

**ALPHA DHABI HOLDING PJSC**

**Review report and interim  
condensed consolidated financial  
statements for the three-month  
period ended 31 March 2023 (unaudited)**

## **ALPHA DHABI HOLDING PJSC**

### **Review report and interim condensed consolidated financial statements for the three-month period ended 31 March 2023**

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## **REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF ALPHA DHABI HOLDING PJSC**

### *Introduction*

We have reviewed the accompanying interim condensed consolidated statement of financial position of Alpha Dhabi Holding PJSC (the “Company”) and its subsidiaries (together referred to as “the Group”), as at 31 March 2023 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 and other explanatory notes. Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Accounting Standard 34 *Interim Financial Reporting*. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

### *Scope of Review*

We conducted our review in accordance with International Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim condensed consolidated financial statements 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 statements is not prepared, in all material respects, in accordance with International Accounting Standard 34 *Interim Financial Reporting*.

Deloitte & Touche (M.E.)



Mohammad Khamees Al Tah  
Registration No. 717  
4 May 2023  
Abu Dhabi  
United Arab Emirates

**Interim condensed consolidated statement of financial position  
as at 31 March 2023**

		31 March 2023 (unaudited) AED '000	31 December 2022 (audited) AED '000
	Notes		
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	5	12,578,633	14,342,991
Intangible assets	6	2,322,113	5,519,512
Goodwill	7	2,680,312	4,007,444
Biological assets		27,079	27,008
Investment properties		22,869,959	23,062,483
Right-of-use assets	8	936,326	2,429,330
Investment in associates and joint ventures	9	16,023,457	4,714,276
Investment in financial assets		929,505	1,209,831
Trade and other receivables	11	836,349	832,929
<b>Total non-current assets</b>		<b>59,203,733</b>	<b>56,145,804</b>
<b>Current assets</b>			
Investment in financial assets		5,438,097	5,384,806
Contract assets	10	8,821,501	7,186,319
Trade and other receivables	11	14,304,153	20,667,141
Inventories		11,873,660	10,377,725
Development work-in-progress		3,989,796	4,139,938
Due from related parties	12	446,618	1,639,393
Cash and bank balances	13	16,594,577	25,488,098
<b>Total current assets</b>		<b>61,468,402</b>	<b>74,883,420</b>
<b>Total assets</b>		<b>120,672,135</b>	<b>131,029,224</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	14	10,000,000	10,000,000
Statutory reserve		685,408	685,408
Merger reserve		11,539,393	11,539,393
Other reserves		(804,888)	(493,604)
Retained earnings		16,701,400	10,163,414
<b>Equity attributable to the Owners of the Company</b>		<b>38,121,313</b>	<b>31,894,611</b>
Hybrid equity instruments		1,815,646	1,815,646
Non-controlling interests		28,732,690	36,328,703
<b>Total equity</b>		<b>68,669,649</b>	<b>70,038,960</b>

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of financial position (continued)  
as at 31 March 2023**

	Notes	31 March 2023 (unaudited) AED '000	31 December 2022 (audited) AED '000
<b>Non-current liabilities</b>			
Lease liabilities	8	886,172	2,365,898
Provision for employees' end of service benefits	23	965,320	2,542,495
Bank borrowings	15	14,692,719	13,210,294
Non-convertible sukuk		3,646,463	3,644,812
Trade and other payables	17	3,369,735	1,698,307
<b>Total non-current liabilities</b>		<b>23,560,409</b>	<b>23,461,806</b>
<b>Current liabilities</b>			
Lease liabilities	8	60,570	141,989
Due to related parties	12	404,743	2,019,205
Bank borrowings	15	610,158	1,305,266
Non-convertible sukuk		33,329	37,104
Contract liabilities	16	7,555,418	9,940,067
Trade and other payables	17	19,777,859	24,084,827
<b>Total current liabilities</b>		<b>28,442,077</b>	<b>37,528,458</b>
<b>Total liabilities</b>		<b>52,002,486</b>	<b>60,990,264</b>
<b>Total equity and liabilities</b>		<b>120,672,135</b>	<b>131,029,224</b>



\_\_\_\_\_  
Group Chief Financial Officer



\_\_\_\_\_  
Managing Director



\_\_\_\_\_  
Chairman

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of profit or loss  
for the three-month period ended 31 March 2023**

	Notes	3-months ended 31 March	
		2023 (unaudited) AED '000	2022 (unaudited) AED '000
<b>Revenue</b>	<b>18</b>	<b>12,775,235</b>	8,167,036
Direct costs		<b>(10,152,888)</b>	(5,474,075)
<b>Gross profit</b>		<b>2,622,347</b>	2,692,961
General, administrative and selling expenses		<b>(1,609,313)</b>	(443,394)
Share of results of associates and joint ventures	<b>9</b>	<b>(42,981)</b>	69,272
Impairment of financial and other assets		<b>(528,987)</b>	(11,345)
Government grant income		<b>330,767</b>	-
Gain on derecognition of a subsidiary	<b>21</b>	<b>6,562,691</b>	-
Other income		<b>57,965</b>	576,429
Finance costs, net		<b>(75,777)</b>	(38,599)
<b>Profit before tax</b>		<b>7,316,712</b>	2,845,324
Income tax		<b>(4,979)</b>	(6,216)
<b>Profit after tax</b>		<b>7,311,733</b>	2,839,108
<b>Profit for the period attributable to:</b>			
Owners of the Company		<b>6,579,472</b>	1,972,603
Non-controlling interests		<b>732,261</b>	866,505
<b>Profit for the period</b>		<b>7,311,733</b>	2,839,108
Basic and diluted earnings per share (AED)	<b>25</b>	<b>0.65</b>	0.20

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of comprehensive income  
for the three-month period ended 31 March 2023**

	<b>3-months ended 31 March</b>	
	<b>2023</b>	2022
	<b>(unaudited)</b>	(unaudited)
	<b>AED '000</b>	AED '000
<b>Profit for the period</b>	<b>7,311,733</b>	2,839,108
<b>Other comprehensive loss:</b>		
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Fair value loss on debt instruments measured at FVTOCI	-	(12,507)
Fair value (loss) / gain arising on hedging instruments	<b>(16,194)</b>	7,379
Exchange differences arising on translation of foreign operations	<b>(363,453)</b>	(190,964)
Share of other comprehensive income of associates and joint ventures	<b>386</b>	(19,816)
Net gains on debt instruments, hedging instruments and translation of foreign operations reclassified to profit or loss	<b>1,665</b>	-
<i>Items that will not be reclassified subsequently to profit or loss:</i>		
Fair value loss on investments in equity instruments designated as FVTOCI	<b>(159,887)</b>	(682)
Share of other comprehensive income of associates and joint ventures	<b>(8,385)</b>	14,248
<b>Total other comprehensive loss</b>	<b>(545,868)</b>	(202,342)
<b>Total comprehensive income for the period</b>	<b>6,765,865</b>	2,636,766
<b>Total comprehensive income attributable to:</b>		
Owners of the Company	<b>6,278,347</b>	1,830,938
Non-controlling interests	<b>487,518</b>	805,828
<b>Total comprehensive income for the period</b>	<b>6,765,865</b>	2,636,766

**Interim condensed consolidated statement of changes in equity  
for the three-month period ended 31 March 2023**

	Attributable to the Owners of the Group						Hybrid equity instruments AED '000	Non- controlling interests AED '000	Total equity AED '000
	Share capital AED '000	Statutory reserve AED '000	Merger reserve AED '000	Other reserves AED '000	Retained earnings AED '000	Total AED '000			
At 1 January 2022 (audited)	10,000,000	318,325	8,723,368	10,880	3,964,433	23,017,006	-	2,954,575	25,971,581
Profit for the period	-	-	-	-	1,972,603	1,972,603	-	866,505	2,839,108
Other comprehensive loss for the period	-	-	-	(141,665)	-	(141,665)	-	(60,677)	(202,342)
Total comprehensive (loss) / income for the period	-	-	-	(141,665)	1,972,603	1,830,938	-	805,828	2,636,766
Equity arising from business combinations under common control (Note 19)	-	-	789,534	-	-	789,534	-	325,188	1,114,722
Non-controlling interests arising from business combinations under common control (Note 19)	-	-	-	-	-	-	-	172,259	172,259
Non-controlling interests arising from acquisition of a subsidiary	-	-	-	-	-	-	-	(86)	(86)
Transfer to non-controlling interests on dilution of ownership (Note 21)	-	-	(450,259)	-	(59,648)	(509,907)	-	509,907	-
Non-controlling interests arising on incorporation of a subsidiary	-	-	-	-	-	-	-	292	292
Dividend	-	-	-	-	-	-	-	(4,500)	(4,500)
At 31 March 2022 (unaudited)	10,000,000	318,325	9,062,643	(130,785)	5,877,388	25,127,571	-	4,763,463	29,891,034

The accompanying notes form an integral part of the interim condensed consolidated financial statements.



