

**Gulf General Investments Co. PSC and
its subsidiaries**

Condensed consolidated interim financial
information (unaudited)

For the six months period ended 30 June 2019

Gulf General Investments Co. PSC and its subsidiaries
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Review report of the independent auditor To the shareholders of Gulf General Investments Co. PSC

Introduction

We have reviewed the accompanying condensed consolidated statement of financial position of Gulf General Investments Co. PSC (the “Company”) and its subsidiaries (the “Group”) as at 30 June 2019, the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six months period then ended. Management is responsible for the preparation and presentation of these condensed consolidated interim financial information in accordance with International Accounting Standard 34 “Interim Financial Reporting”. Our responsibility is to express a conclusion on these consolidated condensed interim financial information based on our review.

Scope of review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information are not prepared, in all material respects, in accordance with International Accounting Standard 34 “Interim Financial Reporting”.



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Review report of the independent auditor

To the shareholders of Gulf General Investments Co. PSC (continued)

Other matter

The financial statements for the financial year ended 31 December 2018 were audited by another auditor who expressed an unmodified opinion on those statements on 27 March 2019.

Emphasis of matter

We draw attention to notes 5 and 17 of the condensed consolidated interim financial information which explains that the Group is in the process of negotiation with the lenders to restructure certain existing loan and credit facilities to meet its commitments and financial obligations as they fall due in the foreseeable future. Our review conclusion is not modified in respect of this matter.


GRANT THORNTON
Farouk Mohamed

Registration No: 86
Dubai, 7 August 2019



Gulf General Investments Co. PSC and its subsidiaries

Condensed consolidated statement of financial position

As at 30 June 2019

		30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
	Notes		
Assets			
Non-current assets			
Property, plant and equipment		356,246	354,992
Investment properties	6	2,358,132	2,346,265
Goodwill		11,500	11,500
Investments in associates	7	371,966	369,108
Investments in securities	8	63,486	67,211
Trade and other receivables	11	72,491	71,699
		<u>3,233,821</u>	<u>3,220,775</u>
Current assets			
Properties held for development and sale	9	558,338	551,256
Inventories	10	35,763	33,252
Amounts due from related parties	16	115,423	91,299
Trade and other receivables	11	883,455	809,873
Re-insurance contract assets	12	123,202	115,027
Investments in securities	8	118,713	119,967
Cash in hand and at bank	13	259,088	264,066
		<u>2,093,982</u>	<u>1,984,740</u>
Total assets		<u>5,327,803</u>	<u>5,205,515</u>

Gulf General Investments Co. PSC and its subsidiaries
Condensed consolidated statement of financial position (continued)
As at 30 June 2019

		30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
	Notes		
Equity and liabilities			
Equity			
Share capital	14	1,791,333	1,791,333
Legal reserve		49,164	49,164
Additional reserve		7,068	7,068
Land revaluation reserve		37,747	37,747
Cumulative change in fair value of investments measured at fair value through other comprehensive income		(38,303)	(34,578)
Accumulated losses		(1,568,856)	(1,500,574)
Equity attributable to owners of the Company		278,153	350,160
Non-controlling interests		290,818	289,010
Total equity		568,971	639,170
Liabilities			
Non-current liabilities			
Provision for employees' end of service benefits		30,720	34,122
		30,720	34,122
Current liabilities			
Amounts due to related parties	16	417,459	381,344
Insurance contract liabilities	12	335,820	295,276
Short term borrowings	17	2,389,382	2,398,320
Trade and other payables		1,585,451	1,457,283
		4,728,112	4,532,223
Total liabilities		4,758,832	4,566,345
Total equity and liabilities		5,327,803	5,205,515

The accompanying notes 1 to 22 are an integral part of the condensed consolidated interim financial information.

The condensed consolidated interim financial information was authorised for issue by and on behalf of the Board of Directors on 7 August 2019.



Abdalla Juma Majid Al Sari
Chairman



Hamad Saif Hamad Almheiri
Director

The independent auditor's report on review of the condensed consolidated interim financial information is set out on pages 1 and 2.

