

Interim condensed consolidated financial information and review report

**Al Mal Investment Company – KPSC and Subsidiaries**

**Kuwait**

31 March 2014 (Unaudited)

## Contents

	Page
Review report	1 and 2
Interim condensed consolidated statement of profit or loss	3
Interim condensed consolidated statement of comprehensive income	4
Interim condensed consolidated statement of financial position	5
Interim condensed consolidated statement of changes in equity	6 and 7
Interim condensed consolidated statement of cash flows	8
Notes to the interim condensed consolidated financial information	9 to 22



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## Report on review of interim condensed consolidated financial information

To the board of directors of  
Al Mal Investment Company – KPSC  
Kuwait

### *Introduction*

We have reviewed the accompanying interim condensed consolidated statement of financial position of Al Mal Investment Company (A Kuwaiti Public Shareholding Company) (the “Parent Company”) and its subsidiaries (collectively the “Group”) as of 31 March 2014 and the related interim condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the three-month period then ended. Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with the basis of presentation set out in note (2). Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

### *Scope of Review*

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

### *Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information is not prepared, in all material respects, in accordance with the basis of presentation set out in note (2).


### *Emphasis of matter*

Without qualifying our conclusion, we draw attention to note 12 to the interim condensed consolidated financial information regarding Bonds issued amounting to KD 11,988,000 which have not been settled or renewed up to the date of issuing these financial statements.

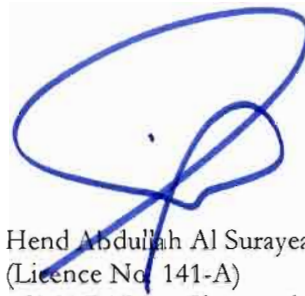
### Report on review of other legal and regulatory requirements

Based on our review, the interim condensed consolidated financial information is in agreement with the books of the Parent Company. We further report that, to the best of our knowledge and belief, no violations of the Companies Law No. 25 of 2012 or of the Memorandum of Incorporation and Articles of Association of the Parent Company, as amended, have occurred during the three-month period ended 31 March 2014 that might have had a material effect on the business or financial position of the Parent Company.

We further report that, during the course of our review, to the best of our knowledge and belief, we have not become aware of any material violations of the provisions of Law No. 32 of 1968, as amended, concerning currency, the Central Bank of Kuwait and the organisation of banking business, and its related regulations, or of the provisions of Law No. 7 of 2010 concerning the Capital Markets Authority and its related regulations during the three-month period ended 31 March 2014.



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Kuwait  
23 August 2014

## Interim condensed consolidated statement of profit or loss

	Note	Three months ended 31 March 2014 (Unaudited) KD	Three months ended 31 March 2013 (Unaudited) KD
<b>Income</b>			
Realised (loss)/gain on disposal of available for sale investments		(113,788)	133,388
Realised loss on disposal of investment property	10	(17,441,140)	-
Dividend income		114,548	81,902
Share of results of associates	9	23,883	209,044
Sukuk & interest income		16,291	165,502
Net income from communication services		32,571	321,396
Management fees and other income	4	281,062	183,678
Foreign exchange gain/(loss)		33,072	(273,371)
		(17,053,501)	821,539
<b>Expenses and other charges</b>			
Finance costs		762,246	949,960
Staff costs		263,882	289,612
General, administrative and other expenses		163,519	195,137
Impairment of available for sale investments	8.4	40,911	26,494
		1,230,558	1,461,203
<b>Loss for the period</b>		<b>(18,284,059)</b>	<b>(639,664)</b>
Attributable to :			
Owners of the parent company		(14,896,316)	(541,647)
Non-controlling interests		(3,387,743)	(98,017)
		(18,284,059)	(639,664)
<b>BASIC AND DILUTED LOSS PER SHARE ATTRIBUTABLE TO THE OWNERS OF THE PARENT COMPANY</b>			
	5	(28.20) Fils	(1.03) Fils

*The notes set out on pages 9 to 22 form an integral part of the interim condensed consolidated financial information.*

## Interim condensed consolidated statement of comprehensive income

	Three months ended 31 March 2014 (Unaudited) KD	Three months ended 31 March 2013 (Unaudited) KD
Loss for the period	(18,284,059)	(639,664)
<b>Other comprehensive income:</b>		
<i>Items to be reclassified to profit or loss in subsequent periods:</i>		
Exchange differences arising on translation of foreign operations	40,103	(138,248)
Available for sale investments:		
- Net changes in fair value arising during the period	(7,610)	(213,739)
- Transferred to consolidated statement of profit or loss on disposal	156,749	(879,483)
- Transferred to consolidated statement of profit or loss on impairment	40,911	26,494
Share of other comprehensive income of associates	25,881	154,389
<i>Net other comprehensive income to be reclassified to profit or loss in subsequent periods</i>	256,034	(1,050,587)
<i>Net other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>	-	-
Total other comprehensive income for the period	256,034	(1,050,587)
Total comprehensive income for the period	(18,028,025)	(1,690,251)
Total comprehensive income attributable to:		
Owners of the parent company	(14,673,750)	(1,355,492)
Non-controlling interests	(3,354,275)	(334,759)
	(18,028,025)	(1,690,251)

*The notes set out on pages 9 to 22 form an integral part of the interim condensed consolidated financial information.*

