

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

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim financial statements

For the six-month period ended 30 June 2023

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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 June 2023 and the related condensed consolidated interim statements of profit or loss and comprehensive income for the three-month and six-month periods then ended and the condensed consolidated interim statements of cash flows and changes in equity for the six-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
3 August 2023

Virendra Dhirajlal Lodhia
Registered Auditor Number 5443
Dubai, United Arab Emirates

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of profit or loss

Note	Three-month period ended		Six-month period ended	
	30 June		30 June	
	2023	2022	2023	2022
	AED'000	AED'000	AED'000	AED'000
Sale of goods and provision of services	286,828	436,781	574,740	846,158
Rental income	239,047	207,204	464,236	416,522
Contract revenue	35,281	63,952	88,381	105,263
Sale of properties	154,820	89,038	290,141	155,626
Gain on fair valuation of investment properties	10	163,507	27,924	414,909
Gain/(loss) on fair valuation of investments		79,695	(67,801)	117,718
Gain on sale of investments properties	10	-	-	1,100
Gain on sale of investments		22,933	4,768	37,756
Share of profit from equity accounted investees		14,402	6,343	20,639
Dividend income		16,174	6,585	21,881
Bargain purchase gain		-	11,479	-
Total income		1,012,687	786,273	2,031,501
Cost of sales and providing services	6	(489,541)	(524,507)	(1,007,798)
Administrative expenses	7	(114,143)	(103,938)	(222,197)
Finance costs		(113,484)	(65,462)	(206,462)
Net impairment losses on trade receivables		(77,892)	(1,739)	(80,390)
Finance income		13,626	57,614	26,132
Other income	8	5,275	6,800	9,778
Profit for the period		236,528	155,041	550,564
Profit attributable to:				
Owners of the Company		266,032	161,538	580,477
Non-controlling interests		(29,504)	(6,497)	(29,913)
Profit for the period		236,528	155,041	550,564
Earnings per share				
Basic and diluted earnings per share (AED)	15	0.06	0.04	0.14

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of comprehensive income

	Three-month period ended		Six-month period ended	
	30 June		30 June	
	2023	2022	2023	2022
	AED'000	AED'000	AED'000	AED'000
Profit for the period	236,528	155,041	550,564	357,581
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	9	(60)	6,388	4,131
Share of other comprehensive loss of equity accounted investees'	(268)	-	(268)	-
Total other comprehensive loss for the period	(259)	(60)	6,120	4,131
Total comprehensive income for the period	236,269	154,981	556,684	361,712
Attributable to:				
Owners of the Company	265,771	161,494	585,837	368,250
Non-controlling interests	(29,502)	(6,513)	(29,153)	(6,538)
Total comprehensive income for the period	236,269	154,981	556,684	361,712

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of financial position

		30 June 2023	31 December 2022	30 June 2022
	<i>Note</i>	AED'000	AED'000	AED'000
Assets				
Non-current assets				
Property, plant and equipment	9	1,494,538	1,693,639	1,557,013
Right-of-use-assets		341,973	347,774	371,480
Goodwill and intangible assets		246,702	252,110	268,434
Investment properties	10	9,945,963	9,692,168	9,077,174
Investments at fair value through other comprehensive income	11	65,930	59,542	59,558
Other financial assets at fair value through profit or loss		40,117	43,928	49,090
Investments in equity accounted investees		1,479,465	1,528,464	353,743
Rent receivable		31,837	38,548	48,291
Inventories	12	254,246	253,680	243,305
Trade receivables		241,207	237,594	266,382
Other receivables		5,229	13,388	13,378
Total non-current assets		14,147,207	14,160,835	12,307,848
Current assets				
Inventories	12	1,438,147	1,209,628	1,979,566
Investments at fair value through profit or loss	11	2,006,782	1,757,842	1,620,607
Trade receivables		1,934,494	1,794,354	1,853,831
Due from related parties and other receivables		620,764	581,376	637,952
Short-term deposits with banks	14	187,471	110,138	68,599
Cash and cash equivalents	14	528,476	853,082	483,413
Assets of a disposal group classified as held for sale	19	-	-	2,943,015
Total current assets		6,716,134	6,306,420	9,586,983
Total assets		20,863,341	20,467,255	21,894,831
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		(187,618)	(192,978)	(187,690)
Proposed dividend	17	-	531,503	-
Retained earnings		5,879,875	5,287,593	5,104,770
Equity attributable to owners of the Company		12,895,053	12,840,372	11,918,062
Non-controlling interests		159,414	196,602	214,912
Total equity		13,054,467	13,036,974	12,132,974

