

**Emaar Development PJSC and its  
Subsidiaries**

**CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

# **Emaar Development PJSC and its Subsidiaries**

## **Consolidated Financial Statements For the Year Ended 31 December 2022**

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## DIRECTORS' REPORT

The Board of Directors of Emaar Development PJSC (the “Company”) has pleasure in submitting the consolidated statement of financial position of the Company and its subsidiaries (the “Group”) as at 31 December 2022 and the related consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year ended 31 December 2022.

### *Principal activities*

The principal activities of the Group are property development and to provide development management services in the UAE.

### *Financial results*

The Group has recorded a net profit attributable to the owners of the Company of AED 3,808 million for the year ended 31 December 2022.

In accordance with the Articles of Association of the Company and UAE Federal Decree Law No. (32) of 2021, an appropriation of AED 381 million is made to a legal reserve from the distributable profit of AED 3,808 million. The transfer of profit to legal reserve will be allocated until it reaches 50% of the paid-up share capital.

The Board of Directors of the Company has proposed a cash dividend of AED 0.52 per share, which is subject to the approval of the shareholders at the forthcoming Annual General Meeting of the Company.

The balance of the distributable profit after considering appropriation to legal reserve and proposed dividend (subject to approval of the shareholders at the Annual General Meeting) will be transferred to retained earnings. Total shareholders' funds attributable to the owners of the Company as at 31 December 2022 amount to AED 18,297 million.

### *Outlook for 2023*

The Group has recorded property sales of AED 30,713 million (including joint ventures and development agreements) in 2022 and will continue to focus launching new projects in 2023 to enhance future pipeline.

The Group's significant revenue backlog of AED 41,344 million (including joint ventures and development agreements) and robust development pipeline are the backbone for delivering sustainable future growth. The Group's ongoing trajectory of successful launches has enabled Emaar to maintain an upward growth in Revenue and profitability. The Group will continue to focus on execution standards, on time delivery and customer centric approach. Our strategy continues to expand our portfolio by introducing innovative products and new masterplans setting the platform for future growth and long-term value creation for our shareholders.



## DIRECTORS' REPORT (continued)

### *Transactions with related parties*

The consolidated financial statements disclose related party transactions and balances in note 24. All transactions are carried out as part of our normal course of business and in compliance with applicable laws and regulations.

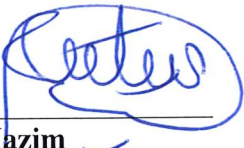
### *Directors*

Mr. Adnan Kazim	(Chairman)
Dr. Aisha Bint Butti Bin Bishr	(Vice Chairman)
Mr. Mohamed Ali Alabbar	(Executive Board Director)
Mr. Jamal Majid Bin Theniyah	(Director)
Mr. Ahmed Jawa	(Director)
Mr. Abdulla Mohd Alawar	(Director)
Mr. Khalid Al Halyan	(Director)

### *Auditors*

KPMG were appointed as external auditors of the company for the year ended 31 December 2022. The Board of Directors has recommended KPMG as the auditors for 2023 for approval by the shareholders at the forthcoming Annual General Meeting.

On behalf of the Board

  
\_\_\_\_\_  
**Adnan Kazim**  
Chairman  
Dubai, United Arab Emirates

16 March 2023



KPMG Lower Gulf Limited  
The Offices 5 at One Central  
Level 4, Office No: 04.01  
Sheikh Zayed Road, P.O. Box 3800  
Dubai, United Arab Emirates  
Tel. +971 (4) 4030300, [www.kpmg.com/ae](http://www.kpmg.com/ae)

## Independent auditors' report

### To the Shareholders of Emaar Development PJSC

#### Report on the Audit of the Consolidated Financial Statements

##### Opinion

We have audited the consolidated financial statements of Emaar Development PJSC (“the Company”) and its subsidiaries (“the Group”), which comprise the consolidated statement of financial position as at 31 December 2022, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Standards as issued by the International Accounting Standards Board (IFRS Standards).

##### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## Key Audit Matters (continued)

### Revenue recognition on sale of development properties ("properties")

See Note 2.2, 2.4 and 4 to the consolidated financial statements.

The key audit matter	How the matter was addressed in our audit
<p>The Group recognizes revenue on sale of properties in accordance with IFRS 15 "Revenue from Contracts with Customers". The Group recognises revenue on sale of properties either at point in time or over time depending on the terms of contracts with its customer and the relevant laws and regulations of the jurisdiction in which it has entered into the contract with its customers. Revenue recognition on sale of properties was considered a key audit matter due to following key elements of judgement and estimation involved that warrant additional audit focus:</p> <ul style="list-style-type: none"> <li>the analysis of whether the contracts comprise one or more performance obligations;</li> <li>determining whether the performance obligations are satisfied over time or at a point in time;</li> <li>estimation of total costs required to meet performance obligations under the contracts with customers and for performance obligations satisfied over time, recognize proportionate revenue to the extent of satisfaction of performance obligations; and</li> <li>evaluating the probability that the Group will collect the entitled consideration under the contracts with customers.</li> </ul>	<ul style="list-style-type: none"> <li>We have assessed the appropriateness of the revenue recognition accounting policies adopted by the Group and its compliance with International Financial Reporting Standards ("IFRS");</li> <li>Obtained an understanding of the revenue process implemented by the Group;</li> <li>We have performed test of design and implementation of relevant controls;</li> <li>On a sample basis, we have assessed the contracts for sale of properties to identify the performance obligations of the Group under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under IFRS 15;</li> <li>On a sample basis, we have assessed the appropriateness of percentage of completion of the construction of properties by reference to costs incurred to date compared to the estimated total costs where the performance obligation is satisfied over time;</li> <li>On a sample basis, we have assessed the adequacy of the total estimated cost to complete through the management appointed external cost consultant's report, supporting agreements and other relevant information. For costs incurred to date, we have tested, on a sample basis, significant items of cost components by comparing these to the relevant supporting documents including payment certificates to ascertain the existence and accuracy of the costs of work done;</li> <li>Inquired with the management with respect to any concerns or disputes for sales and collections from customers, along with status of exposures and default rates. Furthermore, on a sample basis, traced collections made during the year are appropriately applied; and</li> <li>We have assessed the adequacy of the disclosure in the consolidated financial statements.</li> </ul>

**Key Audit Matters (continued)**

**Assessment of net realisable value of development properties (“the properties”)**

See Note 2.2, 2.4 and 11 to the consolidated financial statements.

The key audit matter	How the matter was addressed in our audit
<p>The Group holds properties which includes completed projects, projects under construction and plots of land. The properties are stated at the lower of cost and estimated net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.</p> <p>The Group engages professionally qualified external valuer to assess the net realisable value of substantial portion of its properties. The process of assessment of net realisable value involves significant judgement in estimating the underlying assumptions to be applied. A combination of global inflationary pressures, higher interest rates and recent geopolitical events have potential for greater volatility in property markets over the short-to-medium term, requiring management to closely monitor the assumptions and its impact on net realisable value.</p> <p>Assessment of net realizable value requires management to make significant estimates and judgements. This coupled with existence of market volatility, warrants specific audit focus in this area as any error in determining the net realisable value could have a material impact on the carrying value of the Group's properties in the consolidated financial statements.</p>	<ul style="list-style-type: none"> <li>• We have evaluated the qualifications and competence of the external valuer and read the terms of engagement of the valuers with the Group to determine whether there were any matters that might have affected their objectivity or limited the scope of their work;</li> <li>• We have involved our real estate valuation specialist, who have on a sample basis, reviewed valuation methodologies used in the valuation process and challenged assumptions such as estimates of selling price, cost to complete, discount rates and capitalisation rate are appropriate for determining the net realisable value for the properties by comparing them against historical rates and available industry data, taking into consideration comparability and market factors;</li> <li>• On a sample basis, performed audit procedures to assess whether the source data used for determining the net realisable value are reasonable by comparing it to the underlying supporting information;</li> <li>• We have performed sensitivity analysis on the significant assumptions to evaluate the extent of the impact of changes in the key assumptions to the conclusions reached by management;</li> <li>• We have assessed if there are any significant triggers during the audit period that would have a material impact on the realizable value of the properties; and</li> <li>• We have assessed the adequacy of the disclosure in the consolidated financial statements.</li> </ul>





## Other Information

Management is responsible for the other information. The other information comprises the information included in the Integrated Report, but does not include the consolidated financial statements and our auditors' report thereon. We obtained Directors' Report prior to the date of our auditors' report, and we expect to obtain the remaining sections of the Integrated Report after the date of the auditors' report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Standards, and their preparation in compliance with the applicable provisions of the UAE Federal Decree Law No. 32 of 2021 and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those Charged with Governance are responsible for overseeing the Group's financial reporting process.

## Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



## **Auditors' Responsibilities for the Audit of the Consolidated Financial Statements (continued)**

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

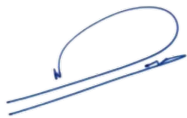
From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Report on Other Legal and Regulatory Requirements

Further, as required by the UAE Federal Decree Law No. 32 of 2021 we report that for the year ended 31 December 2022:

- i) we have obtained all the information and explanations we considered necessary for the purposes of our audit;
- ii) the consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Decree Law No. 32 of 2021;
- iii) the Group has maintained proper books of account;
- iv) the financial information included in the Directors' Report is consistent with the books of account of the Group;
- v) as disclosed in note 1 to the consolidated financial statements, the Group has not purchased any shares during the year ended 31 December 2022;
- vi) note 24 to the consolidated financial statements discloses material related party transactions and the terms under which they were conducted;
- vii) based on the information that has been made available to us, nothing has come to our attention which causes us to believe that the Group has contravened during the financial year ended 31 December 2022 any of the applicable provisions of the UAE Federal Decree Law No. 32 of 2021 or in respect of the Company, its Articles of Association, which would materially affect its activities or its consolidated financial position as at 31 December 2022; and
- viii) note 5 to the consolidated financial statements discloses the social contributions made during the year ended 31 December 2022.

KPMG Lower Gulf Limited



Fawzi AbuRass  
Registration No.: 968  
Dubai, United Arab Emirates

Date: 16 March 2023

## Emaar Development PJSC and its Subsidiaries

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2022

		<i>(US\$ 1.00 = AED 3.673)</i>	
		<b>2022</b>	<b>2021</b>
		<b>AED'000</b>	<b>AED'000</b>
	<i>Notes</i>		
Revenue	4	<b>11,540,904</b>	15,601,892
Cost of revenue	4	<b>(6,357,238)</b>	(9,867,194)
<b>GROSS PROFIT</b>		<b>5,183,666</b>	5,734,698
Selling, general and administrative expenses	5	<b>(1,229,242)</b>	(1,653,508)
Finance income	6	<b>381,198</b>	124,098
Finance costs	7	<b>(330,157)</b>	(268,321)
Other income		<b>85,242</b>	60,659
Share of results of joint ventures	13	<b>174,371</b>	234,884
<b>PROFIT FOR THE YEAR</b>		<b>4,265,078</b>	4,232,510
Other comprehensive income		-	-
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>4,265,078</b>	4,232,510
<b>ATTRIBUTABLE TO:</b>			
Owners of the Company		<b>3,808,248</b>	3,244,339
Non-controlling interest	28	<b>456,830</b>	988,171
		<b>4,265,078</b>	4,232,510
Earnings per share attributable to the owners of the Company:			
- basic and diluted earnings per share (AED)	21	<b>0.95</b>	0.81

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

Emaar Development PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

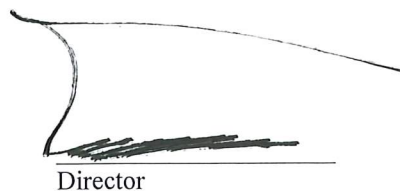
(US\$ 1.00 = AED 3.673)

		2022 AED'000	2021 AED'000
<b>ASSETS</b>			
Bank balances and cash	8	11,362,760	5,688,655
Trade and unbilled receivables	9	15,445,904	14,595,624
Other assets, receivables, deposits and prepayments	10	2,956,661	2,942,798
Development properties	11	10,850,819	11,179,609
Loans to joint ventures	12	912,518	979,729
Investments in joint ventures	13	925,620	751,246
Property, plant and equipment	14	20,156	26,931
<b>TOTAL ASSETS</b>		<b>42,474,438</b>	<b>36,164,592</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Liabilities</b>			
Trade and other payables	15	10,939,604	11,201,089
Advances from customers	16	9,627,012	4,464,589
Retentions payable	17	920,583	803,836
Interest-bearing loans and borrowings	18	892,076	3,258,667
Provision for employees' end-of-service benefits		23,609	21,035
<b>TOTAL LIABILITIES</b>		<b>22,402,884</b>	<b>19,749,216</b>
<b>EQUITY</b>			
<b>Equity attributable to owners of the Company</b>			
Share capital	19	4,000,000	4,000,000
Legal reserve	20	1,560,615	1,179,790
Retained earnings		12,736,538	9,313,015
<b>Non-controlling interest</b>	28	<b>18,297,153</b>	<b>14,492,805</b>
		<b>1,774,401</b>	<b>1,922,571</b>
<b>TOTAL EQUITY</b>		<b>20,071,554</b>	<b>16,415,376</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>42,474,438</b>	<b>36,164,592</b>

To the best of our knowledge, the consolidated financial statements fairly present, in all material respects, the consolidated financial position, results of operation and consolidated cash flows of the Group as of, and for, the year ended 31 December 2022.

The consolidated financial statements were authorised for issue by Board of Directors and signed on their behalf by:

  
Director

  
Director

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

Emaar Development PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2022

	<i>Attributable to the owners of the Company</i>				<i>Non-controlling interest AED'000</i>	<i>Total equity AED'000</i>
	<i>Share capital AED'000</i>	<i>Legal reserve AED'000</i>	<i>Retained earnings AED'000</i>	<i>Total AED'000</i>		
Balance at 1 January 2022	4,000,000	1,179,790	9,313,015	14,492,805	1,922,571	16,415,376
Profit for the year	-	-	3,808,248	3,808,248	456,830	4,265,078
Other comprehensive income for the year	-	-	-	-	-	-
Total comprehensive income for the year	-	-	3,808,248	3,808,248	456,830	4,265,078
Director's bonus (note 24)	-	-	(3,900)	(3,900)	-	(3,900)
Dividend paid by a subsidiary	-	-	-	-	(605,000)	(605,000)
Transfer to legal reserve (note 20)	-	380,825	(380,825)	-	-	-
<b>Balance at 31 December 2022</b>	<b>4,000,000</b>	<b>1,560,615</b>	<b>12,736,538</b>	<b>18,297,153</b>	<b>1,774,401</b>	<b>20,071,554</b>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

Emaar Development PJSC and its Subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (continued)

For the year ended 31 December 2022

	<i>Attributable to the owners of the Company</i>				<i>Non-controlling interest</i> AED '000	<i>Total equity</i> AED '000
	<i>Share capital</i> AED '000	<i>Legal reserve</i> AED '000	<i>Retained earnings</i> AED '000	<i>Total</i> AED '000		
Balance at 1 January 2021	4,000,000	855,356	6,397,010	11,252,366	2,247,400	13,499,766
Profit for the year	-	-	3,244,339	3,244,339	988,171	4,232,510
Other comprehensive income for the year	-	-	-	-	-	-
Total comprehensive income for the year	-	-	3,244,339	3,244,339	988,171	4,232,510
Director's bonus (note 24)	-	-	(3,900)	(3,900)	-	(3,900)
Dividend paid by a subsidiary	-	-	-	-	(1,313,000)	(1,313,000)
Transfer to legal reserve (note 20)	-	324,434	(324,434)	-	-	-
Balance at 31 December 2021	<u>4,000,000</u>	<u>1,179,790</u>	<u>9,313,015</u>	<u>14,492,805</u>	<u>1,922,571</u>	<u>16,415,376</u>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

**Emaar Development PJSC and its Subsidiaries**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the year ended 31 December 2022

		<i>(US\$ 1.00 = AED 3.673)</i>	
		<b>2022</b>	<b>2021</b>
		<b>AED'000</b>	<b>AED'000</b>
	<i>Notes</i>		
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Profit for the year		<b>4,265,078</b>	4,232,510
Adjustments for:			
Share of results of joint ventures	<i>13</i>	<b>(174,371)</b>	(234,884)
Depreciation (including right-of use assets)	<i>5</i>	<b>9,627</b>	12,401
Provision for employees' end-of-service benefits, net		<b>2,574</b>	(1,262)
Finance costs	<i>7</i>	<b>330,157</b>	268,321
Finance income	<i>6</i>	<b>(381,198)</b>	(124,098)
Cash from operations before working capital changes		<b>4,051,867</b>	4,152,988
Trade and unbilled receivables		<b>(600,223)</b>	(4,838,665)
Other assets, receivables, deposits and prepayments		<b>(13,424)</b>	(794,531)
Development properties		<b>321,608</b>	3,289,979
Advances from customers		<b>5,162,423</b>	1,731,548
Trade and other payables		<b>(422,681)</b>	706,912
Retentions payable		<b>116,747</b>	(50,788)
Net cashflows generated from operating activities		<b>8,616,317</b>	4,197,443
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Finance income received		<b>130,703</b>	13,802
Repayment of loan by joint ventures		<b>103,871</b>	41,492
Amounts incurred on property, plant and equipment	<i>14</i>	<b>(2,852)</b>	(2,930)
Net cashflows generated from investing activities		<b>231,722</b>	52,364
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Finance costs paid		<b>(200,345)</b>	(139,560)
Borrowings from financial institutions		<b>4,556,668</b>	600,000
Repayment of loans to financial institutions		<b>(6,880,223)</b>	(1,095,862)
Dividends paid to non-controlling interest		<b>(605,000)</b>	(1,313,000)
Director's bonus paid	<i>24</i>	<b>(3,900)</b>	(3,900)
Net cashflows used in financing activities		<b>(3,132,800)</b>	(1,952,322)
<b>INCREASE IN CASH AND CASH EQUIVALENTS</b>		<b>5,715,239</b>	2,297,485
Cash and cash equivalents at the beginning of the year		<b>5,605,285</b>	3,307,800
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<i>8,18</i>	<b>11,320,524</b>	5,605,285

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.



# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2022

### 1 CORPORATE INFORMATION

The incorporation of Emaar Development PJSC (the “Company”) as a Public Joint Stock Company was approved by the Securities and Commodities Authority according to Federal Law No.4 of 2000 on 20 November 2017 and the registration certificate was issued on 21 November 2017. The Company’s registered office is at P.O. Box 9440, Dubai, United Arab Emirates (“UAE”).

The Company is a subsidiary of Emaar Properties PJSC (the “Parent Company” or “Parent”), a company incorporated in the UAE and listed on the Dubai Financial Market. The Company is also listed on the Dubai Financial Market. The Company and its subsidiaries constitute the Group (the “Group”).

The principal activities of the Group are property development and development management services in the UAE.

The Group has not invested in shares or stocks during 2022 and 2021.

The consolidated financial statements were authorised for issue on 16 March 2023.

### 2.1 BASIS OF PREPARATION

The consolidated financial statements of the Group are prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (“IASB”) and applicable requirements of the UAE Federal Decree Law No. (32) of 2021.

On 20 September 2021, the UAE Federal Decree Law No. (32) of 2021 was issued and came into effect on 2 January 2022 which repealed the UAE Federal Law No. (2) of 2015. Companies have (1) one year from 2 January 2022 to comply with the provisions of the UAE Federal Decree Law No. (32) of 2021. The Company’s annual general assembly approved in its last meeting held on 21 April 2022 the amendments to its Articles of Association, in order to be fully compliant with the UAE Federal Decree Law No. (32) of 2021.

The consolidated financial statements have been prepared in United Arab Emirates Dirhams (AED), which is the Company’s functional and presentation currency, and all values are rounded to the nearest thousand except where otherwise indicated. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

The consolidated financial statements have been prepared on a historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

The preparation of consolidated financial statements on the basis described above requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Certain comparative amounts have been reclassified to conform to the presentation used in these consolidated financial statements.

#### **Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and the entities controlled by the Company as at 31 December 2022. Control is achieved where all the following criteria are met:

- (a) the Group has power over an entity (i.e., existing rights that give it the current ability to direct the relevant activities of the investee);
- (b) the Group has exposure, or rights, to variable returns from its involvement with the entity; and
- (c) the Group has the ability to use its power over the entity to affect the amount of the Company’s returns.

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group’s voting rights and potential voting rights

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.1 BASIS OF PREPARATION (continued)

#### Basis of consolidation (continued)

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. 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 period are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

#### Subsidiaries

Subsidiaries are fully consolidated from the date of acquisition or incorporation, being the date on which the Group obtains control (irrespective of percentage of shareholding), and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group balances, transactions, unrealised gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Non-controlling interest (NCI) are measured initially at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Share of comprehensive income/loss within a subsidiary is attributed to the non-controlling interest even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognises the assets (including goodwill) and liabilities of the subsidiary;
- Derecognises the carrying amount of any non-controlling interest;
- Derecognises the cumulative translation differences, recorded in equity;
- Recognises the fair value of the consideration received;
- Recognises the fair value of any investment retained;
- Recognises any surplus or deficit in the consolidated statement of comprehensive income; and
- Reclassifies the Group's share of components previously recognised in other comprehensive income to the consolidated statement of comprehensive income or retained earnings, as appropriate.

Details of the Company's subsidiaries are as follows:

Subsidiaries	Place of incorporation	Principal activities	Percentage of effective holding
Dubai Hills Estate LLC	UAE	Property development	50%
Emaar Mina Rashid Development Owned By Emaar Development L.L.C	UAE	Buying, selling and development of real estate and leasing and management of self-owned property	100%
Mina Rashid Properties L.L.C	UAE	Buying, selling and development of real estate	100% (Refer note 23)
Emaar Gardens L.L.C	UAE	Real Estate Development, Investment in Commercial Enterprises & Management	100%

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.1 BASIS OF PREPARATION (continued)

#### Basis of consolidation (continued)

##### *Joint ventures*

Joint ventures are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities even if the shareholding is 50% or more.

The Group's investment in joint ventures are accounted for using the equity method of accounting. Under the equity method of accounting, investments in joint ventures are carried in the consolidated statement of financial position at cost, plus post-acquisition changes in the Group's share of net assets of the joint venture companies, less any impairment in value.

The consolidated statement of comprehensive income reflects the Group's share of results of its joint ventures. Unrealised profits and losses resulting from transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of these consolidated financial statements requires management to make judgments, estimates and assumptions 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 periods.

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

The key judgments and estimates and assumptions that have a significant impact on the consolidated financial statements of the Group are discussed below:

#### **Judgments**

##### *Timing of satisfaction of performance obligations*

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method of recognising revenue. The Group has assessed that based on the sale and purchase agreements entered into with customers and the provisions of relevant laws and regulations, where contracts are entered into to provide real estate assets to customer, the Group does not create an asset with an alternative use to the Group and usually has an enforceable right to payment for performance completed to date. In these circumstances the Group recognises revenue over time. Where this is not the case revenue is recognised at a point in time.

##### *Determination of transaction prices*

The Group is required to determine the transaction price in respect of each of its contracts with customers. In making such judgment the Group assess the impact of any variable consideration in the contract, due to discounts or penalties, the existence of any significant financing component in the contract and any non-cash consideration in the contract. In determining the impact of variable consideration, the Group uses the "most-likely amount" method in IFRS 15 *Revenue from Contracts with Customers* whereby the transaction price is determined by reference to the single most likely amount in a range of possible consideration amounts.

##### *Transfer of control in contracts with customers*

In cases where the Group determines that performance obligations are satisfied at a point in time, revenue is recognised when control over the asset that is the subject of the contract is transferred to the customer. In the case of contracts to sell real estate assets this is generally when the consideration for the unit has been substantially received and there are no impediments in the handing over of the unit to the customer. The title will be transferred to the customer only upon 100% collection, resulting in a low risk of default and loss thereof.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

#### Judgments (continued)

##### *Classification of investments*

Management designates at the time of acquisition of securities whether these should be classified as at fair value or amortised cost. In judging whether investments in securities are classified as at fair value or amortised cost, management has considered the detailed criteria for determination of such classification as set out in IFRS 9 *Financial Instruments*.

#### Estimations and assumptions

##### *Consolidation of subsidiary*

The Group has evaluated all the investee entities including special purpose entities to determine whether it controls the investee as per the criteria laid out by IFRS 10: *Consolidated Financial Statements*. The Group has evaluated, amongst other things, its ownership interest, the contractual arrangements in place and its ability and the extent of its involvement with the relevant activities of the investee entities to determine whether it controls the investee.

##### *Split of real estate components*

The consolidated financial statements of the Group include certain assets, liabilities, income, expenses and cash flows which are allocated to the Group based on management assumptions and estimates. This mainly includes development properties, trade and other payables, retention payable, advance from customers and selling, general and administrative expenses. These are allocated based on evaluation by project consultant and management best estimate of use of corporate resources by the Group.

##### *Impairment of trade, unbilled receivables and other receivables*

An estimate of the collectible amount of trade, unbilled 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 based on expected credit losses on such receivables.

##### *Useful lives of property, plant and equipment*

The Group's management determines the estimated useful lives of its property, plant and equipment 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.

##### *Measurement of progress when revenue is recognised over time*

The Group has elected to apply the input method to measure the progress of performance obligations where revenue is recognised over time. The Group considers that the use of the input method which requires revenue recognition on the basis of the Group's efforts to the satisfaction of the performance obligation provides the best reference of revenue actually earned. In applying the input method, the Group estimates the cost to complete the projects in order to determine the amount of revenue to be recognised.

##### *Cost to complete the projects*

The Group 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.

##### *Impairment of non-financial assets*

The Group 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.

Development properties are stated at the lower of cost and estimated net realisable value. The cost of work-in-progress comprises construction costs and other related direct costs. Net realisable value is the estimated selling price in the ordinary course of business, less cost of completion and selling expenses.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.2 SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS (continued)

#### Estimations and assumptions (continued)

##### *Fair value measurement of financial instruments*

When the fair values of financial assets and financial liabilities recorded in the statement of financial position cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility.

The external valuer report on the valuation of the Group's development properties has drawn attention to the fact that a combination of global inflationary pressures, higher interest rates and recent geopolitical events have heightened the potential for greater volatility in property markets over the short-to-medium term, requiring management to closely monitor the valuation and track how market participants respond to current market volatility.

Management has critically assessed asset valuations and, in the current environment, are satisfied with the assumptions adopted and valuations reported. Management will continue to closely monitor the impact of this evolving situation to assess its impact to the Group, if any.

### 2.3 CHANGES IN THE ACCOUNTING POLICIES AND DISCLOSURES

A number of new standards are effective for annual periods beginning after 1 January 2022 and earlier application is permitted, however, the Group has not early adopted the new or amended standards in preparing these consolidated financial statements. The following new or amended standards that are adopted in annual periods beginning on 1 January 2022:

<b>a) New standards, interpretations and amendments adopted by the Group</b>	<b>Effective date</b>
COVID-19-Related Rent Concessions beyond 30 June 2021 (Amendment to IFRS 16)	1 April 2021
Onerous Contracts - Cost of Fulfilling a Contract (Amendment to IAS 37)	1 January 2022
Annual improvements to IFRS Standards 2018-2020	1 January 2022
Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16)	1 January 2022
Reference to conceptual framework (Amendments to IFRS 3)	1 January 2022

These amendments / improvements had no impact on the consolidated financial statements of the Group.

