EMAAR MISR FOR DEVELOPMENT COMPANY (S.A.E.)

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2018

TOGETHER WITH REVIEW REPORT

Emaar Misr for Development Company (S.A.E.)

Interim Consolidated Financial Statements
For the period ended 30 June 2018

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Building a better working world

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Translation of Auditor's report
Originally issued in Arabic

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS TO THE MEMBERS OF THE BOARD OF DIRECTORS OF EMAAR MISR FOR DEVELOPMENT COMPANY (S.A.E.)

Introduction

We have reviewed the accompanying consolidated statement of financial position of **EMAAR MISR FOR DEVELOPMENT COMPANY – (S.A.E.) and its subsidiary (the "Company")** as of 30 June 2018 as well as the related consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these interim financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to express a conclusion on these interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with Egyptian Standard on Review Engagements No. 2410, "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity." A review of interim 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 Egyptian 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 consolidated financial statements does not give a true and fair view, in all material respects, of the consolidated financial position of the company as at 30 June 2018, and of its financial performance and its cash flows for the six-month period then ended in accordance with Egyptian Accounting Standards.

Allied for Accounting & Auditing
A Member of Ernst & Young Global
المتضامنون للمحاسبة والمراجعة

Amr El Shaabini

FESAA – FEST
(RAA. 9365)
(EFSAR .103)

Cairo: 13 August 2018

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2018

	Notes	*30 June 2018* *EGP*	*31 December 2017* *EGP*
ASSETS			
Non-current assets			
Fixed assets	4	**540,116,344**	539,616,495
Fixed assets under construction	5	**1,029,214,865**	301,988,498
Investment properties	7	**115,750,958**	118,057,146
Deferred tax assets	30	**181,351,171**	198,099,085
Total non-current assets		**1,866,433,338**	1,157,761,224
Current assets			
Development properties	8	**12,388,361,867**	11,736,727,039
Held to maturity investments	9	**4,374,340,662**	5,269,895,686
Accounts and notes receivables	10	**2,130,896,946**	2,242,874,592
Due from related parties	11a	**10,318**	2,818
Prepayments, other receivables and other debit balances	12	**5,141,912,223**	3,604,325,005
Cash on hand and at banks	13	**6,109,215,023**	4,990,167,462
Total current assets		**30,144,737,039**	27,843,992,602
TOTAL ASSETS		**32,011,170,377**	29,001,753,826
EQUITY AND LIABILITIES			
Equity			
Share capital	21	**4,529,338,000**	4,529,338,000
Legal reserve	22	**263,070,930**	148,057,414
Share premium		**1,350,286,168**	1,350,286,168
Retained earnings		**4,581,106,588**	2,395,849,780
Profit for the period / year		**1,101,793,489**	2,300,270,324
Total equity of shareholders of parent company		**11,825,595,175**	10,723,801,686
Non-controlling interest		**7,500**	-
Total equity		**11,825,602,675**	10,723,801,686
LIABILITIES			
Non-current liabilities			
Credit facilities	14	**10,498,169**	10,820,064
Provision for employees' end-of-service benefits	15	**32,075,414**	27,819,413
Total non-current liabilities		**42,573,583**	38,639,477
Current liabilities			
Provisions	16	**82,932,750**	93,845,275
Trade payables, accrued expenses and other credit balances	17	**5,094,522,013**	4,919,561,171
Due to related parties	11a	**113,531,721**	106,665,120
Income tax payable		**143,550,660**	237,812,881
Advances from customers	19	**14,379,706,225**	12,589,925,776
Retentions payable	20	**312,673,697**	264,871,084
Credit facilities	14	**5,128,118**	15,682,421
Borrowings from related parties	11b	**10,948,935**	10,948,935
Total current liabilities		**20,142,994,119**	18,239,312,663
TOTAL LIABILITIES		**20,185,567,702**	18,277,952,140
TOTAL LIABILITIES AND EQUITY		**32,011,170,377**	29,001,753,826

Chairman   Board Director

The accompanying notes 1 to 36 form an integral part of these consolidated financial statements.
Review report attached.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the period ended 30 June 2018

		Six Months		Three Months	
	Notes	**2018 EGP**	2017 EGP	**2018 EGP**	2017 EGP
Revenue	23	**1,752,981,747**	1,758,565,040	**922,233,025**	1,089,867,333
Cost of revenue	24	**(1,030,056,834)**	(1,102,387,960)	**(512,534,747)**	(745,220,789)
GROSS PROFIT		**722,924,913**	656,177,080	**409,698,278**	344,646,544
Selling and marketing expenses	25	**(124,206,846)**	(97,119,384)	**(77,828,707)**	(58,694,795)
General and administrative expenses	26	**(171,319,601)**	(125,474,562)	**(103,397,337)**	(65,550,357)
Finance income	27	**801,193,700**	587,654,523	**417,034,030**	329,908,876
Finance cost	28	**(1,010,334)**	(687,293)	**(672,794)**	(250,256)
Other income	29	**88,393,854**	92,251,780	**61,495,731**	60,564,331
Provisions	16	**(3,836,167)**	(13,977,649)	**(1,466,420)**	281,008
Provisions no longer required	16	**2,147,465**	1,479,584	**1,747,684**	122,868
PROFIT FOR THE PERIOD BEFORE INCOME TAX		**1,314,286,984**	1,100,304,079	**706,610,465**	611,028,219
Income tax	30	**(212,493,495)**	(123,356,327)	**(108,112,844)**	(71,988,360)
PROFIT FOR THE PERIOD		**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Attributable to :					
Parent company		**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Non-controlling interest		**-**	-	**-**	-
PROFITS FOR THE PERIOD		**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Earnings Per Share - basic and diluted	31	**0.23**	0.20	0.12	0.11

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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 June 2018

	Six Months		Three Months	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
PROFIT FOR THE PERIOD	**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
OTHER COMPREHENSIVE INCOME	**-**	-	**-**	-
TOTAL COMPREHENSIVE INCOME	**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Attributable to :				
Parent Company	**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Non-Controlling Interest	**-**	-	**-**	-
TOTAL COMPERHENSIVE INCOME	**1,101,793,489**	976,947,752	**598,497,621**	539,039,859

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the period ended 30 June 2018

	Share capital EGP	*Share premium* EGP	*Legal reserve* EGP	*Retained Earnings* EGP	*Profit for the Period* EGP	***Total equity of parent company*** EGP	*Non-controlling interest*	*Total*
Balance at 1 January 2018	4,529,338,000	1,350,286,168	148,057,414	2,395,849,780	2,300,270,324	**10,723,801,686**	-	**10,723,801,686**
Transfer to retained earnings and legal reserve	-	-	115,013,516	2,185,256,808	(2,300,270,324)	-	-	-
Total comprehensive income	-	-	-	-	1,101,793,489	**1,101,793,489**	-	**1,101,793,489**
Non-controlling interest (Acquisition of a subsidiary)	-	-	-	-	-	-	7,500	**7,500**
Balance at 30 June 2018	**4,529,338,000**	**1,350,286,168**	**263,070,930**	**4,581,106,588**	**1,101,793,489**	**11,825,595,175**	**7,500**	**11,825,602,675**

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)

	Share capital	*Share premium*	*Legal reserve*	*Retained Earnings*	*Profit for the Period*	*Total*
	EGP	*EGP*	*EGP*	*EGP*	*EGP*	*EGP*
Balance at 1 January 2017	4,529,338,000	1,350,286,168	63,878,774	796,455,634	1,683,572,786	8,423,531,362
Transfer to retained earnings and legal reserve	-	-	84,178,640	1,599,394,146	(1,683,572,786)	-
Total comprehensive income	-	-	-	-	976,947,752	976,947,752
Balance at 30 June 2017	**4,529,338,000**	**1,350,286,168**	**148,057,414**	**2,395,849,780**	**976,947,752**	**9,400,479,114**

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

Emaar Misr for Development Company (S.A.E)