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of financial position (continued)

		30 June 2023	31 December 2022	30 June 2022
	<i>Note</i>	AED'000	AED'000	AED'000
LIABILITIES				
Non-current liabilities				
Long-term bank borrowings	16	3,727,486	3,754,952	3,761,660
Lease liabilities		339,532	342,760	362,250
Other payables		105,961	108,803	183,673
Total non-current liabilities		<u>4,172,979</u>	<u>4,206,515</u>	<u>4,307,583</u>
Current liabilities				
Bank borrowings	16	1,630,866	1,466,893	2,155,709
Lease liabilities		37,960	39,730	40,816
Due to related parties, trade and other payables		1,967,069	1,717,143	1,769,497
Liabilities of a disposal group classified as held for sale	19	-	-	1,488,252
Total current liabilities		<u>3,635,895</u>	<u>3,223,766</u>	<u>5,454,274</u>
Total liabilities		<u>7,808,874</u>	<u>7,430,281</u>	<u>9,761,857</u>
Total equity and liabilities		<u>20,863,341</u>	<u>20,467,255</u>	<u>21,894,831</u>

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 3 August 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(s)	Six-month period ended	
		30 June	
		2023	2022
		AED'000	AED'000
Cash flows from operating activities			
Profit for the period		550,564	357,581
<i>Adjustments for:</i>			
Depreciation		73,270	104,820
Amortisation of intangible assets		6,769	14,059
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		(225)	(138)
Gain on fair valuation of investment properties		(414,909)	(27,924)
Gain on sale of investment properties		(1,100)	-
Gain on sale of investments		(37,756)	(13,451)
Loss on disposal of a subsidiary		-	910
Share of profit from equity accounted investees		(20,639)	(13,754)
(Gain)/loss on fair valuation of investments		(117,718)	54,947
Bargain purchase gain		-	(11,479)
Net impairment losses on trade receivables		80,390	3,348
Finance income		(26,132)	(110,924)
Finance costs		206,462	113,144
Operating profit before changes in working capital		364,642	471,139
<i>Changes in:</i>			
- investments at fair value		(93,734)	6,790
- due from related parties, trade and other receivables		(237,839)	(328,433)
- inventories		236,934	108,446
- due to related parties, trade and other payables		264,584	161,142
- directors' fee paid		(17,500)	(12,000)
Net cash generated from operating activities		517,087	407,084
Cash flows from investing activities			
Consideration paid for acquisition of non-controlling interest		(6,651)	(6,926)
Disposal of controlling interest in a subsidiary		-	4,118
Additions to investment properties		(298,806)	(71,621)
Proceeds from disposal of investment property		97,001	-
Acquisition of property, plant and equipment		(23,266)	(28,266)
Proceeds from disposal of property, plant and equipment		851	4,909
Net additions to intangible assets		(1,361)	(525)
Finance income received		19,121	49,979
Net movement in equity accounted investees		69,638	(2,398)
Net cash used in investing activities		(143,473)	(50,730)
Cash flows from financing activities			
Proceeds from bank borrowings		706,407	2,192,618
Repayment of bank borrowings		(513,521)	(2,034,320)
Principal elements of lease payments		(18,392)	(14,457)
Additional contribution by non-controlling interests		3,500	-
Dividend paid to non-controlling interests		(4,537)	-
Dividend paid		(531,503)	(510,242)
Net movement in short term deposits	14	(77,333)	20,144
Finance costs		(201,353)	(113,144)
Net cash used in financing activities		(636,732)	(459,401)
Net decrease in cash and cash equivalents		(263,118)	(103,047)
Cash and cash equivalents at 1 January		622,133	509,138
Cash and cash equivalents at 30 June		359,015	406,091
<i>Cash and cash equivalents comprise following:</i>			
Cash in hand, current and call accounts with banks*	14	452,156	585,321
Short term deposits with banks (excluding those under lien)	14	76,320	2,600
Bank overdrafts, trust receipt loans and bills discounted		(169,461)	(181,830)
		359,015	406,091

