Gulf General Investments Co. PSC and its subsidiaries

Consolidated financial statements

31 December 2014

Gulf General Investments Co. PSC and its subsidiaries

Consolidated financial statements
31 December 2014

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BOARD OF DIRECTORS REPORT FOR THE YEAR ENDED 31ST DECEMBER 2014

Dear Shareholders,

It is our pleasure to meet you and to present our 41st Annual Report, which includes the consolidated financial statements of Gulf General Investments Co. PSC and its subsidiaries (together referred to as "the Group") as on 31 December 2014 and group activities and their results.

2014 is the 2nd consecutive year of profit after 3 years of continuous loss since the financial crisis.

The drop in oil prices will be in favour of the subsidiaries of the Company.

In real estate, the Group has increase in the rental rates, and the occupancy is also high. New real estate developments have been started in different parts of Dubai.

The Group has shifted the business model with the GDP model of UAE, and especially Dubai, and has started activities in retail, hospitality, entertainment and gourmet sectors in Dubai.

Banks have started approaching the Group, offering facilities for its subsidiaries.

The following are the financial results of the Group:

- **Revenue**
  Revenue of the group for the year 2014 was **AED 1.38** billion, as compared to **AED 1.71** billion in previous year.

- **Expenditure**
  Total expenditure, which consists of Administrative expenses and Distribution expenses, for the Group is **AED 314.5** million for the year 2014, compared to **AED 341.9** million in the year 2013.

- **Net Profit**
  The Group has achieved a profit of **AED 115** million during the year 2014 as compared to profit of **AED 110.6** million for the year 2013. The main reason for the profit is the overall performance of all our subsidiaries.

- **Assets**
  The total assets of the Group amounted to **AED 6.11** billion for the year 2014 as compared to **AED 6.37** billion in the year 2013.

- **Shareholders' equity**
  Shareholders equity, including the minority interest, is **AED 1.38** billion for the year 2014, as compared to **AED 1.29** billion in the year 2013.

The main objective of the Board of Directors is the benefit of Group as well as its shareholders. Hence, we are working hard to carefully assess the investments of the Group and to assure continued profit for the coming years and enhance the value of the group investments.

We thank all shareholders and the Government authorities for their support towards our Company.

We thank all the Group Management and all the staff and auditors for their contributions and co-operation, which helped the Group in successfully achieving its target.

On behalf of the Board of Directors

....

Director

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Independent auditors' report

The Shareholders
Gulf General Investments Co. PSC

Auditors' report on the audit of consolidated financial statements

We have audited the accompanying consolidated financial statements of Gulf General Investments Co. PSC ("the Company") and its subsidiaries (collectively referred to as "the Group"), which comprise the consolidated statement of financial position as at 31 December 2014, the consolidated income statement, consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a significant accounting policies and other explanatory information.

Management's responsibility for the consolidated financial statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, 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.

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2014, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards.

Independent auditors' report (continued)

Other matter

The consolidated financial statements of the Group as at and for the year ended 31 December 2013 were audited by another auditor who expressed an unmodified audit opinion on the consolidated financial statements for the year ended 31 December 2013 on 26 March 2014.

Report on other legal and regulatory requirements

As required by the UAE Federal Law No. 8 of 1984 (as amended), we further confirm that we have obtained all information and explanations necessary for our audit; the financial statements comply, in all material respects, with the applicable requirements of the UAE Federal Law (8) of 1984 (as amended) and the Articles of Association of the Company; that proper financial records have been kept by the Company; and the contents of the Directors' report which relate to these consolidated financial statements are in agreement with the Company's financial records. We are not aware of any violation of the above mentioned Law and the Articles of Association having occurred during the year ended 31 December 2014, which may have had a material adverse effect on the business of the Company or its financial position.

KPMG

KPMG Lower Gulf Limited
Muhammad Tariq
Registration No: 793
Dubai, United Arab Emirates

Date: 23 MAR 2015

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of financial position
as at 31 December 2014

	Note	2014 AED '000	2013 AED '000
Assets			
Non-current assets			
Property, plant and equipment	5	**450,572**	697,951
Investment properties	6	**2,255,341**	2,280,852
Goodwill	7	**11,500**	12,000
Investments in associates and joint ventures	8	**301,511**	103,791
Investments in securities	9	**79,532**	190,578
Trade and other receivables	13a	**352,343**	377,666
		3,450,799	3,662,838
Current assets			
Properties held for development and sale	10	**607,878**	409,982
Inventories	11	**94,238**	129,528
Due from related parties	12	**189,626**	142,983
Trade and other receivables	13a	**811,287**	1,094,479
Re-insurance contract assets	13b	**192,139**	157,012
Investments in securities	9	**359,190**	386,865
Cash in hand and at bank	14	**408,018**	383,353
		2,662,376	2,704,202
Total assets		**6,113,175**	6,367,040

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of financial position (continued)
as at 31 December 2014

	Note	2014 AED '000	2013 AED '000
Equity and liabilities			
Equity			
Share capital	*15*	**1,791,333**	1,791,333
Legal reserve	*16*	**28,752**	7,068
Additional reserve	*16*	**7,068**	7,068
Land revaluation reserve	*16*	**37,747**	37,747
Cumulative change in fair value of available-for-sale investments	*2*	**-**	(109,171)
Cumulative change in fair value of investments measured at fair value through other comprehensive income	*2*	**(30,680)**	-
Accumulated losses		**(754,678)**	(739,916)
Equity attributable to owners of the Company		**1,079,542**	994,129
Non-controlling interests	*33*	**304,886**	299,265
Total equity		**1,384,428**	1,293,394
Non-current liabilities			
Employees' end of service benefits	*17*	**36,860**	32,823
Finance lease	*18*	**15,941**	22,554
Long term portion of term loans	*19*	**2,172,229**	2,529,266
Trade and other payables	*20*	**278,933**	257,040
		2,503,963	2,841,683
Current liabilities			
Due to related parties	*12*	**447,332**	348,153
Insurance contract liabilities	*13b*	**360,082**	293,348
Finance lease	*18*	**8,422**	10,406
Short term borrowings	*19*	**635,469**	595,271
Trade and other payables	*20*	**773,479**	984,785
		2,224,784	2,231,963
Total liabilities		**4,728,747**	5,073,646
Total equity and liabilities		**6,113,175**	6,367,040

The accompanying notes 1 to 36 are an integral part of these consolidated financial statements.

The consolidated financial statements were authorised for issue by and on behalf of the Board of Directors on 23 MAR 2015

Mohamed Abdalla Alsari
Managing Director & CEO

Ahmad Yousuf Habib Al Yousuf
Director

The independent auditors' report on consolidated financial statements is set out on pages 2 and 3.

Gulf General Investments Co. PSC and its subsidiaries

Consolidated income statement
for the year ended 31 December 2014

	Note	2014 AED '000	2013 AED '000
Revenue	21	**1,375,057**	1,710,626
Cost of sales	22	**(1,094,716)**	(1,394,902)
Gross profit		**280,341**	315,724
Administrative and general expenses	23a	**(292,403)**	(317,346)
Selling and distribution expenses		**(22,101)**	(24,593)
Other income	23b	**65,350**	48,689
Change in fair value of investments in securities	9	**37,620**	(35,426)
Available-for-sale investments reclassified to profit or loss on disposal		-	26,358
Gain / (loss) on sale of investments in securities		**11,434**	(28,529)
(Write down) / reversal of properties held for development and sale to net realisable value/ cost	10	**(5,000)**	58,487
Change in fair value of investment properties	6	**129,067**	114,624
Impairment loss on investment in associates and joint ventures	8	-	(40,288)
Gain recognised on disposal of interest in subsidiaries	24	-	154,762
Finance income	25	**15,180**	8,882
Finance cost	26	**(118,612)**	(149,914)
Share of profit / (loss) in associates and joint ventures	8	**14,246**	(20,805)
Profit for the year		**115,122**	110,625
Profit attributable to:			
Owners of the Company		**94,289**	70,675
Non-controlling interests		**20,833**	39,950
		115,122	110,625
Basic earnings per share (AED Fils per share)	27	**5**	4

The accompanying notes 1 to 36 are an integral part of these consolidated financial statements.
The independent auditors' report on consolidated financial statements is set out on pages 2 and 3.

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of profit or loss and other comprehensive income
for the year ended 31 December 2014

	Note	2014 AED '000	2013 AED '000
Profit for the year		**115,122**	110,625
Other comprehensive income			
Items that will never be reclassified to consolidated income statement:			
Share in other comprehensive income of associates and joint ventures (Fair value through other comprehensive income ("FVOCI"))	*8*	**(7,979)**	-
Change in fair value of investments in securities – net (FVOCI)	*9*	**(1,180)**	-
Items that are or may be reclassified subsequently to consolidated income statement:			
Change in fair value of investments in securities - net	*9*	**-**	16,174
Investments in securities – reclassified to profit or loss on disposal		**-**	26,358
Other comprehensive income for the year		**(9,159)**	42,532
Total comprehensive income for the year		**105,963**	153,157
Total comprehensive income attributable to:			
Owners of the Company		**85,130**	113,207
Non-controlling interests		**20,833**	39,950
Total comprehensive income for the year		**105,963**	153,157

The accompanying notes 1 to 36 are an integral part of these consolidated financial statements.
The independent auditors' report on consolidated financial statements is set out on pages 2 and 3.

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of changes in equity

for the year ended 31 December 2014

	Share capital AED '000	Legal reserve AED '000	Additional reserve AED '000	Land revaluation reserve AED '000	Cumulative change in fair value of investments AED '000	Cumulative change in fair value of investments measured at fair value through other comprehensive income AED '000	Accumulated losses AED '000	Attributable to owners of the Company AED '000	Non – controlling interests AED '000	Total AED '000
Balance at 1 January 2013	1,791,333	-	-	37,747	(151,703)	-	(796,455)	880,922	364,587	1,245,509
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	70,675	70,675	39,950	110,625
Other comprehensive income	-	-	-	-	42,532	-	-	42,532	-	42,532
Total comprehensive income	-	-	-	-	42,532	-	70,675	113,207	39,950	153,157
Other movements										
Transfer to reserves	-	7,068	7,068	-	-	-	(14,136)	-	-	-
Dividend paid	-	-	-	-	-	-	-	-	(15,254)	(15,254)
Disposal of subsidiaries	-	-	-	-	-	-	-	-	(90,018)	(90,018)
At 31 December 2013	1,791,333	7,068	7,068	37,747	(109,171)	-	(739,916)	994,129	299,265	1,293,394

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of changes in equity *(continued)*
for the year ended 31 December 2014

	Share capital AED '000	Legal reserve AED '000	Additional reserve AED '000	Land revaluation reserve AED '000	Cumulative change in fair value of investments AED '000	Cumulative change in fair value of investments measured at fair value through other comprehensive income AED '000	Accumulated losses AED '000	Attributable to owners of the Company AED '000	Non – controlling interests AED '000	Total AED '000
Balance at 1 January 2014	1,791,333	7,068	7,068	37,747	(109,171)	-	(739,916)	994,129	299,265	1,293,394
Total comprehensive income for the year										
Profit for the year	-	-	-	-	-	-	94,289	94,289	20,833	115,122
Other comprehensive income	-	-	-	-	-	(1,180)	(7,979)	(9,159)	-	(9,159)
Total comprehensive income	-	-	-	-	-	(1,180)	86,310	85,130	20,833	105,963
Other movements										
Dividend paid	-	-	-	-	-	-	-	-	(14,329)	(14,329)
Change in fair value of investments measured at fair value through other comprehensive income – reclassified to accumulated losses	-	-	-	-	-	(3,778)	3,778	-	-	-
Director's fees paid by a subsidiary	-	-	-	-	-	-	(318)	(318)	(282)	(600)
Transferred to accumulated losses (refer to note 9)	-	-	-	-	-	83,512	(83,512)	-	-	-
Upon adoption of IFRS 9 (refer to note 2)	-	-	-	-	109,171	(109,171)	-	-	-	-
Transfer to reserves	-	21,684	-	-	-	-	(21,684)	-	-	-
Change in controlling interest	-	-	-	-	-	(63)	664	601	(601)	-
At 31 December 2014	1,791,333	28,752	7,068	37,747	-	(30,680)	(754,678)	1,079,542	304,886	1,384,428

The accompanying notes 1 to 36 are an integral part of these consolidated financial statements.
The independent auditors' report on consolidated financial statements is set out on pages 2 and 3.

