
Outside UAE	11,325,280
	44,426,011

14 INVESTMENTS IN SECURITIES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Financial assets at fair value through other comprehensive income	722,071	1,125,413
Financial assets at amortized cost	282,740	257,255
Financial assets at fair value through profit and loss	187,405	627,964
	1,192,216	2,010,632

Investments in securities:

Within UAE	762,255	1,092,695
Outside UAE	429,961	917,937
	1,192,216	2,010,632

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 AED'000</i>	<i>Level 1 AED'000</i>	<i>Level 2 AED'000</i>	<i>Level 3 AED'000</i>
30 September 2024	909,476	329,481	547,844	32,151
31 December 2023 (audited)	1,176,457	198,585	945,721	32,151

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 30 September 2024 (Unaudited)

15 LOANS TO ASSOCIATES AND JOINT VENTURES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Emaar Dubai South DWC LLC (i)	672,331	688,815
Amlak Finance PJSC (ii)	39,021	40,480
Other associates and joint ventures	240,903	104,986
	<u>952,255</u>	<u>834,281</u>

Other than (ii) below, loans to associates and joint ventures are unsecured, repayable on demand / as per the terms of the agreement and do not carry any interest.

- (i) This includes AED 635,704 thousand (*31 December 2023: AED 631,700 thousand*) which is expected to be recovered after 12 months from the reporting date.
- (ii) 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.

16 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Carrying value of investments in associates and joint ventures:		
Emaar, The Economic City (Saudi Joint Stock Company) - quoted*	1,304,672	1,501,361
Amlak Finance PJSC - quoted *	741,864	775,294
Emaar Dubai South DWC LLC	576,415	502,658
Downtown DCP LLC *	463,586	485,969
Turner International Middle East Ltd	271,711	267,799
DWTC Emaar LLC	290,327	358,773
EII Capital P.S.C.*	133,886	130,641
Old Town Views LLC	15,438	24,510
Other associates and joint ventures	1,639,184	1,582,561
	<u>5,437,083</u>	<u>5,629,566</u>

* Represents Group's investment in associates.

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

		<i>Ownership</i>	
	<i>Country</i>	<i>30 September 2024</i>	<i>31 December 2023</i>
Emaar, The Economic City	KSA	22.95%	22.95%
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%
EII Capital P.S.C.	UAE	40.00%	40.00%
Emaar Dubai South DWC LLC	UAE	50.00%	50.00%
DWTC Emaar LLC	UAE	50.00%	50.00%
Downtown DCP LLC	UAE	20.00%	20.00%
Old Town Views LLC	UAE	61.25%	61.25%
Rove Hospitality LLC	UAE	50.00%	50.00%
Albro North Coast for Development S.A.E	EGYPT	25.00%	25.00%

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

17 TRADE AND OTHER PAYABLES

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Project contract cost accruals	4,746,696	4,832,270
Trade payables	1,483,368	1,914,218
Creditors for land purchase	1,448,884	1,761,311
Income tax payable (note 9)	1,210,291	238,268
Lease liabilities	785,919	863,660
Payable to non-controlling interests	264,789	247,505
Other payables and accruals	5,476,858	5,118,506
	<u>15,416,805</u>	<u>14,975,738</u>

18 INTEREST-BEARING LOANS AND BORROWINGS

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Balance at the beginning of the period / year	3,098,732	5,300,305
Add: Borrowings drawdown during the period / year	678,728	1,549,777
Less: Borrowings repaid during the period / year	(576,303)	(3,751,350)
	<u>3,201,157</u>	<u>3,098,732</u>
Less: Unamortised portion of directly attributable costs	-	(54)
	<u>3,201,157</u>	<u>3,098,678</u>
Net interest-bearing loans and borrowings at the end of the period / year	<u>3,201,157</u>	<u>3,098,678</u>
<i>Interest-bearing loans and borrowings maturity profile:</i>		
Within 12 months	1,722,910	1,319,244
After 12 months	1,478,247	1,779,434
	<u>3,201,157</u>	<u>3,098,678</u>
<i>Interest-bearing loans and borrowings located:</i>		
Within UAE	3,673	7,291
Outside UAE	3,197,484	3,091,387
	<u>3,201,157</u>	<u>3,098,678</u>

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

Secured

- USD 4,015 thousand (AED 14,747 thousand) loan from commercial bank, secured against certain assets in Lebanon, carries interest at 9.5% per annum and is repayable in 2024.