Gulf General Investments Co. PSC and its subsidiaries

Condensed consolidated income statement (unaudited)

For the six months period ended 30 June 2019

	Notes	Three months period ended 30 June		Six months period ended 30 June	
		2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)	2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)
Revenue		117,802	123,642	233,993	238,454
Cost of revenue		(76,165)	(77,862)	(145,240)	(143,238)
Gross profit		41,637	45,780	88,753	95,216
Administrative and general expenses	18	(37,674)	(49,625)	(77,946)	(125,645)
Selling and distribution expenses		(4,612)	(2,815)	(5,130)	(3,957)
Other income		1,677	5,093	4,055	24,542
Share of profit in associates	7	2,638	1,170	2,335	3,626
Change in fair value of investments in securities – net	8	(262)	62	(516)	676
Gain/(loss) on sale of investments in securities		690	(27)	83	(265)
Finance cost		(35,694)	(44,562)	(74,374)	(76,972)
Finance income		1,802	1,468	3,612	3,069
Loss for the period		(29,798)	(43,456)	(59,128)	(79,710)
Loss attributable to:					
Owners of the Company		(33,618)	(54,162)	(68,304)	(107,923)
Non-controlling interests		3,820	10,706	9,176	28,213
		(29,798)	(43,456)	(59,128)	(79,710)
Earnings per share - Basic (AED fils per share)	20	(1.88)	(3.02)	(3.81)	(6.02)

The accompanying notes 1 to 22 are an integral part of the condensed consolidated interim financial information.

The independent auditor's report on review of the condensed consolidated interim financial information is set out on pages 1 and 2.

Gulf General Investments Co. PSC and its subsidiaries
Condensed consolidated statement of other comprehensive income (unaudited)
For the six months period ended 30 June 2019

	Note	Three months period ended 30 June		Six months period ended 30 June	
		2019	2018	2019	2018
		AED '000 (Unaudited)	AED '000 (Unaudited)	AED '000 (Unaudited)	AED '000 (Unaudited)
Loss for the period		(29,798)	(43,456)	(59,128)	(79,710)
Other comprehensive income:					
<i>Items that will never be reclassified to profit or loss:</i>					
Share in other comprehensive income/(loss) of associates (fair value through other comprehensive income ("FVOCI"))		897	(442)	897	(746)
Change in fair value of investments in securities - net ("FVOCI")	8	1,829	(1,286)	(3,725)	(7,317)
Other comprehensive income/(loss) for the period		2,726	(1,728)	(2,828)	(8,063)
Total comprehensive loss for the period		(27,072)	(45,184)	(61,956)	(87,773)
<i>Total comprehensive (loss)/income attributable to:</i>					
Owners of the Company		(30,892)	(55,890)	(71,132)	(115,986)
Non-controlling interests		3,820	10,706	9,176	28,213
Total comprehensive loss for the period		(27,072)	(45,184)	(61,956)	(87,773)

The accompanying notes 1 to 22 are an integral part of the condensed consolidated interim financial information.

The independent auditor's report on review of the condensed consolidated interim financial information is set out on pages 1 and 2.

Gulf General Investments Co. PSC and its subsidiaries

Condensed consolidated statement of cash flows (unaudited)

