

**EMAAR MISR FOR DEVELOPMENT
COMPANY (S.A.E.)
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018
TOGETHER WITH AUDITOR'S REPORT**

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

**Consolidated Financial Statements
For the year ended 31 December 2018**

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AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR MISR FOR DEVELOPMENT COMPANY (S.A.E.)

Report on the consolidated financial statements

We have audited the accompanying consolidated financial statements of **EMAAR MISR FOR DEVELOPMENT COMPANY (S.A.E.)**, represented in the consolidated statement of financial position as of 31 December 2018, and the related consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Egyptian Accounting Standards and applicable Egyptian laws. Management responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error. This responsibility also includes selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the audited consolidated financial statements. The procedures selected depend on the auditor's professional judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

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

AUDITOR'S REPORT

TO THE SHAREHOLDERS OF EMAAR MISR FOR DEVELOPMENT COMPANY (S.A.E.) (CONTINUED)

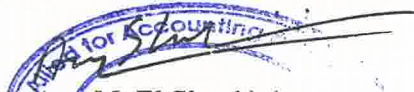
Opinion

In our opinion, the consolidated financial statements referred to above, give a true and fair view, in all material respects, of the consolidated financial position of **Emaar Misr For development (S.A.E)**, as of 31 December 2018, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Egyptian Accounting Standards and the related applicable Egyptian laws and regulations.

Report on Other Legal and Regulatory Requirements

The Company maintains proper accounting records that comply with the laws and the Company's articles of association and the consolidated financial statements agree with the Company's records.

The financial information included in the Board of Directors' Report, prepared in accordance with Law No. 159 of 1981 and its executive regulation, is in agreement with the books of the Company insofar as such information is recorded therein.



Amr M. El Shaabini
Fellow Member of
FEXA - FESF Global
(RAA 9365)
(CMR 105)

Cairo: 28 February 2019

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

Translation of Auditor's report
Originally issued in Arabic

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2018

	Notes	2018 EGP	2017 EGP
ASSETS			
Non-current assets			
Fixed assets	4	2,071,171,897	539,616,495
Fixed assets under construction	5	495,136,462	301,988,498
Investment properties	7	270,492,391	118,057,146
Deferred tax assets	30	309,830,931	198,099,085
Total non-current assets		3,146,631,681	1,157,761,224
Current assets			
Development properties	8	12,316,514,109	11,736,727,039
Held to maturity investments	9	6,958,189,358	5,269,895,686
Accounts and notes receivables	10	2,434,163,451	2,242,874,592
Due from related parties	11a	10,318	2,818
Prepayments, other receivables and other debit balances	12	6,044,584,807	3,604,325,005
Cash on hand and at banks	13	5,325,660,847	4,990,167,462
Total current assets		33,079,122,890	27,843,992,602
TOTAL ASSETS		36,225,754,571	29,001,753,826
EQUITY AND LIABILITIES			
Equity			
Share capital	21	4,529,338,000	4,529,338,000
Share premium		1,350,286,168	1,350,286,168
Legal reserve	22	263,070,930	148,057,414
Retained earnings		4,581,106,588	2,395,849,780
Profit for the year		3,418,901,347	2,300,270,324
Total equity of shareholders of parent company		14,142,703,033	10,723,801,686
Non-controlling interest		7,500	-
Total equity		14,142,710,533	10,723,801,686
LIABILITIES			
Non-current liabilities			
Credit facilities	14	10,340,475	10,820,064
Provision for employees' end-of-service benefits	15	31,491,984	27,819,413
Total non-current liabilities		41,832,459	38,639,477
Current liabilities			
Provisions	16	63,630,422	93,845,275
Trade payables, accrued expenses and other credit balances	17	6,424,802,290	4,919,561,171
Due to related parties	11a	144,690,327	106,665,120
Income tax payable		329,019,799	237,812,881
Advances from customers	19	14,690,623,133	12,589,925,776
Retentions payable	20	376,843,488	264,871,084
Credit facilities	14	479,589	15,682,421
Borrowings from related parties	11b	11,122,531	10,948,935
Total current liabilities		22,041,211,579	18,239,312,663
TOTAL LIABILITIES		22,083,044,038	18,277,952,140
TOTAL LIABILITIES AND EQUITY		36,225,754,571	29,001,753,826

Chairman

Board Director

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

Emaar Misr for Development Company (S.A.E)
CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the year ended 31 December 2018

Translation of consolidated financial statements
Originally issued in Arabic

	Notes	2018 <i>EGP</i>	2017 <i>EGP</i>
Revenue	23	6,341,683,065	4,511,007,479
Cost of revenue	24	(3,762,184,682)	(2,797,505,966)
GROSS PROFIT		2,579,498,383	1,713,501,513
Selling and marketing expenses	25	(272,668,593)	(231,234,606)
General and administrative expenses	26	(455,877,431)	(269,147,877)
Finance income	27	1,680,929,938	1,376,653,874
Finance cost	28	(536,779)	(1,392,555)
Other income	29	225,635,088	216,997,097
Provisions	16	(17,731,894)	(45,474,441)
Provisions no longer required	16	2,243,283	1,988,481
PROFIT FOR THE YEAR BEFORE INCOME TAX		3,741,491,995	2,761,891,486
Income tax	30	(322,590,648)	(461,621,162)
PROFIT FOR THE YEAR		3,418,901,347	2,300,270,324
Earnings Per Share - basic and diluted	31	0.72	0.48

