SOKOUK HOLDING COMPANY K.S.C.P
AND ITS SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS

31 DECEMBER 2017

Building a better working world

Ernst & Young
Al Aiban, Al Osaimi & Partners
P.O. Box 74
18-20th Floor, Baitak Tower
Ahmed Al Jaber Street
Safat Square 13001, Kuwait

Tel: +965 2 295 5000
Fax: +965 2 245 6419
kuwait@kw.ey.com
ey.com/mena

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P.

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Sokouk Holding Company K.S.C.P. (the "Company") and its subsidiaries (collectively "the Group"), which comprise the consolidated statement of financial position as at 31 December 2017, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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 2017, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

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 *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants* (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

We draw attention to the following:

i) Note 9 to the consolidated financial statements, which states that Munshaat Real Estate Projects Company K.S.C.P. ('an associate of the Company' or 'Munshaat') has received a tax demand notice amounting to SAR 1,891 million (equivalent to KD 153 million) from the General Authority of Zakat and Tax ('GAZT'), Kingdom of Saudi Arabia ("tax claim"). In response to the tax claim, Munshaat has filed an objection letter with GAZT. Based on the advice received from the tax consultant, the management of Munshaat has estimated and recorded a potential liability against the tax claim representing Zakat, withholding tax and related penalties in the consolidated financial statements. Notwithstanding the above facts, there is a significant material uncertainty as to the outcome of the tax claim. The provision recognised in the books as at 31 December 2017 represents the best estimate from the management of Munshaat.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Emphasis of Matters (continued)

ii) Note 9 to the consolidated financial statements which describes that during the year 2015, the contractor of one of the properties of Munshaat in the Kingdom of Saudi Arabia has claimed an amount of SAR 501 million (equivalent to KD 41 million) from Munshaat and Munshaat has counter claimed an amount of SAR 627 million (equivalent to KD 51 million) against the same contractor for the delay in completing the project. The case is currently under arbitration with the Saudi Arbitration Committee. The management of Munshaat, based on the advice received from an independent legal counsel, believes that the outcome of the arbitration ruling would most probably be in favour of Munshaat and hence, no provision has been recognised for this claim in the consolidated financial statements as at 31 December 2017.

iii) Note 13 to the consolidated financial statements, which describes the uncertainty related to the final outcome of an ongoing lawsuit in relation to a trading property owned by the Company.

Our opinion is not modified in respect of these matters.

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 period. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

In addition to the matters described in the Emphasis of Matters paragraph above, we have determined the matters described below to be the key audit matters to be communicated in our report.

a) Impairment testing of investment in associates

The Group has investment in associates as at 31 December 2017 that are accounted for under the equity method of accounting, whereby these investments are initially stated at cost, and are adjusted thereafter for the post-acquisition share of results and change in the Group's share of net assets of associates less any impairment losses.

The management assesses the need to recognize an impairment based on the comparison of the recoverable value of the associates to their carrying values in the books. The recoverable value of the material associates is determined based on the fair value of the underlying leasehold properties that are determined by independent valuers who have experience in the valuation of properties in the relevant jurisdiction.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Key Audit Matters (continued)

a) Impairment testing of investment in associates (continued)

The fair values of underlying leasehold properties were determined based on discounted cash flows model that is highly dependent on estimates and assumptions such as average room rate, revenue per available room, occupancy rate and discount rates. The share of results reflect the Group's share of results of operations of the associates based on the financial information of the associates.

As part of our audit procedures, we assessed whether the management has identified any indications of impairment in its investees, including significant adverse changes in economy, market, legal environment, industry or the political environment affecting the investees business also considering any changes in the investee's financial condition. We have reviewed the management's assessment of the reasonableness of key assumptions, including profit forecasts and the selection of growth rates. We challenged the management to substantiate its assumptions, including the comparison of relevant assumptions to industry benchmarks and economic forecasts. We further evaluated the management's sensitivity analysis to ascertain the impact of reasonably possible changes to key assumptions on the consolidated financial statements of the Group.

Additionally, we have also assessed the adequacy of disclosures relating to Group's investment in associates in Note 9 to the consolidated financial statements.

b) Impairment of property and equipment

The property and equipment of the Group represent a significant part of the total assets of the Group and are carried at cost less accumulated depreciation and impairment as at 31 December 2017. The property and equipment mainly includes freehold land and building that is being used for Hotel operations. The management has assessed, in accordance with the requirements of relevant IFRS, whether there are any significant external adverse changes including market, economic, technological or legal environment factors in which the Group operates or internal observable factors including failure to meet budgeted and forecasted earnings in the current and prior years; that may trigger indicators of impairment that will either impact the carrying value or the remaining useful life of land and building. The management has also considered certain additional factors such as maintenance status, market knowledge and historical transactions. Further, the management obtained external valuation reports to support their judgment of whether any indicators of impairment exists as at the reporting date. The valuations provided by the external valuer are based on the market approach, which mainly uses the data of comparable properties.

Given the significance of these assets and the depreciation expense of building to the consolidated financial statements as a whole and the assumptions used by the management in assessing whether there are any indicators of impairment, we have identified impairment of property and equipment as a key audit matter. The accounting policies relating to property and equipment and the judgments and assumptions used by the management in assessing the indicators of impairment are disclosed in Note 3 to the consolidated financial statements.

Our audit procedures included, among other things, evaluation of management's assessment of indicators of impairment as at the reporting date. As noted above, the key input measures adopted by the management in assessing whether there are any indicators of impairment of property and equipment included market related data such as the local economic factors, technological or legal environment specifically to the State of Kuwait and also certain internal information relating to the cash flows generated by the Hotel operations.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Key Audit Matters (continued)

b) Impairment of property and equipment (continued)

We have challenged the assumptions and estimates made by management of the Group and the external valuers in the valuation methodology about the appropriateness of the property related data supporting the assessed recoverable amount.