*As at 30 June 2022, Cash in hand, current and call accounts with banks include balance of AED 104,508 thousand pertaining to assets of a disposal group classified as held for sale.

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity For the six-month period ended 30 June 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												
Profit for the period	-	-	-	-	-	-	-	-	364,086	364,086	(6,505)	357,581
Other comprehensive income												
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	4,164	-	-	-	4,164	(33)	4,131
Total other comprehensive income for the period	-	-	-	-	-	4,164	-	-	-	4,164	(33)	4,131
Total comprehensive income for the period	-	-	-	-	-	4,164	-	-	364,086	368,250	(6,538)	361,712
Transactions with owners, in their capacity as owners												
<i>Contributions by and distributions to owners</i>												
Dividend paid	-	-	-	-	-	-	(510,242)	-	-	(510,242)	-	(510,242)
Total contributions by and distribution to owners	-	-	-	-	-	-	(510,242)	-	-	(510,242)	-	(510,242)
<i>Changes in ownership interests</i>												
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)	-	463	(509,779)	(3,271)	(513,050)
Other movements												
Directors' fee paid	-	-	-	-	-	-	-	(12,000)	-	(12,000)	-	(12,000)
Total other movements	-	-	-	-	-	-	-	(12,000)	-	(12,000)	-	(12,000)
Balance at 30 June 2022	4,252,020	46	25,502	1,278,017	1,445,397	(187,690)	-	-	5,104,770	11,918,062	214,912	12,132,974

Dubai Investments PJSC and its subsidiaries

Condensed consolidated interim statement of changes in equity For the six-month period ended 30 June 2023 (continued)

	-----Equity attributable to owners of the Company-----										Non-controlling interests AED'000	Total AED'000
	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		
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												
Profit for the period	-	-	-	-	-	-	-	-	580,477	580,477	(29,913)	550,564
Other comprehensive income												
Net change in fair value of investments at fair value through OCI	-	-	-	-	-	5,628	-	-	-	5,628	760	6,388
Share of other comprehensive loss of equity accounted investees'	-	-	-	-	-	(268)	-	-	-	(268)	-	(268)
Total other comprehensive income for the period	-	-	-	-	-	5,360	-	-	-	5,360	760	6,120
Total comprehensive income for the period	-	-	-	-	-	5,360	-	-	580,477	585,837	(29,153)	556,684
Transactions with owners, in their capacity as owners												
<i>Contributions by and distributions to owners</i>												
Dividend paid	-	-	-	-	-	-	(531,503)	-	-	(531,503)	-	(531,503)
Dividend paid by subsidiaries	-	-	-	-	-	-	-	-	-	-	(4,537)	(4,537)
Total contributions by and distribution to owners	-	-	-	-	-	-	(531,503)	-	-	(531,503)	(4,537)	(536,040)
<i>Changes in ownership interests</i>												
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)	(8,035)	(539,191)
Other movements												
Transfers	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Total other movements	-	-	-	-	(11,458)	-	-	-	11,458	-	-	-
Balance at 30 June 2023	4,252,020	46	25,502	1,491,289	1,433,939	(187,618)	-	-	5,879,875	12,895,053	159,414	13,054,467

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements
For the six-month period ended 30 June 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 six-month period ended 30 June 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 June 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 2023, except for the accounting policy disclosed below on disposal group classified as held for sale and 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 six-month period ended 30 June 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 six-month period ended 30 June 2023 (continued)