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

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

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2018

	2018 EGP	2017 EGP
PROFIT FOR THE YEAR	3,418,901,347	2,300,270,324
OTHER COMPREHENSIVE INCOME	-	-
TOTAL COMPREHENSIVE INCOME	3,418,901,347	2,300,270,324
 Attributable to :		
Parent Company	3,418,901,347	2,300,270,324
Non-Controlling Interest	-	-
TOTAL COMPERHENSIVE INCOME	3,418,901,347	2,300,270,324

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

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2018

	<i>Share capital</i>	<i>Share premium</i>	<i>Legal reserve</i>	<i>Retained Earnings</i>	<i>Profit for the Year</i>	<i>Total equity of parent company</i>	<i>Non-controlling interest</i>	<i>Total</i>
	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>
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	-	-	-	-	3,418,901,347	3,418,901,347	-	3,418,901,347
Non-controlling interest (Acquisition of a subsidiary)	-	-	-	-	-	-	7,500	7,500
Balance at 31 December 2018	4,529,338,000	1,350,286,168	263,070,930	4,581,106,588	3,418,901,347	14,142,703,033	7,500	14,142,710,533

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)

For the year ended 31 December 2018

	<i>Share capital</i>	<i>Share premium</i>	<i>Legal reserve</i>	<i>Retained Earnings</i>	<i>Profit for the Year</i>	<i>Total</i>
	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>
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	-	-	-	-	2,300,270,324	2,300,270,324
Balance at 31 December 2017	<u>4,529,338,000</u>	<u>1,350,286,168</u>	<u>148,057,414</u>	<u>2,395,849,780</u>	<u>2,300,270,324</u>	<u>10,723,801,686</u>

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 year ended 31 December 2018

	Notes	2018 EGP	2017 EGP
Cash flows from operating activities			
Profit for the year before income tax		3,741,491,995	2,761,891,486
Depreciation expenses of fixed assets	4	113,237,647	55,327,802
Depreciation expenses of investment properties	7	4,919,916	4,423,564
Provision for employees' end-of-service benefits	15	14,079,231	12,366,226
Provision for employees' end-of-service benefits no longer required	15	-	(3,229,279)
Provisions charged during the year	16	17,731,894	45,474,441
Provision no longer required	16	(2,243,283)	(1,988,481)
Gain on disposal of fixed assets	4	-	(909,481)
Reversal impairment of development properties	8	-	(768,060)
Finance costs	28	536,779	1,392,555
Finance income	27	(1,680,929,938)	(1,376,653,874)
		2,208,824,241	1,497,326,899
Cash from operations activities			
Changes in accounts and notes receivables		(191,288,859)	(208,296,841)
Changes in prepayments, other receivables and other debit balances		(2,426,123,490)	(1,407,369,726)
Changes in development properties		(574,703,835)	(1,138,884,681)
Changes in advances from customers		2,100,697,357	3,207,379,531
Changes in trade payables, accrued expenses and other credit balances		1,532,596,222	1,494,140,550
Changes in due to related parties		38,198,802	31,517,681
Changes in retentions payable		111,972,404	50,849,130
Letter of guarantee margin	13	(10,858,396)	(136,027,866)
Provisions used	16	(45,703,464)	(3,199,388)
Employees' end-of-service benefits paid	15	(10,406,660)	(1,432,743)
Income tax paid		(119,651,884)	(456,185,678)
Net cash from operating activities		2,613,552,438	2,929,816,868
Cash flows from investing activities			
Finance income received		727,337,488	582,308,886
Purchase of fixed assets	4	(572,228,612)	(33,923,476)
Proceeds from sale of fixed assets	4	-	983,239
Purchase of investment properties	7	(1,389,915)	(1,042,515)
Payments in fixed assets under construction	5	(1,185,978,541)	(97,436,667)
Purchase of held to maturity investments		(10,224,924,251)	(9,210,837,465)
Proceeds from held to maturity investments		8,995,000,000	8,200,412,518
Time deposits (maturity over 3 months)	13	162,970,000	(1,662,970,000)
Net cash from investing activities		(2,099,213,831)	(2,222,505,480)
Cash flows from financing activities			
Proceeds from credit facilities	14	-	28,581,081
Payment of credit facilities	14	(15,682,421)	(63,141,015)
Finance costs paid		(5,620,014)	(10,627,838)
Payments of land purchase liabilities		-	(543,418,946)
Net cash from financing activities		(21,302,435)	(588,606,718)
Net (Decrease) increase in cash and cash equivalents		493,036,172	118,704,670
Net foreign exchange differences		(5,431,183)	(4,613,469)
Cash and cash equivalent at the beginning of the year	13	3,191,169,596	3,077,078,395
Cash and cash equivalent at the end of the year	13	3,678,774,585	3,191,169,596

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

31 December 2018

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 year ended 31 December 2018 were authorized for issuance in accordance with the resolution of the directors on 28 February 2019.