Unsecured

- The Group had drawdown AED 3,673 thousand out of AED 3,673,000 thousand Revolving Credit Line Facility (the "Facility") availed from the syndication of commercial banks in UAE, carries profit at EIBOR plus 1% per annum and is repayable by 2025. The facility is presented in the interim condensed consolidated financial statements at AED 3,673 thousand, net of unamortised directly attributable transaction cost.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

18 INTEREST-BEARING LOANS AND BORROWINGS (continued)

Unsecured (continued)

- AED 892,539 thousand loan from commercial banks in the United Arab Emirates, bearing interest at 3 month EIBOR plus 1.20% per annum and repayable in 2027.
-
- EGP 1,560,242 thousands (AED118,629 thousands) of funding facilities from commercial banks in Egypt, bearing interest from 11.28% to 21.00% and repayable in 2027.
-
- EGP 1,521,977 thousands (AED115,719 thousands) of funding facilities from a commercial bank in Egypt, bearing interest of 27.75% and repayable in 2024.
-
- PKR 13,551,338 thousands (AED179,162 thousands) of funding facilities from commercial banks in Pakistan, bearing interest from 3 month KIBOR -0.15% - 1.0% and repayable in 2025.
-
- INR 42,821,342 thousands (AED 1,876,688 thousands) loans from commercial banks in India, bearing interest from 7.48% to 9.89% per annum and repayable in 2027.

As at the reporting date, the Group has complied with applicable financial covenants on its loans and borrowings.

19 SUKUK

	<i>30 September</i> <i>2024</i> <i>AED'000</i>	<i>31 December</i> <i>2023</i> <i>AED'000</i> <i>(Audited)</i>
<i>A. Emaar Sukuk Limited:</i>		
- Series 3	2,751,178	2,750,378
- Series 4	1,835,331	1,834,467
- Series 5	1,833,892	1,833,525
 <i>B. EMG Sukuk Limited:</i>		
- Sukuk	-	2,753,512
 Total Sukuk liability as at period / year-end	<u>6,420,401</u>	<u>9,171,882</u>
 <i>Maturity profile:</i>		
Within 12 months	-	2,753,512
After 12 months	6,420,401	6,418,370
 Total Sukuk liability as at period / year-end	<u>6,420,401</u>	<u>9,171,882</u>

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 thousand (AED 7,346,000 thousand) of trust certificates in series.

Series 3:

On 15 September 2016, the Issuer had issued the third series of trust certificates (the “Sukuk 3”) amounting to USD 750,000 thousand (AED 2,754,750 thousand) 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>30 September</i> <i>2024</i> <i>AED'000</i>	<i>31 December</i> <i>2023</i> <i>AED'000</i> <i>(Audited)</i>
Sukuk liability as at period / year-end	<u>2,751,178</u>	<u>2,750,378</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

19 SUKUK (continued)

Series 4:

On 17 September 2019, the Issuer issued the fourth series of trust certificates (the “Sukuk 4”) amounting to USD 500,000 thousand (AED 1,836,500 thousand) 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>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>1,835,331</u>	<u>1,834,467</u>

Series 5:

On 6 July 2022, the Issuer issued fifth series of trust certificates (the “Sukuk 5”) amounting to USD 500,000 thousand (AED 1,836,500 thousand) under the Programme. The Sukuk 5 is listed on NASDAQ Dubai and is due for repayment in 2031. Sukuk 5 carries a profit distribution at the rate of 3.7% per annum to be paid semi-annually. The carrying value of Sukuk 5 is as follows:

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>1,833,892</u>	<u>1,833,525</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 thousand (AED 2,754,750 thousand). The Sukuk was listed on the NASDAQ Dubai and was fully repaid in June 2024. It was carrying a profit distribution rate of 4.6% per annum to be paid semi-annually.