Gulf General Investments Co. PSC and its subsidiaries

Consolidated statement of cash flows
for the year ended 31 December 2014

	Note	2014 AED '000	2013 AED '000
Operating activities			
Profit for the year		**115,122**	110,625
Adjustments for:			
Depreciation of property, plant and equipment	5	**40,170**	44,864
Provision of employees end of service benefits	17	**8,203**	6,664
(Gain)/ loss from sale of investments in securities		**(11,434)**	2,171
Gain on disposal of investment in subsidiaries	24	**-**	(154,762)
Loss/ (gain) on disposal of investment properties and properties held for development and sale		**8,034**	(913)
Change in fair value of held for trading investments	9	**-**	30,324
Change in fair value of investments measured at fair value through profit or loss	9	**(37,620)**	-
Change in fair value of investment properties	6	**(129,067)**	(114,624)
Write down/(reversal of write down) of properties held for development and sale to/ (from) net realisable value/ cost	10	**5,000**	(58,487)
Impairment losses on available-for-sale and held to maturity investments	9	**-**	5,102
Impairment losses on trade receivables		**13,600**	27,548
Allowance for slow moving inventories	11	**6,285**	6,406
Share of (profit)/ losses from associates and joint ventures	8	**(14,246)**	20,805
Impairment of investment in associates and joint ventures	8	**-**	40,288
Impairment of goodwill	7	**500**	-
Finance costs	26	**118,612**	149,914
Finance income	25	**(15,180)**	(8,882)
		107,979	107,043
Change in reinsurance contract assets		**(35,127)**	(44,437)
Change in insurance contract liabilities		**66,734**	46,026
Change in inventories		**29,005**	(17,310)
Change in trade and other receivables		**318,974**	(197,568)
Change in due from related parties		**(70,703)**	57,644
Change in trade and other payables		**(190,074)**	40,082
Change in due to related parties		**34,738**	75,544
Purchase of investment in securities	9	**(106,794)**	(693,897)
Purchase/ cost incurred of/on investment properties	6	**(8,878)**	(224,526)
Purchase of properties held for development and sale	10	**(146,348)**	(19,928)
Proceeds from sale of investments in securities		**182,289**	779,844
Proceed from sale of properties held for development and sale		**320,544**	400,515
		502,339	309,032
Employees' end of service benefits paid		**(4,166)**	(2,172)
Net cash generated from operating activities		**498,173**	306,860

Consolidated statement of cash flows *(continued)*
for the year ended 31 December 2014

	Notes	2014 AED '000	2013 AED '000
Investing activities			
Movement in fixed deposits	*14*	**(2,272)**	(27,488)
Purchase of property, plant and equipment	*5*	**(34,391)**	(29,162)
Proceeds from sale of property, plant and equipment	*5*	**2,930**	2,479
Net cash inflow on disposal of business		**-**	37,000
Purchase of investments in associates and joint ventures	*8*	**-**	(5,931)
Proceeds from disposal of investment in associates and joint ventures	*8*	**1,750**	-
Finance income	*25*	**15,180**	8,882
Net cash used in investing activities		**(16,803)**	(14,220)
Financing activities			
Dividend paid to non-controlling interest		**(14,329)**	(15,254)
Net movement in bank borrowings		**(316,839)**	(173,402)
Net movement in finance lease	*18*	**(8,597)**	(11,919)
Interest paid	*26*	**(118,612)**	(104,502)
Director's fees paid by a subsidiary		**(600)**	-
Net cash used in financing activities		**(458,977)**	(305,077)
Net increase / (decrease) in cash and cash equivalents		**22,393**	(12,437)
Cash and cash equivalents at the beginning of the year		**52,547**	64,984
Cash and cash equivalents at the end of the year	*14*	**74,940**	52,547

The notes on pages 12 to 67 are an integral part of these consolidated financial statements.
The independent auditors' report on consolidated financial statements is set out on pages 2 and 3.

1 Reporting entity

Gulf General Investments Co. PSC ("the Company") is incorporated under Emiri Decree No. 2/73 dated 27 July 1973 as a Public Shareholding Company. The duration of the Company is ninety nine years commencing from the date of issuance of the above Emiri Decree. The registered address of the Company is P. O. Box 22588, Dubai, United Arab Emirates. The Company is listed on the Dubai Financial Market.

These consolidated financial statements present the financial position and result of the operations and cash flows of the Company and its subsidiaries (collectively referred to as "the Group") and the Group's interest in associates and joint ventures. Refer to notes 3 and 8.

The principal activities of the Company include to act as a holding Company, real estate development services and general trading.

Investment Group (Pvt) Limited, a company registered in UAE is a significant shareholder of the Company ("the significant shareholder").

2 Basis of preparation

Statement of compliance

The consolidated financial statements of the Group have been prepared in accordance with and comply with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board (IASB).

Basis of measurement

These financial statements have been prepared on the historical cost basis except in respect of certain property, plant and equipment, investment properties and investments in marketable equity securities which are stated at their fair values.

New standards, interpretations and amendments adopted by the Group

Effective 1 January 2014, following new/ amended International Financial Reporting Standards (IFRS) have become effective and have been applied in preparing the consolidated financial statements:

Improvement/ amendments to IFRSs:

- IFRS 10: Consolidated financial statements
- IFRS 12: Disclosure of Interests in Other Entities
- IAS 32: Financial Instruments: Presentation
- IAS 36: Impairment of Assets
- IAS 39: Financial Instruments: Recognition and Measurement

The application of these revised IFRSs has not had any significant impact on the amounts reported for the current and prior periods but may affect the accounting for future transactions or arrangements.

Early adoption of IFRS 9: Financial Instruments

During the current year, the Group has resolved to early adopt IFRS 9: Financial Instruments (2010) for financial assets effective 1 January 2014. All financial assets on or after 1 January 2014 are accounted for by applying the provisions of IFRS 9. IFRS 9 requires that an entity subsequently measures its financial assets at either amortised cost or fair value depending on the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. Until 1 January 2014, the Group applied the provisions of IAS 39: Financial instruments Recognition and Measurement for accounting its financial assets.

2 Basis of preparation (continued)

Impact of early adoption of IFRS 9

On early adoption of IFRS 9, there has been no significant impact on the Group's financial position. As per the transitional provisions of IFRS 9, the Group has elected not to restate comparative information. Previously, the Group's financial assets and financial liabilities were classified as follows:

Available-for-sale investments:

The fair value of investments classified as available-for-sale under IAS 39 amounted to AED 183.88 million which has been reclassified as investments measured at fair value through other comprehensive income ("FVOCI") on adoption of IFRS 9 effective 1 January 2014.

Furthermore, an amount of AED 109.17 million representing change in fair value of available for-sale investments was recognised under cumulative changes in fair value of available-for-sale investments under equity as per IAS 39 which has been reclassified to cumulative changes in fair value of investments measured at fair value through other comprehensive income (refer to note 8) on adoption of IFRS 9 effective 1 January 2014. Also refer to note 9.

Held-to-maturity investments:

The carrying value of investments classified as held to maturity under IAS 39 amounted to AED 6.7 million. On adoption of IFRS 9 effective 1 January 2014, the Group has reassessed the business objective and cash flow characteristics of these investments and reclassified these to investments measured at fair value through profit or loss ("FVTPL"). Also refer to note 9.

Held for trading investments:

The fair value of investments classified as held for trading under IAS 39 amounted to AED 386.87 million which has been reclassified as investments measured at fair value through profit or loss on adoption of IFRS 9 effective 1 January 2014. Also refer to note 9.

Other financial assets

After the adoption of IFRS 9, all other financial assets continued to be measured at amortised cost, and there were no reclassifications to or from the amortised cost measurement category. These financial assets are also included in the same line items in the statement of financial position as at 31 December 2013.

Financial liabilities

After the adoption of IFRS 9, all financial liabilities continued to be measured at amortised cost, and there were no reclassifications to or from the amortised cost measurement category. These financial liabilities are also included in the same line items in the statement of financial position as at 31 December 2013.

2 Basis of preparation (continued)

Financial assets – accounting classification and fair values, impact of change in accounting policy

Investment	Old classification under IAS 39	New classification under IFRS 9	31 December 2013 Original carrying amount under IAS 39 AED' 000	31 December 2013 New carrying amount under IFRS 9 AED' 000	1 January 2014 Original carrying amount under IAS 39 AED' 000	1 January 2014 New carrying amount under IFRS 9 AED' 000
Held-to maturity financial assets	Held-to-maturity	Fair value through profit or loss	6,698	6,698	6,698	6,698
Held-for-trading financial assets	Held-for-trading financial assets	Fair value through profit or loss	386,865	386,865	386,865	386,865
Available-for-sale financial assets	Available-for-sale	Fair value through other comprehensive income	183,880	183,880	183,880	183,880
			577,443	577,443	577,443	577,443

New standards and interpretations not yet adopted by the Group

A number of new standards and amendments to standards are effective for annual periods beginning on or after 1 January 2014; however, the Group has not applied the following new or amended standards in preparing these consolidated financial statements:

- *IFRS 15 Revenue from Contracts with Customers*

IFRS 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognised. It replaces existing revenue recognition guidance, including IAS 18 Revenue, IAS 11 Construction Contracts and IFRIC 13 Customer Loyalty Programmes. IFRS 15 is effective for annual reporting periods beginning on or after 1 January 2017, with early adoption permitted.

The following new or amended standards are not expected to have a significant impact of the Group's consolidated financial statements:

- Accounting for Acquisitions of Interests in Joint Operations (Amendments to IFRS 11).
- Clarification of Acceptable Methods of Depreciation and Amortisation (Amendments to IAS 16 and IAS 38).

3. Significant accounting policies

3.1 Basis of consolidation

These consolidated financial statements comprise a consolidation of the audited financial statements of the Company and its subsidiaries on a line-by-line basis together with the Group's interest in the net assets of its associates and joint ventures. For a list of the subsidiaries, associates and joint ventures refer (b) below and note 8.

(a) Business combinations

The Group accounts for business combinations using the acquisition method when 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. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in profit or loss immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss.

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured and settlement is accounted for within equity. Otherwise, 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 the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Gulf General Investments Co. PSC and its subsidiaries

Notes *(continued)*

3. Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(b) Subsidiaries (continued)

Details of the Company's subsidiaries at 31 December 2014 are as follows:

Name of the subsidiary	Place of incorporation	Proportion of ownership (%)	Principal activities
Emirates Lube Oil Co. Ltd. (L.L.C.) and Subsidiaries	U.A.E.	100	Manufacturing of and trading in oil, lubricants and grease
Gulf Prefab Houses Factory (L.L.C.) and Subsidiaries	U.A.E.	100	Manufacturing of prefab houses, concrete, carpentry, restaurant, ovens, kitchens, central air-conditioning systems
Sogour Al Khaleej General Trading L.L.C.	U.A.E.	100	General trading
G.G.I. Retail General Trading L.L.C. and Subsidiaries	U.A.E.	100	General trading
Concept Pipeline Systems LLC *(formerly Gulf Dura Industries Co. L.L.C.)*	U.A.E.	100	Manufacturing and trading of plastic goods.
Gulf General Steel Co. L.L.C.	U.A.E.	100	Trading in all kinds of steel products
GGICO Investments L.L.C.	U.A.E.	99	Investment in commercial/ industrial/agricultural enterprises and management
GGICO Real Estate Development Co. L.L.C.	U.A.E.	80	Real estate development
Al Sagr National Insurance Co. P.S.C. and a Subsidiary	U.A.E.	53	The writing of insurance of all types
Times Hotels Management (L.L.C.)	U.A.E.	51	Hotels management
ELCO Richmond Asphalt Product Trading	U.A.E.	51	Trading in asphalt
L.A.I. General Trading L.L.C. – Dubai*	U.A.E.	50	General trading
Oil Lab & Marine Surveyors Co. L.L.C.*	U.A.E.	50	Marine inspection, testing of petroleum products
Dubai Al Ahlia Quick Transport L.L.C.*	U.A.E.	50	Transportation of general materials by trucks
Acorn Industries Co. L.L.C. *	U.A.E.	50	Vehicle body manufacturing, steel, structure parts
Horizon Aluminium Industries L.L.C. *	U.A.E.	50	Building metal products manufacturing

3. Significant accounting policies (continued)

3.1 Basis of consolidation (continued)

(b) Subsidiaries (continued)

Certain percentage of investment in Al Sagr National Insurance Co. P.S.C. is registered in the name of related parties in trust and for the benefit of the Company.

Certain percentage of investments in 100% owned subsidiaries are held by the Company through nominee arrangements.

* The subsidiaries in which the Company has 50% ownership interest are consolidated as the Group is able to govern the financial and operating policies of the subsidiaries.