On January 11, 2018, Law No. 2 of 2018 the Comprehensive Health Insurance Law was issued, which comes into effect on the day following the expiration of six months from the date of its publication in the official publications. This law added financial burdens to employers, Employers are obliged to pay their share of the contributions of their employees at 4% per month from the wage of the insured worker and not less than LE 50 per month. The employers are obliged to pay their monthly contributions to the Social Insurance Authority.

Employers are also obliged to make a contribution of (0.0025) two and a half per thousand of the total annual revenues of individual enterprises and companies whatever the legal system subject to it. This contribution is not considered a deductible in from the provisions of the Income Tax Law. Collection of contribution of health insurance according to the financial report of the establishment submitted to the Tax Authority.

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 year ended 31 December 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

2.2 BASIS OF CONSOLIDATION (continued)

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.

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- Inter-group 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 ACCOUNTING POLICIES

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

2.4 SIGNIFICANT ACCOUNTING JUDGMENTS AND ESTIMATES

The preparation of these consolidated 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 consolidated 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 consolidated 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 occurs 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 realizable value.

The cost of development properties includes the cost of land and other related expenditure which are capitalized when activities that are necessary to get the properties ready for sale are in progress. Net realizable 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. Investments 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 investments 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 amortized 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	20-50
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.

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.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Impairment - Continued

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 consolidated 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 consolidated financial statements but disclosed when an inflow of economic benefits is probable.

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.

2.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

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 consolidated 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 consolidated 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 consolidated financial statements. All revenues of the Company in the year ended 31 December 2018 were reported under one segment in the consolidated financial statements.

Emaar Misr for Development Company (S.A.E)
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4 FIXED ASSETS

	<i>Land</i>	<i>Buildings</i>	<i>Computers</i>	<i>Heavy equipment</i>	<i>Motor Vehicles</i>	<i>furniture and office equipment</i>	<i>Model homes, Sales centre, Mock-up</i>	<i>Equipment and tools</i>	<i>Banners and other assets</i>	<i>Total</i>
	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	19,114,492	351,244,105	34,629,097	16,888,456	14,363,851	116,800,991	7,989,966	11,190,636	7,020	572,228,614
Transfer from fixed assets under construction (Note 5)	4,549,974	819,553,435	29,165,463	157,724,206	4,519,054	43,779,500	-	13,272,803	-	1,072,564,435
As of 31 December 2018	82,214,195	1,683,525,209	112,903,397	299,149,758	62,337,415	214,526,305	84,451,423	62,371,517	9,858,888	2,611,338,107
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	-	(35,042,505)	(21,214,355)	(26,867,575)	(5,989,645)	(14,599,863)	(3,374,463)	(6,146,444)	(2,797)	(113,237,647)
As of 31 December 2018	-	(198,322,523)	(59,003,675)	(69,460,012)	(39,223,121)	(57,902,984)	(70,805,987)	(35,593,243)	(9,854,655)	(540,166,210)
Net carrying amount : At 31 December 2018	82,214,195	1,485,202,686	53,899,722	229,689,746	23,114,294	156,623,321	13,645,436	26,778,274	4,223	2,071,171,897
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:

	2018
	EGP
Selling and marketing expenses (Note 25)	3,362,718
General and administrative expenses (Note 26)	101,371,993
Facility management expenses	7,412,436
Depreciation expense charged to the statement of profit or loss	112,147,147
Development properties (Note 8)	1,090,500
Total depreciation expenses	113,237,647

Emaar Misr for Development Company (S.A.E)
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4 FIXED ASSETS (continued)

	<i>Land</i>	<i>Buildings</i>	<i>Computers</i>	<i>Heavy equipment</i>	<i>Motor Vehicles</i>	<i>office equipment, furniture and fixtures</i>	<i>Model homes, Sales centre, Mock-up</i>	<i>Equipment and tools</i>	<i>Banners and other assets</i>	<i>Total</i>
	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	-	1,136,180	10,474,841	4,711,975	6,236,585	4,900,609	1,056,194	5,407,092	-	33,923,476
Transfer from fixed assets under construction (Note 5)	10,939,290	49,653,514	-	-	-	-	-	-	-	60,592,804
Transfer from Development properties (Note 7)	18,828,453	-	-	-	-	-	-	-	-	18,828,453
Disposals	-	(15,900)	(4,630)	-	(463,749)	(1,658,350)	(173,393)	-	-	(2,316,022)
As of 31 December 2017	<u>58,549,729</u>	<u>512,727,669</u>	<u>49,108,837</u>	<u>124,537,096</u>	<u>43,454,510</u>	<u>53,945,814</u>	<u>76,461,457</u>	<u>37,908,078</u>	<u>9,851,868</u>	<u>966,545,058</u>
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	-	(23,810,390)	(6,979,972)	(7,747,546)	(4,616,839)	(4,322,585)	(3,760,320)	(4,090,150)	-	(55,327,802)
Disposals	-	6,837	4,630	-	463,749	1,658,350	108,698	-	-	2,242,264
As of 31 December 2017	<u>-</u>	<u>(163,280,018)</u>	<u>(37,789,320)</u>	<u>(42,592,437)</u>	<u>(33,233,476)</u>	<u>(43,303,121)</u>	<u>(67,431,524)</u>	<u>(29,446,799)</u>	<u>(9,851,868)</u>	<u>(426,928,563)</u>
Net carrying amount : At 31 December 2017	<u>58,549,729</u>	<u>349,447,651</u>	<u>11,319,517</u>	<u>81,944,659</u>	<u>10,221,034</u>	<u>10,642,693</u>	<u>9,029,933</u>	<u>8,461,279</u>	<u>-</u>	<u>539,616,495</u>