For the six months period ended 30 June 2019

		Six months period ended 30 June	
	Notes	2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)
Cash flows from operating activities			
Loss for the period		(59,128)	(79,710)
<i>Adjustments for:</i>			
Depreciation		6,452	4,840
Share of profit from associates		(2,335)	(3,626)
Change in fair value of investments measured at fair value through profit or loss		516	(676)
Allowance for slow moving inventories		158	6,850
Provision of employees' end of service benefits		2,293	2,572
(Gain)/loss from sale of investments in securities		(83)	265
Expected credit losses on trade receivables		-	10,614
Write back of expected credit losses on trade receivables		-	(228)
Finance income		(3,612)	(3,069)
Finance cost		74,374	76,972
Operating profit before working capital changes		18,635	14,804
Changes in re-insurance contract assets		(8,175)	15,475
Changes in insurance contract liabilities		40,544	(783)
Changes in related parties		11,991	-
Changes in properties held for development and sale		(7,082)	(15,449)
Changes in inventories		(2,669)	(7,869)
Changes in trade and other receivables		(74,374)	(3,378)
Changes in trade and other payables		128,168	10,160
Additions to investment properties		(11,867)	(1,515)
Proceeds from sale of investments in securities		821	5,013
		95,992	16,458
Employees' end of service benefits paid		(5,695)	(5,773)
Net cash generated from operating activities		90,297	10,685
Cash flows from investing activities			
Purchase of property, plant and equipment		(7,332)	-
Proceeds from assets held for sale		-	1,155
Proceeds from sale of property, plant and equipment		-	8,190
Finance income		3,612	3,069
Net cash (used in)/generated from investing activities		(3,720)	12,414
Cash flows from financing activities			
Net movement in bank borrowings		3,135	3,407
Dividend paid to non-controlling interest		(6,493)	-
Directors' fee paid		(1,750)	(2,000)
Finance costs		(74,374)	(76,972)
Net cash used in financing activities		(79,482)	(75,565)
Net increase/(decrease) in cash and cash equivalents		7,095	(52,466)
Cash and cash equivalents at the beginning of the period		140,229	162,755
Cash and cash equivalents at the end of the period	15	147,324	110,289

The accompanying notes 1 to 22 are an integral part of the condensed consolidated interim financial statements.

The independent auditors' report on review of the condensed consolidated interim financial information is set out on pages 1 and 2.

Gulf General Investments Co. PSC and its subsidiaries

Condensed consolidated statement of changes in equity

For the six months period ended 30 June 2019

	Attributable to owners of the Company						
	Share capital AED '000	Legal reserve AED '000	Additional reserve AED '000	Land revaluation reserve AED '000	Cumulative change in fair value of investments measured at fair value through other comprehensive income AED '000	Accumulated losses AED '000	Total AED '000
Balance at 1 January 2018 (audited)	1,791,333	46,904	7,068	37,747	(30,968)	(1,204,587)	647,497
Cumulative effect of adopting IFRS 9 – Financial Instruments	-	-	-	-	-	(10,593)	(10,593)
As at 1 January 2018 (restated)	1,791,333	46,904	7,068	37,747	(30,968)	(1,215,180)	636,904
Total comprehensive income for the period (unaudited):	-	-	-	-	-	(107,923)	(107,923)
(Loss)/profit for the period	-	-	-	-	(7,317)	(746)	(8,063)
Other comprehensive loss	-	-	-	-	-	-	-
Total comprehensive (loss)/income	-	-	-	-	(7,317)	(108,669)	(115,986)
Other movement	-	-	-	-	-	-	-
Directors' fees paid by a subsidiary	-	-	-	-	-	(1,000)	(1,000)
As at 30 June 2018 (unaudited)	1,791,333	46,904	7,068	37,747	(38,285)	(1,324,849)	519,918
							331,355
							851,273

Gulf General Investments Co. PSC and its subsidiaries
Condensed consolidated statement of changes in equity (continued)
For the six months period ended 30 June 2019

	Attributable to owners of the Company						
	Share capital AED '000	Legal reserve AED '000	Additional reserve AED '000	Land revaluation reserve AED '000	Cumulative change in fair value of investments measured at fair value through other comprehensive income AED '000	Accumulated losses AED '000	Non - controlling interests AED '000
As at 1 January 2019	1,791,333	49,164	7,068	37,747	(34,578)	(1,500,574)	289,010
Total comprehensive income for the period (unaudited):							
(Loss)/profit for the period	-	-	-	-	-	(68,304)	9,176
Other comprehensive income (loss)/income	-	-	-	-	(3,725)	897	-
Total comprehensive (loss)/income	-	-	-	-	(3,725)	(67,407)	9,176
Transaction with owners of the company							
Dividend paid	-	-	-	-	-	-	(6,493)
Other movement							
Directors' fees paid by a subsidiary	-	-	-	-	-	(875)	(875)
As at 30 June 2019 (unaudited)	1,791,333	49,164	7,068	37,747	(38,303)	(1,568,856)	290,818
							568,971

No allocation of profit has been made to the legal reserve for the six months period ended 30 June 2019 as it would be effected at the year-end.

