Emaar Properties PJSC
and its Subsidiaries

UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2025

Emaar Properties PJSC and its Subsidiaries

Unaudited Interim Condensed Consolidated Financial Statements
For the Period Ended 31 March 2025

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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 31 March 2025 interim condensed consolidated financial statements of Emaar Properties PJSC ("the Company") and its subsidiaries (collectively referred to as "the Group"), which comprises:

- the interim condensed consolidated statement of financial position as at 31 March 2025;
- the interim condensed consolidated income statement for the three-month period ended 31 March 2025;
- the interim condensed consolidated statement of comprehensive income for the three-month period ended 31 March 2025;
- the interim condensed consolidated statement of changes in equity for the three-month period ended 31 March 2025;
- the interim condensed consolidated statement of cash flows for the three-month period ended 31 March 2025; 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 31 March 2025 interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

KPMG Lower Gulf Limited

Maher AlKatout
Registration No.: 5453
Dubai, United Arab Emirates
Date: 14 May 2025

INTERIM CONDENSED CONSOLIDATED INCOME STATEMENT
Period ended 31 March 2025 (Unaudited)

	Notes	***(US $1.00 = AED 3.673) Three-month period ended*** 31 March 2025 AED'000	31 March 2024 AED'000
Revenue	*4*	**10,097,712**	6,722,961
Cost of revenue	*4*	**(4,368,104)**	(2,701,941)
GROSS PROFIT		**5,729,608**	4,021,020
Other operating income		**144,877**	131,472
Other operating expenses		**(39,037)**	(34,894)
Selling, general and administrative expenses	*5*	**(718,538)**	(651,575)
Depreciation of property, plant and equipment		**(160,854)**	(150,967)
Depreciation of investment properties		**(195,225)**	(188,118)
Finance income	*6(a)*	**647,743**	494,777
Finance cost	*6(b)*	**(221,269)**	(233,195)
Other income, net	*7*	**135,963**	840,252
Share of results of associates and joint ventures		**109,701**	36,051
PROFIT BEFORE TAX		**5,432,969**	4,264,823
Income tax expense	*8*	**(797,097)**	(565,794)
NET PROFIT FOR THE PERIOD		**4,635,872**	3,699,029
ATTRIBUTABLE TO:			
Owners of the parent		**3,709,152**	2,920,893
Non-controlling interests		**926,720**	778,136
		4,635,872	3,699,029
Earning per share attributable to the owners of the parent: -basic and diluted earnings per share (AED)		**0.42**	0.33

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Period ended 31 March 2025 (Unaudited)

	(US $1.00 = AED 3.673) Three-month period ended	
	31 March 2025 AED'000	*31 March 2024 AED'000*
Net profit for the period	**4,635,872**	3,699,029
Other comprehensive income to be reclassified to income statement in subsequent periods:		
Decrease in unrealised gains reserve	**(94,327)**	(2,545)
Increase / (decrease) in foreign currency translation reserve	**76,242**	(1,584,709)
Net other comprehensive loss to be reclassified to income statement in subsequent periods	**(18,085)**	(1,587,254)
Other comprehensive income / (loss) not to be reclassified to income statement in subsequent periods:		
Increase / (decrease) in fair value of investment	**26,865**	(10,213)
Net other comprehensive income/ (loss) not to be reclassified to income statement in subsequent periods	**26,865**	(10,213)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**4,644,652**	2,101,562
ATTRIBUTABLE TO:		
Owners of the parent	**3,709,408**	1,505,687
Non-controlling interests	**935,244**	595,875
	4,644,652	2,101,562

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2025 (Unaudited)

	Notes	31 March 2025 AED'000	31 December 2024 AED'000 (Audited)
		(US $1.00 = AED 3.673)	
ASSETS			
Bank and cash balances	9	**58,350,820**	50,056,181
Trade and unbilled receivables	10	**14,141,643**	15,484,276
Other assets, receivables, deposits, and prepayments	11	**10,978,307**	10,051,527
Development properties	12	**44,803,483**	45,096,264
Investments in securities	13	**1,902,179**	1,508,066
Loans to associates and joint ventures	14	**1,085,657**	1,006,179
Investment in associates and joint ventures	15	**5,375,920**	5,430,854
Property, plant and equipment		**9,044,109**	8,986,894
Investment properties		**21,411,797**	21,340,217
Intangible assets		**562,965**	574,356
Right-of-use assets		**667,015**	687,554
TOTAL ASSETS		**168,323,895**	160,222,368
LIABILITIES AND EQUITY			
LIABILITIES			
Trade and other payables	16	**26,769,368**	17,570,826
Advances from customers		**35,342,158**	32,495,288
Income tax payable	8	**2,033,169**	1,237,838
Retentions payable		**1,952,599**	1,834,703
Deferred tax liabilities	8	**1,141,793**	1,145,754
Interest-bearing loans and borrowings	17	**3,159,741**	3,265,390
Sukuk	18	**6,421,790**	6,421,094
Provision for employees' end-of-service benefits		**180,829**	181,441
TOTAL LIABILITIES		**77,001,447**	64,152,334
EQUITY			
Equity attributable to owners of the Company			
Share capital	19	**8,838,790**	8,838,790
Employees' performance share program		**(1,684)**	(1,684)
Reserves	20	**23,925,471**	23,926,350
Retained earnings		**47,523,242**	52,664,771
		80,285,819	85,428,227
Non-controlling interests		**11,036,629**	10,641,807
TOTAL EQUITY		**91,322,448**	96,070,034
TOTAL LIABILITIES AND EQUITY		**168,323,895**	160,222,368

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 operations and interim condensed consolidated cash flows of the Group as of, and for, the period ended 31 March 2025.