**Interim condensed consolidated statement of changes in equity (continued)  
for the three-month period ended 31 March 2023**

	Attributable to the Owners of the Group					Hybrid equity instruments AED '000	Non- controlling interests AED '000	Total equity AED '000	
	Share capital AED '000	Statutory reserve AED '000	Merger reserve AED '000	Other reserves AED '000	Retained earnings AED '000				Total AED '000
Balance at 1 January 2023 (audited)	10,000,000	685,408	11,539,393	(493,604)	10,163,414	31,894,611	1,815,646	36,328,703	70,038,960
Profit for the period	-	-	-	-	6,579,472	6,579,472	-	732,261	7,311,733
Other comprehensive loss for the period	-	-	-	(301,125)	-	(301,125)	-	(244,743)	(545,868)
Total comprehensive (loss) / income for the period	-	-	-	(301,125)	6,579,472	6,278,347	-	487,518	6,765,865
Non-controlling interests arising from acquisition of subsidiaries	-	-	-	-	-	-	-	79	79
Derecognition of non-controlling interests of a subsidiary (Note 21)	-	-	-	-	-	-	-	(7,059,849)	(7,059,849)
Dividend	-	-	-	-	-	-	-	(1,025,761)	(1,025,761)
Coupon paid on hybrid equity instrument	-	-	-	-	(51,645)	(51,645)	-	-	(51,645)
Contribution from a minority shareholder	-	-	-	-	-	-	-	2,000	2,000
Transfer of fair value reserve of equity instruments designated at FVOCI	-	-	-	(10,159)	10,159	-	-	-	-
<b>At 31 March 2023 (unaudited)</b>	<b>10,000,000</b>	<b>685,408</b>	<b>11,539,393</b>	<b>(804,888)</b>	<b>16,701,400</b>	<b>38,121,313</b>	<b>1,815,646</b>	<b>28,732,690</b>	<b>68,669,649</b>

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of cash flows  
for the three-month period ended 31 March 2023**

	<b>3-months ended 31 March</b>	
	<b>2023</b>	<b>2022</b>
<b>Note</b>	<b>(unaudited) AED '000</b>	<b>(unaudited) AED '000</b>
<b>Cash flows from operating activities</b>		
Profit before tax	<b>7,316,712</b>	2,845,324
<b>Adjustment for non-cash charges:</b>		
Depreciation of property, plant and equipment	<b>394,488</b>	203,726
Amortisation of intangible assets	<b>82,967</b>	40,263
Depreciation of right-of-use assets	<b>61,287</b>	15,060
Depreciation of investment properties	<b>167,631</b>	2,962
Provision for employees' end of service benefits	<b>91,752</b>	40,250
Re-measurement of biological assets	<b>(71)</b>	(70)
Net changes in fair value of derivative financial instruments	<b>685</b>	(7,592)
Interest expense on lease liabilities	<b>29,748</b>	7,278
(Gain) / loss on disposal of property, plant and equipment	<b>(881)</b>	1,980
Gain on lease cancellation	<b>(4,307)</b>	(357)
Gain on disposal of investment properties	<b>(7,741)</b>	-
Write off of property, plant and equipment	<b>110</b>	1,933
Impairment loss on financial assets	<b>528,945</b>	11,345
Gain on derecognition of a subsidiary	<b>21 (6,562,691)</b>	-
Impairment of property, plant and equipment	<b>(56)</b>	-
Net changes in fair value of investments carried at fair value through profit and loss ("FVTPL")	<b>136,036</b>	(344,958)
Share of results of associates and joint ventures	<b>42,981</b>	(69,272)
Impairment of development work-in-progress	<b>11,510</b>	-
Other losses	<b>1,672</b>	-
Dividend income	<b>(7,921)</b>	(169,614)
Finance income	<b>(166,289)</b>	(7,025)
Finance costs	<b>212,318</b>	38,346
Provision for slow moving and obsolete inventories	<b>44,952</b>	8,706
(Reversal of) / amortisation of borrowing costs	<b>(2,272)</b>	265
Goodwill written-off	<b>-</b>	777
Operating cashflows before movement in working capital	<b>2,371,565</b>	2,619,327

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of cash flows (continued)  
for the three-month period ended 31 March 2023**

	<b>3-months ended 31 March</b>	
	<b>2023</b> <b>(unaudited)</b> <b>AED '000</b>	<b>2022</b> <b>(unaudited)</b> <b>AED '000</b>
<b>Movements in working capital</b>		
Inventories	(2,111,720)	(40,958)
Trade and other receivables	(1,627,691)	(2,123,160)
Contract assets	(3,688,596)	(49,805)
Due from related parties	599,069	68,244
Development work-in-progress	(271,749)	-
Contract liabilities	(115,579)	1,066,574
Trade and other payables	2,773,360	(747,519)
Due to related parties	(626,354)	627,120
Deferred tax	3,193	(795)
Movement in disposal group held-for-sale	-	(96,013)
<b>Cash (used in) / generated from operating activities</b>	<b>(2,694,502)</b>	<b>1,323,015</b>
Employees' end of service benefits paid	(128,253)	(24,402)
Income tax (paid) / credit received	(462)	1,901
<b>Net cash (used in) / generated from operating activities</b>	<b>(2,823,217)</b>	<b>1,300,514</b>
<b>Cash flows from investing activities</b>		
Payments for purchases of property, plant and equipment	(436,751)	(208,383)
Cash inflows on business combinations of entities under common control and acquisition of a subsidiary	-	116,647
Proceeds from disposal of property, plant and equipment	2,484	7,235
Payments for purchases of intangible assets	(22,308)	(1,692)
Purchases of investments in associates and joint ventures	(332,891)	(847,167)
Cash payment on acquisition of subsidiaries, net	(23,219)	-
Payments for purchase of investment properties	(73,596)	-
Proceeds for sale of investment properties	33,847	-
Dividend received from associates	-	1,590
Payments for investment in financial assets	(832,208)	(1,170,214)
Disposal of investments in financial assets	142,356	-
Deposit placed with banks	2,204,349	19,349
Movement in restricted cash	1,297,340	10,534
Cash given up on derecognition of a subsidiary	(5,501,760)	-
Dividend income received	-	169,614
Finance income received	129,712	6,396
<b>Net cash used in investing activities</b>	<b>(3,412,645)</b>	<b>(1,896,091)</b>

The accompanying notes form an integral part of the interim condensed consolidated financial statements.

**Interim condensed consolidated statement of cash flows (continued)  
for the three-month period ended 31 March 2023**

	Note	<b>3-months ended 31 March</b>	
		<b>2023</b>	2022
		<b>(unaudited)</b>	(unaudited)
		<b>AED '000</b>	AED '000
<b>Cash flows from financing activities</b>			
Repayment of bank borrowings		<b>(2,633,580)</b>	(517,145)
Proceeds from bank borrowings		<b>3,809,573</b>	33,138
Dividend paid to non-controlling interest holders		<b>(92,029)</b>	(760,500)
Coupon paid on hybrid equity instruments		<b>(51,645)</b>	-
Additional contribution from non-controlling interests		<b>2,000</b>	-
Finance costs paid		<b>(284,469)</b>	(31,674)
Payment of lease liabilities		<b>(56,333)</b>	(26,307)
Movement in derivative financial instruments		<b>141</b>	(5,493)
<b>Net cash generated from / (used in) financing activities</b>		<b>693,658</b>	(1,307,981)
<b>Net decrease in cash and cash equivalents</b>			
Effect of foreign exchange rate changes		<b>151,649</b>	(138,121)
Cash and cash equivalents at the beginning of the period		<b>16,945,182</b>	6,967,049
<b>Cash and cash equivalents at the end of the period</b>		<b>11,554,627</b>	4,925,370
<b>Non-cash transactions:</b>			
<b>Derecognition of investment on loss of control</b>	<b>21</b>	<b>11,063,240</b>	-

## Notes to the interim condensed consolidated financial statements for the three-month period ended 31 March 2023

### 1 General information

Alpha Dhabi Holding PJSC (the “Company”) is a public joint stock company registered in the Emirate of Abu Dhabi, United Arab Emirates. Its parent company is International Holding Company PJSC. The Company’s registered address is P.O. Box 111059, Abu Dhabi, United Arab Emirates. The Company’s ordinary shares are listed on the Abu Dhabi Securities Exchange.

The principal activities of the Company and its subsidiaries (together referred to as “the Group”), associates and joint ventures carried out both in the UAE and abroad include:

- Medical services including management of hospitals, testing laboratories and medical clinics;
- Development, sale, investment, leasing, management and associated services for real estate;
- Engineering and construction contracting of buildings, infrastructure, earth and civil works;
- Engineering, procurement and dredging contracts and associated land reclamation works in the territorial waters of different countries;
- Oil and gas engineering, construction and operation management services;
- Tourism and hospitality-related investments, development and management;
- Industrial production-related investments, development and management;
- Forestry and natural vegetation management including farming, agricultural investments and management;
- Production and supply of ready-mix concrete;
- Investment in a diverse range of industries;
- Manufacturing, supply, installation and fabrication of aluminium and glass panels;
- Security services;
- Manufacturing of motor vehicles;
- Facilities management services;
- Renewable energy power plant installation and maintenance of energy equipment;
- Digital banking services; and
- Health insurance solutions.

### 2 Basis of preparation

#### Statement of compliance

These interim condensed consolidated financial statements for the three-month period ended 31 March 2023 have been prepared in accordance with IAS 34, *Interim Financial Reporting*. The interim condensed consolidated financial statements do not include all information and disclosures required in the annual consolidated financial statements and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2022. In addition, results for the three-month period ended 31 March 2023 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2023.

These interim condensed consolidated financial statements as at 31 March 2023 include the financial performance and position of the Group as disclosed in its annual consolidated financial statements for the year ended 31 December 2022 and new subsidiary acquired during the period as disclosed in Note 20.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)****2 Basis of preparation (continued)****Accounting convention**

These interim condensed consolidated financial statements have been prepared on a historical cost basis except for financial assets carried at fair value through other comprehensive income, or through profit and loss, derivative financial instruments and biological assets that are measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for the acquired assets.