The accompanying notes 1 to 22 are an integral part of these condensed consolidated interim financial information.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

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 mentioned 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.

The condensed consolidated interim financial information as at and for the six months period ended 30 June 2019 (“the current period”) comprise the Company and its subsidiaries (collectively referred to as the “Group”) and the Group’s interest in associates.

The principal activities of the Group are to act as a real estate agent, manufacturing, retail trading and provision of real estate development, writing of insurance of all types, hospitality and other services.

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

2 Basis of preparation

2.1 Statement of compliance

The condensed consolidated interim financial information as at and for the six months period ended 30 June 2019 has been prepared in accordance with the International Accounting Standard (“IAS”) 34, ‘Interim Financial Reporting’ issued by the International Accounting Standards Board. This does not include all of the information required for a complete set of International Financial Reporting Standards (“IFRS”) financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2018.

2.2 Use of estimates and judgements

The preparation of these condensed consolidated interim financial information conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

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

The significant judgements made by the management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that were applied in the preparation of the consolidated financial statements of the Group as at and for the year ended 31 December 2018.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

3 Significant accounting policies

The accounting policies applied in this condensed consolidated interim financial information are same as those applied in the annual financial statements as at and for the year ended 31 December 2018, except for changes to the accounting for leases resulting from the adoption of International Financial Reporting Standard (IFRS) 16 *Leases*.

(i) IFRS 16 Leases

The Group has adopted IFRS 16 'Leases', issued in January 2016, with the date of initial application of 1 January 2019. IFRS 16 introduces significant changes to lessee accounting. It removes the distinction between operating and finance leases under IAS 17 and requires a lessee to recognise a right-of-use asset and a lease liability at lease commencement for all leases, except for short term leases and leases of low value assets. The Group initially measures the right-of-use asset at cost and subsequently measured at cost less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability.

The Group initially measures the lease liability at the present value of the future lease payments discounted using the discount rate implicit in the lease. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications, amongst others.

The Group has elected to apply the expedient allowed by IFRS 16 on its general requirements to short-term leases (i.e. one that does not include a purchase option and has a lease term at commencement date of 12 months or less) and leases of low value assets. For this the Group recognises the lease payments associated with those leases as an expense on a straight-line basis over the lease term or another systematic basis if that basis is representative of the pattern of the lessee's benefits, similar to the current accounting for operating leases.

The Group has applied IFRS 16 using the modified retrospective approach and therefore the comparative information has not been restated. The Group has assessed that the impact of IFRS 16 is not material on opening retained earnings and as at the reporting date.

4 Financial risk factors

The Group's activities potentially expose it to a variety of financial risks: market risk (including currency risk, equity price risk, and interest rate risk), credit risk and liquidity risk.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements as at 31 December 2018.

There has been no change in the risk management policies since the year end.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited) For the six months period ended 30 June 2019

5 Funding and liquidity

The Group has third party commitments amounting to AED 4,341 million as at 30 June 2019 (2018: AED 4,185 million) of which AED 4,310 million (2018: AED 4,151 million) is payable within one year from the reporting date.

These third party commitments include loans and borrowings of AED 2,979 million (2018: AED 2,926 million) which is payable within one year from the reporting date.

The Board of Directors expect that the Group will meet its funding requirements through future income generated from operations, sale of investments and properties, existing cash and bank balance and restructuring of its existing loan facilities.

Furthermore, the Board of Directors and the management have undertaken a variety of initiatives and are continuing with the plans as outlined above, which they believe to be realistic and achievable to ensure the Group's ability to meet its financial commitments as they fall due. Also refer to note 17.

6 Investment properties

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
Opening balance	2,346,265	2,324,298
Additions during the period/year	11,867	22,849
Transferred from development properties	-	101,640
Disposals during the period/year	-	(18,610)
Change in fair value	-	(83,912)
Closing balance	<u>2,358,132</u>	<u>2,346,265</u>

- (i) During the six months period ended 30 June 2019, the Directors' of the Company have reviewed the carrying value of investment properties and are of the opinion that there is no significant change in fair value of investment properties as compared to the previous valuation carried out as at 31 December 2018.