CONSOLIDATED STATEMENTS OF CASH FLOWS
For the period ended 30 June 2018

	Notes	*Six Months* **2018** ***EGP***	2017 *EGP*
Cash flows from operating activities			
Profit for the period before income tax		**1,314,286,984**	1,100,304,079
Depreciation expenses of fixed assets	4	**30,474,936**	27,502,397
Depreciation expenses of investment properties	7	**2,448,638**	2,086,227
Provision for employees' end-of-service benefits	15	**6,264,460**	8,578,944
Provision for employees' end-of-service benefits no longer required	15	**-**	(3,229,279)
Provisions charged during the period	16	**3,836,167**	13,977,649
Provision no longer required	16	**(2,147,465)**	(1,479,584)
Gain on disposal of fixed assets	4	**-**	(332,665)
Reversal impairment of development properties	8	**-**	(768,060)
Finance costs	28	**1,010,334**	687,293
Finance income	27	**(801,193,700)**	(587,654,523)
Cash from operations activities		**554,980,354**	559,672,478
Changes in accounts and notes receivables		**111,977,646**	(77,171,552)
Changes in prepayments, other receivables and other debit balances		**(1,425,228,862)**	(260,733,303)
Changes in development properties		**(648,790,493)**	(554,954,585)
Changes in advances from customers		**1,789,780,449**	1,524,917,923
Changes in trade payables, accrued expenses and other credit balances		**174,812,348**	315,578,208
Changes in due to related parties		**6,866,601**	24,435,314
Changes in retentions payable		**47,802,613**	22,189,167
Letter of gurantee margin		**-**	(50,000,000)
Provisions used	16	**(12,601,227)**	(615,945)
Employees' end-of-service benefits paid	15	**(2,008,459)**	(387,787)
Income tax paid		**(290,007,802)**	(161,554,244)
Net cash from operating activities		**307,583,168**	1,341,375,674
Cash flows from investing activities			
Finance income received		**369,714,405**	599,953,596
Purchase of fixed assets	4	**(30,974,785)**	(12,569,554)
Proceeds from sale of fixed assets	4	**-**	406,423
Purchase of investment properties	7	**(142,450)**	(1,025,515)
Payments in fixed assets under construction	5	**(727,226,367)**	(28,133,879)
Purchase of held to maturity investments		**(4,156,599,037)**	(4,191,886,141)
Proceeds from held to maturity investments		**5,371,275,000**	3,301,182,538
Time deposits (maturity over 3 months)	13	**(27,559,972)**	-
Net cash from investing activities		**798,486,794**	(332,072,532)
Cash flows from financing activities			
Payment of credit facilities	14	**(10,876,198)**	(25,178,275)
Finance costs paid		**(3,706,175)**	(5,826,550)
Payments of land purchase liabilities		**-**	(543,418,946)
Net cash from financing activities		**(14,582,373)**	(574,423,771)
Increase in cash and cash equivalents		**1,091,487,589**	434,879,371
Net foreign exchange differences		**-**	-
Cash and cash equivalent at the beginning of the period	13	**3,191,169,596**	3,077,078,395
Cash and cash equivalent at the end of the period	13	**4,282,657,185**	3,511,957,766

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

1 BACKGROUND

Emaar Misr for Development Company (S.A.E.) (the "Company" or the "Parent Company") is a joint stock company established in Egypt under the Investment Guarantees and Incentives Law No. 8 of 1997. The Company was registered in the commercial register on 16 March 2005 under No. 12841.

The listing of Emaar Misr for Development Company (S.A.E.) on the Egyptian stock exchange was approved in 4 March 2015 according to resolution of listing committee of Egyptian stock exchange.

The purpose of the Group is:

- Planning and construction of urban districts and providing them with utilities and services,
- Designing, constructing, managing, operating and maintenance of power plants with their different sources and distribution networks.
- Constructing, operating, managing and maintenance of water desalination and refining plants together with their distribution networks,
- Constructing, operating, managing and maintenance of sewage systems,
- Projects development, investment and real estate development,
- Owning, constructing, managing and touristic marketing for hotels, motels, lodges and tourism villages and its related supplementary activities in servicing, entertainment, sporting, commercial, and cultural,
- Establishing and operating yachts marina, golf courses and diving centres and its related supplementary activities,
- Finance leasing,

The Group is currently engaged in planning and construction of urban districts and providing them with utilities, services and projects development, investment and real estate development.

The Group's ultimate parent is Emaar Properties PJSC.

These consolidated financial statements for the six months ended 30 June 2018 were authorized for issuance in accordance with the resolution of the directors on 13 August 2018.

2.1 BASIS OF PREPARATION

The consolidated financial statements of the group are prepared in accordance with Egyptian Accounting Standards ("EAS") and the applicable laws and regulations.

The consolidated financial statements have been prepared in Egyptian pounds (EGP), which is the groups's functional and presentation currency.

The consolidated financial statements have been prepared under the going concern assumption on a historical cost basis.

2.2 BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiary as at and for the period ended 30 June 2018. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

The Group re-assess whether or not it controls an investee if facts and circumstances indicates that there are changes to one or more of the three elements of controls. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets ,liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

2.2 BASIS OF CONSOLIDATION (CONTINUED)

Accounting for business combination under EAS 29 only applies if it is considered that a business has been acquired. For acquisitions meeting the definition of a business, the acquisition method of accounting is used to account for the acquisition of subsidiaries by the Parent Company. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any Non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated statement of profit or loss.

The following steps are followed in preparing the consolidated financial statements:

a- Eliminate the carrying amount of the Parent Company investment in each subsidiary and the Parent Company share of equity of each subsidiary.

b- Identify the non-controlling interest in the profit or loss of the consolidated subsidiaries for the reporting period.

c- Identify the non-controlling interests in the net assets of consolidated subsidiaries and presented in the consolidated financial statement separately from the Parent ownership interests. Non-controlling interests in the net assets consist of:

 (1) The amount of non-controlling interests as of the original date of combination.

 (2) The non-controlling interests' share of changes in equity since the date of the combination.

d- Intergroup balances and transactions, revenues and expenses are eliminated.

- The separate financial statements of the Parent Company and its subsidiaries used in the preparation of the consolidated financial statements are prepared as of the same date.
- The separate financial statements of the Parent Company and its subsidiaries used in the preparation of the consolidated financial statements are prepared using uniform accounting policies for similar transactions and other events with similar circumstances.
- Non-controlling interests are presented in the consolidated financial position within equity, separately from the equity of the owners of the Parent Company, and the non-controlling interests share in the group profit or loss is presented separately.
- Non-controlling interests presented in the consolidated financial statements are as follows:

Company name	**% of non-controlling interest**
Emaar International Company LLC - UAE	15%

2.3 CHANGES IN ACCOUNTIING POLICIES

The accounting policies adopted this year are consistent with those of the previous year.

2.4 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of these financial statements requires management to make judgments and estimates that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures and the disclosure of contingent liabilities at the reporting date. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future years.

Estimates and their underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised.

The key judgements and estimates that have a significant impact on the financial statements of the Company are discussed below:

2.4 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES (CONTINUED)

Judgments

Revenue recognition for real estate units

In making their judgment, the management considered the detailed criteria for the recognition of revenue from the sale of real estate units as set out in EAS 11 *Revenue*, and, in particular, whether the Company had transferred to the buyer the significant risks and rewards of ownership of the real estate units.

Classification of properties

The Company determines whether a property is classified as investment property or development property:

Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These land and buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Development property comprises property that is held for sale in the ordinary course of business. Principally, this is residential property that the Company develops and intends to sell before or on completion of construction.

Operating lease commitments – Company as lessor

The Company has entered into leases on its investment properties. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, finance lease criteria are not met and accounts for the contracts as operating leases.

Estimations

Estimation of net realisable value for development property

Development property is stated at the lower of cost or net realisable value (NRV).
NRV for completed property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions.

NRV in respect of development property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction.

Valuation of investment properties

The Company hires the services of third party professionally qualified valuers to obtain estimates of the market value of investment properties using recognised valuation techniques for the purposes of their impairment review and disclosures in the financial statements.

Impairment of trade and other receivables

An estimate of the collectible amount of trade and other receivables is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

Useful lives of fixed assets and investment properties

The Company's management determines the estimated useful lives of its fixed assets and investment properties for calculating depreciation. This estimate is determined after considering the expected usage of the asset or physical wear and tear. The management periodically reviews estimated useful lives and the depreciation method to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

Cost to complete the projects

The Company estimates the cost to complete the projects in order to determine the cost attributable to revenue being recognised. These estimates include the cost of providing infrastructure, potential claims by contractors as evaluated by the project consultant and the cost of meeting other contractual obligations to the customers.

Taxes

The Company is subject to income taxes in Egypt. Significant judgment is required to determine the total provision for current and deferred taxes. The Company established provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities in Egypt. The amount of such provision is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the Company and the responsible tax authority. Such differences of interpretations may arise on a wide variety of issues depending on the conditions prevailing in Egypt.