(c) Non-controlling interests

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

(d) Eliminations on consolidation

Material inter-company transactions, balances, income and expenses on transactions between Group companies are eliminated. Profits and losses resulting from inter-company transactions that are recognised in assets are also eliminated. Consolidated financial statements are prepared using uniform accounting policies for like transactions. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

(e) 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 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 the profit or loss and other comprehensive income of associates and joint ventures, until the date on which significant influence or joint control ceases.

The Group determines at each reporting date whether there is any objective evidence that the investment in associates and joint ventures is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognises the amount in the consolidated statement of profit or loss.

3. Significant accounting policies (continued)

3.2 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts.

Sale of plots of land

Revenue from the sale of plots of land is recognised in the profit or loss when the significant risks and rewards of ownership are transferred to the buyer, the Group has no further substantial acts to complete under the respective sales contract, access has been granted to the plots and the buyer has provided sufficient evidence of his commitment to complete the payment towards purchase of plots of land and the amount of revenue and associated costs can be measured reliably. Revenue from sale of plots is presented net off returns/ sale cancellations.

Revenue from sale of properties held for development and sale

Revenue from sale of properties held for development and sale is recognised in the profit or loss when the significant risks and rewards of ownership are transferred to the buyer. Significant risks and rewards of ownership are deemed to be transferred to the buyer when price risk is transferred to the buyer by signing of the sales contract and the buyer has been granted access to the property when the construction is complete.

Sale of goods

Revenue from the sale of goods is recognised when all the following conditions are satisfied:

- the Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to the entity; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Revenue from rendering of services is recognised when the outcome of the transaction can be estimated reliably, by reference to the stage of completion of the transaction at the reporting date.

Securities

Gains and losses on sale of securities are recognised when the securities are sold and title has passed.

Dividend income

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

3. Significant accounting policies (continued)

3.2 Revenue recognition (continued)

Rental income

Rental income from investment property is recognised in the profit or loss on a straight-line basis over the term of the lease. Contingent rent is recognised in profit or loss once management is certain of its recovery. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

Hotel revenue

Income from Hotel services rendered to guests and customers is recognised pro-rata over the periods of occupancy. Revenue from sale of food and beverages is recognised upon issuance of related sales invoices on delivery to guests and customers.

3.3 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

As lessor

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

As lessee

Assets held under finance leases are initially recognised as assets of the Group at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the statement of financial position as a finance lease obligation.

Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately in profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Group's general policy on borrowing costs. Contingent rentals are recognised as expenses in the periods in which they are incurred.

3. Significant accounting policies (continued)

3.3 Leases (continued)

As lessee (continued)

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease.

3.4 Foreign currencies

The individual financial statements of each group entity are presented in the currency of the primary economic environment in which the entity operates. For the purpose of the consolidated financial statements, the results and financial position of each group entity are expressed in United Arab Emirates Dirhams ("AED"), which is the functional currency of the Group and the presentation currency for the consolidated financial statements.

In preparing the financial statements of the individual entities, transactions in currencies other than the entity's functional currency are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are translated at the rates prevailing at the reporting date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences are recognised in profit or loss in the year in which they arise.

3.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the year in which they are incurred.

3.6 Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss. Cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance expenses are charged to the profit or loss in the period in which they are incurred.

3. Significant accounting policies (continued)

3.6 Property, plant and equipment (continued)

Depreciation is calculated using the straight-line method to allocate the assets' cost to their residual values over their estimated useful lives as follows:

	Percentage
Buildings, shed and prefab houses	2 to 20
Plant and equipment	5 to 20
Motor vehicles, ships and trucks	10 to 25
Furniture and fixtures	15 to 25
Storage tanks	5
Other assets	12 to 20

Land is not depreciated and is stated at their revalued amounts, being the fair value at the date of revaluation. Revaluations are performed with sufficient regularity such that the carrying amounts do not differ materially from that which would be determined using the fair values at the reporting date.

Any revaluation increase arising on the revaluation of land is credited in other comprehensive income to the properties revaluation reserve, except to the extent that it reverses a revaluation decrease for the land previously recognised in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously charged. A decrease in the carrying amount arising on the revaluation of such land is charged to profit or loss to the extent that it exceeds the balance, if any, held in the land revaluation reserve relating to a previous revaluation of that asset.

On the subsequent sale or retirement of a revalued land, the attributable revaluation surplus remaining in the land revaluation reserve is transferred directly to retained earnings. No transfer is made from the land revaluation reserve to retained earnings except when the land is derecognised.

The estimated useful lives, residual values and depreciation method are reviewed at each year-end, with the effect of any changes in estimate accounted for on a prospective basis.

The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the profit or loss.

Capital work in progress

Properties or assets in the course of construction for production, supply or administrative purposes, or for purposes not yet determined, are carried at cost, less any recognised impairment loss. Cost includes all direct costs attributable to the design and construction of the property including related staff costs, and for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. When the assets are ready for intended use, the capital work in progress is transferred to the appropriate property, plant and equipment category and is depreciated in accordance with the Group's policies.

3. Significant accounting policies (continued)

3.7 Investment properties

Recognition

Land and buildings owned by the Group for the purposes of generating rental income or capital appreciation or both are classified as investment properties. Properties that are being constructed or developed for future use as investment properties are also classified as investment properties.

Measurement

Investment properties are initially measured at cost, including related transaction costs. Subsequent to initial recognition, investment properties are accounted for using the fair value model under International Accounting Standard No. 40 "Investment Property". Any gain or loss arising from a change in fair value is recognized in the profit or loss.

When the Group begins to redevelop an existing investment property for continued future use as an investment property, the property remains as an investment property, which is measured based on fair value model and is not reclassified as property held for development and sale property during the redevelopment with respect to as an investment property.

However, where fair value of investment property under construction is not reliably determinable, the property is measured at cost until the earlier of the date when the construction is complete and the date at which fair value becomes reliably measurable.

Transfer from property, plant and equipment to investment properties

Properties held for own use are accounted for as property, plant and equipment up to the date of the change in use. Any difference at the date of the change in use between the carrying amount of the property and its fair value is recognised as a revaluation of property, plant and equipment. Any existing or arising revaluation surplus previously recognised in other comprehensive income is not transferred to profit or loss at the date of transfer or on subsequent disposal of the investment property. However, on subsequent disposal, any existing revaluation surplus that was recognised when the Group applied the revaluation model to the property is transferred to retained earnings.

Transfer from properties held for development and sale to investment properties

Certain properties held for development and sale are transferred to investment properties when those properties are either released for rental or for capital appreciation or both. The properties held for sale are transferred to investment properties at fair value on the date of transfer and gain arising on transfer is recognized in profit or loss. Subsequent to initial measurement, such properties are valued at fair value in accordance with the measurement policy for investment properties. Any gain arising on this re-measurement is recognized in the consolidated statement of profit or loss on the specific property.

Transfer from investment properties to properties held for development and sale

When a property is transferred from investment property measured at fair value to properties held for development and sale, the transfer is accounted for at fair value. The fair value at the date of transfer is then deemed to be the property's cost. Any difference between the carrying amount of the property before transfer and its fair value on the date of transfer is recognised in profit or loss in the same way as any other change in the fair value of investment property.

3. Significant accounting policies (continued)

3.7 Investment properties (continued)

Transfer from investment properties to owner-occupied property

If an investment property becomes owner-occupied property, it is reclassified to property, plant and equipment. The fair value at the date of reclassification becomes the cost for subsequent accounting purposes.

Sale of investment properties

Certain investment properties are sold in the ordinary course of business. No revenue and direct costs are recognized for sale of investment properties. Any gain or loss on disposal of sale of investment properties (calculated as the difference between the net proceeds from disposal and carrying amount) is recognized in the consolidated statement of profit or loss.

3.8 Properties held for development and sale

Land and buildings identified as held for sale, including buildings under construction, are classified as such and are stated at the lower of cost and estimated net realisable value. The cost of work-in-progress comprises construction costs and other related direct costs. Net realisable value is the estimated selling price in the ordinary course of business, less cost of completion and selling expenses.

3.9 Inventories

Raw materials and spare parts

Raw materials and spare parts are stated at the lower of cost and net realisable value. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing them to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Finished and semi-finished goods

Finished and semi-finished goods are stated at lower of cost (comprising direct labour, material cost, direct expenses and an appropriate allocation of production overheads) and the net realisable value, which is arrived at after providing for anticipated losses, if any, when the possibility of loss is ascertained.

3.10 Goodwill

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Following the initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that its carrying value may be impaired.

3. Significant accounting policies (continued)

3.11 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows, (where the effect of time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

3.12 Employee benefits

Defined contribution plan

The Group is a member of the pension scheme operated by the Federal Pension General and Social Security Authority. Contributions for eligible UAE National employees are made and charged to the consolidated statement of profit or loss, in accordance with the provisions of Federal Law No. 7 of 1999 relating to Pension and Social Security Law.

Annual leave and leave passage

An accrual is made for the estimated liability for employees' entitlement to annual leave and leave passage as a result of services rendered by eligible employees up to the end of the year.

Provision for employees' end of service benefits to non-UAE nationals

The provision for staff terminal benefits is based on the liability that would arise if the employment of all staff were terminated at the reporting date and is calculated in accordance with the provisions of UAE Federal Labour Law and the relevant local laws applicable to overseas subsidiaries. Management considers these as long-term obligations and accordingly they are classified as long-term liabilities.

The accrual relating to annual leave and leave passage is disclosed as a current liability, while the provision relating to end of service benefit is disclosed as a non-current liability.

3.13 Finance income

Interest income is accrued on a time proportion basis, by reference to the principal outstanding and at the interest rate applicable.

3. Significant accounting policies (continued)

3.14 Finance costs

Finance costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective interest method.

3.15 Financial assets and liabilities (early adoption of IFRS 9)

Policy applicable from 1 January 2014

Non-derivative financial instruments comprise of investments in securities, reinsurance contract assets, insurance contract liabilities, trade and other receivables and payables, due from/to related parties and cash and bank balances.

Non derivative financial assets

-Recognition

The Group initially recognises loans and advances and deposits on the date at which they are originated. All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognised on the trade date at which the Group becomes party to the contractual provision of the instrument.

A financial assets or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value.

Classification of financial assets

At inception a financial asset is classified as measured at amortised cost or fair value.

Financial assets measured at amortised cost

A financial asset qualifies for amortised cost measurement only if it meets both of the following two conditions:

- The asset is held within a business model whose objectives is 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.

If a financial asset does not meet both of these conditions, then it is measured at fair value.

The Group makes an assessment of a business model at portfolio level as this reflect the best way the business is managed and information is provided to the management.

3. Significant accounting policies (continued)

3.15 Financial assets and liabilities (early adoption of IFRS 9) (continued)

Financial assets measured at amortised cost (continued)

In making an assessment of whether an asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows, the Group considers:

- management's stated policies and objectives for the portfolio and the operation of those policies in practice;
- how management evaluates the performance of the portfolio;
- whether management's strategy focus on earning contractual interest revenue;
- the degree of frequency of any expected asset sales;
- the reason of any asset sales; and
- whether assets that are sold are held for an extended period of time relative to their contractual maturity or are sold shortly after acquisition or an extended time before maturity.

Financial assets measured at FVTPL

Financial assets held for trading are not held within a business model whose objective is to hold the asset in order to collect contractual cash flows.

The Group has designated certain financial assets at fair value through profit or loss because designation eliminates or significantly reduces an accounting mismatch, which would otherwise arise.

Financial assets measured at FVOCI

At initial recognition the Group can make an irrevocable election (on an instrument-by-instrument basis) to designate investments in certain equity instruments as at FVOCI (fair value through other comprehensive income). Designation to FVOCI is not permitted if the equity instrument is held for trading.

Dividend in these investments in equity instruments are recognised in the consolidated profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represents a recovery of part of the cost of the investment.

Gains and losses on such equity instruments are never reclassified to income statement and no impairment is recognised in consolidated profit or loss.

Financial assets are not reclassified subsequent to their initial recognition, except when the Group changes its business model for managing financial assets.

Loans and receivables

These assets are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these are measured at amortised cost using the effective interest method.

Loans and receivables comprise mainly trade and other receivables, deposits and other receivables.

3. Significant accounting policies (continued)

3.15 Financial assets and liabilities (early adoption of IFRS 9) (continued)

Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise cash in hand, balances with the Banks and fixed deposits with original maturities of three months or less from the acquisition date that are subject to insignificant risk of changes in their fair value, and are used by the Group in the management of short-term commitments.

Cash and cash equivalents are carried at amortised cost in the statement of financial position.

Derivative financial assets

The Group holds derivative financial instruments to hedge its FVTPL investment. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Equity securities

Ordinary shares of the Group are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity.

Non derivative financial liabilities

All financial liabilities (including liabilities designated at fair value through consolidated statement of other comprehensive income) are recognised initially on the trade date, which is the date that the Group becomes a party to the contractual provisions of the instrument.

