



**Dubai
Investments**

ANNUAL REPORT 2024

Contents

Dubai Investments PJSC and its subsidiaries

Directors' report and consolidated financial statements
For the year ended 31 December 2024

	Page(s)
Directors' report	1-2
<hr/>	
Consolidated Financial Statements	
Independent auditor's report	3-7
Consolidated statement of profit or loss	8
Consolidated statement of comprehensive income	9
Consolidated statement of financial position	10-11
Consolidated statement of changes in equity	12-13
Consolidated statement of cash flows	14-15
<hr/>	
Notes to the consolidated financial statements	16-75

Directors' report

The Board of Directors ("the Board") of Dubai Investments PJSC ("the Company") is pleased to present their report along with the audited consolidated financial statements of the Company and its subsidiaries (together, "the Group") for the year ended 31 December 2024.

Principal activities

The Group is primarily involved in development of real estate for sale and leasing, contracting activities, manufacturing and trading of products in various sectors, investment banking, asset management, financial investments, healthcare and education.

Financial performance

The Group has reported profit attributable to the shareholders of the Company of AED 1,205.38 million for the year ended 31 December 2024 as compared to AED 1,130.94 million in the previous year.

Total assets of the Group stands at AED 22.10 billion as of 31 December 2024 (2023: AED 21.44 billion).

Dividend

In line with its commitment to provide enhanced returns to shareholders, the Board propose to distribute cash dividend of 18% (AED 0.18 per share) to the shareholders of the Company for the year 2024.

At the General Meeting held on 17 April 2024, the shareholders had approved a 12.5% (AED 0.125 per share) cash dividend proposed by the Board of Directors. The dividend amounting to AED 531.50 million was distributed in May 2024.

Proposed appropriations

The Directors propose the following appropriation from the Company's retained earnings:

	AED'000
Transfer to legal reserve	80,681
Proposed cash dividend	765,364

Directors' fees

Proposed Directors' fees amounting to AED 22.50 million has been included under administrative expenses.

Outlook 2025

The Group expects robust growth and is upbeat on the real estate sector with the handover of the first phase of Danah Bay project targeted in 2025. The Group will launch several mixed-use real estate projects in the UAE whilst remaining focused on timely execution of projects in hand. Furthermore, the Group is progressing with its plans of expansion and is actively evaluating investment opportunities in the MENA and other regions. The Group is also assessing various divestment options to unlock value and deliver superior returns to shareholders. These strategic initiatives align with the Group's commitment to strengthening its market presence and driving sustainable growth in the years ahead.



Directors' report continued

Directors

The Board of Directors comprise:

Mr. Abdulrahman Ghanem Abdulrahman Almutaiwee - Chairman

Mr. Khalid Jassim Mohammed Bin Kalban - Vice Chairman

Mr. Ali Fardan Ali Al Fardan

Mr. Mohammed Saif Darwish Ahmed Al Ketbi

Mr. Khaled Mohammed Ali Al Kamda

Mr. Ahmed Salem Abdulla Salem Alhosani

Mr. Faisal Abdulaziz Alshaikh mohamed Alkhazraji

Mr. Hussain Nasser Ahmed Lootah

Ms. Hind Abdulrahman AlAli

Related parties

The consolidated financial statements disclose material related party balances and transactions in Notes 19, 24 and 35 respectively. All transactions are carried out in the normal course of business and in compliance with applicable laws and regulations.

Auditors

KPMG Lower Gulf Limited ("KPMG") were appointed as the auditors of Dubai Investments PJSC for the year ended 31 December 2024. The Board of Directors propose to appoint KPMG Lower Gulf Limited ("KPMG") for the audit of the year ending 31 December 2025.

Acknowledgment

The Board would like to express their gratitude and appreciation to all its shareholders, client and business partners whose continued support has been a source of great strength and encouragement.

The Board would also like to place on record their commendation for the hard work and efforts put in by Group management and staff as well as their loyalty and perseverance for the benefit of the Company and its shareholders.



On behalf of the Board

Abdulrahman Ghanem Abdulrahman Almutaiwee
Chairman

13 March 2025





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 Dubai, United Arab Emirates
 Tel. +971 (4) 4030300, www.kpmg.com/ae

Independent auditors' report

To the Shareholders of Dubai Investments PJSC

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Dubai Investments PJSC ("the Company") and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2024, the consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising material accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

Basis for Opinion

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

Key Audit Matters

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



Key Audit Matters (continued)

Valuation of investment properties

See Notes 3 and 12 to the consolidated financial statements.

The key audit matter

Valuation of investment properties

Investment properties represent 50% of the Group's total assets. The Group's accounting policy is to measure its investment properties (primarily comprising infrastructure and ancillary facilities, plots of land, residential, retail and commercial facilities, labor camps and warehouses) at fair value at each reporting date. The property portfolio is valued at AED 11,189 million as at 31 December 2024. The net fair value gain recorded in the consolidated statement of profit or loss for the year ended 31 December 2024 amounted to AED 857 million.

The Group engaged external valuers to fair value all of its investment properties.

The property portfolio is valued by using a combination of discounted cash flows model, income capitalisation approach and sales comparison approach. Key inputs into the valuation process are discount rates, yield rates, contracted lease rent and forecasted operating expenses, which are influenced by prevailing market forces and the specific characteristics, such as property location, income return, growth rate and occupancy rate of each property in the portfolio. Comparable transactions are also a key input.

The valuation of the portfolio is a significant judgment area and is underpinned by a number of assumptions. The existence of significant estimation uncertainty warrants specific audit focus in this area as any error in determining the fair value could have a material impact on the value of the Group's investment properties and the fair value gain or loss recognized in respect of these investment properties.

How the matter was addressed in our audit

Our audit procedures included:

- We have evaluated the qualifications, competence and independence of the external valuers and assessed their terms of engagement with the Group to determine whether there were any matters that might have affected their objectivity or may have imposed scope limitations on their work.
- We obtained the external valuation reports for all properties valued by the valuers and involved our valuation specialist to assess the valuation approach and assumptions used by the valuers in determining the fair value of the properties.
- We carried out procedures to test on a sample basis the completeness and accuracy of property specific inputs provided to the valuation experts by management.
- We assessed the adequacy of the disclosure in the consolidated financial statements against the requirements of the IFRS Accounting Standards.

Other matter

The consolidated financial statements of the Group for the year ended 31 December 2023 were audited by another auditor who expressed an unmodified opinion on those consolidated financial statements on 7 March 2024.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report (including Directors' report), but does not include the consolidated financial statements and our auditors' report thereon. We obtained the Directors' report prior to the date of this auditors' report, and we expect to obtain the remaining sections of the Annual Report after that date.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we have obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards and their preparation in compliance with the applicable provisions of the UAE Federal Decree Law No. 32 of 2021 and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Those Charged with Governance are responsible for overseeing the Group's financial reporting process.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

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

Report on Other Legal and Regulatory Requirements

Further, as required by the UAE Federal Decree Law No. 32 of 2021 we report that for the year ended 31 December 2024:

- i) we have obtained all the information and explanations we considered necessary for the purposes of our audit;
- ii) the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Decree Law No. 32 of 2021;
- iii) the Group has maintained proper books of account;
- iv) the financial information included in the Directors' report is consistent with the books of account of the Group;
- v) as disclosed in note 13,15 and 37 to the consolidated financial statements, the Group has purchased shares during the year ended 31 December 2024;
- vi) note 35 to the consolidated financial statements discloses material related party transactions and the terms under which they were conducted;
- vii) based on the information that has been made available to us, nothing has come to our attention which causes us to believe that the Group has contravened during the financial year ended 31 December 2024 any of the applicable provisions of the UAE Federal Decree Law No. 32 of 2021 or in respect of the Company, its Articles of Association, which would materially affect its activities or its consolidated financial position as at 31 December 2024; and
- viii) note 7 to the consolidated financial statements discloses the social contributions made during the year ended 31 December 2024.

KPMG Lower Gulf Limited

Fawzi AbuRass
Registration No.: 968
Dubai, United Arab Emirates

Date: 13 March 2025

Dubai Investments PJSC and its subsidiaries

Consolidated statement of profit or loss

	Note	For the year ended 31 December	
		2024 AED'000	2023 AED'000
Sale of goods and provision of services		1,204,950	1,147,824
Rental income		1,051,408	969,739
Contract revenue		233,214	186,647
Sale of properties		1,028,758	826,983
Gain on fair valuation of investment properties	12	856,663	702,633
Gain on fair valuation of investments	13	114,218	107,010
Gain on sale of investment properties	12	2,057	1,100
Gain on sale of investments		32,074	42,505
Share of profit from equity accounted investees	15(iii)	84,822	72,555
Dividend income		53,188	48,899
Total income		4,661,352	4,105,895
Cost of sales and providing services	6	(2,308,689)	(2,045,011)
Administrative expenses	7	(505,992)	(524,287)
Finance costs	8	(420,008)	(428,108)
Net impairment losses on financial assets	5	(271,995)	(140,026)
Finance income	8	78,240	58,707
Other income	9	62,710	41,481
Profit before tax for the period		1,295,618	1,068,651
Income tax expenses			
Current tax expenses	38	(52,999)	-
Deferred tax expenses	38	(61,758)	(19,530)
Profit after tax for the period		1,180,861	1,049,121
Profit after tax attributable to:			
Owners of the Company		1,205,375	1,130,937
Non-controlling interests		(24,514)	(81,816)
Profit after tax for the period		1,180,861	1,049,121
Earnings per share			
Basic and diluted earnings per share (AED)	31	0.28	0.27

Dubai Investments PJSC and its subsidiaries

Consolidated statement of comprehensive income

	Note(s)	For the year ended 31 December	
		2024 AED'000	2023 AED'000
Profit after tax for the period		1,180,861	1,049,121
Other comprehensive income ("OCI"):			
Items that will not be reclassified to profit or loss			
Net change in fair value of investments at fair value through OCI	13(c)	(423)	25,298
Share of other comprehensive loss of equity accounted investees'	15	(5,538)	(1,072)
Share of exchange difference on translation of foreign equity accounted investees'	15	(14,649)	-
Gain on revaluation of property and equipment being transferred to investment properties	10,28	-	13,186
Total other comprehensive (loss)/income for the year		(20,610)	37,412
Total comprehensive income for the year		1,160,251	1,086,533
Attributable to:			
Owners of the Company		1,184,771	1,151,742
Non-controlling interests		(24,520)	(65,209)
Total comprehensive income for the year		1,160,251	1,086,533

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of financial position

	Note	As at 31 December	
		2024 AED'000	2023 AED'000
ASSETS			
Non-current assets			
Property, plant and equipment	10	1,469,398	1,486,999
Right-of-use-assets	23	291,876	323,079
Goodwill and intangible assets	11	237,098	242,447
Investment properties	12	11,189,467	10,099,681
Investments at fair value through other comprehensive income	13	79,852	84,839
Other financial assets at fair value through profit or loss	14	17,988	38,706
Investment in equity accounted investees'	15	1,490,089	1,506,287
Rent receivable	16	55,023	46,529
Inventories	17	-	21,356
Trade receivables	18	362,425	408,950
Due from related parties and other receivables	19	1,402	5,650
Deferred tax asset	38	13,504	-
		15,208,122	14,264,523
Current assets			
Inventories	17	1,022,660	1,350,632
Investments at fair value through profit or loss	13	2,234,782	2,023,908
Trade receivables	18	2,123,764	1,957,390
Due from related parties and other receivables	19	503,110	463,540
Short-term deposits with banks	20	72,780	69,102
Cash and cash equivalents	20	933,619	1,166,702
Asset held for sale	12	-	142,000
		6,890,715	7,173,274
Total assets		22,098,837	21,437,797
EQUITY AND LIABILITIES			
EQUITY			
Share capital	25	4,252,020	4,252,020
Share premium	25	46	46
Capital reserve	26	25,502	25,502
Legal reserve	27	1,660,432	1,579,751
General reserve	27	1,433,939	1,433,939
Fair value reserve	28	(178,128)	(172,173)
Foreign currency translation reserve	29	(14,649)	-
Proposed dividend	30	765,364	531,503
Retained earnings		6,170,427	5,810,370
Equity attributable to owners of the Company		14,114,953	13,460,958
Non-controlling interests	36	219,053	204,922
Total equity		14,334,006	13,665,880

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of financial position continued

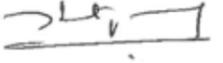
	Note	As at 31 December	
		2024 AED'000	2023 AED'000
LIABILITIES			
Non-current liabilities			
Long-term bank borrowings	21	3,606,743	3,541,844
Lease liabilities	23	305,154	329,907
Other payables	24	56,096	72,937
Deferred tax liability	38	94,792	19,530
Total non-current liabilities		4,062,785	3,964,218
Current liabilities			
Bank borrowings	22	1,797,678	1,789,747
Lease liabilities	23	37,579	36,533
Due to related parties, trade and other payables	24	1,866,789	1,981,419
		3,702,046	3,807,699
Total liabilities		7,764,831	7,771,917
Total equity and liabilities		22,098,837	21,437,797

To the best of our knowledge, the consolidated financial statements fairly presents, in all material respects, the consolidated financial position, results of operation and consolidated cash flows of the Group as of, and for, the year ended 31 December 2024.