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

	<i>2017 EGP</i>
Selling and marketing expenses (Note 25)	3,748,243
General and administrative expenses (Note 26)	45,052,553
Facility Management expenses	5,646,506
Depreciation expense charged to the statement of profit or loss	54,447,302
Development properties (Note 8)	880,500
Total depreciation expenses	<u>55,327,802</u>
	<u>909,481</u>

- Gain from sale of fixed assets as follows:

	<i>EGP</i>	<i>EGP</i>
Proceeds from sale of fixed assets		983,239
Cost of disposed assets		
Accumulated depreciation of disposed assets	2,316,022	
Net book value of disposed assets	(2,242,264)	73,758
Gain from sale of fixed assets (Note 29)		<u>909,481</u>

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5 FIXED ASSETS UNDER CONSTRUCTION

	2018	2017
	EGP	EGP
Marassi project (buildings, furniture and fixtures)	324,904,539	267,760,555
Uptown Cairo project (buildings, furniture and fixtures)	83,870,624	8,929,003
MIVIDA project (buildings, furniture and fixtures)	86,361,299	25,298,940
	495,136,462	301,988,498

The movement of fixed assets under construction during the year ended 31 December 2018 and 2017 is as follows:

	2018	2017
	EGP	EGP
Beginning balance	301,988,498	142,897,443
Additions during the year	1,185,978,540	97,436,667
Transfer from development properties (Note 8)	79,733,859	122,247,192
Transferred to fixed assets (Note 4)	(1,072,564,435)	(60,592,804)
Ending balance	495,136,462	301,988,498

6 BUSINESS COMBINATION

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 bargain purchase gain.

7 INVESTMENT PROPERTIES

	2018	2017
	EGP	EGP
Cost		
Beginning balance	132,023,157	94,134,869
Additions	1,389,916	1,042,515
Transfer from Development properties (Note 8)	155,965,245	36,845,773
Ending balance	289,378,318	132,023,157
Accumulated depreciation		
Beginning balance	(13,966,011)	(9,542,447)
Depreciation charged for the year	(4,919,916)	(4,423,564)
Ending balance	(18,885,927)	(13,966,011)
Net carrying amount	270,492,391	118,057,146
	2018	2017
	EGP	EGP
Land	15,491,698	15,491,697
Building	99,035,448	102,565,449
Net carrying amount	155,965,245	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 285,470,290 at 31 December 2018 (2017: EGP 262,935,400).

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.

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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
*2018	285,470,290	-	-	285,470,290
2017	262,935,400	-	-	262,935,400

* The fair value of investment properties is based on latest valuation at 31 December 2018.

8 DEVELOPMENT PROPERTIES

	2018 EGP	2017 EGP
Balance at the beginning of the year	11,736,727,039	10,753,680,883
Add: Cost incurred during the year	4,056,093,526	3,517,149,720
Add: Borrowing costs capitalised during the year	5,083,235	9,258,358
Add: Land discounting capitalised	-	23,986,124
Add: Depreciation of fixed assets (capitalised portion) (Note 4)	1,090,500	880,500
Less: Transfers to fixed assets (Note 4)	-	(18,828,453)
Less: Transfers to investment properties (Note 7)	(155,965,245)	(36,845,773)
Less: Transfers to fixed assets under construction (Note 5)	(79,733,859)	(122,247,192)
Less: Transfers to cost of revenue during the year	(3,246,781,087)	(2,391,075,188)
Add: Reversal of impairment of development properties (Note 24)	-	768,060
Balance at the end of the year	12,316,514,109	11,736,727,039

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:

	2018 EGP	2017 EGP
Mivida project	3,543,869,085	4,032,525,251
Marassi project	4,237,546,714	3,695,167,089
Uptown Cairo project	4,320,277,814	3,799,960,853
Cairo Gate project	215,340,091	209,593,441
	12,317,033,704	11,737,246,634
Less: Impairment of development properties	(519,595)	(519,595)
	12,316,514,109	11,736,727,039

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8 DEVELOPMENT PROPERTIES (CONTINUED)

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Land (including land instalments interest due)*	2,272,253,503	2,590,321,176
Consultations and designs	2,532,985,391	2,206,094,759
Construction and infrastructure works	6,552,976,200	5,927,463,601
Capitalized finance costs	958,818,610	1,013,367,098
	<u>12,317,033,704</u>	<u>11,737,246,634</u>
Less: Impairment of development properties	(519,595)	(519,595)
	<u>12,316,514,109</u>	<u>11,736,727,039</u>

* The Company is in process of completing the required legal procedures related to official registration of all land owned as of 31 December 2018.

