

Dubai Investments PJSC and its subsidiaries
Condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim financial statements
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Review report on condensed consolidated interim financial statements to the board of directors and shareholders of Dubai Investments PJSC

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Dubai Investments PJSC (the "Company") and its subsidiaries (together, the "Group") as at 30 September 2023 and the related condensed consolidated interim statements of profit or loss and comprehensive income for the three-month and nine-month periods then ended and the condensed consolidated interim statements of cash flows and changes in equity for the nine-month period then ended and other explanatory notes. Management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with International Accounting Standard 34, 'Interim Financial Reporting' ("IAS 34"). Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of review

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

Conclusion

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

PricewaterhouseCoopers Limited Partnership Dubai Branch
14 November 2023

Murad Alnsour
Registered Auditor Number 1301
Dubai, United Arab Emirates

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of profit or loss

	Note	Three-month period ended 30 September		Nine-month period ended 30 September	
		2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Sale of goods and provision of services		295,489	280,781	870,229	1,126,939
Rental income		252,659	211,235	716,895	627,757
Contract revenue		45,919	75,252	134,300	180,515
Sale of properties		243,128	137,026	533,269	292,652
Gain on fair valuation of investment properties	10	100,795	-	515,704	27,924
Gain/(loss) on fair valuation of investments		(13,994)	(14,316)	103,724	(69,263)
Gain on sale of investments properties	10	-	-	1,100	-
Gain on sale of investments		1,712	982	39,468	13,523
Share of profit from equity accounted investees		27,488	36,833	48,127	50,587
Dividend income		14,473	16,874	36,354	29,869
Gain on disposal of controlling interest in a subsidiary and fair value gain on retained investment	19	-	980,415	-	980,415
Bargain purchase gain		-	-	-	11,479
Total income		967,669	1,725,082	2,999,170	3,272,397
Cost of sales and providing services	6	(568,335)	(490,072)	(1,576,133)	(1,479,411)
Administrative expenses	7	(93,558)	(108,752)	(315,755)	(319,377)
Finance costs		(112,471)	(61,689)	(318,933)	(174,833)
Net impairment losses on trade receivables		(8,710)	(11,570)	(89,100)	(14,918)
Finance income		14,037	59,916	40,169	170,840
Other income	8	10,415	8,888	20,193	24,686
Profit for the period		209,047	1,121,803	759,611	1,479,384
Profit attributable to:					
Owners of the Company		236,540	1,124,744	817,017	1,488,830
Non-controlling interests		(27,493)	(2,941)	(57,406)	(9,446)
Profit for the period		209,047	1,121,803	759,611	1,479,384
Earnings per share					
Basic and diluted earnings per share (AED)	15	0.06	0.26	0.19	0.35

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of comprehensive income

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Profit for the period	209,047	1,121,803	759,611	1,479,384
Other comprehensive income ('OCI'):				
<i>Items that will not be reclassified to profit or loss</i>				
Net change in fair value of investments at fair value through OCI	(39)	(83)	6,349	4,048
Share of other comprehensive loss of equity accounted investees'	(273)	(5,327)	(541)	(5,327)
Total other comprehensive income / (loss) for the period	(312)	(5,410)	5,808	(1,279)
Total comprehensive income for the period	208,735	1,116,393	765,419	1,478,105
Attributable to:				
Owners of the Company	236,231	1,119,359	822,068	1,487,609
Non-controlling interests	(27,496)	(2,966)	(56,649)	(9,504)
Total comprehensive income for the period	208,735	1,116,393	765,419	1,478,105