**Functional and presentation currency**

The interim condensed consolidated financial statements are prepared in United Arab Emirates Dirhams (AED), which is the Group's functional and presentation currency and all values are rounded to the nearest thousand (AED'000) except where otherwise stated.

**3 Summary of significant accounting policies**

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, and the notes attached thereto, except for the adoption of certain new and revised standards, that became effective in the current period as set out below.

**a) Amendment to standards and interpretations issued and effective during the financial period beginning 1 January 2023**

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2023 (unless otherwise stated). The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective:

- IFRS 17 Insurance Contracts;
- Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current;
- Amendments to IAS 1 and IFRS Practice Statement 2 – Disclosure of accounting policies;
- Amendments to IAS 8 – Definition of Accounting Estimates;
- Amendments to IAS 12 - Deferred Tax related to Assets and Liabilities arising from a Single Transaction; and
- Extension of the Temporary Exemption from Applying IFRS 9 (Amendments to IFRS 4).

The Group has applied IFRS 17 for the first time. As required by IAS 34, the nature and effect of these changes are discussed below. The other amendments and interpretations apply for the first time in 2023, but do not have an impact on the interim condensed consolidated financial statements.

**Impact on adoption of IFRS 17**

IFRS 17 replaces IFRS 4 Insurance Contracts for annual periods on or after 1 January 2023. The Group adopted IFRS 17 retrospectively from 1 January 2023.

The adoption of IFRS 17 did not change the classification of the Group's insurance contracts. The Group was previously permitted under IFRS 4 to continue accounting using its previous accounting policies.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)****3 Summary of significant accounting policies (continued)****a) Amendment to standards and interpretations issued and effective during the financial period beginning 1 January 2023 (continued)****Impact on adoption of IFRS 17 (continued)**

However, IFRS 17 establishes specific principles for the recognition and measurement of insurance contracts issued and reinsurance contracts held by the Group.

*Measurement principles*

Under IFRS 17, the Group's insurance contracts issued and reinsurance contracts held are all eligible to be measured by applying the Premium Allocation Approach ('PAA'). The PAA simplifies the measurement of insurance contracts in comparison with the general model in IFRS 17.

The key changes in measurement principles under PAA include:

- The liability for remaining coverage reflects premiums received less deferred insurance acquisition cash flows and less amounts recognised in revenue for insurance services provided;
- There is no requirement to discount the liabilities for remaining coverage as all premiums written by the Group are received within 12 months from the policy start date, hence no significant financing component or credit facilities;
- The measurement of the liability for remaining coverage involves an explicit evaluation of risk adjustment for non-financial risk for onerous contracts;
- The measurement of the asset for remaining coverage reflects reinsurance premiums paid for reinsurance held and is adjusted to include a loss-recovery component for expected recovery of onerous contract loses;
- The liability for incurred claims is determined on an expected value basis and includes an explicit risk adjustment for non-financial risk. The liability also includes the Group's obligation to pay other incurred insurance expenses. There is no requirement to discount the liability for incurred claims as most claims are settled within 12 months from the date of incurrence; and
- The Group capitalises insurance acquisition cash flows for all product lines and allocates them to groups of insurance contracts issued or expected to be issued using a systematic and rational basis. When contracts are recognised, the related portion of the asset for insurance acquisition cash flows is derecognised and subsumed into the measurement of the insurance liability.

*Transition*

During the transition on 1 January 2023, the Group identified, recognised, and measured each group of insurance contracts and assets for insurance acquisition cash flows as if IFRS 17 had always applied. Existing balances that would not exist under IFRS 17 were derecognised.

The measurement categories under IFRS 4 and the new measurement categories under IFRS 17 for each class of the IFRS 17-line item as of 1 January 2023 were not presented separately as they are not material.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)****3 Summary of significant accounting policies (continued)****a) New standards and amendments issued but not yet effective**

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's interim condensed consolidated financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective:

- Lease Liability in a Sale and Leaseback (Amendments to IFRS 16) (effective from 1 January 2024);
- Non-current Liabilities with Covenants (Amendments to IAS 1) (effective from 1 January 2024); and
- Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (effective date not yet decided).

The above stated new standards and amendments are not expected to have any significant impact on the interim condensed consolidated financial statements of the Group. There are no other applicable new standards and amendments to published standards or International Financial Reporting Interpretations Committee "IFRIC" interpretations that have been issued that would be expected to have a material impact on the interim condensed consolidated financial statements of the Group.

**4 Significant accounting judgements and estimates**

The preparation of these interim condensed consolidated financial statements, in conformity with IAS 34 requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected. The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the Group's annual consolidated financial statements for the year ended 31 December 2022, except as given below:

*Judgment related to derecognition of Pure Health Holding ('PHH')*

As disclosed in note 21, on the loss of control over PHH, the Group derecognised its carrying value of assets and liabilities. The results of the operations of PHH were not segregated on the face of the interim condensed consolidated statement of profit or loss, considering there is no disposal of shares of PHH and absolute holding remains the same before and after the loss of control, and the Group will be able to recover investment principally through continuing use. Accordingly, the transaction was not considered as a discontinued operation under IFRS 5 *Non-Current Assets Held for Sale and Discontinued Operations*.



**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**4 Significant accounting judgements and estimates (continued)**

*Fair valuation of retained interest on loss of control*

As disclosed in Note 21, the Group fair valued its retained interest and recognised it as an investment in a joint venture and derecognised its investment as a subsidiary on the loss of control of PHH. In estimating the fair value, the Group engaged a third-party valuation expert to perform the valuation. The underlying assumptions and estimates in assessing the fair value of retained interest are mentioned in Note 21.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**5 Property, plant and equipment**

	Land AED '000	Buildings and base facilities AED '000	Dredgers, machinery and equipment AED '000	Barges, support vessels and vehicles AED '000	Furniture, equipment and leasehold improvements AED '000	Capital work- in-progress AED '000	Total AED '000
<b>At 31 December 2022 (audited)</b>							
Cost	225,234	13,085,142	6,117,176	6,554,581	3,430,023	1,108,296	30,520,452
Less: accumulated depreciation	-	(6,241,985)	(3,527,211)	(3,890,106)	(2,507,099)	(11,060)	(16,177,461)
Net carrying value at 31 December 2022	225,234	6,843,157	2,589,965	2,664,475	922,924	1,097,236	14,342,991
Additions	-	18,224	83,612	50,663	54,552	229,700	436,751
Assets arising on acquisition of subsidiaries	-	-	-	-	137	-	137
Depreciation charge	-	(89,814)	(126,534)	(76,292)	(101,848)	-	(394,488)
Transfers	-	21,101	2,191	(1,919)	50,910	(72,283)	-
Transfer to intangible assets (Note 6)	-	-	-	-	-	(1,090)	(1,090)
Net carrying value of disposals	-	-	(178)	(1,223)	(202)	-	(1,603)
Reversal of impairment	-	56	-	-	-	-	56
Write-off	-	-	-	-	-	(110)	(110)
Eliminated on derecognition of a subsidiary (Note 21)	-	(415,359)	(727,939)	(9,220)	(509,156)	(118,323)	(1,779,997)
Foreign currency translation differences	-	(13,435)	(1,424)	(2,412)	(2,538)	(4,205)	(24,014)
<b>Net carrying value at 31 March 2023 (unaudited)</b>	<b>225,234</b>	<b>6,363,930</b>	<b>1,819,693</b>	<b>2,624,072</b>	<b>414,779</b>	<b>1,130,925</b>	<b>12,578,633</b>
<b>At 31 March 2023 (unaudited)</b>							
Cost	225,234	12,279,998	3,342,580	6,381,072	1,833,265	1,141,985	25,204,134
Less: accumulated depreciation	-	(5,916,068)	(1,522,887)	(3,757,000)	(1,418,486)	(11,060)	(12,625,501)
Net carrying value	225,234	6,363,930	1,819,693	2,624,072	414,779	1,130,925	12,578,633

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**6 Intangible assets**

	Software and licenses AED '000	Customer related intangibles AED '000	Brand and trademarks AED '000	Intangible assets under development AED '000	Total AED '000
<b>At 31 December 2022 (audited)</b>					
Cost	1,223,029	2,487,183	3,092,341	15,718	6,818,271
Less: accumulated amortisation	(1,059,868)	(224,495)	(14,396)	-	(1,298,759)
Net carrying value at 31 December 2022	163,161	2,262,688	3,077,945	15,718	5,519,512
Additions	20,030	-	-	2,278	22,308
Amortisation charge	(16,237)	(61,189)	(5,541)	-	(82,967)
Transfer from property, plant and equipment (Note 5)	1,090	-	-	-	1,090
Transfer	2,051	-	-	(2,051)	-
Eliminated on derecognition of a subsidiary (Note 21)	(95,520)	(1,666,933)	(1,356,623)	(15,364)	(3,134,440)
Foreign currency translation differences	(82)	(3,308)	-	-	(3,390)
<b>Net carrying value at 31 March 2023 (unaudited)</b>	<b>74,493</b>	<b>531,258</b>	<b>1,715,781</b>	<b>581</b>	<b>2,322,113</b>
<b>At 31 March 2023 (unaudited)</b>					
Cost	203,731	742,214	1,732,836	581	2,679,362
Less: accumulated depreciation	(129,238)	(210,956)	(17,055)	-	(357,249)
<b>Net carrying value</b>	<b>74,493</b>	<b>531,258</b>	<b>1,715,781</b>	<b>581</b>	<b>2,322,113</b>