The movement of impairment of development properties as follows:

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Beginning balance	519,595	1,287,655
Reversed during the year	-	(768,060)
Ending balance	<u>519,595</u>	<u>519,595</u>

9 HELD TO MATURITY INVESTMENTS

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Treasury Bills	7,592,600,000	5,505,575,000
Unearned interest	(634,410,642)	(235,679,314)
Total held to maturity investments	<u>6,958,189,358</u>	<u>5,269,895,686</u>
	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Amounts matures within 12 months	6,958,189,358	5,269,895,686
Amounts matures after 12 months	-	-
	<u>6,958,189,358</u>	<u>5,269,895,686</u>

10 ACCOUNTS AND NOTES RECEIVABLES

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Amounts receivable within 12 months	1,379,784,441	1,150,466,110
Amounts receivable after 12 months	1,448,830,843	1,500,183,882
	<u>2,828,615,284</u>	<u>2,650,649,992</u>
Unamortised discount	(399,682,168)	(411,193,307)
Amounts receivable, net	2,428,933,116	2,239,456,685
Accounts receivables, hotels	5,230,335	3,417,907
	<u>2,434,163,451</u>	<u>2,242,874,592</u>

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10 ACCOUNTS AND NOTES RECEIVABLES (continued)

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

	<i>Total</i>	<i>Neither Past Due nor Impaired</i>	<i>Less than 30 days</i>	<i>Past due but not impaired</i>		
				<i>Between 30 to 60 days</i>	<i>Between 60 to 90 days</i>	<i>More than 90 days</i>
	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>
2018	2,434,163,451	2,128,731,027	48,915,118	12,052,099	13,067,701	231,397,506
2017	2,242,874,592	2,118,206,452	16,364,637	11,215,750	1,136,275	95,951,478

As at 31 December 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 consolidated 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 year, the following were the significant related party transactions, which were carried out in the normal course of business on terms agreed between the parties:

<i>Company</i>	<i>Nature</i>	<i>2018</i>						
		<i>Payments on behalf</i>	<i>Computer Software and IT Expenses</i>	<i>Management fees</i>	<i>Consultancy fees</i>	<i>Finance expenses</i>	<i>Revenue</i>	<i>Sold units*</i>
		<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>
Turner Construction International Egypt	Joint venture	-	-	-	156,402,160	-	-	-
Emaar Properties – PJSC	Parent	(1,541,752)	23,028,171	-	-	2,043,411	-	-
Emaar Hospitality		-	-	14,495,376	-	-	-	-
Board members and key management personnel		-	-	-	-	-	5,925,672	7,144,776

<i>Company</i>	<i>Nature</i>	<i>2017</i>						
		<i>Payments on behalf</i>	<i>Computer Software and IT Expenses</i>	<i>Consultancy fees</i>	<i>Finance expenses</i>	<i>Revenue</i>	<i>Sold units*</i>	
		<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	<i>EGP</i>	
Turner Construction International Egypt	Joint venture	-	-	146,941,121	-	-	-	-
Emaar Properties – PJSC	Parent	(12,780,013)	15,681,164	-	-	-	-	-
Board members and key management personnel		-	-	-	-	2,324,213	4,101,888	

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

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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:

	<i>Due from related parties EGP</i>	<i>Due to related parties EGP</i>	<i>2018 Trade payables and accruals EGP</i>	<i>Advance from customers EGP</i>	<i>Trade and notes receivables EGP</i>
Ultimate Parent**	-	124,903,523	-	-	-
Subsidiaries of the ultimate parent	10,318	19,786,804	-	-	-
Joint venture of the ultimate parent	-	-	113,259,280	-	-
Board members and key management personnel	-	-	-	10,424,804	2,812,304
	<u>10,318</u>	<u>144,690,327</u>	<u>113,259,280</u>	<u>10,424,804</u>	<u>2,812,304</u>

	<i>Due from related parties EGP</i>	<i>Due to related parties EGP</i>	<i>2017 Trade payables and accruals EGP</i>	<i>Advance from customers EGP</i>	<i>Trade and notes receivables EGP</i>
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
	<u>2,818</u>	<u>106,665,120</u>	<u>145,800,945</u>	<u>12,116,171</u>	<u>4,676,012</u>

**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:

	<i>2018 EGP</i>	<i>2017 EGP</i>
<i>Borrowings from related party</i>		
Emaar Properties PJSC – Ultimate Parent	11,122,531	10,948,935
	<u>11,122,531</u>	<u>10,948,935</u>

c) Compensation of key management personnel

The remuneration of key management personnel during the year was as follows:

	<i>2018 EGP</i>	<i>2017 EGP</i>
Short-term benefits	28,395,967	25,529,746
End-of-service benefits	1,661,082	6,890,447
	<u>30,057,049</u>	<u>32,420,193</u>

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12 PREPAYMENTS, OTHER RECEIVABLES AND OTHER DEBIT BALANCES

	2018 EGP	2017 EGP
Prepayments	9,455,978	5,855,707
Advances to contractors and suppliers	3,057,787,913	1,564,483,537
Advances to employees	3,065,289	5,477,472
Accrued interest income	99,287,313	85,101,454
Customers maintenance – Current accounts*	279,699,370	188,227,892
Tax authority- Value added tax	12,449,923	-
Customers maintenance – Time deposits*	2,263,318,210	1,555,020,197
Due from customers – facility and customer charges	161,778,734	116,669,364
Other receivables	157,742,077	83,489,382
	6,044,584,807	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 12.83% (2017: 11.66%) for balance of EGP 279,699,370 (2017: EGP 188,227,892).