## Interim condensed consolidated statement of financial position

	Note	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
<b>Assets</b>				
Cash and cash equivalents	6	40,540,256	5,248,316	6,137,145
Investments at fair value through profit or loss		796,955	796,942	1,795,373
Accounts receivable and other assets	7	21,787,278	20,186,473	20,631,613
Available for sale investments	8	8,047,137	8,343,759	12,494,599
Investment in sukuk		3,878,792	3,897,714	6,260,405
Investment in associates	9	12,551,879	12,487,150	13,770,406
Investment properties	10	8,532,644	74,861,147	74,129,567
Property and equipment		33,338	37,599	924,244
Goodwill		90,332	90,332	90,332
<b>Total assets</b>		<b>96,258,611</b>	<b>125,949,432</b>	<b>136,233,684</b>
<b>Liabilities and equity</b>				
<b>Liabilities</b>				
Accounts payable and other liabilities		13,663,226	12,905,963	22,960,363
Borrowings	11	46,050,589	58,427,936	47,791,069
Bonds issued	12	11,988,000	11,988,000	11,988,000
Employees' end of service indemnity		308,501	351,213	446,859
<b>Total liabilities</b>		<b>72,010,316</b>	<b>83,673,112</b>	<b>83,186,291</b>
<b>Equity</b>				
Share capital	13	52,828,125	52,828,125	52,828,125
Foreign currency translation reserve		(782,869)	(815,385)	25,854
Cumulative changes in fair value		689,483	499,433	366,941
Accumulated losses		(37,547,465)	(22,651,149)	(13,814,871)
<b>Equity attributable to owners of the parent</b>				
Company		15,187,274	29,861,024	39,406,049
Non-controlling interests		9,061,021	12,415,296	13,641,344
<b>Total equity</b>		<b>24,248,295</b>	<b>42,276,320</b>	<b>53,047,393</b>
<b>Total liabilities and equity</b>		<b>96,258,611</b>	<b>125,949,432</b>	<b>136,233,684</b>



Abdulkareem Abdullah Al-Muttawa  
Vice Chairman



Abdul Wahab Abdul Rahman Al-Mutawa  
Chief Executive Officer

## erim condensed consolidated statement of changes in equity (Unaudited)

	Equity attributable to owners of the parent company							Non-controlling interests		Total
	Share capital KD	Share premium KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve		Sub-total KD	KD	KD	
					Foreign currency translation reserve KD	Cumulative changes in fair value KD				
Balance as at 1 January 2014 (audited)	52,828,125	-	-	-	(815,385)	499,433	29,861,024	12,415,296	42,276,320	
Loss for the period	-	-	-	-	-	-	(14,896,316)	(3,387,743)	(18,284,059)	
Other comprehensive income for the period	-	-	-	-	32,516	190,050	222,566	33,468	256,034	
Total comprehensive income for the period	-	-	-	-	32,516	190,050	(14,673,750)	(3,354,275)	(18,028,025)	
Balance as at 31 March 2014 (unaudited)	52,828,125	-	-	-	(782,869)	689,483	15,187,274	9,061,021	24,248,295	

otes set out on pages 9 to 22 form an integral part of the interim condensed consolidated financial information.



## erim condensed consolidated statement of changes in equity (Unaudited) (continued)

	Equity attributable to owners of the parent company							Non- controlling interests	Total	
	Share capital KD	Share premium KD	Statutory reserve KD	Voluntary reserve KD	Foreign currency translation reserve KD	Cumulative changes in fair value KD	Accumulated losses KD			Sub- total KD
Balance as at 1 January 2013	52,828,125	-	-	-	(227,029)	1,433,669	(13,273,224)	40,761,541	13,976,103	54,737,644
for the period	-	-	-	-	-	-	(541,647)	(541,647)	(98,017)	(639,664)
comprehensive income for the period	-	-	-	-	252,883	(1,066,728)	-	(813,845)	(236,742)	(1,050,587)
comprehensive income for the period	-	-	-	-	252,883	(1,066,728)	(541,647)	(1,355,492)	(334,759)	(1,690,251)
Balance as at 31 March 2013	52,828,125	-	-	-	25,854	366,941	(13,814,871)	39,406,049	13,641,344	53,047,393

Notes set out on pages 9 to 22 form an integral part of the interim condensed consolidated financial information.

## Interim condensed consolidated statement of cash flows

	Note	Three months ended 31 March 2014 (Unaudited) KD	Three months ended 31 March 2013 (Unaudited) KD
<b>OPERATING ACTIVITIES</b>			
Loss for the period		(18,284,059)	(639,664)
Adjustments for:			
Impairment of available for sale investments		40,911	26,494
Realised loss/(gain) on disposal of available for sale investments		113,788	(133,388)
Realised loss on disposal of investment property		17,441,140	-
Dividend income		(114,548)	(81,902)
Share of results of associates		(23,883)	(209,044)
Depreciation		4,876	2,111
Provision for employees end of service benefits		22,464	28,959
Sukuk & interest income		(16,291)	(165,502)
Finance costs		762,246	949,960
		(53,356)	(221,976)
Changes in operating assets and liabilities:			
Investments at fair value through profit or loss		(13)	(2,255)
Accounts receivable and other assets		(1,600,805)	(731,084)
Accounts payable and other liabilities		895,231	255,316
<b>Net cash used in operating activities</b>		<b>(758,943)</b>	<b>(699,999)</b>
<b>INVESTING ACTIVITIES</b>			
Net changes in investment in sukuk		18,922	108,992
Additions to investment in associates		-	(1,555,400)
Proceeds from sale/redemption of available for sale investments		331,974	1,873,848
Additions to investment properties		(1,169,311)	-
Proceeds from sale of investment property		50,042,665	-
Dividend income received		114,548	81,902
Sukuk and Interest income received		16,291	180
<b>Net cash from investing activities</b>		<b>49,355,089</b>	<b>509,522</b>
<b>FINANCING ACTIVITIES</b>			
Finance costs paid		(842,299)	(902,531)
Borrowings paid		(12,461,907)	-
<b>Net cash used in financing activities</b>		<b>(13,304,206)</b>	<b>(902,531)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>35,291,940</b>	<b>(1,093,008)</b>
Cash and cash equivalents at beginning of the period		5,248,316	5,330,153
<b>Cash and cash equivalents at end of the period</b>	6	<b>40,540,256</b>	<b>4,237,145</b>