2.4 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES (CONTINUED)

Estimations – Continued

Deferred tax assets are recognised for unused accumulated tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

Impairment of non-financial assets
The Company assesses whether there are any indicators of impairment for all non-financial assets at each reporting date. The non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value in use calculations are undertaken, management estimates the expected future cash flows from the asset or cash-generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Revenue recognition
Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.
Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty.
The specific recognition criteria described below must also be met before revenue is recognized.

Revenue of sale of completed development property
The Company recognises revenue of sale of property when the risks and rewards of ownership of the property have been transferred to the buyer which ocurrs when the units are delivered either actually or implied.

Rental income from lease of investment properties
Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease terms and is included in other income in the Statement of Profit or Loss.

Hospitality revenue
Revenue from hotel accommodation, food and beverages and other related services are recognised, net of discount and municipality fees, at the point at which the services are rendered.

Finance income
Finance income is recognised as it accrues using the effective interest rate (EIR) method. EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability.

Customers' charges
Income arising from providing utilities (water and electricity) to customers is recognised when rendered. Customer charges revenues are included in other income in the Statement of Profit or Loss.

Borrowing
Borrowings are initially recognized at the value of the consideration received. Amounts maturing within a year are classified as current liabilities, unless the Company has the right to postpone the settlement for a period exceeding one year after the financial position date, then the loan balance should be classified as long term liabilities.

After initial recognition, credit facilities are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of profit or loss when the liabilities are derecognized as well as through the effective interest rate method amortization process.
Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are an integral part of the effective interest rate. The effective interest rate amortization is included in finance cost in the statement of profit or loss.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Borrowing cost
Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale are capitalised as part of the cost of the assets. All other borrowing costs are expensed in the year in which they are incurred. The borrowings costs are represented in interest and other finance costs that company pay to obtain the funds.

Income tax
Income tax is calculated in accordance with the Egyptian tax law.

Current income tax
Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the tax authority.

Deferred income tax
Deferred income tax is recognized using the liability method on temporary differences between the amount attributed to an asset or liability for tax purposes (tax base) and its carrying amount in the financial position (accounting base) using the applicable tax rate.

Deferred tax asset is recognized when it is probable that the asset can be utilized to reduce future taxable profits and the asset is reduced by the portion that will not create future benefit.
Current and deferred tax shall be recognized as income or an expense and included in the statement of profit or loss for the year, except to the extent that the tax arises from a transaction or event which is recognized, in the same or a different year, directly in equity.

Development Properties
Properties acquired, constructed in the course of construction for sale are classified as development properties. Unsold properties are stated at the lower of cost or net realisable value.

The cost of development properties includes the cost of land and other related expenditure which are capitalised when activities that are necessary to get the properties ready for sale are in progress. Net realisable value represents the estimated selling price less costs to be incurred in selling the property.

Investment properties
Investment properties are land and buildings which are held to earn rental or for capital appreciation or both. Investements properties are measured at cost including acquisition cost or construction cost or any other related direct cost.
After initial recognition Investment properties are measured at cost less accumulated depreciation and any accumulated impairment value depreciation is completed using the straight line method according to the estimated useful life of the assets (20 – 50 years) .

Held to maturity investments
Held to maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the company's management has the positive intention and ability to hold to maturity.

This classification requires using high degree of professional judgment and to achieve that, the company evaluate its intention of keeping these investments till maturity date. If not, except in some rare circumstances such as selling of insignificant investements prior to maturity date then, all held to maturity investments re-classified to available for sale investments. Accordingly, Investments will be measured at fair value not amortised cost and cease any classification of investments.

Held to maturity investments are initially recognized at fair value inclusive direct attributable expenses.

After initial recognition, the held to maturity investments are measured at amortized cost using the effective interest method less impairment. Gains and losses are recognized in statement of profit or loss when the investments are derecognized or impaired, impairment is recovered, as well as through the amortization process

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fixed assets
Fixed assets are stated at historical cost net of accumulated depreciation and accumulated impairment losses. Such cost includes the cost of replacing part of the plant and equipment when that cost is incurred, if the recognition criteria are met. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Depreciation of an asset begins when it is in the location and condition necessary for it to be capable of operating in the manner intended by management , and is computed using the straight-line method according to the estimated useful life of the asset as follows:

	Years
Buildings	20
Model homes and other assets	6
Machinery and equipment	4
Motor vehicles	4
Computers	2
Furniture, fixtures and office equipment	4
Banners	4
Heavy equipment	4-20
Tools	2

Fixed assets are derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognizing of the asset is included in the statement of profit or loss when the asset is derecognized.

The assets residual values, useful lives and methods of depreciation are reviewed at each financial year end.

The Company assesses at each financial position date whether there is an indication that fixed assets may be impaired. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the statement of profit or loss.

A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized.
The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit or loss.

Fixed assets under construction
Fixed assets under construction represent the amounts that are paid for the purpose of constructing or purchasing fixed assets until it is ready to be used in the operation, upon which it is transferred to fixed assets. Fixed assets under construction are valued at cost net of impairment loss (if any) .

Impairment
Impairment of financial assets
The Company assesses at each financial position date whether there is any objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset and has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment - Continued

Impairment of non financial assets
The Company assesses at each financial position date whether there is an indication that an asset may be impaired. Where the carrying amount of an asset or cash-generating unit's (CGU) exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the statement of profit or loss.

A previously recognized impairment loss is only reversed if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit or loss.

Cash and cash equivalents
For the purpose of the statement of cash flows, cash and cash equivalents consist of cash in hand, bank balances, and short-term deposits with an original maturity of three months .

Trade payables and accrued expenses
Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the suppliers and contractors or not.

Provisions
Provisions are recognized when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are reviewed at the financial position date and adjusted to reflect the current best estimate.

Where the effect of the time value of money is material, the amount of a provision should be the present value of the expected expenditures required to settle the obligation. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Social insurance and Employees' End-of-services

a- Social Insurance: The Company makes contributions to the General Authority for Social Insurance calculated as a percentage of the employees' salaries. The Company's obligations are limited to these contributions, which are expensed when due.

b- Employees' End-of-services: The Company provides end-of-service benefits to its employees. The entitlement to these benefits is usually based upon the employees' final salary and length of service, subject to the completion of a minimum service period. The costs of these benefits are accrued over the period of employment.

Foreign currencies
Transactions in foreign currencies are recorded at the rate prevailing at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated using the exchange rate prevailing at the financial position date. All differences are recognized in the statement of profit or loss.

Nonmonetary items that are measured at historical cost in foreign currency are translated using the exchange rates prevailing at the dates of the initial recognition.

Nonmonetary items measured at fair value in a foreign currency are translated using the exchange rates prevailing at the date when the fair value is determined.

Contingent Liabilities and Assets
Contingent liabilities are not recognized in the financial statements. They are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. A contingent asset is not recognized in the financial statements but disclosed when an inflow of economic benefits is probable.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Related party transactions
Related parties represent in ultimate parent company , associated companies, major shareholders, directors and key management personnel of the Company, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the boards of directors.

Statement of cash flows
The statement of cash flows is prepared using the indirect method.

Expenses
All expenses including operating expenses, general and administrative expenses and other expenses are recognized and charged to the statement of profit or loss in the financial year in which these expenses were incurred.

Accounts receivable and other debit balances
Accounts receivable and other debit balances are stated at book less any impairment losses.

Impairment losses are measured as the difference between the receivables carrying amount and the present value of estimated future cash flows. The impairment loss is recognized in the statement of profit or loss. Reversal of impairment is recognized in the statement of profit or loss in the year in which it occurs.

Fair value measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

For assets traded in an active market, fair value is determined by reference to quoted market bid prices.

The fair value of interest-bearing items is estimated based on discounted cash flows using interest rates for items with similar terms and risk characteristics.

For unquoted assets, fair value is determined by reference to the market value of a similar asset or is based on the expected discounted cash flows.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Fair value measurements are those derived from quoted prices in an active market (that are unadjusted) 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).

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

3 SEGMENT INFORMATION

Currently the Company’s main business segment is developing projects and selling the developed units. Revenues, profits and investments in other business segments are currently immaterial. Accordingly retail, commercial and hospitality business segments do not meet the criteria of reportable segments under EAS (41), and as such, are not separately disclosed in the financial statements. All revenues of the Company in the period ended 30 June 2018 were reported under one segment in the financial statements.