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of financial position

		30 September 2023	31 December 2022	30 September 2022
	<i>Note</i>	AED'000	AED'000	AED'000
Assets				
Non-current assets				
Property, plant and equipment	9	1,476,904	1,693,639	1,539,712
Right-of-use-assets		332,286	347,774	362,785
Goodwill and intangible assets		243,935	252,110	265,108
Investment properties	10	9,896,599	9,692,168	9,144,135
Investments at fair value through other comprehensive income	11	65,891	59,542	59,480
Other financial assets at fair value through profit or loss		39,965	43,928	48,728
Investments in equity accounted investees		1,545,907	1,528,464	1,613,220
Rent receivable		32,791	38,548	55,515
Inventories	12	174,008	253,680	243,305
Trade receivables		263,779	237,594	312,572
Other receivables		5,303	13,388	13,311
Total non-current assets		14,077,368	14,160,835	13,657,871
Current assets				
Inventories	12	1,387,522	1,209,628	1,860,295
Investments at fair value through profit or loss	11	1,958,524	1,757,842	1,629,006
Trade receivables		1,895,275	1,794,354	1,863,550
Due from related parties and other receivables		671,717	581,376	577,291
Short-term deposits with banks	14	101,946	110,138	75,364
Cash and cash equivalents	14	861,574	853,082	1,177,554
Asset held for sale	10(iv)	129,800	-	-
Total current assets		7,006,358	6,306,420	7,183,060
Total assets		21,083,726	20,467,255	20,840,931
EQUITY AND LIABILITIES				
EQUITY				
Share capital		4,252,020	4,252,020	4,252,020
Share premium		46	46	46
Capital reserve		25,502	25,502	25,502
Legal reserve		1,491,289	1,491,289	1,278,017
General reserve		1,433,939	1,445,397	1,445,397
Fair value reserve		(187,927)	(192,978)	(193,075)
Proposed dividend	17	-	531,503	-
Retained earnings		6,116,415	5,287,593	5,910,613
Equity attributable to owners of the Company		13,131,284	12,840,372	12,718,520
Non-controlling interests		129,162	196,602	209,947
Total equity		13,260,446	13,036,974	12,928,467

Dubai Investments PJSC and its subsidiaries

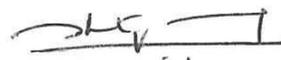
Condensed consolidated interim statement of financial position (continued)

		30 September 2023 AED'000	31 December 2022 AED'000	30 September 2022 AED'000
LIABILITIES				
Non-current liabilities				
Long-term bank borrowings	16	3,579,934	3,754,952	3,871,256
Lease liabilities		329,014	342,760	358,202
Other payables		141,720	108,803	202,112
Total non-current liabilities		4,050,668	4,206,515	4,431,570
Current liabilities				
Bank borrowings	16	1,737,454	1,466,893	1,381,526
Lease liabilities		37,658	39,730	39,755
Due to related parties, trade and other payables		1,997,500	1,717,143	2,059,613
Total current liabilities		3,772,612	3,223,766	3,480,894
Total liabilities		7,823,280	7,430,281	7,912,464
Total equity and liabilities		21,083,726	20,467,255	20,840,931

To the best of our knowledge, the condensed consolidated interim financial statements are prepared in all material respects, in accordance with IAS 34. These condensed consolidated interim financial statements were approved by the Board of Directors on 14 November 2023 and were signed on its behalf by:



Khalid Jassim Kalban
Vice – Chairman and Chief Executive Officer



Mushtaq Masood
Group Chief Financial Officer

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of cash flows

	Note	Nine-month period ended	
		30 September	
		2023	2022
		AED'000	AED'000
Cash flows from operating activities			
Profit for the period		759,611	1,479,384
<i>Adjustments for:</i>			
Depreciation		112,091	140,008
Amortisation of intangible assets		9,834	17,441
Impairment loss on property, plant and equipment	6	41,547	-
Revaluation loss on assets transferred from property, plant and equipment to investment properties	6	24,119	-
Gain on disposal of property, plant and equipment		(325)	(169)
Gain on fair valuation of investment properties	10	(515,704)	(27,924)
Gain on sale of investment properties	10	(1,100)	-
Gain on sale of investments		(39,468)	(13,523)
Gain on disposal of controlling interest in a subsidiary and fair value gain on retained investment	19	-	(980,415)
Share of profit from equity accounted investees		(48,127)	(50,587)
(Gain)/loss on fair valuation of investments		(103,724)	69,263
Bargain purchase gain		-	(11,479)
Net impairment losses on trade receivables		89,100	14,918
Reversal of write down of inventories to net realisable value	6	11,945	-
Finance income		(40,169)	(170,840)
Finance costs		318,933	174,833
Operating profit before changes in working capital		618,563	640,910
<i>Changes in:</i>			
- investments at fair value		(58,031)	(21,185)
- due from related parties, trade and other receivables		(276,330)	(321,264)
- inventories		412,871	227,717
- due to related parties, trade and other payables		330,774	150,796
- directors' fee paid		(17,500)	(12,000)
Net cash generated from operating activities		1,010,347	664,974
Cash flows from investing activities			
Consideration paid for acquisition of non-controlling interest		(6,651)	(6,926)
Disposal of controlling interest in a subsidiary	19	-	1,113,081
Additions to investment properties	10	(335,466)	(138,582)
Proceeds from disposal of investment property	10	97,001	-
Acquisition of property, plant and equipment	9	(34,721)	(37,562)
Proceeds from disposal of property, plant and equipment		951	5,019
Net additions to intangible assets		(1,659)	(581)
Finance income received		27,757	58,854
Net movement in equity accounted investees		30,684	(7,453)
Net cash (used in) / generated from investing activities		(222,104)	985,850
Cash flows from financing activities			
Proceeds from bank borrowings		813,304	1,284,200
Repayment of bank borrowings		(684,602)	(1,720,992)
Principal elements of lease payments		(29,257)	(19,541)
Additional contribution by non-controlling interests		3,500	-
Dividend paid to non-controlling interests		(7,293)	(1,999)
Dividend paid		(531,502)	(510,242)
Net movement in short term deposits	14	8,192	13,379
Finance costs		(311,002)	(174,833)
Net cash used in financing activities		(738,660)	(1,130,028)
Net increase in cash and cash equivalents		49,583	520,796
Cash and cash equivalents at 1 January		622,133	509,138
Cash and cash equivalents at 30 September		671,716	1,029,934
<i>Cash and cash equivalents comprise following:</i>			
Cash in hand, current and call accounts with banks	14	762,277	682,504
Short term deposits with banks (excluding those under lien)	14	99,297	495,050
Bank overdrafts, trust receipt loans and bills discounted		(189,858)	(147,620)
		671,716	1,029,934