**7 Goodwill**

	<b>31 March 2023 (unaudited) AED'000</b>	31 December 2022 (audited) AED'000
At the beginning of the period / year	<b>4,007,444</b>	451,672
Assets arising on acquisition of subsidiaries	<b>24,763</b>	3,573,733
Eliminated on derecognition of a subsidiary (Note 21)	<b>(1,342,106)</b>	-
Other movements	-	(265)
Foreign currency translation differences	<b>(9,789)</b>	(17,696)
<b>At the end of the period / year</b>	<b>2,680,312</b>	4,007,444

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**8 Right-of-use assets and lease liabilities**

*Right-of-use assets*

	Land AED '000	Building AED '000	Machinery AED '000	Total AED '000
<b>At 31 December 2022 (audited)</b>				
Cost	857,697	1,795,019	111,504	2,764,220
Less: accumulated depreciation	(79,505)	(197,132)	(58,253)	(334,890)
	<hr/>	<hr/>	<hr/>	<hr/>
Net carrying value at 31 December 2022	778,192	1,597,887	53,251	2,429,330
Additions	737	17,986	-	18,723
Depreciation for the period	(13,929)	(10,042)	(37,316)	(61,287)
Lease modifications and cancellations for the period	(4,844)	(75,982)	-	(80,826)
Eliminated on derecognition of a subsidiary*	-	(1,362,872)	(5,768)	(1,368,640)
Foreign currency translation differences	-	(974)	-	(974)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net carrying value at 31 March 2023 (unaudited)</b>	<b>760,156</b>	<b>166,003</b>	<b>10,167</b>	<b>936,326</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<b>At 31 March 2023 (unaudited)</b>				
Cost	853,591	235,487	12,744	1,101,822
Less: accumulated depreciation	(93,435)	(69,484)	(2,577)	(165,496)
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Net carrying value</b>	<b>760,156</b>	<b>166,003</b>	<b>10,167</b>	<b>936,326</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

*Lease liabilities*

	31 March 2023 (unaudited) AED'000	31 December 2022 (audited) AED'000
At the beginning of the period / year	2,507,887	587,439
Acquired in common control business combinations	-	20,337
Liabilities arising on acquisition of subsidiaries	-	591,603
Additions	18,723	1,456,450
Finance costs	29,748	61,172
Lease modifications and cancellations for the period / year	(85,133)	2,679
Eliminations arising on business combinations	-	(83,348)
Eliminated on derecognition of a subsidiary*	(1,469,222)	-
Eliminations on disposal of a subsidiary	-	(1,133)
Foreign currency translation differences	1,072	(938)
Payment of lease liabilities	(56,333)	(126,374)
	<hr/>	<hr/>
<b>At the end of the period / year</b>	<b>946,742</b>	<b>2,507,887</b>
	<hr/> <hr/>	<hr/> <hr/>

\*Numbers are presented net of elimination at the group level.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**8 Right-of-use assets and lease liabilities (continued)**

Lease liabilities are classified as follows:

	<b>31 March 2023 (unaudited) AED'000</b>	31 December 2022 (audited) AED'000
Amounts due for settlement within 12 months	<b>60,570</b>	141,989
Amounts due for settlement after 12 months	<b>886,172</b>	2,365,898
	<b>946,742</b>	2,507,887

**9 Investment in associates and joint ventures**

Investment in associates and joint ventures are classified in the consolidated statement of financial position as follows:

	<b>31 March 2023 (unaudited) AED'000</b>	31 December 2022 (audited) AED'000
Investment in associates	<b>4,154,679</b>	3,942,867
Investment in joint ventures	<b>11,868,778</b>	771,409
	<b>16,023,457</b>	4,714,276

Share of results of associates and joint ventures are classified in consolidated statement of profit or loss:

	<b>3-months ended 31 March</b>	
	<b>2023 (unaudited) AED '000</b>	2022 (unaudited) AED '000
Investment in associates	<b>(31,905)</b>	170,745
Investment in joint ventures	<b>(11,076)</b>	(101,473)
	<b>(42,981)</b>	69,272

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**9 Investment in associates and joint ventures**

Movements in the Group's investment in associates are as follows:

	<b>31 March 2023 (unaudited) AED'000</b>	31 December 2022 (audited) AED'000
At the beginning of the period / year	<b>3,942,867</b>	11,617,762
Additions	<b>251,716</b>	868,585
Assets arising on acquisition of subsidiaries	-	69,365
Transfers from property, plant, and equipment	-	23,637
Dividends received	-	(22,324)
Share of other comprehensive loss	<b>(7,999)</b>	(24,579)
Foreign exchange translation difference	-	(105,323)
Share of results	<b>(31,905)</b>	(165,758)
Partial disposal during the period / year	-	(381,393)
Derecognition of investment in an associate (a)	-	(9,483,875)
Increase in equity (b)	-	1,598,346
Gain arising on remeasurement (c)	-	116,430
Reduction in investment in an associate (d)	-	(32,000)
Other movements (e)	-	(136,006)
<b>At the end of the period / year</b>	<b>4,154,679</b>	3,942,867

- a) In 2022, the Group's interest in Aldar which was previously treated as an investment in an associate was de-recognised and instead was consolidated as a subsidiary under IFRS 10.
- b) In 2022, Q Holding PSC ("Q Holding") acquired Reem Investments PJSC ("Reem") and issued new shares to the shareholders of Reem at a premium. This resulted in an increase in the Group's shareholding of equity of Q Holding by AED 1,598 million and diluted the Group's ownership interest in Q Holding from 25.24% to 20.61% but remained an associate.

Q Holding shares are listed on ADX with its fair value based on the quoted price as at 31 March 2023 being AED 5,690 million (2022: AED 5,701 million).

- c) The Group has incorporated an entity which involved an in-kind contribution of some of its property, plant and equipment, employees and revenue contracts. The Group disposed 51% of its interest in the entity and retained a 49% interest in the entity, which is classified as an associate and was initially recognised at a cost of AED 23.6 million. Subsequently, the interest was remeasured at fair value, resulting in a gain of AED 116.4 million.
- d) In 2022, the share capital of an associate was reduced, consequently, the Group received AED 32 million which was recognised as reduction the Group's interest in the associate.
- e) In 2022, the Group performed an impairment review of an associate and recorded an impairment of AED 136 million.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**9 Investment in associates and joint ventures (continued)**

- f) The Group's investment in associates includes Response Plus Holding PrJSC ('RPM') whose shares are listed on ADX with a fair value based on the quoted price as at 31 March 2023 being AED 446 million (2022: AED 310 million)

The latest available financial information in respect of the Group's associates up to the period ended 31 March 2023 are summarised below:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current assets	<b>12,506,443</b>	14,529,912
Current assets	<b>11,724,076</b>	11,600,534
Non-current liabilities	<b>(1,698,451)</b>	(3,479,015)
Current liabilities	<b>(4,491,817)</b>	(5,010,741)
Total net equity	<b>18,040,251</b>	17,640,690
Attributable to:		
Owners of the Company	<b>17,077,899</b>	16,685,435
Non-controlling interests	<b>962,352</b>	955,255
Total net equity	<b>18,040,251</b>	17,640,690
Group's share of net assets	<b>3,726,955</b>	3,652,930
Goodwill	<b>427,672</b>	433,453
Other adjustments	<b>52</b>	(143,516)
Group's share of net assets	<b>4,154,679</b>	3,942,867

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**9 Investment in associates and joint ventures (continued)**

The share of results of associates recognised during the period are as follows:

	<b>3-months ended 31 March</b>	
	<b>2023</b> <b>(unaudited)</b> <b>AED '000</b>	<b>2022</b> <b>(unaudited)</b> <b>AED '000</b>
Revenue	<b>912,609</b>	3,063,902
(Loss) / profit for the period	<b>(149,914)</b>	604,825
Group's share of (loss) / profit for the period	<b>(31,905)</b>	170,745
Other comprehensive loss	<b>(39,445)</b>	(107,767)
Group's share of other comprehensive loss	<b>(7,999)</b>	(5,568)
Dividend	-	(1,590)

Movements in the Group's investment in joint ventures are as follows:

	<b>31 March</b> <b>2023</b> <b>(unaudited)</b> <b>AED '000</b>	<b>31 December</b> <b>2022</b> <b>(audited)</b> <b>AED '000</b>
	At the beginning of the period / year	<b>771,409</b>
Additions	<b>99,158</b>	854,072
Recognition of an investment on loss of control (Note 21)	<b>11,063,240</b>	-
Assets arising on acquisition of subsidiaries	-	46,205
Foreign exchange translation differences	<b>(9,946)</b>	(7,957)
Share of results during the period / year	<b>(11,076)</b>	(191,797)
Eliminated on derecognition of a subsidiary (Note 21)	<b>(46,273)</b>	-
Others	<b>2,266</b>	-
<b>At the end of the period / year</b>	<b>11,868,778</b>	771,409



**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**9 Investment in associates and joint ventures (continued)**

The latest available financial information in respect of the Group's joint ventures up to the period ended 31 March 2023 are summarised below:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current assets	<b>8,004,228</b>	124,341
Current assets	<b>21,433,968</b>	3,875,351
Non-current liabilities	<b>(3,342,698)</b>	-
Current liabilities	<b>(12,182,845)</b>	(2,001,190)
Total net equity	<b>13,912,653</b>	1,998,502
Attributable to:		
Owners of the Company	<b>13,270,638</b>	1,352,410
Non-controlling interests	<b>642,015</b>	646,092
Total net equity	<b>13,912,653</b>	1,998,502
Group's share of net assets	<b>5,221,373</b>	686,692
Goodwill	<b>6,647,405</b>	84,717
Group's share of net assets	<b>11,868,778</b>	771,409