4 FIXED ASSETS

	Land	*Buildings*	*Computers*	*Heavy equipment*	*Motor Vehicles*	*office equipment, furniture and fixtures*	*Model homes, Sales centre, Mock-up*	*Equipment and tools*	*Banners and other assets*	*Total*
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost										
As of 1 January 2018	58,549,729	512,727,669	49,108,837	124,537,096	43,454,510	53,945,814	76,461,457	37,908,078	9,851,868	966,545,058
Additions	-	3,217,668	16,753,100	803,629	2,286,700	4,571,397	565,895	2,769,376	7,020	30,974,785
As of 30 June 2018	**58,549,729**	**515,945,337**	**65,861,937**	**125,340,725**	**45,741,210**	**58,517,211**	**77,027,352**	**40,677,454**	**9,858,888**	**997,519,843**
Accumulated depreciation										
As of 1 January 2018	-	(163,280,018)	(37,789,320)	(42,592,437)	(33,233,476)	(43,303,121)	(67,431,524)	(29,446,799)	(9,851,868)	(426,928,563)
Depreciation	-	(13,235,136)	(4,734,838)	(3,731,322)	(2,433,588)	(2,520,526)	(1,621,937)	(2,196,546)	(1,043)	(30,474,936)
As of 30 June 2018	**-**	**(176,515,154)**	**(42,524,158)**	**(46,323,759)**	**(35,667,064)**	**(45,823,647)**	**(69,053,461)**	**(31,643,345)**	**(9,852,911)**	**(457,403,499)**
Net carrying amount : At 30 June 2018	**58,549,729**	**339,430,183**	**23,337,779**	**79,016,966**	**10,074,146**	**12,693,564**	**7,973,891**	**9,034,109**	**5,977**	**540,116,344**
At 31 December 2017	58,549,729	349,447,651	11,319,517	81,944,659	10,221,034	10,642,693	9,029,933	8,461,279	-	539,616,495

- There is no mortgage or restriction on fixed assets.
- Depreciation expense is allocated as follows:

	30 June 2018
	EGP
Selling and marketing expenses (Note 25)	**1,615,898**
General and administrative expenses (Note 26)	**25,419,520**
Facility management expenses	**2,894,268**
Depreciation expense charged to the statement of profit or loss	**29,929,686**
Development properties (Note 8)	**545,250**
Total depreciation expenses	**30,474,936**

4 FIXED ASSETS (continued)

	Land	*Buildings*	*Computers*	*Heavy equipment*	*Motor Vehicles*	*office equipment, furniture and fixtures*	*Model homes, Sales centre, Mock-up*	*Equipment and tools*	*Banners and other assets*	*Total*
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost										
As of 1 January 2017	28,781,986	461,953,875	38,638,626	119,825,121	37,681,674	50,703,555	75,578,656	32,500,986	9,851,868	855,516,347
Additions	-	315,680	3,154,708	4,015,810	6,685	1,214,632	924,400	2,937,639	-	12,569,554
Disposals	-	(15,900)	(4,630)	-	-	(1,658,350)	(173,393)	-	-	(1,852,273)
As of 30 June 2017	28,781,986	462,253,655	41,788,704	123,840,931	37,688,359	50,259,837	76,329,663	35,438,625	9,851,868	866,233,628
Accumulated depreciation										
As of 1 January 2017	-	(139,476,465)	(30,813,978)	(34,844,891)	(29,080,386)	(40,638,886)	(63,779,902)	(25,356,649)	(9,851,868)	(373,843,025)
Depreciation	-	(11,898,421)	(3,210,254)	(3,860,199)	(2,254,889)	(2,269,108)	(1,981,669)	(2,027,857)	-	(27,502,397)
Disposals	-	6,837	4,630	-	-	1,658,350	108,698	-	-	1,778,515
As of 30 June 2017	-	(151,368,049)	(34,019,602)	(38,705,090)	(31,335,275)	(41,249,644)	(65,652,873)	(27,384,506)	(9,851,868)	(399,566,907)
Net carrying amount : At 30 June 2017	28,781,986	310,885,606	7,769,102	85,135,841	6,353,084	9,010,193	10,676,790	8,054,119	-	466,666,721

- There is no mortgage or restriction on fixed assets.
- Depreciation expense is allocated as follows:

	30 June 2017 *EGP*
Selling and marketing expenses (Note 25)	1,975,630
General and administrative expenses (Note 26)	22,343,103
Facility Management expenses	2,795,914
Depreciation expense charged to the statement of profit or loss	27,114,647
Development properties (Note 8)	387,750
Total depreciation expenses	27,502,397

- Gain from sale of fixed assets as follows:

	EGP	*EGP*
Proceeds from sale of fixed assets		406,423
Cost of disposed assets	1,852,273	
Accumulated depreciation of disposed assets	(1,778,515)	
Net book value of disposed assets		73,758
Gain from sale of fixed assets (Note 29)		332,665

5 FIXED ASSETS UNDER CONSTRUCTION

	30 June 2018 ***EGP***	*31 Decmber 2017* *EGP*
Marassi project (buildings, furniture and fixtures)	**952,208,774**	267,760,555
Uptown Cairo project (buildings, furniture and fixtures)	**41,813,163**	8,929,003
MIVIDA project (buildings, furniture and fixtures)	**35,192,928**	25,298,940
	1,029,214,865	301,988,498

The movement of fixed assets under construction during the period ended 30 June 2018 and 2017 is as follows:

	30 June 2018 ***EGP***	*30 June 2017* *EGP*
Beginning balance	**301,988,498**	142,897,443
Additions during the period	**727,226,367**	28,133,879
Ending balance	**1,029,214,865**	171,031,322

6 BUSINESS COMBINTAION

During April 2018, the parent company acquired 85% of the quotas of "Emaar Facility Management L.L.C." which amounts to EGP 50,000 at its par value. The cost of investment amounted to EGP 42,500. The Company changed its legal name of its newly acquired subsidiary to become "IJADA Facility Management L.L.C." This business combination did not result in goodwill or bargin purchase gain.

7 INVESTMENT PROPERTIES

	30 June 2018 ***EGP***	*30 June 2017* *EGP*
Cost		
Beginning balance	**132,023,157**	94,134,869
Additions	**142,450**	1,025,515
Ending balance	**132,165,607**	95,160,384
Accumulated depreciation		
Beginning balance	**(13,966,011)**	(9,542,447)
Depreciation charged for the period	**(2,448,638)**	(2,086,227)
Ending balance	**(16,414,649)**	(11,628,674)
Net carrying amount	**115,750,958**	83,531,710

	30 June 2018 ***EGP***	*31 Decmber 2017* *EGP*
Land	**15,491,697**	15,491,697
Building	**100,259,261**	102,565,449
Net carrying amount	**115,750,958**	118,057,146

The valuation of the company's investment properties are performed by Arab Group for Appraisals & Consultancy (independent valuer). The fair value of investment properties is EGP 262,935,400 at 31 December 2017.

The buildings and land are valued using market approach by an independent valuer. The market was researched and a minimum of three recent sales of properties were selected that were considered to be most comparable to the subject property. Adjustment was made when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favourable than, the subject property a negative adjustment was made to reduce the sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favourable than the subject property, a positive adjustment was made to increase the adjusted sales price of the comparable.

7 INVESTMENT PROPERTIES (Continued)

Fair value hierarchy
The Company uses the following hierarchy for determining and disclosing the fair value of its investment properties by valuation technique:

	Total EGP	*Level 1* EGP	*Level 2* EGP	*Level 3* EGP
30 June 2018*	**262,935,400**	**-**	**-**	**262,935,400**
31 December 2017	262,935,400	-	-	262,935,400

* The fair value of investment properties is based on latest valuation at 31 December 2017.

8 DEVELOPMENT PROPERTIES

	30 June 2018 ***EGP***	*30 June 2017* *EGP*
Balance at the beginning of the period	**11,736,727,039**	10,753,680,883
Add: Cost incurred during the period	**1,603,769,026**	1,465,385,362
Add: Borrowing costs capitalised during the period	**2,844,334**	5,645,408
Add: Land discounting capitalised	**-**	23,986,124
Add: Depreciation of fixed assets (capitalised portion) (Note 4)	**545,250**	387,750
Less: Transfers to cost of revenue during the period	**(955,523,782)**	(922,748,176)
Add: Reversal of impairment of development properties	**-**	768,060
Balance at the end of the period	**12,388,361,867**	11,327,105,411

Properties acquired, constructed or in the course of construction for sale in the ordinary course of business are classified as development properties and include the costs of:

- Land;
- Amounts paid to contractors for construction including the cost of construction of infrastructure; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, construction overheads and other related costs.

Common infrastructure costs are allocated to various projects and forms part of the estimated cost to complete a project in order to determine the cost attributable to revenue being recognised. The development plan of some of the development properties is estimated to be over 10 years.