We have also considered the objectivity, independence and expertise of the external valuers. With respect to the valuation of land, we have evaluated the reasonability of the value provided by the external valuer by benchmarking it with the publicly available real estate research reports. Further, we have also assessed the appropriateness of the disclosures relating to the property and equipment of the Group in Note 10 to the consolidated financial statements.

Other information included in the Group's Annual Report for the Year 2017

Other information consists of the information included in the Group's 2017 Annual Report, other than the consolidated financial statements and our auditor's report thereon. We obtained the report of the Company's Board of Directors, prior to the date of our auditor's report, and we expect to obtain the remaining sections of the Annual Report after the date of our auditor's report. Management is responsible for the other information.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will 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 and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, 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 auditor's 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 IFRSs, 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.

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Auditor's 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 auditor's 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 scepticism throughout the audit. We also:

- 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 auditor's 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 auditor's 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.

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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF SOKOUK HOLDING COMPANY K.S.C.P. (continued)

Report on the Audit of the Consolidated Financial Statements (continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

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 to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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 auditor's 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

Furthermore, in our opinion proper books of account have been kept by the Company and the consolidated financial statements, together with the contents of the report of the Company's Board of Directors relating to these consolidated financial statements, are in accordance therewith. We further report that, we obtained all the information and explanations that we required for the purpose of our audit and that the consolidated financial statements incorporate all information that is required by the Companies Law No.1 of 2016, as amended, and its executive regulations, as amended, and by the Company's Memorandum of Incorporation and Articles of Association, as amended, that an inventory was duly carried out and that, to the best of our knowledge and belief, no violations of the Companies Law No.1 of 2016, as amended, and its executive regulations, as amended, nor of the Company's Memorandum of Incorporation and Articles of Association, as amended, have occurred during the year ended 31 December 2017 that might have had a material effect on the business of the Company or on its financial position.

BADER A. AL-ABDULJADER
LICENCE NO. 207 A
EY
AL AIBAN, AL OSAIMI & PARTNERS

4 April 2018
Kuwait

CONSOLIDATED STATEMENT OF INCOME

For the year ended 31 December 2017

	Notes	***2017 KD***	*2016 KD*
INCOME			
Hospitality income		**4,569,300**	3,957,080
Hospitality costs		**(2,658,496)**	(2,512,164)
Gross profit		**1,910,804**	1,444,916
Net income from investment properties	5	**355,608**	375,024
Net income (loss) from Sokouk Utilization Rights		**195,667**	(8,179)
Share of results of associates	9	**(746,489)**	(2,644,987)
Foreign exchange loss		**(2,419)**	(3,186)
Management fees income		**66,573**	71,812
Other income		**28,985**	66,384
		1,808,729	(698,216)
EXPENSES			
Staff costs		**(1,331,969)**	(1,278,501)
Administrative expenses		**(935,572)**	(850,836)
(Impairment) / reversal of impairment on property and equipment	10	**(413,328)**	47,564
Net provisions	6	**(520,511)**	(758,431)
Amortization of the leasehold property	11	**(186,348)**	(351,251)
Change in fair value of investment properties	12	**(208,000)**	(552,000)
Impairment loss on leasehold property	11	**(517,011)**	(839,315)
Finance costs		**(1,615,725)**	(1,574,205)
		(5,728,464)	(6,156,975)
LOSS FOR THE YEAR BEFORE TAXATION AND BOARD OF DIRECTORS' REMUNERATION		**(3,919,735)**	(6,855,191)
Taxation	9	**(1,350,000)**	-
Directors' remuneration	14	**-**	(3,000)
LOSS FOR THE YEAR		**(5,269,735)**	(6,858,191)
Attributable to:			
Equity holders of the Company		**(5,113,936)**	(6,745,558)
Non-controlling interests		**(155,799)**	(112,633)
		(5,269,735)	(6,858,191)
Basic and diluted loss per share attributable to equity holders of the Company	4	**(8.95) fils**	(11.8) fils

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2017

	2017 *KD*	*2016* *KD*
LOSS FOR THE YEAR	**(5,269,735)**	(6,858,191)
OTHER COMPREHENSIVE (LOSS) INCOME:		
Other comprehensive (loss) income reclassifiable to consolidated statement of income in subsequent periods:		
Foreign currency translation adjustments	**(163,079)**	28,915
Share of other comprehensive (loss) income of associate	**(439,526)**	54,961
Net other comprehensive (loss) income for the year to be reclassified to consolidated statement of income in subsequent periods	**(602,605)**	83,876
OTHER COMPREHENSIVE (LOSS) INCOME FOR THE YEAR	**(602,605)**	83,876
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	**(5,872,340)**	(6,774,315)
Attributable to:		
Equity holders of the Company	**(5,716,541)**	(6,661,682)
Non-controlling interests	**(155,799)**	(112,633)
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	**(5,872,340)**	(6,774,315)

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2017

	Notes	*2017* *KD*	*2016* *KD*
ASSETS			
Cash and cash equivalents		**1,147,770**	1,837,391
Accounts receivables and prepayments	7	**7,851,221**	7,582,515
Inventories		**58,303**	57,080
Sokouk utilization rights		**-**	24,671
Financial assets available for sale	8	**2,649,680**	2,925,499
Investment in associates	9	**44,579,656**	47,461,830
Property and equipment	10	**33,410,910**	34,790,833
Leasehold property	11	**3,023,594**	3,726,953
Investment properties	12	**5,452,000**	5,660,000
Trading property	13	**1,500,022**	1,500,022
TOTAL ASSETS		**99,673,156**	105,566,794
EQUITY AND LIABILITIES			
Equity			
Share capital	15	**59,314,500**	59,314,500
Statutory reserve	15	**2,895,475**	2,895,475
Voluntary reserve	15	**2,895,475**	2,895,475
Treasury shares	15	**(1,769,871)**	(1,769,871)
Effect of changes in other comprehensive income of associates		**(227,053)**	212,473
Foreign currency translation adjustments		**41,146**	204,225
Other reserves		**(258,172)**	(258,172)
Retained earnings		**2,991,974**	8,105,910
Equity attributable to equity holders of the Company		**65,883,474**	71,600,015
Non-controlling interests		**1,289,380**	1,071,911
Total equity		**67,172,854**	72,671,926
Liabilities			
Islamic finance payables	16	**29,054,420**	30,439,909
Accounts payable and accruals	17	**2,938,543**	2,055,513
Employees' end of service benefits		**507,339**	399,446
Total liabilities		**32,500,302**	32,894,868
TOTAL EQUITY AND LIABILITIES		**99,673,156**	105,566,794