Director

Director

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
Period ended 31 March 2025 (Unaudited)

(US $1.00 = AED 3.673)

	Attributable to the owners of the Company						
	Share capital AED'000	***Employees' performance share program AED'000***	***Reserves AED'000***	***Retained earnings AED'000***	***Total AED'000***	***Non-controlling interests AED'000***	***Total equity AED'000***
Balance at 1 January 2025 *(Audited)*	**8,838,790**	**(1,684)**	**23,926,350**	**52,664,771**	**85,428,227**	**10,641,807**	**96,070,034**
Net profit for the period	**-**	**-**	**-**	**3,709,152**	**3,709,152**	**926,720**	**4,635,872**
Other comprehensive (loss)/income for the period	**-**	**-**	**256**	**-**	**256**	**8,524**	**8,780**
Total comprehensive (loss)/income for the period	**-**	**-**	**256**	**3,709,152**	**3,709,408**	**935,244**	**4,644,652**
Director's bonus	**-**	**-**	**-**	**(9,900)**	**(9,900)**	**-**	**(9,900)**
Dividend declared to shareholders (*refer note 21*)	**-**	**-**	**-**	**(8,838,790)**	**(8,838,790)**	**-**	**(8,838,790)**
Dividend and directors' bonus of subsidiaries	**-**	**-**	**-**	**(3,126)**	**(3,126)**	**(540,422)**	**(543,548)**
Other movements	**-**	**-**	**(1,135)**	**1,135**	**-**	**-**	**-**
Balance as at 31 March 2025	**8,838,790**	**(1,684)**	**23,925,471**	**47,523,242**	**80,285,819**	**11,036,629**	**91,322,448**

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)
Period ended 31 March 2025 (Unaudited)

(US $1.00 = AED 3.673)

	Attributable to the owners of the Company						
	Share capital AED'000	*Employees' performance share program AED'000*	*Reserves AED'000*	*Retained earnings AED'000*	*Total AED'000*	*Non-controlling interests AED'000*	*Total equity AED'000*
Balance at 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	-	-	-	2,920,893	2,920,893	778,136	3,699,029
Other comprehensive loss for the period	-	-	(1,415,206)	-	(1,415,206)	(182,261)	(1,597,467)
Total comprehensive (loss)/income for the period -	-	-	(1,415,206)	2,920,893	1,505,687	595,875	2,101,562
Other movement	-	-	-	-	-	859	859
Balance as at 31 March 2024 *(Unaudited)*	8,838,790	(1,684)	21,117,001	49,275,713	79,229,820	9,703,619	88,933,439

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
Period ended 31 March 2025 (Unaudited)

		(US $1.00 = AED 3.673) For the three-month period ended	
		31 March 2025	*31 March 2024*
	Notes	***AED'000***	*AED'000*
Cash flows from operating activities			
Profit before tax		**5,432,969**	4,264,823
Adjustments for:			
Share of results of associates and joint ventures		**(109,701)**	(36,051)
Depreciation (including right-of use assets)		**381,900**	368,654
Amortisation of intangible assets		**13,080**	1,837
Net movement for end-of-service benefits, net		**(612)**	2,843
Loss on disposal of property, plant and equipment		**-**	130
Provision for doubtful receivables and advances	*5*	**986**	10,123
Finance income	*6(a)*	**(647,743)**	(494,777)
Finance cost	*6(b)*	**221,269**	233,195
Cash from operations before working capital changes		**5,292,148**	4,350,777
Working capital changes:			
Trade and unbilled receivables		**1,399,267**	874,245
Other assets, receivables, deposits and prepayments		**(759,247)**	(159,113)
Development properties		**292,781**	(2,959,575)
Advances from customers		**2,846,870**	1,854,251
Trade and other payables		**(176,708)**	(1,540,227)
Retentions payable		**117,896**	14,418
Income tax, net	8	**(8,787)**	248,090
Net cash flows from operating activities		**9,004,220**	2,682,866
Cash flows from investing activities			
Purchase of securities		**(558,106)**	(563,556)
Proceeds from disposal of securities		**146,106**	557,263
Finance income received		**409,570**	443,658
Dividend received from associates and joint ventures		**56,570**	26,374
Movement in loans to and investments in associates and joint ventures		**28,587**	84,233
Amounts incurred on investment properties		**(265,124)**	(107,736)
Amount incurred on property, plant and equipment		**(215,042)**	(123,349)
Proceeds from disposal of property, plant, and equipment		**-**	314
Deposits maturing after three months (including deposits under lien)	*9*	**154,569**	7,200,061
Net cash flows (used in) / from investing activities		**(242,870)**	7,517,262
Cash flows from financing activities			
Investment by non-controlling interest		**-**	859
Proceeds from interest-bearing loans and borrowings	*17*	**548,652**	968,981
Repayment of interest-bearing loans and borrowings	*17*	**(654,301)**	(1,110,508)
Payment of lease liabilities		**(27,358)**	(24,924)
Finance costs paid		**(178,489)**	(247,606)
Directors bonus paid		**(13,026)**	-
Net cash flows used in financing activities		**(324,522)**	(413,198)
Increase in cash and cash equivalents		**8,436,828**	9,786,930
Net foreign exchange difference		**12,380**	(384,388)
Cash and cash equivalents at the beginning of the period	*9*	**38,631,997**	25,624,572
Cash and cash equivalents at the end of the period	*9*	**47,081,205**	35,027,114

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 May 2025.