These consolidated financial statements were authorised for issue by the Board of Directors on 13 March 2025 and signed on its behalf by:


Abdulrahman Ghanem Almutaiwee
Chairman


Khalid Jassim Bin Kalban
Vice Chairman & Chief Executive Officer


Mushtaq Masood
Group Chief Financial Officer

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of changes in equity

	Equity attributable to owners of the Company											
	Share capital AED'000	Share premium AED'000	Capital reserve AED'000	Legal reserve AED'000	General reserve AED'000	Fair value reserve AED'000	Foreign currency translation reserve AED'000	Proposed dividend AED'000	Retained earnings AED'000	Sub-total AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2024	4,252,020	46	25,502	1,579,751	1,433,939	(172,173)	-	531,503	5,810,370	13,460,958	204,922	13,665,880
Total comprehensive income for the year	-	-	-	-	-	-	-	-	1,205,375	1,205,375	(24,514)	1,180,861
Profit after tax for the year	-	-	-	-	-	-	-	-	1,205,375	1,205,375	(24,514)	1,180,861
Other comprehensive income	-	-	-	-	-	(417)	-	-	-	(417)	(6)	(423)
Net change in fair value of investments at fair value through OCI (Note 13 (c))	-	-	-	-	-	(417)	-	-	-	(417)	(6)	(423)
Share of other comprehensive loss of equity accounted investees (Note 15)	-	-	-	-	-	(5,538)	-	-	-	(5,538)	-	(5,538)
Exchange differences on translation of a equity accounted investee (Note 15)	-	-	-	-	-	-	(14,649)	-	-	(14,649)	-	(14,649)
Total other comprehensive income for the year	-	-	-	-	-	(5,955)	(14,649)	-	-	(20,604)	(6)	(20,610)
Total comprehensive income for the year	-	-	-	-	-	(5,955)	(14,649)	-	1,205,375	1,184,771	(24,520)	1,160,251
Transactions with owners, in the capacity of owners	-	-	-	-	-	-	-	-	-	-	-	-
Contributions by and distributions to owners	-	-	-	-	-	-	-	(531,503)	-	(531,503)	-	(531,503)
Dividend paid (Note 30)	-	-	-	-	-	-	-	765,364	(765,364)	-	-	-
Proposed dividend (Note 30)	-	-	-	-	-	-	-	765,364	(765,364)	-	-	-
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	(8,274)	(8,274)
Total contributions by and distributions to owners	-	-	-	-	-	-	-	233,861	(765,364)	(531,503)	(8,274)	(539,777)
Changes in ownership interests	-	-	-	-	-	-	-	-	-	-	-	-
Sale of partial stake of a subsidiary without change in control (Note 37)	-	-	-	-	-	-	-	-	1,424	1,424	13,600	15,024
Contribution by non-controlling interests (Note 36)	-	-	-	-	-	-	-	-	-	-	33,541	33,541
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	-	-	1,424	1,424	47,141	48,565
Total transactions with owners in the capacity of owners	-	-	-	-	-	-	(14,649)	-	1,424	(530,079)	38,867	(491,212)
Other movements	-	-	-	-	-	-	-	-	-	-	-	-
Loss on disposal of equity investments at fair value through OCI	-	-	-	-	-	-	-	-	(16)	(16)	(6)	(22)
Transaction costs on right issue of units	-	-	-	-	-	-	-	-	(681)	(681)	(210)	(891)
Transfer to reserves	-	-	-	80,681	-	-	-	-	(80,681)	-	-	-
Total other movements	-	-	-	80,681	-	-	-	-	(81,378)	(697)	(216)	(913)
Balance at 31 December 2024	4,252,020	46	25,502	1,660,432	1,433,939	(178,128)	(14,649)	765,364	6,170,427	14,114,953	219,053	14,334,006

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of changes in equity continued

	Equity attributable to owners of the Company											
	Share capital AED'000	Share premium AED'000	Capital reserve AED'000	Legal reserve AED'000	General reserve AED'000	Fair value reserve AED'000	Foreign currency translation reserve AED'000	Proposed dividend AED'000	Retained earnings AED'000	Sub-total AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2023	4,252,020	46	25,502	1,491,289	1,445,397	(192,978)	-	531,503	5,287,593	12,840,372	196,602	13,036,974
Total comprehensive income for the year	-	-	-	-	-	-	-	-	1,130,937	1,130,937	(81,816)	1,049,121
Profit after tax for the year	-	-	-	-	-	-	-	-	1,130,937	1,130,937	(81,816)	1,049,121
Other comprehensive income	-	-	-	-	-	8,691	-	-	-	8,691	16,607	25,298
Net change in fair value of investments at fair value through OCI (Note 13 (c))	-	-	-	-	-	(1,072)	-	-	-	(1,072)	-	(1,072)
Share of other comprehensive loss of equity accounted investees (Note 15)	-	-	-	-	-	13,186	-	-	-	13,186	-	13,186
Gain on revaluation of property and equipment being transferred to investment properties (Note 10)	-	-	-	-	-	20,805	-	-	-	20,805	16,607	37,412
Total other comprehensive income for the year	-	-	-	-	-	20,805	-	-	1,130,937	1,151,742	(65,209)	1,086,533
Total comprehensive income for the year	-	-	-	-	-	20,805	-	-	1,130,937	1,151,742	(65,209)	1,086,533
Transactions with owners, in the capacity of owners	-	-	-	-	-	-	-	-	-	-	-	-
<i>Contributions by and distributions to owners</i>	-	-	-	-	-	-	-	(531,503)	-	(531,503)	-	(531,503)
Dividend paid (Note 30)	-	-	-	-	-	-	-	531,503	(531,503)	-	-	-
Proposed dividend (Note 30)	-	-	-	-	-	-	-	531,503	-	-	-	-
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	(7,293)	(7,293)
Total contributions by and distributions to owners	-	-	-	-	-	-	-	-	(531,503)	(531,503)	(7,293)	(538,796)
<i>Changes in ownership interests</i>	-	-	-	-	-	-	-	-	347	347	(6,998)	(6,651)
Acquisition of non-controlling interests (Note 37 (b) (i))	-	-	-	-	-	-	-	-	-	-	87,820	87,820
Contribution by non-controlling interests	-	-	-	-	-	-	-	-	347	347	80,822	81,169
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	-	-	347	347	80,822	81,169
Total transactions with owners in the capacity of owners	-	-	-	-	-	-	-	-	347	(531,156)	73,529	(457,627)
Other movements	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to reserves	-	-	-	88,462	-	-	-	-	(88,462)	-	-	-
Total other movements	-	-	-	88,462	(11,458)	-	-	-	(77,004)	-	-	-
Balance at 31 December 2023	4,252,020	46	25,502	1,579,751	1,433,939	(172,173)	-	531,503	5,810,370	13,460,958	204,922	13,665,880

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of cash flows

	Note(s)	For the year ended 31 December	
		2024 AED'000	2023 AED'000
Cash flows from operating activities			
Profit before tax for the year		1,295,618	1,068,651
Adjustments for:			
Depreciation	10,23	156,974	152,184
Amortisation of intangible assets	11	13,599	13,568
Impairment losses on property, plant and equipment	10	-	41,547
Revaluation loss on assets transferred from property, plant and equipment to investment properties	10	-	24,119
Gain on disposal of property, plant and equipment	9	(288)	(174)
Gain on sale of investment properties	12	(2,057)	(1,100)
Gain on sale of investments		(32,074)	(42,505)
Gain on fair valuation of investment properties	12	(856,663)	(702,633)
Share of profit from equity accounted investees	15(iii)	(84,822)	(72,555)
Gain on fair valuation of investments	13	(114,218)	(107,010)
Net impairment losses on financial assets	5	271,995	140,026
Reversal for write down of inventories to net realisable value	6	-	(46,551)
Finance income	8	(78,240)	(58,707)
Finance costs	8	420,008	428,108
Operating profit before changes in working capital		989,832	836,968
Changes in:			
Investments at fair value through profit or loss and OCI		(60,018)	(116,550)
Trade receivables, due from related parties and other receivables		(315,844)	(327,416)
Inventories		454,053	660,910
Due to related parties, trade and other payables		(167,383)	245,910
Directors' fee paid		(18,000)	(17,500)
Net cash generated from operating activities		882,640	1,282,322
Cash flows from investing activities			
Consideration paid for acquisition of non controlling interest		-	(6,651)
Additions to investment properties	12	(434,740)	(351,629)
Proceeds from disposal of investment properties		122,885	97,001
Acquisition of property, plant and equipment	10	(52,465)	(75,572)
Proceeds from disposal of property, plant and equipment		7,641	1,065
Dividend received from equity accounted investees'	15	160,346	136,622
Investments in equity accounted investees'	15	(79,513)	(42,962)
Movement in short term deposits		(3,678)	41,036
Additions to intangible assets	11	(8,250)	(3,905)
Net cash used in investing activities		(287,774)	(204,995)

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Consolidated statement of cash flow continued

	Note	For the year ended 31 December	
		2024 AED'000	2023 AED'000
Cash flows from financing activities			
Proceeds from bank borrowings		1,596,633	1,233,883
Repayment of bank borrowings		(1,515,996)	(1,028,962)
Principal elements of lease payments		(27,916)	(28,889)
Interest expenses on lease liabilities	8	(24,483)	(27,635)
Proceeds from sale of partial equity stake in a subsidiary	37(d)	15,024	-
Equity contribution by non-controlling interests		33,541	87,820
Dividend paid to non-controlling interests		(8,274)	(7,293)
Dividend paid		(531,503)	(531,503)
Finance income received	8	38,356	31,937
Finance costs paid		(379,717)	(391,460)
Net cash used in financing activities		(804,335)	(662,102)
Net (decrease) / increase in cash and cash equivalents		(209,469)	415,225
Cash and cash equivalents at 1 January		1,037,358	622,133
Cash and cash equivalents at 31 December		827,889	1,037,358
Cash and cash equivalents comprise the following:			
Cash in hand, current and call account with banks	20	688,334	1,049,116
Short term deposits with banks (excluding those under lien)	20	245,285	117,586
Bank overdraft	22	(105,730)	(129,344)
		827,889	1,037,358

The notes on pages 16 to 75 are an integral part of these consolidated financial statements.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024

1 Reporting entity

Dubai Investments PJSC ("the Company") was incorporated in the United Arab Emirates by Ministerial Resolution No. 46 of 1995, on 16 July 1995. The consolidated financial statements for the year ended 31 December 2024 comprise the financial statements of the Company and its subsidiaries (collectively referred to as "the Group") and the Group's interest in equity accounted investees'. The shares of the Company are traded on Dubai Financial Market.

The Group is primarily involved in development of real estate for sale and leasing, contracting activities, manufacturing and trading of products in various sectors, district cooling, investment banking, asset management, financial investments, healthcare and education.

At 31 December 2024 the Company had 15,956 shareholders (2023: 15,410 shareholders).

The registered address of the Company is P.O. Box 28171, Dubai, United Arab Emirates ("UAE").

2 Basis of preparation

2.1 Statement of compliance

The consolidated financial statements have been prepared in accordance with the IFRS Accounting Standards ("IFRSs") issued by International Accounting Standards Board and interpretations issued by the IFRS Interpretations Committee ("IFRS IC") and the applicable requirements of the UAE Federal Decree Law No. 32 of 2021.

2.2 Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis, except for the following which are measured at fair value:

- investment properties;
- investments at fair value through other comprehensive income;
- investments at fair value through profit or loss; and
- other financial assets at fair value through profit or loss.

2.3 Functional and presentation currency

These consolidated financial statements are presented in United Arab Emirate Dirham ("AED"), which is the Company's functional currency. All amounts have been rounded to the nearest thousand, unless otherwise indicated.

2.4 Use of judgments and estimates

In preparing these consolidated financial statements, management has made judgments, estimates and assumptions that affect the application of Group's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Information about judgments in applying accounting policies, assumptions and estimation uncertainties that have the most significant effect on the amounts recognised in the consolidated financial statements is included in Note 3.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

2 Basis of preparation *continued*

2.5 Measurement of fair values

A number of the Group's accounting policies and disclosures require the determination of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes a management team that has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values. The management team regularly reviews significant unobservable inputs and valuation adjustments.

If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS, including the level in the fair value hierarchy in which such valuations should be classified.

Significant valuation issues are reported to the Audit Committee.

When measuring the fair value of an asset or liability, the Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included in 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: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the significant assumptions made in measuring fair values is included in the following Notes:

- Note 12 – Investment properties;
- Note 13 – Financial investments; and
- Note 14 – Other financial assets at fair value through profit or loss

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

3 Accounting estimates and judgments

Management has reviewed the development, selection and disclosure of the Group's critical accounting policies and estimates and the application of these policies and estimates. The following are the critical accounting estimates and judgment used by management in the preparation of these consolidated financial statements:

(a) Valuation of investment properties

The Group fair values its investment properties. Independent registered valuers, who have the appropriate recognised professional qualification value majority of the properties annually. Note 12 contains information about the valuation methodology considered by the third party valuers.

(b) Net Realisable Value ("NRV") assessment of properties held for development and sale

The Group reviews its inventories to assess any loss on account of diminution in the value of real estate inventories on a regular basis i.e. NRV assessment. A significant portion of the Group's inventories comprise property held for development and sale. For certain properties held for development and sale, NRV has been estimated with assistance from an independent registered valuer, who has the appropriate recognised professional qualification. For other properties held for development and sale, NRV was estimated internally by management. There are significant estimates and judgements involved including the Group's estimate of the selling price, construction cost for properties under development, estimated future market rent and capitalisation yield rates, which due to inherent nature of estimates, cannot be determined with precision.

(c) Impairment of other non-current assets

Other non-current assets such as property, plant and equipment, other intangible assets and investments in equity accounted investees are tested for impairment whenever there is an indication of impairment. Testing for impairment of these assets require management to estimate the recoverable amount of the cash generating unit.

(d) Determining fair values of financial investments

The determination of fair value for financial investments for which there is no observable market price requires the use of valuation techniques as described in Note 13. For financial investments that trade infrequently and have little price transparency, fair value is less objective, and requires varying degrees of judgment depending on liquidity, concentration, uncertainty of market factors, pricing assumptions and other risks affecting the specific instrument.

(e) Determination of incremental borrowing rate

The Group uses the incremental borrowing rate for determination of its lease liability and right of use of asset. The Group has used the discount rate based on the rates at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

(f) Determining the lease term

In determining the lease term, management considers all facts and circumstances that create an economic incentive to continue and/or terminate lease. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The assessment is reviewed if a significant event or a significant change in circumstances occurs which affects this assessment and that is within the control of the Group as a lessee.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

3 Accounting estimates and judgments *continued*

(g) Revenue recognition from sale of properties under development

(i) Satisfaction of performance obligations for property and land sales

The Group is required to assess each of its contracts with customers and apply judgment in order 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 for the provision of real estate assets, the Group does not create an asset with an alternative use and has an enforceable right to payment for performance completed to date. In these circumstances the Group recognises revenue over time. Where this is not the case revenue is recognised at a point in time.

(ii) Cost to complete of the properties under development

The Group uses the percentage-of-completion method in accounting for its revenue from sale of properties held for development and sale. Use of the percentage-of-completion method requires the Group to estimate the cost incurred to date as a proportion of the total estimated project cost. The amount of revenue recognised for the period is in proportion to the percentage of cost incurred.

Using the proportion of cost incurred to date to the estimated cost of the project method requires the Group to estimate the obligations performed to date as a proportion of the total obligations to be performed under contracts with customers for sale of properties held for development and sale. These estimates include the cost of providing infrastructure, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

(h) Recoverability of trade receivables

The Group reviews its trade receivables to assess impairment at least on an annual basis. In determining whether impairment losses should be reported in the consolidated statement of profit or loss. In doing so, the Group exercises significant judgment taking into account the legal circumstances and the ability of the counterparty to repay the outstanding amount, where applicable, to estimate the likelihood of recoverability (Note 5).