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Sukuk liability as at period / year-end	<u>-</u>	<u>2,753,512</u>

20 SHARE CAPITAL

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Authorised capital 8,838,789,849 shares of AED 1 each (31 December 2023: 8,838,789,849 shares of AED 1 each)	<u>8,838,790</u>	<u>8,838,790</u>
Issued and fully paid-up 8,838,789,849 shares of AED 1 each (31 December 2023: 8,838,789,849 shares of AED 1 each)	<u>8,838,790</u>	<u>8,838,790</u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

21 RESERVES

	<i>Statutory reserve AED'000</i>	<i>Capital reserve AED'000</i>	<i>General reserve 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 1 January 2024 <i>(Audited)</i>	20,409,050	3,660	9,166,970	578,234	(847,620)	(6,778,087)	22,532,207
Increase in unrealised reserve	-	-	-	-	32,741	-	32,741
Transfer of fair value reserve of investments designated at FVOCI on sale	-	-	-	-	274,293	-	274,293
Change in foreign currency translation reserve	-	-	-	-	-	(1,331,357)	(1,331,357)
Net loss recognised directly in equity	-	-	-	-	307,034	(1,331,357)	(1,024,323)
Balance as at 30 September 2024 <i>(Unaudited)</i>	20,409,050	3,660	9,166,970	578,234	(540,586)	(8,109,444)	21,507,884
Balance at 1 January 2023 <i>(Audited)</i>	20,409,050	3,660	8,004,046	578,234	(1,086,228)	(5,909,132)	21,999,630
Increase in unrealised reserve	-	-	-	-	237,271	-	237,271
Change in foreign currency translation reserve	-	-	-	-	-	(809,003)	(809,003)
Net gain / (loss) recognised directly in equity	-	-	-	-	237,271	(809,003)	(571,732)
Balance as at 30 September 2023 <i>(Unaudited)</i>	20,409,050	3,660	8,004,046	578,234	(848,957)	(6,718,135)	21,427,898

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

22 DIVIDEND

The Company has paid a cash dividend of AED 4,419,395 thousand (AED 0.50 per share) for 2023 as approved by the shareholders of the Company at the Annual General Meeting (AGM) of the Company held on 22 April 2024.

23 RELATED PARTY DISCLOSURES

The Group in the normal course of business enters into transactions with individuals and other entities that falls within the definition of related party. The Group's related parties include key management personnel, entities held under common control, associates, joint ventures and others.

The Group is partly owned by Investment Corporate of Dubai ("ICD"), an entity owned by the Government of Dubai ("Government") which has a significant influence over the Company. The Group enters into transactions, in the normal course of business, with Government-owned entities and entities wherein ICD has control, joint control or significant influence. In accordance with the exemption available in IAS 24, management has elected not to disclose such transactions, which are primarily in nature of financing and operational (power, utilities, land purchases, infrastructure services etc.) related activities, and entered in the normal course of business at commercial terms. Refer note 18 for loan from commercial bank, an entity controlled by ICD.