Development properties are analysed as follows:

	30 June 2018 ***EGP***	*31 December 2017* *EGP*
Mivida project	4,195,216,578	4,032,525,251
Marassi project	3,996,280,492	3,695,167,089
Uptown Cairo project	3,984,285,401	3,799,960,853
Cairo Gate project	213,098,991	209,593,441
	12,388,881,462	11,737,246,634
Less: Impairment of development properties	(519,595)	(519,595)
	12,388,361,867	11,736,727,039

8 DEVELOPMENT PROPERTIES (CONTINUED)

	30 June 2018 *EGP*	*31 December 2017* *EGP*
Land (including land instalments interest due)*	**2,522,707,112**	2,590,321,176
Consultations and designs	**2,444,389,083**	2,206,094,759
Construction and infrastructure works	**6,426,708,563**	5,927,463,601
Capitalized finance costs	**995,076,704**	1,013,367,098
	12,388,881,462	11,737,246,634
Less: Impairment of development properties	**(519,595)**	(519,595)
	12,388,361,867	11,736,727,039

* The Company is in process of completing the required legal procedures related to official registration of all land owned as of 30 June 2018.

The movement of impairment of development properties as follows:

	30 June 2018 *EGP*	*30 June 2017* *EGP*
Beginning balance	**519,595**	1,287,655
Charged during the period	**-**	(768,060)
Ending balance	**519,595**	519,595

9 HELD TO MATURITY INVESTMENTS

	30 June 2018 *EGP*	*31 December 2017* *EGP*
Treasury Bills	**4,774,850,000**	5,505,575,000
Unearned interest	**(400,509,338)**	(235,679,314)
Total held to maturity investments	**4,374,340,662**	5,269,895,686

	30 June 2018 *EGP*	*31 December 2017* *EGP*
Amounts matures within 12 months	**4,374,340,662**	5,269,895,686
Amounts matures after 12 months	**-**	-
	4,374,340,662	5,269,895,686

10 ACCOUNTS AND NOTES RECEIVABLES

	30 June 2018 *EGP*	*31 December 2017* *EGP*
Amounts receivable within 12 months	**1,133,853,060**	1,150,466,110
Amounts receivable after 12 months	**1,373,480,811**	1,500,183,882
	2,507,333,871	2,650,649,992
Unamortised discount	**(381,815,760)**	(411,193,307)
Amounts receivable, net	**2,125,518,111**	2,239,456,685
Accounts receivables, hotels	**5,378,835**	3,417,907
	2,130,896,946	2,242,874,592

10 ACCOUNTS AND NOTES RECEIVABLES (CONTINUED)

At 30 June 2018 and 31 December 2017, the ageing analysis of net accounts and notes receivables of delivered units is as follows:

			Past due but not impaired			
	Total	*Neither Past Due nor Impaired*	*Less than 30 days*	*Between 30 to60 days*	*Between 60 to90 days*	*More than 90days*
	EGP	*EGP*	*EGP*	*EGP*	*EGP*	*EGP*
30 June 2018	**2,130,896,946**	**1,982,883,893**	**42,145,857**	**12,313,107**	**11,989,783**	**81,564,306**
31 December 2017	2,242,874,592	2,118,206,452	16,364,637	11,215,750	1,136,275	95,951,478

As at 30 June 2018, accounts and notes receivables were not impaired (impairment of 2017: nil)

Refer to Note 35a on credit risks of trade receivables, which discusses how the company manages and measures credit quality of trade receivables that are past due not impaired.

11 RELATED PARTY DISCLOSURES

For the purpose of these financial statements, parties are considered to be related to the Company, if the Company has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related party transactions
During the period, the following were the significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

				30 June 2018			
Company	***Nature***	***Payments on behalf***	***IT expenses***	***Consultancy fees***	***Finance Cost***	***Revenue***	***Sold units****
		EGP	***EGP***	***EGP***	***EGP***	***EGP***	***EGP***
Turner Construction International Egypt	Joint venture	-	-	**77,351,343**	-	-	-
Emaar Properties – PJSC	Ultimate Parent	**(1,475,527)**	**8,342,127**	-	**169,677**	-	-
Board members and key management personnel		-	-	-	-	**5,925,672**	**2,143,888**

				30 June 2017			
Company	*Nature*	*Payments on behalf*	*IT expenses*	*Consultancy fees*	*Finance Cost*	*Revenue*	*Sold units**
		EGP	*EGP*	*EGP*	*EGP*	*EGP*	*EGP*
Turner Construction International Egypt	Joint venture	-	-	76,593,927	-	-	-
Emaar Properties – PJSC	Ultimate Parent	16,419,533	8,015,782	-	119,555	-	-
Board members and key management personnel		-	-	-	-	2,341,449	4,101,888

*Sold units transactions represent sales contracts signed with Board members and Key management personel during the period.

11 RELATED PARTY DISCLOSURES (CONTINUED)

The related parties' transactions described above resulted in the following balances:

a) Related party balances
Significant related party balances are as follows:

			30 June 2018		
	Due from related parties	***Due to related parties***	***Trade payables and accruals***	***Advance from customers***	***Trade and notes receivables***
	EGP	***EGP***	***EGP***	***EGP***	***EGP***
Ultimate Parent**	**-**	**108,240,293**	**-**	**-**	**-**
Subsidiaries of the ultimate parent	**10,318**	**5,291,428**	**-**	**-**	**-**
Joint venture of the ultimate parent	**-**	**-**	**183,434,428**	**-**	**-**
Board members and key management personnel	**-**	**-**	**-**	**6,773,547**	**3,314,523**
	10,318	**113,531,721**	**183,434,428**	**6,773,547**	**3,314,523**

			31 December 2017		
	Due from related parties	*Due to related parties*	*Trade payables and accruals*	*Advance from customers*	*Trade and notes receivables*
	EGP	*EGP*	*EGP*	*EGP*	*EGP*
Ultimate Parent**	-	101,373,692	-	-	-
Subsidiaries of the ultimate parent	2,818	5,291,428	-	-	-
Joint venture of the ultimate parent	-	-	145,800,945	-	-
Board members and key management personnel	-	-	-	12,116,171	4,676,012
	2,818	106,665,120	145,800,945	12,116,171	4,676,012

**Due to ultimate parent represent a current account, callable by the ultimate parent, non-interest bearing, which resulted mainly from the financing and support received from the ultimate parent and other operating activities.

b) Related party borrowings
During year 2010, Emaar Misr was granted a loan from Emaar Properties PJSC, with a limit of USD 1,150,000, at interest rate (1%) per year over LIBOR. The balances are as follows:

	30 June 2018	*31 December 2017*
	EGP	*EGP*
Borrowings from related party		
Emaar Properties PJSC – Ultimate Parent	**10,948,935**	10,948,935
	10,948,935	10,948,935

c) Compensation of key management personnel
The remuneration of key management personnel during the period was as follows:

	30 June 2018	*30 June 2017*
	EGP	*EGP*
Short-term benefits	**19,938,732**	19,043,902
End-of-service benefits	**1,838,400**	1,968,324
	21,777,132	21,012,226

12 PREPAYMENTS, OTHER RECEIVABLES AND OTHER DEBIT BALANCES

	30 June 2018 EGP	*31 December 2017 EGP*
Prepayments	**9,491,987**	5,855,707
Advances to contractors and suppliers	**2,594,503,804**	1,564,483,537
Advances to employees	**3,764,909**	5,477,472
Accrued interest income	**197,459,810**	85,101,454
Customers maintenance – Current accounts*	**278,948,052**	188,227,892
Customers maintenance – Time deposits*	**1,833,434,351**	1,555,020,197
Due from customers – facility and customer charges	**121,913,572**	116,669,364
Other receivables	**102,395,738**	83,489,382
	5,141,912,223	3,604,325,005

*These amounts represents amounts collected from customers, which are invested in interest bearing current accounts and time deposits, the interest income generated is used for the purpose of financing the facility management expenses for delivered units, the company cannot use these amounts except for this purpose.

Customers' maintenance **-** Current account with an average effective interest rate of 11.66% (2017: 11.66%) for balance of EGP 278,948,052 (2017: EGP 188,227,892)

Customers' maintenance **-** Time deposits with effective interest rate of 16% (2017: 15.96%) for balance of EGP 1,833,434,351 (2017: EGP 1,555,020,197).