#### **b) Standards, amendments and interpretations in issue but not effective**

The following amended standards and interpretations are not expected to have a significant impact on the Group's consolidated financial statements:

<b>Forthcoming requirements</b>	<b>Effective date</b>
Definition of accounting estimates, amendments to IAS 8	1 January 2023
Classification of Liabilities as Current and Non-current (Amendments to IAS 1)	1 January 2023
IFRS 17 Insurance Contracts and amendments to IFRS 17 Insurance Contracts	1 January 2023
Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2)	1 January 2023
Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12)	1 January 2023
Lease Liability in a Sale and Leaseback (Amendments to IFRS 16): Transition, effective date and due process (Agenda Paper 12C)	1 January 2024
Sale or Contribution of Assets between an Investor its Associates or Joint Venture (Amendments to IFRS 10 and IAS 28)	Effective date deferred indefinitely

The Group does not expect the adoption of the above new standards, amendments and interpretations to have a material impact on the future consolidated financial statements of the Group.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Revenue recognition

##### *Revenue from contracts with customers*

The Group recognises revenue from contracts with customers based on a five-step model as set out in IFRS 15:

- Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.
- Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.
- Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Group will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Group expects to be entitled in exchange for satisfying each performance obligation.
- Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.

The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

1. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
2. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Where the amount of consideration received from a customer exceeds the amount of revenue recognised this gives rise to a contract liability.

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 Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangements. Revenue is recognised in the consolidated statement of comprehensive income to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

##### *Revenue from sale of land*

The performance obligation with regards to sale of land is satisfied at a point in time when customer has access to the plot.

Upon recognition of revenue against a certain plot, the infrastructure cost allocated to the plot of land is released to the statement of comprehensive income, as cost of revenue.

##### *Development services*

Revenue from rendering of development management services is recognised when the outcome of the transaction can be estimated reliably, by reference to the stage of completion of the development obligation at the reporting date. Where the outcome cannot be measured reliably, revenue is recognised only to the extent that the expenses incurred are eligible to be recovered.

#### Interest income

Interest income is recognised as the interest accrues using the effective interest method, under which the rate used exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

All other borrowing costs are recognised in the consolidated income statement in the year in which they are incurred.

#### Income tax

##### *UAE Federal Decree-Law No (47) of 2022 on the Taxation of Corporations and Businesses*

The Federal Decree-Law No (47) of 2022 on the Taxation of Corporations and Businesses (referred as “Corporate Tax Law”) was issued by the United Arab Emirates (UAE) on 9 December 2022. The Corporate tax law provides the legislative basis for the introduction and implementation of a Federal Corporate Tax (“Corporate tax”) in the UAE and is effective for the financial years starting on or after 1 June 2023. However, there are a number of significant decisions that are yet to be finalized by way of a Cabinet Decision that are critical for entities to determine their tax status and the amount of tax due. Therefore, pending such important decisions by the Cabinet, the Group has determined that the Law was not practically operational as at 31 December 2022 and, hence, not enacted or substantively enacted from the perspective of IAS 12 Income Taxes. The Group will continue to monitor the timing of the issuance of these critical Cabinet Decisions to determine its tax status and the applicability of IAS 12 – Income Taxes. The Group is currently in the process of assessing the possible impact on its consolidated financial statements, both from current and deferred tax perspective, once the Law becomes substantively enacted.

##### *Global minimum tax*

In December 2021, the Organization of Economic Co-operation and Development (OECD) released a draft legislative framework, followed by detailed guidance release in March 2022, that is expected to be used by 135 individual jurisdictions, including the UAE, that signed the agreement to amend their local tax laws to align with global minimum tax. Once changes to the tax laws in any jurisdiction in which the Group operates are enacted or substantively enacted, the Group may be subject to the top-up tax. Management is monitoring the progress of the legislative process in each jurisdiction the Group operates. Based on the limited information available and current regulations there are no quantitative impact for the current period.

#### Property, plant and equipment

Property, plant and equipment are measured at cost (which includes capitalised borrowing costs) less accumulated depreciation and any impairment in value. Depreciation is calculated on a straight-line basis over the estimated useful lives as follows:

Sales centers (included in land and building)	1 - 10 years
Computers and office equipment	2 - 5 years
Motor vehicles	3 - 5 years
Furniture and fixtures	2 - 5 years

No depreciation is charged on land and capital work-in-progress. The useful lives, depreciation method and residual values are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits from these assets.

Expenditure incurred to replace a component of an item of property, plant and equipment that is accounted for separately is capitalised and the carrying amount of the component that is replaced is written off. Other subsequent expenditure is capitalised only when it increases future economic benefits of the related item of property, plant and equipment. All other expenditure is recognised in the consolidated statement of comprehensive income as the expense is incurred.

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of property, plant and equipment may not be recoverable. Whenever the carrying amount of property, plant and equipment exceeds their recoverable amount, an impairment loss is recognised in the consolidated statement of comprehensive income. The recoverable amount is the higher of fair value less costs to sell of property, plant and equipment and the value in use. The fair value less costs to sell is the amount obtainable from the sale of property, plant and equipment in an arm’s length transaction while value in use is the present value of estimated future-

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.



## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### Property, plant and equipment (continued)

-cash flows expected to arise from the continuing use of property, plant and equipment and from its disposal at the end of its useful life.

Reversal of impairment losses other than goodwill impairment recognised in the prior years are recorded when there is an indication that the impairment losses recognised for the property, plant and equipment no longer exist or have reduced.

##### Development properties

Properties acquired, constructed or in the course of construction for sale in the ordinary course of business are classified as development properties and are stated at the lower of cost or net realisable value. Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other directly attributable costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of development properties recognised in the consolidated statement of comprehensive income on sale is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

The management reviews the carrying values of the development properties on an annual basis.

##### Investment in joint ventures

The consolidated income statement reflects the Group's share of the results of operations of its joint ventures. Where there has been a change recognised directly in the other comprehensive income, the Group recognises its share of any changes, when applicable, in the consolidated statement of comprehensive income or the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its joint ventures are eliminated to the extent of the interest in the joint venture.

The financial statement of joint ventures are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint ventures. At each reporting date, the Group determines whether there is any objective evidence that the investment in the joint venture is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture, and its carrying value and recognises the impairment losses in the consolidated income statement.

Upon loss of significant influence over the joint venture, the Group measures and recognises any retained investment at its fair value. Any differences between the carrying amount of the joint venture upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated income statement. When the remaining investment in joint venture constitutes significant influence, it is accounted for as an investment in associate.

##### Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of-use assets are subject to impairment.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial assets

All financial assets are recognised and derecognised on trade date when the purchase or sale of a financial asset is made under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned. Financial assets are initially measured at cost, plus transaction costs, except for those financial assets classified as at fair value through other comprehensive income or profit or loss, which are initially measured at fair value. Trade receivables are initially recognised when they are originated. Trade and unbilled receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under IFRS 15. All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value.

The fair value of financial instruments that are actively traded in organised financial markets is determined by reference to quoted market bid prices for assets and offer prices for liabilities, at the close of business on the reporting date. If quoted market prices are not available, reference can also be made to broker or dealer price quotations.

The fair value of floating rate and overnight deposits with credit institutions is their carrying value. The carrying value is the cost of the deposit and accrued interest. The fair value of fixed interest-bearing deposits is estimated using discounted cash flow techniques. Expected cash flows are discounted at current market rates for similar instruments at the reporting date.

#### *Classification of financial assets*

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

For the purposes of classifying financial assets, an instrument is an 'equity instrument' if it is a non-derivative and meets the definition of 'equity' for the issuer (under IAS 32: Financial Instruments: Presentation) except for certain non-derivative puttable instruments presented as equity by the issuer. All other non-derivative financial assets are 'debt instruments'.

#### *Equity investments*

All financial assets that are equity investments are measured at fair value either through other comprehensive income or through profit or loss. This is an irrevocable choice that the Group has made on adoption of IFRS 9 or will make on subsequent acquisition of equity investments unless the equity investments are held for trading, in which case, they must be measured at fair value through profit or loss. Gain or loss on disposal of equity investments is not recycled. Dividend income for all equity investments is recorded through the consolidated income statement when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through P&L and OCI are not subject to impairment assessment.

The Group elected to classify irrevocably its non-listed equity investments as financial assets measured at fair value through other comprehensive income.

#### *Debt instruments*

Debt instruments are also measured at fair value through other comprehensive income (OCI) unless they are classified at amortised cost. They are classified at amortised cost only if:

- the asset is held within a business model whose objective is to hold the asset to collect the contractual cash flows; and
- the contractual terms of the debt instrument give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial assets (continued)

##### *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 or less, net of outstanding bank overdrafts.

##### *Trade and unbilled receivables*

Trade receivables are stated at original invoice amount (unless there is a significant financing component) less expected credit losses. When a trade receivable is uncollectible, it is written off against provision for doubtful debts. Subsequent recoveries of amounts previously written off are credited to the consolidated income statement.

Services rendered but not billed at the reporting date are accrued as per the terms of the agreements as unbilled receivables.

##### *Foreign exchange gains and losses*

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. The foreign exchange component forms part of its fair value gain or loss. For financial assets classified as at fair value through profit or loss, the foreign exchange component is recognised in the consolidated income statement.