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>Nine-month period ended</i>	
	<i>30 September 2024 AED'000</i>	<i>30 September 2023 AED'000</i>
<i>Associates, joint ventures and others:</i>		
Property development expenses	5,024	7,706
Islamic finance income	675	727
Selling, general and administrative expenses	4,468	5,099
Revenue from leasing, retail and related income	2,404	2,354
Cost of revenue	110,352	103,099
Finance cost	25,370	37,500
Other operating income	5,283	3,257
	<u> </u>	<u> </u>
<i>Key management personnel and their related parties:</i>		
Selling, general and administrative expenses	52,331	57,084
Rental income from leased properties and related income	66,663	65,920
Finance costs	15,684	17,964
Cost of revenue	3,245	2,175
Property development expenses	-	8,351
Other operating income	29,950	29,608
Other income	13,366	11,051
	<u> </u>	<u> </u>

Related party balances

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

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
<i>Associates, joint ventures and others:</i>		
Trade and other payables	889,679	869,991
Trade and unbilled receivables	1,384	1,314
Other assets, receivables, deposits and prepayments	6,701	4,091
	<u> </u>	<u> </u>

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 September 2024 (Unaudited)

23 RELATED PARTY DISCLOSURES (continued)

Related party balances (continued)

	<i>30 September</i> <i>2024</i> <i>AED'000</i>	<i>31 December</i> <i>2023</i> <i>AED'000</i> <i>(Audited)</i>
<i>Key management personnel and their related parties:</i>		
Trade and unbilled receivables	276	4,711
Other assets, receivables, deposits and prepayments	40,030	32,740
Advance from customers	3,077	3,036
Trade and other payables	347,087	388,554

Compensation of key management personnel

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

	<i>30 September</i> <i>2024</i> <i>AED'000</i>	<i>30 September</i> <i>2023</i> <i>AED'000</i>
Short-term benefits	60,036	57,015
Long term incentive	8,840	-
Employees' end-of-service benefits	1,597	2,153
	<u>70,473</u>	<u>59,168</u>

During the period, the Company has considered employees above a specific grade as key management personnel's (KMPs) and aforesaid, including comparative financial information, reflecting remuneration related to these KMPs.

During the period, the Company has paid remuneration of AED 10,350 thousand to the non-executive members of the Board of Directors for the year ended 2023 as approved by the shareholders at the AGM of the Company held on 22 April 2024.

24 GUARANTEES AND CONTINGENCIES

a) Guarantees

1. The Group has issued financial guarantees and letters of credit of AED 918,277 thousand (31 December 2023: AED 924,010 thousand).
2. The Group has provided a financial guarantee of AED 5,000 thousand (31 December 2023: AED 5,000 thousand) 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 7,920,179 thousand (31 December 2023: AED 5,487,093 thousand) to the Real Estate Regulatory Authority (RERA), Dubai for its projects as per RERA regulations.
4. The Group has provided performance guarantees of AED 92,725 thousand (31 December 2023: AED 103,435 thousand) to various government authorities in India for its projects. The banks have a lien of AED 208,443 thousand (31 December 2023: AED 229,482 thousand) towards various facilities (refer note 10).
5. The Group has provided a credit card facility of AED 223 thousand (31 December 2023: 223 thousand) in Egypt for its project. The bank has a lien of AED 223 thousand (31 December 2023: AED 223 thousand) towards this credit card.
6. The Group has provided a bank guarantee of EGP 50,000 thousand (AED 3,802 thousand) (2023: EGP 50M (AED 5,867 thousand)) to government authority in Egypt for its project.
7. The Group has provided a credit card facility of EGP 1,875 thousand (AED 143 thousand). The bank has a lien of EGP 1,875 thousand (AED 143 thousand) towards this credit card.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

24 GUARANTEES AND CONTINGENCIES (continued)

b) Contingencies

1. (a) Andhra Pradesh Industrial Infrastructure Corporation Ltd. ('APIIC'), a joint venture partner in certain subsidiaries of the Group in India, issued a legal notice to Emaar Hills Township Pvt Ltd, ('EHTPL' – a joint venture of the Group with APIIC) the SPV with APIIC, to terminate certain development and operational management agreements which were entered into between Emaar India Limited, EHTPL and Boulder Hills Leisure Private Limited ('BHLPL' – a joint venture of the Group with APIIC). In addition thereto, a 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. Under the matter, the Group had also received an attachment order of certain properties from Enforcement Directorate. The Group has assets and liabilities of INR 4,645 million (AED 204 million) and INR 1,275 million (AED 56 million) respectively.