	30 June 2018 EGP	*31 December 2017 EGP*
Amounts recoverable within 12 months	**3,647,091,004**	2,749,638,944
Amounts recoverable after 12 months	**1,494,821,219**	854,686,061
	5,141,912,223	3,604,325,005

13 CASH ON HAND AND AT BANK

	30 June 2018 **EGP**	*31 December 2017* EGP
a) Egyptian pound		
Cash on hand	**93,368**	421,639
Current accounts	**604,274,120**	691,230,093
Time deposits	**5,124,360,532**	4,069,669,972
	5,728,728,020	4,761,321,704
b) Foreign currency		
Current accounts	**380,487,003**	228,845,758
	380,487,003	228,845,758
	6,109,215,023	4,990,167,462

Bank balances and cash are denominated in the following currencies:

	30 June 2018 **EGP**	*31 December 2017* EGP
United Arab Emirates Dirham (AED)	**101,294,525**	69,556,472
United States Dollar (USD)	**261,723,797**	147,427,114
Euro (EUR)	**12,875,544**	10,485,360
Egyptian Pound (EGP)	**5,728,728,020**	4,761,321,704
Saudi Riyals (SAR)	**4,593,137**	1,376,812
	6,109,215,023	4,990,167,462

13 CASH ON HAND AND AT BANK (CONTINUED)

Cash at banks earn interest based on prevailing bank deposit rates.

Current account with an average effective interest rate of 11.66 % (2017: 11.66 %).Time deposits with an average effective interest rate of 15.52% (2017: 16.27%).

For the purpose of statement of cash flow cash and cash equivalents represents the following:

	30 June 2018 EGP	*31 December 2017 EGP*
Bank balances and cash	**6,109,215,023**	4,990,167,462
Restricted cash/time deposit for letters of gurantee and credit*	**(136,027,866)**	(136,027,866)
Time deposits (maturity over 3 months)	**(1,690,529,972)**	(1,662,970,000)
Cash and cash equivalent	**4,282,657,185**	3,191,169,596

*Cash at banks as at 30 June 2018 include an amount of EGP 136,027,866 in form of two renewable time deposits as well as cash balance at bank as a margin of a letter of gurantee and two letters of credit issued by the company (Note 33).

14 CREDIT FACILITIES

The movement of credit facilities during the period ended 30 June 2018 and 2017 is as follows:

	30 June 2018 EGP	*30 June 2017 EGP*
Balance at the beginning of the period	**26,502,485**	61,062,419
Borrowings repaid during the period	**(10,876,198)**	(25,178,275)
Balance at the end of the period	**15,626,287**	35,884,144

	30 June 2018 EGP	*31 December 2017 EGP*
Maturing within 12 months	**5,128,118**	15,682,421
Maturing after 12 months	**10,498,169**	10,820,064
	15,626,287	26,502,485

Type	*Interest rate %*	*Latest maturity (renewal)*	***30 June 2018 EGP***	*31 December 2017 EGP*
Current portion credit facilities				
Credit facility 1*	1.5%+CBE Deposit Corridor rate	June 2019	**939,774**	1,549,905
Credit facility 3***	0.5%+CBE Lending Corridor rate	October 2018	**4,188,344**	14,132,516
Total current credit facilities			**5,128,118**	15,682,421
Non-current credit facilities				
Credit facility 1*	1.5%+CBE Deposit Corridor rate	October 2020	**242,579**	564,474
Credit facility 2**	1%+CBE Average Discount Corridor rate	November 2021	**10,255,590**	10,255,590
Total non-current credit facilities			**10,498,169**	10,820,064
			15,626,287	26,502,485

* Credit facility (1) is against discounted post-dated checks of customer's units who settled 30% of their units' value.
** Credit facility (2) secured by post-dated checks of delivered units with maximum financing amounting to 90% of its value.
*** Credit facility (3) is against discounted post-dated checks of customer's who delivered units.

15 PROVISION FOR EMPLOYEES' END-OF-SERVICE BENEFITS

End-of-Service Benefits
The movement in the provision for employees' end-of-service benefits during the period ended 30 June 2018 and 2017 is as follows:

	30 June 2018 ***EGP***	*30 June 2017* *EGP*
Balance at the beginning of the period	**27,819,413**	20,115,209
Provided during the period	**6,264,460**	8,578,944
Paid during the period	**(2,008,459)**	(387,787)
No longer required during the period	**-**	(3,229,279)
Balance at the end of the period	**32,075,414**	25,077,087

16 PROVISIONS

	Balance as of 1 January 2018	Charged during the period	No longer required during the period	Used during the period	**Balance as of 30 June 2018**
	EGP	EGP	EGP	EGP	**EGP**
Provision for legal claims	12,025,064	3,648,502	(2,147,465)	(4,836,683)	**8,689,418**
Provision for other claims	81,820,211	187,665	-	(7,764,544)	**74,243,332**
	93,845,275	3,836,167	(2,147,465)	(12,601,227)	**82,932,750**

	Balance as of 1 January 2017	Charged during the period	No longer required during the period	Used during the period	Balance as of 30 June 2017
	EGP	EGP	EGP	EGP	EGP
Provision for legal claims	6,328,366	1,977,649	(1,479,584)	-	6,826,431
Provision for other claims	47,230,337	12,000,000	-	(615,945)	58,614,392
	53,558,703	13,977,649	(1,479,584)	(615,945)	65,440,823

No other material contingent liabilities other than what was provided for in the provisions above or what was disclosed in note 30 in respect of tax position and note 33 contingent liabilities.

17 TRADE PAYABLES, ACCRUED EXPENSES AND OTHER CREDIT BALANCES

	30 June 2018 ***EGP***	*31 December 2017* *EGP*
Projects contracts cost accruals	**2,137,239,033**	2,436,747,129
Trade payables (suppliers, contractors and consultants)	**543,853,777**	501,747,123
Taxes payables (other than income tax) (Note 18)	**13,739,059**	15,724,296
Accrued expenses	**157,953,574**	145,357,768
Deferred revenue*	**34,876,535**	28,782,558
Social insurance authority	**4,191,934**	3,604,566
Other payables	**31,417,524**	13,939,583
Due to customers – Facility management	**236,126,384**	141,466,756
Customers maintenance payable**	**1,935,124,193**	1,632,191,392
	5,094,522,013	4,919,561,171

*****Deferred revenue represents amounts deducted from customers who cancelled their contracts. Customers can use these amounts to buy new units from the company during one year. If these amounts are not used by customers, the company has the right to keep these amounts and thus transfer to revenue.

17 TRADE PAYABLES, ACCRUED EXPENSES AND OTHER CREDIT BALANCES (CONTINUED)

**Customers maintenance payable represents the collected instalments that are used to finance facility management expenses. These amounts are invested in deposits and interest-bearing current accounts for this purpose (Note 12).

Trade payables, accrued expenses and other credit balances are non-interest bearing and for explanations on the company's liquidity risk management process, refer to (Note 35c).

18 TAXES PAYABLES

	30 June 2018 ***EGP***	*31 December 2017* *EGP*
Tax authority- stamp tax	**500,546**	453,430
Tax authority- withholding tax	**9,419,343**	8,890,546
Tax authority- salary tax	**2,095,806**	1,765,718
Tax authority- value added tax	**882,755**	2,107,496
Tax authority- other tax	**673,175**	1,946,091
Tax authority- royalty tax	**167,434**	561,015
	13,739,059	15,724,296

19 ADVANCES FROM CUSTOMERS

The movement of advances from customers during the period ended 30 June 2018 and 2017 is as follows:

	30 June 2018 ***EGP***	*30 June 2017* *EGP*
Balance at the beginning of the period	**12,589,925,776**	9,382,546,247
Add: amounts collected during the period	**3,513,384,648**	3,245,375,583
Less: delivered units during the period	**(1,723,604,199)**	(1,720,457,660)
Balance at the end of the period	**14,379,706,225**	10,907,464,170

	30 June 2018 ***EGP***	*31 December 2017* *EGP*
Uptown Cairo project	**2,985,632,888**	2,795,392,832
Marassi project	**5,060,955,019**	4,215,742,379
Mivida project	**6,333,118,318**	5,578,790,565
	14,379,706,225	12,589,925,776

20 RETENTIONS PAYABLE

	30 June 2018 ***EGP***	*31 December 2017* *EGP*
Retentions payable within 12 months	**107,311,135**	80,399,549
Retentions payable after 12 months	**205,362,562**	184,471,535
	312,673,697	264,871,084

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21 SHARE CAPITAL

	30 June 2018	*31 December 2017*
	EGP	*EGP*
Authorised capital (shares of EGP 1 each)	**10,000,000,000**	10,000,000,000
Issued and fully paid-up	**4,529,338,000**	4,529,338,000
Number of shares	**4,529,338,000**	4,529,338,000

On 31 March 2015, an extraordinary general assembly meeting was held and approved adjusting the shares par value from EGP 10 per share to EGP 1 per share, the number of shares was adjusted from 401933800 share to be 4019338000 share and updated the commercial register on 5 May 2015.