(i) Taxes

The Group is subject to corporate taxes in the jurisdictions where it is implemented. 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 provisions are based on various factors and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. 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.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

4 New standards and interpretations not yet adopted

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

a) Presentation and disclosure in Financial Statements – IFRS 18

IFRS 18 will replace IAS 1 *Presentation of Financial Statements* and applies for annual reporting periods beginning on or after 1 January 2027.

b) Lack of Exchangeability (Amendments to IAS 21)

c) Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)

These standards are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

5 Financial risk management

Overview

The Group has exposure to the following risks arising from financial instruments:

- credit risk
- liquidity risk
- market risk

Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board of Directors has established a Risk Committee which is responsible for developing and monitoring the Group's risk management policies and processes. The Group Risk Function reports quarterly to the Risk Committee in line with its ERM Manual. The Risk Committee regularly reviews risk management policies and systems to reflect changes in market conditions and Group's activities.

The Risk Committee oversees compliance with the Group's risk management policies and procedures and reviews the adequacy and effectiveness of the risk management framework, processes and systems. Group Internal Audit undertakes an annual review of the Group Risk Function controls and procedures, the results of which are reported to the Audit Committee.

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's trade receivables, due from related parties and other receivables, Investments in bonds and structured funds, retention receivables, short-term deposits with banks and cash and cash equivalents.

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	2024 AED'000	2023 AED'000
Trade receivables (net) (Note 18)	2,486,189	2,366,340
Cash and cash equivalents (excluding cash in hand) (Note 20)	932,312	1,164,854
Due from related parties and other receivables (Note 19)	378,484	361,825
Investments in bonds and structured funds	311,683	302,216
Short-term deposits with banks (Note 20)	72,780	69,102
Rent receivable (Note 16)	55,023	46,529
	4,236,471	4,310,866

The maximum exposure to credit risk of trade receivables at the reporting date by geographical region was:

	2024 AED'000	2023 AED'000
Domestic	2,364,257	2,261,266
Other GCC countries	79,655	59,288
Other regions	42,277	45,786
	2,486,189	2,366,340

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

5 Financial risk management *continued*

Credit risk *continued*

(a) Trade receivables, rent receivables, due from related parties and other receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the demographics of the Group's customer base, including the default risk of the industry and country in which customers operate, as these factors may have an influence on credit risk.

The Group seeks to limit its credit risk with respect to customers by reviewing credit to individual customers by tracking their historical business relationship and default risk. On a case-to-case basis subsidiaries operating in the property segment sell its properties subject to retention of title clauses, so that in the event of non-payment the Group may have a secured claim. In case of leases, advances are received at the time of signing of the agreement and all construction, renovation or any kind of work to be carried out at the leased premises needs prior approval from the Group. The risk of default in instalment is thereby mitigated as the customer (tenant) has incurred significant capital expenditure on the leased premises which can be taken over by the Group in the event of default. In monitoring customer credit risk, customers are grouped according to their credit characteristics, history with the entity and existence of previous financial difficulties.

The Group applies the IFRS 9 simplified approach on trade and other receivables to measure the expected credit losses which uses a lifetime expected loss allowance for all trade receivables and other receivables. The identified impairment loss was considered immaterial for due from related parties.

To measure the expected credit losses, trade receivables and other receivables have been grouped based on shared credit risk characteristics and the days past due. The expected loss rates are based on the historical credit losses experienced. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the gross domestic product of the countries in which it sells its goods and services to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

Based on existing credit risk management practices, the default definition has been determined which aptly captures the gradual deterioration of the receivables under consideration.

The collaterals get factored through loss given default estimates and hence are used to adjust exposure while computing expected credit loss. The Group limits its exposure to credit risk by investing with counterparties that have credible market reputation. The Group's management does not expect any significant counterparty to fail to meet its obligations.

Overall, the Group has a diversified customer base with no significant concentration of credit risk within trade receivables at 31 December 2024 and 2023 except for one customer that accounts for 21% (2023: 24%) of the gross trade receivables.

The movement in the allowance for impairment in respect of trade receivables, due from related parties and other receivables during the year was as follows:

	2024 AED'000	2023 AED'000
As at 1 January	519,192	379,166
Net impairment loss recognized	271,995	140,026
Write off during the year	(2,783)	-
As at 31 December	788,404	519,192

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

5 Financial risk management *continued*

Credit risk *continued*

(a) Trade receivables, rent receivables, due from related parties and other receivables *(continued)*

The impairment provision as at 31 December 2024 was determined for the trade receivables within the real estate business, as follows, based on management assessment of default period being 180 days from the date the counter party fails to make contractual payment:

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2024				
Expected loss rate	2%	4%	2%	
Gross carrying amount – trade receivables	426,515	342,254	1,912,019	2,680,788
Loss allowance	6,763	14,195	43,780	64,738

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2023				
Expected loss rate	1%	2%	4%	
Gross carrying amount – trade receivables	827,513	538,830	1,010,246	2,376,589
Loss allowance	9,065	10,137	36,994	56,196

In addition to the above loss allowance, the Group has recognised specific impairment provision of AED 504.45 million as of 31 December 2024 (2023: AED 308.20 million).

The impairment provision as at 31 December 2024 was determined for the trade receivables, due from related parties and other receivables within the manufacturing and services business, as follows, based on management assessment of default period being 180 days from the date the counter party fails to make contractual payment:

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2024				
Expected loss rate	2.50%	5%	47%	
Gross carrying amount – trade receivables	296,785	55,921	163,336	516,042
Loss allowance	7,417	2,897	76,219	86,533

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

5 Financial risk management *continued*

Credit risk *continued*

(a) Trade receivables, rent receivables, due from related parties and other receivables *(continued)*

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2023				
Expected loss rate	1%	6%	57%	
Gross carrying amount – trade receivables	274,076	41,550	128,884	444,510
Loss allowance	3,301	2,504	73,364	79,169

In addition to the above loss allowance, the Group has recognised specific impairment provision of AED 86.30 million as of 31 December 2024 (2023: AED 37 million).

The impairment provision as at 31 December 2024 was determined for the trade receivables within the contracting business, as follows, based on management assessment of default period being 365 days from the date the counter party fails to make contractual payment, which is based on the customary business practice in the contracting business:

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2024				
Expected loss rate	6%	4%	84%	
Gross carrying amount – trade receivables	24,849	4,738	48,176	77,763
Loss allowance	1,535	189	40,456	42,180

AED' 000	Current	More than 180 days overdue	More than 365 days overdue	Total
31 December 2023				
Expected loss rate	5%	2%	63%	
Gross carrying amount – trade receivables	23,781	8,848	52,694	85,323
Loss allowance	1,250	166	33,011	34,427

In addition to the above loss allowance, the Group has recognised specific impairment provision of AED 4.20 million as of 31 December 2024 (2023: AED 4.20 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 continued

5 Financial risk management continued

Credit risk continued

(b) Investments in bonds and structured funds

All of the Group's investments are considered to have low credit risk, and the loss allowance recognised is therefore limited to 12 months' expected losses. Management consider 'low credit risk' where they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

The Group limits its exposure to credit risk by investing only in liquid debt securities and only with counterparties that have credible market reputation.

The Group monitors changes in credit risk by tracking published external credit ratings. To determine whether published ratings remain up to date and to assess whether there has been a significant increase in credit risk at the reporting date that has not been reflected in published ratings, the Group supplements this by reviewing changes in bond yields.

(c) Cash and cash equivalents and short-term deposits with banks

Cash is placed with local and international banks of good credit reputation. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The cash and cash equivalents at the balance sheet date is placed with local and international banks having credit ratings A2 to Baa1.

Cash and cash equivalents and short-term deposits with banks are also subject to the impairment requirements of IFRS 9. For cash and cash equivalents and short-term deposits the probability of default is derived from benchmarking and default rate studies conducted by external rating agencies. Loss given default estimate is taken from Basel guidelines. The identified impairment loss on cash and cash equivalents and short term deposits with banks were insignificant.

There is no significant concentration of credit risk with respect to cash and cash equivalents, as the Group holds cash accounts in a number of diversified financial institutions.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 continued

5 Financial risk management continued

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group aims to maintain the level of cash and cash equivalents and other liquid investments at an amount in excess of expected cash outflows on financial liabilities. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

The following are the contractual maturities of financial liabilities, including estimated interest payments

	Carrying Amount AED'000	Contractual cash Flows AED'000	Within 1 year AED'000	1-2 years AED'000	2-3 years AED'000	More than 3 years AED'000
31 December 2024						
<i>Non-derivative financial liabilities</i>						
Borrowings (Notes 21 and 22)	5,404,421	(6,352,463)	(2,208,158)	(1,615,051)	(602,729)	(1,926,525)
Lease liabilities (Note 23)	342,733	(517,347)	(88,529)	(63,226)	(60,743)	(304,849)
Due to related parties, trade and other payables (Note 24)	1,467,532	(1,467,532)	(1,467,532)	-	-	-
Other long-term liabilities (Note 24)	56,096	(61,704)	(20,568)	(41,136)	-	-
	7,270,782	(8,399,046)	(3,784,787)	(1,719,413)	(663,472)	(2,231,374)
31 December 2023						
<i>Non-derivative financial liabilities</i>						
Borrowings (Notes 21 and 22)	5,331,591	(6,444,761)	(2,181,069)	(719,900)	(1,329,726)	(2,214,066)
Lease liabilities (Note 23)	366,440	(580,740)	(66,661)	(65,971)	(68,198)	(379,910)
Due to related parties, trade and other payables (Note 24)	1,533,677	(1,533,677)	(1,533,677)	-	-	-
Other long-term liabilities (Note 24)	72,937	(82,212)	(20,538)	(20,538)	(41,136)	-
	7,304,645	(8,641,390)	(3,801,945)	(806,409)	(1,439,060)	(2,593,976)

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

5 Financial risk management *continued*

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

The Group uses derivatives in order to manage market risks, however, the Group does not apply hedge accounting.

(a) Currency risk

The Group is exposed to currency risk on sales and purchases that are denominated in a currency other than the respective functional currencies of the Group entities, primarily Euro and GBP. The Group does not face any foreign currency risk on transactions denominated in USD as AED is pegged to USD.

The Group manages its exposure in foreign currency exchange rates by the use of derivative instruments.

In respect of other monetary assets and liabilities denominated in foreign currencies, the Group policy is to ensure that its net exposure is kept to an acceptable level by buying and selling foreign currencies at spot rate when necessary to address short term imbalances.

	2024 Euro'000	2024 GBP'000	2023 Euro'000	2023 GBP'000
Investments	65,009	51,640	77,750	32,000
Cash at bank	25	-	11	-
Trade and other payables	(163)	-	(166)	-
Borrowings	(79,044)	-	(75,790)	-
Net (exposure) / headroom	(14,173)	51,640	1,805	32,000

The following exchange rates were applied during the year:

	Average rate		Closing Spot rate	
	2024 AED	2023 AED	2024 AED	2023 AED
GBP	4.64	4.59	4.60	4.68
Euro	3.94	3.95	3.80	4.07

Sensitivity analysis

A limited fluctuation of AED against Euro and GBP at 31 December would not have any significant impact on profit or loss.

(b) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect the net finance cost of the Group.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

5 Financial risk management *continued*

Market risk *continued*

(b) Interest rate risk *continued*

Financial assets and liabilities that are subject to fair value risk are the ones with fixed interest rate. Financial assets and liabilities that are subject to cash flow rate risk are the ones with floating interest rate.

The long-term loans attract varying rates of interest, which are, in general, varied with reference to the base lending rates of the banks at regular intervals.

The Group is exposed to interest rate risk on its interest bearing assets and liabilities. The Group manages its exposure arising due to fluctuations in interest rates by the use of derivative instruments when appropriate.

At the reporting date the interest rate profile of the Group's interest-bearing financial instruments was:

	2024 AED'000	2023 AED'000
Fixed rate instruments		
Financial assets	573,875	597,319
Financial liabilities	(342,733)	(366,440)
Variable rate instruments		
Financial assets	50,392	82,649
Financial liabilities	(5,404,421)	(5,331,591)

Fair value sensitivity analysis for fixed rate instruments

The Group accounts for certain fixed rate financial assets at fair value through profit or loss. The Group does not designate derivatives as hedging instruments under a fair value hedge accounting model.

An increase of 100 basis points ("bps") in interest rates at the reporting date does not have any significant impact on profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 bps in interest rates at the reporting date would have increased/ (decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant. The analysis was performed on the same basis for 2023.

Effect in AED'000	Profit or Loss	
	100 bps Increase	100 bps Decrease
31 December 2024	(53,540)	53,540
31 December 2023	(52,489)	52,489

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

5 Financial risk management *continued*

Market risk *continued*

(c) Price risk

Price risk arises from marketable securities measured at fair value. Management of the Group monitors the mix of debt and equity securities in investments portfolio to maximise investment returns, which is the primary goal of the Group's investment strategy. In accordance with this strategy certain investments are designated as fair value through profit or loss because their performance is actively monitored and they are managed on a fair value basis.

Fair value of financial assets and liabilities measured at amortised costs

The fair value of financial assets and liabilities measured at amortised costs approximate its carrying value at 31 December 2024 and 31 December 2023.

Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors monitors the return on capital, which is defined as profit for the year attributable to equity holders of the Company divided by total shareholders' equity. The Board of Directors also monitors the level of dividend to ordinary shareholders.

The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position. The Board has defined the Company's gearing ratio to be maintained below 1:2 level. This ratio is calculated as net debt divided by total equity plus net debt. Net debt is calculated as the total bank borrowings less cash and cash equivalents and investments classified as Level 1 and Level 2. Total equity is calculated as shown in the statement of financial position. The analysis of the net debt of the Group is set out below:

	2024 AED'000	2023 AED'000
Cash and cash equivalents (Note 20)	933,619	1,166,702
Short-term deposits with banks (Note 20)	72,780	69,102
Liquid investments*	1,303,741	1,239,811
	2,310,140	2,475,615
Current portion of borrowings (Note 22)	(1,797,678)	(1,789,747)
Non-current portion of borrowings (Note 21)	(3,606,743)	(3,541,844)
Net debt	(3,094,281)	(2,855,976)

* Liquid investments comprise investments classified as Level 1 and Level 2 (Note 13 (c)).