De-recognition of financial assets and financial liabilities

The Group derecognises a financial asset when the contractual right to the cash flows from the financial asset expire, or when it transfers the financial asset in a transaction in which substantially all the risk and rewards of the ownership are transferred or in which the Group neither transfers nor retains substantially all the risks and rewards of ownership and it does not retain control over the transferred asset. Any interest in transferred financial assets that qualify for derecognition that is carried or retained by the Group is recognised as separate asset or liability in the consolidated statement of financial position. On derecognition of financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset transferred), and consideration received (including any new asset obtained less any new liability assumed) is recognised in consolidated statement of profit or loss.

The Group enters into transactions whereby it transfers assets recognised on its consolidated statement of financial position, but retains either all or substantially all of the risks and rewards of the financial assets or a portion of them. If all or substantially all risks and rewards are retained, then the transferred assets are not derecognised. Transfer of assets with retention of all or substantially all risks and rewards include, securities lending and repurchase transactions.

In transactions in which the Group neither retains nor transfers substantially all the risks and rewards of ownership of a financial asset and it retains control over the asset, the Group continues to recognise the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

3. Significant accounting policies (continued)

3.15 Financial assets and liabilities (early adoption of IFRS 9) (continued)

De-recognition of financial assets and financial liabilities (continued)

In certain transactions the Group retains the obligation to service the transferred financial asset for a fee. The transferred asset is derecognised if it meets the derecognition criteria. An asset or liability is recognised for the servicing contract, depending on whether the servicing fee is more than adequate (asset) or is less than adequate (liability) for performing the services.

The Group derecognises a financial liability when its contractual obligation are discharged or cancelled or expire.

Classification of financial assets

Held-to-maturity financial assets

Held-to maturity financial assets are non derivative financial assets with fixed or determinable payment and fixed maturities that the Group's management has the positive intent and ability to hold to maturity.

Financial assets at fair value through profit or loss

Financial assets are classified in this category if acquired principally for the purpose of selling in the short term or if so designated by the management.

Available-for-sale financial assets

Available-for-sale financial assets are non derivative financial assets that are not designated as another category of financial assets. Available-for-sale financial assets are carried at fair value.

Recognition of financial instruments

Investments are recognised on the trade date which is the date on which the Group commits to purchase or sell the securities. Loans and receivables are recognised on the basis of underwriting activities.

Financial liabilities are recognised on the date when the Group becomes a party to the contractual provisions of the instrument.

3. Significant accounting policies (continued)

3.16 Insurance contracts

Classification

The Group issues contracts that transfer either insurance risk or both insurance and financial risks.

Contracts under which the Group accepts significant insurance risk from another party (the policyholder) by agreeing to compensate the policyholder if a specified uncertain future event (the insured event) adversely affects the policyholder are classified as insurance contracts. Insurance risk is significant if an insured event could cause the Group to pay significant additional benefits due to happening of the insured event compared to its non-happening.

Insurance contracts may also transfer some financial risk. Financial risk is the risk of a possible future change in one or more of a specified interest rate, security price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index or other variable, provided in the case of a non-financial variable that the variable is not specific to a party to the contract.

Contracts where insurance risk is not significant are classified as investment contracts.

Once a contract is classified as an insurance contract it remains classified as an insurance contract until all rights and obligations are extinguished or expired.

Recognition and measurement

Premiums

Gross premiums written reflect business incepted during the year, and exclude any fees and other amounts collected with and calculated based on premiums. These are recognised when underwriting process is complete and policies are issued.

The earned proportion of premiums is recognised as income. Premiums are earned from the date of attachment of risk over the indemnity period and unearned premium is calculated using the basis described below:

Unearned premium provision

Unearned premiums are computed using the statistical model to spread premium evenly over the period of coverage.

Claims

Claims incurred comprise the settlement and the internal and external handling costs paid and changes in the provisions for outstanding claims arising from events occurring during the financial period. Where applicable, deductions are made for salvage and their recoveries.

Claims outstanding comprise provisions for the Group's estimate of the ultimate cost of settling all claims incurred but unpaid at the reporting date whether reported or not, and related internal and external claims handling expense reduced by expected salvage and other recoveries. Claims outstanding are assessed by reviewing individual reported claims. Provisions for claims outstanding are not discounted. Adjustments to claims provisions established in prior periods are reflected in the financial statements of the period in which the adjustments are made. The methods used, and the estimates made, are reviewed regularly. Provision is also made for any claims incurred but not reported ("IBNR") at the date of statement of financial position on the basis of management estimates. The basis of estimating outstanding claims and IBNR are detailed in note 29.

3. Significant accounting policies (continued)

3.16 Insurance contracts (continued)

Provision for premium deficiency / liability adequacy test

At the end of each reporting period, the Group assesses whether its recognised insurance liabilities are adequate using current estimates of future cash flows under its insurance contracts. If that assessment shows that the carrying amount of its insurance liabilities is inadequate in the light of estimated future cash flows, the entire deficiency is immediately recognised in profit or loss and an unexpired risk provision is created.

Reinsurance

The Group cedes reinsurance in the normal course of business for the purpose of limiting its net loss potential through the diversification of its risks. Assets, liabilities and income and expense arising from ceded reinsurance contracts are presented separately from the assets, liabilities, income and expense from the related insurance contracts because the reinsurance arrangements do not relieve the Group from its direct obligations to its policyholders.

Amounts due to and from reinsurers are accounted for in a manner consistent with the related insurance policies and in accordance with the relevant reinsurance contracts. Reinsurance premiums are deferred and expensed using the same basis as used to calculate unearned premium reserves for related insurance policies. The deferred portion of ceded reinsurance premiums is included in reinsurance assets.

Reinsurance assets are assessed for impairment at each reporting date. A reinsurance asset is deemed impaired if there is objective evidence, as a result of an event that occurred after its initial recognition, that the Group may not recover all amounts due, and that event has a reliably measurable impact on the amounts that the Group will receive from the reinsurer. Impairment losses on reinsurance assets are recognised in statement of income in the period in which they are incurred.

Profit commission in respect of reinsurance contracts is recognised on an accrual basis and reinsurance commission is recognised on the basis stated in note 3(c).

Deferred acquisition cost

For general insurance contracts, the deferred acquisition cost asset represents the proportion of acquisition costs which corresponds to the proportion of gross premiums written that is unearned at the reporting date.

Insurance receivables and payables

Amounts due from and to policyholders, agents and reinsurers are financial instruments and are included in insurance receivables and payables, and not in insurance contract provisions or reinsurance assets.

Insurance contract provision and reinsurance assets

Insurance contract liabilities towards outstanding claims are made for all claims intimated to the Group and still unpaid at the consolidated statement of financial position date, in addition for claims incurred but not reported. The unearned premium considered in the insurance contract liabilities comprise the estimated proportion of the gross premiums written which relates to the periods of insurance subsequent to the consolidated statement of financial position date.

The reinsurers' portion towards the above outstanding claims, claims incurred but not reported and unearned premium is classified as reinsurance contract assets in the consolidated financial statements.

3. Significant accounting policies (continued)

3.17 Impairment

Financial assets

A financial asset 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 Company on terms that the Company would not consider otherwise, indications that a debtor or issuer will enter bankruptcy and the disappearance of an active market for a security.

The Company considers evidence of impairment for financial assets at both a specific asset and collective level. All individually significant financial assets are assessed for specific impairment. All individually significant financial assets found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Financial assets that are not individually significant are collectively assessed for impairment by grouping together with similar risk characteristics.

In assessing collective impairment, the Company uses historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgment as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss is calculated as the difference between the 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 recognized in profit or loss and reflected in an allowance account. When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment loss was recognized, then the previously recognized impairment loss is reversed through profit or loss.

Non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated. An impairment loss is recognized if the carrying amount of an asset or its cash generating unit exceeds its recoverable amount. Impairment losses are recognized in profit or loss.

Impairment losses recognized in respect of cash generating units are allocated first to reduce the carrying amount of any goodwill allocated to that cash generating unit and then to reduce carrying amounts of the assets in that cash generating unit on a pro rata basis.

The recoverable amount of an asset or its cash generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of time value of money and risks specific to the asset. For the purpose of 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 groups of assets (the "cash-generating unit").

3. Significant accounting policies (continued)

3.17 Impairment (continued)

Non-financial assets (continued)

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss 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 amortization, if no impairment loss had been recognised.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss 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.

3.18 Fair value measurement principle

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

When available, the Group measures the fair value of an instrument using the quoted prices in an active market for that instrument. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions on an arm's length basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

The best evidence of the fair value of a financial instrument at initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Group determines that the fair value at initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique that uses only data from observable markets, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value at initial recognition and the transaction price. Subsequently, that difference is recognized in the consolidated profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

Portfolios of financial assets and financial liabilities that are exposed to market risk and credit risk that are managed by the Group on the basis of the net exposure to either market or credit risk are measured on the basis of a price that would be received to sell a net long position (or paid to transfer a net short position) for a particular risk exposure. Those portfolio-level adjustments are allocated to the individual assets and liabilities on the basis of the relative risk adjustment of each of the individual instruments in the portfolio.

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

4. Financial risk management objectives

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, equity price risk and cash flow and interest rate risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Market risk

There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risk.

Currency risk

Foreign exchange risk arises from future commercial transactions, recognised assets and liabilities and net investments in foreign operations.

The Group does not have any significant exposure to foreign currency risk since the majority of transactions are denominated in AED.

Equity price risk

The Group is exposed to equity securities price risk through investments held by the Group and classified as fair value through profit or loss and fair value through other comprehensive income.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The Group has a bank deposits, loans and borrowings which carries normal commercial interest rates.

Credit risk management

The Group's principal financial assets are banks' current and deposit accounts, trade and other receivables and due from related parties.

The Group's credit risk is primarily attributable to its trade receivables. The amounts presented in the statement of financial position are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The Group's exposure to credit risk is influenced mainly by individual characteristics of the customers; however, the Group is collecting advances from customers on periodical basis and the handover of properties to the customers will take place only after final settlement of all dues by them.

Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, who have built an appropriate liquidity risk management framework for the management of the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities. The Board of Directors prioritize the payment of bank borrowings as per restructuring agreement disclosed in Note 19.

4. Financial risk management objectives (continued)

Capital risk management

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximising the return to shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The Group's overall strategy remains unchanged from 2013.

The capital structure of the Group consists of bank borrowings, finance lease liabilities, cash and cash equivalents and equity; comprising share capital, reserves (other than land revaluation and cumulative change in fair value) and accumulated losses. Except for complying with certain provisions of the UAE Federal Law No. 8 of 1984 (as amended), the Group is not subject to any externally imposed capital requirements.

Gearing ratio

The Group reviews the capital structure on a regular basis. As part of this review, the Group considers the cost of capital and the risks associated with capital.

The gearing ratio at the year-end was as follows:

	2014 **AED '000**	2013 AED '000
Debt	**2,832,061**	3,157,497
Cash and cash equivalents (refer to note 14)	**(74,940)**	(52,547)
Net debt	**2,757,121**	3,104,950
Equity	**1,384,428**	1,293,394
Net debt to equity ratio (times)	**1.99**	2.40

Asset liability management ("ALM")

Financial risks arise from open positions in interest rate, currency and equity products, all of which are exposed to general and specific market movements. The main risk that the Group faces due to the nature of its investments and liabilities is interest rate risk and equity price risk. The Group manages these positions within an ALM framework that has been developed by management to achieve long-term investment returns in excess of its obligations under insurance and investment contracts.

The Group's ALM is also integrated with the management of the financial risks associated with the Company's other financial assets and liabilities not directly associated with insurance and investment liabilities.

The Group's ALM also forms an integral part of the insurance risk management policy, to ensure in each period sufficient cash flow is available to meet liabilities arising from insurance.

4. Financial risk management objectives (continued)

Insurance risks

The Group accepts insurance risk through its written insurance contracts. The Group is exposed to uncertainty surrounding the timing, frequency and severity of claims under these contracts.

The Group writes the following types of general insurance and life insurance contracts:

- Accident insurance
- Property insurance
- Motor insurance
- Fire insurance
- Casualty insurance
- Medical insurance
- Marine insurance
- Engineering insurance
- Group life insurance
- Credit life insurance

The principal risk the Group faces under insurance contracts is that the actual claims and benefit payments or the timing thereof, differ from expectations. This is influenced by the frequency of claims, severity of claims, actual benefits paid and subsequent development of long-term claims. Therefore, the objective of the Group is to ensure that sufficient reserves are available to cover these liabilities.