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial statements of the Group for the period ended 31 March 2025 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 2024. 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 significant 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 31 March 2025 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2025.

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 as at 31 March 2025. 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.

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

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 of during the year are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

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

Non-controlling interests (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 losses 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.

Acquisition of Albro North Coast for development S.A.E.
On the 2nd of August 2022, Emaar Misr for Development SAE ("Emaar Misr"), one of the Group subsidiaries, had acquired 25 percent interest in the equity shares of Albro North Coast for development S.A.E. ("Albro"), a company registered and incorporated on 25 Feb 2018 in accordance with the laws of Egypt. Albro is involved in developing urban communities in Egypt. This investment was previously recorded as an equity-accounted investee.

On 19th of December 2024, Emaar Misr acquired the remaining 75% of the shares granting it full control of Albro.

Included in the identifiable assets and liabilities acquired at the date of acquisition of Albro are inputs (inventories and customer relationships), processes and an organised workforce. The Group had determined that together the acquired inputs and processes significantly contribute to the ability to create revenue. The transaction represented a business combination under IFRS 3 '*Business Combination*' and had been accounted for using the acquisition method of accounting.

A. Consideration transferred

The consideration (equity instruments of Emaar Misr) amounting to EGP 9,615,044 thousand (AED 694,648 thousand) (net of transaction cost) of EGP 208,973 thousand (AED 15,098 thousand)) was based on the fair value of identified net assets and intangibles.

2.1 BASIS OF PREPARATION (continued)

Basis of consolidation (continued)

Acquisition of Albro North Coast for development S.A.E. (continued)

B. Identifiable assets acquired and liabilities assumed

The following table summarizes the recognized amounts of the assets acquired and liabilities assumed at the date of the acquisition.

	19 December 2024 *AED'000*
Bank and cash balances	657,107
Other assets, receivables, deposits and prepayments	285,179
Development properties	1,588,148
Investment in securities	33,667
Property, plant and equipment, net	550
Intangible assets	352,684
Trade and other payables	(535,106)
Advances from customers	(1,195,390)
Deferred tax liabilities	(236,472)
Retentions payable	(6,315)
Fair value of identifiable net assets	944,052

C. Goodwill

Goodwill arising from the acquisition had been recognised as follows:

	19 December 2024 *AED'000*
Equity instrument transferred	709,746
Add: Fair value of pre-existing interest in Albro	236,582
Less: Fair value of identifiable net assets	944,052
Goodwill arising on acquisition*	2,276

* Goodwill primarily comprises sales growth from future product offerings, new customers, expected synergies arising from the acquisition as well as certain other intangible assets that do not qualify for separate recognition under IAS 38 which includes customer contracts.

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.

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.

Judgments

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:

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

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 hires 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.

Held For sale assessment
Discussions are underway with certain buyers with regards to potential sale of stake in Emaar India Limited, however the conditions of classification as per IFRS 5 - Non-current Assets Held for Sale and Discontinued Operations are not met as at the reporting date.

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.

2.2 KEY ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

Estimations and assumptions (continued)

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.

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.

Taxes
The Group is subject to income and capital gains taxes in all 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.

Considering the current heightened geopolitical tensions, low economic growth in many major countries, and a "higher for longer" interest rate sentiment have increased the potential for constrained credit markets, negative capital value movements and continued volatility in some property markets over the short-to-medium term, 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.

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

An amended standard is effective for annual periods beginning after 1 January 2025 and earlier application was permitted, however, the Group has not early adopted the amended standard in preparing these interim condensed consolidated financial statements. The following amended standard that was adopted during the period:

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

	Effective date
Lack of Exchangeability – Amendments to IAS 21	1 January 2025

This amendment had no material impact on the interim condensed consolidated financial statements of the Group.

2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES (continued)

(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
Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)	1 January 2026
Annual Improvements to IFRS Accounting Standards (IFRS 1, IFRS 7, IFRS 9, IFRS 10 and	1 January 2026
IAS7)	1 January 2026
Contracts Referercing Nature-dependant Electricity (Amendments to IFRS 9 and IFRS 7)	1 January 2027
Presentation and Disclosure in Financial Statements (IFRS 18) **	
Subsidiaries with Public Accountability: Disclosures (IFRS 19)	1 January 2027
Sales or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associate and Joint Ventures)	Effective date deferred indefinitely
IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures*	

*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 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 *Revenue from contracts with customers*:

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

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

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

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

2.4 SUMMARY OF 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.

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.

Deferred 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 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 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.

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.

Global Minimum Top-up Tax

The Organisation for Economic Co-operation and Development (OECD) has issued the Global Anti-Base Erosion (GloBE) Model Rules, which mandate a minimum tax rate of 15% per jurisdiction (Pillar Two). Various countries have either enacted or are in the process of enacting tax legislation to fully or partially comply with Pillar Two. The United Arab Emirates, where the Group is situated, has substantively enacted the Cabinet Decision No. 142 of 2024 on the Imposition of Domestic Minimum Top-up Tax on Multinational Enterprises. The Group falls within the scope of these rules based on prior year applicable revenue threshold. The Group has recognised the Domestic Minimum Top-up Tax expenses as of 31 March 2025.

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:

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Property, plant and equipment (continued)

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 capitalised 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 recognized in the prior years are recorded when there is an indication that the impairment losses recognized 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 recognized right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

Investment properties

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

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

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

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

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

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

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Investment properties (continued)

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 capitalized 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.

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.

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

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.