## Notes to the interim condensed consolidated financial information

### 1 Incorporation and Activities

Al Mal Investment Company – KSC (Closed), (“the Parent Company”), is a Kuwaiti closed shareholding company established on 2 January 1980 under the Commercial Companies Law No. 15 of 1960 and amendments thereto. The Parent Company is regulated by the Central Bank of Kuwait as an investment company and its shares are listed on the Kuwait Stock Exchange. The Parent Company and its subsidiaries are together referred to as “the Group”.

The principal objectives of the Parent Company are as follows:

- Investment in various economic sectors through participating in establishing specialised companies or purchasing securities or shares in those companies;
- Act as investment trustees and manage different investment portfolios for others; and
- Act as intermediary in borrowing operations in return for commission;

Further, the Parent Company has the right to participate and subscribe, in any way with other firms which operate in the same field or those which would assist in achieving its objectives in Kuwait and abroad and to purchase those firms or participate in their equity.

The Companies Law issued on 26 November 2012 by Decree Law no 25 of 2012 (the “Companies Law”), which was published in the Official Gazette on 29 November 2012, cancelled the Commercial Companies Law No 15 of 1960. The Companies Law was subsequently amended on 27 March 2013 by Law No. 97 of 2013.

On 29 September 2013, Ministry of Commerce and Industry issued its regulation No. 425/2013 regarding the Executive by-laws of the Companies Law. All existing companies are required to comply with articles of these by-laws within one year from the date of its issuance.

The address of the Parent Company’s registered office is PO Box 26308, Safat 13124, State of Kuwait.

The interim condensed consolidated financial information for the three month period ended 31 March 2014 was authorised for issue by the Parent Company’s board of directors on 23 August 2014.

The annual consolidated financial statements for the year ended 31 December 2013 were authorised for issuance by the board on 14 May 2014 and are subject to approval of the shareholders at the forth coming Annual General Meeting which is scheduled to be held on 17 August 2014.

### 2 Fundamental accounting concept

For the three months ended 31 March 2014, the Group incurred a loss of KD18,284,059 (KD14,896,316 attributable to owners of the Parent Company) and as at that date the Parent Company’s accumulated losses amounted to KD37,547,465 and the Group had liabilities of KD72,010,316 majority of which are due within one year. Furthermore, as noted in note 11, the Group as of 31 March 2014 was in the process of restructuring its Borrowings totalling to KD46,050,589 which had matured/become due as of that date and further the Group defaulted on repayment of the Bonds issued and accrued interest due which had resulted in the total amount of KD11,988,000 becoming due (refer note 12). However, the management of the Parent Company, based on the following reasons, has prepared the interim consolidated financial statements for the period ended 31 March 2014 on a going concern basis;

## Notes to the interim condensed consolidated financial information (continued)

### 2 Fundamental accounting concept (continued)

- As noted in note 11.3 and note 20, the management of the Parent Company has actively engaged with its lenders to restructure the Parent Company's borrowings amounting to KD39,401,583 and has successfully reached an agreement on the settlement/waiver/restructuring of the balances.
- As noted in note 12, the management of the Parent Company is actively engaged with its bondholders to restructure the dues as well and expects to complete such discussions within six to nine months.
- The Parent Company's management is also evaluating various strategies to improve the operating performance, financial position, and adequacy of financial resources of the Group (including a plan to exit certain investments) to enable to meet its future obligations on due dates. Accordingly the Group has been able to exit certain investments during the current period as well and this has resulted in the Group's Cash and Cash equivalents increasing to KD40,540,256 as of 31 March 2014. Based on the Cash & cash equivalents available to the Group as of the reporting date and the fact that the Groups total assets exceeded its liabilities by KD24,248,295 the Parent Company's management believes the Group has adequate resources to meet its obligations in future, if an effective strategy is implemented to utilize such assets in future and /or exit at the right time.

Had the going concern basis not been used, adjustments would be made relating to the recoverability of recorded asset amounts or to the amount of liabilities to reflect the fact that the Group may be required to realize its assets and extinguish its liabilities other than in the normal course of business, at amounts different from those stated in the consolidated financial information.

### 3 Basis of presentation and changes to accounting policies

#### Basis of presentation

This interim condensed consolidated financial information of the Group for the three-month period ended 31 March 2014 has been prepared in accordance with IAS 34, Interim Financial Reporting, except as noted below.

The annual consolidated financial statements for the year ended 31 December 2013 were prepared in accordance with the regulations of the State of Kuwait for financial services institutions regulated by the Central Bank of Kuwait ("CBK"). These regulations require adoption of all International Financial Reporting Standards ("IFRS") except for the IAS 39 requirement for collective impairment provision, which has been replaced by the CBK's requirement for a minimum general provision made on all applicable credit facilities (Net of certain categories of collateral) that are not provided for specifically.