The above risk exposure is mitigated by diversification across a large portfolio of insurance contracts. The variability of risks is also improved by careful selection and implementation of underwriting strategy guidelines, as well the use of reinsurance arrangements. The Group only issue short term insurance contracts in connection with property, motor, marine and casualty risks.

5. Property, plant and equipment

	Land AED '000	Buildings, sheds and prefab houses AED '000	Plant and equipment AED '000	Motor vehicles, ships and trucks AED '000	Furniture and fixtures AED '000	Storage tanks AED '000	Other assets AED '000	Capital work-in-progress AED '000	Total AED '000
Cost									
At 1 January 2013	172,182	505,306	150,905	85,834	58,800	65,832	20,296	37,494	1,096,649
Additions during the year	-	8,556	2,449	4,691	5,292	176	497	7,501	29,162
Disposal of subsidiaries (refer to note 24)	-	(67,735)	(43,075)	(6,574)	(9,116)	(4,786)	(1,781)	(13,473)	(146,540)
Disposals/ write off	-	(557)	(254)	(1,533)	(1,016)	-	(975)	-	(4,335)
Transfers	-	291	-	-	-	-	975	(1,266)	-
At 31 December 2013	172,182	445,861	110,025	82,418	53,960	61,222	19,012	30,256	974,936
At 1 January 2014	172,182	445,861	110,025	82,418	53,960	61,222	19,012	30,256	974,936
Additions during the year	-	7,681	4,709	2,514	4,510	364	6,971	7,642	34,391
Disposals	(720)	(94)	(706)	(2,018)	(2,728)	(203)	(1,263)	-	(7,732)
Transfer to investment property (refer to note 6)	(14,846)	(276,534)	-	-	-	-	-	-	(291,380)
At 31 December 2014	156,616	176,914	114,028	82,914	55,742	61,383	24,720	37,898	710,215

Gulf General Investments Co. PSC and its subsidiaries

Notes *(continued)*

5. Property, plant and equipment (continued)

	Land AED '000	Buildings, sheds and prefab houses AED '000	Plant and equipment AED '000	Motor vehicles, ships and trucks AED '000	Furniture and fixtures AED '000	Storage tanks AED '000	Other assets AED '000	Capital work-in-progress AED '000	Total AED '000
Depreciation and impairment									
At 1 January 2013	-	87,103	70,084	57,397	35,547	15,323	9,397	-	274,851
Charge for the year	-	14,493	9,536	8,145	7,877	2,932	1,881	-	44,864
On disposal of subsidiaries (refer to note 24)	-	(9,884)	(18,140)	(4,607)	(4,720)	(2,435)	(1,088)	-	(40,874)
On disposals	-	(3)	(207)	(1,281)	(365)	-	-	-	(1,856)
At 31 December 2013	-	91,709	61,273	59,654	38,339	15,820	10,190	-	276,985
At 1 January 2014	-	91,709	61,273	59,654	38,339	15,820	10,190	-	276,985
Charge for the year	-	14,739	7,641	6,932	5,738	3,341	1,779	-	40,170
On disposals	-	(264)	(484)	(1,784)	(976)	(51)	(1,243)	-	(4,802)
Transfer to investment property (refer to note 6)	-	(52,710)	-	-	-	-	-	-	(52,710)
At 31 December 2014	-	53,474	68,430	64,802	43,101	19,110	10,726	-	259,643
Net book value									
At 31 December 2014	**156,616**	**123,440**	**45,598**	**18,112**	**12,641**	**42,273**	**13,994**	**37,898**	**450,572**
At 31 December 2013	172,182	354,152	48,752	22,764	15,621	45,402	8,822	30,256	697,951

5. Property, plant and equipment (continued)

Capital work-in-progress mainly comprises of expenditure incurred on the expansion of a factory.

Land represents plots of land in the Emirates of Sharjah and Dubai used by the Group.

In the opinion of the Company's management, based on their internal estimate, fair value of land as at the reporting date approximates its carrying value taking into consideration current market conditions.

Certain plots of land, buildings and plant and machinery with carrying amount of AED 105.24 million (*2013: AED 440.21 million*) are mortgaged to local bank against credit facilities granted to the Group. Refer to note 19.

6. Investment properties

	2014 AED '000	2013 AED '000
At 1 January	**2,280,852**	2,082,591
Additions during the year	**8,878**	224,526
Transfer from property, plant and equipment (refer to note 5)	**238,670**	-
Transfer to investment in associate (refer to note 8)	**(17,000)**	-
Transfer to trade and other receivables (refer to note 13a)	-	(27,858)
Transfer to properties held for development and sale on change in use (refer to note 10)	**(385,126)**	(113,031)
Change in fair value	**129,067**	114,624
At 31 December 2014	**2,255,341**	2,280,852

During the current year, buildings and plots of land amounting to AED 385.13 million (*2013: AED 113.03 million*) have been transferred from investment properties to properties held for development and sale pursuant to change in their intended use. Also refer note 10. In the opinion of the management, there is no significant change in fair value of transferred investment properties on the date of transfer as compared to the carrying value.

The fair value of investment properties has been determined by external, qualified and independent Chartered Surveyors and Property Consultants who have recent experience in the locations and categories of the investment properties valued. The valuation has been conducted in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards (January 2014 Edition) and the International Valuation Standards Council (IVSC) International Valuations Standards (2013 Edition).

The fair value of the certain properties amounting to AED 686.60 million (*2013: AED 601.35 million*) million has been determined by 'Income Capitalisation' method. This process involves deducting running costs from the Gross Rental Income of the property in order to achieve the net rental income. The net rent is then capitalised at a yield to reflect the risks involved with the current and future cash flows.

6. Investment properties (continued)

The significant assumptions applied in determining the fair value of investment properties are given below:

	2014	2013
	AED'00	AED'000
Gross operating income	**59,500**	61,452
Annual net rental income	**42,008**	42,313
Risk adjusted capitalisation rate	**5% - 6%**	5% - 6%

A significant change in the estimated rental income in isolation would result in significant movement in fair value measurement. Similarly, significant movement in the risk adjusted capitalisation rate in isolation would result in significant movement in fair value measurement.

The fair value measurement of these properties has been categorized as a Level 3 fair value based on the inputs of valuation technique used.

The fair value of the certain properties amounting to AED 923.40 million *(2013: AED 1,179.5 million)* has been determined by 'Sales Comparison' method which is carried out on the basis of recent market transactions for similar properties in the same location. These values are adjusted for differences in key attributes such as property size, location, rezoning permits etc.

The fair value measurement of these properties has been categorized as a Level 3 fair value based on the inputs of valuation technique used

The fair value of a certain property amounting to AED 645 million *(2013: AED 500 million)* has been determined by taking into account the Gross Development Value when completed and deducting all the costs including construction costs, soft costs, developer's profit and finance costs thus deriving the land value. Further adjustments are applied in terms of the various characteristics of the property.

The fair value measurement of this property has been categorized as a Level 3 fair value based on the inputs of valuation technique used.

Based on the above valuations, the Company has recognised a gain on fair valuation of AED 129.06 million *(2013: AED 114.62 million)* on investment properties.

Investment properties amounting to AED 551.03 million *(2013: AED 547.57 million)* are registered in the name of related parties in trust and for the benefit of the Group. Investment properties amounting to AED 1,573.91 million *(2013: AED 1,165.50 million)* are mortgaged to banks towards credit facilities granted to the Group (refer to note 19).

7. Goodwill

	2014 AED '000	2013 AED '000
Cost		
At 31 December	**12,000**	12,000
Impairment loss		
Recognised during the year	**500**	-
At 31 December	**500**	-
Carrying value		
At 31 December	**11,500**	12,000

An impairment test for goodwill has been carried out based on the "value in use" calculation. The calculation uses cash flow projections over a period based on estimated operating results of the entities CGUs. The projected cash flows have been discounted using a discount rate which reflects industry specific risk. The Company's Directors based on the review of the impairment test for goodwill of these entities have booked impairment provision of AED 0.50 million.

8. Investments in associates and joint ventures

	2014 AED '000	2013 AED '000
At 1 January	**103,791**	158,953
Additions during the year (refer to notes (i) and (ii) below)	**81,441**	5,931
Disposal during the year	**(1,087)**	-
Investments reclassified from available for sale/ held for trading investments (refer to note (iii) below)	**111,099**	-
Impairment during the year	-	(40,288)
Share of profit/(loss) for the year	**14,246**	(20,805)
Share of other comprehensive income for the year	**(7,979)**	-
At 31 December	**301,511**	103,791

(i) The above amount includes AED 17 million relating to investment properties transferred to a joint venture as part of capital contribution (refer to note 6).

(ii) Furthermore, the Company has purchased additional investment of AED 48.1 million in an associate company from a third party for which the consideration was paid by the associate company on behalf of the Company (refer to note 12).

(iii) During the current year, the Board of Directors of the Company has reassessed the Group's investment portfolio and is of the view that as at 30 June 2014, it has significant influence over Union Insurance PSC ("Union Insurance"). Accordingly, at 30 June 2014, the Group had reclassified its investment in Union Insurance as an investment in associate. Accordingly, an amount of AED 83.5 million pertaining to cumulative change in fair value of available-for-sale investments has been reclassified to accumulated losses as required by IAS 28: "*Investments in Associates*". The Group has recognised its share of profit of AED 8.98 million from Union Insurance from the date of significant influence.

8. Investments in associates and joint ventures (continued)

(iv) The details of these associates and joint ventures are as follows:

Name of the associates and joint ventures	Place of incorporation	Ownership (%) 2014	2013
Union Insurance PSC (refer to notes (ii) and (iii) above)	UAE	**43.90**	-
GGICO Orion LLC	UAE	**50.00**	-
Arab Real Estate Development P.S.C. (Arab Corp	Jordan	**30.81**	30.81
Ghadeh General Trading & Contracting Co. L.L.C. (Khalid Mustafa Karam Sons & Partners)	Kuwait	**38.00**	38.00
Carbon Energy Inc	Panama	**50.00**	50.00
Edwinton Commercial Corp.	Panama	**50.00**	50.00
Awtad Co. PJSC	U.A.E.	**25.00**	25.00
The Archade Land Development Co. LLC	U.A.E.	**-**	50.00
Gulf Baader Capital Market L.L.C.	U.A.E.	**25.00**	25.00
Horizon Metallic Industries L.L.C.	U.A.E.	**50.00**	50.00

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Investment in associates and joint ventures includes payments made against the share capital of the companies under formation.

Summarised financial information in respect of material associates and joint ventures are set out in note 34 to these consolidated financial statements.

Investments in associates and joint ventures amounting to AED 66.86 million (*2013: AED Nil*) are mortgaged to banks towards credit facilities granted to the Group (refer to note 19).

9. Investments in securities

	2014 AED'000	2013 AED'000
Investments measured at fair value through other comprehensive income ("FVOCI")		
Reclassified from available-for-sale investments	**183,880**	-
Additions during the year	**18,286**	-
Sale during the year	**(57,674)**	-
Change in fair value	**(1,180)**	-
Reclassified to investment in associates and joint ventures (refer to note 8)	**(63,780)**	-
At 31 December	**79,532**	-

9. Investments in securities (continued)

	2014 AED '000	2013 AED '000
Held-to-maturity investments		
At 1 January	**6,698**	6,800
Impairment loss	**-**	(102)
Reclassified to investments measured at fair value through profit or loss (refer to note 2)	**(6,698)**	-
At 31 December	**-**	6,698

	2014 AED '000	2013 AED '000
Investments measured at fair value through profit or loss ("FVTPL")		
Reclassified from held to maturity investments	**6,698**	-
Reclassified from held for trading investments	**386,865**	-
Additions during the year	**88,508**	-
Disposal during the year	**(113,182)**	-
Change in fair value	**37,620**	-
Reclassified to investment in in associates and joint ventures (refer to note 8)	**(47,319)**	-
At 31 December	**359,190**	-

	2014 AED '000	2013 AED '000
Available-for-sale investments		
At 1 January	**183,880**	195,433
Additions during the year	**-**	5,896
Disposal during the year	**-**	(28,623)
Impairment loss	**-**	(5,000)
Change in fair value	**-**	16,174
Reclassified to investments measured at fair value through other comprehensive income (refer to note 2)	**(183,880)**	-
At 31 December	**-**	183,880

	2014 AED '000	2013 AED '000
Held for trading investments		
At 1 January	**386,865**	456,222
Additions during the year	**-**	688,001
Disposal during the year	**-**	(727,034)
Change in fair value	**-**	(30,324)
Reclassified to investments measured at fair value through profit or loss (refer to note 2)	**(386,865)**	-
At 31 December	**-**	386,865

9. Investments in securities (continued)

	2014 AED '000	2013 AED '000
Geographical distributions of investments:		
In UAE	**250,703**	549,871
In other countries	**188,019**	27,572
	438,722	577,443

Presented as:

	2014 AED '000	2013 AED'000
Current portion	**359,190**	386,865
Non-current portion	**79,532**	190,578
	438,722	577,443

Investments in financial assets at FVTPL includes investment in a fund with a related party amounting to AED 3.3 million (*2013: AED 3.3 million*).