Investment in associates and joint ventures

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

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

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

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

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'.

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Financial assets (continued)

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.

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.

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Financial assets (continued)

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

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

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

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

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Impairment of non-financial assets (continued)

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

Financial liabilities and equity instruments issued by the Group

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

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

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

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

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

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

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

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.

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

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

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.

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.

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Business combinations and goodwill (continued)

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

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

Fair value measurement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.4 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

Foreign currency translations

The consolidated financial statements are presented in AED which is the functional currency of the Company. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

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

The assets and liabilities of foreign operation including goodwill and fair value adjustments arising on acquisition, are translated into AED at the exchange rates at the reporting date. The income and expenses of foreign operations are translated into AED at the exchange rates at the dates of the transactions. Foreign currency differences are recognised in OCI and accumulated in the translation reserve, except to the extent that the translation difference is allocated to NCI.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

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

Provisions

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

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

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

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.

3 SEGMENT INFORMATION (continued)

Business segments

	Real estate AED'000	*Leasing, retail and related activities AED'000*	*Hospitality AED'000*	*Others AED'000*	*Total AED'000*
Three-month period ended 31 March 2025					
Revenue					
Revenue from external customer					
- Over a period of time	**7,014,316**	**1,552,211**	**250,696**	**-**	**8,817,223**
- Point in time	**616,093**	**341,821**	**322,575**	**-**	**1,280,489**
	7,630,409	**1,894,032**	**573,271**	**-**	**10,097,712**
Results					
Profit before tax and before (a) & (b)	**3,771,356**	**1,382,768**	**247,015**	**122,832**	**5,523,971**
(a) Unallocated selling, general and administrative expenses					**(261,300)**
(b) Unallocated finance income, net					**170,298**
Profit before tax for the period					**5,432,969**
Other segment information					
Capital expenditure (Property, plant and equipment and investment properties)	**58,365**	**292,184**	**55,306**	**74,311**	**480,166**
Depreciation (Property, plant and equipment, right-of-use assets and investment properties)	**65,395**	**228,755**	**70,663**	**17,087**	**381,900**
Finance costs	**181,903**	**31,657**	**5,699**	**2,010**	**221,269**
Finance income	**640,697**	**3,101**	**3,092**	**853**	**647,743**
As at 31 March 2025					
Assets and liabilities					
Investments in associates and joint ventures	**3,066,817**	**145,486**	**667,956**	**1,495,661**	**5,375,920**
Other segment assets	**127,690,626**	**26,903,747**	**6,392,255**	**1,961,347**	**162,947,975**
Total segment assets	**130,757,443**	**27,049,233**	**7,060,211**	**3,457,008**	**168,323,895**
Total segment liabilities	**69,452,904**	**6,137,410**	**793,975**	**617,158**	**77,001,447**

3 SEGMENT INFORMATION (continued)

Business segments (continued)

	Real estate AED'000	*Leasing, retail and related activities AED'000*	*Hospitality AED'000*	*Others AED'000*	*Total AED'000*
Three-month period ended 31 March 2024					
Revenue					
Revenue from external customer					
- Over a period of time	4,115,058	1,385,723	236,732	-	5,737,513
- Point in time	340,984	359,061	285,403	-	985,448
	4,456,042	1,744,784	522,135	-	6,722,961
Results					
Profit before tax and before (a) & (b)	2,917,739	1,191,427	214,585	107,862	4,431,613
(a) Unallocated selling, general and administrative expenses					(212,848)
(b) Unallocated finance income, net					46,058
Profit before tax for the period					4,264,823
Other segment information					
Capital expenditure (Property, plant and equipment and investment properties)	70,670	126,631	19,547	12,314	229,162
Depreciation (Property, plant and equipment, right-of-use assets and investment properties)	64,930	221,358	65,215	17,151	368,654
Finance costs	183,575	37,344	12,025	251	233,195
Finance income	481,272	10,476	2,189	840	494,777
As at 31 December 2024(Audited)					
Assets and liabilities:					
Investments in associates and joint ventures	2,986,439	148,679	639,285	1,656,451	5,430,854
Other segment assets	119,908,658	26,724,701	6,234,650	1,923,505	154,791,514
Total segment assets	122,895,097	26,873,380	6,873,935	3,579,956	160,222,368
Total segment liabilities	56,298,184	6,277,615	946,615	629,920	64,152,334

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).

3 SEGMENT INFORMATION (continued)

Geographic segments (continued)

The following tables include revenue, profit and certain assets and liabilities information regarding business segments for the three months period ended 31 March 2025 and 31 March 2024. Assets and liabilities of the business segments are presented as at 31 March 2025 and 31 December 2024.

	Domestic AED'000	***International AED'000***	***Total AED'000***
Three-month period ended 31 March 2025			
Revenue			
Revenue from external customers			
- Over period of time	**8,717,598**	**99,625**	**8,817,223**
- Point in time	**651,947**	**628,542**	**1,280,489**
	9,369,545	**728,167**	**10,097,712**
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	**442,828**	**37,338**	**480,166**
Assets			
As at 31 March 2025			
Right-of-use assets	**408,060**	**258,955**	**667,015**
Investments in associates and joint ventures	**4,013,235**	**1,362,685**	**5,375,920**
Other segment assets	**136,346,197**	**25,934,763**	**162,280,960**
Total assets	**140,767,492**	**27,556,403**	**168,323,895**
Total liabilities	**62,960,207**	**14,041,240**	**77,001,447**