For financial assets designated at fair value through other comprehensive income any foreign exchange component is recognised in the consolidated income statement and other comprehensive income. For foreign currency denominated debt instruments classified at amortised cost, the foreign exchange gains and losses are determined based on the amortised cost of the asset and are recognised in the 'other gains and losses' line item in the consolidated income statement.

##### *Derecognition of financial assets*

A financial asset (or, when applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired; or
- The Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement, and
- The Group has transferred its rights to receive cash flows from the asset and either:
  - has transferred substantially all the risks and rewards of the asset, or
  - has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Group has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

##### *Impairment of financial assets*

The Group recognises an allowance for expected credit losses ("ECL") for all debt instruments and contract assets not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the asset's original effective interest rate.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial assets (continued)

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment, that includes forward-looking information.

For trade and unbilled receivables and other receivables, the Group applies a simplified approach in calculating ECLs based on lifetime expected credit losses. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment. The expected credit losses are recognised in the consolidated income statement.

The Group consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit impaired includes the following observable data:

- significant financial difficulty of the debtor;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

#### Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that a non-financial asset (other than inventories, contract assets and deferred tax assets) may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded entities or other available fair value indicators.

Impairment losses are recognised in the consolidated income statement in those expense categories consistent with the function of the impaired asset. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount. A previously recognised 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 recognised. 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 recognised for the asset in prior years. Such reversal is recognised in the consolidated income statement.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Financial liabilities and equity instruments issued by the Group

Debt and equity instruments are classified as either financial liabilities or as equity instruments in accordance with the substance of the contractual agreements. Financial liabilities within the scope of IFRS 9 are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivative instrument as appropriate. The Group determines the classification of its financial liabilities at the initial recognition.

##### *Trade and other payables*

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

##### *Lease liabilities*

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognised as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

##### *Loans and borrowings*

Term loans are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the consolidated income statement when the liabilities are derecognised as well as through the amortisation process.

##### *Other financial liabilities*

Other financial liabilities are initially measured at fair value, net of transaction costs and are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period.

##### *Derecognition of financial liabilities*

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. The Group also derecognises a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in consolidated income statement.

##### *Offsetting of financial instruments*

Financial assets and financial liabilities are offset, and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

##### End-of-service benefits

The Group 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 expected costs of these benefits are accrued over the period of employment.

With respect to its eligible UAE and GCC national employees, the Group makes contributions to a pension fund established by the UAE General Pension and Social Security Authority calculated as a percentage of the employees' salaries. The Group's obligations are limited to these contributions, which are expensed when due.

##### Provisions

Provisions are recognised when the Group has a legal or constructive obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and the amount can be reliably estimated. When the Group expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation at the end of the reporting period, using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

Provisions are reviewed at each statement of financial position date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision is reversed.

##### Fair value measurement

The Group measures financial instruments, such as investment in securities and hedges, at fair value at each reporting date.

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 investments 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 equity investments, fair value is determined by reference to the market value of a similar investment or is based on the expected discounted cash flows.

The fair value of forward foreign exchange contracts is calculated by reference to current forward exchange rates with the same maturity.

Fair value of interest rate swap contract is determined by reference to market value for similar instruments.

The Group 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:

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### Fair value measurement (continued)

- 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 Group 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 Group 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

For management purposes, the Group is organised into one segment based on its products and services, which is the real estate development business. Accordingly, the Group only has one reportable segment. Management monitors the operating results of the business as a single unit for the purpose of making decisions about resource allocation and performance assessment.

#### *Business segments*

Revenue, operating results, assets and liabilities presented in the consolidated financial statements relates to the real estate development business of the Group.

#### *Geographic segment*

The Group is currently operating only in the UAE, hence the operating results, assets and liabilities presented in the consolidated financial statements relates to its operation in the UAE.



## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 4 REVENUE AND COST OF REVENUE

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
<b>Revenue</b>		
Sale of residential units	<b>10,227,256</b>	13,544,912
Sale of commercial units, plots of land and income from development services	<b>1,313,648</b>	2,056,980
	<b>11,540,904</b>	15,601,892
<b>Cost of revenue</b>		
Cost of residential units	<b>6,161,970</b>	9,307,350
Cost of commercial units and plots of land	<b>195,268</b>	559,844
	<b>6,357,238</b>	9,867,194

Below is the split of revenue recognised over a period of time and single point in time:

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
- Over a period of time	<b>10,945,336</b>	14,100,874
- Single point in time	<b>595,568</b>	1,501,018
	<b>11,540,904</b>	15,601,892

#### 5 SELLING, GENERAL AND ADMINISTRATIVE EXPENSES

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
Sales and marketing expenses	<b>459,563</b>	792,907
Payroll and related expenses	<b>136,363</b>	140,030
Property management expenses	<b>101,926</b>	80,963
Depreciation (including right-of use assets) (note 14)	<b>9,627</b>	12,401
Other expenses	<b>521,763</b>	627,207
	<b>1,229,242</b>	1,653,508

During the year ended 31 December 2022, no social contribution has been made by the Group (2021: Nil).

#### 6 FINANCE INCOME

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
Finance income on fixed and call deposits with banks	<b>131,141</b>	13,221
Other finance income (i)	<b>250,057</b>	110,877
	<b>381,198</b>	124,098

(i) During the year, the Group has recorded finance income on unwinding of long-term receivables amounting to AED 250,057 thousands (2021: AED 110,296 thousands).

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 7 FINANCE COSTS

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
Finance costs – bank and related party borrowings (note 24)	173,606	94,032
Other finance costs (i)	156,551	174,289
	<u>330,157</u>	<u>268,321</u>

- (i) During the year, the Group has recorded finance cost on unwinding of long-term payables amounting to AED 131,594 thousands (2021: AED 157,212 thousands).

#### 8 BANK BALANCES AND CASH

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
Cash in hand	788	991
Current and call bank deposit accounts	10,591,523	5,687,664
Fixed deposits maturing within three months	770,449	-
	<u>11,362,760</u>	<u>5,688,655</u>

As at 31 December 2022, Cash and cash equivalent is AED 11,320,524 thousands (31 December 2021: AED 5,605,285 thousands) which is net of facilities obtained from various commercial banks in the UAE and are repayable on demand. Also refer note 18.

Cash at banks earn interest at fixed rates based on prevailing bank deposit rates. Short-term fixed deposits are made for varying periods between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

As at 31 December 2022, an amount of AED 10,567,498 thousands (31 December 2021: AED 5,624,497 thousands) are with banks against advances received from customers on sale of development properties which are deposited into escrow accounts. These deposits/balances are not under lien.

#### 9 TRADE AND UNBILLED RECEIVABLES

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
<b>Trade receivables</b>		
Amounts receivables within 12 months, net	568,847	753,848
<b>Unbilled receivables</b>		
Unbilled receivables within 12 months	5,207,495	4,988,216
Unbilled receivables after 12 months, net	9,669,562	8,853,560
	<u>14,877,057</u>	<u>13,841,776</u>
<b>Total trade and unbilled receivables</b>	<u>15,445,904</u>	<u>14,595,624</u>

The above trade and unbilled receivables are net of AED 20,977 thousands (31 December 2021: AED 48,497 thousands) relating to provision for doubtful debts representing management's best estimate of expected loss on trade receivables which are past due for more than 90 days. All other receivables are considered recoverable.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 9 TRADE AND UNBILLED RECEIVABLES (continued)

Movement in the provision for doubtful debts during the year is as follows:

	2022 AED'000	2021 AED'000
Balance at the beginning of the year	48,497	48,497
Written off during the year	(27,520)	-
Balance at the end of the year	<u>20,977</u>	<u>48,497</u>

At 31 December, the ageing analysis of net trade and unbilled receivables is as follows:

	<i>Neither past due nor impaired</i>	<i>Past due but not impaired</i>				<i>More than 90 days</i>
		<i>Less than 30 days</i>	<i>Between 31 to 60 days</i>	<i>Between 61 to 90 days</i>	<i>More than 90 days</i>	
<i>Total AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>	<i>AED'000</i>
2022	<u>15,445,904</u>	<u>14,877,057</u>	<u>151,881</u>	<u>49,265</u>	<u>32,451</u>	<u>335,250</u>
2021	<u>14,595,624</u>	<u>13,841,776</u>	<u>247,961</u>	<u>62,975</u>	<u>23,644</u>	<u>419,268</u>

Trade and unbilled receivables aged more than 90 days includes a provision of impairment loss of AED 20,977 thousands (31 December 2021: AED 48,497 thousands)

Refer note 27(a) on credit risks of trade and unbilled receivables, which discusses how the Group manages and measures credit quality of trade and unbilled receivables that are neither past due nor impaired.

#### 10 OTHER ASSETS, RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2022 AED'000	2021 AED'000
Due from related parties (note 24)	1,417,559	1,655,496
Deferred sales commission (i)	934,159	783,683
Advances to contractors and others	497,418	429,017
Value added tax recoverable (net)	60,202	46,069
Prepayments	5,208	3,856
Other receivables and deposits	42,115	24,677
	<u>2,956,661</u>	<u>2,942,798</u>

Other assets, receivables, deposits and prepayments are due within 12 months from the reporting date.

- (i) The deferred sales commission expense incurred to obtain or fulfil a contract with the customers is amortised over the period of satisfying performance obligations where applicable.