Customers' maintenance - Time deposits with effective interest rate of 14.82% (2017: 15.96%) for balance of EGP 2,263,318,210 (2017: EGP 1,555,020,197).

	2018 EGP	2017 EGP
Amounts recoverable within 12 months	4,156,633,068	2,749,638,944
Amounts recoverable after 12 months	1,887,951,181	854,686,061
	6,044,584,249	3,604,325,005

13 CASH ON HAND AND AT BANK

	2018 EGP	2017 EGP
a) Egyptian pound		
Cash on hand	7,384,894	421,639
Current accounts	911,143,856	691,230,093
Time deposits	3,791,003,514	4,069,669,972
	4,709,532,264	4,761,321,704
b) Foreign currency		
Current accounts	616,128,583	228,845,758
	616,128,583	228,845,758
	5,325,660,847	4,990,167,462

Bank balances and cash are denominated in the following currencies:

	2018 EGP	2017 EGP
United Arab Emirates Dirham (AED)	154,423,646	69,556,472
United States Dollar (USD)	442,435,001	147,427,114
Euro (EUR)	15,832,774	10,485,360
Egyptian Pound (EGP)	4,709,532,264	4,761,321,704
Pound Sterling (GBP)	236	-
Saudi Riyals (SAR)	3,436,926	1,376,812
	5,325,660,847	4,990,167,462

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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 12.44 % (2017: 11.66 %). Time deposits with an average effective interest rate of 14.81% (2017: 16.27%).

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

	2018 EGP	2017 EGP
Bank balances and cash	5,325,660,847	4,990,167,462
Restricted cash/time deposit for letters of guarantee and credit*	(146,886,262)	(136,027,866)
Time deposits (maturity over 3 months)	(1,500,000,000)	(1,662,970,000)
Cash and cash equivalent	3,678,774,585	3,191,169,596

*Cash at banks as at 31 December 2018 include an amount of EGP 146,886,262 in form of two renewable time deposits as well as cash balance at bank as a margin of a letter of guarantee and two letters of credit issued by the company (Note 33).

14 CREDIT FACILITIES

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

	2018 EGP	2017 EGP
Balance at the beginning of the year	26,502,485	61,062,419
Borrowings drawn down during the year	-	28,581,081
Borrowings repaid during the year	(15,682,421)	(63,141,015)
Balance at the end of the year	10,820,064	26,502,485

	2018 EGP	2017 EGP
Maturing within 12 months	479,589	15,682,421
Maturing after 12 months	10,340,475	10,820,064
	10,820,064	26,502,485

Type	Interest rate %	Latest maturity (renewal)	2018 EGP	2017 EGP
Current portion credit facilities				
Credit facility 1*	0.5%+CBE Deposit Corridor rate	October 2019	479,589	1,549,905
Credit facility 3***	0.5%+CBE Lending Corridor rate	October 2018	-	14,132,516
Total current credit facilities			479,589	15,682,421
Non-current credit facilities				
Credit facility 1*	0.5%+CBE Deposit Corridor rate	October 2020	84,885	564,474
Credit facility 2**	1%+CBE Average Discount Corridor rate	November 2021	10,255,590	10,255,590
Total non-current credit facilities			10,340,475	10,820,064
			10,820,064	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.

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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 year ended 31 December 2018 and 2017 is as follows:

	2018 EGP	2017 EGP
Balance at the beginning of the year	27,819,413	20,115,209
Provided during the year	14,079,231	12,366,226
Paid during the year	(10,406,660)	(1,432,743)
No longer required during the year	-	(3,229,279)
Balance at the end of the year	<u>31,491,984</u>	<u>27,819,413</u>

16 PROVISIONS

	Balance as of 1 January 2018 EGP	Charged during the year EGP	No longer required during the year EGP	Used during the year EGP	Balance as of 31 December 2018 EGP
Provision for legal claims	12,025,064	17,561,468	(2,243,283)	(5,200,682)	22,142,567
Provision for other claims	81,820,211	170,426	-	(40,502,782)	41,487,855
	<u>93,845,275</u>	<u>17,731,894</u>	<u>(2,243,283)</u>	<u>(45,703,464)</u>	<u>63,630,422</u>

	Balance as of 1 January 2017 EGP	Charged during the year EGP	No longer required during the year EGP	Used during the year EGP	Balance as of 31 December 2017 EGP
Provision for legal claims	6,328,366	7,685,179	(1,988,481)	-	12,025,064
Provision for other claims	47,230,337	37,789,262	-	(3,199,388)	81,820,211
	<u>53,558,703</u>	<u>45,474,441</u>	<u>(1,988,481)</u>	<u>(3,199,388)</u>	<u>93,845,275</u>