The management based on legal advice, is of the opinion that all the aforesaid suits filed by APIIC which are now being contested by Telangana State Industrial Infrastructure Corporation ('TSIIC'), shall be settled amicably by the parties through local and legal provisions available.

(b) TSIIC has filed a Petition before the National Company Law Tribunal, ("NCLT") Hyderabad Bench against EHTPL and certain other parties under Section 241 and 242 of the Indian Companies Act 2013. The management believes that since the factual position with respect to demerger proceedings between APIIC and TSIIC has not changed and are still pending, therefore TSIIC has no locus standi to file the petition as it is not a shareholder and recorded member of EHTPL, and its name has not been entered into the Statutory Register of Members as maintained in terms of the provisions of the Indian Companies Act 2013. Accordingly, management believes that the petition filed by TSIIC is not tenable. However, on 25 July 2022, the maintainability issue had been decided by the NCLT, Hyderabad Bench in favour of the TSIIC and the Group or its representatives have been restrained from dealing with the assets and properties of EHTPL. The Group appealed the judgement of the NCLT before the NCLAT. The NCLAT vide judgement dated on 10 October 2022 decided the maintainability issue in favour of TSIIC, however, the interim order granting compensation has been set aside by the NCLAT. The Group had filed an appeal before the Supreme Court of India to challenge the judgement by NCLAT where the Supreme Court declined to interfere in the orders of the NCLAT, however, has left the decision on maintainability open till final adjudication of the matter.

Thereafter, EHTPL has filed an application seeking reference of the matter to arbitration as provided under the contractual agreements between the parties. This application is now pending for arguments before the NCLT.

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 in furtherance to the Project Development Agreement (PDA) entered with Delhi Development Authority (DDA) on 14 September 2007. After acknowledging completion and issuing occupancy certificate, DDA invoked the performance Bank Guarantee (BG) of INR 1,830 million (AED 80 million) towards liquidated damages and raised other claims alleging that EMCPL had not been able to achieve the project timelines as per the terms of PDA. EMCPL contested the matter by filing petition with Delhi High Court who later formed an Arbitral Tribunal where EMCPL filed claims of INR 14,182 million (AED 622 million) and DDA filed a counter claim of INR 14,460 million (AED 634 million). The final arguments have commenced before the Tribunal and are yet to be concluded.

Based on legal opinion, the Management believes 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. In connection with the debt-to-equity conversion by Emaar, The Economic City (EEC) of the Investor Loan novated to the Public Investment Fund (PIF), several group entities of Emaar, as shareholders in EEC (Emaar Warrantors), gave certain warranties and indemnities to PIF based on agreed liability caps (except for indemnities) depending on the liability period and which expire on the earlier of the date when the Land Disputes are finally settled or the 3rd anniversary of the Completion (Date 1 September 2021) (as applicable). Till date, there has been no notice of any claim given to any of the Emaar Warrantors by PIF against such warranties or indemnities.

Emaar Properties PJSC and its Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 September 2024 (Unaudited)

25 COMMITMENTS

At 30 September 2024, the Group had commitments of AED 22,548,440 thousand (31 December 2023: AED 17,228,974 thousand) which include project commitments of AED 22,109,441 thousand (31 December 2023: AED 16,638,161 thousand). This represents the value of contracts entered into by the Group including contracts entered for purchase of plots of land at period end net of invoices received and accruals made at that date.

There are 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:

	<i>30 September 2024 AED'000</i>	<i>31 December 2023 AED'000 (Audited)</i>
Within one year	4,085,156	3,855,578
After one year but not more than five years	9,114,375	8,187,580
More than five years	1,897,366	2,279,827
	<u>15,096,897</u>	<u>14,322,985</u>

In addition to the above lease commitments, the Group also have rent agreements where in it is entitled to receive rent based on turnover of tenants and services charges.

26 FAIR VALUE 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.