Under the terms of the borrowing facilities undertaken by the Group, the Group is required to comply with certain financial covenants by maintaining certain ratios as prescribed within the respective facility agreements (Note 21).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

6 Cost of sales and providing services

	2024 AED'000	2023 AED'000
These mainly include:		
Materials consumed	811,715	734,118
Cost of properties sold	850,649	761,600
Depreciation and amortisation	148,737	144,509
Factory overheads	152,656	129,039
Staff costs	117,126	110,732
Government of Dubai's share of the realised profits of a subsidiary (Note 12)	114,265	108,516
Infrastructure and development works cost sharing with Roads and Transport Authority ("RTA") (Note 32)	29,077	29,077
Impairment loss on property, plant and equipment (Note 10)	-	41,547
Loss on revaluation of property and equipment being transferred to investment properties (Note 10)	-	24,119
Reversal of write down of inventories to net realisable value (Note 17)	-	(46,551)

7 Administrative expenses

	2024 AED'000	2023 AED'000
These mainly include:		
Staff costs	251,614	212,821
Selling and marketing expenses	59,836	51,475
Depreciation and amortisation	21,836	21,243
Directors' fee	22,500	18,000

Selling and marketing expenses include an amount of AED 1.77 million (2023: AED 1.66 million) incurred towards charity and social contributions.

8 Finance costs and income

	2024 AED'000	2023 AED'000
Interest income	38,356	34,520
Unwinding of discount on financial assets measured at amortised cost	39,884	24,187
Finance income	78,240	58,707
Interest costs	(381,113)	(375,682)
Unwinding of gain on modification of borrowings	(12,318)	(9,013)
Interest expenses on lease liabilities (Note 23)	(24,483)	(27,635)
Bank charges	(4,835)	(9,529)
Foreign exchange gain/(loss)- net	2,741	(6,249)
Finance costs	(420,008)	(428,108)

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 continued

9 Other income

	2024 AED'000	2023 AED'000
These mainly include:		
Insurance claims received	25,500	-
Penalty charges for late payments from customers	3,962	5,764
Scrap sales	3,067	2,986
Gain on disposal of property, plant and equipment	288	174
Advertisement income	146	188

The Group has received on account payment of AED 25.50 million from insurer as part of claim related to the Dubai Floods in April 2024.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 continued

10 Property, plant and equipment

Cost	Land AED'000	Buildings AED'000	Plant and equipment AED'000	Office equipment and furniture AED'000	Motor vehicles AED'000	Capital work-in- progress AED'000	Total AED'000
At 1 January 2023	235,963	1,313,012	1,220,718	110,799	20,190	290,156	3,190,838
Additions (refer (i) below)	-	26,786	19,057	8,271	1,159	20,299	75,572
Transfers	32,501	213,037	7,580	1,263	-	(254,381)	-
Revaluation gain on assets transferred from property plant and equipment to investment properties (refer (vi) below)	-	13,186	-	-	-	-	13,186
Revaluation loss on assets transferred from property plant and equipment to investment properties (Note 6 and (vi) below)	(24,119)	-	-	-	-	-	(24,119)
Transfer to investment properties (refer (vi) below)	(153,147)	(25,935)	-	-	-	-	(179,082)
Transfer from investment properties (refer (iv) below)	-	3,118	3,004	-	-	-	6,122
Disposals and write-offs	-	-	(1,624)	(18)	(167)	-	(1,809)
At 31 December 2023	91,198	1,543,204	1,248,735	120,315	21,182	56,074	3,080,708
Additions (refer (i) below)	-	13,979	15,496	8,352	1,152	13,486	52,465
Transfers	3,178	(1,358)	(7,257)	17,033	-	(11,596)	-
Transfer from inventories (refer (iii) below)	-	5,275	-	-	-	-	5,275
Transfer from investment properties (refer (iv) below)	48,700	-	(26,547)	(17,252)	(150)	4,875	53,575
Disposals and write-offs	-	(13,190)	1,230,427	128,448	22,184	(149)	(57,288)
At 31 December 2024	143,076	1,547,910	1,230,427	128,448	22,184	62,690	3,134,735
Accumulated depreciation and impairment losses							
At 1 January 2023	-	509,581	855,229	101,566	20,115	10,708	1,497,199
Charge for the year	-	52,410	53,529	8,297	414	-	114,650
Impairment loss (Note 6) (refer (vii) below)	41,547	-	-	-	-	-	41,547
Transfers	4,600	(4,600)	-	-	-	-	-
Transfer to investment properties (refer (vi) below)	(46,147)	(12,622)	-	-	-	-	(58,769)
Disposals and write-offs	-	-	(745)	(6)	(167)	-	(918)
At 31 December 2023	-	544,769	908,013	109,857	20,362	10,708	1,593,709
Charge for the year	-	56,516	49,887	14,602	557	-	121,562
Transfers	-	-	(9,874)	9,860	14	-	-
Disposals and write-offs	-	(9,214)	(24,981)	(15,440)	(150)	(149)	(49,934)
At 31 December 2024	-	592,071	923,045	118,879	20,783	10,559	1,665,337
Net book value							
At 31 December 2023	91,198	998,435	340,722	10,458	820	45,366	1,486,999
At 31 December 2024	143,076	955,839	307,382	9,569	1,401	52,131	1,469,398

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

10 Property, plant and equipment *continued*

- (i) Additions to capital work-in-progress represents costs incurred by the subsidiaries for the construction of hotels and expansion of their manufacturing facilities.
- (ii) Included in capital work-in-progress at 31 December 2024 is an amount of AED 53.4 million (2023: AED 53.4 million) for which a subsidiary has decided to temporarily put the expansion of a manufacturing facility on hold. Based on a review of the carrying values, an impairment loss of AED 10.7 million was recorded for this capital work-in-progress in previous years.
- (iii) Based on change in use, the Group reclassified an amount of AED 5.28 million from inventories to property, plant and equipment during the year ended 31 December 2024 (31 December 2023: Nil).
- (iv) Based on change in use, the Group reclassified an amount of AED 53.58 million from investment properties to property, plant and equipment during the year ended 31 December 2024 (31 December 2023: AED 6.12 million).
- (v) Buildings and plant and machinery with a net book value of AED 746 million (2023: AED 1,069 million) are mortgaged as security against term loans obtained from banks. In certain instances, the insurance over buildings and plant and machinery is also assigned in favor of the banks against facilities availed.
- (vi) Based on change in use, the Group reclassified an amount of AED 120.31 million from property, plant and equipment to investment properties during the year ended 31 December 2023. Consequently, the Group recorded a revaluation loss of AED 24.12 million during the year ended 31 December 2023 in consolidated statement of profit or loss and revaluation gain of AED 13.19 million during year ended 31 December 2023 in consolidated statement of comprehensive income.
- (vii) During the year ended 31 December 2023, the Group recognised an impairment loss of AED 41.55 million for one of its property.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

11 Goodwill and intangible assets

	Goodwill AED'000	Product registration certificates, licenses, patent and trademark AED'000	Other intangible assets AED'000	Total AED'000
Cost				
As at 1 January 2023	124,085	230,826	23,723	378,634
Additions during the year	-	12	3,893	3,905
As at 31 December 2023	124,085	230,838	27,616	382,539
Additions during the year	-	8,239	11	8,250
As at 31 December 2024	124,085	239,077	27,627	390,789
Accumulated amortization and impairment losses				
As at 1 January 2023	39,729	67,381	19,414	126,524
Amortisation	-	12,072	1,496	13,568
As at 31 December 2023	39,729	79,453	20,910	140,092
Amortisation	-	11,919	1,680	13,599
As at 31 December 2024	39,729	91,372	22,590	153,691
Carrying amount				
31 December 2023	84,356	151,385	6,706	242,447
31 December 2024	84,356	147,705	5,037	237,098

Goodwill

The Group tests goodwill for impairment using value-in-use calculations on an annual basis. The calculations use cash flow projections based on financial budgets approved by management covering a five-year period. Cash flows beyond the five-year period are extrapolated using the estimated growth that is consistent with the industry forecasts in which each Cash Generated Units ("CGU") operates. Based on this assessment, no impairment loss has been recognized during the current year (2023: Nil).

The goodwill mainly relates to manufacturing and service operations of the Group.

Product registration certificates, licenses, patent and trademark

Product registration certificates represent the value of the certificates granted by the regulatory authorities to manufacture and market certain medical and pharmaceutical products. The products registration certificates are being amortised over the useful life ranging between 5 to 15 years .

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

12 Investment properties

	2024 AED'000	2023 AED'000
At 1 January	10,099,681	9,692,168
Additions	434,740	351,629
Transferred to property, plant and equipment (Note 10)	(53,575)	(6,122)
Transferred to inventories (Note 17)	(110,000)	(567,413)
Transferred from property, plant and equipment (Note 10)	-	120,313
Transferred from inventories (Note 17)	-	44,374
Sale of investment properties	(38,042)	(95,901)
Net gain on fair valuation	856,663	702,633
Investment property classified as held for sale	-	(142,000)
At 31 December	11,189,467	10,099,681

- During the year ended 31 December 2024, additions to investment properties amounted to AED 434.74 million (year ended 31 December 2023: AED 351.63 million). These mainly include acquisition of land and buildings related to education facilities which have been leased to a third party for 25 years.
- The Group sold investment properties amounting to AED 38.04 million for a consideration of AED 40.10 million during the current year (year ended 31 December 2023: AED 97 million) and recorded gain of AED 2.06 million on sale of investment properties (year ended 31 December 2023: AED 1.10 million).
- As at 31 December 2024, given there had been a change of use supported by observable actions, the Group reclassified an amount of;
 - AED 110 million from investment properties to inventories (Note 17); and
 - AED 53.58 million from investment properties to property, plant and equipment (Note 10)

Investment properties comprises the following:

	2024 AED'000	2023 AED'000
Infrastructure and ancillary facilities	6,277,796	5,787,253
Plots of land for future development and under development	1,664,567	1,600,908
Retail and commercial facilities	1,572,168	1,127,251
Residential units	1,189,932	1,089,189
Labor camps and warehouses	485,004	495,080
	11,189,467	10,099,681

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

12 Investment properties *continued*

(a) Infrastructure and ancillary facilities:

These are built on the land (Plot number 598-0100 and 597-0100 located in Jebel Ali Industrial Area) obtained from the Government of Dubai on a renewable, non-cancellable long-term lease of 99 years. The Group was exempted to pay the lease rentals for the first ten years and thereafter, starting 1 February 2009, 20% of the net realised profits from real estate activities are payable to the Government of Dubai.

As at 31 December 2024, the Group obtained fair values of all phases, and the valuations were carried out using the income valuation approach, after taking into consideration the cash outflows resulting from the estimated 20% share of the net realised profits due to the Government of Dubai. The fair valuation gain of AED 480.36 million (2023: fair valuation gain of AED 187.20 million) has arisen due to changes in the contractual and expected net cash flows based on the terms of the lease contracts with tenants and decrease in incremental cash outflow arising from change in assumptions of operating overhead.

Since the valuation of all completed phases by the independent registered valuer is based on future net cash flows, an adjustment has been made for rent accrued on the straight-line basis as per IFRS 16. Similarly, the unearned rent billed in advance and recognised liabilities for 20% share of the Government of Dubai at the valuation date have been included in the valuation of investment properties.

The reconciliation of valuation of investment properties carried out by the independent registered valuer and the adjusted valuation included in the consolidated financial statements is as follows:

	2024 AED'000	2023 AED'000
Fair valuation of completed phases and ancillary facilities as per independent registered valuation reports	6,003,107	5,516,791
Less: adjustment for rent receivable for completed phases (Note 16)	(55,023)	(46,529)
Add: adjustment for unearned rent for completed phases (Note 24)*	215,447	208,475
Add: adjustment for recognised liabilities (included in cost of sales and providing services (Note 6))	114,265	108,516
	6,277,796	5,787,253

* Unearned rent represents lease rentals billed in advance.

Significant unobservable inputs in the fair value measurement comprises of future contractual rental cash inflows, discount rate and outgoing expenses.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

12 Investment properties *continued*

(b) Plots of land for future development and under development:

These comprise of:

- (i) a plot of land received by a subsidiary as a grant from the Government of Fujairah;
- (ii) a plot of land received by a subsidiary as a grant from Government of Angola; and
- (iii) other plots of land for residential and commercial development.

During the year ended 31 December 2023, the Group entered into a sale purchase agreement ("SPA") for the sale of a plot of land. Accordingly, as per the terms of the SPA, the sale has been recorded upon transfer of control of the property during the year ended 31 December 2024.

As at 31 December 2024, the fair valuation of the plots of land has been carried out using the sales comparison and income capitalisation approach as appropriate, resulting in a net fair valuation gain of AED 218.08 million (2023: net fair valuation gain of AED 547.2 million).

Significant unobservable inputs in the fair value measurement comprises of market sales rates.

Plots of land for future development and under development amounting to AED 129 million (2023: AED 123.3 million) are mortgaged against facilities obtained from a bank. Further, the insurance over these properties is also assigned in favor of the bank.

(c) Residential units:

The residential units have been valued using the sales comparison, income capitalisation approach or income valuation approach, as appropriate, resulting in a net fair valuation gain of AED 110.35 million (2023: fair valuation gain of AED 18.30 million).

Significant unobservable inputs in the fair value measurement comprises of market sales rates.

Residential properties amounting to AED 328.73 million (2023: AED 305.5 million) are mortgaged against facilities obtained from a bank. Further, the insurance over these properties is also assigned in favor of the bank.

(d) Retail and commercial facilities:

These comprise of:

- (i) A mixed-use building which has been leased on operating leases;
- (ii) A mixed-use building constructed on a plot of land granted by the Government of Fujairah;
- (iii) School campuses; and
- (iv) Other retail and commercial facilities on operating leases.

The retail and commercial facilities have been valued using the income capitalisation approach or income valuation approach, as appropriate, resulting in a net fair valuation gain of AED 57.14 million (2023: fair valuation gain of AED 17.10 million).

Significant unobservable inputs in the fair value measurement mainly include future market rental cash inflows and capitalisation yield rates.

The retail and commercial facilities amounting to AED 822.8 million (2023: AED 452 million) are mortgaged against facilities obtained from a bank. Further, the insurance over these properties is also assigned in favor of the bank.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

12 Investment properties *continued*

(e) Labor camps and warehouses:

The fair valuation of labor camps and warehouses at the reporting date has been determined by using the sales comparison and income capitalisation approach resulting in a net fair valuation loss of AED 9.27 million (2023: fair valuation loss of AED 67.20 million).

Significant unobservable inputs in the fair value measurement mainly includes: future market rental cash inflows and capitalisation yield rates.