	Domestic AED'000	*International AED'000*	*Total AED'000*
Three-month period ended 31 March 2024			
Revenue			
Revenue from external customers			
- Over period of time	5,655,147	82,366	5,737,513
- Point in time	678,273	307,175	985,448
	6,333,420	389,541	6,722,961
Other segment information			
Capital expenditure (property, plant and equipment and investment properties)	179,637	49,525	229,162
Assets			
As at 31 December 2024 (Audited)			
Right-of-use assets	430,310	257,244	687,554
Investments in associates and joint ventures	4,047,338	1,383,516	5,430,854
Other segment assets	129,182,453	24,921,507	154,103,960
Total assets	133,660,101	26,562,267	160,222,368
Total liabilities	50,779,594	13,372,740	64,152,334

4 REVENUE AND COST OF REVENUE

	Three-month period ended	
	31 March 2025 AED'000	*31 March 2024 AED'000*
Revenue:		
Revenue from real-estate		
Sale of residential units	**7,089,921**	4,166,656
Sale of commercial units, plots of land and others	**540,488**	289,386
Revenue from hospitality	**573,271**	522,135
Revenue from leased properties, retail and related income	**1,894,032**	1,744,784
	10,097,712	6,722,961

Revenue comprises of income recognized in accordance with:

Revenue from contract with customers (IFRS 15)	**8,626,068**	5,446,839
Leases (IFRS 16)	**1,471,644**	1,276,122
	10,097,712	6,722,961

	Three-month period ended	
	31 March 2025 AED'000	*31 March 2024 AED'000*
Cost of revenue:		
Cost of revenue from real-estate		
Cost of residential units	**3,581,573**	2,100,784
Cost of commercial units, plots of land and others	**280,487**	132,431
Operating cost of hospitality	**247,562**	224,761
Operating cost of leased properties, retail and related activities	**258,482**	243,965
	4,368,104	2,701,941

5 SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	Three-month period ended	
	31 March 2025 AED'000	*31 March 2024 AED'000*
Sales and marketing expenses	**243,702**	182,494
Payroll and related expenses	**189,499**	183,922
Property management expenses	**76,920**	65,214
Depreciation of right-of-use assets	**25,821**	29,569
Donations	**2,667**	8,087
Provision for doubtful receivables and advances	**986**	10,123
Other expenses	**178,943**	172,166
	718,538	651,575

6(a) FINANCE INCOME

	Three-month period ended	
	31 March 2025 AED'000	31 March 2024 AED'000
Finance income from bank deposits and securities	**569,843**	434,918
Other finance income	**77,900**	59,859
	647,743	494,777

6(b) FINANCE COST

	Three-month period ended	
	31 March 2025 AED'000	31 March 2024 AED'000
Finance costs on borrowings	**149,277**	158,566
Other finance costs *(note 22)*	**71,992**	74,629
	221,269	233,195

7 OTHER INCOME - net

	Three-month period ended	
	31 March 2025 AED'000	31 March 2024 AED'000
Foreign currency translation (loss) / gain, net	**(16,678)**	659,751
Others *	**152,641**	180,501
	135,963	840,252

* Primarily consist of administrative fees charged to customers, Interest income on delayed payments etc.

8 INCOME TAX

The Group recognises income tax expense using the tax rate that would be applicable to the taxable income based on management's estimate. Following the enactment of the UAE Domestic Minimum Top-up Tax ("DMTT") with effect from 1 January 2025, the Group has recognised an additional top-up tax expense to ensure compliance with 15% UAE Domestic Minimum Top-up Tax regulation. The Group falls within the scope of DMTT based on the applicable revenue threshold. The average annual effective tax rate (ETR) used for the period ended 31 March 2025 is 14.7% (period ended 31 March 2024 – 13.3%). The major components of income tax expense in the interim condensed consolidated income statement are:

	Three-month period ended	
	31 March 2025 AED'000	31 March 2024 AED'000
Consolidated income statement		
Current income tax expenses	**409,757**	340,308
Domestic minimum top up tax expenses	**394,361**	-
Deferred tax (credit)/expenses	**(7,021)**	225,486
	797,097	565,794

8 INCOME TAX (continued)

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Consolidated statement of financial position		
Income tax payable balance at the beginning of the period/year	**1,237,838**	238,268
Charge for the period/year, net	**409,757**	1,223,884
DMTT tax for the period/year, net	**394,361**	-
Paid during the period/year and other adjustments	**(8,787)**	(224,314)
Income tax payable balance at the end of the period/year	**2,033,169**	1,237,838
Net deferred tax liabilities balance at the beginning of the period/year	**1,117,853**	726,534
(Credit) / expense for the period/year	**(7,021)**	226,823
Liability created on acquisition of a subsidiary at fair value adjustment (note 2.1)	**-**	236,472
Other movements, net	**3,118**	(71,976)
Net deferred tax liabilities balance at the end of the period/year	**1,113,950**	1,117,853
Disclosed as:		
Deferred tax liabilities	**1,141,793**	1,145,754
Deferred tax assets (note 11)	**(27,843)**	(27,901)
Net deferred tax liabilities balance at the end of the period/year	**1,113,950**	1,117,853

Deferred tax assets and liabilities mainly comprises of temporary differences. Deferred tax liabilities were recognised in prior years on account of fair value gain on India assets which were decreased on account of the impairment on nonfinancial assets. The additional deferred tax liabilities recognised during the previous year mainly relates to the purchase price allocation impact due to the acquisition of a subsidiary in Egypt and temporary differences arising in Egypt from unrealized income. Furthermore, the implementation of the UAE corporate tax law also led to recognition of deferred tax liability in previous year on previously recognised goodwill.