Mohammad Mubarak Al Hajeri
Chairman

Feras Fahad Al Bahar
Chief Executive Officer

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2017

	Attributable to equity holders of the Company										
	Share capital KD	*Statutory reserve KD*	*Voluntary reserve KD*	*Treasury shares KD*	*Effect of changes in other comprehensive income of associates KD*	*Foreign currency translation adjustments KD*	*Other reserves KD*	*Retained earnings KD*	*Sub-total KD*	*Non-controlling interests KD*	*Total equity KD*
At 1 January 2017	59,314,500	2,895,475	2,895,475	(1,769,871)	212,473	204,225	(258,172)	8,105,910	71,600,015	1,071,911	**72,671,926**
Loss for the year	-	-	-	-	-	-	-	(5,113,936)	(5,113,936)	(155,799)	**(5,269,735)**
Other comprehensive loss for the year	-	-	-	-	(439,526)	(163,079)	-	-	(602,605)	-	**(602,605)**
Total comprehensive loss for the year	-	-	-	-	(439,526)	(163,079)	-	(5,113,936)	(5,716,541)	(155,799)	**(5,872,340)**
Dilution of equity interest in a subsidiary	-	-	-	-	-	-	-	-	-	373,268	**373,268**
At 31 December 2017	**59,314,500**	**2,895,475**	**2,895,475**	**(1,769,871)**	**(227,053)**	**41,146**	**(258,172)**	**2,991,974**	**65,883,474**	**1,289,380**	**67,172,854**
At 1 January 2016	59,314,500	2,895,475	2,895,475	(1,769,871)	157,512	175,310	(258,172)	14,851,468	78,261,697	1,184,544	79,446,241
Loss for the year	-	-	-	-	-	-	-	(6,745,558)	(6,745,558)	(112,633)	(6,858,191)
Other comprehensive income for the year	-	-	-	-	54,961	28,915	-	-	83,876	-	83,876
Total comprehensive income (loss) for the year	-	-	-	-	54,961	28,915	-	(6,745,558)	(6,661,682)	(112,633)	(6,774,315)
At 31 December 2016	59,314,500	2,895,475	2,895,475	(1,769,871)	212,473	204,225	(258,172)	8,105,910	71,600,015	1,071,911	72,671,926

The attached notes 1 to 23 form part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2017

	Notes	*2017* **KD**	*2016* *KD*
OPERATING ACTIVITIES			
Loss for the year before taxation and Board of Director's remuneration		**(3,919,735)**	(6,855,191)
Non-cash adjustments to reconcile loss for the year to net cash flows:			
Change in fair value of investment properties	12	**208,000**	552,000
Share of results from associates	9	**746,489**	2,644,987
Impairment / (reversal of impairment) on property and equipment	10	**413,328**	(47,564)
Net provisions	6	**520,511**	758,431
Amortization of the leasehold property	11	**186,348**	351,251
Finance costs		**1,615,725**	1,574,205
Provision for employees' end of service benefits		**208,667**	117,114
Depreciation	10	**1,009,565**	988,309
Impairment loss on leasehold property	11	**517,011**	839,315
		1,505,909	922,857
Working capital adjustments:			
Accounts receivable and prepayments		**(387,909)**	129,379
Inventories		**(1,223)**	7,886
Sokouk utilisation rights		**(100,818)**	3,859
Accounts payable and accruals		**(93,702)**	(70,328)
Cash flows from operating activities		**922,257**	993,653
Employees end of service benefits paid		**(100,774)**	(8,738)
Net cash flows from operating activities		**821,483**	984,915
INVESTING ACTIVITIES			
Purchase of property and equipment	10	**(42,970)**	(251,573)
Redemption received from an associate		**1,533,080**	1,212,341
Net cash flows from investing activities		**1,490,110**	960,768
FINANCING ACTIVITIES			
Net movement in Islamic finance payables		**(1,344,528)**	(815,832)
Finance costs paid		**(1,656,686)**	(1,554,171)
Net cash flows used in financing activities		**(3,001,214)**	(2,370,003)
NET DECREASE IN CASH AND CASH EQUIVALENTS		**(689,621)**	(424,320)
Cash and cash equivalents at 1 January		**1,837,391**	2,261,711
CASH AND CASH EQUIVALENTS AT 31 DECEMBER		**1,147,770**	1,837,391

The attached notes 1 to 23 form part of these consolidated financial statements.

1 CORPORATE INFORMATION

The consolidated financial statements of Sokouk Holding Company K.S.C.P. (the "Company") and its subsidiaries (collectively the "Group") for the year ended 31 December 2017 were authorised for issue in accordance with a resolution of the directors on 29 March 2018. The shareholders of the Company have the power to amend these consolidated financial statements at the Annual General Assembly.

The Company is registered in the State of Kuwait and was incorporated and authenticated at the Ministry of Justice - Real Estate Registration and Authentication Department on 23 August 1998 and registered in commercial register on 29 August 1998, and subsequent amendments there to. The Company's registered address is at P.O. Box 29110 Safat- Postal code 13152- State of Kuwait.

The Company is a subsidiary of Aref Investment Group S.A.K. ("Aref") ("the Parent Company"), a Kuwaiti share holding Company incorporated in the State of Kuwait. Aref is a subsidiary of Kuwait Finance House K.S.C.P. ("the Ultimate Parent Company"), a registered Islamic Bank with Central Bank of Kuwait and its shares are publicly traded on Kuwait Stock Exchange (KSE).