This interim condensed consolidated financial information is presented in Kuwaiti Dinars ("KD") which is the functional and presentation currency of the parent company.

This interim condensed consolidated financial information does not contain all the information and disclosures required for complete financial statements prepared in accordance with International Financial Reporting Standards. In the opinion of the Parent Company's management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included.

## Notes to the interim condensed consolidated financial information (continued)

### 3 Basis of presentation and changes to accounting policies (continued)

The preparation of interim condensed consolidated financial information 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.

In preparing this interim condensed consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual audited consolidated financial statements as at and for the year ended 31 December 2013.

Operating results for the three-month period ended 31 March 2014 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2014. For further details, refer to the annual consolidated financial statements and its related disclosures for the year ended 31 December 2013.

#### Changes to accounting policies

##### Adoption of new IASB Standards and amendments during the period

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2013, except for the adoption of new standards and amendments effective as of 1 January 2014.

<i>Standard or Interpretation</i>	<i>Effective for annual periods beginning</i>
IAS 32 Financial Instruments: Presentation – Amendments	1 January 2014
IAS 36 Impairment of Assets- Amendments	1 January 2014
Investment Entities – Amendments to IFRS 10, IFRS 12 and IAS 27	1 January 2014
Novation of Derivatives and Continuation of Hedge Accounting (Amendments to IAS 39)	1 January 2014
IFRIC 21 Levies	1 January 2014

The nature and the impact of applying each new standard/amendment is described below:

##### *IAS 32 Financial Instruments: Presentation - Amendments*

The amendments to IAS 32 add application guidance to address inconsistencies in applying IAS 32's criteria for offsetting financial assets and financial liabilities in the following two areas:

- the meaning of 'currently has a legally enforceable right of set-off'
- that some gross settlement systems may be considered equivalent to net settlement.

The amendments are required to be applied retrospectively. The adoption of the amendment did not result in any material impact on the Group's interim condensed consolidated financial information.

##### *IAS 36 Impairment of Assets- Amendments*

The amendments to IAS 36 reduces the circumstances in which the recoverable amount of assets or cash-generating units is required to be disclosed, clarify the disclosures required, and to introduce an explicit requirement to disclose the discount rate used in determining impairment (or reversals) where recoverable amount (based on fair value less costs of disposal) is determined using a present value technique. The adoption of this amendment did not have any significant impact on the financial position or performance of the Group.

## Notes to the interim condensed consolidated financial information (continued)

### 3 Basis of presentation and changes to accounting policies (continued)

#### *Investment Entities – Amendments to IFRS 10, IFRS 12 and IAS 27*

The Amendments define the term ‘investment entity’, provide supporting guidance and require investment entities to measure investments in the form of controlling interests in another entity at fair value through profit or loss. These amendments have no impact on the Group, since none of the entities in the Group qualifies to be an investment entity under IFRS 10.

#### *Novation of Derivatives and Continuation of Hedge Accounting (Amendments to IAS 39)*

The Amendment makes it clear that there is no need to discontinue hedge accounting if a hedging derivative is novated, provided certain criteria are met.

A novation indicates an event where the original parties to a derivative agree that one or more clearing counterparties replace their original counterparty to become the new counterparty to each of the parties. In order to apply the amendments and continue hedge accounting, novation to a central counterparty (CCP) must happen as a consequence of laws or regulations or the introduction of laws or regulations. The adoption of this amendment did not have any significant impact on the financial position or performance of the Group.

#### *IFRIC 21 ‘Levies’ (IFRIC 21)*

IFRIC 21 clarifies that:

- the obligating event that gives rise to the liability is the activity that triggers the payment of the levy, as identified by the government’s legislation. If this activity arises on specific date within an accounting period then the entire obligation is recognised on that date
- the same recognition principles apply in the annual and interim financial statements.

IFRIC 21 has been applied retrospectively in accordance with its transitional provisions but the adoption of this amendment did not have any significant impact on the financial position or performance of the Group.

The Group has not early adopted any other standard, interpretation or amendment that has been issued but not yet effective.

### 4 Management fees and other income

	Three months ended 31 March 2014 (Unaudited) KD	Three months ended 31 March 2013 (Unaudited) KD
Management and consultancy fees	142,549	47,770
Rent income	138,151	135,037
Other Income	362	871
	<b>281,062</b>	<b>183,678</b>

### 5 Basic and diluted loss per share

Loss per share is calculated by dividing the loss for the period attributable to the owners of the parent company by the weighted average number of ordinary shares outstanding during the period as follows;

## Notes to the interim condensed consolidated financial information (continued)

### 5 Basic and diluted loss per share (continued)

	Three months ended 31 March 2014 (Unaudited)	Three months ended 31 March 2013 (Unaudited)
Loss for the period attributable to the owners of the parent (KD)	(14,896,316)	(541,647)
Weighted average number of shares outstanding during the period (excluding treasury shares)	528,281,250	528,281,250
Basic and diluted loss per share attributable to the owners of the parent company (Fils)	(28.20)	(1.03)

### 6 Cash and cash equivalents

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Cash and bank balances	8,633,962	3,335,929	3,369,067
Short term deposits	31,898,805	1,905,107	2,764,724
Cash balances with portfolio managers	7,489	7,280	3,354
Cash and cash equivalent as per interim condensed consolidated statement of financial position	40,540,256	5,248,316	6,137,145
Less: Blocked deposits	-	-	(1,900,000)
Cash and cash equivalents as per interim condensed consolidated statement of cash flow	40,540,256	5,248,316	4,237,145

Short term deposits carry average effective interest rate of 0.98% (31 December 2013: 0.83% and 31 March 2013: 1.59%).