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity For the nine-month period ended 30 September 2023

	-----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	Proposed dividend AED'000	Proposed directors' fee AED'000	Retained earnings AED'000	Sub total AED'000	Non-controlling interests AED'000	Total AED'000
Balance at 1 January 2022	4,252,020	46	25,502	1,278,017	1,445,397	(191,854)	510,242	12,000	4,740,221	12,071,591	224,721	12,296,312
Total comprehensive income for the period	-	-	-	-	-	-	-	-	1,488,830	1,488,830	(9,446)	1,479,384
Profit for the period	-	-	-	-	-	-	-	-	1,488,830	1,488,830	(9,446)	1,479,384
Other comprehensive income	-	-	-	-	-	4,106	-	-	-	4,106	(58)	4,048
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	4,106	-	-	-	4,106	(58)	4,048
Share of other comprehensive loss of equity accounted investees	-	-	-	-	-	(5,327)	-	-	-	(5,327)	-	(5,327)
Total other comprehensive loss for the period	-	-	-	-	-	(1,221)	-	-	-	(1,221)	(58)	(1,279)
Total comprehensive income / (loss) for the period	-	-	-	-	-	(1,221)	-	-	1,488,830	1,487,609	(9,504)	1,478,105
Transactions with owners, in their capacity as owners	-	-	-	-	-	-	-	-	-	-	-	-
<i>Contributions by and distributions to owners</i>	-	-	-	-	-	-	(510,242)	-	-	(510,242)	-	(510,242)
Dividend paid	-	-	-	-	-	-	(510,242)	-	-	(510,242)	-	(510,242)
Interim cash dividend declared	-	-	-	-	-	-	-	-	(318,901)	(318,901)	-	(318,901)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	(1,999)	(1,999)
Total contributions by and distribution to owners	-	-	-	-	-	-	(510,242)	-	(318,901)	(829,143)	(1,999)	(831,142)
Changes in ownership interests	-	-	-	-	-	-	-	-	463	463	(7,389)	(6,926)
Acquisition of non-controlling interest	-	-	-	-	-	-	-	-	463	463	(7,389)	(6,926)
Disposal of controlling interest in a subsidiary	-	-	-	-	-	-	-	-	-	-	4,118	4,118
Total contributions by and distribution to owners	-	-	-	-	-	-	-	-	463	463	(3,271)	(2,808)
Transactions with owners, in their capacity as owners	-	-	-	-	-	-	(510,242)	-	(318,438)	(828,680)	(5,270)	(833,950)
Other movements	-	-	-	-	-	-	-	(12,000)	-	(12,000)	-	(12,000)
Directors' fee paid	-	-	-	-	-	-	-	(12,000)	-	(12,000)	-	(12,000)
Total other movements	-	-	-	-	-	-	-	(12,000)	-	(12,000)	-	(12,000)
Balance at 30 September 2022	4,252,020	46	25,502	1,278,017	1,445,397	(193,075)	-	-	5,910,613	12,718,520	209,947	12,928,467