The Company's principal activities are as follows:

- Ownership of shares of Kuwaiti or foreign shareholding companies or units in Kuwaiti or foreign limited liability companies, or establishing, managing, financing and sponsoring such companies.
- Financing and sponsoring entities in which the Company has an ownership interest of not less than 20% in such entities.
- Owning industrial rights such as patents, industrial trademarks, sponsoring foreign companies or any other related industrial rights and leasing such rights for the benefit of companies inside or outside State of Kuwait.
- Ownership of movable assets or real estates required to pursue the Company's activities within the limits acceptable by law.
- Utilizing available surplus funds by investing these funds in portfolios managed by specialized parties.

All activities are conducted in accordance with Islamic shareea'a.

2 FUNDAMENTAL ACCOUNTING CONCEPT

The Group has incurred loss amounting to KD 5,269,735 (2016: KD 6,858,191) during the year. Further, the Group's current liabilities exceed current assets by KD 7,046,454 (2016: KD 6,821,897) as at the reporting date. The ability of the Group to continue as a going concern is dependent on its future profitability and support from the Parent Company. These consolidated financial statements have been prepared under the going concern concept as the management believes the Group will be able to generate adequate cash flows in order to meets its obligations when it falls due. Also, certain of the loans and borrowings are with the Ultimate Parent Company and the management expects the re-scheduling of these facilities to be carried out in ordinary course of business.

The consolidated financial statements do not include any adjustments relating to the recoverability and classification of the recorded asset amounts and classification of liabilities that may be necessary if the Group is unable to continue as a going concern.

3 SIGNIFICANT ACCOUNTING POLICIES

3.1 BASIS OF PREPARATION

Statement of compliance
The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

Basis of preparation
The consolidated financial statements are prepared on a historical cost basis modified to include the measurement at fair value of certain financial assets available for sale and investment properties.

The consolidated financial statements have been presented in Kuwaiti Dinar (KD), which is also the Company's functional currency.

3.2 BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Group and its subsidiaries (investees which are controlled by the Company) as at 31 December 2017. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

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

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 BASIS OF CONSOLIDATION (continued)

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 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 year are included in the consolidated statement of comprehensive income from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interest shaving a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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 interests;
- 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 profit or loss;
- Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

The subsidiaries of the Company are as follows:	*Country of incorporation*	*Equity interest as at 31 December*	
		2017	*2016*
Gulf Real Estate Development House Company K.S.C. (Closed)	Kuwait	**87.59%**	87.39%
Sokouk Investment Advisory Company	Cayman Island	**100%**	100%
Sokouk Real Estate Company K.S.C. (Closed)	Kuwait	**96.52%**	96.52%
Sokouk Al Oula Trading Company W.L.L.*	Kuwait	**99%**	99%
Sokouk Al Kuwaitia Trading Company W.L.L.*	Kuwait	**99%**	99%

*The Company's effective holding in these subsidiaries is 100%

3.3 CHANGE IN ACCOUNTING POLICIES

New and amended standards and interpretations
The accounting policies used in the preparation of these consolidated financial statements are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2016, except for the adoption of the amendments and annual improvements to IFRSs, relevant to the Group which are effective for annual periods beginning on or after 1 January 2017. The adoption of these amendments and annual improvements to IFRS has no significant impact on the consolidated financial statements of the Group.

3.4 STANDARDS ISSUED BUT NOT YET EFFECTIVE

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

IFRS 9 Financial Instruments
In July 2014, the IASB issued the final version of IFRS 9 'Financial Instruments' that replaces IAS 39 'Financial Instruments: Recognition and Measurement' and all previous versions of IFRS 9. IFRS 9 brings together all three aspects of the accounting for financial instruments project: classification and measurement, impairment and hedge accounting. IFRS 9 is effective for annual periods beginning on or after 1 January 2018, with early application permitted. Except for hedge accounting, retrospective application is required but providing comparative information is not compulsory. For hedge accounting, the requirements are generally applied prospectively, with some limited exceptions.

The Group plans to adopt the new standard on the required effective date and will not restate comparative information. During 2017, the Group has performed an impact assessment of all three aspects of IFRS 9. This assessment is based on currently available information and may be subject to changes arising from further reasonable and supportable information being made available to the Group in the financial year 2018, when the Group will adopt IFRS 9. In addition, the Group will implement changes in classification of certain financial instruments.

(a) Classification and measurement
The Group expects to continue measuring at fair value all financial assets currently held at fair value. The Group's investment in unquoted equity securities will be measured at fair value through other comprehensive income, with no recycling.

(b) Impairment
IFRS 9 requires the Group to record expected credit losses on all its investments, loans and receivables, either on a 12 month or lifetime basis. The Group will apply a simplified approach and record lifetime expected losses on all trade receivables and other receivables which management has assessed and concluded that it will not have a material impact on the consolidated financial statements of the Group.

(c) Hedge Accounting
The management does not expect any impact on the consolidated financial statements of the Group resulting from hedge accounting under IFRS 9 as currently, the Group has not entered into any such instruments.

IFRS 15 Revenue from Contracts with Customers
IFRS 15 was issued by IASB on 28 May 2014 is effective for annual periods beginning on or after 1 January 2018. IFRS 15 supersedes IAS 11 – Construction Contracts and IAS 18 – Revenue along with related IFRIC 13, IFRIC 15, IFRIC 18 and SIC 31 from the effective date. This new standard would remove inconsistencies and weaknesses in previous revenue recognition requirements, provide a more robust framework for addressing revenue issues and improve comparability of revenue recognition practices across entities, industries, jurisdictions and capital markets. The Group does not expect any significant impact on adoption of this standard.