On 11 May 2015, an extraordinary general assembly meeting was held and approved the Company capital increase by EGP 600,000,000 with issuance price EGP 3.80 per share to be EGP 4,619,338,000 divided on 4619338000 share, the share premium amounted to EGP 1,602,790,008 after deducting expenses of EGP 77,209,992 and updated the commercial register on 29 June 2015.

On 4 August 2015, the Company acquired 90 million ordinary shares (treasury shares) at price of EGP 3.80 per share amounted to EGP 342,000,000 to stabilize the share price in open market in addition to costs of EGP 503,840 in accordance with stability of share price in the market after issuance.

On 18 August 2016, the extraordinary general assembly meeting that was held on that date approved the reduction of the Company's capital by 90 million ordinary shares representing the treasury shares acquired during 2015 to be 4,529,338,000 share and the share premium reduced by EGP 252,503,840 and updated in the commercial register on 10 November 2016.

22 LEGAL RESERVE

As required by Egyptian Companies' law and the Company's articles of association, 5% of the net profit for the prior year is to be transferred to legal reserve. The Company may resolve to discontinue such annual transfers when the reserve totals 50% of the issued share capital.

23 REVENUE

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Revenue from sale of development properties				
Marassi Project	**551,845,768**	824,383,209	**418,472,298**	537,196,572
Uptown Cairo Project	**552,273,239**	176,047,495	**234,489,169**	142,766,770
Mivida Project	**648,862,740**	758,134,336	**269,271,558**	409,903,991
	1,752,981,747	1,758,565,040	**922,233,025**	1,089,867,333

Revenue from property sales represents sales value of units handed over during the period discounted at the effective interest rate, the Company introduces several payment scenarios, ranging from "till delivery installment schedule" to "till extended installments schedule over 7 years", the unit price vary based on the selected installment schedule by the customer.

24 COST OF REVENUE

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Cost of revenue from sale of development properties				
Marassi Project	**264,415,891**	514,765,072	**204,753,640**	391,239,234
Uptown Cairo Project	**367,682,213**	89,282,792	**157,024,762**	71,964,661
Mivida Project	**397,958,730**	498,340,096	**150,756,345**	282,016,894
	1,030,056,834	1,102,387,960	**512,534,747**	745,220,789

25 SELLING AND MARKETING EXPENSES

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Advertisements	**27,204,565**	21,743,314	**16,529,889**	14,798,199
Depreciation expenses of fixed assets (Note 4)	**1,615,898**	1,975,630	**817,079**	941,255
Marketing production and materials	**13,516,194**	6,080,074	**10,193,374**	3,047,931
Events and exhibitions	**19,177,222**	13,040,939	**14,102,812**	10,693,314
Sales commission	**53,788,226**	48,147,797	**31,603,466**	25,728,788
Other marketing expenses	**8,904,741**	6,131,630	**4,582,087**	3,485,308
	124,206,846	97,119,384	**77,828,707**	58,694,795

26 GENERAL AND ADMINSTRATIVE EXPENSES

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Depreciation expenses of fixed assets (Note 4)	**25,419,520**	22,343,103	**13,063,862**	11,167,882
Depreciation expenses of investment property (Note 7)	**2,448,638**	2,086,227	**1,224,319**	1,043,416
Salaries and benefits	**48,996,929**	47,249,785	**23,341,655**	25,034,658
Professional fees	**7,926,078**	8,453,972	**4,872,083**	2,053,983
IT expenses	**9,910,257**	10,760,009	**5,453,632**	6,231,248
Travel and entertainment	**5,153,089**	4,155,362	**3,117,788**	2,465,130
Communication	**2,795,547**	2,091,479	**1,426,060**	696,531
Facility management expenses	**22,571,085**	18,835,968	**11,367,362**	11,528,927
Other bank charges	**2,190,821**	1,802,021	**1,209,866**	988,875
Donations	**25,605,552**	3,134,549	**25,278,717**	1,638,910
Other expenses	**18,302,085**	4,562,087	**13,041,993**	2,700,797
	171,319,601	125,474,562	**103,397,337**	65,550,357

27 FINANCE INCOME

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Interest from time deposits and bank current accounts	**482,072,548**	225,420,969	**288,282,271**	122,748,585
Interest from held to maturity investments	**319,121,152**	350,060,480	**128,751,759**	196,293,927
Net foreign exchange gain	**-**	12,173,074	**-**	10,866,364
	801,193,700	587,654,523	**417,034,030**	329,908,876

28 FINANCE COST

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Interest on bank credit facilities and loans	**266,608**	679,941	**127,933**	250,256
Other bank charges	**1,580**	7,352	**-**	-
Net foreign exchange loss	**742,146**	-	**544,861**	-
	1,010,334	687,293	**672,794**	250,256

29 OTHER INCOME

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Customers service charges	**18,969,770**	23,401,368	**17,112,356**	20,031,742
Penalties and admistrative fees	**71,615,626**	67,144,992	**44,942,513**	35,554,444
Hospitality net (loss)*	**(10,758,893)**	(9,574,993)	**(3,830,024)**	(1,227,095)
Operating lease income	**3,988,200**	3,533,397	**1,034,488**	1,710,717
Gain from sale of fixed assets (Note 4)	**-**	332,665	**-**	222,131
Other operating income	**4,579,151**	7,414,351	**2,236,398**	4,272,392
	88,393,854	92,251,780	**61,495,731**	60,564,331

*Hospitality net profit or loss represents the net results of operation from El Alamain hotel, golf club, beach club in Marassi and Golf club in Uptown Cairo and Community club in Mivida.

30 INCOME TAX

	Six Months		*Three Months*	
	2018	2017	**2018**	2017
	EGP	EGP	**EGP**	EGP
Statement of Profit or Loss				
Current income tax	**(195,745,581)**	(140,028,563)	**(99,719,482)**	(85,578,287)
Deferred income tax	**(16,747,914)**	16,672,236	**(8,393,362)**	13,589,927
	(212,493,495)	(123,356,327)	**(108,112,844)**	(71,988,360)

Deferred income tax

	Statement of financial position		**Statement of Profit or Loss**	
	30 June 2018	*31 December 2017*	***30 June 2018***	*30 June 2017*
	EGP	EGP	**EGP**	EGP
Depreciation of fixed assets	**(10,429,474)**	(9,678,611)	**(750,863)**	(201,869)
Provisions and accruals	**191,780,645**	207,777,696	**(15,997,051)**	16,874,105
Net deferred income tax assets	**181,351,171**	198,099,085	**(16,747,914)**	16,672,236

The company’s tax position is as follows:

1. Corporate Tax

- The Company regularly files its corporate income tax return on due dates.
- The Company’s records were inspected since inception till 31 December 2016 and all tax dues were settled. The Company objected on applying the additional tax as per law no. 44 of 2014 on the exempted portion of the taxable amount and this dispute point transferred to the appeal committee.
- The Company’s records were not inspected for the period from 1 January 2017 till 30 June 2018.
- The Company enjoys tax relief on the projects established in the urban area to 31 December 2018.

Salary Tax

- The company’s records were inspected since inception till 31 December 2010 and all tax dues were settled.
- The company’s records were inspected and the company is waiting to receive the tax claim for the period from 1 January 2011 till 31 December 2015.
- The company’s records were not inspected from 1 January 2016 to 30 June 2018.

30 INCOME TAX (CONTINUED)

2. Sales Tax

- The company's records were inspected since inception till 31 December 2013 and all tax dues were settled.
- The company's records were inspected for the period from 1 January 2014 till 31 December 2015 and the company objected on the sales tax claim, the dispute transferred to committee that did not issue its decision till date.
- The company's records were not inspected for the period from 1 January 2016 to 30 June 2018.

3. Stamp Tax

- The company's records were inspected since inception till 31 December 2017 and tax dues were settled.
- The company's records were not inspected for the period from 1 January 2018 to 30 June 2018.

31 EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to the ordinary equity holders by the weighted average number of ordinary shares outstanding during the period. The company has no dilutive shares.