5. Financial instruments (continued)

- Valuation of financial instruments (continued)

<i>30 June 2023</i>	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Financial assets at fair value through profit or loss	304,943	1,035,569	666,270	2,006,782
Financial assets at fair value through other comprehensive income	420	-	65,510	65,930
	305,363	1,035,569	731,780	2,072,712
<i>31 December 2022</i>	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
	251,577	969,133	596,674	1,817,384

- 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	115,672	134,483
Redeemed / sold during the period / year	(42,338)	(64,209)
Transfer to level 3	14,831	-
Gain included in OCI		
- Net change in fair value (unrealised)	4,480	6,263
Gain / (loss) recorded in profit and loss		
- Net change in fair value (unrealised)	42,461	(4,271)
As at 30 June / 31 December	731,780	596,674

There were transfers between Level 2 and Level 3 fair value measurements.

- 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 six-month period ended 30 June 2023 (continued)

6. Cost of sales and providing services

	Three-month period ended 30 June		Six-month period ended 30 June	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
<i>These mainly include:</i>				
Materials consumed	187,198	236,937	388,173	464,414
Cost of properties sold	143,977	82,450	269,739	143,050
Depreciation and amortisation	36,235	55,296	69,054	106,444
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)	18,252	-	24,119	-
Staff costs	28,396	32,867	55,574	64,229
Share of Government of Dubai in the realised profits of a subsidiary	27,494	28,253	52,596	56,650
Infrastructure and development works cost sharing with Road and Transport Authority ("RTA")	7,270	7,270	14,540	14,540

7. Administrative expenses

	Three-month period ended 30 June		Six-month period ended 30 June	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
<i>These mainly include:</i>				
Staff costs	54,517	63,116	108,766	131,939
Selling and marketing expenses	10,365	17,128	23,292	26,636
Depreciation and amortisation	3,281	5,106	10,985	12,435

8. Other income

Other income mainly includes advertisement income and miscellaneous income.

9. Property, plant and equipment

During the six-month period ended 30 June 2023, the Group's additions to property, plant and equipment amounted to AED 23.27 million (year ended 31 December 2022: AED 80.52 million).

During the six-month period ended 30 June 2023, the Group recognised an impairment loss of AED 41.55 million (six-month period ended 30 June 2022: AED 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 six-month period ended 30 June 2023 (Note 10), consequently, recorded a revaluation loss of AED 24.12 million during the six-month period ended 30 June 2023 (six-month period ended 30 June 2022: AED Nil).

Dubai Investments PJSC and its subsidiaries

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

10. Investment properties

Included in investment properties are mainly the following:

	30 June 2023 AED'000	31 December 2022 AED'000	30 June 2022 AED'000
- Infrastructure and ancillary facilities	5,388,485	5,293,183	5,325,144
- Plots of land for future development	1,410,970	1,585,843	1,471,509
- Residential facilities	1,042,807	968,354	1,013,399
- Retail and commercial facilities	1,542,472	1,282,481	693,264
- Labor camps and warehouses	561,229	562,307	573,858
	9,945,963	9,692,168	9,077,174

- (i) During the six-month period ended 30 June 2023, additions to investment properties amounted to AED 298.81 million (year ended 31 December 2022: AED 161.96 million) which mainly include acquisition of a school campuses in Sharjah. Further, the Group sold investment properties amounted to AED 97 million during the six-month period ended 30 June 2023 (year ended 31 December 2022: AED Nil) and recorded gain of AED 1.1 million on sale of investment properties during the six-month period ended 30 June 2023 (six-month period ended 30 June 2022: AED Nil).
- (ii) During the six-month period ended 30 June 2023, the Group has obtained fair values of;
- School campuses and recorded gain of AED 9.79 million (six-month period ended 30 June 2022: Nil);
 - 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 (six-month period ended 30 June 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 June 2023, given there had been a change of use supported by observable actions, the Group reclassified an amount of;
- AED 510.39 million from investment properties to inventories and recorded fair valuation gain of AED 316.04 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) The valuation of above properties 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’.
- (v) 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 six-month period ended 30 June 2023 and consequently, no fair valuation gain / loss has been recorded for the six-month period ended 30 June 2023.