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

	2018 EGP	2017 EGP
Projects contracts cost accruals	2,884,285,032	2,436,747,129
Trade payables (suppliers, contractors and consultants)	604,633,169	501,747,123
Taxes payables (other than income tax) (Note 18)	25,811,220	15,724,296
Accrued expenses	203,323,439	145,357,768
Deferred revenue*	43,500,515	28,782,558
Social insurance authority	3,881,551	3,604,566
Other payables	22,585,174	13,939,583
Due to customers – Facility management	304,127,759	141,466,756
Customers maintenance payable**	2,332,654,431	1,632,191,392
	<u>6,424,802,290</u>	<u>4,919,561,171</u>

*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

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Tax authority- stamp tax	1,447,688	453,430
Tax authority- withholding tax	20,071,332	8,890,546
Tax authority- salary tax	1,503,054	1,765,718
Tax authority- value added tax	-	2,107,496
Tax authority- other tax	1,838,688	1,946,091
Tax authority- royalty tax	950,458	561,015
	<u>25,811,220</u>	<u>15,724,296</u>

19 ADVANCES FROM CUSTOMERS

The movement of advances from customers during the year ended 31 December 2018 and 2017 is as follows:

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Balance at the beginning of the year	12,589,925,776	9,382,546,247
Add: amounts collected during the year	8,430,869,283	7,683,320,748
Less: delivered units during the year	(6,330,171,926)	(4,475,941,219)
Balance at the end of the year	<u>14,690,623,133</u>	<u>12,589,925,776</u>

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Uptown Cairo project	3,242,595,159	2,795,392,832
Marassi project	6,092,379,192	4,215,742,379
Mivida project	5,355,648,782	5,578,790,565
	<u>14,690,623,133</u>	<u>12,589,925,776</u>

20 RETENTIONS PAYABLE

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Retentions payable within 12 months	125,750,387	80,399,549
Retentions payable after 12 months	251,093,101	184,471,535
	<u>376,843,488</u>	<u>264,871,084</u>

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21 SHARE CAPITAL

	2018 EGP	2017 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	4529338000	4529338000

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 shares 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 shares, 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 shares 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

	2018 EGP	2017 EGP
Revenue from property sales		
Marassi Project	1,704,059,576	1,721,656,203
Uptown Cairo Project	978,515,106	779,626,543
Mivida Project	3,659,108,383	2,009,724,733
Total revenue from property sales	6,341,683,065	4,511,007,479

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 instalment schedule" to "till extended instalments schedule over 7 years", the unit price vary based on the selected instalment schedule by the customer.

24 COST OF REVENUE

	2018 EGP	2017 EGP
Cost of revenue from property sales		
Marassi Project	1,041,067,584	996,402,340
Uptown Cairo Project*	648,259,730	474,836,836
Mivida Project	2,072,857,368	1,326,266,790
Total cost of revenue from property sales	3,762,184,682	2,797,505,966

The cost of revenue of Uptown Cairo Project includes the reversal of an impairment loss 31 December 2018: Nil (31 December 2017: EGP 786,060).

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25 SELLING AND MARKETING EXPENSES

	2018	2017
	EGP	EGP
Advertisements	53,712,218	46,431,414
Depreciation expenses of fixed assets (Note 4)	3,362,718	3,748,243
Marketing production and materials	16,680,889	17,375,008
Events and exhibitions	30,181,027	20,379,790
Sales commission	146,532,196	124,191,602
Other marketing expenses	22,199,545	19,108,549
	<u>272,668,593</u>	<u>231,234,606</u>

26 GENERAL AND ADMINISTRATIVE EXPENSES

	2018	2017
	EGP	EGP
Depreciation expenses of fixed assets (Note 4)	101,371,993	45,052,553
Depreciation expenses of investment property (Note 6)	4,919,916	4,423,564
Salaries and benefits	102,431,472	89,634,034
Professional fees	24,567,442	19,231,950
IT expenses	23,006,829	20,406,322
Travel and entertainment	13,780,090	11,835,965
Communication	5,902,064	3,444,885
Facility management expenses	55,253,862	52,358,077
Other bank charges	4,945,946	3,977,877
Contribution for health insurance	10,050,611	-
Donations	65,766,683	6,494,645
Other expenses	43,880,523	12,288,005
	<u>455,877,431</u>	<u>269,147,877</u>

27 FINANCE INCOME

	2018	2017
	EGP	EGP
Interest from time deposits and bank current accounts	767,887,951	563,559,333
Interest from held to maturity investments	912,056,166	792,947,219
Net foreign exchange gain	985,821	20,147,322
	<u>1,680,929,938</u>	<u>1,376,653,874</u>

28 FINANCE COST

	2018	2017
	EGP	EGP
Interest on bank credit facilities and loans	518,056	1,372,288
Other bank charges	18,723	20,267
	<u>536,779</u>	<u>1,392,555</u>

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29 OTHER INCOME

	2018 EGP	2017 EGP
Customers service charges	36,791,854	31,032,138
Penalties and administrative fees	159,270,875	151,183,284
Hospitality net profit or (loss)*	5,785,592	1,922,401
Operating lease income	16,118,480	16,005,974
Gain from sale of fixed assets (Note 4)	-	909,481
Other operating income	7,668,287	15,943,819
	<u>225,635,088</u>	<u>216,997,097</u>