The fair value measurement of these properties have been categorised as Level 3 fair value.

- (ii) Certain investment properties are mortgaged to banks towards credit facilities granted to the Group.

7 Investments in associates

The Group's share of profit in associates for the six months period ended 30 June 2019 amounted to AED 2.3 million (30 June 2018: share of profit of AED 3.6 million). The Group's share in other comprehensive income of associates for the six months period ended 30 June 2019 amounted to AED 0.9 million (30 June 2018: share in other comprehensive loss of AED 0.7 million)

Certain investments in associates are mortgaged to banks towards credit facilities granted to the Group.

Gulf General Investments Co. PSC and its subsidiaries
Notes to the condensed consolidated interim financial information (unaudited)
For the six months period ended 30 June 2019

8 Investments in securities

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
<i>Investments measured at fair value through other comprehensive income ("FVOCI")</i>		
Opening balance	67,211	72,370
Change in fair value during the period/year	(3,725)	(3,320)
Disposal during the period/year	-	(1,839)
Closing balance	<u>63,486</u>	<u>67,211</u>

Investments measured at fair value through profit or loss ("FVTPL")

Opening balance	119,967	129,592
Disposal during the period/year	(738)	(12,387)
Change in fair value during the period/year	(516)	2,762
Closing balance	<u>118,713</u>	<u>119,967</u>

Certain investments are mortgaged to banks and financial institution towards credit facilities granted to the Group.

9 Properties held for development and sale

During the six months period ended 30 June 2019, the Company's Directors have reviewed the carrying value of properties held for development and sale and are of the opinion that there is no significant change in recoverable amount of properties held for development and sale as compared to the previous valuation carried out as at 31 December 2018. Certain properties held for development and sale are mortgaged to banks towards credit facilities granted to the Group.

10 Inventories

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

11 Trade and other receivables

Trade and other receivables include notes receivable that represent post-dated cheques received from the buyers of properties held for development and sale. Management has performed an impairment assessment on the future collectability of these notes receivable and accordingly has concluded that no allowance for impairment is required as these notes are expected to be realised in the normal course of business.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)
For the six months period ended 30 June 2019

12 Reinsurance contract assets and insurance contract liabilities

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
Gross		
Reserve for outstanding claims	69,886	70,440
Unallocated loss adjustment expense reserve	4,083	2,354
Unexpired risk reserve	1,420	630
Reserve for incurred but not reported claims (IBNR)	52,537	49,443
Reserve for outstanding claims (including IBNR)	127,926	122,867
Unearned premium reserve	207,894	172,409
Total insurance contract liabilities (gross)	335,820	295,276
Less: Recoverable from reinsurers		
Reinsurer share of outstanding claims	(33,883)	(46,570)
Reinsurer share of incurred but not reported claims (IBNR)	(17,224)	(15,561)
Reinsurer share of outstanding claims (including IBNR)	(51,107)	(62,131)
Unamortised reinsurance premium reserve	(72,095)	(52,896)
Total re-insurance contract assets	(123,202)	(115,027)
Net insurance contract liabilities	212,618	180,249

13 Cash in hand and at bank

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
Cash in hand	1,604	1,795
Bank balances:		
- Current accounts	41,676	45,027
- Deposit accounts	215,808	217,271
- Call accounts	-	7
Less: Expected credit losses	-	(34)
	259,088	264,066

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

13 Cash in hand and at bank (continued)

Deposits include fixed deposits of AED 184 million (2018: AED 184 million) held under lien (also refer to note 15) against facilities granted to the Group and also include a deposit amounting to AED 10 million (2018: AED 10 million) deposited in the name of the Group to the order of the Ministry of Economy and Trade of the United Arab Emirates as required by the Federal Law No. (6) of 2007 relating to the Insurance Authority.