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Notes to the condensed consolidated interim financial statements

For the six-month period ended 30 June 2023 (continued)

10 Investment properties (continued)

- (vi) 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 June 2023 AED'000	31 December 2022 AED'000	30 June 2022 AED'000
<i>Investments at fair value through other comprehensive income</i>			
- Equity securities (i)	65,930	59,542	59,558
<i>Investments at fair value through profit or loss</i>			
- Held for trading quoted equity securities and funds	514,875	378,978	215,544
- Unquoted equity securities, funds, bonds and sukus	1,491,907	1,378,864	1,405,063
(ii)	2,006,782	1,757,842	1,620,607
<i>Geographical distribution of investments</i>			
UAE	682,264	600,233	566,569
Other GCC countries	274,827	262,337	277,157
Other countries	1,115,621	954,814	836,439
(i)+(ii)	2,072,712	1,817,384	1,680,165

12. Inventories

Inventories at 30 June 2023 include properties held for development and sale in the ordinary course of business amounting to AED 1,453 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 510.39 million from investment properties to inventories and AED 44.37 million from inventories to investment properties during the six-month period ended 30 June 2023.

Net realisable value ("NRV") estimates are subjective in nature and involve uncertainties and matters of significant judgement and therefore, cannot be determined with precision. The Group has considered whether there are any indicators, such as comparable market transactions giving rise to lower sales values, to show that the estimated NRV for properties held for development and sale are less than the carrying values. Based on their assessment, management have concluded that no provision for NRV is required to be recorded.

Dubai Investments PJSC and its subsidiaries

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

13. Related party transactions

Significant related party transactions during the period were as follows:

	Three-month period ended 30 June		Six-month period ended 30 June	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Rental income	531	-	1,062	-
Cooling charges	7,397	-	10,467	-
Compensation to key management personnel				
Short term benefits	10,578	7,753	20,411	15,741
Post-employment benefits	127	127	254	254

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

	30 June 2023 AED'000	31 December 2022 AED'000	30 June 2022 AED'000
Short term deposits with banks			
Short term deposits with banks having maturity of more than 3 months	1,640	-	-
Short term deposits within UAE under lien with banks	185,831	110,138	68,599
	187,471	110,138	68,599
Cash and cash equivalents			
Cash in hand	2,852	1,517	1,301
Cash at bank within UAE (current accounts)	385,462	362,460	371,174
Cash at bank outside UAE – GCC Countries (current accounts)	4,795	7,349	54,270
Cash at bank outside UAE – Other countries (current accounts)	59,047	66,422	54,068
Short term deposits within UAE having maturity of less than 3 months	76,320	415,334	2,600
	528,476	853,082	483,413

15. Basic and diluted earnings per share

	Three-month period ended 30 June		Six-month period ended 30 June	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Profit attributable to Owners of the Company (AED'000)	266,032	161,538	580,477	364,086
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	0.04	0.14	0.09

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements

For the six-month period ended 30 June 2023 (continued)

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.

The Group has exposure to interbank offered rates subject to reform that are yet to transition to risk-free rates in relation to the USD LIBOR denominated borrowings. The Group continues to monitor the impact of the interest rate benchmark reform on their contracts and arrangements on an ongoing basis and have either transitioned or are in the process of transitioning to alternative benchmark rates.

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 six-month period ended 30 June 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 June 2023 AED'000	31 December 2022 AED'000
Capital commitments – contracted and committed	513,841	461,473

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 June 2023 amounts to AED 178.3 million (31 December 2022: AED 196.7 million) which will be invoiced and paid until 2029.

19. Disposal of controlling interest in subsidiaries and acquisition of non-controlling interest

During the six-month period ended 30 June 2022, the Group committed to a plan to divest 50% equity interest in Emicool District Cooling LLC ("Emicool") upon receipt of an offer from a third party ("Buyer"). Further, on 11 April 2022, the Group entered into sales and purchase agreement ("SPA") with the Buyer for the disposal against cash consideration. Accordingly, assets and liabilities of Emicool and its subsidiaries ("the disposal group") were classified as held for sale as at 30 June 2022.