The notes set out on pages 9 to 19 form part of these condensed consolidated interim financial statements

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Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity For the nine-month period ended 30 September 2023 (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	Proposed dividend AED'000	Proposed directors' fee 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 period	-	-	-	-	-	-	-	-	817,017	817,017	(57,406)	759,611
Other comprehensive income	-	-	-	-	-	5,592	-	-	-	5,592	757	6,349
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	5,592	-	-	-	5,592	757	6,349
Share of other comprehensive loss of equity accounted investees ¹	-	-	-	-	-	(541)	-	-	-	(541)	-	(541)
Total other comprehensive income for the period	-	-	-	-	-	5,051	-	-	-	5,051	757	5,808
Total comprehensive income / (loss) for the period	-	-	-	-	-	5,051	-	-	817,017	822,068	(56,649)	765,419
Transactions with owners, in their capacity as owners	-	-	-	-	-	-	-	-	-	-	-	-
Contributions by and distributions to owners	-	-	-	-	-	-	(531,503)	-	-	(531,503)	(7,293)	(531,503)
Dividend paid (Note 12)	-	-	-	-	-	-	(531,503)	-	-	(531,503)	(7,293)	(531,503)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	(7,293)	(7,293)
Total contributions by and distribution to owners	-	-	-	-	-	-	(531,503)	-	-	(531,503)	(7,293)	(538,796)
Changes in ownership interests	-	-	-	-	-	-	-	-	-	-	-	-
Acquisition of non-controlling interest (Note 19)	-	-	-	-	-	-	-	-	347	347	(6,998)	(6,651)
Contribution by non-controlling interest	-	-	-	-	-	-	-	-	-	-	3,500	3,500
Total contributions by and distribution to owners	-	-	-	-	-	-	-	-	347	347	(3,498)	(3,151)
Transactions with owners, in their capacity as owners	-	-	-	-	-	-	(531,503)	-	347	(531,156)	(10,791)	(541,947)
Other movements	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Transfers	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Total other movements	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Balance at 30 September 2023	4,252,020	46	25,502	1,491,289	1,433,939	(187,927)	-	-	6,116,415	13,131,284	129,162	13,260,446

The notes set out on pages 9 to 19 form part of these condensed consolidated interim financial statements

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Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements For the nine-month period ended 30 September 2023

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. These condensed consolidated interim financial statements as at and for the nine-month period ended 30 September 2023 (“the current period”) comprise the financial statements of the Company and its subsidiaries (collectively referred to as “the Group”) and the Group’s interest in associates and joint arrangements.

The Group is primarily involved in the 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.

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

2. Statement of compliance

The condensed consolidated interim financial statements have been prepared in accordance with the International Accounting Standard (“IAS”) 34, Interim Financial Reporting issued by International Accounting Standard Board (“IASB”) a comply with the provisions of the UAE Companies law. The condensed consolidated interim financial statements does not include all of the information required for full annual consolidated financial statements, and should be read in conjunction with the audited consolidated financial statements of the Group for the year ended 31 December 2022. In addition, results for the period from 1 January 2023 to 30 September 2023 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2023.

3. Significant accounting policies

The accounting policies applied in the preparation of these condensed consolidated interim financial statements are consistent with those applied by the Group in its recent annual audited consolidated financial statements as at and for the year ended 31 December 2022, except for the adoption of new amendments to the accounting standards effective as of 1 January 2023, which did not have an impact on the condensed consolidated interim financial statements of the Group.

Amendment to standards and interpretations issued and effective during the financial year beginning 1 January 2023

- 1) Disclosure of Accounting Policies - amendments to IAS 1 and IFRS Practice Statement 2
- 2) Definition of Accounting Estimates - amendments to IAS 8
- 3) Deferred Tax related to Assets and Liabilities arising from a Single Transaction – amendments to IAS 12

The amendments listed above did not have any impact on the amounts recognised in prior periods and current period and are not expected to significantly affect the future periods.