#### 11 DEVELOPMENT PROPERTIES

	2022 AED'000	2021 AED'000
Balance at the beginning of the year	11,179,609	14,469,588
Add: Costs incurred during the year	6,026,296	6,577,215
Less: Costs transferred to cost of revenue during the year	(6,355,086)	(9,867,194)
Balance at the end of the year	<u>10,850,819</u>	<u>11,179,609</u>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 11 DEVELOPMENT PROPERTIES (continued)

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:

- Freehold and leasehold rights for 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, property transfer taxes, construction overheads and other related costs.

Common infrastructure cost is 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 span of some of the development properties is estimated to be over 10 years.

During the year 31 December 2022, an amount of AED 7,716 thousands (31 December 2021: AED 5,205 thousands) was capitalised as cost of borrowings for the construction of development properties.

### 12 LOANS TO JOINT VENTURES

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
Emaar Dubai South DWC LLC*	<b>837,483</b>	843,493
Old Town Views LLC	<b>75,035</b>	136,236
	<b>912,518</b>	979,729

Loans to joint ventures are unsecured and are repayable as per the terms of the agreement and does not carry any interest.

\*This includes AED 769,483 thousands (2021: AED 812,493 thousands) which is expected to be recovered after 12 months from the reporting date.

### 13 INVESTMENTS IN JOINT VENTURES

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
Emaar Dubai South DWC LLC (i)	<b>406,302</b>	299,270
Zabeel Square LLC (ii)	<b>234,538</b>	234,536
Old Town Views LLC (iii)	<b>284,780</b>	217,440
<b>Net investment in joint ventures as at year end</b>	<b>925,620</b>	751,246

- (i) During 2015, the Parent Company entered into a joint venture agreement with Dubai Aviation City Corporation for the development of the Emaar South project. The joint venture was incorporated in the UAE on 9 May 2016 and operates under the name of Emaar Dubai South DWC LLC (“Emaar South”), in which the Parent has a 50% interest. The entity is primarily involved in property development activities. Also refer Note 24 (ii).
- (ii) On 9 January 2017, the Parent Company entered into a joint venture agreement with Meraas Zabeel Owned by Meraas Venture One Person Company LLC for the purpose of mix-use development in the UAE. The Parent has 50% equity interest in the joint venture company, Zabeel Square LLC (“Zabeel Square”).
- (iii) On 15 May 2018, the Group entered into a joint venture agreement with certain land-owners of Burj Khalifa Master Community with the objective of developing the land and selling properties in the UAE. The Group has 61.25% equity interest in the joint venture company, Old Town Views LLC (“Old Town”).

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 13 INVESTMENTS IN JOINT VENTURES (continued)

The Group has the following effective ownership interest in its joint ventures:

	<i>Country of incorporation</i>	<b>2022</b>	<i>Ownership 2021</i>
Emaar Dubai South DWC LLC	UAE	<b>50.00%</b>	50.00%
Zabeel Square LLC	UAE	<b>50.00%</b>	50.00%
Old Town Views LLC	UAE	<b>61.25%</b>	61.25%

The following table summarises the statement of comprehensive income of the Group's joint ventures for the year ended 31 December 2022:

	<i>Emaar Dubai South DWC LLC AED'000</i>	<i>Zabeel Square LLC AED'000</i>	<i>Old Town Views LLC AED'000</i>	<i>Total AED'000</i>
Revenue	<b>868,355</b>	-	<b>215,386</b>	<b>1,083,741</b>
Total comprehensive income for the year	<b>214,064</b>	-	<b>109,942</b>	<b>324,006</b>
Profit attributable to owners of the entities	<b>214,064</b>	-	<b>109,942</b>	<b>324,006</b>
<b>Group's share of profit for the year</b>	<b>107,032</b>	-	<b>67,339</b>	<b>174,371</b>

The following table summarises the statement of comprehensive income of the Group's joint ventures for the year ended 31 December 2021:

	<i>Emaar Dubai South DWC LLC AED'000</i>	<i>Zabeel Square LLC AED'000</i>	<i>Old Town Views LLC AED'000</i>	<i>Total AED'000</i>
Revenue	989,956	-	492,624	1,482,580
Total comprehensive income for the year	202,655	-	218,053	420,708
Profit attributable to owners of the entities	202,655	-	218,053	420,708
Group's share of profit for the year	101,327	-	133,557	234,884

No dividend is received during the year from joint ventures. (2021: Nil)

The following table summarises the statements of financial position of the Group's joint ventures as at 31 December 2022:

	<i>Emaar Dubai South DWC LLC AED'000</i>	<i>Zabeel Square LLC AED'000</i>	<i>Old Town Views LLC AED'000</i>	<i>Total AED'000</i>
Total assets (including cash and cash equivalents of AED 902,550 thousands)	<b>2,198,309</b>	<b>643,984</b>	<b>674,536</b>	<b>3,516,829</b>
Total liabilities	<b>1,385,705</b>	<b>174,909</b>	<b>209,589</b>	<b>1,770,203</b>
Net assets	<b>812,604</b>	<b>469,075</b>	<b>464,947</b>	<b>1,746,626</b>
Group's share of net assets	<b>406,302</b>	<b>234,538</b>	<b>284,780</b>	<b>925,620</b>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 13 INVESTMENTS IN JOINT VENTURES (continued)

The following table summarises the statements of financial position of the Group's joint ventures as at 31 December 2021:

	<i>Emaar Dubai South DWC LLC AED'000</i>	<i>Zabeel Square LLC AED'000</i>	<i>Old Town Views LLC AED'000</i>	<i>Total AED'000</i>
Total assets (including cash and cash equivalents of AED 714,620 thousands)	1,946,533	643,119	564,423	3,154,075
Total liabilities	1,347,993	174,047	209,419	1,731,459
Net assets	598,540	469,072	355,004	1,422,616
Group's share of net assets	299,270	234,536	217,440	751,246

As at 31 December 2022, the Group's share of commitments in relation to its joint ventures amount to AED 1,193,058 thousands (31 December 2021: AED 1,223,099 thousands).

#### 14 PROPERTY, PLANT AND EQUIPMENT

2022:

	<i>Land and building AED'000</i>	<i>Computers and office equipment AED'000</i>	<i>Furniture and fixtures AED'000</i>	<i>Motor vehicles AED'000</i>	<i>Right-of-use of assets AED'000</i>	<i>Total AED'000</i>
<b>Cost:</b>						
At 1 January 2022	58,357	16,161	24,484	52	16,008	115,062
Additions	-	200	104	45	2,503	2,852
At 31 December 2022	<b>58,357</b>	<b>16,361</b>	<b>24,588</b>	<b>97</b>	<b>18,511</b>	<b>117,914</b>
<b>Accumulated depreciation:</b>						
At 1 January 2022	34,529	14,540	23,034	20	16,008	88,131
Depreciation charge for the year (note 5)	5,836	1,037	248	3	2,503	9,627
At 31 December 2022	<b>40,365</b>	<b>15,577</b>	<b>23,282</b>	<b>23</b>	<b>18,511</b>	<b>97,758</b>
Net carrying amount:						
At 31 December 2022	<b>17,992</b>	<b>784</b>	<b>1,306</b>	<b>74</b>	<b>-</b>	<b>20,156</b>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 14 PROPERTY, PLANT AND EQUIPMENT (continued)

2021:	<i>Land and building AED'000</i>	<i>Computers and office equipment AED'000</i>	<i>Furniture and fixtures AED'000</i>	<i>Motor vehicles AED'000</i>	<i>Right-of-use of assets AED'000</i>	<i>Total AED'000</i>
Cost:						
At 1 January 2021	58,357	16,129	24,297	30	13,319	112,132
Additions	-	32	187	22	2,689	2,930
At 31 December 2021	58,357	16,161	24,484	52	16,008	115,062
Accumulated depreciation:						
At 1 January 2021	28,693	11,014	22,690	14	13,319	75,730
Depreciation charge for the year (note 5)	5,836	3,526	344	6	2,689	12,401
At 31 December 2021	34,529	14,540	23,034	20	16,008	88,131
Net carrying amount:						
At 31 December 2021	23,828	1,621	1,450	32	-	26,931

#### 15 TRADE AND OTHER PAYABLES

	<i>2022 AED'000</i>	<i>2021 AED'000</i>
Project contract cost accruals and provisions	4,277,366	4,018,227
Payable to related parties (note 24)	3,088,913	2,636,728
Creditors for land purchase	2,241,891	2,916,393
Trade payables (i)	647,014	798,763
Payable to authorities	115,542	159,334
Sales commission payable	113,339	221,003
Other payables and accruals	455,539	450,641
	<b>10,939,604</b>	<b>11,201,089</b>

(i) Trade payables include Supplier factoring facility of AED 71,516 thousands (31 December 2021: AED 154,471 thousands) under which its suppliers elect to receive early payment of their invoice from a bank by factoring their receivable from the Group. Under the arrangement, a bank agrees to pay amounts to participating supplier in respect of invoices owed by the Group and receives settlement from the Group at a later date.

Trade and other payables (other than payable to related parties (refer note 24(iii))) are non-interest bearing and for explanations on the Group's liquidity risk management process and maturity profile of financial liabilities, refer note 27(c).