Investments measured at FVTPL and investments measured at FVOCI include investments of AED 79.52 million (*2013: AED 210 million*) pledged to local banks (refer to note 19). Investments of AED 4.93 million (*2013: AED 11.01 million*) are registered in the name of related parties in trust and for the benefit of the Group.

On 20 October 2014, the Group entered into an arrangement with a third party to sell its holding in one of its listed overseas investments classified as FVTPL ("Put option"). As at 31 December 2014, the market price of this investment is lower than strike price agreed in the put option, consequently a fair value gain of AED 35 million has been recognised through profit or loss. Management has ascertained the fair value of the option internally.

10. Properties held for development and sale

	2014 AED '000	2013 AED '000
At 1 January	**409,982**	706,086
Transferred from trade and other payables (refer to note 20)	**-**	(53,595)
Transferred to trade and other receivables (refer to note 13a)	**-**	(34,353)
Transferred from investment properties (refer to note 6)	**385,126**	113,031
Additions during the year	**146,348**	19,928
Disposal during the year	**(328,578)**	(399,602)
(Write down)/ reversal of write down to net realisable value/cost	**(5,000)**	58,487
At 31 December	**607,878**	409,982

10. Properties held for development and sale (continued)

Properties held for development and sale include projects with carrying amount of AED 241.9 million which are temporarily on hold, however, management is in the process of devising a plan to recommence work on these projects. Based on review of these projects and after considering circumstances and facts of each of these projects, the Directors of the Company are of the view that costs incurred until the reporting date are fully recoverable and the work performed is not expected to be re-performed upon recommencement of construction or during completion of these projects.

Management's assessment of the net realisable value of the properties held for development and sale mainly on the basis of independent fair valuation has resulted in a write down amounting to AED 5 million in the current year *(2013: reversal of write down AED 58 million)*.

Properties held for development and sale amounting to AED 480.96 million *(2013: AED 409.68 million)* are mortgaged to banks towards credit facilities granted to the Group (refer to note 19).

11. Inventories

	2014 AED '000	2013 AED '000
Raw materials	**65,913**	89,767
Work-in-progress	**9,270**	5,027
Finished products	**32,885**	41,840
	108,068	136,634
Allowance for slow moving inventories	**(15,456)**	(9,171)
	92,612	127,463
Stores and spares	**1,626**	1,796
Goods in transit	**-**	269
	94,238	129,528

Movements in the allowance for slow moving inventories are as follows:

At 1 January	**9,171**	2,979
Allowance made during the year	**6,285**	6,406
Allowance written off during the year	**-**	(214)
At 31 December	**15,456**	9,171

Certain inventories along with the assignment of insurance policies against those inventories are hypothecated to banks against credit facilities granted to the Group (refer to note 19).

12. Related party transactions and balances

The Group in the ordinary course of business, enters into transaction with other business enterprises that fall within the definition of a related party as contained in International Accounting Standard 24. Pricing policies and terms of transactions with related parties are mutually agreed.

Significant transactions carried out with related parties during the period, other than those disclosed elsewhere in the consolidated financial statements are as follows:

	2014 AED '000	2013 AED '000
Purchase of properties held for development and sale	-	160,482
Sale of goods and services	**3,024**	42,779
Purchases of services	**1,933**	1,875
Interest on related party balance (refer to note 26)	**19,000**	16,000
Purchase of property, plant and equipments	**6,363**	-
Disposal of a subsidiary to a related party at book value	**5,782**	-
Sale of a property held for development and sale	**56,600**	-

Compensation to key management personnel:

	2014 AED	2013 AED
Salaries and benefits	**9,461**	9,339
Due from related parties		
Associates and joint ventures	**12,123**	67,747
Other related parties	**177,503**	75,236
	189,626	142,983
Due to related parties		
Associates and joint ventures	**86,744**	21,140
Other related parties	**360,588**	327,013
	447,332	348,153

The amounts outstanding are unsecured and will be settled in cash. The above balance is net of impairment allowance of AED 9.64 million *(2013: AED Nil)*

13a. Trade and other receivables

	2014 AED '000	2013 AED '000
Trade receivables	**655,068**	864,228
Allowance for impairment	**(115,463)**	(124,487)
	539,605	739,741
Prepayment and other receivables	**135,528**	161,435
Notes receivable (refer to note (i) below)	**488,497**	570,969
	1,163,630	1,472,145
Less: non-current portion	**(352,343)**	(377,666)
	811,287	1,094,479

(i) Notes receivable comprise post-dated cheques received from the buyers of properties held for development and sale. Management has performed an impairment test on the future collectability of these notes receivable and accordingly has concluded that no impairment is required. The cheques are expected to be realised in the normal course of business.

(ii) Management has performed an impairment test on the trade and other receivables and has concluded that the allowance for impairment as at 31 December 2014 is adequate.

13b. Reinsurance contract assets and insurance contract liabilities

	2014 AED '000	2013 AED '000
Gross		
Insurance contract liabilities		
Claims reported unsettled	**(196,214)**	(162,606)
Claims incurred but not reported	**(17,478)**	(11,767)
Unearned premiums	**(146,390)**	(118,975)
Total insurance contract liabilities (gross)	**(360,082)**	(293,348)
Recoverable from insurers		
Claims reported unsettled	**141,949**	112,330
Claims incurred but not reported	**-**	-
Unearned premiums	**50,190**	44,682
	192,139	157,012
Net		
Claims reported unsettled	**(54,265)**	(50,276)
Claims incurred but not reported	**(17,478)**	(11,767)
Unearned premiums	**(96,200)**	(74,293)
	(167,943)	(136,336)

14. Cash in hand and at bank

	2014 AED '000	2013 AED '000
Cash in hand	**2,394**	2,681
Bank balances:		
- Current accounts	**58,442**	46,327
- Deposit accounts	**347,182**	334,345
Cash in hand and at bank	**408,018**	383,353
Less: Fixed deposits under lien/deposits with maturity over three months	**(333,078)**	(330,806)
Cash and cash equivalents	74,940	52,547

Deposits include fixed deposits of AED 317 million (*2013: AED 298 million*) held under lien (refer to note 19) against facilities granted to the Group and also include a deposit amounting to AED 10.3 million (*2013: AED 10.3 million*) maintained in accordance with the requirements of U.A.E. Federal Law No. 6 of 2007 concerning the formation of Insurance Authority of U.A.E. and is not available to finance day to day operations of the Group.

15. Share capital

	2014 AED'000	2013 AED'000
Authorised, issued and paid up		
1,791 million shares of AED 1 each paid up in cash	**1,791,333**	1,791,333

16. Reserves

Legal reserve

In accordance with UAE Federal Commercial Companies Law No. 8 of 1984, as amended, the Company and its subsidiaries registered in UAE are required to establish a statutory reserve by appropriation of 10% of profit for each year until the reserve equals 50% of the paid up share capital. This reserve is not available for distribution except as stipulated by the Law.

Additional reserve

The Company's Articles of Association require that 10% of the annual profit be appropriated to an additional reserve until a decision by the Ordinary General Assembly Meeting on the strength of proposal by the Board of Directors or if such reserve equals 50% of paid-up share capital of the Company.

Land revaluation reserve

The revaluation reserve represents the surplus arising on the revaluation of land. This reserve is non-distributable unless the land is either disposed or withdrawn from use.

17. Employees' end of service benefits

	2014 AED '000	2013 AED '000
At 1 January	**32,823**	33,632
Disposal of subsidiaries (refer to note 24)	**-**	(5,301)
Provision made during the year	**8,203**	6,664
Payments made during the year	**(4,166)**	(2,172)
At 31 December	**36,860**	32,823

18. Finance lease

The Group has entered into a leasing arrangement with a leasing Company registered in the United Arab Emirates to finance certain property, plant and equipment. The term of the lease is 10 years and payments due under leasing arrangement are as follows:

	Future minimum lease payments AED '000	**Interest AED '000**	**2014 Present value of minimum lease payments AED '000**
Less than one year	**9,775**	**(1,353)**	**8,422**
Between one to five years	**14,428**	**(954)**	**13,474**
More than five years	**2,507**	**(40)**	**2,467**
	26,710	**(2,347)**	**24,363**

	Future minimum lease payments AED '000	Interest AED '000	2013 Present value of minimum lease payments AED '000
Less than one year	12,294	(1,888)	10,406
Between one to five years	22,158	(2,077)	20,081
More than five years	2,914	(441)	2,473
	37,366	(4,406)	32,960

Presented as:

	2014 AED '000	2013 AED'000
Current portion	**8,422**	10,406
Non-current portion	**15,941**	22,554
	24,363	32,960

The finance charges are calculated based on 3 months EIBOR plus 3.5% margin.

19. Borrowings

		2014 AED'000	2013 AED'000
(i) Short term			
Bank overdrafts		**275,231**	257,352
Trust receipts		**68,700**	68,902
Bills discounted and acceptances		**-**	222
Current portion of term loans (refer to note (ii) below)		**291,538**	268,795
	[A]	**635,469**	595,271
(ii) Term loans			
At 1 January		**2,798,061**	2,963,115
Add: availed during the year		**-**	65,115
Less: repaid during the year		**(334,294)**	(217,594)
Less: on disposal of a subsidiary (refer to note 24)		**-**	(12,575)
At 31 December		**2,463,767**	2,798,061
Less: current portion of term loans		**(291,538)**	(268,795)
Long term portion of term loans	[B]	**2,172,229**	2,529,266
Total borrowings	[A+B]	**2,807,698**	3,124,537
Total borrowings comprise of:			
Restructured loan		**2,288,481**	2,569,220
Other borrowings		**519,217**	555,317
		2,807,698	3,124,537

Term loan facilities bear interest at EIBOR and LIBOR plus applicable margins from 0.5% to 4.5% other than the restructured term loans.

Restructured loan

On 2 July 2012, the Company concluded the restructuring agreement with a group of banks covering almost its entire debt outstanding. The amended terms for the facilities provided to the Company was granted on security over the Company's properties amounting to AED 919 million based on the initial valuation in the restructuring agreement.

19. Borrowings (continued)

Restructured loan (continued)

According to the restructuring agreement, the total borrowing of the Company amounting to AED 2.8 billion is to be repaid as follows:

Year	Cumulative repayment of total borrowings	Cumulative repayment amount (in AED)
31 December 2012	2.5%	69,458,664
31 December 2013	7.5%	208,375,993
31 December 2014	12.5%	347,293,321
31 December 2015	22.5%	625,127,978
31 December 2016	50.0%	1,389,173,285
31 December 2017	75.0%	2,083,759,927
31 December 2018	100.0%	2,778,346,569

The Company shall pay interest in respect of each term facility on the last day of each interest period at the rate which is an aggregate of applicable margin and EIBOR for term facilities denominated in Dirhams and LIBOR for term facilities denominated in Dollars. Margin in relation to each of the following calendar years are as follows:

Year (both inclusive)	Margin Rate (per annum)
2011 to 2014	2.00%
2015 to 2016	2.75%
2017 to 2018	3.50%

Commencing from 2 July 2012, the Company is required to maintain a minimum Asset Cover Ratio of 1.2:1 and is also subject to the general covenants including dividend restriction in accordance with the restructuring agreement. Further, certain subsidiaries of the Company are subject to maintain certain level of financial indebtedness as guarantors of the restructured loan.

Other borrowings

Other borrowings mainly include borrowings by the subsidiaries of the Company. These borrowings are subject to certain financial covenants at the respective subsidiary level and are at the below terms and conditions:

- Pledge of assets;
- Promissory note in favour of the banks; and
- Hypothecation over goods financed by trust receipts.

20. Trade and other payables

	2014 AED '000	2013 AED '000
Current portion		
Trade payables	**266,222**	512,236
Accrued expenses	**101,420**	47,721
Provisions and other payables	**211,343**	68,299
Retentions payable	**138**	1,141
Advance from customers	**194,356**	355,388
	773,479	984,785
Non-current portion		
Notes payable	**257,040**	257,040
Other payables	**21,893**	-
	278,933	257,040

Notes payable represents capital protected notes bearing interest rates of LIBOR +0.25% and secured by investment in quoted securities of the Group.