	Six months		*Three months*	
	2018	*2017*	***2018***	*2017*
	EGP	*EGP*	***EGP***	*EGP*
Net profit for the period	**1,101,793,489**	976,947,752	**598,497,621**	539,039,859
Employees share (estimated)	**(67,368,410)**	(65,851,954)	**(34,558,036)**	(35,068,932)
Net profit attributable to the ordinary equity holders	**1,034,425,079**	911,095,798	**563,939,585**	503,970,927
Weighted average number of ordinary shares for basic and diluted earnings	**4,529,338,000**	4,529,338,000	**4,529,338,000**	4,529,338,000
EPS – basic and diluted	**0.23**	0.20	**0.12**	0.11

32 COMMITMENTS

At 30 June 2018, the company had commitments in respect of its assets under construction and development properties not provided for in the financial statements amounted to 10,494,232,180 (31 December 2017: EGP 7,457,519,075).

Operating lease commitments - as lessor
The company has entered into leases on its investment properties. The future minimum rentals receivable under non-cancellable operating leases contracted for as at the reporting date but not recognised as receivables, are as follows:

	30 June 2018	*31 December 2017*
	EGP	*EGP*
Within one year	**17,646,449**	17,315,731
After one year but not more than five years	**71,334,117**	70,379,636
More than five years	**83,068,263**	92,717,780
	172,048,829	180,413,147

33 CONTINGENT LIABILITIES

- Emaar Misr for Development S.A.E. (the Company) received a request for arbitration initiated by El Nasr Housing and Development Company in connection with Zahraa Al-Mokattam land sales agreement. The Company's position in respect of these proceedings is that they are baseless and are not substantiated in law or in facts. The Company is confident that it has a strong legal position; the arbitration will be decided in its favor and will not have material financial impact on the Company.
- A letter of gurantee was issued in favour of "Shore protection Authority" during the year valid till 2022, the letter of gurantee margin amounted to EGP 50 million is fully covered (note 13).
- A letter of credit was issued in favour of "Kharafi National for infrastructure projects developments – construction and services" during the year amounted to USD 4,361,688 (equivalent to EGP 77,027,410) representing 90% of the contract value is fully covered (note 13).
- A letter of credit was issued in favour of "siemens Technologies S.A.E" during the year amounted to Euro 408,485 (equivalent to EGP 8,467,894) is fully covered (note 13).

34 POST DATED CHECKS (OFF BALANCE SHEET)

The company maintans post dated checks amounted to EGP 11,364,629,079 (31 December 2017: EGP 12,037,674,830) which represent post dated checks of undelivered units and not included in statement of financial position. These checks represent future installements according to payment schedule of each customer according to company's policies.

35 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES

Overview
The Company has exposure to the following risks from its use of financial instruments:

a) Credit risk,
b) Market risk, and
c) Liquidity risk.

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

The Board of Directors of the Parent Company has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's senior management are responsible for developing and monitoring the risk management policies and report regularly to the Parent Company on their activities.

The Company's current financial risk management framework is a combination of formally documented risk management policies in certain areas and informal risk management policies in other areas.

a) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risk principally from its receivables from customers, due from related parties, other receivables and from its financing activities, including deposits with banks and financial institutions.

Trade and notes receivables
The Company has entered into contracts for the sale of residential and commercial units on an instalment basis. The instalments are specified in the contracts. The Company is exposed to credit risk in respect of instalments due. However, the legal ownership of residential and commercial units is transferred to the buyer only after all the instalments are recovered. In addition, instalment dues are monitored on an ongoing basis with the result that the Company's exposure to bad debts is not significant.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on credit risk. The Company earns its revenues from a large number of customers.

Other financial assets
With respect to credit risk arising from the other financial assets of the Company at amortised cost, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these assets.

35 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

a) Credit risk - Continued

Bank Balances
The Company reduces the credit risk related to bank balances by dealing with reputable banks. Credit risk from balances with banks and financial institutions is managed by local Company's treasury supported by the Parent Company. The Company limits its exposure to credit risk by only placing balances with international banks and local banks of good repute. In addition, the local banks are under the supervision of the central Bank of Egypt and thus their exposure to credit risk is minimal.

Due from related parties
Due from related parties relates to transactions arising in the normal course of business with minimal credit risk, with a maximum exposure equal to the carrying amount of these balances.

b) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, such as currency risk and interest rate risk, which will affect the Company’s income. Financial instruments affected by market risk include credit facilities and deposits. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company does not hold or issue derivative financial instruments.

Exposure to interest rate risk
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company’s exposure to the risk of changes in market interest rates relates primarily to the Company’s obligations with floating interest rates and interest bearing time deposits.

Interest on financial instruments having floating rates is re-priced at intervals of less than one year.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates with all other variables held constant, of the Company’s profit before tax (through the impact on floating rate borrowings).
There is no impact on the Company’s equity other than the profit impact stated below.

	30 June 2018		*30 June 2017*	
	Change in rate	***Effect on profit before tax EGP***	*Change in rate*	*Effect on profit before tax EGP*
Financial asset	**+1%**	**51,243,605**	+1%	26,963,400
	- 1%	**(51,243,605)**	- 1%	(26,963,400)
Financial liability	**+1%**	**(28,018)**	+1%	(82,658)
	- 1%	**28,018**	- 1%	82,658

The interest rates on loans from related parties are described in Note 11-b to the financial statements. Interest rates on credit facilities from financial institutions are disclosed in Note 14 to the financial statements.

35 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

b) Market risk - Continued

Exposure to foreign currency risk
The following tables demonstrate the sensitivity to a reasonably possible change in USD, EUR, AED and SAR exchange rates, with all other variables held constant. The impact on the company's profit before tax is due to changes in the value of monetary assets and liabilities. The company's exposure to foreign currency changes for all other currencies is not material.

	30 June 2018		*30 June 2017*	
	Change in rate	**Effect on profit before tax EGP**	Change in rate	Effect on profit before tax EGP
USD	**+10%**	**9,022,269**	+10%	(8,204,478)
	-10%	**(9,022,269)**	-10%	8,204,478
AED	**+10%**	**(725,875)**	+10%	(8,117,537)
	-10%	**725,875**	-10%	8,117,537
EUR	**+10%**	**1,224,179**	+10%	26,823
	-10%	**(1,224,179)**	-10%	(26,823)
SAR	**+10%**	**459,314**	+10%	38,572
	-10%	**(459,314)**	-10%	(38,572)

c) Liquidity risk

The cash flows, funding requirements and liquidity of the Company are monitored by local company management supported by the Parent Company. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank borrowings. The Company manages liquidity risk by maintaining adequate reserves and borrowing facilities, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The Company currently has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Financial liabilities

	Less than 3 Months EGP	***3 to 12 months EGP***	***1 to 5 years EGP***	***Over 5 years EGP***	***Total EGP***
As at 30 June 2018					
Credit facilities	**5,902,071**	**2,467,535**	**15,023,048**	**-**	**23,392,654**
Retentions payable	**-**	**107,311,135**	**205,362,562**	**-**	**312,673,697**
Trade payables, accrued expenses and other credit balances	**3,124,520,885**	**-**	**-**	**-**	**3,124,520,885**
Income tax payable	**143,550,660**	**-**	**-**	**-**	**143,550,660**
Borrowings from related parties	**10,948,935**	**-**	**-**	**-**	**10,948,935**
Due to related parties	**113,531,721**	**-**	**-**	**-**	**113,531,721**
Total undiscounted financial liabilities	**3,398,454,272**	**109,778,670**	**220,385,610**	**-**	**3,728,618,552**

35 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

c) Liquidity risk - Continued

	Less than 3 Months EGP	*3 to 12 months EGP*	*1 to 5 years EGP*	*Over 5 years EGP*	*Total EGP*
As at 31 December 2017					
Credit facilities	5,593,647	15,105,944	17,015,234	-	37,714,825
Retentions payable	-	80,399,549	184,471,535	-	264,871,084
Trade payables, accrued expenses and other credit balances	3,258,587,221	-	-	-	3,258,587,221
Income tax payable	237,812,881	-	-	-	237,812,881
Borrowings from related parties	10,948,935	-	-	-	10,948,935
Due to related parties	106,665,120	-	-	-	106,665,120
Total undiscounted financial liabilities	3,619,607,804	95,505,493	201,486,769	-	3,916,600,066

36 FAIR VALUES OF FINANCIAL INSTRUMENTS

Financial instruments comprise financial assets and financial liabilities. Financial assets of the company include bank balances and cash, accounts and notes receivables, other receivables, held to maturity investments and due from related parties. Financial liabilities of the company include credit facilities, trade payables, accrued expenses and other credit balances, due to related parties, borrowings from related parties and retentions payable.
The fair values of the financial assets and liabilities are not materially different from their carrying value unless stated otherwise.