The Group intends to adopt those standards when they become effective. However, the Group expects no significant impact from the adoption of the amendments on its financial position or performance.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Revenue recognition
Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured regardless of when the payments are being made. Revenue is measured at the fair value of the consideration received or receivable. The Group assesses its revenue arrangements against specific criteria in order to determine if it is acting as principal or agent. The Group has concluded that in most of the revenue arrangements it is acting as a principal. The following specific recognition criteria must also be met before revenue is recognised:

Rental income
Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms.

Hospitality income
Hospitality income is recognised upon rendering of related services to the customers.

Gain or loss on sale of investment properties and investment securities
Gain or loss on sale of investment properties and investment securities is recognised when the sale transaction is consummated.

Sale of sokouk
Sales of sokouk represent the total contracts' value of sokouk sold during the year. Revenue from sale of sokouk is recognized when significant risks and rewards of ownership of sokouk are transferred to the buyer.

Dividend income
Dividend income is recognized when the right to receive the payment is established.

Provisions
Provisions are recognised when the Group has a present obligation (legal or constructive) 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 a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the consolidated statement of income, net of any reimbursement.

Borrowing Costs
Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

All other borrowing costs are recognized in the consolidated statement of income in the period in which they are incurred.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets
Initial recognition and measurement
Financial assets are classified, at initial recognition, loans and receivables, financial assets available for sale, as appropriate. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement
The Group's financial assets include cash and cash equivalents, accounts receivable, amounts due from related parties and financial assets available for sale.

Cash and cash equivalents
For purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash in hand and bank balances, short term deposits and mudaraba deposits maturing within three months. Mudaraba deposits represents an agreement whereby the Group gives certain amount of cash to another party to be invested according to specific conditions in return for certain fee. Mudaraba deposits are stated at amortized cost using the effective yield method.

Accounts receivable
Receivables are recognized initially at the original invoice value and subsequently measured at amortized cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganization, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate.

The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognized in the consolidated statement of income. When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables. Subsequent recoveries of amounts previously written off are credited in the consolidated statement of income.

Financial assets available for sale
Financial assets available for sale include equity investments. Equity investments classified as available for sale are those that are neither classified as held for trading nor designated at fair value through profit or loss.

After initial measurement, financial assets available for sale are subsequently measured at fair value with unrealised gains or losses recognised in other comprehensive income and credited in the available for sale reserve until the investment is derecognised, at which time the cumulative gain or loss is recognised in consolidated statement of income, or the investment is determined to be impaired, when the cumulative loss is reclassified from the available for sale reserve to the consolidated statement of income.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments (continued)

Financial assets (continued)
Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Group's consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group 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 rights 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 of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Impairment of financial assets
The Group assesses, at each reporting date, whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that has occurred since the initial recognition of the asset (an incurred 'loss event'), has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Financial assets available for sale
For available for sale financial investments, the Group assesses at each reporting date whether there is objective evidence that an investment or a Group of investments is impaired.

In the case of equity investments classified as available for sale, objective evidence would include a significant or prolonged decline in the fair value of the investment below its cost. 'Significant' is evaluated against the original cost of the investment and 'prolonged' against the period in which the fair value has been below its original cost. When there is evidence of impairment, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognised in the consolidated statement of income is removed from other comprehensive income and recognised in the consolidated statement of income. Impairment losses on equity investments are not reversed through profit or loss; increases in their fair value after impairment are recognised directly in other comprehensive income.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial instruments (continued)

Financial liabilities
Initial recognition and measurement
Financial liabilities are classified, at initial recognition, as loans and borrowings or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities include accounts payable, Islamic finance payables and amounts due to related parties.

Subsequent measurement
The subsequent measurement of financial liabilities depends on their classification, as described below:

Islamic finance payables
Islamic finance payables represents financing agreements whereby the Company takes certain amount of cash from other parties, and invests it according to specific conditions in return for certain fee (percentage of the amount invested). Finance charges are accounted on a time proportion basis.

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

Derecognition of financial liabilities
A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of income.

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.

Impairment of non-financial assets
The Group assesses, at each reporting date, whether there is an indication that an asset 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 of disposal and its value in use. Recoverable amount 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. When 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. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Financial liabilities (continued)
Impairment of non-financial assets (continued)
Impairment losses of continuing operations, including impairment on soukouk utilisation rights, are recognised in the consolidated statement of income in expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's or CGU'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 determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the consolidation statement of income unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

Sokouk utilisation rights
Sokouk utilisation rights represent sokouks that are held by the Company either for trading purposes or as long term investment, and are stated at cost less impairment (if any).

Investment in associates
The Group's investment in its associates is accounted for under the equity method of accounting. An associate is an entity in which the Group has significant influence.

Under the equity method, the investment in the associate is carried in the consolidated statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associate. Goodwill relating to an associate is included in the carrying amount of the investment and is not amortised nor separately tested for impairment.

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

The Group's share of profit of an associate is shown on the face of the consolidated statement of income and represents profit after tax and non-controlling interests in the subsidiaries of the associate. The financial statements of the associates 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 additional impairment loss on the Group's investment in its associates. The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount in the consolidated statement of income.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated statement of income.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property and equipment
Property and equipment are stated at cost less accumulated depreciation and any impairment in value. Freehold land is not depreciated.

Depreciation is calculated on a straight line basis over the estimated useful lives of other assets to their residual values as follows:

Building	50 years
Computer hardware	3 to 4 years
Furniture, fixtures and equipment	3 to 5 years
Motor vehicles	3 to 5 years

The carrying values of property and equipment are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. If any such indication exists and where the carrying values exceed the estimated recoverable amount, the assets are written down to their recoverable amount.

Expenditure incurred to replace a component of an item of furniture and computers 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 furniture and computers. All other expenditure is recognised in the consolidated statement of income as the expense is incurred.

Inventories
Inventories are stated at the lower of cost and net realizable value. Costs are those expenses incurred in bringing each item to its present location and condition. Cost represents purchase cost on a specific identification basis. Net realizable value is based on estimated selling price less any further costs expected to be incurred on disposal.