### 7 Accounts receivable and other assets

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Advance payment to purchase investments	2,049,760	1,852,190	1,661,150
Refundable development expenses (7.1)	16,932,541	16,901,663	16,082,126
Due from related parties	1,752,085	241,067	233,645
Trade receivables	224,742	235,552	635,353
Accrued income & Dividends receivable	340,194	267,632	917,370
Receivable in relation to proceeds on sale of investments	462,025	662,025	-
Other assets	25,931	26,344	1,101,969
	21,787,278	20,186,473	20,631,613



## Notes to the interim condensed consolidated financial information (continued)

### 7 Accounts receivable and other assets (continued)

7.1 Refundable development expenses represent development cost incurred to develop an economic city in the Kingdom of Saudi Arabia jointly with the Saudi authorities. The Parent Company is the main developer for this project. A new shareholding company is being incorporated in Saudi Arabia to own and manage this project. The legal formalities are currently in process to establish that Saudi shareholding company. As per the agreement, with Saudi authority on incorporation of the Saudi shareholding company the total expenses incurred for the project will be re-reimbursed to the Group.

### 8 Available for sale investments

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Investments in unquoted shares	5,643,921	5,719,133	6,500,464
- Local	2,527,244	2,608,147	2,076,526
- Foreign	3,116,677	3,110,986	4,423,939
Investments in private equity funds	1,244,575	1,432,007	4,705,784
- Foreign	1,244,575	1,432,007	4,705,784
Investments in direct equity funds	946,171	980,146	979,025
- Local	903,346	898,551	770,200
- Foreign	42,825	81,595	208,825
Investments in portfolios managed by others	212,470	212,473	309,326
- Local	64,623	64,626	64,639
- Foreign	147,847	147,847	244,687
	<b>8,047,137</b>	<b>8,343,759</b>	<b>12,494,599</b>

8.1 Available for sale investments include investments of KD2,475,097 (31 December 2013: KD4,117,074 and 31 March 2013: KD2,844,949), carried at cost less impairment, if any, due to the unpredictable nature of future cash flows and the unavailability of financial information to arrive at a reliable measure of fair value. The Group's management believes that the available information for those investments has not indicated any impairment/further impairment in value.

8.2 Information for investments in private equity funds and direct equity funds is limited to periodic financial reports provided by the investment managers. These investments are carried at net asset values reported by the investment managers. Due to the nature of these investments, the net asset values reported by the investment managers represent the best estimate of fair values available for these investments.

8.3 Investments in unquoted shares include investments with a carrying value of KD469,634 (31 December 2013: KD469,634) which has been blocked against borrowings due to a legal case initiated by one of the lender's. Subsequent to the reporting date, the legal case was resolved and the shares were released.

8.4 During the current quarter, the Group recognised an impairment loss of KD40,911 for certain local and other foreign unquoted investments (31 March 2013: KD26,494), based on estimates made by management and the net asset values reported by investment managers at the reporting date.



## Notes to the interim condensed consolidated financial information (continued)

### 9 Investment in associates

The movement in associates during the period/year is as follows:

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
The movement in associates during the period/year is as follows:			
Opening balance	12,487,150	11,805,998	11,805,998
Additions during the period/year *	-	1,555,400	1,555,400
Share of results *	23,883	202,187	209,044
Groups share of associates change in other comprehensive income	25,881	67,387	154,389
Dividend received	-	(45,851)	-
Impairment in value	-	(691,955)	-
Exchange differences arising on translation of foreign operations	14,965	(406,016)	45,575
<b>Ending balance</b>	<b>12,551,879</b>	<b>12,487,150</b>	<b>13,770,406</b>

\* During the first quarter of 2013, the company entered into an agreement to acquire an additional 10% of Advance Zone General Trading WLL for a consideration of KD1,555,400. A negative goodwill of KD802,876 arose as a result of the additional acquisition and this was recognised as income in the interim condensed consolidated statement of profit or loss for the period ended 31 March 2013 under “share of result of associates”.

### 10 Investment properties

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Investment properties	8,532,644	8,546,653	8,005,679
Land and properties under development (note 11.4)	-	66,314,494	66,123,888
	<b>8,532,644</b>	<b>74,861,147</b>	<b>74,129,567</b>

The movement for investment properties is as follows:

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Opening balance	74,861,147	74,299,817	74,299,817
Additions during the period/year	1,169,311	1,347,075	-
Disposals during the period/year	(67,483,805)	-	-
Change in fair value	-	(532,848)	-
Foreign currency translation adjustment arising on consolidation	(14,009)	(252,897)	(170,250)
	<b>8,532,644</b>	<b>74,861,147</b>	<b>74,129,567</b>

Investment properties with a carrying value of KD6,192,558 (31 December 2013: KD6,194,763 and 31 March 2013: KD5,599,048) of a local subsidiary are pledged against Islamic debt instruments of the same subsidiary. As of 31 December 2013, investment property of a local subsidiary with a carrying value of KD66,314,494 (31 March 2013: KD Nil) were subject to an Ijara financing facility (refer note 11).

Borrowing costs of KD1,169,311 (31 December 2013: KD774,354 and 31 March 2013: KD Nil) incurred in relation to the Ijara financing arrangement of a local subsidiary have been capitalised during the period.