The Group has recognised UAE corporate income tax expense based on the estimate made by the management. The Group applied the Ministerial Decision 120 of 2023 (‘MD 120’) under Transitional rules for Federal Decree Law No. 47 of 2022 on taxation of Corporation and Businesses on immovable properties in the UAE. To ensure compliance and obtain further clarity on the appropriate method for calculating the impact of MD 120, a formal clarification request had been submitted to the Federal Tax Authority (FTA) of the UAE. Pending formal clarification, management had recognized the tax relief based on the most likely and probable amount, aligning with the principles of IFRIC 23 ‘Uncertainty Over Income Tax Treatments’. Any changes arising from the FTA’s clarification will be reflected in subsequent reporting periods.

9 BANK AND CASH BALANCES

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Cash in hand	**9,162**	7,001
Current and call bank deposit accounts	**36,324,085**	34,262,845
Fixed deposits with an original maturity of three months or less	**10,747,958**	4,362,151
Cash and cash equivalents balance	**47,081,205**	38,631,997
Deposits under lien (note 23)	**649,530**	312,378
Fixed deposits with original maturities of three months or more, and restricted cash	**10,620,085**	11,111,806
	58,350,820	50,056,181
Bank balances and cash located:		
Within UAE	**55,306,452**	46,791,601
Outside UAE	**3,044,368**	3,264,580
	58,350,820	50,056,181

9 BANK AND CASH BALANCES (continued)	**31 March 2025 AED’000**	31 December 2024 AED’000
Bank balances and cash are denominated in the following currencies:		
United Arab Emirates Dirham (AED)	**55,667,203**	47,132,883
United States Dollar (USD)	**1,832,738**	2,158,864
Indian Rupee (INR)	**530,241**	420,085
Egyptian Pound (EGP)	**92,661**	149,076
Saudi Riyal (SAR)	**62,343**	72,762
Other currencies	**165,634**	122,511
	58,350,820	50,056,181

As at 31 March 2025, cash and cash equivalent amounts to AED 47,081,205 thousand (*31 December 2024: AED* 38,631,997 *thousand).* 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 32,913,895 thousand *(31 December 2024: AED 30,513,091 thousand)* representing advances received from customers against sale of development properties which are deposited into escrow accounts. These balances are not under lien.

10 TRADE AND UNBILLED RECEIVABLES

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Trade receivables		
Amounts receivables within 12 months, net	**1,977,793**	1,270,528
Amounts receivable after 12 months	**183,212**	195,587
	2,161,005	1,466,115
Unbilled receivables		
Unbilled receivables within 12 months	**7,428,421**	9,707,185
Unbilled receivables after 12 months, net	**4,552,217**	4,310,976
	11,980,638	14,018,161
Total trade and unbilled receivables	**14,141,643**	15,484,276

The above trade receivables are net of AED 405,718 thousand *(31 December 2024: AED 407,375 thousand)* relating to provision for doubtful receivables. All other receivables are considered recoverable in full.

11 OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Advances to contractors and others (i)	**3,495,433**	3,103,437
Deferred sales commission (ii)	**3,357,622**	2,891,684
Receivables from communities owner associations	**746,589**	730,326
Recoverable from non-controlling interests, net of provision	**511,834**	512,599
Value added tax recoverable	**464,926**	524,756
Prepayments	**189,067**	183,516
Inventory - Hospitality and Retail	**48,190**	49,770
Deferred income tax assets (note 8)	**27,843**	27,901
Other receivables and deposits	**2,136,803**	2,027,538
	10,978,307	10,051,527

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

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Maturity profile:		
Within 12 months	**10,416,544**	9,499,288
After 12 months	**561,763**	552,239
	10,978,307	10,051,527

(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.

12 DEVELOPMENT PROPERTIES

	31 March 2025 AED'000
Balance at the beginning of the period *(Audited)*	**45,096,264**
Add: Cost incurred during the period	**3,535,070**
Less: Cost transferred to cost of revenue during the period	**(3,862,060)**
Less: Foreign currency translation differences	**34,209**
Balance at the end of the period	**44,803,483**
Development properties located:	
Within UAE	**31,982,407**
Outside UAE	**12,821,076**
	44,803,483

13 INVESTMENTS IN SECURITIES

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Financial assets at fair value through other comprehensive income	**785,268**	796,333
Financial assets at fair value through profit and loss	**615,460**	293,751
Financial assets at amortized cost	**501,451**	417,982
	1,902,179	1,508,066
Investments in securities:		
Within UAE	**832,357**	839,748
Outside UAE	**1,069,822**	668,318
	1,902,179	1,508,066

13 INVESTMENTS IN SECURITIES (continued)

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:

	Total AED'000	*Level 1 AED'000*	*Level 2 AED'000*	*Level 3 AED'000*
31 March 2025	**1,400,728**	**425,478**	**946,772**	**28,478**
31 December 2024 (*Audited*)	1,090,084	400,419	657,514	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.

14 LOANS TO ASSOCIATES AND JOINT VENTURES

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Emaar Dubai South DWC LLC (i)	**685,318**	667,426
Amlak Finance PJSC (ii)	**38,188**	38,188
Other associates and joint ventures	**362,151**	300,565
	1,085,657	1,006,179

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 543,005 thousand *(31 December 2024: AED 543,362 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.