The labor camps and warehouses amounting to AED 33.20 million (2023: AED 33.20 million) are mortgaged against facilities obtained from a bank. Further, the insurance over these properties is also assigned in favor of the bank.

Valuation processes

The Group's investment properties were valued at 31 December 2024 by independent registered valuers in accordance with the RICS Valuation – Global Standards issued by the Royal Institute of Chartered Surveyors taking into account requirements of IFRS 13 'Fair value measurements'. For all investment properties, their current use equates to the highest and best use. Management review the valuations performed by the independent registered valuers for financial reporting purposes which among other things include:

- provision and verification of all major inputs to the independent valuation reports;
- assessment of property valuation movements when compared to the prior year valuation reports; and
- discussions with the independent registered valuers.

Valuation techniques underlying management's estimation of fair value

The valuations were determined by independent registered valuers based on below significant unobservable inputs. In determining a property's valuation, the valuers take into account property specific information such as the current contracted tenancy agreements and forecast operating expenses. They apply certain assumptions such as capitalisation yield rates, void rates, discount rates and estimated market rent, which are influenced by specific characteristics, such as property location, income return and occupancy of each property in the portfolio, to arrive at the final valuation.

The valuation basis and assumptions used for valuation of investments properties remains largely consistent with the methodology adopted as at 31 December 2023 except for change in assumptions of payroll cost.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 continued

12 Investment properties continued

Valuation techniques underlying management's estimation of fair value continued

Significant unobservable inputs:

(a) Infrastructure and ancillary facilities:

Future contractual rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing leases, such as market rental growth and rent-free periods. If rental rates were 10% higher/lower, the valuation would have been AED 475 million higher/ lower respectively (2023: AED 533 million higher/lower respectively), with all other variables remaining constant.

Discount rate reflecting current market assessments of the uncertainty in the amount and timing of cash flows. If discount rate was 1% higher/lower, the valuation would have been AED 833 million lower/AED 673 million higher respectively (2023: AED 553 million lower/AED 726 million higher respectively), with all other variables remaining constant.

Outgoing expenses including necessary maintenance and other expenses to maintain functionality of the properties for their expected useful life. If maintenance and operating costs were 10% higher/lower, the valuation would have been AED 146 million lower/higher (2023: AED 132 million lower/higher respectively), with all other variables remaining constant.

(b) Plots of land for future development and under development

Market sales rates based on the estimated selling price of comparable properties and taking into account the market data at the date of valuation. If the market sales rate were 10% higher/lower the valuation would have been AED 165 million higher/lower respectively (2023: AED 149 million higher/lower respectively), with all other variables remaining constant.

(c) Residential units

Market sales rates based on the actual location, type and quality of the properties and supported by the terms of any existing leases, such as market rental growth and rent-free periods. If rental rates were 10% higher/lower, the valuation would have been AED 69 million higher/lower respectively (2023: AED 67 million higher/lower respectively), with all other variables remaining constant.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 continued

12 Investment properties continued

Valuation techniques underlying management's estimation of fair value continued

Significant unobservable inputs: continued

(d) Retail and commercial facilities

Future market rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing leases, such as market rental growth and rent-free periods. If rental rates were 10% higher/lower, the valuation would have been AED 36 million higher/lower respectively (2023: AED 33 million higher respectively), with all other variables remaining constant.

Capitalisation yield rates based on the actual location, size and quality of the properties and taking into account market data at the valuation date. If capitalisation yield rates were 1% higher/lower, the valuation would have been AED 161 million lower/AED 172 million higher respectively (2023: AED 88 million lower/AED 101 million higher respectively), with all other variables remaining constant.

(e) Labor camps and warehouses

Future market rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing leases, such as market rental growth and rent-free periods. If rental rates were 10% higher/lower, the valuation would have been AED 44 million higher or AED 43 million lower respectively (2023: AED 52 million higher or AED 51 million lower respectively), with all other variables remaining constant.

Capitalisation yield rates based on the actual location, size and quality of the properties and taking into account market data at the valuation date. If capitalisation yield rates were 1% higher/lower, the valuation would have been AED 24 million lower /AED 27 million higher respectively (2023: AED 29 million lower/AED 33 million higher respectively), with all other variables remaining constant.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

12 Investment properties *continued*

Fair value hierarchy

The fair value of investment properties is classified under level 3 fair value hierarchy.

The following table shows reconciliation from the opening balances to the closing balances for Level 3 fair values.

	2024 AED'000	2023 AED'000
At 1 January	10,099,681	9,692,168
Additions	434,740	351,629
Transferred to property, plant and equipment (Note 10)	(53,575)	(6,122)
Transferred to inventories (Note 17)	(110,000)	(567,413)
Transferred from property, plant and equipment (Note 10)	-	120,313
Transferred from inventories (Note 17)	-	44,374
Sale of investment property	(38,042)	(95,901)
Net gain on fair valuation	856,663	702,633
Investment property classified as held for sale	-	(142,000)
At 31 December	11,189,467	10,099,681

13 Financial investments

	2024 AED'000	2023 AED'000
(i) Investments at fair value through other comprehensive income - Note 13 (a)		
Equity securities	79,852	84,839
(ii) Investments at fair value through profit or loss - Note 13 (b)		
Held for trading quoted equity securities	249,446	249,635
Funds, bonds and unquoted equity securities	1,985,336	1,774,273
	2,234,782	2,023,908
Geographical distribution of investments:		
UAE	669,502	602,330
Other GCC countries	322,125	280,082
Other countries	1,323,007	1,226,335
(i)+(ii)	2,314,634	2,108,747

Investments in funds, bonds and unquoted equity securities with a fair value of AED 312 million (2023: AED 302 million) are pledged in favor of banks against borrowings availed (Note 22).

Sensitivity analysis – equity price risk

The Group's investments in quoted equity securities are listed on various MENA stock exchanges. For such investments classified as fair value through profit or loss, a 10 % increase/(decrease) in the equity prices at the reporting date would have increased/(decreased) profit by AED 56.62 million (2023: AED 40.93 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

13 Financial investments *continued*

(a) Investments at fair value through other comprehensive income

These mainly include 5% shareholding in SAYACORP B.S.C.(c), which is based in the Kingdom of Bahrain focused on investment, financing and service needs of the energy sector.

(b) Investments at fair value through profit or loss

The major investments are in bonds, funds, quoted equity securities, sukuks and managed funds.

The Group has invested AED 298.5 million (2023: AED 289.3 million) in diversified fixed income bonds portfolio (held for trading) and AED 510.72 million (2023: AED 567.6 million) in managed equity funds by utilising a related leverage facility of AED 302 million (2023: AED 308 million). Most of these bonds have counterparty credit rating of investment grade and having maturity of medium to long term.

(c) Measurement of fair values

The Group measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: Quoted market price (unadjusted) in an active market. The fair values are based on market price at the valuation date. The Group's investment in held for trading quoted equity securities are classified in this category.

Level 2: Valuation techniques based on observable inputs, either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted market prices for identical or similar instruments in markets that are considered less active; broker quotes; or other valuation techniques where all significant inputs are directly or indirectly observable from market data. The Group's investment in structured funds, sukuks and bonds are classified in this category.

Level 3: Valuation techniques using significant unobservable inputs. This category includes all instruments where the valuation techniques include inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

In certain cases, the valuation is also determined based on fund manager valuation reports and project progress reports. The Group's investment in unquoted equity securities and managed funds are classified in this category. Generally, a change in underlying comparative data used for estimating fair value is accompanied by a change in the fair value.

The Group has reviewed the fair value of investments classified as fair value through profit or loss and accordingly, a gain of AED 114.22 million has been recorded in the consolidated statement of profit or loss during the current year (2023: AED 107.01 million).

The Group has reviewed the fair value of investments in unquoted equity securities classified as fair value through other comprehensive income and accordingly, net change in fair value of AED 0.423 million has been recorded during the current year in other comprehensive income (2023: AED 25.30 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

13 Financial investments *continued*

(c) Measurement of fair values *continued*

The table below analyses financial instruments, measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised:

31 December 2024	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Financial assets at fair value through profit or loss	258,372	1,045,159	931,251	2,234,782
Financial assets at fair value through other comprehensive income	210	-	79,642	79,852
	258,582	1,045,159	1,010,893	2,314,634

31 December 2023	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Financial assets at fair value through profit or loss	177,627	1,061,799	784,482	2,023,908
Financial assets at fair value through other comprehensive income	385	-	84,454	84,839
	178,012	1,061,799	868,936	2,108,747

Reconciliation of Level 3 fair values measurements of investments

	2024 AED'000	2023 AED'000
As at 1 January	868,936	596,674
Additions during the year	324,020	242,287
Redeemed/sold during the year	(260,618)	(60,821)
Transfers in level 3	-	14,831
Gain recorded in OCI		
- Net change in fair value (unrealised)	-	25,310
Gain/(loss) recorded in profit or loss		
- Net change in fair value (unrealised)	78,555	50,655
As at 31 December	1,010,893	868,936

Sensitivity analysis

For investments classified as Level 3, a 10% increase/(decrease) in the NAV value at the reporting date would have increased/(decreased) profit by AED 101.09 million (2023: AED 86.89 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

14 Other financial assets at fair value through profit or loss

	2024 AED'000	2023 AED'000
Other financial assets at fair value through profit or loss	17,988	38,706

Other financial assets at fair value through profit of loss represents a receivable from Dubai Electricity and Water Authority for a substation cost incurred by one of the subsidiaries. The fair valuation of this receivable has been determined using a present value of expected cash flows. As there are significant unobservable inputs used in determining fair value of this receivable, it has been categorised as a level 3 financial instrument.

15 Investment in equity accounted investees'

	2024 AED'000	2023 AED'000
Investment in joint ventures (refer (i) below)	977,150	1,094,091
Investment in associates (refer (ii) below)	512,939	412,196
Total investment in equity accounted investees	1,490,089	1,506,287

(i) Joint ventures

The following are the investments in joint ventures held by the Group as at 31 December 2024:

a) Emicool District Cooling LLC ("Emicool")

On 25 July 2022, the Group sold its 50% equity interest in the wholly owned subsidiary Emicool District Cooling LLC ("Emicool"). Subsequently, the retained investment of 50% in Emicool has been remeasured at fair value and accounted for as a joint venture under 'investment in an equity accounted investee'. Emicool District Cooling LLC is a limited liability company incorporated in the UAE. The principal activities are to generate, distribute and sell chilled water along with associated metering and billing services in district cooling systems for air conditioning purposes.

b) QDI Sport Management Company LLC ("QDI")

QDI, a limited liability company incorporated in the UAE, is a joint venture between the Group and Al Qudra Sports Management LLC. The principal activities of the joint venture are to engage in sports clubs and facilities management and other sports related activities within the UAE. The Group effectively owns 50% equity in this entity.

c) Palisades Development Company LLC

This is a limited liability company registered in the UAE. The principal activities of the entity is management and administration of a project undertaken on plots of land located in Dubai Investments Park. The Group effectively owns 50 % equity in this entity.

The carrying amount of the interest in Palisades Development Company LLC is Nil as at 31 December 2024 (2023: Nil).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

15 Investment in equity accounted investees' *continued*

(i) Joint ventures *continued*

The following table summarises the financial information of joint ventures as at 31 December:

	2024			2023
	AED'000 Emicool	AED'000 Others	AED'000 Total	AED'000 Total
Non-current assets	2,134,336	18	2,134,354	2,251,831
Current assets	480,768	13,711	494,479	400,779
Non-current liabilities	(1,578,637)	(8,201)	(1,586,838)	(1,532,204)
Current liabilities	(492,383)	(1,810)	(494,193)	(338,723)
Net assets (100%)	544,084	3,718	547,802	781,683
Group's share of net assets	272,042	1,859	273,901	390,842
Goodwill and intangible assets	691,900	11,349	703,249	703,249
Carrying amount of interest in joint ventures	963,942	13,208	977,150	1,094,091
Income	624,499	25,339	649,838	619,463
Expenses	(582,137)	(24,583)	(606,720)	(542,499)
Profit for the year (100%)	42,362	756	43,118	76,964
Group's share of profit	21,181	378	21,559	38,482
Group's share of total comprehensive income	21,181	378	21,559	38,482
Dividends received by the Group	138,500	-	138,500	118,500

(ii) Associates

The Group's associates comprise includes the following entities:

Associate	2024	2023
	Ownership %	Ownership %
National General Insurance PJSC ("NGI") (refer (b) below)	48.34	48.34
Emirates Insolair LLC	49	49
Emirates Aluminium Rolling ("Emiroll") LLC	30	30
KCH Healthcare LLC (refer (c) below)	31.75	26.75
Clemenceau Medical Center FZ ("CMC Dubai")	20	20
Africa Crest Education Holdings Limited	58.61	53.97
ACE Kenya Limited	36.21	36.21
Mojavi 4 Limited (refer (a) below)	40	40
Mojavi 9 Limited (refer (a) below)	55	55
Mojavi 10 Limited (refer (a) below)	36	36
Mojavi 16 Limited (refer (a) below)	86.80	86.80
Mojavi 20 Limited (refer (a) below)	20	20
Global Fertility Partners (a Cayman Islands exempted company with limited liability)	59.70	59.70
Agricorp Investments Limited	50	-

a) Percentage ownership reflects the direct ownership through subsidiaries and is not the effective ownership of the Group. The classification of these entities as associates of the Group was done on the basis of the effective ownership and the absolute voting powers held by the Group.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

15 Investment in equity accounted investees' *continued*

(ii) Associates *continued*

b) The summarised financial information for NGI is set out as follows. The tables below also reconciles the summarised financial information to the carrying amount of the Group's interest in associates as at 31 December 2024.