New standards, interpretations and amendments issued but not yet effective for the year beginning 1 January 2023 and not early adopted by the Group

- 1) Classification of Liabilities as Current or Non-Current - amendments to IAS 1 (effective from 1 January 2024)
- 2) Lease liabilities in a Sale and Leaseback - Amendment to IFRS 16 (effective from 1 January 2024)
- 3) Non-current liabilities with covenants - amendments to IAS 1 (effective from 1 January 2024)

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 condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

4. Use of estimates and judgments

The preparation of condensed consolidated interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied in the preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2022.

5. Financial instruments

- Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 December 2022.

- Valuation of financial instruments

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: inputs that are quoted market price (unadjusted) in an active market for identical instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable 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 than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: inputs that are unobservable. This category includes all instruments where the valuation technique includes 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.

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:

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

5. Financial instruments (continued)

- Valuation of financial instruments (continued)

30 September 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	278,930	1,013,611	665,983	1,958,524
Financial assets at fair value through other comprehensive income	407	-	65,484	65,891
	<u>279,337</u>	<u>1,013,611</u>	<u>731,467</u>	<u>2,024,415</u>
31 December 2022	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Financial assets at fair value through profit or loss	251,179	969,133	537,530	1,757,842
Financial assets at fair value through other comprehensive income	398	-	59,144	59,542
	<u>251,577</u>	<u>969,133</u>	<u>596,674</u>	<u>1,817,384</u>

- Reconciliation of Level 3 fair value measurements of financial assets

	2023 AED'000	2022 AED'000
As at 1 January	596,674	524,408
Purchased during the period/year	153,438	134,483
Redeemed / sold during the period / year	(79,147)	(64,209)
Transfer to level 3*	14,831	-
Gain included in OCI		
- Net change in fair value (unrealised)	6,341	6,263
Gain/(loss) recorded in profit and loss		
- Net change in fair value (unrealised)	39,330	(4,271)
As at 30 September / 31 December	<u>731,467</u>	<u>596,674</u>

*These represent transfer from level 2 fair value measurements categories.

- Valuation techniques

The fair values of Level 3 financial instruments have been determined on the same basis and assumptions as for the year ended 31 December 2022.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

6. Cost of sales and providing services

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
<i>These mainly include:</i>				
Materials consumed	201,258	206,102	589,431	670,516
Cost of properties sold	226,931	129,474	496,670	272,524
Depreciation and amortisation	36,314	34,724	105,368	141,168
Impairment loss on property, plant and equipment (Note 9)	-	-	41,547	-
Revaluation loss on assets transferred from property, plant and equipment to investment properties (Note 9)	-	-	24,119	-
Staff costs	26,701	31,043	82,275	95,272
Share of Government of Dubai in the realised profits of a subsidiary	28,534	27,065	81,130	83,715
Infrastructure and development works cost sharing with Road and Transport Authority ("RTA")	7,270	7,270	21,810	21,810
Reversal of write down of inventories to net realisable value (Note 12)	(11,945)	-	(11,945)	-

7. Administrative expenses

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
<i>These mainly include:</i>				
Staff costs	55,499	56,286	164,265	188,225
Selling and marketing expenses	13,018	11,269	36,310	29,277
Depreciation and amortisation	5,572	3,846	16,557	16,281

8. Other income

Other income mainly includes advertisement income and miscellaneous income.

9. Property, plant and equipment

During the nine-month period ended 30 September 2023, the Group's additions to property, plant and equipment amounted to AED 34.72 million (year ended 31 December 2022: AED 80.52 million).

During the nine-month period ended 30 September 2023, the Group recognised an impairment loss of AED 41.55 million (nine-month period ended 30 September 2022: Nil).

Based on a change in use supported by observable actions, the Group reclassified an amount of AED 102 million from property, plant and equipment to investment properties during the nine-month period ended 30 September 2023 (Note 10), consequently, recorded a revaluation loss of AED 24.12 million during the nine-month period ended 30 September 2023 (nine-month period ended 30 September 2022: Nil).