#### 16 ADVANCES FROM CUSTOMERS

	<i>2022 AED'000</i>	<i>2021 AED'000</i>
Balance at the beginning of the year	4,464,589	2,733,041
Add: Additions during the year	16,027,852	16,777,478
Less: Revenue recognised during the year	(10,865,429)	(15,045,930)
Balance at the end of the year	<b>9,627,012</b>	<b>4,464,589</b>

The aggregate amount of the sale price allocated to the performance obligations of the Group that are unsatisfied / partially unsatisfied as at 31 December 2022 is AED 31,745,969 thousands (31 December 2021: AED 22,610,996 thousands). The Group expects to recognise these unsatisfied performance obligations as revenue over a period of 1-5 years.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.



## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 17 RETENTIONS PAYABLE

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
Retentions payable within 12 months	600,127	452,835
Retentions payable after 12 months	320,456	351,001
	<u>920,583</u>	<u>803,836</u>

#### 18 INTEREST-BEARING LOANS AND BORROWINGS

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
Balance at the beginning of the year	3,260,508	3,715,197
Add: Borrowings drawn down during the year	4,598,904	683,370
Less: Repaid during the year	(6,963,593)	(1,138,059)
	<u>895,819</u>	<u>3,260,508</u>
Less: Unamortised portion of directly attributable costs	(3,743)	(1,841)
	<u>892,076</u>	<u>3,258,667</u>
Net interest-bearing loans and borrowings at the end of the year	<u>892,076</u>	<u>3,258,667</u>
<b>Interest-bearing loans and borrowings maturity profile:</b>		
Within 12 months	42,236	3,059,265
After 12 months	849,840	199,402
	<u>892,076</u>	<u>3,258,667</u>

During 2019, the Group had availed 6-year Revolving credit facility (“RCF facility” or “old facility”) of USD 1,000,000 thousands (AED 3,673,000 thousands). This unsecured RCF facility carried interest rate at 3 months LIBOR plus 1.25% per annum. During the current year, the outstanding amount from old facility was settled in full.

During the current year, the Group has obtained two new facilities aggregating to AED 3,673,000 thousands. The tenure of these new facilities is for a period of six years from the date of the agreements and carry profit rates of 1 or 3 month EIBOR plus a margin of 1%. These facilities are guaranteed by the Parent Company. The outstanding amount from these facilities as at 31 December 2022 is AED 853,583 thousand.

During the year, the Group also executed short term facility of AED 600,000 thousands. This facility carries interest of EIBOR plus 1% per annum and is secured by a corporate guarantee from the Parent Company. As at 31 December 2022, the Group has neither drawn down nor availed any amount from the facility.

As at 31 December 2022, included under interest-bearing loans and borrowings is AED 42,236 thousands (31 December 2021: AED 83,370 thousands) which represents facilities obtained from various commercial banks in the UAE and is repayable on demand.

#### 19 SHARE CAPITAL

	2022 <i>AED'000</i>	2021 <i>AED'000</i>
Authorised capital: 8,000,000,000 shares of AED 1 each (2021: 8,000,000,000 shares of AED 1 each)	<u>8,000,000</u>	<u>8,000,000</u>
Issued and fully paid-up: 4,000,000,000 shares of AED 1 each (2021: 4,000,000,000 shares of AED 1 each)	<u>4,000,000</u>	<u>4,000,000</u>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 20 LEGAL RESERVE

According to Article 61 of the Articles of Association of the Company and Article 241 of the UAE Federal Decree Law No. (32) of 2021, 10% of the annual net profit shall be allocated to legal reserve until it reaches 50% of the paid-up share capital. The Company has transferred AED 380,825 thousands (31 December 2021: AED 324,434 thousands) to legal reserve from net profit for the year.

#### 21 EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit or loss for the year attributable to the owners of the Company by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit or loss attributable to the owners of the Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

The information necessary to calculate basic and diluted earnings per share is as follows:

	<i>2022</i> <i>AED'000</i>	<i>2021</i> <i>AED'000</i>
<b>Earnings:</b>		
Profit attributable to the owners of the Company	<u>3,808,248</u>	<u>3,244,339</u>
	<i>2022</i>	<i>2021</i>
<b>Number of shares in thousands</b>		
Weighted-average number of ordinary shares for basic earnings per share	<u>4,000,000</u>	<u>4,000,000</u>
	<i>2022</i>	<i>2021</i>
<b>Earnings per share:</b>		
- basic and diluted earnings per share (AED)	<u>0.95</u>	<u>0.81</u>

#### 22 GUARANTEES AND CONTINGENCIES

The Group has provided a performance guarantee of AED 5,587,887 thousands (31 December 2021: AED 6,351,465 thousands) to the Real Estate Regulatory Authority (RERA), Dubai for its projects as per RERA regulations.

#### 23 COMMITMENTS

As at 31 December 2022, the Group has commitments of AED 5,997,623 thousands (31 December 2021: AED 4,384,786 thousands). This represents the value of contracts entered into by the Group including contracts entered for purchase of plots of land at year end, net of invoices received, and accruals made at that date.

Furthermore, in accordance with the Development Agreement entered by the Group with Mina Rashid, the Group has a commitment to pay 30% of future profits over the project life cycle of Mina Rashid Project.

There are certain claims submitted by contractors relating to various projects of the Group in the ordinary course of business from which it is anticipated that no material unprovided liabilities will arise.

#### 24 RELATED PARTY DISCLOSURES

For the purpose of these consolidated financial statements, parties are related to the Group, if the Group 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 Group and the party are subject to common control (Affiliated entities). Related parties may be individuals or other entities.

The Group in the normal course of business enters into transactions with individuals and other entities that falls within the definition of related party. The Group's related parties include key management personnel, entities held under common control, joint ventures and others.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 24 RELATED PARTY DISCLOSURES (continued)

The Group's parent company is partly owned by Investment Corporate of Dubai ("ICD"), an entity owned by the Government of Dubai ("Government"). The Group enters into transactions, in the normal course of business, with Government-owned entities and entities wherein ICD has control, joint control or significant influence. In accordance with the exemption available in IAS 24, management has elected not to disclose such transactions, which are primarily in nature of financing and operational related activities, and entered in the normal course of business at commercial terms.

#### 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:

	2022 AED'000	2021 AED'000
<b>Parent:</b>		
Revenue (refer (ii) below)	640,899	497,317
Selling, general and administrative expenses (refer (i) below)	368,131	489,943
Finance cost (refer (iii) below)	86,220	40,355
	<u>          </u>	<u>          </u>
	2022 AED'000	2021 AED'000
<b>Affiliated entities:</b>		
Selling, general and administrative expenses	66,503	64,607
Property development expenses	72,418	52,618
	<u>          </u>	<u>          </u>
<b>Joint Ventures:</b>		
Revenue	21,987	38,525
	<u>          </u>	<u>          </u>
<b>Directors, Key management personnel and their related parties:</b>		
Selling, general and administrative expenses	328	1,046
	<u>          </u>	<u>          </u>

#### Related party balances

Significant related party balances (and the consolidated statement of financial position captions within which these are included) are as follows:

	2022 AED'000	2021 AED'000
<b>Parent:</b>		
Other assets, receivables, deposits and prepayments (refer (ii) below)	1,299,008	1,631,162
Trade and other payables (refer (i) and (iii) below)	3,057,228	2,598,805
	<u>          </u>	<u>          </u>
<b>Affiliated entities:</b>		
Other assets, receivables, deposits and prepayments	118,551	24,334
Trade and other payables	31,685	37,923
	<u>          </u>	<u>          </u>

#### (i) Allocation of corporate expenses:

The Parent Company has provided certain corporate functions to the Group and costs associated with these functions were allocated to the Group. These functions included human resources, treasury, investor relations, finance and accounting, information technology, corporate and legal compliance, business development and marketing. As per Relationship Agreement, corporate expenses are allocated by the Parent on the basis of 3% of revenue of the Group. During the previous year, the Group and the Parent agreed to settle AED 2,520,438 thousands payable by the Group to the Parent by offsetting against receivable of AED 4,151,600 thousands from the Parent as at 31 December 2021. This net balance is recoverable on demand.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 24 RELATED PARTY DISCLOSURES (continued)

##### Related party balances (continued)

###### (ii) Recoverable from the Parent:

This mainly represents balances recoverable from the Parent with respect to the development costs incurred for the Build-to-sell (BTS) developments in Dubai Creek Harbour project. As agreed in the Master Transfer Agreement (MTA), the Parent has transferred the development services relating to the BTS development in Dubai Creek Harbour project to the Company, for which the development costs including infrastructure costs are incurred by the Company. These balances will be recovered as per the agreed terms in the MTA.

###### (iii) Payable to the Parent Company:

Amount due to the Parent Company is unsecured. This includes AED 2,584,750 thousands (31 December 2021: AED 2,584,750 thousands) which carries interest rate at 3 months LIBOR plus 1.4% per annum. Also refer note 15. The Group has total credit facility of USD 1,350,000 thousands (AED 4,958,550 thousands).

#### Compensation of key management personnel

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

	2022 AED'000	2021 AED'000
Short-term benefits	35,474	42,142
Employees' end-of-service benefits	2,709	1,888
	<u>38,183</u>	<u>44,030</u>

During the year, the number of key management personnel is 32 (31 December 2021: 34).