## Notes to the interim condensed consolidated financial information (continued)

### 10 Investment properties (continued)

During the current quarter the Group disposed the investment property which was subject to an Ijara financing facility, with a carrying value of KD67,483,805 (31 December 2013: KD66,314,494), for a net consideration of KD50,042,665 resulting in a net loss of KD17,441,140. The proceeds from the disposal has been utilised to settle the Ijara financing liability and all related finance costs during the current quarter (refer note 11.5) and to settle part of the borrowings during the 2<sup>nd</sup> quarter as more fully described in note 20.

The above properties are located in GCC and other Middle Eastern countries.

The Group evaluates its investment properties by independent valuers semi-annually.

### 11 Borrowings

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Loans	28,401,583	28,600,000	28,600,000
Islamic debt instruments (refer note 6)			
- Ijara Financing (11.4)	-	12,263,490	-
- Murabaha payables	17,649,006	17,564,446	19,191,069
	<b>46,050,589</b>	<b>58,427,936</b>	<b>47,791,069</b>

11.1 The following is the maturity analysis of loans and Islamic debt instruments:

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Less than 1 year	43,459,371	55,873,581	31,449,351
From 1 year to 5 years	2,591,218	2,554,355	16,341,718
	<b>46,050,589</b>	<b>58,427,936</b>	<b>47,791,069</b>

11.2 Loans and facilities have been granted to the Parent Company based on negative pledges on the Parent Company's assets.

11.3 Out of the total borrowings of KD46,050,589 as of 31 March 2014, an amount of KD39,401,583 is related to the Parent Company. During the previous year the management of the Parent Company had commenced negotiations with all its lenders to restructure its dues and loans of the Parent Company totalling to KD 14,600,000 (along with the related profit/interest) had fallen due during the year 2013. Further during 2013 one of the lenders (a local bank) to whom an amount of KD 3,600,000 was due had initiated legal proceedings and another lender (a local Islamic Bank) to whom an amount of KD11,000,000 was due had formally requested settlement of the amount due immediately in order for the Bank not to initiate legal proceedings.

The Parent Company is actively engaged with all lenders to restructure its dues. Subsequent to the reporting date as noted in note 20, the Parent Company has been able to agree with its lenders (including the lender who has initiated legal proceedings) to settle/waive and restructure its dues.

## Notes to the interim condensed consolidated financial information (continued)

### 11 Borrowings (continued)

11.4 Out of the total borrowings of KD 46,050,589 as of 31 March 2014, an amount of KD 6,649,006 is related to a local subsidiary. At the end of the current quarter, borrowings of KD4,057,778 of the local Subsidiary due to a local Islamic Bank had fallen due and subsequent to the reporting date the Subsidiary's management has reached an agreement with the local bank to extend the maturity up to 31 July 2014.

11.5 During the 3<sup>rd</sup> quarter of the previous year, a local subsidiary obtained Ijara financing from a Qatari financial institution for a total amount of KD12,263,490 the purpose of the loan was to settle the remaining instalment dues on an investment property located in Qatar.

	KD
Gross amount	13,432,801
Less: Deferred finance cost	1,169,311
Net amount	12,263,490

The above financing was fully settled during the current quarter from the proceeds on sale of an investment property (refer note 10)

11.6 Investment properties of a local subsidiary are pledged against the Islamic Debt Instruments of KD6,192,558 (31 December 2013: KD6,194,763 and 31 March 2013: KD5,599,048)

11.7 The effective interest rate of loans is 6.06% (31 December 2013: 6.06% and 31 March 2013: 6%). The effective cost rate of the Islamic debt instruments is 5.57% (31 December 2013: 5.89% and 31 March 2013: 6.826%)

### 12 Bonds issued

During October 2007, the Parent Company entered into an agreement to issue unsecured fixed rate bonds of KD 10,000,000 and floating rate bonds of KD3,320,000 at an issue price of 100% of their principal amount with original maturity on 2 October 2010. On 23 September 2010 with the consent of the bond holders the maturity of the bonds were extended until 2 October 2012. On 20 September 2012 the Bondholders approved the extension of the maturity date of the bonds to 2 October 2013 provided that the company repay 10% of the nominal value of the bonds on 2 October 2012, and 20% of the nominal value on or before 1 September 2013. Consequently the Parent Company settled the 10% amounting to KD1,332,000 on 26 September 2012 and this resulted in the reduction of the amount due on bonds issued to KD11,988,000 (fixed rate bonds KD9,000,000 and floating rate bonds KD2,988,000). The fixed bonds bear fixed interest rate at 8.875% per annum and the floating bonds bear floating interest rate at 5.5% over the Central Bank of Kuwait discount rate. Interest is payable semi-annually in arrears.

On 30 September 2013 the Bondholders agreed to extend the due date of the bonds (including the 20% due on 1 September 2013) to 18 November 2013 provided that the Group repay an amount of KD562,533 and accrued interest. The Group has failed to pay this amount and on the 24 October 2013 the Bondholders met and decided to notify the Parent Company of the default in paying the amount KD562,533 and accrued interest, and accordingly noted that the entire bond amount of KD11,988,000 became due.

## Notes to the interim condensed consolidated financial information (continued)

### 12 Bonds issued (continued)

On 29 October 2013 the Group has requested a meeting to be held on 10 November 2013 with the bondholders to extend the maturity of the bonds to 18 November 2014. The meeting was postponed to 17 November 2013 as the quorum was not met at the meeting which was held on 10 November 2013.

On 17 November 2013 a meeting was held and a decision could not be taken on the extension of bonds as the legally established percentage was not met and therefore the bonds remain due as of the maturity date.

Further, the Group is actively engaged with its bondholders to restructure the debt obligations.