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Carrying value of investments in associates and joint ventures:		
Emaar, The Economic City (Saudi Joint Stock Company) - quoted*	**1,181,574**	1,199,201
Emaar Dubai South DWC LLC	**736,309**	677,811
Amlak Finance PJSC - quoted *	**583,938**	709,933
Downtown DCP LLC *	**453,521**	471,399
DWTC Emaar LLC	**334,505**	307,130
Turner International Middle East Ltd	**269,065**	279,408
EII Capital P.S.C.*	**135,022**	128,937
Old Town Views LLC	**16,298**	13,357
Other associates and joint ventures	**1,665,688**	1,643,678
	5,375,920	5,430,854

* Represents Group's investment in associates.

15 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES (continued)

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

	Country	*Ownership* 31 March 2025	31 December 2024 (Audited)
Emaar, The Economic City (Saudi Joint Stock Company)*	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 Işletmeleri 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. (refer note 2.1)	Egypt	**100%**	100%

* In March 2025, the Board of Directors of Emaar, The Economic City ("EEC"), approved a plan to increase EEC's capital by converting SAR 4.11 billion (AED 4.02 billion) of debt from the KSA Government into equity. This proposal and the conversion is contingent upon required regulatory approval, after which EEC will hold a general assembly meeting to obtain shareholders' approval. The conversion is expected to occur after the reporting date and may dilute the Group's interest in EEC. As of the reporting date, there is no impact on the interim condensed consolidated financial statements.

16 TRADE AND OTHER PAYABLES

	31 March 2025 AED'000	31 December 2024 AED'000 (Audited)
Dividend payable (including subsidiary dividend payable) *(refer note 21)*	**9,378,438**	-
Project contract cost accruals	**5,092,293**	5,175,464
Payable to non-controlling interests*	**2,365,019**	2,367,317
Creditors for land purchase	**1,904,308**	2,046,018
Trade payables	**1,462,649**	1,461,600
Lease liabilities	**743,909**	761,100
Other payables and accruals	**5,822,752**	5,759,327
	26,769,368	17,570,826

* During the previous year, the Group had entered into an agreement with a non-controlling shareholder of certain subsidiaries, under which a portion of the AED 2,134,694 thousand dividend payable to such non-controlling shareholder was converted into shareholder loans for those subsidiaries. These loans bear interest at 3M EIBOR + 1.75% per annum.

17 INTEREST-BEARING LOANS AND BORROWINGS

	31 March 2025 AED'000	31 December 2024 AED'000 (Audited)
Balance at the beginning of the period / year	**3,265,390**	3,098,732
Add: Borrowings drawdown during the period / year	**548,652**	904,825
Less: Borrowings repaid during the period / year	**(654,301)**	(738,167)
Balance at the end of the period / year	**3,159,741**	3,265,390
Interest-bearing loans and borrowings maturity profile:		
Within 12 months	**2,008,806**	1,947,287
After 12 months	**1,150,935**	1,318,103
Balance at the end of the period / year	**3,159,741**	3,265,390

17 INTEREST-BEARING LOANS AND BORROWINGS (continued)

Interest-bearing loans and borrowings located:

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Within UAE	**3,673**	3,673
Outside UAE	**3,156,068**	3,261,717
	3,159,741	3,265,390

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 2025.

Unsecured

- The Group had drawdown AED 3,673 thousands out of AED 3,673,000 thousands 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 thousands net of unamortised directly attributable transaction cost.

- AED 863,155 thousands loan from commercial banks in the United Arab Emirates, bearing interest at 3 month EIBOR plus .90% per annum and repayable in 2027.

- EGP 1,091,117 thousands (AED 79,252 thousands) of funding facilities from commercial banks in Egypt, bearing interest from 11.28% to 21.00% and repayable in 2027.

- EGP 4,195,457 thousands (AED 304,734 thousands) of funding facilities from commercial banks in Egypt, bearing interest of 27.75% and repayable in 2025.

- PKR 22,857,817 thousands (AED 299,803 thousands) of funding facilities from commercial banks in Pakistan, bearing interest from 3 month KIBOR -0.15% to 1.0% and repayable in 2025.

- INR 37,095,799 thousands (AED 1,594,377 thousands) loans from commercial banks in India, bearing interest from 7.40% to 9.58% per annum and repayable in 2028.

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

18 SUKUK

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
A. Emaar Sukuk Limited:		
- Series 3	**2,751,725**	2,751,451
- Series 4	**1,835,921**	1,835,625
- Series 5	**1,834,144**	1,834,018
Total Sukuk liability as at period / year-end	**6,421,790**	6,421,094

Maturity profile:
All Sukuk amounts are payable after 12 months

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.

18 SUKUK (continued)

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:

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Sukuk liability as at period / year-end	**2,751,725**	2,751,451

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:

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Sukuk liability as at period / year-end	**1,835,921**	1,835,625

Series 5:

On 6 July 2021, the Issuer has issued fifth series of trust certificates (the "Sukuk 5") amounting to AED 1,836,500 thousand (USD 500,000 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 paid semi-annually. The carrying value of Sukuk 5 is as follows:

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Sukuk liability as at period / year-end	**1,834,144**	1,834,018

19 SHARE CAPITAL

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Authorised capital 8,838,789,849 shares of AED 1 each (31 December 2024: 8,838,789,849 shares of AED 1 each)	**8,838,790**	8,838,790
Issued and fully paid-up 8,838,789,849 shares of AED 1 each (31 December 2024: 8,838,789,849 shares of AED 1 each)	**8,838,790**	8,838,790