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements For the nine-month period ended 30 September 2023 (continued)

10. Investment properties

Included in investment properties are mainly the following:

	30 September 2023 AED'000	31 December 2022 AED'000	30 September 2022 AED'000
- Infrastructure and ancillary facilities	5,388,614	5,293,183	5,353,977
- Plots of land for future development	1,339,692	1,585,843	1,492,524
- Residential facilities	1,053,533	968,354	693,264
- Retail and commercial facilities	1,554,079	1,282,481	1,031,087
- Labor camps and warehouses	560,681	562,307	573,283
	<u>9,896,599</u>	<u>9,692,168</u>	<u>9,144,135</u>

- (i) During the nine-month period ended 30 September 2023, additions to investment properties amounted to AED 335.47 million (year ended 31 December 2022: AED 161.96 million) which mainly included acquisition of a school campuses (included in retail and commercial facilities) in Sharjah. Further, the Group sold investment properties amounting to AED 97 million during the nine-month period ended 30 September 2023 (year ended 31 December 2022: Nil) and recorded gain of AED 1.10 million on sale of investment properties during the nine-month period ended 30 September 2023 (nine-month period ended 30 September 2022: Nil).
- (ii) During the nine-month period ended 30 September 2023, the Group has obtained fair values of;
- School campuses and recorded gain of AED 9.79 million (nine-month period ended 30 September 2022: Nil); and
 - Infrastructure and ancillary facilities leased to third parties built on the land (number 598-0100 and 597-0100 located in Jebel Ali Industrial Area). The fair valuation gain of AED 87.03 million (nine-month period ended 30 September 2022: fair valuation gain of AED 27.92 million) has been recorded which has arisen due to significant change in the contractual and expected net cash flows based on the terms of lease contracts with tenants on the land.
- (iii) As at 30 September 2023, given there had been a change of use supported by observable actions, the Group reclassified an amount of;
- AED 567.41 million from investment properties to inventories and recorded fair valuation gain of AED 359.59 million at the time of transfer (Note 12);
 - AED 44.37 million from inventories to investment properties and recorded fair valuation gain of AED 3.13 million at the time of transfer (Note 12); and
 - AED 102 million from property, plant and equipment to investment properties (Note 9).
- (iv) During the nine-month period ended 30 September 2023, the Group entered into a sale purchase agreement ("SPA") for the sale of a plot of land. As per the terms of the SPA, the sale will be recorded upon transfer of control of the property on handover, which is expected within one year from the reporting date. Accordingly, the Group classified the plot of land from investment properties to an asset held for sale on which the Group recorded gain of AED 57.80 million (nine-month period ended 30 September 2022: Nil).
- (v) The valuation of above properties (except for a plot of land held for sale) were carried out by independent registered valuers in accordance with the RICS Valuation – Global Standards issued by the Royal Institute of Chartered Surveyors using sales comparison, income capitalisation approach and income valuation approach taking into account requirements of IFRS 13 'Fair value measurements'.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements For the nine-month period ended 30 September 2023 (continued)

10 Investment properties (continued)

- (vi) The key assumptions used for valuation of the remaining investment properties are largely consistent with those adopted as at 31 December 2022 and accordingly the fair value of the investment properties have not changed significantly during the nine-month period ended 30 September 2023 and consequently, no fair valuation gain / loss has been recorded for the nine-month period ended 30 September 2023.
- (vii) Key assumptions and the significant unobservable inputs used in the fair value measurement of investment properties are as follows:

Type of property	Key assumptions
Infrastructure and ancillary facilities	Future contractual rental cash inflows, discount rate and outgoing expenses
Plots of land for future development and residential facilities	Market sales rates
Retail and commercial facilities and labor camps and warehouses	Future market rental cash inflows and capitalisation yield rates

11. Financial investments

	30 September 2023 AED'000	31 December 2022 AED'000	30 September 2022 AED'000
<i>Investments at fair value through other comprehensive income</i>			
- Equity securities (i)	65,891	59,542	59,480
<i>Investments at fair value through profit or loss</i>			
- Quoted equity securities and funds	490,288	378,978	225,350
- Unquoted equity securities, funds, bonds and sukus	1,468,236	1,378,864	1,403,656
(ii)	1,958,524	1,757,842	1,629,006
<i>Geographical distribution of investments</i>			
UAE	593,952	600,233	584,268
Other GCC countries	240,386	262,337	266,104
Other countries	1,190,077	954,814	838,114
(i)+(ii)	2,024,415	1,817,384	1,688,486

12. Inventories

Inventories at 30 September 2023 include properties held for development and sale in the ordinary course of business amounting to AED 1,317 million (31 December 2022: AED 1,215 million) and represent costs of land and expenditure incurred towards the development of properties for subsequent sale. The Group intends to develop/has developed these properties for sale and has classified these properties as long term or short term based on completion/future development plans.