	2024 AED'000	2023 AED'000
Total assets	1,653,888	1,359,116
Total liabilities	(1,009,262)	(785,655)
Net assets (100%)	644,626	573,461
Group's share of net assets	311,612	277,211
Fair value of identified intangibles	11,479	11,479
Carrying amount of interest in associates	323,091	288,690
Income	1,426,127	1,013,928
Expenses	(1,306,017)	(929,797)
Profit for the year (100%)	120,110	84,131
Group's share of profit	58,061	40,668
Group's share of other comprehensive loss	(5,538)	(1,072)
Group's share of total comprehensive income	52,523	39,596
Dividend received by the Group	18,122	18,122

c) The following table summarises the financial information of other associates:

	2024 AED'000	2023 AED'000
Total assets	1,523,469	1,491,702
Total liabilities	(1,850,927)	(1,770,394)
Net assets (100%)	(327,458)	(278,692)
Group's share of net assets	189,848	123,506
Carrying amount of interest in associates	189,848	123,506
Income	46,267	25,032
Expenses	(30,673)	(46,441)
Profit/(loss) for the year (100%)	15,594	(21,409)
Group's share of profit/(loss)	5,202	(6,595)
Group's share of exchange difference on translation of foreign associate	(14,649)	(6,595)
Dividend received by the Group	3,724	-

During the year ended 31 December 2024, the Group acquired additional 5% equity interest in its existing associate KCH Healthcare LLC. Post-acquisition of additional interest, the Group's shareholding in KCH Healthcare LLC has increased to 31.75%.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

15 Investment in equity accounted investees' *continued*

(iii) *The movement in investment in equity accounted investees' is as follows:*

	2024 AED'000	2023 AED'000
At 1 January	1,506,287	1,528,464
Investments made during the year	79,513	42,962
Dividend received during the year	(160,346)	(136,622)
Group's share of profit for the year	84,822	72,555
Group's share of loss in other comprehensive loss	(5,538)	(1,072)
Group's share of exchange difference on translation	(14,649)	-
At 31 December	1,490,089	1,506,287

16 Rent receivable

Rent receivable represents the differential between the amount billed to tenants and the amount recognised as rental income on a straight-line basis over the term of the lease. The difference principally arises due to an initial rent-free period allowed and the rent increase agreed after the expiry of the initial term of the lease.

17 Inventories

	2024 AED'000	2023 AED'000
Raw materials, work-in-progress and spares (net of provision for write down to net realisable value)	200,287	181,983
Finished goods	49,392	59,485
Goods in transit	848	577
Properties held for development and sale (net of provision for write down to net realisable value)	772,133	1,129,943
	1,022,660	1,371,988
Less: properties held for development and sale (net of provision for write down to net realisable value) classified as non-current	-	(21,356)
	1,022,660	1,350,632

Based on a change in use, the Group reclassified an amount of AED 110 million from investment properties to inventories (31 December 2023: AED 567.41 million) (Note 12) and AED 5.28 million from inventories to property plant and equipment (31 December 2023: Nil) (Note 10) during the year ended 31 December 2024.

The total of inventories being carried at net realizable value amounts to AED 107.65 million as at 31 December 2024 (2023: AED 93.54 million).

Properties held for development and sale represent cost of land and expenditure incurred towards a residential project in Mirdif, mixed used development in Marjan Island and land ear-marked for development projects for subsequent sale. The Group intends to develop these properties for sale and has classified certain properties as long term based on future development plans.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

17 Inventories *continued*

Net realisable values for properties held for development and sale have either been estimated by independent registered valuers in accordance with the RICS Valuation – Global Standards issued by the Royal Institute of Chartered Surveyors or internally using a combination of valuation techniques including the sales comparison approach and income capitalisation approach. Based on this, no provision for write down to net realisable value has been recognised during the current year (2023: reversal of provision for write down to net realisable value of AED 46.55 million).

As at 31 December 2024, the Group is carrying a provision on properties held for development and sale amounting to AED 3.85 million (2023: AED 3.85 million).

Inventories amounting to AED 374 million (2023: AED 370 million) are mortgaged against facilities obtained from banks. In certain instances, the insurance over inventories is also assigned in favor of banks.

18 Trade receivables

Gross trade receivables amount to AED 3,225.29 million (2023: AED 2,885.53 million) while provision for impairment loss amounts to AED 739.10 million (2023: AED 519.19 million). Trade receivables that are expected to be realised after twelve months from the reporting date have been classified as non-current.

Trade receivables amounting to AED 582.04 million are assigned against the facilities available from the banks as at 31 December 2024 (2023: AED 599.18 million).

19 Due from related parties and other receivables

	2024 AED'000	2023 AED'000
Non – current		
Capital advance	1,402	5,650
	1,402	5,650
Current		
Receivable from customers for use of margin facilities	59,364	86,294
Due from related parties	62,020	75,736
Advances paid to suppliers	64,290	36,350
Due from customers for contract work (refer (ii) below)	59,876	32,668
Prepayments	60,336	65,364
Margin and refundable deposit	23,276	22,862
Retention receivables	15,186	24,301
Others	158,762	119,965
	503,110	463,540

(i) Other receivables that are expected to be realised after twelve months from the reporting date have been classified as non-current.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

19 Due from related parties and other receivables *continued*

ii) *Movement in due from customers for contract work is as follows:*

	2024 AED'000	2023 AED'000
Balance at the beginning of the year	32,668	59,014
Additions during the year	233,214	186,647
Progress billings	(206,006)	(212,993)
Balance at the ending of the year	59,876	32,668

20 Short-term deposits with banks and cash and cash equivalents

	2024 AED'000	2023 AED'000
Short term deposits		
Short term deposits with banks having maturity of more than 3 months	20,000	20,000
Short term deposits within UAE under lien with banks	52,780	49,102
	72,780	69,102
Cash and cash equivalents		
Cash in hand	1,307	1,848
Cash at bank within UAE (current accounts)	604,802	973,750
Cash at bank outside UAE – GCC Countries (current accounts)	2,161	36
Cash at bank outside UAE – Other countries (current accounts)	80,064	73,482
Short term deposits within UAE having original maturity of less than 3 months	245,285	117,586
Total cash and cash equivalents	933,619	1,166,702

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

21 Long-term bank borrowings

	2024 AED'000	2023 AED'000
Borrowings	4,253,003	4,369,778
Less: current portion (Note 22)	(646,260)	(827,934)
Long-term borrowings	3,606,743	3,541,844

- (i) The terms of the bank borrowings vary from one to ten years. These are secured by a combination of the Company's corporate guarantee, mortgages over certain investment properties, inventories, trade receivables, property, plant and equipment, assignment of receivables and insurance policies over assets of the Group and lien on bank deposits. The interest rate of majority of the bank borrowings range between 0.45% to 3.5% over EIBOR /SOFR p.a. Where there is a corporate guarantee, the Company's liability is generally restricted to its percentage of equity interest in the borrowing entity.
- (ii) For certain term loan facilities, the Group is required to comply with debt service coverage ratios, leverage ratio and minimum net worth. The Group is in compliance of these covenants as at 31 December 2024.

22 Bank borrowings

	2024 AED'000	2023 AED'000
Bank overdraft	105,730	129,344
Trust receipts	82,154	50,576
Short term loans	963,534	781,893
Current portion of long-term bank borrowings (Note 21)	646,260	827,934
	1,797,678	1,789,747

The bank borrowings are secured by a combination of mortgages and corporate guarantees. Where there is a corporate guarantee, the Group's liability is mostly restricted to its percentage of equity interest in the borrowing entity.

Short term loans amounting to AED 301.51 million (2023: AED 302 million) have been obtained for investments in bonds, funds and structured products and are secured against the pledge of those investments in favor of banks (Note 13).

The Group had access to undrawn banking facilities of AED 1,936.27 million as at 31 December 2024 (2023: AED 1,927.25 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

23 Leases

The consolidated statement of financial position shows the following amounts relating to leases where the Group is a lessee:

(i) Right-of-use assets:

	Land AED'000	Building AED'000	Plant and equipment AED'000	Total AED'000
Cost				
As at 1 January 2023	67,070	61,454	372,946	501,470
Additions during the year	9,234	5,266	-	14,500
Disposals	-	(9,377)	-	(9,377)
As at 31 December 2023	76,304	57,343	372,946	506,593
Additions during the year	-	4,963	-	4,963
Disposals	-	(942)	-	(942)
As at 31 December 2024	76,304	61,364	372,946	510,614
Accumulated depreciation				
As at 1 January 2023	11,047	31,614	111,035	153,696
Depreciation	5,727	4,989	26,818	37,534
Disposals	-	(7,716)	-	(7,716)
As at 31 December 2023	16,774	28,887	137,853	183,514
Depreciation	6,536	2,344	26,532	35,412
Disposals	-	(188)	-	(188)
As at 31 December 2024	23,310	31,043	164,385	218,738
Carrying amount				
31 December 2023	59,530	28,456	235,093	323,079
31 December 2024	52,994	30,321	208,561	291,876

(ii) Lease liabilities:

	2024 AED'000	2023 AED'000
Current	37,579	36,533
Non-current	305,154	329,907
	342,733	366,440
Depreciation charge of right-of-use assets	35,412	37,534
Interest expense on lease liability (Note 8)	24,483	27,635

The total cash outflow for leases in 2024 was AED 27.92 million (2023: AED 28.89 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

24 Due to related parties, trade and other payables

	2024 AED'000	2023 AED'000
Non-current		
Other payables	56,096	72,937
Current		
Trade payables	507,150	511,943
Unearned rent (Note 12)	215,447	208,475
Payable to Government of Dubai for their share of realised profit of a subsidiary	114,357	108,516
Advances received from customers	93,722	152,365
Provision for employees' end of service benefits	90,104	86,902
Retention payable	39,768	32,491
Due to related parties	10,008	25,491
Current tax liability (Note 38)	52,999	-
Other payables and accrued expenses	743,234	855,236
	1,866,789	1,981,419

25 Share capital and share premium

	2024 AED'000	2023 AED'000
Authorised		
8,000,000,000 shares of AED 1/- each (2023: 8,000,000,000 shares of AED 1/- each)	8,000,000	8,000,000
Issued and paid up		
4,252,019,585 shares of AED 1/- each (2023: 4,252,019,585 shares of AED 1/- each)	4,252,020	4,252,020

In the year 1998, 5,474 unallocated shares were sold at the prevailing market price to a shareholder, at a premium of AED 46,000.

26 Capital reserve

Capital reserve comprises the net gain on sale of the Company's own shares (treasury shares) by a subsidiary of the Company in earlier years.

27 Legal and general reserve

In accordance with the Articles of Association of the Company and entities within the Group and the UAE Federal Law No. 32 of 2021:

- 10% of the net profit for the year of the Company is to be transferred to the legal reserve.
- 5% of the net profit for the year of the individual entities within the Group, to which the law is applicable, or rate specified in Articles of Association of the entities whichever is higher, is to be transferred to the legal reserve.

Such transfer may be discontinued when the legal reserve equals 50% of the paid up share capital of the respective individual entities. This reserve is non-distributable except in certain circumstances as mentioned in the above-mentioned law.

Further, in accordance with the Articles of Association of the Company and entities within the Group, further allocation to general reserve has been discontinued with effect from 2023.

Accordingly, the Company and entities within the Group, where applicable, have transferred amounts to legal reserve.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

28 Fair value reserve

The fair value reserve comprises the cumulative net change in the fair value of investments classified as fair value through other comprehensive income (Note 13) and gain on revaluation of property, plant and equipment (Note 10).

29 Foreign currency translation reserve

The foreign currency translation reserve comprises the exchange difference arising on translation of equity accounted investees' and recognised under other comprehensive income (Note 15).

30 Proposed cash dividend and directors' fee

For the year ended 31 December 2024, the Board of Directors have proposed a final cash dividend of 18% (AED 0.18 per share) to the shareholders of the Company.

At the Annual General Meeting held on 17 April 2024, the shareholders approved a 12.5 % (AED 0.125 per share) cash dividend proposed by the Board of Directors. The dividend amounting to AED 531.5 million was distributed in May 2024.

Directors' fees amounting to AED 22.50 million has been proposed during the year ended 31 December 2024 (2023: AED 18 million) which represents compensation for professional services rendered by the Directors and included under administrative expenses (Note 7).

At the Annual General Meeting held on 17 April 2024, the shareholders approved the proposed Directors' fee amounting to AED 18 million for the year ended 31 December 2023.

31 Basic and diluted earnings per share

The calculation of basic and diluted earnings per share is based on the profit attributable to Owners of the Company and a weighted average number of ordinary shares outstanding calculated as follows:

	2024	2023
Profit attributable to Owners of the Company (AED '000)	1,205,375	1,130,937
Weighted average number of shares outstanding ('000s)	4,252,020	4,252,020
Basic and diluted earnings per share (AED)	0.28	0.27

32 Commitments

	2024 AED'000	2023 AED'000
Total commitments	590,949	579,818

Commitments mainly includes the following operating commitments:

- Value of construction contracts awarded to contractors for real estate projects under development.
- One of the subsidiaries of the Group has signed an agreement with RTA to share the cost of infrastructure and development works of the adjoining areas. Total outstanding commitment as at 31 December 2024 amounts to AED 130.8 million (2023: AED 159.9 million) which will be invoiced and paid until 2029, in semi-annual instalments of AED 14.5 million each.

The Group's share of commitments in the equity accounted investees' amounted to AED 44.67 million (2023: AED 37.29 million).

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

33 Contingent liabilities

The Group has contingent liabilities in respect of letters of guarantee and letters of credit amounting to AED 139 million (2023: AED 114.5 million) as at 31 December 2024. Further, the Group's share of contingent liabilities in the equity accounted investees' amounted to AED 9.19 million (2023: AED 10.77 million).

34 Lease rentals

Leases as lessor

The Group leases out its investment properties under operating lease. The minimum undiscounted lease payments receivable under non-cancellable leases are as follows:

	2024 AED'000	2023 AED'000
Less than one year	761,670	667,556
Between one to two years	697,347	633,525
Between two to three years	696,036	620,712
Between three to four years	686,604	623,086
Between four to five years	685,536	619,463
More than 5 years	5,433,520	5,232,424
	8,960,713	8,396,766

35 Related party transactions

The Group, in the normal course of business, carries out transactions with other business enterprises that fall within the definition of related parties contained in International Accounting Standard 24.

Related party transactions are entered at mutually agreed terms.

The aggregate value of significant transactions with related parties during the year was as follows:

	2024 AED'000	2023 AED'000
Sale of properties	28,712	2,143
Rental income	4,541	5,047
Interest income	2,233	3,746
Insurance premium	6,587	5,869
Cooling charges	7,408	14,512

Compensation to key management personnel, including Directors' fees is as follows:

Short-term benefits (including Directors' fees)	45,623	39,267
Post-employment benefits	498	498

36 Non-controlling interests

During the year ended 31 December 2024, non-controlling interest subscribed additional units in Al Mal Capital REIT pursuant to right issues and contributed AED 33.54 million.