14 Share capital

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
<i>Authorised, issued and paid up</i>		
1,791 million shares of AED 1 each paid up in cash	<u>1,791,333</u>	<u>1,791,333</u>

15 Cash and cash equivalents

	Six months period ended 30 June 2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)
Cash in hand	1,604	2,015
Bank balances:		
- Current accounts	41,676	48,507
- Deposit accounts	215,808	203,831
Expected credit losses	-	(34)
	<u>259,088</u>	<u>254,319</u>
Less: Fixed deposits under lien/deposits with maturity over three months	(3)	(886)
Less: Bank overdrafts (refer to note 17)	<u>(111,761)</u>	<u>(143,144)</u>
	<u>147,324</u>	<u>110,289</u>

Gulf General Investments Co. PSC and its subsidiaries
Notes to the condensed consolidated interim financial information (unaudited)
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16 Related party transactions and balances

The Group in the ordinary course of business, enters into transactions 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 condensed consolidated interim financial information, are as follows:

	Six months period ended 30 June	
	2019	2018
	AED '000	AED '000
	(Unaudited)	(Unaudited)
Commission paid on rented properties	531	434
Purchase of services	588	208
Gross premium	1,541	1,062
Claims paid	1,283	883
	1,758	1,945
<i>Compensation to key management personnel:</i>		
Salaries and benefits	1,758	1,945

Amounts due from related parties

	30 June 2019	31 December 2018
	AED '000	AED '000
	(Unaudited)	(Audited)
Associates	13,281	12,354
Other related parties	102,142	78,945
	115,423	91,299

Amounts due to related parties

	30 June 2019	31 December 2018
	AED '000	AED '000
	(Unaudited)	(Audited)
Associates	22,483	22,565
Other related parties	394,976	358,779
	417,459	381,344

The Group's assets comprising of certain investment in subsidiaries, investment properties, investment in associates and investment in securities are held by the related parties for the beneficial interest of the Group.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

17 Borrowings

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
Term loans (refer note below)	2,260,608	2,260,618
Bank overdrafts (refer to note 15)	111,761	120,941
Trust receipts	17,013	16,761
	<u>2,389,382</u>	<u>2,398,320</u>
<i>Presented in the condensed consolidated statement of financial position:</i>		
Current portion	<u>2,389,382</u>	<u>2,398,320</u>

The below table provides movement of interest bearing borrowings:

	30 June 2019 AED '000 (Unaudited)	31 December 2018 AED '000 (Audited)
At 1 January	2,398,320	2,419,363
<i>Cash flow items</i>		
Repayment of borrowings during the period/year	-	(4,641)
<i>Other non-cash items</i>		
Net movement in bank overdrafts/trust receipts	(8,938)	(16,402)
At 30 June/31 December	<u>2,389,382</u>	<u>2,398,320</u>

On 2 July 2012, the Company concluded the restructuring agreement with a group of banks covering the outstanding debt of AED 2,778 million ("Earlier Restructured Loan"). The restructured loan was repayable in annual instalments up to 31 December 2018.

During 2017, the Company initiated a negotiation with the lenders to further restructure its outstanding debt. As at 30 September 2017, the Company concluded the revised restructuring agreement after obtaining approvals from the majority of the banks covering a total debt of AED 2,147 million (including interest payable of AED 74 million up to 31 December 2016). Under the revised agreement, 66.08% of the Earlier Restructured loan is repayable in annual instalments until 31 December 2023 and the remaining 33.92% as a final settlement in a manner to be renegotiated at that time.

Of the total restructured loan, the repayment of AED 61 million (principal), due and payable as at 30 June 2019, was defaulted by the Company on 31 December 2018. The Company's Directors have reviewed the facts and circumstances of this default and have accordingly classified the entire loan amount as current liability.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited) For the six months period ended 30 June 2019

17 Borrowings (continued)

The revised restructured facility carries interest at the rate of 2.75% per annum above 6-months EIBOR for term facilities denominated in AED and 6-months LIBOR for term facilities denominated in USD charged on a semi-annual basis. Further, effective from the revised restructuring agreement date, a payment-in-kind (PIK) at 0.5% will be additionally charged on a semi-annual basis on the outstanding debt and is due to be repaid on 31 December 2023. Commencing 31 December 2018, in the event of default, the interest rate will be increased by 0.25% per annum on a semi-annual basis. Any such increase in the interest rate will no longer be applicable for future periods if no event of default subsists.