Based on a change in use as mentioned in Note 10, the Group reclassified an amount of AED 567.41 million from investment properties to inventories and AED 44.37 million from inventories to investment properties during the nine-month period ended 30 September 2023.

For a particular property, net realisable value as at 30 September 2023 has been estimated by independent registered valuers in accordance with the RICS Valuation – Global Standards issued by the Royal Institute of Chartered Surveyors using a residual valuation approach. Based on this valuation, a reversal of provision for write down to net realisable value amounting to AED 11.95 million has been recognised during the nine-month period ended 30 September 2023 (nine-month period ended 30 September 2022: Nil).

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

13. Related party transactions

Significant related party transactions during the period were as follows:

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Rental income	6,488	-	7,550	-
Cooling charges	7,851	-	18,318	-
Compensation to key management personnel				
Short term benefits	8,193	8,309	28,604	24,050
Post-employment benefits	127	127	381	381

14. Short-term deposits with banks and cash and cash equivalents

	30 September 2023 AED'000	31 December 2022 AED'000	30 September 2022 AED'000
Short term deposits with banks			
Short term deposits with banks having maturity of more than 3 months	21,640	-	-
Short term deposits within UAE under lien with banks	80,306	110,138	75,364
	101,946	110,138	75,364
Cash and cash equivalents			
Cash in hand	2,434	1,517	1,782
Cash at bank within UAE (current accounts)	716,178	362,460	611,489
Cash at bank outside UAE – GCC Countries (current accounts)	-	7,349	2,819
Cash at bank outside UAE – Other countries (current accounts)	43,665	66,422	66,414
Short term deposits within UAE having maturity of less than 3 months	88,279	415,334	495,050
Short term deposits outside UAE having maturity of less than 3 months	11,018	-	-
	861,574	853,082	1,177,554

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

15. Basic and diluted earnings per share

	Three-month period ended 30 September		Nine-month period ended 30 September	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Profit attributable to Owners of the Company (AED'000)	236,540	1,124,744	817,017	1,488,830
Weighted average number of shares outstanding ('000s)	4,252,020	4,252,020	4,252,020	4,252,020
Basic and diluted earnings per share (AED)	0.06	0.26	0.19	0.35

16. Bank borrowings

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 relevant EIBOR/LIBOR/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.

17. Proposed dividend and directors' fee

- (i) At the Annual General Meeting held on 26 April 2023, 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 paid during the nine-month period ended 30 September 2023.
- (ii) At the Annual General Meeting held on 26 April 2023, the shareholders approved the proposed Directors' fee amounting to AED 17.5 million for the year ended 31 December 2022.

18. Capital commitments

	30 September 2023 AED'000	31 December 2022 AED'000
Capital commitments – contracted and committed	489,342	461,476

Commitments mainly include the following:

- Value of construction contracts awarded to contractors for real estate projects under development.
- Dubai Investments Park Development Company LLC, a subsidiary of the Company, had signed an agreement with RTA to share in the cost of infrastructure and development works of the adjoining areas. Total outstanding commitment as at 30 September 2023 amounts to AED 178.3 million (31 December 2022: AED 196.7 million) which will be invoiced and paid until 2029.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

19. Acquisition of non-controlling interest and disposal of controlling interest in subsidiaries

During the nine-month period ended 30 September 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%.

On 11 April 2022, the Group entered into a Sales and Purchase Agreement ("SPA") with a third party ("Buyer") for the disposal of the 50% equity interest in Emicool District Cooling LLC ("Emicool") against cash consideration.

On 25 July 2022, the Group signed a shareholders' agreement with the Buyer, transferred shares to the Buyer and received the consideration for the divestment of the equity interest resulting in the loss of control in Emicool which resulted in a gain of AED 980.42 million on the transaction which was reflected in the condensed consolidated interim financial statements for the nine-month period ending 30 September 2022.

Upon the loss of control during the nine-month period ending 30 September 2022, the Group derecognised the assets and liabilities of Emicool and its subsidiaries ("Emicool Group") and the retained investment of 50% in Emicool Group has been remeasured at fair value and accounted for as a joint venture under 'investment in an equity accounted investee'.

20. Corporate tax law

On 9 December 2022, the UAE Ministry of Finance released Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses ("Corporate Tax Law" or "the Law") to enact a Federal Corporate Tax ("CT") regime in the UAE. The CT regime is effective from 1 June 2023 and accordingly, it has an income tax related impact on the financial statements for accounting periods beginning on or after 1 June 2023.