Further, the Group does not have any individually material non-controlling interests in any of its subsidiaries as at 31 December 2024.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

37 Investment in subsidiaries

(a) The following are the investments in subsidiaries held by the Company as at 31 December 2024:

Entity	Incorporated in	Ownership %
Dubai Investments Park Development Company LLC	UAE	100
Dubai Investment Real Estate LLC	UAE	100
Al Taif Investment LLC	UAE	60
Dubai Investments Industries LLC	UAE	100
Glass LLC	UAE	100
Masharie LLC	UAE	97.85
Dubai Investments International Limited	UAE	100
Anchor Mozna Real Estate LLC	UAE	100
Al Mal Capital PSC (Note 37 (b))	UAE	73.19
Al Mal Capital REIT (Note 37 (d))	UAE	76.29
Properties Investment LLC	UAE	70
PID Owners Association Management LLC	UAE	70
DI Investment Holding Limited (Note 37 (c))	UAE	100
DI International Holding Limited (Note 37 (c))	UAE	100

(i) The following are investments in subsidiaries held by Dubai Investment Real Estate LLC as at 31 December 2024:

Al Mujamma Real Estate LLC	UAE	100
Anchor Ritaj Real Estate One Person Company LLC	UAE	100
Anchor Nahda One Real Estate One Person Company LLC	UAE	100
Anchor Kawther Real Estate One Person Company LLC	UAE	100

(ii) The following are the investments in subsidiaries held by Dubai Investments Industries LLC as at 31 December 2024:

Emirates Building Systems Company LLC	UAE	100
Globalpharma LLC	UAE	100
Emirates Extruded Polystyrene LLC	UAE	100
DII Education Holding Limited	UAE	100
Techsource LLC	UAE	100
DIID Management DMCC	UAE	90
University of Balamand Dubai	UAE	100

(iii) The following are the investments in subsidiaries held by Glass LLC as at 31 December 2024:

Emirates Glass LLC	UAE	100
Emirates Float Glass LLC	UAE	100
Saudi American Glass Company Limited	KSA	100

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

37 Investment in subsidiaries *continued*

(iv) The following are the investments in subsidiaries held by Masharie LLC as at 31 December 2024:

Entity	Incorporated in	Ownership %
Emirates Extrusion Factory LLC	UAE	100
White Aluminum Extrusion LLC	UAE	51
Folcra Beach Industrial Co LLC	UAE	80
Gulf Dynamic Services LLC*	UAE	70
Labtech Interiors LLC*	UAE	70
Gulf Dynamic Switchgears Company LLC*	UAE	100
Gulf Metal Craft LLC	UAE	100
Technological Laboratory Furniture - Manufacturers (Labtech) LLC*	UAE	70
Lite Tech Industries LLC	UAE	54

* These entities are currently under liquidation and legal counsel to execute the filing of liquidation.

(v) The following are the investments in subsidiaries held by Al Mal Capital PSC as at 31 December 2024:

Al Mal Real Estate Fund	UAE	64
Al Mal Capital (Mauritius) Ltd.	Mauritius	100
Blue Line India Opportunities	Mauritius	100
Pearl India Opportunities	Mauritius	100
Saqer Investments Limited	Cayman Islands	100
Al Mal Fund Company BSC	Bahrain	99
AMC Venture SPC	Cayman Islands	100
AMC Venture One Ltd	Cayman Islands	100
AMC Venture Two Ltd	Cayman Islands	100
Other*	Several	100

*Al Mal Capital PSC owns other SPEs which are either deemed dormant and insignificant.

(vi) The following are the investments in subsidiaries held by Al Mal Capital REIT as at 31 December 2024:

Carnation Education LLC (Note 37 (e))	UAE	100
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vii) The following are the investments in subsidiaries held by Dubai Investments International Limited as at 31 December 2024:

Dubai Investments International Angola, LDA	Angola	90
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(b) During the previous year ended 31 December 2023, the Group acquired additional 3.01% equity interest in its existing subsidiary Al Mal Capital PSC. Post-acquisition of additional interest, the Company's shareholding in Al Mal Capital PSC has increased to 73.19%.

(c) During the previous year ended 31 December 2023, the Group incorporated wholly owned subsidiary in Dubai International Financial Centre ("DIFC") namely, DI Investment Holding Limited ("DIHL") and DI International Holding Limited. The principal business activities of DIHL are to invest in commercial enterprises.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

37 Investment in subsidiaries *continued*

- d) During the year ended 31 December 2024, the Group subscribed additional units in Al Mal Capital REIT pursuant to right issues and sold certain units to National General Insurance PJSC. Subsequent to this, the Group's effective shareholding in Al Mal Capital REIT is 76.29%.
- (e) During the year ended 31 December 2024, the Group acquired 100% equity interest in Carnation Education LLC which primarily holds the land and building related to education facilities in Dubai.

38 Income tax

	2024 AED'000	2023 AED'000
Consolidated income statement		
Current income tax expenses	52,999	-
Deferred tax expense	61,758	19,530
	114,757	19,530

	2024 AED'000	2023 AED'000
Net deferred tax liability balance at beginning of the year	19,530	-
Expense for the period	61,758	19,530
Net deferred tax liabilities balance at the end of the year	81,288	19,530

Disclosed as:

Deferred tax liabilities	94,792	19,530
Deferred tax assets	13,504	-
Net deferred tax liabilities	81,288	19,530

Differences between IFRS Accounting Standards and statutory taxation regulations in the UAE give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases.

The deferred tax assets and liabilities mainly relates to fair valuation gain and losses on investment properties, fair valuation gain and losses on investments and purchase price allocation adjustments relating to the acquisition of subsidiaries in prior years.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

38 Income tax *continued*

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

	2024 AED'000
Profit before tax	1,295,618
Accounting profit subject to income tax, net	1,295,618
Adjustment in determining taxable profit	
Income/expenses not considered in determining taxable income	34,681
Taxable profit	1,330,299
Net Income tax charge for the year	114,757
Effective tax rate	8.86%

The Group has recognised income tax expense based on the estimate made by the management. The Group's operations in the UAE are subject to income tax with effect from 1 January 2024.

39 Segment reporting

The Group has broadly three reportable segments as discussed below, which are the Group's strategic business units. The strategic business units operate in different sectors and are managed separately because they require different strategies. The following summary describes the operation in each of the Group's reportable segments:

Property

development of real estate for sale and leasing

Investments

strategic minority investments in associates, investment banking, asset management and financial investments

Manufacturing, contracting and services

manufacture and sale of materials used in construction projects, executing construction contracts, production of raw and architectural glass, pharmaceutical products, production, aluminium extruded products, laboratory furniture, healthcare and education

Information regarding the operations of each segment is included hereafter. Performance is measured based on segment revenue and profit as management believes that profit is the most relevant factor in evaluating the results of certain segments relative to other entities that operate within these industries. There are a few transactions between the segments and such transaction are carried out on arm's length basis and are eliminated on consolidation.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended 31 December 2024 *continued*

39 Segment reporting *continued*

Information about reportable segments	Property		Investments		Manufacturing contracting and services		Total	
	2024 AED'000	2023 AED'000	2024 AED'000	2023 AED'000	2024 AED'000	2023 AED'000	2024 AED'000	2023 AED'000
Sales of goods and provision of services	88,612	90,118	18,188	14,016	1,098,150	1,043,690	1,204,950	1,147,824
Rental income	1,051,408	969,739	-	-	-	-	1,051,408	969,739
Contract revenue (over time)	-	-	-	-	233,214	186,647	233,214	186,647
Sales of properties - at a point intime - overtime	187,175	662,280	-	-	-	-	187,175	662,280
Gain on fair valuation of investment properties	841,583	164,703	-	-	-	-	841,583	164,703
Gain on fair valuation of investment properties	856,663	702,633	-	-	-	-	856,663	702,633
Gain on sale of investment properties	-	-	114,218	107,010	-	-	114,218	107,010
Gain on sale of investments	2,057	1,100	-	-	-	-	2,057	1,100
Share of profit from equity accounted investees	-	-	32,074	42,505	-	-	32,074	42,505
Dividend income	-	-	84,822	72,555	-	-	84,822	72,555
Total income	3,027,498	2,590,573	302,490	284,985	1,331,364	1,230,337	4,661,352	4,105,895
Cost of sales and providing services	(1,269,125)	(1,080,180)	-	-	(1,039,564)	(964,831)	(2,308,689)	(2,045,011)
Administrative expenses	(134,871)	(103,942)	(140,525)	(231,259)	(230,596)	(189,086)	(505,992)	(524,287)
Finance costs	(309,094)	(283,273)	(60,206)	(90,223)	(50,708)	(54,612)	(420,008)	(428,108)
Finance income and other income	89,490	56,315	22,941	30,274	28,519	13,599	140,950	100,188
Net impairment losses on financial assets	(204,795)	(122,648)	-	-	(67,200)	(17,378)	(271,995)	(140,026)
Profit before tax	1,199,103	1,056,845	124,700	(6,223)	(28,185)	18,029	1,295,618	1,068,651
Total assets	15,719,900	14,834,935	4,452,499	4,666,325	1,926,438	1,936,537	22,098,837	21,437,797
Total liabilities	5,159,377	5,155,475	1,473,326	1,371,924	1,132,128	1,244,518	7,764,831	7,771,917

The Group's revenue is mainly earned from transactions carried out in UAE and other GCC countries. Additionally, the Group's assets are mainly based in UAE.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies

The Group has consistently applied the following accounting policies to all periods presented in these consolidated financial statements.

40.1 Basis of consolidation

(a) Business combinations

The Group accounts for business combinations using the acquisition method when the control is transferred to the Group. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired.

The Group measures goodwill at the acquisition date as:

- the fair value of the consideration transferred; plus
- the recognised amount of any non-controlling interests in the acquiree; plus
- if the business combination has been achieved in stages, the fair value of the existing equity interest in the acquiree, less
- the net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed. Any gain on bargain purchase is recognised in profit or loss.

Transaction costs are expensed as incurred except if related to the issue of debt or equity securities.

Any goodwill that arises is tested annually for impairment.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts generally are recognised in profit or loss.

Any contingent consideration is measured at fair value at the acquisition date. If an obligation to pay contingent consideration that meets the definition of financial instrument is classified as an equity, then it is not re-measured and settlement is accounted for within equity. Otherwise, other contingent consideration is measured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

(b) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has ability to affect those returns through its power over the entity. The financial statements of the subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

(c) Non-controlling interests

Non-controlling interests are measured at their proportionate share of the acquiree's identifiable net assets at the acquisition date.

Changes in Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.1 Basis of consolidation *continued*

(d) Loss of control

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when the control is lost. In addition, any amounts previously recognised in "other comprehensive income" in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in "other comprehensive income" are reclassified to profit or loss.

(e) Interests in equity-accounted investees

The Group's interests in equity-accounted investees comprise interests in associates and joint ventures.

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control, whereby, the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.

Interests in associates and the joint ventures are accounted for using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of profit or loss and OCI of equity-accounted investees, until the date on which significant influence or joint control ceases.

Where the Group's share of losses in equity-accounted investees equals or exceeds its interest in the equity-accounted investees, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the joint venture.

Unrealised gains on transactions between the Group and its equity-accounted investees are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transaction provides evidence of impairment of the asset transferred.

(f) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.2 Revenue

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

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

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

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

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

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 statement of comprehensive income 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.

The sales commission paid where applicable, is recognised as prepaid commission and is amortised to the statement of comprehensive income over time upon fulfilment of the related performance obligation.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.2 Revenue *continued*

(a) Revenue from sale of goods

Revenue from sale of goods in the course of ordinary activities is measured at the fair value of the consideration received or receivable, net of returns, trade discounts and volume rebates. No element of financing is deemed present as the sales are made with a credit term of 30-60 days, which is consistent with market practice. A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

(b) Revenue from sale of properties

The performance obligation with regards to sale of properties is satisfied over time, as and when construction progresses. The revenue from sale of properties is a multiple of management's total estimated cost for the construction and a percentage of completion confirmed by external consultant for each individual project.

Management estimates the cost to complete for construction of the project in order to determine the cost attributable to revenue being recognised. These estimates include the cost of constructing property, potential claims by contractors and the cost of meeting other contractual obligations to the customers.

Infrastructure cost allocated to each project is released to the consolidated statement of profit or loss, as cost of properties sold within 'cost of sales and providing services', based on the percentage of construction completed confirmed by external consultants for each project and percentage of infrastructure cost incurred at each period end to the total estimated infrastructure cost.

The performance obligation with regards to the sale of properties where the construction has been completed prior to the sale is satisfied at a point in time where the sale purchase agreement is duly executed between the group and the customer.

The Group recognises a significant financing component where the timing of payment from the customer differs from the execution of the sale purchase agreement between the customer and the Group and where that difference is the result of the Group's financing of the customers' purchase of a property over a period of up to 5 years. The difference between the consideration receivable and the cash selling price of the property sold is used to determine a discount rate for the significant financing component of the non-current trade receivable on execution of each of the respective sale purchase agreements. As installment payments are received from the customer, the deferred revenue balance is drawn down and recognised as interest income. The Group has elected to apply the practical expedient not to adjust the promised consideration where the period between the sale purchase agreement execution date and the date the customer pays for the property will be less than 1 year.

(c) Revenue from services rendered

Revenue from services rendered is recognised in the accounting period in which control of the services are passed to the customer, which is when the service is rendered.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.2 Revenue *continued*

(d) Rental income

Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of the incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income.

(e) Contract revenue

Contract revenue from construction of building facades and steel fabrication is measured at the transaction price agreed under the contract. Revenue is recognised over time based on the cost-to cost method. The related costs are recognised in profit or loss when they are incurred. Advances received are included in advances received from customers.

(f) Dividend income

Dividend income is recognised in profit or loss on the date that the Group's right to receive payment is established.

40.3 Government grant

Government grant is initially recognised at fair value when there is a reasonable assurance that:

- (a) the Group will comply with the conditions associated to them; and
- (b) the grants will be received.

Government grant that compensates the Group for expenses incurred are recognised in profit or loss on a systematic basis over the periods necessary to match them with the related costs which they are intended to compensate. An unconditional government grant in the form of non-depreciable, non-monetary assets is recognised in profit or loss when the grant becomes receivable.