*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

	2018 EGP	2017 EGP
Statement of Profit or Loss		
Current income tax	(434,322,494)	(348,645,086)
Tax expenses from pervious years inspection	-	(167,729,484)
Deferred income tax	111,731,846	54,753,408
	<u>(322,590,648)</u>	<u>(461,621,162)</u>

Deferred income tax

	Statement of financial position		Statement of Profit or Loss	
	2018 EGP	2017 EGP	2018 EGP	2017 EGP
Depreciation of fixed assets	(27,640,840)	(9,678,611)	(17,962,229)	(1,134,700)
Provisions and accruals	337,471,771	207,777,696	129,694,075	55,888,108
Net deferred income tax assets	<u>309,830,931</u>	<u>198,099,085</u>	<u>111,731,846</u>	<u>54,753,408</u>

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 2017 and all tax dues were settled.

No corporate tax inspection has taken place for the period from 1 January 2018 till 31 December 2018.

The Company enjoys tax relief on the projects established in the urban area to 31 December 2018.

2. Salary Tax

- The company's records were inspected since inception till 31 December 2014 and all tax dues were settled.
- The company's records were inspected and the company for the period from 1 January 2015 till 31 December 2017, and the company is waiting to receive the tax claim.
- The company's records were not inspected from 1 January 2018 to 31 December 2018.

3. Sales Tax / VAT

- 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 tax authority has inspected the company for the period from 1 January 2016 till 31 December 2017
- The company's records were not inspected for the period from 1 January 2018 to 31 December 2018.

30 INCOME TAX (continued)

4. 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 31 December 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.

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Net profit for the year	3,418,901,347	2,300,270,324
Employees share (estimated)	<u>(136,045,499)</u>	<u>(124,964,992)</u>
Net profit attributable to the ordinary equity holders	3,282,855,848	2,175,305,332
Weighted average number of ordinary shares for basic and diluted earnings	<u>4,529,338,000</u>	<u>4,529,338,000</u>
EPS – basic and diluted	<u>0.72</u>	<u>0.48</u>

32 COMMITMENTS

At 31 December 2018, the company had commitments in respect of its assets under construction and development properties not provided for in the consolidated financial statements amounted to EGP 12,713,854,841 (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:

	<i>2018</i> <i>EGP</i>	<i>2017</i> <i>EGP</i>
Within one year	18,012,965	17,315,731
After one year but not more than five years	72,910,572	70,379,636
More than five years	<u>72,728,450</u>	<u>92,717,780</u>
	<u>163,651,987</u>	<u>180,413,147</u>

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 guarantee was issued in favour of "Shore protection Authority" during the 2017 valid till 2022, the letter of guarantee 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 2017 amounted to USD 2,580,484 (against time deposit to EGP 88,418,368) 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 2017 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 maintains post-dated checks amounted to EGP 12,778,979,741 (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 instalments 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.

	<i>Change in</i>	<i>2018</i>	<i>Change in</i>	<i>2017</i>
	<i>rate</i>	<i>Effect on profit</i>	<i>rate</i>	<i>Effect on profit</i>
		<i>before tax</i>		<i>before tax</i>
		<i>EGP</i>		<i>EGP</i>
Financial asset	+1%	38,910,035	+1%	40,696,700
	- 1%	(38,910,035)	- 1%	(40,696,700)
Financial liability	+1%	(28,018)	+1%	(28,018)
	- 1%	28,018	- 1%	28,018

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

	2018		2017	
	Change in rate	Effect on profit before tax EGP	Change in rate	Effect on profit before tax EGP
USD	+10%	26,568,703	+10%	5,001,773
	-10%	(26,568,703)	-10%	(5,001,773)
AED	+10%	2,920,193	+10%	(3,213,021)
	-10%	(2,920,193)	-10%	3,213,021
EUR	+10%	1,320,160	+10%	1,002,572
	-10%	(1,320,160)	-10%	(1,002,572)
SAR	+10%	343,693	+10%	137,681
	-10%	(343,693)	-10%	(137,681)
GBP	+10%	24	-	-
	-10%	(24)	-	-

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 31 December 2018					
Credit facilities	706,027	1,645,207	13,771,948	-	16,123,182
Retentions payable	-	376,843,488	-	-	376,843,488
Trade payables, accrued expenses and other credit balances	4,048,647,445	-	-	-	4,048,647,445
Income tax payable	329,019,799	-	-	-	329,019,799
Borrowings from related parties	11,122,531	-	-	-	11,122,531
Due to related parties	144,690,327	-	-	-	144,690,327
Total undiscounted financial liabilities	4,534,186,129	378,488,695	13,771,948	-	4,926,446,772

35 FINANCIAL INSTRUMENTS RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)**c) Liquidity risk - Continued**

	<i>Less than 3 Months EGP</i>	<i>3 to 12 months EGP</i>	<i>1 to 5 years EGP</i>	<i>Over 5 years EGP</i>	<i>Total EGP</i>
<i>As at 31 December 2017</i>					
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	<u>3,619,607,804</u>	<u>95,505,493</u>	<u>201,486,769</u>	<u>-</u>	<u>3,916,600,066</u>

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.