21. Revenue

	2014 AED '000	2013 AED '000
Sale of manufactured goods	**543,671**	679,258
Sale of properties held for development and sale	**323,548**	400,515
Insurance income	**268,293**	299,666
Trading, service and rental income	**233,129**	322,332
Dividend income	**6,416**	8,855
	1,375,057	1,710,626

22. Cost of revenue

	2014 AED '000	2013 AED '000
Cost of goods manufactured and sold	**463,026**	574,932
Cost of properties held for development and sale	**331,581**	399,602
Cost of insurance	**199,851**	271,108
Cost of trading, services and rentals	**100,258**	149,260
	1,094,716	1,394,902

23a. General and administrative expenses

	2014	2013
	AED '000	AED '000
These include:		
Staff salaries and benefits	**100,041**	105,595
Allowance for slow moving inventories	**6,285**	6,406
Repair and maintenance	**8,887**	11,942
Depreciation	**20,938**	26,351
Rent expense	**17,571**	30,710
Legal and professional	**20,790**	20,243
Utilities	**7,051**	9,053
Impairment of receivables	**13,600**	27,548
Impairment of goodwill	**500**	-

23b. Other income

Other income includes an amount of AED 23 million representing write back of liability recognised in prior year. The Company has entered into a settlement agreement with a creditor and has concluded that there is no legal or constructive obligation for the Company to carry this liability. Accordingly this has been written back to profit or loss in the current year.

Other income also includes an amount of AED 17 million representing the re-measurement of the deferred consideration at the date of final settlement relating to the disposal of interest in a subsidiary in 2012.

24. Disposal of subsidiaries

During the previous year, the Group disposed its investments in Quality International Company L.L.C., Lloyds Engineering Co. L.L.C., Retail Arabia International L.L.C. and subsidiaries and Gulf Engineering Services L.L.C. and subsidiaries and recognised a gain of AED 154.76 million on the same.

25. Finance income

	2014	2013
	AED '000	AED '000
Interest on bank deposits	**15,180**	8,882

26. Finance cost

	2014	2013
	AED '000	AED '000
Interest on amount payable to a related party (refer to note 12)	**19,000**	16,000
Interest on finance lease	**602**	532
Interest on term loans, bank overdraft and borrowings	**99,010**	133,382
	118,612	149,914

27. Earnings per share

	2014	2013
Net profit attributable to owners of the company (AED '000)	**94,289**	70,675
Number of shares ('000)	**1,791,333**	1,791,333
Basic earnings per share (AED Fils per share)	**5**	4

28. Operating lease commitments

At the end of reporting date, the minimum lease commitments of the Group were as follows:

	2014 AED '000	2013 AED '000
Less than one year	**2,626**	3,379
One to five years	**5,012**	2,000
	7,638	5,379

29. Commitments and contingent liabilities

29.1 *Commitments as of the end of reporting date were as follows:*

	2014 AED '000	2013 AED '000
Building construction contracts	**288,406**	71,272

29.2 *Contingent liabilities as of the end of reporting date were as follows:*

	2014 AED '000	2013 AED '000
Letter of credit	**5,004**	-
Letters of guarantee	**15,099**	27,873

29.2.1 Certain claims and contingent liabilities may arise during the normal course of business. The Board of Directors review these on a regular basis as and when such claims are received and each case is treated according to its merit. Based on the terms of the relevant contract and circumstances, the Group determines if a counter claim should be lodged. Based on the opinion of the Group's independent legal counsel and information presently available, the Board of Directors have assessed that the final outcome of outstanding legal claims (initial judgement in some cases is in favour and in some cases against the Company) cannot be reliably determined considering these cases are sub-judice. Accordingly, no additional provision/ liability has been recognised as at 31 December 2014 (*2013: AED Nil*). The Company has elected not to present the complete disclosures as required by IAS 37 "Provision and Contingent Liabilities and Contingent Assets" as management is of the view that since the legal claims are sub-judice and are disputed, therefore this information may be prejudicial to their position on these matters.

29. Commitments and contingent liabilities (continued)

29.2.2 The Group had a receivable from an associate company and advance received against sale of certain property from an entity being an SPV of this associate company. The Group had obtained an independent legal opinion from an external lawyer which confirms that the Group may have its option (at its sole decision) to commercially set-off advance with the receivable for like for like parties. The Board of Directors have reviewed the status of the legal proceedings and the above legal advice and have concluded that Group will exercise its option (at Group's sole decision) and will choose commercially to set-off the payable with the receivable as the entities involved will qualify for like for like parties. Accordingly, the Group have set off the advance received from the SPV of the associate company against the receivable from the associate company.

30. Financial instruments

Financial assets of the Group include held-to-maturity investments, available for sale investments, investments measured at fair value through other comprehensive income, due from related parties, re-insurance contract assets, trade and other receivables, held for trading investments, investments measured at fair value through profit or loss and cash at bank. Financial liabilities of the Group include term loans, notes payable, amounts due to related parties, insurance contract liabilities, trade and other payables, short term borrowings and finance lease liabilities. The table below sets out the Group's classification of each class of financial assets and financial liabilities and their fair values for the current and comparative period:

	Designated as fair value through profit or loss AED' 000	Designated as fair value through other comprehensive income AED' 000	Others at amortised cost AED' 000	Carrying amount AED' 000	Fair value AED' 000
2014					
Financial assets					
Investments measured at fair value through other comprehensive income	-	79,532	-	79,532	79,532
Due from related parties	-	-	189,626	189,626	189,626
Re-insurance contract assets	-	-	192,139	192,139	192,139
Trade and other receivables	-	-	1,163,630	1,163,630	1,163,630
Investments measured at fair value through profit or loss	359,190	-	-	359,190	359,190
Cash at bank	-	-	405,624	405,624	405,624
	359,190	79,532	1,951,019	2,389,741	2,389,741
Financial liabilities					
Long term portion of term loans	-	-	2,172,229	2,172,229	2,172,229
Due to related parties	-	-	447,332	447,332	463,332
Insurance contract liabilities	-	-	360,082	360,082	360,082
Trade and other payables	-	-	1,052,412	1,052,412	1,341,847
Short term borrowings	-	-	635,469	635,469	635,469
Finance lease liabilities	-	-	24,363	24,363	26,710
	-	-	4,691,887	4,691,887	4,999,669

30. Financial instruments (continued)

	Designated as fair value through profit or loss AED' 000	Available for sale AED' 000	Loans and receivables AED' 000	Others at amortised cost AED' 000	Carrying amount AED' 000	Fair value AED' 000
2013						
Financial assets						
Held-to-maturity investments	-	-	-	6,698	6,698	6,698
Available for sale investments	-	183,880	-	-	183,880	183,880
Due from related parties	-	-	142,983	-	142,983	142,983
Re-insurance contract assets	-	-	157,012	-	157,012	157,012
Trade and other receivables	-	-	1,472,145	-	1,472,145	1,472,145
Held for trading investments	386,865	-	-	-	386,865	386,865
Cash at bank	-	-	380,672	-	380,672	380,672
	386,865	183,880	2,152,812	6,698	2,730,255	2,730,255
Financial liabilities						
Long term portion of term loans	-	-	-	2,529,266	2,529,266	2,529,266
Notes payable	-	-	-	257,040	257,040	257,040
Due to related parties	-	-	-	348,153	348,153	364,153
Insurance contract liabilities	-	-	-	293,348	293,348	293,348
Trade and other payables	-	-	-	1,241,825	1,241,825	1,258,325
Short term borrowings	-	-	-	595,271	595,271	595,271
Finance lease liabilities	-	-	-	32,960	32,960	37,366
	-	-	-	5,297,863	5,297,863	5,334,769

Credit risk

Exposure to credit risk

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

	2014 AED'000	2013 AED'000
Due from related parties	**189,626**	142,983
Re-insurance contract assets	**192,139**	157,012
Trade and other receivables (excluding prepayments and advances)	**770,581**	1,024,246
Cash at bank	**405,623**	380,672
	1,557,969	1,704,913

30. Financial instruments (continued)

Credit risk (continued)

The Group has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Based on historical default rates and review of trade receivable balances, the Group's management is of the view that no further provision is required against outstanding trade receivables.

Movement in the allowance for impairment are as follows:

	2014 AED '000	2013 AED '000
At 1 January	**124,487**	187,806
Disposal of subsidiaries (refer to note 24)	**-**	(1,829)
Allowances made during the year	**28,348**	27,548
Amounts transferred to other receivables	**(25,516)**	-
Amounts transferred to due from related party	**(9,647)**	-
Amounts written off as uncollectable	**(418)**	(87,231)
Amounts recovered	**(1,791)**	(1,807)
At 31 December	**115,463**	124,487

Liquidity risk

The following are the contractual maturities of the Group's financial liabilities at the reporting dates:

	Carrying value AED' 000	Contractual cash flows AED' 000	Less than 1 year AED' 000	More than 1 year AED' 000
2014				
Financial liabilities				
Long term portion of term loans	**2,172,229**	**2,405,392**	**63,580**	**2,341,812**
Due to related parties	**447,332**	**463,332**	**463,332**	**-**
Outstanding claim reserve	**196,213**	**196,213**	**196,213**	**-**
Trade and other payables	**1,052,414**	**1,341,847**	**1,058,414**	**283,433**
Short term borrowings	**635,469**	**679,950**	**679,950**	**-**
Finance lease liabilities	**24,363**	**26,170**	**8,422**	**18,288**
	4,528,020	**5,112,904**	**2,469,911**	**2,643,533**
2013				
Financial liabilities				
Long term portion of term loans	2,529,266	2,841,651	76,275	2,765,376
Due to related parties	348,153	364,153	364,153	-
Outstanding claim reserve	162,605	162,605	162,605	-
Trade and other payables	1,241,825	1,258,325	990,785	267,540
Short term borrowings	595,271	636,940	636,940	-
Finance lease liabilities	32,960	37,366	10,406	29,690
	4,910,080	5,301,040	2,241,164	3,062,606

30. Financial instruments (continued)

Liquidity risk (continued)

Interest rate risk

The Group's exposure to interest rate risk relates to its deposits with banks, balance due to a related party, bank borrowings and finance lease.

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

	2014 AED'000	2013 AED'000
Variable rate instruments		
Financial assets	**347,182**	334,345
Financial liabilities	**(3,536,433)**	(3,762,690)
	(3,189,251)	(3,428,345)

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points in interest rates at the reporting date would have increased/ (decreased) equity by the amounts shown below. This analysis assumes that all other variables remain constant. This analysis is performed on the same basis for 2013.

	Equity	
	100 basis points increase AED'000	100 basis points decrease AED'000
At 31 December 2014		
Variable rate instruments	**(31,893)**	**31,893**
At 31 December 2013		
Variable rate instruments	(34,283)	34,283

Equity price risk

The Group's exposure to equity price rate risk relates to its investments measured at fair value through profit or loss and investments measured at fair value through other comprehensive income.

At the reporting date, the equity price profile of the Group's interest bearing financial instruments was:

	2014 AED'000	2013 AED'000
Investments measured at fair value through profit or loss	**359,190**	-
Held for trading investments	-	386,865
Investments measured at fair value through other comprehensive income	**79,532**	-
Available for sale investments	-	183,880
Held-to-maturity	-	6,698
	438,722	**577,443**

30. Financial instruments (continued)

Equity price risk (continued)

Cash flow sensitivity analysis for equity instruments

A change of 100 basis points in equity rates at the reporting date would have increased/ (decreased) equity by the amounts shown below. This analysis assumes that all other variables remain constant. This analysis is performed on the same basis for 2013.

	Equity	
	100 basis points increase AED'000	**100 basis points decrease AED'000**
At 31 December 2014		
Equity instruments	**4,387**	**(4,387)**
At 31 December 2013		
Equity instruments	5,774	(5,774)

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

For financial instruments that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Notes *(continued)*

30. Financial instruments (continued)

Fair value hierarchy (continued)

	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000
2014			
Financial assets			
Investments measured at fair value through other comprehensive income			
Quoted equity investments	67,268	-	-
Unquoted equity investments	-	-	12,264
	67,268	-	12,264
Investments measured at fair value through profit or loss			
Quoted equity investments	257,745	-	35,000*
Unquoted equity investments	-	-	66,445
	257,745	-	101,445
2013			
Financial assets			
Available for sale investments			
Quoted equity investments	183,781	-	-
Unquoted equity investments	-	-	99
	183,781	-	99
Held for trading investments			
Quoted equity investments	253,720	-	-
Unquoted equity investments	-	-	133,145
	253,720	-	133,145
Held to maturity	-	-	6,698

* Pertains to a derivative arrangement entered during the year.

During the current year, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into or out of Level 3 fair value measurements.

The fair value of unquoted equity investments has been determined by external, qualified and independent valuer who has experience in equity investments valuations.