### 13 Share capital

The authorised, issued and paid up capital of the parent company amounts to KD52,828,125 distributed over 528,281,250 shares with 100 fils par value each as of 31 March 2014, 31 December 2013 and 31 March 2013.

Subject to the requisite consent of the relevant authorities and the approval of the Shareholders Extraordinary General Assembly, on 1 July 2014 the board of directors have proposed to increase the share capital by 143,964,000 shares of 100fils each (amounting to KD14,396,400) to be issued to the Parent Company's Lenders and bondholders at the par value (100fils).

### 14 Related party transactions

Related parties represent associates, directors and key management personnel of the Group, and other related parties such as major shareholders and companies in which directors and key management personnel of the group are principal owners or over which they are able to exercise significant influence or joint control.

Significant transactions and balances with related parties included in the interim condensed consolidated financial information are as follows:

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
<b>Balances in the interim condensed consolidated statement of financial position:</b>			
Due from related parties (see note 7)	1,752,085	241,067	233,645
Due to related parties ** (included under accounts payable and other liabilities)	3,751,379	3,756,353	3,368,181
Due to related parties (included within trade payables)	1,570,380	1,572,510	1,626,556

\*\* Due to related parties includes an interest free advance of KD2,750,000 from a related party with no specific repayment terms.

	Three months ended 31 March 2014 (Unaudited) KD	Three months ended 31 March 2013 (Unaudited) KD
<b>Transactions included in the interim condensed consolidated statement of profit or loss:</b>		
Management fees	21,514	21,117
<b>Key management compensation:</b>		
Short term benefits	80,140	82,787
Employees end of service indemnity	29,273	7,022



## Notes to the interim condensed consolidated financial information (continued)

### 15 Segmental information

The Group's activities are concentrated in three main segments: real estate, investment and finance. The segments' results are based on internal management reporting information that is reported to the higher management of the group.

The following is the segments information, which conforms with the internal reporting presented to management.

	Real estate KD	Investments KD	Financing KD	Unallocated KD	Total KD
<b>Three months ended</b>					
<b>31 March 2014</b>					
Income	(17,302,989)	24,642	16,291	208,555	(17,053,501)
Expenses and other charges	(86,347)	(40,911)	(762,246)	(341,054)	(1,230,558)
Loss for the period	(17,389,336)	(16,269)	(745,955)	(132,499)	(18,284,059)
Assets	8,532,643	40,963,799	36,590,859	10,171,310	96,258,611
Liabilities	1,330,569	7,629,795	58,290,799	4,759,153	72,010,316
<b>Three months ended</b>					
<b>31 March 2013</b>					
Income	-	424,335	165,502	231,702	821,539
Expenses and other charges	-	(26,494)	(949,960)	(484,749)	(1,461,203)
Profit/(loss) for the period	-	397,841	(784,458)	(253,047)	(639,664)
Assets	74,129,567	46,353,307	9,025,128	6,725,682	136,233,684
Liabilities	12,856,976	7,367,332	59,779,068	3,182,915	83,186,291

### 16 Financial Instruments

#### 16.1 Categories of financial assets and liabilities

The carrying amounts of the Group's financial assets and liabilities as stated in the consolidated statement of financial position may also be categorized as follows:

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Receivables: (at amortised cost)			
• Cash and cash equivalents	40,540,256	5,248,316	6,137,145
• Accounts receivable and other assets	21,787,278	20,186,473	20,631,613
• Investments in sukuk	3,878,792	3,897,714	6,260,405
	66,206,326	29,332,503	33,029,163
Assets at fair value through profit or loss			
Investments at fair value through profit or loss:			
• Investments at fair value through profit or loss			
- Designated on initial recognition	796,955	796,942	1,795,373
	796,955	796,942	1,795,373
Available for sale investments (refer note 8)			
• At fair value	5,572,040	4,226,685	9,649,650
• At cost / cost less impairment	2,475,097	4,117,074	2,844,949
	8,047,137	8,343,759	12,494,599
	75,050,418	38,473,204	47,319,135

## Notes to the interim condensed consolidated financial information (continued)

### 16 Financial instruments (continued)

#### 16.1 Categories of financial assets and liabilities (continued)

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
Other financial liabilities: (at amortised cost)			
• Accounts payable and other liabilities	13,663,226	12,905,963	22,960,363
• Borrowings	46,050,589	58,427,936	47,791,068
• Bonds payable	11,988,000	11,988,000	11,988,000
	<b>71,701,815</b>	<b>83,321,899</b>	<b>82,739,431</b>

Fair value represents 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 opinion of the parent company's management, except for certain investments at fair value through profit or loss and available for sale investments which are carried at cost less impairment for reasons specified below and in note 8 respectively, the carrying amounts of financial assets and liabilities as at 31 March 2014 and 31 December 2013 approximate their fair values.

Investment at fair value through profit and loss includes, unquoted shares totalling KD796,955 (31 December 2013: KD796,942 and 31 March 2012: KD796,961) which represents investment in one GCC unlisted company. Due to the unpredictable nature of future cash flows and the unavailability of financial information to arrive at a reliable measure of fair value, the Group's management has decided to carry this investment based on the last carrying value stated by the portfolio manager in previous years, which would be deemed as this investment's revised cost. The Group's management believes that the available information for the investment has not indicated any impairment in value.