The share of results of joint ventures recognised during the period are as follows:

	<b>3-months ended 31 March</b>	
	<b>2023 (unaudited) AED '000</b>	2022 (unaudited) AED '000
Revenue	<b>117,111</b>	75,980
Loss for the period	<b>(21,767)</b>	(379,097)
Group's share of loss for the period	<b>(11,076)</b>	(101,473)

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**10 Contract assets**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
<i>Contract assets</i>		
Amounts due from customers – third parties	<b>4,318,368</b>	4,267,962
Amounts due from customers – related parties (Note 12)	<b>1,020,448</b>	953,512
Less: allowance for ECL	<b>(148,953)</b>	(81,873)
	<hr/>	<hr/>
	<b>5,189,863</b>	5,139,601
Contract costs	<b>3,631,638</b>	1,652,591
Reinsurance contract assets	-	394,127
	<hr/>	<hr/>
	<b>8,821,501</b>	7,186,319
	<hr/> <hr/>	<hr/> <hr/>

The Group measures the expected credit loss allowance on amounts due from customers at an amount equal to lifetime ECL, taking into account the historical default experience and the future prospects of the respective industries.

The following table shows the movement in lifetime ECL that has been recognised for contract assets in accordance with the simplified approach set out in IFRS 9:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	<b>81,873</b>	96,336
Charge for the period / year	<b>69,810</b>	-
Reversal for the period / year	<b>(2,730)</b>	(14,463)
	<hr/>	<hr/>
At the end of the period / year	<b>148,953</b>	81,873
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**11 Trade and other receivables**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Trade receivables	<b>7,020,535</b>	9,135,123
Due from policy holders	-	1,046,248
Less: allowance for ECL	<b>(411,361)</b>	(603,501)
Net trade receivables	<b>6,609,174</b>	9,577,870
Retention receivables	<b>899,080</b>	730,245
Less: allowance for ECL	<b>(60,604)</b>	(48,406)
Net retention receivables	<b>838,476</b>	681,839
Other receivables	<b>2,724,781</b>	3,629,248
Less: allowance for ECL	-	(226,101)
Net other receivables	<b>2,724,781</b>	3,403,147
Advances to suppliers	<b>4,117,327</b>	3,823,420
Prepayments and deposits	<b>632,930</b>	1,063,544
Derivative financial instruments	<b>217,814</b>	248,792
Subsidy receivable from Government	-	961,380
Government funded programs receivables	-	1,740,078
	<b>15,140,502</b>	21,500,070

Allocation of total trade and other receivables into current and non-current is as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current	<b>836,349</b>	832,929
Current	<b>14,304,153</b>	20,667,141
	<b>15,140,502</b>	21,500,070

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**11 Trade and other receivables (continued)**

The following table shows the movement in lifetime ECL that has been recognised for trade receivables in accordance with the simplified approach set out in IFRS 9.

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	<b>603,501</b>	216,039
Acquired in common control business combinations	-	260,487
Net re-measurement of ECL	<b>(1,492)</b>	46,482
Written off	<b>(49,054)</b>	(95,502)
Additions due to acquisition of subsidiaries	-	175,995
Eliminated on derecognition of a subsidiary	<b>(141,594)</b>	-
	<hr/> <b>411,361</b> <hr/>	<hr/> 603,501 <hr/>

The following table shows the movement in lifetime ECL that has been recognised for retention receivables in accordance with the simplified approach set out in IFRS 9.

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	<b>48,406</b>	45,493
Net re-measurement of ECL	<b>12,198</b>	2,913
	<hr/> <b>60,604</b> <hr/>	<hr/> 48,406 <hr/>

The following table shows the movement in lifetime ECL that has been recognised for other receivables in accordance with the simplified approach set out in IFRS 9.

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	<b>226,101</b>	-
Net re-measurement of ECL	<b>18,643</b>	-
Additions due to acquisition of subsidiaries	-	226,101
Eliminated on derecognition of a subsidiary	<b>(244,744)</b>	-
	<hr/> <b>-</b> <hr/>	<hr/> 226,101 <hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**12 Related parties**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
<b>Due from related parties:</b>		
Entities managed by key management personnel	380,725	1,149,482
Entities under common control	266,714	413,550
Joint ventures	585,809	411,798
Associates	2,821	20,176
Others	46,185	43,178
	<hr/>	<hr/>
	1,282,254	2,038,184
Less: allowance for ECL	(819,975)	(398,791)
	<hr/>	<hr/>
	<b>462,279</b>	1,639,393
	<hr/> <hr/>	<hr/> <hr/>

Due from related parties are classified as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current (classified under trade and other receivables)	15,661	-
Current	446,618	1,639,393
	<hr/>	<hr/>
	<b>462,279</b>	1,639,393
	<hr/> <hr/>	<hr/> <hr/>

The following table shows the movement in lifetime ECL that has been recognised for due from related parties in accordance with the simplified approach set out in IFRS 9:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	398,791	42,854
Assets arising on acquisition of subsidiaries	-	184,356
Charge during the period / year	425,098	155,926
Eliminated on derecognition of a subsidiary	(3,914)	-
Other adjustments	-	15,655
	<hr/>	<hr/>
At the end of the period / year	<b>819,975</b>	398,791
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**12 Related parties (continued)**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
<b>Due to related parties:</b>		
Entities managed by key management personnel	7,505	845,061
Entities under common control	171,129	480,053
Key management personnel	-	523,118
Associates	2,557	2,894
Joint ventures	68,444	12,971
Others	155,108	155,108
	<u>404,743</u>	<u>2,019,205</u>
	<u>404,743</u>	<u>2,019,205</u>
	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
<b>Loan from a related party</b> (classified under trade and other payables)	13,300	13,300
	<u>13,300</u>	<u>13,300</u>
	<u>13,300</u>	<u>13,300</u>
<b>Contract assets (Note 10)</b>	1,020,448	953,512
	<u>1,020,448</u>	<u>953,512</u>
	<u>1,020,448</u>	<u>953,512</u>
<b>Contract liabilities (Note 16)</b>	798,463	23,892
	<u>798,463</u>	<u>23,892</u>
	<u>798,463</u>	<u>23,892</u>
Significant transactions with related parties during the period comprise:		
	<b>3-months ended 31 March</b>	
	<b>2023</b>	2022
	<b>(unaudited)</b>	(unaudited)
	<b>AED '000</b>	AED '000
Revenue	267,828	952,160
	<u>267,828</u>	<u>952,160</u>
	<u>267,828</u>	<u>952,160</u>
Expenses	110,333	206,987
	<u>110,333</u>	<u>206,987</u>
	<u>110,333</u>	<u>206,987</u>
Key management compensation	18,691	73,361
	<u>18,691</u>	<u>73,361</u>
	<u>18,691</u>	<u>73,361</u>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**12 Related parties (continued)**

Transactions with a financial institution are as follows:

	<b>3-months ended 31 March</b>	
	<b>2023</b> <b>(unaudited)</b> <b>AED '000</b>	<b>2022</b> <b>(unaudited)</b> <b>AED '000</b>
Finance costs	<b>69,348</b>	18,311
Interest income	<b>18,518</b>	5,051

Balances with a financial institution are as follows:

	<b>31 March</b> <b>2023</b> <b>(unaudited)</b> <b>AED '000</b>	<b>31 December</b> <b>2022</b> <b>(audited)</b> <b>AED '000</b>
	Balances with a financial institution	<b>4,688,069</b>
Borrowings	<b>7,477,464</b>	6,154,521
Drawdowns	<b>1,770,148</b>	3,739,424
Repayment of borrowings	<b>76,860</b>	900,638

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**13 Cash and bank balances**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Cash in hand and bank	<b>10,475,598</b>	15,219,324
Short term deposits and treasury bills	<b>6,006,323</b>	10,075,863
Wakala deposits	<b>143,561</b>	223,816
	<b>16,625,482</b>	25,519,003
Less: impairment loss allowance	<b>(30,905)</b>	(30,905)
Cash and bank balances	<b>16,594,577</b>	25,488,098
Less:		
Bank overdrafts (Note 15)	<b>(19,243)</b>	(20,520)
Restricted cash	<b>(4,243,273)</b>	(5,540,613)
Short term deposit having maturity more than three months	<b>(808,339)</b>	(3,012,688)
Add:		
Allowance for ECL	<b>30,905</b>	30,905
<b>Cash and cash equivalents</b>	<b>11,554,627</b>	16,945,182

Interest earned on short-term deposits and wakala deposits are at market rates.

Bank overdraft facilities were availed from various banks. Bank overdraft facilities were obtained from local banks which were secured by customers approved payment certificates. Bank overdrafts are repayable on demand.

Balances with banks are assessed to have low credit risk since they are with reputable financial institutions selected by the Group. None of the balances with banks at the end of the reporting period are past due.