Investment properties
Investment properties are measured initially at cost, including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in the consolidated statement of income in the period in which they arise. Fair values are determined based on an annual evaluation performed by an accredited external, independent valuers.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the consolidated statement of income in the period of derecognition.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by the end of owner occupation or commencement of an operating lease. Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property and equipment up to the date of change in use.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases
The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement

Leases where the Group is a lessee
Finance leases, which transfer to the Group substantially all the risks and benefits incidental to ownership of the leased item, are capitalised at the inception of the lease at the fair value of the leased asset or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of profit on the remaining balance of the liability. Finance charges are reflected in the consolidated statement of income.

Operating lease payments are recognised as expense on straight line basis over the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Capitalised leased assets are depreciated over the shorter of the estimated useful life of the assets or the lease term. Leasehold property is amortised over a period of 14 years, less any accumulated impairment.

Leases where the Group is a lessor
Leases where the Group doesn't transfer substantially all the risks and benefits of ownership of the assets are classified as operating lease. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they have earned.

Impairment of leasehold property
The carrying amounts of the leasehold property are reviewed at each reporting date to determine whether there is any indication or objective evidence of impairment or when annual impairment testing for an asset is required. If any such indication or evidence exists, the asset's recoverable amount is estimated and an impairment is recognised in the consolidated statement of income whenever the carrying amount of an asset exceeds its recoverable amount. The management assesses the leasehold property for impairment based on lower of two valuations carried out by external real estate appraisers.

Trading property
Trading property is held for short term purposes and is carried at the lower of cost and net realizable value determined on an individual basis. Cost comprises the purchase cost of real estate and other expenses incurred in order to complete the transaction. Net realizable value is based on estimated selling price less any further costs to be incurred on disposal of real estate.

Treasury shares
Treasury shares consist of the Company's own issued shares that have been reacquired by the Group and not yet reissued or cancelled. The treasury shares are accounted for using the cost method. Under this method, the weighted average cost of the shares reacquired is charged to a contra account in equity. When the treasury shares are reissued, gains are credited to a separate account in equity, "treasury shares reserve", which is not distributable. Any realised losses are charged to the same account to the extent of the credit balance on that account. Any excess losses are charged to retained earnings and then to the statutory and voluntary reserves. Gains realised subsequently on the sale of treasury shares are first used to offset any previously recorded losses in the order of reserves, retained earnings and the treasury shares reserve account. No cash dividends are paid on these shares. The issue of stock dividend increases the number of treasury shares proportionately and reduces the average cost per share without affecting the total cost of treasury shares.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Foreign currencies
The Group's consolidated financial statements are presented in Kuwait Dinars, which is also the Company's functional currency.

Transactions and balances
Transactions in foreign currencies are initially recorded by the Group entities at their respective functional currency rates prevailing at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency spot rate of exchange ruling at the reporting date.

All differences arising on settlement or translation of monetary items are taken to the respective entity's income statement with the exception of all monetary items that provide an effective hedge for a net investment in a foreign operation. These are recognised in other comprehensive income until the disposal of the net investment, at which time they are recognised in the consolidated statement of income. Tax charges and credits attributable to exchange differences on those monetary items are also recorded in other comprehensive income.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

Group companies
The assets and liabilities of foreign operations are translated into Kuwaiti Dinars at the rate of exchange prevailing at the reporting date and their income statements are translated at exchange rates prevailing at the date of the transactions. The exchange differences arising on the translation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the consolidated statement of income.

Fair values measurement
The Group measures financial instruments and non-financial assets such as investment properties 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
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Group.

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.

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.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair values measurement (continued)

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

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For financial instruments quoted in an active market, fair value is determined by reference to quoted market prices. The fair value of investments in mutual funds, unit trusts or similar investment vehicles are based on the last published net assets value.

For unquoted financial instruments fair value is determined by reference to the market value of a similar investment, discounted cash flows, other appropriate valuation models or brokers' quotes.

For financial instruments carried at amortised cost, the fair value is estimated by discounting future cash flows at the current market rate of return for similar financial instruments.

For investments in equity instruments, where a reasonable estimate of fair value cannot be determined, the investment is carried at cost.

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 (based on the lowest level input that is significant to the fair value measurement as a whole) 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.

Current versus non-current classification
The Group presents assets and liabilities in the consolidated financial statements based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Group classifies all other liabilities as non-current.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Employees' end of service benefits
The Group provides end of service benefits to its employees under the Kuwait labour law. The entitlement to these benefits is usually based upon the employees' length of service calculated, upto 5 years, 30 days per annum; more than 5 years till 10 years, 45 days per annum and above 10 years, 60 days per annum salary. The expected costs of these benefits are accrued over the period of employment.

Contingencies
Contingent liabilities are not recognized but disclosed in the consolidated financial statements except when the possibility of an outflow of resources embodying economic benefits is remote.

Contingent assets are not recognized but disclosed in the consolidated financial statements when an inflow of economic benefits is probable.

Dividends on ordinary shares
Dividends on ordinary shares are recognised as a liability and deducted from equity when they are approved by the Company's shareholders.

3.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Group's consolidated financial statements require management of the Group to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about the assumptions and estimates could result in outcomes that require a material adjustment to the amount of the asset or liability affected in future periods.

Judgements other than estimates
In the process of applying the Group's accounting policies, management has made the following judgments, which have the most significant effect in the amounts recognised in the consolidated financial statements:

Classification of real estate and leasehold property
Management decides on acquisition of real estate whether it should be classified as trading, property held for development, leasehold property or investment property.

The management classifies real estate as trading property if it is acquired principally for sale in the ordinary course of business.

The management classifies real estate as property under development if it is acquired with the intention of development.

The management classifies real estate as investment property or leasehold property if it is acquired to generate rental income or for capital appreciation, or for undetermined future use.