There is no change in the security and covenant requirements as per the revised restructuring agreement. 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. These borrowings are secured against certain assets of the Group

Some of the Group entities are also in negotiation with banks to restructure their existing borrowings facilities with a total outstanding of AED 210 million (2018: AED 210 million) (principal) and interest of AED 95 million (2018: AED 88 million) (included in trade and other payables) as at the reporting date. A part of these loans amounting to AED 81 million are under legal proceedings initiated by the lenders. The Directors of the Company are of the view that these loans are expected to be restructured in due course.

As at 30 June 2019, one of the Group entities has not complied with certain bank covenants. The carrying value of the outstanding loan is AED 161 million (principal) which is classified within current liabilities.

Furthermore, the Company is in the process of negotiation with a financial institution to restructure a credit facility amounting to AED 257 million (included in trade and other payables) and interest of AED 34 million (2018: AED 27 million) which became due for repayment on 30 September 2016.

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.

18 Administrative and general expenses

	Three months period ended 30 June		Six months period ended 30 June	
	2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)	2019 AED '000 (Unaudited)	2018 AED '000 (Unaudited)
Staff costs	21,031	22,149	42,397	45,810
Rent	2,781	4,459	6,033	8,891
Legal and professional fee	1,578	2,638	4,287	4,883
Depreciation	2,935	1,703	6,452	4,840
Repairs and maintenance	2,181	1,220	3,314	3,540
Telephone, postal and office supplies	839	741	1,514	1,581

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited) For the six months period ended 30 June 2019

19 Financial instruments/ fair value hierarchy

(i) Financial instruments

Financial assets of the Group include investments in securities, re-insurance contract assets, trade and other receivables and cash at bank. Financial liabilities of the Group include borrowings, insurance contract liabilities, due from related parties, trade and other payables 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
30 June 2019					
(Unaudited)					
<i>Financial assets</i>					
Investments in securities	118,713	63,486	-	182,199	182,199
Amounts due from related parties	-	-	115,423	115,423	115,423
Re-insurance contract assets	-	-	123,202	123,202	123,202
Trade and other receivables	-	-	837,983	837,983	837,983
Cash at bank	-	-	257,484	257,484	257,484
	118,713	63,486	1,334,092	1,516,291	1,516,291
<i>Financial liabilities</i>					
Borrowings	-	-	2,389,382	2,389,382	2,389,382
Amounts due to related parties	-	-	417,459	417,459	417,459
Insurance contract liabilities	-	-	335,820	335,820	335,820
Trade and other payables	-	-	1,585,451	1,585,451	1,585,451
	-	-	4,728,112	4,728,112	4,728,112
31 December 2018					
(Audited)					
<i>Financial assets</i>					
Investments in securities	119,967	67,211	-	187,178	187,178
Amounts due from related parties	-	-	91,299	91,299	91,299
Re-insurance contract assets	-	-	115,027	115,027	115,027
Trade and other receivables	-	-	809,873	809,873	809,873
Cash at bank	-	-	262,271	262,271	262,271
	119,967	67,211	1,278,470	1,465,648	1,465,648
<i>Financial liabilities</i>					
Borrowings	-	-	2,398,320	2,398,320	2,398,320
Amounts due to related parties	-	-	381,344	381,344	381,344
Insurance contract liabilities	-	-	295,276	295,276	295,276
Trade and other payables	-	-	1,457,283	1,457,283	1,457,283
	-	-	4,532,223	4,532,223	4,532,223

Gulf General Investments Co. PSC and its subsidiaries
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For the six months period ended 30 June 2019

19 Financial instruments/fair value hierarchy (continued)

(ii) 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.