**14 Share capital**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Authorised, issued and fully paid 10,000 million shares of AED 1 each (31 December 2022: 10,000 million shares of AED 1 each)	<b>10,000,000</b>	10,000,000



**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**15 Bank borrowings**

Bank borrowings included in the interim condensed consolidated statement of financial position comprise the following:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Term loan facilities	<b>15,283,634</b>	14,495,040
Bank overdrafts (Note 13)	<b>19,243</b>	20,520
	<b>15,302,877</b>	14,515,560

Bank borrowings are classified as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current	<b>14,692,719</b>	13,210,294
Current	<b>610,158</b>	1,305,266
	<b>15,302,877</b>	14,515,560

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**15 Bank borrowings (continued)**

Details of group borrowings are as follows:

Loan type	Currency	Security	Instalments	Year of maturity	31 March 2023 (unaudited) AED'000	31 December 2022 (audited) AED '000	Purpose
Term loan 1	AED	Projects proceeds	Quarterly	2023	18,000	24,000	Project financing
Term loan 2	AED	Projects proceeds	Quarterly	2026	-	442,552	Investment purpose
Term loan 3	USD	Mortgage of property, plant and equipment	Quarterly	2027	1,043,046	1,109,155	Project financing
Term loan 4	AED	Mortgage of vessels	Quarterly	2026	209,414	217,414	To finance purchase of hopper suction dredger
Term loan 5	USD	Mortgage of property	Annually	2025	158,152	194,295	To finance purchase of a hotel
Term loan 6	USD	Unsecured	Semi-annual	2028	367,500	367,500	To finance construction of a factory
Term loan 7	AED	Mortgage of property	Semi-annual	2028	208,945	234,445	To finance purchase of a hotel
Term loan 8	AED	Pledge of financial instruments having fair value of AED 4.25 billion	Bullet	2024	1,500,000	1,500,000	To finance purchase of shares
Term loan 9	AED	Mortgage of property	Quarterly	2023	72,613	78,613	Construction of factory building
Term loan 10	AED	Corporate guarantee	Quarterly	2027	27,162	30,557	To finance the purchase of machinery and equipment
Term loan 11	USD	Mortgage of property	Quarterly	2032	114,631	84,574	Project financing
Term loan 12	AED	Secured on movable assets and shares	Quarterly	2036	-	294,316	Investment purpose
Term loan 13	AED	Pledge of financial instruments	Half in 3 years and rest in 5 years	2027	4,500,000	2,760,000	Investment purpose
Term loan 14	AED	Corporate guarantee	Revolving	2023	-	1,207	Working capital
Term loan 15	AED	Land plots	Revolving	2025	419,900	419,950	General corporate purposes
Term loan 16	AED	Unsecured	Revolving	2025	(5,237)	295,305	General corporate purposes
Term loan 17	AED	Unsecured	Revolving	2027	(4,694)	(4,427)	General corporate purposes
Term loan 18	AED	Unsecured	Bullet	2027	995,000	995,250	General corporate purposes
Term loan 19	AED	Commercial property	Revolving	2025	469,129	469,167	General corporate purposes
Term loan 20	AED	Unsecured	Revolving	2027	1,493,375	1,173,750	General corporate purposes
Term loan 21	AED	Mortgage of property	Revolving	2027	(4,564)	(4,306)	General corporate purposes
Term loan 22	AED	Retail and commercial assets	Bullet	2026	297,123	297,319	General corporate purposes
Term loan 23	AED	Assignment of receivables and insurance	Semi-annual	2027	86,137	94,626	General corporate purposes

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**15 Bank borrowings (continued)**

Details of group borrowings are as follows:

<u>Loan type</u>	<u>Currency</u>	<u>Security</u>	<u>Instalments</u>	<u>Year of maturity</u>	<u>31 March 2023 (unaudited) AED'000</u>	<u>31 December 2022 (audited) AED '000</u>	<u>Purpose</u>
Term loan 24	EGP	Mortgage of property, assignment of receivables and insurance	Quarterly	2027	65,580	81,578	Project financing
Term loan 25	EGP	Mortgage of property, assignment of receivables and insurance	Quarterly	2031	152,031	189,058	Project financing
Term loan 26	EGP	Mortgage of property, assignment of receivables and insurance	Quarterly	2024	3,577	29,814	Project financing
Term loan 27	EGP	Mortgage of property, assignment of receivables and insurance	Quarterly	2027	102,089	131,618	Project financing
Term loan 28	EGP	Mortgage of property, assignment of receivables and insurance	Bullet	2028	32,732	37,172	Project financing and general corporate purposes
Term loan 29	AED	Mortgage of vessel	Quarterly	2032	424,691	436,169	To finance purchase of a vessel
Term loan 30	AED	Unsecured	Bullet	2027	994,793	995,055	General corporate purposes
Term loan 31	AED	Unsecured	Revolving	2027	497,431	497,560	General corporate purposes
Term loan 32	AED	Unsecured	Bullet	2027	397,953	398,055	General corporate purposes
Term loan 33	AED	Corporate guarantee	Monthly	2026	37,892	38,324	Project financing
Term loan 34	AED	Commercial property	Bullet	2023	499,532	499,555	General corporate purposes
Term loan 35	AED	Mortgage of equipment and vehicles	Various	Various	17,408	5,924	Vehicles finance
Term loan 36	AED	Mortgage of equipment and vehicles	Various	Various	18,629	20,501	Vehicles finance
Term loan 37	AED	Mortgage of property	Quarterly	2025	53,395	59,395	Construction of accommodation building
Term loan 38	EGP	Mortgage of property	Quarterly	2030	20,269	-	Project financing
Bank overdrafts	AED	Partially secured against approved payment certificates and invoices	-	-	19,243	20,520	Working capital
					<b>15,302,877</b>	<b>14,515,560</b>	

Note: The above borrowing facilities carry interest at market rates.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**16 Contract liabilities**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Amounts related to construction contracts	<b>2,964,816</b>	2,901,142
Amounts related to insurance contracts	-	2,500,381
Amounts received in advances from customers	<b>4,590,602</b>	4,538,544
	<hr/> <b>7,555,418</b> <hr/>	<hr/> 9,940,067 <hr/>

Amounts related to construction contracts include amounts payable to related parties amounting to AED 798.5 million (2022: AED 23.9 million) [Note 12].

**17 Trade and other payables**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Accruals and other payables	<b>15,455,937</b>	14,819,787
Trade payables	<b>2,490,807</b>	3,730,956
Retention payables	<b>2,599,055</b>	2,382,564
Project related accruals and provisions	<b>1,426,668</b>	1,872,569
Government funded programs payables	-	1,870,022
Finance charge payable	<b>140,406</b>	207,284
Dividend payables	<b>998,508</b>	109,534
Derivative financial instruments	<b>36,213</b>	50,171
Deferred government grant	-	42,143
Insurance and reinsurance payables	-	698,104
	<hr/> <b>23,147,594</b> <hr/>	<hr/> 25,783,134 <hr/>

Allocation of total trade and other payables into current and non-current is as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Non-current	<b>3,369,735</b>	1,698,307
Current	<b>19,777,859</b>	24,084,827
	<hr/> <b>23,147,594</b> <hr/>	<hr/> 25,783,134 <hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**18 Revenue**

The breakdown of the Group's revenue is as follows:

	<b>3-months ended 31 March</b>	
	<b>2023</b>	<b>2022</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
	<b>AED '000</b>	<b>AED '000</b>
<b>Revenue by activity</b>		
Commercial and industrial services	<b>3,208,269</b>	542,926
Medical and related services	<b>2,571,607</b>	4,227,182
Real estate development and sales	<b>2,061,389</b>	-
Construction contracts	<b>1,685,917</b>	1,551,862
Insurance and related services	<b>1,466,282</b>	-
Management and related services	<b>1,043,880</b>	1,494,545
Sale of goods and others	<b>737,891</b>	350,521
	<b>12,775,235</b>	8,167,036
<b>Timing of revenue recognition:</b>		
Revenue at a point in time	<b>3,375,476</b>	4,570,076
Revenue over time	<b>9,399,759</b>	3,596,960
	<b>12,775,235</b>	8,167,036
<b>Geographical markets</b>		
UAE	<b>11,847,370</b>	7,299,806
Outside the UAE	<b>927,865</b>	867,230
	<b>12,775,235</b>	8,167,036

The transaction price allocated to (partially) unsatisfied performance obligations at 31 March 2023 and 2022 are as set out below.

	<b>3-months ended 31 March</b>	
	<b>2023</b>	<b>2022</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
	<b>AED '000</b>	<b>AED '000</b>
<b>Unsatisfied performance obligations</b>		
Commercial and industrial services	<b>28,048,161</b>	22,478,528
Real estate development and sales	<b>18,778,000</b>	-
Construction contracts	<b>13,437,828</b>	7,291,765
Management and related services	<b>6,293,523</b>	6,805,581
Medical and related services	-	18,933,750
	<b>66,557,512</b>	55,509,624

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**19 Business combinations under common control**

During the period ended 31 March 2022, the ownership interests of the following entities, along with their subsidiaries, was transferred to the Group. Each of the transfer was accounted for as a business combination under common control.