20 RESERVES

	Statutory reserve AED'000	*Capital reserve AED'000*	*General reserve AED'000*	*Share Premium AED'000*	*Net unrealised gains/(losses) reserve AED'000*	*Foreign currency translation reserve AED'000*	*Total AED'000*
Balance as at 31 December 2024 *(Audited)*	**20,475,441**	**3,660**	**10,518,364**	**876,922**	**(411,203)**	**(7,536,834)**	**23,926,350**
Decrease in unrealised reserve	**-**	**-**	**-**	**-**	**(67,607)**	**-**	**(67,607)**
Transfer to reserves	**-**	**-**	**-**	**-**	**(1,135)**	**-**	**(1,135)**
Increase in foreign currency translation reserve	**-**	**-**	**-**	**-**	**-**	**67,863**	**67,863**
Net loss recognised directly in equity	**-**	**-**	**-**	**-**	**(68,742)**	**67,863**	**(879)**
Balance as at 31 March 2025 *(Unaudited)*	**20,475,441**	**3,660**	**10,518,364**	**876,922**	**(479,945)**	**(7,468,971)**	**23,925,471**
Balance as at 31 December 2023 *(Audited)*	20,409,050	3,660	9,166,970	578,234	(847,620)	(6,778,087)	22,532,207
Decrease in unrealised reserve	-	-	-	-	(9,411)	-	(9,411)
Decrease in foreign currency translation reserve	-	-	-	-	-	(1,405,795)	(1,405,795)
Net loss recognised directly in equity -	-	-	-	-	(9,411)	(1,405,795)	(1,415,206)
Balance as at 31 March 2024 *(Unaudited)*	20,409,050	3,660	9,166,970	578,234	(857,031)	(8,183,882)	21,117,001

21 DIVIDEND

A dividend of AED 8,838,790 thousand for 2024 (AED 1 per share) was approved by the shareholders of the Company at the Annual General Meeting of the Company held on 25 March 2025 and paid subsequently on 21 April 2025.

22 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, construction services etc.) related activities, and entered in the normal course of business at commercial terms. Refer note 17 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:

	Three-month period ended	
	31 March 2025 AED'000	*31 March 2024 AED'000*
Associates, joint ventures and others:		
Property development expenses	**1,480**	2,276
Islamic finance income	**-**	209
Selling, general and administrative expenses	**966**	1,402
Revenue from leasing, retail and related income	**649**	323
Cost of revenue	**22,616**	24,672
Finance cost	**36,367**	8,426
Other operating income	**3,923**	2,161
Key management personnel and their related parties:		
Selling, general and administrative expenses	**15,475**	19,703
Rental income from leased properties and related income	**23,453**	26,886
Finance cost	**4,545**	5,410
Cost of revenue	**1,277**	1,079
Property development expenses	**-**	5,704
Other Income	**5,966**	4,392
Other operating income	**3,613**	5,737

Related party balances

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

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Associates, joint ventures and others:		
Trade and other payables	**2,559,247**	2,585,402
Trade and unbilled receivables	**1,453**	1,453
Other assets, receivables, deposits and prepayments	**535**	9,064

22 RELATED PARTY DISCLOSURE (continued)

Related party balances (continued)

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Key management personnel and their related parties:		
Trade and unbilled receivables	**2,024**	132
Other assets, receivables, deposits and prepayments	**37,198**	38,378
Trade and other payables	**318,390**	332,894

Compensation of key management personnel

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

	31 March 2025 AED'000	*31 March 2024 AED'000*
Benefits including incentive plan	**21,156**	32,422
Employees' end-of-service benefits	**525**	568
	21,681	32,990

23 GUARANTEES AND CONTINGENCIES

a) Guarantees

1. The Group has issued financial guarantees and letters of credit of AED 531,887 thousands (31 December 2024: AED 472,220 thousand).

2. The Group has provided a financial guarantee of AED 5,000 thousand (31 December 2024: 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 guarantees of AED 8,860,691 thousand (31 December 2024: AED 7,615,089 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 93,863 thousand (31 December 2024: AED 99,097 thousand) to various government authorities in India for its projects. The banks have a lien of AED 359,809 thousand (31 December 2024: AED 254,158 thousand) towards various facilities.

5. The Group has been provided with a credit card facility of AED 235 thousand (31 December 2024: 235 thousand) in Egypt for its project. The bank has a lien of AED 235 thousand (31 December 2024: AED 227 thousand) towards this credit card.

6. The Group has been provided with an overdraft facility of USD 78,750 thousand (AED 289,486 thousand). The bank has a lien of AED 289,486 thousand towards this facility.

23 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 4,791 million (AED 206 million) and INR 1,271 million (AED 55 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 79 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 610 million) and DDA filed a counter claim of INR 14,460 million (AED 622 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.

24 COMMITMENTS

At 31 March 2025, the Group had commitments of AED 26,666,679 thousands *(31 December 2024: AED* 25,008,580 *thousands)* which include project commitments of AED 26,211,208 thousands *(31 December 2024: AED* 24,577,262 *thousands)*. 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:

	31 March 2025 AED'000	*31 December 2024 AED'000 (Audited)*
Within one year	**4,376,369**	4,318,063
After one year but not more than five years	**9,017,725**	8,988,356
More than five years	**1,790,791**	1,860,648
	15,184,885	15,167,067

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.

25 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.

26 Subsequent event

Subsequent to reporting date, the Group signed an agreement to acquire the remaining 50% shareholding in Dubai Hills Estate District Cooling LLC from its related party. Since the conditions precedent were only fulfilled on 25 April 2025, the share transfer was not completed as of the reporting date and therefore there is no impact on the interim condensed consolidated financial statements as at 31 March 2025.