40.4 Finance income and expense

The Group's finance income and expense comprises of the following:

- interest income;
- unwinding of discount on financial assets measured at amortised cost;
- foreign exchange gains and losses on financial assets and liabilities;
- interest costs;
- unwinding of discount on financial liabilities measured at amortised cost;
- change in fair value of derivative financial instruments;
- bank charges;
- interest expenses on lease liabilities; and foreign exchange gain/(loss);

Borrowing costs that are not directly attributable to the acquisition, construction or production of qualifying assets are recognised as expense in profit or loss using the effective interest method. However, borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are capitalised as part of the cost of that asset. The capitalisation of borrowing costs commences from the date of incurring of expenditure relating to the qualifying asset and ceases when all the activities necessary to prepare the qualifying asset for its intended use or sale are complete. Borrowing costs relating to real estate development for sale is accounted for as a finance cost in the consolidated statement of comprehensive income. Borrowing costs relating to the period after acquisition, construction or production are expensed. Capitalisation of borrowing costs is suspended during the extended period in which the active development of a qualifying asset has ceased. Foreign currency gain or losses are represented on a net basis either as finance income or finance expense depending on whether foreign currency movements are in a net gain or net loss position.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.5 Property, plant and equipment

(a) Recognition and measurement

The Group's property, plant and equipment are stated at historical cost, less accumulated depreciation and accumulated impairment losses. Land is not depreciated.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labor, any other costs directly attributable to bringing the assets to a working condition for its intended use and capitalised borrowing costs.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

(b) Reclassification to investment property

When the use of a property changes from owner-occupied to investment property, the property is re-measured to fair value and reclassified as investment property. A revaluation surplus is credited to other comprehensive income and accumulated in equity under the heading of fair value reserve and revaluation loss is charged to profit or loss. Any gain arising on re-measurement is recognised in profit or loss to the extent the gain reverses a previous impairment loss on the specific property. Any loss is recognised in other comprehensive income and presented in the revaluation reserve in equity to the extent that an amount had previously been included in the comprehensive income relating to the specific property, with any remaining loss recognised immediately in profit or loss.

(c) Subsequent costs

Subsequent expenditure is capitalised only when it is probable that the future economic benefits associated with the expenditure will flow to the Group. The costs of day-to-day servicing of property, plant and equipment is expensed as incurred.

(d) Depreciation

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value. Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each component, since this mostly reflects the expected pattern of consumption of the future economic benefits embodied in the asset. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.

Depreciation of an asset begins when it is available for use, i.e. when it is in the location and condition necessary for it to be capable of operating in the manner intended by management.

The estimated useful lives for the current and comparative years of significant items of property, plant and equipment are as follows:

	Years
Buildings	5-33
Plant and equipments	3-50
Office equipments and furniture	3-10
Motor vehicles	3-7

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.5 Property, plant and equipment *continued*

(d) Depreciation *continued*

Depreciation methods, useful lives and residual values are reviewed at each reporting period and adjusted if appropriate. Capital work-in-progress is stated at cost and includes assets that are being developed for future use. On completion of construction / once commissioned, capital work-in-progress is transferred to the respective category within property, plant and equipment, and depreciated in accordance with the Group's policy.

(e) Leased assets

Leases in terms of which the Group assumes all the risks and rewards of ownership are classified as finance leases. Assets acquired by way of finance lease is stated at an amount equal to the lesser of the asset's fair value and the present value of the minimum lease payment at inception of the lease, less accumulated depreciation and impairment losses (if any).

40.6 Intangible assets

(a) Subsequent measurement

Goodwill is tested annually for impairment and is carried at cost less accumulated impairment losses.

(b) Other intangible assets

Other intangible assets including technical know-how, product registration certificates, licenses and patents and trademarks, concession rights and customer contracts that have finite useful lives are stated at cost less accumulated amortisation and accumulated impairment losses. These are amortised as per management's estimate of their useful life, which is between 5 to 15 years.

(c) Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognised in profit or loss as incurred. Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

40.7 Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administration purposes. Where the Group provides ancillary services to the co-occupants of a property, it treats such a property as investment property if the services are a relatively insignificant component in the arrangement as a whole.

An investment property is measured at cost on initial recognition and subsequently at fair value with any changes therein are recognised in profit or loss.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.7 Investment properties *continued*

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

The fair value adjustments on investment properties are included in profit or loss as investment returns in the period in which these gains or losses arise. In determining the carrying amount of investment properties, the Group does not double count assets or liabilities that have already been recognised as separate assets or liabilities.

When the use of a property changes such that it is reclassified as property, plant and equipment or inventories, its fair value at the date of reclassification becomes its cost for subsequent accounting.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the property) is recognised in profit or loss.

40.8 Inventories

Inventories comprise finished goods, raw materials, work-in-progress, spares and properties held for development and sale.

(a) Finished goods, raw materials, work-in-progress and spares

These are measured at lower of cost and net realisable value. The cost of raw materials and spares are based on the weighted average cost method and includes expenditure incurred in acquiring the inventories and bringing them to their existing location and condition. Finished goods are stated at cost of raw material and also include an appropriate proportion of overheads. Work-in-progress is stated at cost of raw materials and directly attributable overheads. Net realisable value is the estimated selling price in the ordinary course of business less estimated selling expenses.

(b) Properties held for development and sale

Properties held for development and sale are classified as inventories and stated at the lower of cost and net realisable value. Cost includes the aggregate cost of development and other direct expenses. Net realisable value is estimated by the management, taking into account the expected price which can be ultimately achieved, based on prevailing market conditions and the anticipated costs to completion.

The amount of any write down of properties held for development and sale is recognised as an expense in the period the write down or loss occurs. Any reversal of write down arising from an increase in net realisable value is recognised in profit or loss in the period in which the increase occurs.

40.9 Contract work-in-progress

Contract work-in-progress represents the gross unbilled amount expected to be collected from customers for contract work performed to date. It is measured at contract cost incurred plus profits recognised to date less progress billing and less recognised losses. Contract work-in-progress is presented as part of other receivables in the statement of financial position for all contracts in which costs incurred plus recognised profits exceed progress billings. If progress billings exceed costs incurred plus recognised profits, then the difference is presented as part of other payables in the statement of financial position.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.10 Financial instruments

(a) Non-derivative financial assets

The Group initially recognises financial assets on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

Financial assets are initially measured at fair value. If the financial asset is not subsequently measured at fair value through profit or loss, the initial measurement includes transaction costs that are directly attributable to the asset's acquisition or origination. The Group subsequently measures financial assets at either amortised cost or fair value.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction when substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in such transferred financial asset that is created or retained by the Group is recognised as a separate asset or liability.

(i) Financial assets measured at fair value

A financial asset is subsequently measured at amortised cost using the effective interest method and net of any impairment loss, if:

- the asset is held within a business model with an objective to hold assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest.

Financial assets measured at amortised cost comprise trade receivables, due from related parties, other receivables, cash and cash equivalents, rent receivables and finance lease receivables.

Financial assets other than those classified as financial assets measured at amortised cost are subsequently measured at fair value with all changes in fair value recognised in profit or loss.

However, for investments in equity instruments that are not held for trading, the Group may elect at initial recognition to present gains and losses in other comprehensive income on an instrument by instrument basis. For instruments measured at fair value through other comprehensive income, gains and losses are never reclassified to profit or loss and no impairments are recognised in profit or loss.

Dividends earned from such investments are recognised in profit or loss unless the dividends clearly represent a recovery of part of the cost of the investment.

Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances and fixed deposits (with maturity of less than three months). Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.10 Financial instruments *continued*

(b) Non-derivative financial liabilities

The Group initially recognises debt securities issued and subordinated liabilities on the date that they originated. All other financial liabilities (including liabilities designated as fair value through profit or loss) are recognised initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument. The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Non-derivative financial liabilities comprise loans and borrowings, sukuk Notes and trade and other payables. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method.

40.11 Foreign currency

(a) Foreign currency transactions

Transactions in foreign currencies are translated to the respective functional currencies of Group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortised cost in foreign currency translated at the exchange rate at the end of the reporting year.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Foreign currency differences arising on retranslation are recognised in profit or loss.

(b) Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to AED at the exchange rates at the reporting date. The income and expenses of foreign operations are translated to AED at the average exchange rates for current year.

Foreign exchange differences arising on translation are recognised in other comprehensive income and presented in the foreign currency translation reserve in equity. When a foreign operation is disposed of 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 gain or loss on disposal.

When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to the non-controlling interests. When the Group disposes of only part of its interest in joint venture or an associate that includes a foreign operation while retaining significant influence, the relevant proportion of the cumulative amount is reclassified to profit or loss.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.12 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and risks specific to the obligation. Increases in provisions due to the passage of time are recognised in the consolidated statement of comprehensive income within 'finance costs'.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

40.13 Impairment

(a) Non-derivative financial assets

A financial asset not carried at fair value is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, economic conditions that correlated with defaults, adverse changes in the payment status of borrower or issuer, the disappearance of an active market for a security, or observable data indicating that there is a measurable decrease in expected cash flows for a group of financial assets.

The Group considers evidence of impairment for these assets at both an individual asset and a collective level. All individually significant assets are individually assessed for specific impairment. Those found individually not to be impaired are then collectively assessed for any impairment that has been incurred but not yet individually identified. Assets that are not individually significant are collectively assessed for impairment by grouping together receivables with similar risk characteristics.

In assessing collective impairment, the Group uses historical information on the timing of recoveries and the amount of loss incurred and makes an adjustment if current economic and credit conditions are such that the actual losses are likely to be greater or lesser than suggested by historical trends.

An impairment loss is calculated as the difference between an asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in an allowance account. When the Group considers that there are no realistic prospects of recovery of the asset, the related amount are written off. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.13 Impairment *continued*

(b) Equity-accounted investees

An impairment loss in respect of an equity accounted investee is measured by comparing the recoverable amount of the investment with its carrying amount. An impairment loss is recognised in profit or loss, and is reversed if there has been a favorable change in the estimates used to determine the recoverable amount.

(c) Non-financial assets

At each reporting date, the Group reviews the carrying amounts of the Group's non-financial assets (other than investment properties and inventories) to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated.

For goodwill and intangible assets that have indefinite useful lives or that are not available for use are tested annually for impairment.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU's. Goodwill arising from business combination is allocated to CGU or group of CGU's that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. An impairment loss is recognised if the carrying amount of an asset or its cash generating unit (CGU) exceeds in estimated receivable amount.

Impairment losses are recognised in profit or loss. 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.

An impairment loss in respect of goodwill is not reversed. Impairment losses, other than in respect of goodwill is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

40.14 Provision for employee's end of service benefits

A provision is made, using actuarial techniques, for the end service benefits due to employees in accordance with the UAE Labour Law for their years of service up to balance sheet date.

Furthermore, in accordance with Federal Labour Law No.7 of 1999 for pension and social security, employers are required to contribute 12.5% of the 'contribution calculated on salary' of those employees who are UAE nationals. These employees are also required to contribute 5% of the 'contribution calculated on salary' to the scheme. The Group's contribution is recognised as an expense in profit or loss as incurred. The employees and employers' contribution, to the extent remaining unpaid at the reporting date, has been shown under other liabilities.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.15 Leases

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether:

- the contract involved the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the Group has the right to direct the use of the asset. The Group has the right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where all the decisions about how and for what purpose the asset is used are predetermined, the Group has the right to direct the use of the asset if either:
 - the Group has the right to operate the asset; or
 - the Group designed the asset in a way that predetermines how and for what purpose it will be used.

At the inception or on reassessment of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

As a lessee

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-to-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discounted rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date; amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.15 Leases *continued*

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee or if the Group changes its assessment of whether it will exercise a purchase, extension or terminate option.

Lease liability is subsequently increased by the finance costs on the lease liability and decreased by lease payments made.

Each lease payment is allocated between the liability and finance cost. The finance costs is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-to-use assets that do not meet the definition of investment property in 'right-of-use'.

The Group has applied judgement to determine the lease term for some lease contracts in which it is a lessee that include renewal and termination options (Note 39). The assessment of whether the Group is reasonably certain to exercise such options impacts lease term, which significantly affects the amount of lease liabilities and right-of-use assets recognised.

The right-of-use assets within buildings includes offices, labour camps and warehouses and plant and equipment consists of a lease of a sewage treatment plant.

Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases of vehicle that have a lease term of 12 months or less and leases of low-value assets, including office equipment. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Variable lease payments

The Group leases land from the Government of Dubai for a period of 99 years. The Group was exempted to pay the lease rentals for the first ten years and thereafter, starting 1 February 2009, rental payments that are based on variable payment terms being 20% of the share of realised profit is payable to the Government of Dubai. As the lease payments are variable, no lease liability has been recognised for this lease. The Group has recognised the right-of-use asset as an investment property and is being carried at fair value in line with its accounting policy.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended
31 December 2024 *continued*

40 Material accounting policies *continued*

40.15 Leases *continued*

As a lessor

When the Group acts as a lessor, it determines at the lease commencement whether each lease is a finance lease or an operating lease. To classify each lease the Group makes an overall assessment of whether the lease transfer to the lessee substantially all of the risk and rewards of ownership incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for major part of the economic life of the asset.

When assets are leased out under an operating lease, the asset is included in the balance sheet based on the nature of the asset. Lease income is recognised over the term of the lease on a straight-line basis.

The Group recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'Revenue'.

40.16 Earnings per share

The Group presents basic and diluted earnings per share (EPS) data for its shares. Basic EPS is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of shares outstanding during the year. Weighted average number of shares outstanding is retrospectively adjusted to include the effect of any increase in the number of shares without a corresponding change in resources.

40.17 Current and deferred income tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and at the time of the transaction affect neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences;
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Dubai Investments PJSC and its subsidiaries

Notes to the consolidated financial statements for the year ended

31 December 2024 continued

40 Material accounting policies continued

40.17 Current and deferred income tax continued

Deferred tax assets are recognised for unused tax losses and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognise a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

In determining the amount of current and deferred tax the Group takes into account the impact of uncertain tax positions and whether additional taxes and penalties may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact the tax expense in the period that such a determination is made.

Pillar two

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's Ultimate Parent Entity is situated, has substantively enacted the Cabinet Decision No. 142 of 2024 on the Imposition of Top-up Tax on Multinational Enterprises. The Group falls within the scope of these rules from 1 January 2025 and is currently assessing its exposure to these rules.

There is uncertainty regarding whether the Pillar Two model rules create additional temporary differences, whether deferred taxes should be remeasured for the Pillar Two model rules, and which tax rate should be used to measure deferred taxes. In response to this uncertainty, the IASB and AASB issued amendments to IAS 12 'Income Taxes' on 23 May 2023 and 27 June 2023, respectively. These amendments introduce a mandatory temporary exception to the requirements of IAS 12, under which a company does not recognize or disclose information about deferred tax assets and liabilities related to the OECD/G20 BEPS Pillar Two model rules. The Group applied this temporary exception as of 31 December 2024.

40.18 Segment reporting

Segment results that are reported to the Board of Directors (Chief Operating Decision Maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.



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