Name of subsidiary	Date of Acquisition	Proportion of effective equity acquired %	Principal activity
W Solar Investment LLC (‘W Solar’)	1 January 2022	75%	Clean energy business
Yas Clinic Group Sole Proprietorship LLC (‘Yas Clinic’)	1 January 2022	70.83%	Hospital management services
Tamouh Healthcare LLC (‘Tamouh’)	1 January 2022	70.83%	Healthcare provider

Details of the assets and liabilities recognised at the date of transfer of ownership are as follows:

	W Solar	Yas Clinic	Tamouh	Total
	AED ‘000	AED ‘000	AED ‘000	AED ‘000
Non-current assets				
Property, plant and equipment	-	481,243	30,796	512,039
Intangible assets	-	6,478	-	6,478
Right-of-use assets	-	8,838	-	8,838
	-	496,559	30,796	527,355
Current assets				
Inventories	-	8,712	6,878	15,590
Due from related parties	300	54,623	29,552	84,475
Trade and other receivables	-	1,356,842	656,226	2,013,068
Cash and bank balances	987	25,679	89,720	116,386
	1,287	1,445,856	782,376	2,229,519
<b>Total assets</b>	<b>1,287</b>	<b>1,942,415</b>	<b>813,172</b>	<b>2,756,874</b>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**19 Business combinations under common control (continued)**

	<b>W Solar</b>	<b>Yas Clinic</b>	<b>Tamouh</b>	<b>Total</b>
	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>	<b>AED '000</b>
Non-current liabilities				
Provision for employees' end of service benefits	-	1,520	7,423	8,943
Bank borrowing	-	300,000	-	300,000
	-	301,520	7,423	308,943
Current liabilities				
Due to related parties	1,764	-	250,735	252,499
Trade and accounts payables	-	718,545	189,906	908,451
	1,764	718,545	440,641	1,160,950
Total liabilities	1,764	1,020,065	448,064	1,469,893
Net (liabilities) / assets at the date of transfer	(477)	922,350	365,108	1,286,981
Less: net assets attributable to non-controlling interests	-	-	(172,259)	(172,259)
Net assets attributable to owners of the Group	(477)	922,350	192,849	1,114,722

The assets as on the date of transfer under common control were allocated as follows:

	31 March 2022 (unaudited) AED '000
Merger reserve	789,534
Non-controlling interests	325,188
	1,114,722

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**20 Business combinations under IFRS 3**

*Mustard & Linen Interior Design Holdings Limited (“M&L”)*

Effective 14 February 2023, a subsidiary acquired 75% equity interest in M&L, for a consideration of AED 25,000 thousand which was accounted for using the acquisition method under IFRS 3 *Business Combinations*. M&L is a limited liability company, registered and incorporated in the Emirate of Abu Dhabi and is engaged in operation of a premium interior design business services. From the date of acquisition, M&L contributed revenue and loss to the Group amounting to AED 2,515 thousand and AED 1,320 thousand respectively.

The provisional fair values of the identifiable assets and liabilities of M&L as at the date of acquisition were not presented separately as they are not material.

*GenQore Drug store LLC (“GenQore”)*

Effective 1 February 2022, Pure Health Holding LLC, a subsidiary, acquired a 90% equity interest in GenQore, for a consideration of AED 1 which was accounted for using the acquisition method under IFRS 3 *Business Combinations*. GenQore is a limited liability company, registered and incorporated in the Emirate of Dubai and is engaged in trading of cosmetic and medical related items. From the date of acquisition, GenQore contributed revenue and loss to the Group amounting to AED 5,891 thousand and AED 79 thousand respectively.

The fair values of the identifiable assets and liabilities of GenQore as at the date of acquisition were not presented separately as they are not material.

**21 Group’s reorganisations**

- a) On 1 January 2022, the Group transferred its ownership interest in Pure Health Medical Services LLC (‘PHMS’) to PHH, an investment holding company registered as a limited liability company in United Arab Emirates. As a result of this transaction, the Group’s ownership in PHMS was reduced from 63% to 51.71% and an amount of AED 59.7 million and AED 450.2 million was transferred from the retained earnings and merger reserve, respectively, to non-controlling interests during the year ended 31 December 2022.

Merger reserves transfer are as follows:

	PHMS
31 December 2022	
Reduction in shareholding (%)	11.29%
Carrying value of the shareholding (AED’000)	509,907
	<hr/>
Difference recognised directly in	
Retained earnings (AED’000)	59,648
	<hr/>
Merger reserves (AED’000)	450,259
	<hr/> <hr/>



**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**21 Group's reorganisations (continued)**

- b) The Group holds 38.95% of PHH. On 30 March 2023, the shareholders of PHH amended shareholders' agreement, pursuant of which shareholder resolutions, which earlier required approval from majority of shareholders, has been amended to unanimous approval. As a result, the Group lost control over PHH and accordingly derecognised carrying value of assets and liabilities of PHH and recognised its interest as an investment in a joint venture at fair value.

The fair value of the retained interest in PHH was determined by a third-party valuation expert at 100% controllable non-marketable equity value using the income and discounted cashflows approach methodology for each cash-generating unit. The significant assumptions used in the fair value calculation include a discount rate of 9.01% to 23.39%, a growth rate of 2.75%, and a discount for lack of marketability in the range of 10% to 15%.

The resultant provisional goodwill based on the fair value of retained interest is subject to purchase price allocation ('PPA'), which will be finalized within twelve months from the date of loss of control.

The carrying value of the assets and liabilities of PHH derecognised are as follows:

	Notes	<b>31 March 2023 (unaudited) AED '000</b>
<b>Non-current assets</b>		
Property, plant and equipment	5	1,779,997
Intangible assets	6	3,134,440
Goodwill	7	1,342,106
Right-of-use assets		1,425,275
Investment in associates and joint ventures	9	46,273
Investment properties		3,145
Investment in financial assets		238,433
Trade and other receivables		4,757
		<hr/>
		<b>7,974,426</b>
<b>Current assets</b>		
Inventories		544,640
Due from related parties		172,439
Trade and other receivables		7,944,436
Investment in financial assets		343,085
Contract assets		1,986,334
Cash and bank balances		5,497,768
		<hr/>
		<b>16,488,702</b>
		<hr/>
<b>Total assets</b>		<b>24,463,128</b>
		<hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**21 Group's reorganisations (continued)**

	Notes	<b>31 March 2023 (unaudited) AED '000</b>
<b>Non-current liabilities</b>		
Provision for employees' end of service benefits	23	<b>1,541,480</b>
Bank borrowings		<b>288,358</b>
Lease liabilities		<b>1,409,841</b>
Trade and other payables		<b>103,019</b>
		<hr/> <b>3,342,698</b> <hr/>
<b>Current liabilities</b>		
Lease liabilities		<b>144,498</b>
Due to related parties		<b>1,008,357</b>
Contract liabilities		<b>2,269,070</b>
Bank borrowings		<b>4,773</b>
Trade and other payables		<b>6,133,334</b>
		<hr/> <b>9,560,032</b> <hr/>
<b>Total liabilities</b>		<hr/> <b>12,902,730</b> <hr/>
Net asset directly associated with derecognition of a subsidiary		<b>11,560,398</b>
Less: net assets attributable to non-controlling interests		<b>(7,059,849)</b>
		<hr/>
Net assets attributable to owners of the Company		<b>4,500,549</b>
Less: fair value of retained interest	9	<b>(11,063,240)</b>
		<hr/>
<b>Gain on derecognition</b>		<hr/> <b>(6,562,691)</b> <hr/>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**22 Contingent liabilities and commitments**

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Letter of guarantees	<b>21,489,817</b>	18,650,662
Letters of credit	<b>851,021</b>	1,047,577
Capital commitments	<b>41,874,840</b>	36,624,017
Purchase commitments	<b>4,846,348</b>	4,537,861
Operating lease commitments	<b>7,136,679</b>	6,823,781

The above bank guarantees, and letters of credit are issued in the normal course of business.

**Operating lease commitments of the group as a lessor**

The future minimum rental receivables under non-cancellable operating leases contracted are as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
Within one year	<b>1,457,712</b>	1,384,743
In the second to fifth year	<b>3,581,436</b>	3,403,562
After five years	<b>2,097,531</b>	2,035,476
	<b>7,136,679</b>	6,823,781

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**23 Provision for employees' end of service benefits**

Movements in provision for employee's end of service benefits are as follows:

	<b>31 March 2023 (unaudited) AED '000</b>	31 December 2022 (audited) AED '000
At the beginning of the period / year	<b>2,542,495</b>	658,645
Liabilities arising on acquisition of subsidiaries	<b>701</b>	1,756,242
Charge for the period / year	<b>91,752</b>	256,167
Actuarial loss recognised in other comprehensive income	-	35,748
Acquired in common control business combinations	-	8,906
Transfer from a related party	<b>105</b>	551
Liabilities of group related to discontinued operations	-	(2,203)
Eliminated on derecognition of a subsidiary (Note 21)	<b>(1,541,480)</b>	-
Paid during the period / year	<b>(128,253)</b>	(171,561)
	<hr/>	<hr/>
<b>At the end of the period / year</b>	<b>965,320</b>	2,542,495
	<hr/> <hr/>	<hr/> <hr/>

**24 Segment information**

IFRS 8 *Operating Segments* requires operating segments to be identified on the basis of financial performance and internal reports about components of the Group in order to allocate resources to the segment and to assess its performance. For operating purposes, the Group is organised into the following business segments or revenue streams:

- (i) Industrial, which relates to the providing of dredging and associated land reclamation works;
- (ii) Construction, which provides contracting services relating to commercial and residential buildings, infrastructure development and civil construction works;
- (iii) Real estate, which includes development of properties, rental income from properties and income from investment in real estate companies or sale of real estate;
- (iv) Healthcare, which includes hospital and medical laboratory management services and laboratory diagnostic services; and
- (v) Services and others which mainly comprise management services, hospitality income, education services as well as a variety of smaller ancillary activities.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**24 Segment information (continued)**

The following table presents revenue and profit information for the Group's operating segments:

	Real estate	Industrial	Healthcare	Construction	Services and other segments	Eliminations	Total
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
<b>For the period ended 31 March 2023</b>							
External sales	2,294,985	3,217,767	2,732,940	1,702,312	2,814,225	13,006	<b>12,775,235</b>
Inter-segment sales	183,301	-	-	117,084	83,674	(384,059)	-
<b>Total revenue</b>	<b>2,478,286</b>	<b>3,217,767</b>	<b>2,732,940</b>	<b>1,819,396</b>	<b>2,897,899</b>	<b>(371,053)</b>	<b>12,775,235</b>
<b>Segment gross profit</b>	<b>954,919</b>	<b>304,458</b>	<b>608,795</b>	<b>125,752</b>	<b>728,913</b>	<b>(100,490)</b>	<b>2,622,347</b>
General, administrative and selling expenses	(284,386)	(42,463)	(974,696)	(38,122)	(353,202)	83,556	<b>(1,609,313)</b>
Share of results of associates and joint ventures	(78,430)	13,870	824	(6)	20,761	-	<b>(42,981)</b>
Impairment of financial and other assets	(12,267)	4,207	(18,791)	(128,022)	(374,114)	-	<b>(528,987)</b>
Government grant income	-	-	330,767	-	-	-	<b>330,767</b>
Gain on derecognition of a subsidiary	-	-	-	-	6,562,691	-	<b>6,562,691</b>
Other income	29,188	3,287	(1,772)	4,875	26,508	(4,121)	<b>57,965</b>
Finance costs, net	(43,705)	(1,381)	(18,076)	1,704	(19,110)	4,791	<b>(75,777)</b>
<b>Profit before tax</b>	<b>565,319</b>	<b>281,978</b>	<b>(72,949)</b>	<b>(33,819)</b>	<b>6,592,447</b>	<b>(16,264)</b>	<b>7,316,712</b>
Income tax	(6,502)	6,459	-	-	(4,936)	-	<b>(4,979)</b>
<b>Profit after tax</b>	<b>558,817</b>	<b>288,437</b>	<b>(72,949)</b>	<b>(33,819)</b>	<b>6,587,511</b>	<b>(16,264)</b>	<b>7,311,733</b>

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**24 Segment information (continued)**

	Real estate	Industrial	Healthcare	Construction	Services and other segments	Eliminations	Total
	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000	AED '000
For the period ended 31 March 2022							
External sales	14,661	1,582,561	4,355,014	1,538,104	676,696	-	8,167,036
Inter-segment sales*	-	-	-	-	7,775	(7,775)	-
Total revenue	14,661	1,582,561	4,355,014	1,538,104	684,471	(7,775)	8,167,036
Segment gross profit	10,651	93,342	2,171,937	118,912	298,119	-	2,692,961
General, administrative and selling expenses	(301)	(37,829)	(253,226)	(28,953)	(123,085)	-	(443,394)
Share of results of associates and joint ventures	185,268	1,151	5,169	874	(123,190)	-	69,272
Impairment of financial and other assets	-	(13,260)	2,119	-	(204)	-	(11,345)
Other income	-	(1,453)	1,945	6,759	569,178	-	576,429
Finance costs, net	(7,500)	(6,057)	(12,673)	(1,796)	(10,573)	-	(38,599)
Profit before tax	188,118	35,894	1,915,271	95,796	610,245	-	2,845,324
Income tax	-	(1,384)	-	-	(4,832)	-	(6,216)
Profit after tax	188,118	34,510	1,915,271	95,796	605,413	-	2,839,108

The following table presents segment assets and liabilities of the Group's operating segments as at 31 March 2023.

	Real estate AED '000	Industrial AED '000	Healthcare AED '000	Construction AED '000	Services and other segments AED '000	Eliminations AED '000	Total AED '000
<b>At 31 March 2023 (unaudited)</b>							
Total assets	65,981,400	17,143,583	14,186,992	7,357,705	22,806,948	(6,804,493)	120,672,135
Total liabilities	26,653,611	10,476,332	752	5,656,991	16,002,855	(6,788,055)	52,002,486
<b>At 31 December 2022 (audited)</b>							
Total assets	56,341,485	16,380,194	20,507,681	6,756,092	37,051,069	(6,007,297)	131,029,224
Total liabilities	24,185,134	9,714,182	8,064,270	5,130,239	19,937,345	(6,040,906)	60,990,264

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**24 Segment information (continued)**

The Group has aggregated its geographical segments into UAE and International. UAE segment includes projects in the UAE, while international segment includes operations in Egypt, Kingdom of Saudi Arabia, Bahrain, India, Kuwait, Maldives, Seychelles and East Africa.

The following table shows the Group's geographical segment analysis:

	<b>UAE AED '000</b>	<b>International AED '000</b>	<b>Total AED '000</b>
<b>31 March 2023 (unaudited)</b>			
Revenue	<b>11,847,370</b>	<b>927,865</b>	<b>12,775,235</b>
<b>Gross profit</b>	<b>2,482,770</b>	<b>139,577</b>	<b>2,622,347</b>
<b>Non-current assets</b>	<b>57,131,503</b>	<b>2,072,230</b>	<b>59,203,733</b>
<b>31 March 2022 (unaudited)</b>			
Revenue	7,299,806	867,230	8,167,036
Gross profit	2,627,654	65,307	2,692,961
<b>31 December 2022 (audited)</b>			
Non-current assets	53,910,634	2,235,170	56,145,804

**25 Earnings per share**

The following reflects the profit and share data used in the earnings per share computations:

	<b>3-months ended 31 March</b>	
	<b>2023 (unaudited)</b>	<b>2022 (unaudited)</b>
Profit for the period attributable to equity holders of the Company – AED '000	<b>6,579,472</b>	1,972,603
Weighted average number of ordinary shares issued AED '000	<b>10,000,000</b>	10,000,000
Basic earnings per share (AED)	<b>0.65</b>	0.20

No figure for diluted earnings per share has been presented as the Group has not issued any instruments which would have an impact on earnings per share when exercised.

**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)**

**26 Fair value of financial assets and liabilities**

The Group follows the below hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 fair value measurements are those derived from 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 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The following table gives information about how the fair value of the Group's assets and liabilities are determined.

	Significant input	Quoted prices in active markets (Level 1) AED '000	Significant observable inputs (Level 2) AED '000	Significant unobservable inputs (Level 3) AED '000	31 March 2023 Total (unaudited) AED '000	31 December 2022 Total (audited) AED '000
<b>Financial assets</b>						
Investment in financial assets at FVTPL	None	1,753,708	3,761,631	-	5,515,339	5,330,750
Investment in financial assets at FVTOCI	None	9,685	690,023	-	699,708	1,095,969
Derivative financial assets	None	-	217,814	-	217,814	248,792
<b>Financial liabilities</b>						
Derivative financial liabilities	None	-	36,213	-	36,213	50,171
<b>Non-financial assets</b>						
Biological assets	None	-	27,079	-	27,079	27,008
Investment properties						
- Plots of land	Comparable transactions. Current market prices of similar assets	-	-	623,715	623,715	626,291
- Commercial and residential properties	Capitalisation approach, annual market rent, discount rate	-	-	22,163,115	22,163,115	23,628,129
- Property under construction	Capitalisation of construction costs incurred	-	-	83,129	83,129	114,763

There were no transfers between the levels during the year. There are no financial liabilities which should be measured at fair value and accordingly no disclosure is made in the above table. There were no unobservable inputs to the fair value.



**Notes to the interim condensed consolidated financial statements  
for the three-month period ended 31 March 2023 (continued)****27 Seasonality of results**

No income of a seasonal nature was recorded in the interim condensed consolidated financial statements for the three-month period ended 31 March 2023 and 2022.

**28 Subsequent events**

Subsequent to period end, the Group has entered into the following transactions:

- Acquisition of 51% of ADMO lifestyle Limited, a company incorporated in Abu Dhabi, UAE on Abu Dhabi Global Market ('ADGM') which is involved in hospitality business; and
- Certain assets valued at AED 624,800 thousand were procured in exchange for mandatory convertible bonds with a nominal value of AED 1 each in an aggregate principal amount of AED 624,800 thousand. The mandatory convertible bond shall be converted into 19,379,653 new equity shares of a subsidiary at AED 32.24 per share. The issued share capital of the subsidiary shall increase to AED 844,379,653 on the conversion of the mandatory convertible bond.

**29 Approval of interim condensed consolidated financial statements**

To the best of our knowledge, the financial information included in these interim condensed consolidated financial statements fairly presents in all material respects the financial condition, results of operations and cash flows of the Group as of, and for, the periods presented therein. The interim condensed consolidated financial statements were approved by the Board of Directors and authorised for issue on 4 May 2023.

**30 Corporate Income Tax**

On 3 October 2022, the United Arab Emirates (UAE) Ministry of Finance ("MoF") issued Federal Decree Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law ("CT Law") to implement a new CT regime in the UAE. The new CT regime is applicable for accounting periods beginning on or after 1 June 2023. Generally, UAE businesses will be subject to a 9% CT rate, however a rate of 0% could be applied to taxable income not exceeding a particular threshold or to certain types of entities, to be prescribed by way of a Cabinet Decision.

The Corporate Tax Law is considered enacted for the period ended 31 March 2023 based on facts, circumstances and recent development in relation to the Cabinet of Minister's Decision No. 116 of 2022. The Group is currently assessing the impact of these laws and regulations and will apply the requirements as further guidance is provided by the relevant tax authorities, which will be applicable for the Group for the financial year beginning 1 January 2024.