	Level 1 AED '000	Level 2 AED '000	Level 3 AED '000
30 June 2019 (Unaudited)			
<i>Financial assets</i>			
Investments measured at fair value through other comprehensive income:			
Quoted equity investments	59,496	-	-
Unquoted equity investments	-	-	3,990
	<u>59,496</u>	<u>-</u>	<u>3,990</u>
Investments measured at fair value through profit or loss:			
Quoted equity investments	49,052	-	-
Unquoted equity investments	-	-	69,661
	<u>49,052</u>	<u>-</u>	<u>69,661</u>
31 December 2018 (Audited)			
<i>Financial assets</i>			
Investments measured at fair value through other comprehensive income:			
Quoted equity investments	63,221	-	-
Unquoted equity investments	-	-	3,990
	<u>63,221</u>	<u>-</u>	<u>3,990</u>
Investments measured at fair value through profit or loss:			
Quoted equity investments	50,306	-	-
Unquoted equity investments	-	-	69,661
	<u>50,306</u>	<u>-</u>	<u>69,661</u>

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

19 Financial instruments/fair value hierarchy (continued)

(ii) Fair value hierarchy (continued)

During the six months period ended 30 June 2019, 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 (2018: Nil).

The fair value of unquoted equity investments was determined by an external, qualified and independent valuer as at 31 December 2018 who has experience in equity investments valuations. The Company's Directors are of the opinion that there is no significant change in fair value of unquoted equity investments as compared to the previous valuation carried out as at 31 December 2018.

20 Earnings per share

	Six months period ended 30 June	
	2019 (Unaudited)	2018 (Unaudited)
Net loss attributable to owners of the company (AED '000)	<u>(68,304)</u>	<u>(107,923)</u>
Number of shares ('000)	<u>1,791,333</u>	<u>1,791,333</u>
Basic earnings per share (AED fils per share)	<u>(3.81)</u>	<u>(6.02)</u>

There was no dilution effect on the basic earnings per share as the Company does not have any such outstanding commitment as at the reporting date.

21 Contingent liabilities and commitments

Guarantees

The Group has issued corporate guarantees for loans and advances from commercial banks obtained by related and third parties including subsidiaries and associates.

Litigations

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. On the basis of their review of the current position of these legal claims, the Company's Directors are of the view that the existing provision as at the reporting date is adequate to cover any possible cash outflows arising from the final outcome of these claims. 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.

Gulf General Investments Co. PSC and its subsidiaries

Notes to the condensed consolidated interim financial information (unaudited)

For the six months period ended 30 June 2019

21 Contingent liabilities and commitments (continued)

Furthermore, certain other contingent liabilities may arise during the normal course of business, which based on the information presently available, either cannot be quantified at this stage or in the opinion of the management is without any merit. However, in the opinion of the management, these contingent liabilities are not likely to result in any cash outflows for the Group in addition to any related existing provisions currently in the books.

22 Segment reporting

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:

<i>Manufacturing</i>	Includes manufacture and sale of oil, lubricants, grease, prefabricated houses, concrete, carpentry, restaurant, ovens, kitchens and central air conditioning systems.
<i>Investments</i>	Includes investments in real estate properties and equity securities.
<i>Services and others</i>	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.

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22 Segment reporting (continued)

	Manufacturing		Investments		Services and others		Unallocated		Total	
	30-Jun 2019	31-Dec 2018	30-Jun 2019	31-Dec 2018	30-Jun 2019	31-Dec 2018	30-Jun 2019	31-Dec 2018	30-Jun 2019	31-Dec 2018
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
Segment assets	265,186	282,552	4,207,225	4,152,384	480,881	415,216	374,513	355,363	5,327,805	5,205,515
Segment liabilities	320,870	328,749	3,435,724	3,347,401	522,488	452,701	479,752	437,494	4,758,834	4,566,345
	30-Jun 2019	30-Jun 2018	30-Jun 2019	30-Jun 2018	30-Jun 2019	30-Jun 2018	30-Jun 2019	30-Jun 2018	30-Jun 2019	30-Jun 2018
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
(Unaudited)										
Revenue	16,147	23,686	21,163	13,479	196,683	201,289	-	-	233,993	238,454
Segment result from operations	(3,723)	21,013	2,652	(36,933)	16,760	13,182	-	-	15,689	(2,738)
Finance income	-	-	3,612	3,068	-	-	-	-	3,612	3,068
Finance cost	(3,652)	(6,674)	(68,597)	(67,860)	(2,125)	(2,438)	-	-	(74,374)	(76,972)
(Loss)/profit for the period	(7,375)	14,339	(65,944)	(104,793)	14,635	10,744	-	-	(58,684)	(79,710)