31. Key accounting judgments and uncertainty

In the application of the Group's accounting policies, which are described in Note 3 to these consolidated financial statements, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The significant judgements and estimates made by management, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below:

Key judgments in applying accounting policies

Classification of investments

Management decides on acquisition of a financial asset whether it should be subsequently measured at either amortised cost, fair value through profit or loss or fair value through other comprehensive income. This classification is based on the business objective and cash flow characteristics of the investment.

Classification of properties

In the process of classifying properties, management has made various judgments. Judgment is needed to determine whether a property qualifies as an investment property, property, plant and equipment and/or property held for development and sale. The Group develops criteria so that it can exercise that judgment consistently in accordance with the definitions of investment property, property, plant and equipment and properties held for development and resale. In making its judgment, management considered the detailed criteria and related guidance for the classification of properties as set out in IAS 2, IAS 16 and IAS 40, in particular, the intended usage of property as determined by the management. Properties held for development and sale are grouped under current assets as intention of the management is to sell it within one year from the end of the reporting date.

Key sources of estimation

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Fair value of investment properties

The fair value of investment properties is determined by independent real estate valuation experts using recognised valuation methods. Refer to note 6 for details.

Such estimations are based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results.

31. Key accounting judgments and uncertainty (continued)

Key sources of estimation (continued)

Useful lives of property, plant and equipment

The Group's management determines the estimated useful lives and related depreciation charge for its property, plant and equipment on an annual basis. The Group has carried out a review of the residual values and useful lives of property, plant and equipment as at 31 December 2014.

Valuation of unquoted equity investments

Valuation of unquoted equity investments is normally based on recent market transactions on an arm's length basis, fair value of another instrument that is substantially the same, expected cash flows discounted at current rates for similar instruments or other valuation models. In the absence of an active market for these investments or any recent transactions that could provide evidence of the current fair value, these investments are carried at cost less recognised impairment losses, if any. Management believes that the carrying values of these unquoted equity investments are not materially different from their fair values. Valuation techniques and key inputs are mentioned in note 30 to these consolidated financial statements.

Impairment of investments in joint ventures and associates

Management regularly reviews its investments in joint ventures and associates for indicators of impairment. This determination of whether investments in joint ventures and associates are impaired entails Management's evaluation of the specific investee's profitability, liquidity, solvency and ability to generate operating cash flows from the date of acquisition and until the foreseeable future. The difference between the estimated recoverable amount and the carrying value of investment is recognised as an expense in profit or loss. Management is satisfied that no impairment provision is necessary on its investments in joint ventures and associates in excess of amounts already provided.

Impairment of trade and other receivables

An estimate of the collectible amount of trade and other receivables is made when collection of the full amount is no longer probable. This determination of whether the receivables are impaired entails Management's evaluation of the specific credit and liquidity position of the customers and related parties and their historical recovery rates, including discussion with legal department and review of current economic environment. Management is satisfied that no additional impairment is required on its trade and other receivables in excess of amount already provided.

Inventories

Inventories are stated at the lower of cost and net realisable value. Adjustments to reduce the cost of inventory to its realisable value, if required, are made at the product group level for estimated excess, obsolescence or impaired balances. Factors influencing these adjustments include changes in demand, product pricing, physical deterioration and quality issues.

Insurance contract classification

Contracts are classified as insurance contracts where they transfer significant insurance risk from the holder of the contract to the Group.

There are a number of contracts sold where the Group exercises judgement about the level of insurance risk transferred. The level of insurance risk is assessed by considering whether there are any scenarios with commercial substance in which the Group is required to pay significant additional benefits. These benefits are those which exceed the amounts payable if no insured event were to occur. These additional amounts include claims liability and assessment costs, but exclude the loss of the ability to charge the holder of the contract for future services.

31. Key accounting judgments and uncertainty (continued)

Key sources of estimation (continued)

Provision for outstanding claims, whether reported or not

Considerable judgment by the management is required in the estimation of amounts due to the contract holders arising from claims made under insurance contracts. Such estimates are necessarily based on significant assumptions about several factors involving varying, and possible significant, degrees of judgment and uncertainty and actual results may differ from management's estimates resulting in future changes in estimated liabilities.

In particular, estimates have to be made both for the expected ultimate cost of claims reported at the date of consolidated statement of financial position and for the expected ultimate cost of claims incurred but not reported ("IBNR") at the date of consolidated statement of financial position.

Claims requiring court or arbitration decisions are estimated individually. Independent loss adjusters normally estimate property claims. Management reviews its provisions for claims incurred and IBNR claims regularly.

Liability adequacy test

At each consolidated statement of financial position date, liability adequacy tests are performed to ensure the adequacy of insurance contract liabilities. The Group makes use of the best estimates of future contractual cash flows and claims handling and administration expenses, as well as investment income from the assets backing such liabilities in evaluating the adequacy of the liability. Any deficiency is immediately charged to the consolidated profit or loss.

Impairment of goodwill

Goodwill is tested annually for impairment and at other times when such indications exist. The impairment calculation requires the use of estimates. Management has performed impairment test during the year and based on the financial position, performance and expansion plans of the entities, have concluded that expected future cash flows to arise from each subsidiaries will be adequate, accordingly no impairment is required.

Impairment of properties held for development and sale

The Group's management reviews the properties held for development and sale to assess impairment, if there is an indication of impairment.

In determining whether impairment losses should be recognised in the consolidated statement of profit or loss and other comprehensive income, the management assesses the current selling prices of the property units and the anticipated costs for completion of such property units for properties which remain unsold at the reporting date. If the current selling prices are lower than the anticipated costs to complete, an impairment provision is recognised for the identified loss event or condition to reduce the cost of properties held for development and sale to its net realisable value.

31. Key accounting judgments and uncertainty (continued)

Key sources of estimation (continued)

Valuation of financial instruments (options)

In case of options, management considers market conditions of those options to arrive at a value that reflects the market conditions associated with those options. The fair value estimates presented herein are not necessarily indicative of an amount that the Group would realise in a current transaction, and because of the inherent uncertainly of valuations, do not represent amounts that will be ultimately realised, since such amounts depend on future circumstances and the differences could be material.

32. Segment information

The internal management reports which are prepared under IFRS are reviewed by the Board of Directors based on the different sectors in which the Group operates. The Group has identified the following different sectors as its basis of segmentation:

Manufacturing	Includes manufacture and sale of oil, lubricants, grease, prefab houses, concrete, carpentry, restaurant, ovens, kitchens and central air conditioning systems.
Investments	Includes investments in real estate properties and equity securities.
Services and others	Service and other operations include writing of insurance and various other services including hospitality.

Information regarding the operations of each separate segment is included below. Performance is measured based on segment 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 regular transactions between the segments and any such transaction is priced on mutually agreed terms.

32. Segment information (continued)

	Manufacturing		**Investments**		**Services and others**		**Inter-segment**		**Total**	
	2014	2013	**2014**	2013	**2014**	2013	**2014**	2013	**2014**	2013
	AED'000	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000
Segment assets	**549,278**	535,760	**4,347,359**	4,727,995	**637,039**	601,009	**579,499**	502,276	**6,113,175**	6,367,040
Segment liabilities	**394,195**	405,189	**3,071,246**	3,399,018	**561,233**	582,119	**702,073**	687,320	**4,728,747**	5,073,646
Revenue	**440,741**	415,722	**245,152**	432,191	**689,164**	871,595	**-**	-	**1,375,057**	1,719,508
Segment result from Operations	**16,522**	(4,116)	**175,874**	173,131	**26,158**	82,642	**-**	-	**218,554**	251,657
Finance income	**-**	-	**15,180**	8,882	**-**	-	**-**	-	**15,180**	8,882
Finance cost	**(15,186)**	(16,676)	**(93,802)**	(120,410)	**(9,624)**	(12,828)	**-**	-	**(118,612)**	(149,914)
Profit/(loss) for the year	**1,336**	(20,792)	**97,252**	61,603	**16,534**	69,814	**-**	-	**115,122**	110,625

33. Details of non-wholly owned subsidiaries that have material non-controlling interests

Summarised financial information in respect of each of the Group's subsidiaries that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intergroup eliminations.

	Al Sagr National Insurance Co. P.S.C. and a subsidiary		L.A.I. General Trading L.L.C. - Dubai		Dubai Al Ahlia Quick Transport LLC		Others		Total	
	2014	2013	**2014**	2013	**2014**	2013	**2014**	2013	**2014**	2013
	AED'000	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000
Current assets	**1,117,158**	966,081	**31,537**	881	**41,828**	46,309	**117,391**	149,116	**1,307,914**	1,162,387
Non-current assets	**195,675**	194,751	**-**	132,418	**17,254**	25,137	**17,838**	27,952	**230,767**	380,258
Current liabilities	**725,789**	626,665	**-**	92,094	**27,988**	25,257	**88,686**	125,342	**842,463**	869,358
Non-current liabilities	**13,402**	11,060	**-**	-	**2,700**	4,057	**9,445**	3,964	**25,547**	19,081
Equity attributable to:										
Non-controlling interest	**269,541**	245,860	**15,769**	20,602	**14,197**	21,066	**5,379**	11,737	**304,886**	299,265
Revenue	**268,293**	352,953	**123,772**	-	**57,452**	51,081	**183,303**	421,222	**632,820**	825,256
Expenses	**209,806**	319,287	**133,480**	-	**70,842**	55,596	**176,899**	384,120	**591,027**	759,003
Profit/(loss) for the year	**58,487**	33,666	**(9,708)**	-	**(13,390)**	(4,515)	**6,404**	37,102	**41,793**	66,253
Attributable to:										
Non-controlling interest	**27,489**	15,823	**(4,854)**	-	**(6,695)**	(2,258)	**4,893**	26,384	**20,833**	39,950
Cash flow statement information:										
Cash flows from operating activities	**33,124**	(59,082)	**7**	-	**(3,087)**	(6,216)	**-**	-	**-**	-
Cash flows from investing activities	**102**	47,894	**-**	-	**4,840**	4,177	**-**	-	**-**	-
Cash flows from financing activities	**4,953**	15,079	**-**	-	**(1,748)**	3,221	**-**	-	**-**	-

34. Details of associates and joint ventures that are material to the Group

The summarised financial information below represents amounts shown in the associates' financial statements prepared in accordance with IFRSs (adjusted by the Group for equity accounting purposes).

	Union Insurance P.S.C.		Awtad Co. PJSC		Ghadeh General Trading & Contracting Co. L.L.C. (Khalid Mustafa Sons & Partners)		Others		Total	
	2014	2013	**2014**	2013	**2014**	2013	**2014**	2013	**2014**	2013
	AED'000	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000	**AED'000**	AED'000
Current assets	**745,796**	-	**252**	204,137	**51,081**	57,252	**72,829**	7,581	**869,958**	268,970
Non-current assets	**144,641**	-	**194,792**	18,754	**6,564**	7,163	**1,962**	2,838	**347,959**	28,755
Current liabilities	**(531,342)**	-	**(1,001)**	(119)	**(26,790)**	(33,903)	**(31,547)**	(3,669	**(590,680)**	(37,691)
Non-current liabilities	**(1,659)**	-	**-**	(25,601)	**(544)**	(497)	**(1,273)**	(6,267)	**(3,476)**	(32,365)
Net assets	**357,436**	-	**194,043**	197,171	**30,311**	30,015	**41,971**	483	**623,761**	227,670
Fair value adjustment on acquisition	**-**	-	**-**	-	**-**	-	**-**	-	**16,473**	16,473
Group's share of net assets	**-**	-	**-**	-	**-**	-	**-**	-	**301,511**	103,791
Revenue	**227,848**	-	**7,500**	51,500	**21,879**	20,861	**6,005**	18,655	**263,232**	91,016
Profit/(loss) for the year	**44,098**	-	**(3,128)**	45,615	**295**	(384)	**(1,809)**	(2,673)	**39,456**	42,558
Other comprehensive loss for the year	**(16,303)**	-	**-**	-	**-**	-	**-**	-	**(16,303)**	-
Group's share of profit/ (loss) for the year	**-**	-	**-**	-	**-**	-	**-**	-	**14,246**	(20,805)
Group's share of other comprehensive loss for the year	**(7,979)**	-	**-**	-	**-**	-	**-**	-	**(7,979)**	-
Fair value of the Group's share (based on quoted market price)	**173,347**	-	**-**	-	**-**	-	**-**	-	**173,347**	-

35. Comparative amounts

Certain comparative figures have been reclassified/ regrouped to confirm to the presentation adopted in these financial statements.

36. Approval of consolidated financial statements

The consolidated financial statements were approved by the Board of Directors and authorised for issue on 23 March 2015.