Provision for doubtful debts
The determination of the recoverability of the amount due from customers and the factors determining the impairment of the receivable involve significant judgment.

Classification of investments
On acquisition of an investment, the Group decides whether it should be classified as "at fair value through statement of income", "available for sale" or "held to maturity". The Group follows the guidance of IAS 39 on classifying its investments.

The Group classifies investments as "at fair value through statement of income" if they are acquired primarily for the purpose of short term profit making or if they are designated at fair value through statement of income at inception, provided their fair values can be reliably estimated. The Group classifies investments as "held to maturity" if the Group has the positive intention and ability to hold to maturity. All other investments are classified as "available for sale".

3.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

Judgements other than estimates (continued)

Impairment of investments
The Group follows the guidance of IAS 39 to determine when an available-for-sale equity investment is impaired. This determination requires significant judgment. In making this judgment, the Group evaluates, among other factors, a significant or prolonged decline in the fair value below its cost; and the financial health of and short term business outlook for the investee, including factors such as industry and sector performance, changes in technology and operational and financing cash flow. The determination of what is "significant" or "prolonged" requires significant judgment.

Estimates and assumptions
The key assumptions concerning the future and other key sources of estimating uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Fair value of unquoted equity investments
If the market for a financial asset is not active or not available, the Group establishes fair value by using valuation techniques which include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models refined to reflect the issuer's specific circumstances. This valuation requires the Group to make estimates about expected future cash flows and discount rates that are subject to uncertainty.

Provision for doubtful debts and sokouk utilisation rights
The extent of provision for doubtful debts and soukouk utilisation rights involves estimation process. Provision for doubtful debts is made when there is objective evidence that the Group will not be able to collect the debts. Bad debts are written off when identified. The carrying cost of sokouk utilisation rights is written down to their net realizable value when the sokouk utilisation rights are damaged or become wholly or partly obsolete or their selling prices have declined. The benchmarks for determining the amount of provision or write-down include ageing analysis, technical assessment and subsequent events. The provisions and write-down of accounts receivable and sokouk utilisation rights are subject to management approval.

Useful lives of property and equipment
Management of the Company assigns useful lives and residual values to property and equipment based on the intended use of assets and the economic lives of those assets. Subsequent changes in circumstances such as technological advances or prospective utilisation of the assets concerned could result in the actual useful lives or residual values differing from initial estimates.

Valuation of investment properties
The Group carries its investment properties at fair value, with changes in fair value being recognized in the consolidated statement of income. For the investment property the valuer used a valuation technique based on comparable market data, rental value, recent market transactions and the maintenance status of the property. The determined fair value of the investment properties is most sensitive to the estimated yield as well as the long term vacancy rate.

Impairment of non-financial assets
Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell calculation is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash inflows and the growth rate used for extrapolation purposes.

4 BASIC AND DILUTED LOSS PER SHARE

Basic and diluted loss per share are calculated by dividing the loss for the year attributable to equity holders of the Company by the weighted average number of ordinary shares outstanding during the year (excluding treasury shares).

The information necessary to calculate basic and diluted loss per share based on the weighted average number of shares outstanding, less treasury shares, during the year is as follows:

	2017 *KD*	*2016* *KD*
Loss for the year attributable to equity holders of the Company	**(5,113,936)**	(6,745,558)
Weighted average number of ordinary shares (excluding treasury shares) outstanding during the year	**571,645,336**	571,645,336
Basic and diluted loss per share	**(8.95) fils**	(11.8) fils

As there are no dilutive instruments outstanding, therefore, basic and diluted loss per share are identical.

5 INCOME FROM INVESTMENT PROPERTIES

	2017 *KD*	*2016* *KD*
Rental income	**407,880**	395,285
Property operating costs	**(52,272)**	(20,261)
	355,608	375,024

6 NET PROVISIONS

	2017 *KD*	*2016* *KD*
Write-back of provision on receivables (Note 7)	**333,675**	82,456
Impairment loss on financial assets available for sale (Note 8)	**(275,819)**	(652,721)
Provision on other accounts receivables	**(119,203)**	(186,236)
Provision on sokouk utilisation rights	**(459,164)**	(1,930)
	(520,511)	(758,431)

7 ACCOUNTS RECEIVABLE AND PREPAYMENTS

	2017 *KD*	*2016* *KD*
Accounts receivable	**1,191,734**	1,055,862
Receivable on sale of sokouk utilisation rights	**-**	467,461
Other receivables	**1,020,894**	785,631
Amounts due from related parties (Note 14)	**6,630,307**	6,567,546
Advance paid to contractors for development of property and equipment	**21,487**	33,036
Less: provisions	**(1,013,201)**	(1,327,021)
	7,851,221	7,582,515

7 ACCOUNTS RECEIVABLE AND PREPAYMENTS (continued)

Accounts receivable amounting to KD 1,013,201 (2016: KD 1,327,021) was fully impaired at the reporting date. The movement of provisions is as follows:

	2017 *KD*	*2016* *KD*
Balance at the beginning of the year	**1,327,021**	3,591,247
Charge for the year	**119,203**	186,236
Less: write back during the year (Note 6)*	**(333,675)**	(82,456)
Less: bad debts written off	**(99,348)**	(1,326)
Less: transferred to leasehold property	**-**	(2,366,680)
Balance at the end of the year	**1,013,201**	1,327,021

* Write back during the year includes an amount of KD 333,675 (2016: KD 30,343) relating to reversal of provision against receivable from sokouk utilization rights.

8 FINANCIAL ASSETS AVAILABLE FOR SALE

	2017 *KD*	*2016* *KD*
Unquoted equity securities	**2,649,680**	2,925,499

Unquoted equity securities with a carrying value of KD 2,649,680 (2016: KD 2,925,499) are carried at cost because the fair value cannot be measured reliably. At the reporting date, the management has carried out a detailed review of these investments, based on the guidance of investments classified in Level 3 of the fair value hierarchy, to assess whether there is objective evidence that these investments are impaired, and as a result, recorded an impairment loss amounting to KD 275,819 (2016: KD 652,721) (Note 6).