#### 16.2 Fair value hierarchy for financial instruments measured at fair value

All assets and liabilities for which fair value is measured or disclosed in the financial statements are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

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

The level within which the asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

The financial assets and liabilities measured at fair value on a recurring basis in the interim consolidated statement of financial position are grouped into the fair value hierarchy as follows:

31 March 2014		Level 1	Level 2	Level 3	Total Balance
	Note	KD	KD	KD	KD
<b>Assets at fair value</b>					
Available for sale investments:					
- Unquoted shares	a	-	-	4,040,536	4,040,536
- Private equity funds	b	-	-	1,240,738	1,240,738
- Direct equity funds	b	-	-	289,354	289,354
- Portfolios managed by others	c	-	-	1,412	1,412
<b>Total assets</b>		-	-	<b>5,572,040</b>	<b>5,572,040</b>

## Notes to the interim condensed consolidated financial information (continued)

### 16 Financial instruments (continued)

#### 16.2 Fair value hierarchy for financial instruments measured at fair value (continued)

31 December 2013		Level 1	Level 2	Level 3	Total Balance
	Note	KD	KD	KD	KD
<b>Assets at fair value</b>					
Available for sale investments:					
- Unquoted shares	a	-	-	1,670,529	1,670,529
- Private equity funds	b	-	-	1,428,164	1,428,164
- Direct equity funds	b	-	-	980,145	980,145
- Portfolios managed by others	c	-	-	147,847	147,847
<b>Total assets</b>		-	-	4,226,685	4,226,685

#### Fair value measurements

The Group's measurement of financial assets and liabilities classified in level 3 uses valuation techniques inputs that are not based on observable market date. The financial instruments within this level can be reconciled from beginning to ending balances as follows:

	31 March 2014 (Unaudited)	31 December 2013 (audited)
	KD	KD
Opening balance	4,226,685	13,101,064
Change in fair value	(7,610)	(203,106)
Disposals during the period/year	(563,528)	(6,339,012)
Additions during the period/year	274,879	187,000
Moved from level 3 to carried at cost (see note 16)	1,682,525	(2,339,106)
Impairment of level 3 investments	(40,911)	(180,155)
<b>Closing balance</b>	<b>5,572,040</b>	<b>4,226,685</b>

During the three-month period ended 31 March 2014, there were no transfers between Level 1 and Level 2 fair value measurements. The fair value decrease of KD7,610, was recorded in other comprehensive income. Changing inputs to the level 3 valuations to reasonably possible alternative assumption would not change significantly amounts recognised in profit or loss, total assets or total liabilities or total equity.

#### Measurement at fair value

The methods and valuation techniques used for the purpose of measuring fair value are as follows:

##### a) Unquoted shares

These represent holdings in local and foreign unlisted securities which are measured at fair value. Fair value is estimated based on the net asset value reported in the latest available financial information, discounted cash flow model or other valuation technique which includes some assumptions that are not supportable by observable market prices or rates.

##### b) Private and direct equity funds

The underlying investments in these private and direct equity funds mainly represent local and foreign quoted and unquoted securities. Information for these investments is limited to periodic financial reports provided by the investment managers. These investments are carried at net asset values reported by the investment managers. Due to the nature of these investments, the net asset values reported by the investment managers represent the best estimate of fair values available for these investments.

##### c) Portfolios managed by others

The underlying investments in managed portfolios represent quoted and unquoted securities. They are valued based on latest fund managers' reports.

## Notes to the interim condensed consolidated financial information (continued)

### 17 Contingent liabilities and commitments

	31 March 2014 (Unaudited) KD	31 Dec. 2013 (Audited) KD	31 March 2013 (Unaudited) KD
<i>Bank guarantees</i>	40,000	40,000	40,000
<i>Uncalled instalment for financial investments</i>	-	44,348	350,052
<i>Capital commitment related to intangible asset</i>	-	-	1,369,408

### 18 Assets under management

The Group manages mutual funds, portfolios on behalf of its major shareholders, other related parties and outsiders, and maintains securities in fiduciary accounts which are not reflected in the Group's statement of financial position. Assets under management at 31 March 2014 amounted to KD73,078,067 (31 December 2013: KD70,588,283 and 31 March 2013: KD72,569,120) of which assets managed on behalf of its related parties amounted to KD10,000,000 (31 December 2013: KD10,000,000 and 31 March 2013: KD10,000,000).

### 19 Proposed dividend

The Board of Directors proposed not to distribute any dividend for the year ended 31 December 2013. This proposal is subject to the approval of the general assembly of the shareholders.

### 20 Subsequent events

During the second quarter of 2014, the Parent Company has reached an out of court settlement with the local bank who initiated legal proceedings (refer note 11.3), and to whom a principle amount of KD3,401,583 plus interest was due as at 31 March 2014. As per the agreement the Parent Company settled in cash an amount of KD2,500,000 and the bank waived off the remaining principal and interest thereon. This will result in a settlement gain of approximately KD1,020,611 (including interest) being recognised as income during the second quarter of 2014.

Further, the Parent Company has also reached an agreement with three of the lenders to whom amounts totalling to KD36,000,000 were due as of 31 March 2014 to settle 50% of the amounts due in cash and consequently the lenders have agreed to waive 20% of the dues (including waiver of part of the interest dues) and to swap the remaining 30% of the debt into an equity stake in the Parent Company. The debt to equity swap is subject to approval of the shareholders, the relevant authorities and certain other conditions being met by the Parent Company. Consequent to these agreements reached, the Parent Company settled in cash 50% of the above mentioned dues amounting to KD KD18,000,000 during the second quarter of 2014 and the gain which will result from the waiver of the principal approximating KD7,199,884 will be recognized as an income during the second quarter of 2014.