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.

During the six-month period ended 30 June 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%.

Dubai Investments PJSC and its subsidiaries

Notes to the condensed consolidated interim financial statements

For the six-month period ended 30 June 2023 (continued)

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.

The Group will be subject to CT commencing 1 January 2024. Based on the information available to date, the Group assessed the deferred tax implications and concluded it is not expected to be significant as of and for the six-month period ended 30 June 2023. As certain other cabinet decisions are pending as on the date of these condensed consolidated interim financial statements, the Group will continue to assess the impact of these pending cabinet decisions on deferred taxes as and when finalised and published. Impact if any, will be accordingly reflected in the Group’s financial statements when such additional information will be substantively issued.

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 manufacture and sale of materials used in construction projects, executing construction contracts, production of raw and architectural glass, pharmaceutical products, district cooling services, production,
<i>Manufacturing, contracting and services</i>	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.

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

21. Segment reporting (continued)

Information about reportable segments

<i>Business Segments</i>	Property		Manufacturing, contracting and services		Investments		Total	
	Six-month period ended 30 June		Six-month period ended 30 June		Six-month period ended 30 June		Six-month period ended 30 June	
	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000	2023 AED'000	2022 AED'000
Sales of goods and provision of services								
(i) at a point in time	40,486	7,720	528,196	588,612	6,058	15,685	574,740	612,017
(ii) over time	-	-	-	234,141	-	-	-	234,141
Total sales of goods and provision of services (i + ii)	40,486	7,720	528,196	822,753	6,058	15,685	574,740	846,158
Rental income	464,236	416,522	-	-	-	-	464,236	416,522
Contract revenue (over time)	-	-	88,381	105,263	-	-	88,381	105,263
Sale of properties (over time)	290,141	155,626	-	-	-	-	290,141	155,626
Gain on fair valuation of investment properties	414,909	27,924	-	-	-	-	414,909	27,924
Gain/(loss) on fair valuation of investment	-	-	-	-	117,718	(54,947)	117,718	(54,947)
Gain on sale of investments	-	-	-	-	37,756	12,541	37,756	12,541
Bargain purchase gain	-	-	-	-	-	11,479	-	11,479
Others	1,100	-	-	-	42,520	26,749	43,620	26,749
Total income	1,210,872	607,792	616,577	928,016	204,052	11,507	2,031,501	1,547,315
Cost of sales and providing services	(512,737)	(302,315)	(495,061)	(687,024)	-	-	(1,007,798)	(989,339)
Administrative expenses	(48,105)	(34,719)	(95,606)	(113,350)	(78,486)	(62,556)	(222,197)	(210,625)
Finance costs	(140,987)	(50,694)	(26,494)	(37,975)	(38,981)	(24,475)	(206,462)	(113,144)
Net impairment losses on trade receivables	(75,176)	(466)	(5,214)	(2,882)	-	-	(80,390)	(3,348)
Finance income and other income	15,382	27,033	3,089	65,905	17,439	33,784	35,910	126,722
Profit/(loss) for the period	449,249	246,631	(2,709)	152,690	104,024	(41,740)	550,564	357,581
Profit attributable to:								
Owners of the Company	470,743	246,759	4,994	157,659	104,740	(40,332)	580,477	364,086
Non – controlling interests	(21,494)	(128)	(7,703)	(4,969)	(716)	(1,408)	(29,913)	(6,505)
Profit/(loss) for the period	449,249	246,631	(2,709)	152,690	104,024	(41,740)	550,564	357,581
	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022
Assets	14,640,339	13,949,196	2,016,454	2,105,464	4,206,548	4,412,495	20,863,341	20,467,255
Liabilities	5,199,721	4,869,290	1,277,293	1,370,234	1,331,860	1,190,753	7,808,874	7,430,281

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