During the year, the Company has paid a bonus of AED 3,900 thousands to the non-executive members of the Board of Directors for the year 2021 as approved by the shareholders at the Annual General Meeting of the Company held on 21 April 2022 (2021: AED 3,900 thousands).

#### 25 FAIR VALUES OF FINANCIAL INSTRUMENTS

Financial instruments comprise financial assets and financial liabilities.

Financial assets of the Group include bank balances and cash, trade and unbilled receivables, loans to joint ventures, other receivables, deposits and due from related parties. Financial liabilities of the Group include interest-bearing loans and borrowings, trade payable, retentions payable, payable to related parties and other payables.

Fair value of the financial instruments is included at the amounts at which the instruments could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The fair values of financial instruments are not materially different from their carrying values largely due to the short-term maturities of these instruments.

#### 26 DIVIDEND

A cash dividend of AED 0.52 per share for the year ended 31 December 2022 is proposed by the Board of Directors of the Company subject to the approval of shareholders in the forthcoming Annual General Meeting.

No dividend was approved by the shareholders of the Company at the Annual General Meeting held on 21 April 2022 for the year ended 31 December 2021.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

# Emaar Development PJSC and its Subsidiaries

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

### 27 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

#### Overview

The Group 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 Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk and the Group's management of capital.

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

The Group's current financial risk management framework is a combination of formally documented risk management policies in certain areas and informal risk management policies in others. The Group's risk management policies (both formal and informal) are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Group's Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group's Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

The Group's principal financial liabilities comprise interest-bearing loans and borrowings, retentions payable, amount due to related parties and trade and other payables. The main purpose of these financial instruments is to raise finance for the Group's operations. The Group has various financial assets such as bank balances and cash, trade and unbilled receivables, loan to joint ventures, amount due from related parties and other receivables and deposits, which arise directly from its operations.

The Board of Directors reviews and agrees policies for managing each of these risks which are summarised below:

#### a) Credit risk

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

#### *Trade, unbilled and other receivables*

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on credit risk.

The Group has entered into contracts for the sale of residential and commercial units and plots of land on an instalment basis. The instalments are specified in the contracts. The Group is exposed to credit risk in respect of instalments due. However, the legal ownership of residential, commercial units and plots of land 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 Group's exposure to bad debts is not significant.

The Group establishes an allowance for impairment at each reporting date that represents its estimate of expected credit losses in respect of trade, unbilled and other receivables. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information.

Due from related parties relates to transactions arising in the normal course of business with minimal credit risk.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 27 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

##### a) Credit risk (continued)

###### *Other financial assets and cash deposits*

With respect to credit risk arising from the other financial assets of the Group, which comprise bank balances and cash, loans to joint ventures, other receivables and deposits, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these assets.

Credit risk from balances with banks and financial institutions is managed by Group's treasury in accordance with the Group's policy. The Group limits its exposure to credit risk by only placing balances with local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

Total financial assets at amortized cost amounted to AED 29,198,551 thousands (31 December 2021: AED 22,970,076 thousands).

###### *Guarantees*

The Group's policy is to provide financial guarantees to its subsidiaries and certain joint ventures. For details of guarantees outstanding as at the reporting date refer note 22 to the consolidated financial statements.

###### **Excessive risk of concentration**

Concentration arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry.

In order to avoid excessive concentration of risk, the Group's policies and procedures include specific guidelines to focus on the maintenance of a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly. Selective hedging is used within the Group to manage risk concentrations at both the relationship and industry levels.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

##### 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 Group's income or the value of its holdings of financial instruments. Financial instruments affected by market risk include interest-bearing loans and borrowings and deposits. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

###### *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 Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates.

The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. Interest on financial instruments having floating rates is re-priced at intervals of less than one year and interest on financial instruments having fixed rates is fixed until the maturity of the instrument. Other than commercial and overall business conditions, the Group's exposure to market risk for changes in interest rate environment relates mainly to its borrowing from financial institutions.

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 27 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

##### b) Market risk (continued)

###### *Exposure to interest rate risk (continued)*

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Group's profit before tax (through the impact on floating rate borrowings):

	2022		2021	
	<i>Change in basis points</i>	<i>Sensitivity of interest income/ expense AED'000</i>	<i>Change in basis points</i>	<i>Sensitivity of interest income/ expense AED'000</i>
Interest-bearing loans and borrowings	± 100	8,958	± 100	32,605
Trade and other payables	± 100	25,848	± 100	25,848

The interest rate sensitivity set out above relates primarily to the AED denominated financial assets and financial liabilities as the Group does not have any significant net exposure for financial assets and financial liabilities denominated in currencies other than the AED.

##### c) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial investments and financial assets (e.g. trade receivables, other financial assets) and projected cash flows from operations.

The cash flows, funding requirements and liquidity of Group companies are monitored on a centralised basis, under the control of Group Treasury. The objective of this centralised system is to optimise the efficiency and effectiveness of the management of the Group's capital resources. The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts and bank borrowings. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and borrowing facilities from Parent, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The Group 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 Group's financial liabilities based on contractual undiscounted payments:

###### *As at 31 December 2022*

<b>Financial liabilities</b>	<i>Less than 1 year AED'000</i>	<i>1 to 5 years AED'000</i>	<i>Over 5 years AED'000</i>	<i>Total AED'000</i>
Interest-bearing loans and borrowings	86,648	941,324	-	1,027,972
Retentions payable	600,127	320,456	-	920,583
Trade and other payables	5,820,307	4,853,338	456,097	11,129,742
<b>Total undiscounted financial liabilities</b>	<b>6,507,082</b>	<b>6,115,118</b>	<b>456,097</b>	<b>13,078,297</b>

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.

## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 27 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

##### c) Liquidity risk (continued)

As at 31 December 2021

Financial liabilities	<i>Less than 1 year AED'000</i>	<i>1 to 5 years AED'000</i>	<i>Over 5 years AED'000</i>	<i>Total AED'000</i>
Interest-bearing loans and borrowings	3,118,690	212,858	-	3,331,548
Retentions payable	452,835	351,001	-	803,836
Trade and other payables	6,902,326	3,829,124	767,309	11,498,759
Total undiscounted financial liabilities	<u>10,473,851</u>	<u>4,392,983</u>	<u>767,309</u>	<u>15,634,143</u>

##### d) Capital management

Capital includes equity attributable to the equity holders of the Parent. The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The primary objective of the Group's capital management strategy is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group's policy is to keep the gearing ratio below 50%. The Group includes within net debt interest bearing loans and borrowings less cash and cash equivalents. Capital includes equity attributable to the owners of the Parent less the net unrealised gains/ (losses) reserve. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Board of Directors also monitors the return on capital, which the Group defines as net operating income divided by total shareholders' equity, excluding minority interests. The Board of Directors also monitors the level of dividends to shareholders, the return on capital to shareholders or issuance of new shares to maintain or adjust the capital structure.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2022 and 31 December 2021.

Neither the Company nor any of its subsidiaries is subject to externally imposed capital requirements other than the statutory requirements in the jurisdictions where the Group entities are incorporated.



## Emaar Development PJSC and its Subsidiaries

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the year ended 31 December 2022

#### 28 NON-CONTROLLING INTEREST (NCI)

Financial information of subsidiary of the Group that have material non-controlling interest (NCI) are provided below:

	<i>Country of incorporation</i>	<i>NCI holding 2022</i>	<i>NCI holding 2021</i>
Dubai Hills Estate LLC	UAE	<u>50%</u>	<u>50%</u>

The following table summarises the statement of financial position of a partially owned material subsidiary as at 31 December 2022. This information is based on the amounts before inter-company elimination.

	<i>Dubai Hills Estate LLC</i>	
	<i>2022</i>	<i>2021</i>
	<i>AED'000</i>	<i>AED'000</i>
Total assets	<b>8,490,926</b>	7,276,266
Total liabilities	<b>4,942,124</b>	3,431,124
Total equity	<b>3,548,802</b>	3,845,142
<b>Attributable to:</b>		
Owners of the Company	<b>1,774,401</b>	1,922,571
Non-controlling interest	<b>1,774,401</b>	1,922,571

The following table summarises the income statement of this subsidiary as at 31 December 2022. This information is based on the amounts before inter-company elimination.

	<i>Dubai Hills Estate LLC</i>	
	<i>2022</i>	<i>2021</i>
	<i>AED'000</i>	<i>AED'000</i>
Revenue	<b>1,936,888</b>	4,323,781
Profit for the year	<b>913,660</b>	1,976,342
Total comprehensive income for the year	<b>913,660</b>	1,976,342
<b>Attributable to:</b>		
Owners of the Company	<b>456,830</b>	988,171
Non-controlling interest	<b>456,830</b>	988,171

The following table summarises the cash flow statement of this subsidiary as at 31 December 2022. This information is based on the amounts before inter-company elimination.

	<i>Dubai Hills Estate LLC</i>	
	<i>2022</i>	<i>2021</i>
	<i>AED'000</i>	<i>AED'000</i>
Cash from operating activities	<b>4,193,638</b>	3,088,927
Cash from investing activities	<b>43,122</b>	3,490
Cash used in financing activities	<b>(1,210,000)</b>	(2,630,734)
Net increase in cash and cash equivalents	<b>3,026,760</b>	461,683

The accompanying notes 1 to 28 form an integral part of these consolidated financial statements.