The Cabinet of Ministers Decision No. 116 of 2022 specifies the threshold of income over which the 9% CT rate would apply and accordingly, the Law is now considered to be substantively enacted from the perspective of IAS 12 – Income Taxes. A rate of 9% will apply to taxable income exceeding AED 375,000, a rate of 0% will apply to taxable income not exceeding AED 375,000, and a rate of 0% will apply on qualifying income of qualifying free zone entities.

As the Group's accounting year ends on 31 December, accordingly the effective implementation date for the Group will start from 1 January 2024 to 31 December 2024, with the first return to be filed on or before 30 September 2025.

The Group will continue to assess the possible impact of the Corporate Tax Law on the Group consolidated financial statements, from current and deferred tax perspective, based on clarifications and guidance on the implementation of Corporate Tax Law.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

21. 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:

<i>Property</i>	development of real estate for sale and leasing
<i>Manufacturing, contracting and services</i>	manufacture and sale of materials used in construction projects, executing construction contracts, production of raw and architectural glass, pharmaceutical products, district cooling services, production, aluminium extruded products, laboratory furniture, healthcare and education
<i>Investments</i>	strategic minority investments in associates, investment banking, asset management and financial investments

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 condensed consolidated interim financial statements
For the nine-month period ended 30 September 2023 (continued)

21. Segment reporting (continued)

Information about reportable segments

<i>Business Segments</i>	Manufacturing, contracting and services					
	Property		Investments		Total	
	Nine-month period ended 30 September 2023	Nine-month period ended 30 September 2022	Nine-month period ended 30 September 2023	Nine-month period ended 30 September 2022	Nine-month period ended 30 September 2023	Nine-month period ended 30 September 2022
AED'000	AED'000	AED'000	AED'000	AED'000	AED'000	
Sales of goods and provision of services						
(i) at a point in time	58,949	11,073	800,267	862,136	19,589	892,798
(ii) over time	-	-	-	234,141	-	234,141
Total sales of goods and provision of services (i + ii)	58,949	11,073	800,267	1,096,277	19,589	1,126,939
Rental income	716,895	627,757	-	-	-	627,757
Contract revenue (over time)	-	-	134,300	180,515	-	180,515
Sale of properties (point in time)	533,269	292,652	-	-	-	292,652
Gain on fair valuation of investment properties	515,704	27,924	-	-	-	27,924
Gain/(loss) on fair valuation of investment	-	-	-	-	103,724	(69,263)
Gain on sale of investments	-	-	-	-	39,468	13,523
Gain on disposal of controlling interest in a subsidiary and fair value gain on retained investment	-	-	-	-	-	-
Bargain purchase gain	-	-	-	-	980,415	980,415
Others	1,100	-	-	-	11,479	11,479
Total income	1,825,917	959,406	934,567	1,276,792	1,036,199	3,272,397
Cost of sales and providing services	(828,427)	(517,735)	(747,706)	(961,676)	-	(1,479,411)
Administrative expenses	(78,252)	(52,023)	(138,254)	(168,302)	(99,052)	(319,377)
Finance costs	(213,109)	(90,543)	(41,348)	(47,159)	(37,131)	(174,833)
Net impairment losses on trade receivables	(77,461)	(466)	(11,639)	(14,452)	-	(14,918)
Finance income and other income	30,672	71,316	4,564	66,867	57,343	195,526
Profit for the period	659,340	369,955	184	152,070	957,359	1,479,384
Profit attributable to:						
Owners of the Company	698,599	371,274	13,633	161,854	955,702	1,488,830
Non – controlling interests	(39,259)	(1,319)	(13,449)	(9,784)	(4,698)	(9,446)
Profit for the period	659,340	369,955	184	152,070	957,359	1,479,384
30 September 2023	31 December 2022	30 September 2023	31 December 2022	30 September 2023	31 December 2022	30 September 2023
AED'000	AED'000	AED'000	AED'000	AED'000	AED'000	AED'000
14,790,863	13,949,196	2,020,108	2,105,464	4,272,755	4,412,595	21,083,726
5,196,317	4,869,290	1,274,848	1,370,238	1,352,115	1,190,753	7,823,280
Assets						
Liabilities						

The Group's revenue is mainly earned from transactions carried out in UAE and other countries.