9 INVESTMENTS IN ASSOCIATES

Details of the Group's associates are as follow:

Name of entity	*Country of Incorporation*	*Equity interest* 2017 %	*Equity interest* 2016 %	*Carrying value* 2017 KD	*Carrying value* 2016 KD
Munshaat Real Estate Projects Company K.S.C.P. ("Munshaat")*	Kuwait	**27.67**	27.67	**19,070,054**	17,944,353
Joint Venture – Qitaf ("Qitaf JV")	Kuwait	**36.43**	36.43	**2,892,529**	3,710,582
The Zamzam 2013 JV ("Zamzam JV" or "Zamzam")	Kuwait	**23.48**	23.48	**22,617,073**	25,806,895
				44,579,656	47,461,830

The following table illustrates summarised financial information of the Group's investment in its associates:

	Munshaat KD	Qitaf JV KD	ZamZam JV KD	2017 KD	2016 KD
Non-current assets	152,435,841	7,575,648	96,998,223	257,009,712	257,237,578
Current assets	24,538,164	459,457	28,204,488	53,202,109	44,110,507
Non-current liabilities	(36,335,018)	-	-	(36,335,018)	(25,288,172)
Current liabilities	(56,817,293)	(36,169)	(27,354,497)	(84,207,959)	(76,887,570)
Non-controlling interests	(2,539,636)	-	-	(2,539,636)	(749,493)
Net assets attributable to the share holders of the associates	81,282,058	7,998,936	97,848,214	187,129,208	198,422,850
Proportion of the Group's ownership	27.67%	36.43%	23.48%		
Group's share in the equity	22,490,745	2,914,012	22,974,761	48,379,518	50,964,850
Associates' results for the year					
Revenue	9,709,825	1,066,668	20,226,511	31,003,004	29,346,956
Results for the year	4,311,932	(1,797,999)	(5,470,993)	(2,957,060)	(9,611,939)
Group's share of results for the year	1,193,112	(655,012)	(1,284,589)	(746,489)	(2,644,987)
Group's share of associates' other comprehensive (loss) income for the year	(67,404)	(163,082)	(372,119)	(602,605)	83,876

9 INVESTMENTS IN ASSOCIATES (continued)

The management has carried out the assessment of Group's investment in associates to identify any indicators of impairment. The management has considered factors such as changes in the investee's financial condition, any significant adverse changes in economy, market, legal environment, industry or the political environment affecting the investees business. Further, the management has assessed the recoverable value of the investment in associates based on fair value of leasehold properties carried in the books of the associates. The fair value of the underlying leasehold properties is determined by independent valuers using the discounted cash flow models using assumptions and inputs such as average room rate, revenue per available room, occupancy rate and the discount rates. Based on such analysis, the management has not identified any indications of impairment in Group's investment in associates at the reporting date.

* The market value of investment in Munshaat Real Estate Projects Company- K.S.C.P. as at 31 December 2017 is KD 6,218,999 (2016: KD 4,989,454).

- On 5 January 2016, Munshaat received a demand notice for SAR 1,891 million (equivalent to KD 153 million) from the General Authority of Zakat and Tax ("GAZT"), Kingdom of Saudi Arabia for the years 2003 to 2013 and claimed capital gains tax, corporate income tax, withholding tax and penalties ("tax claim"). Refer to the consolidated financial statements of the Group for the year ended 31 December 2015 for details.

  The management of Munshaat believes that the tax claim do not reflect the correct application of tax laws in the Kingdom of Saudi Arabia, the correct nature of the operations of Munshaat and also the underlying financial information used in the computation of tax claim are significantly different from the actual financial results of operations. Further, the management of Munshaat has appointed a tax consultant in the Kingdom of Saudi Arabia to review the tax claim and filed an objection letter with GAZT on 2 March 2016.

  Based on the advice from the tax consultant, Munshaat has computed the estimated impact of the aforesaid tax claim and recorded a tax liability of KD 30.4 million as at 31 December 2017 included in accounts payable and accruals (2016: KD 14.5 million). The above tax liability is calculated by the tax consultant up to 2017. Further, based on the advice from the tax consultant of Munshaat, the Company has also recognised tax expense amounting to KD 1,350,000 (2016: KD Nil) representing the Company's share of the abovementioned tax claim. However, as on the date of the consolidated financial statements, there is a significant uncertainty as to the outcome of the tax claim. The provision recorded in the consolidated financial statements as at 31 December 2017 represents the management's best estimate of the tax liability that may arise from the tax claim.

- During the year 2015, the contractor of one of the properties of Munshaat in Kingdom of Saudi Arabia has claimed a penalty of SAR 501 million (equivalent to KD 41 million) from Munshaat for the delay in the execution of the project and various other related costs and Munshaat has counter claimed an amount of SAR 627 million (equivalent to KD 51 million) on the same contractor for the delay in handing over the project and the operational losses. The dispute has been referred to Saudi Arbitration Committee and as of the authorisation date of these consolidated financial statements, the trial is still in progress and the management of Munshaat, based on the advice from the legal counsel representing Munshaat in the aforesaid arbitration, believes that the outcome of the arbitration ruling will most likely be in favor of Munshaat and also the counter claim filed by Munshaat against the developer is higher than the amount claimed by the developer. Accordingly, as at 31 December 2017, Munshaat has not recognised any provision against this claim in the consolidated financial statements.

  Based on discussion with the legal counsel, the management of Munshaat believes that, the previous arbitration ruling and other facts and circumstances relating to this case are favorable to Munshaat which entails them to appeal for a higher court and expects to receive the ruling in Munshaat's favor. As of the authorisation date of these consolidated financial statements, Munshaat is pursuing the appeal to a higher court and therefore, the Group has not recognised any amounts, relating to the court ruling in the consolidated financial statements as at 31 December 2017.

10 PROPERTY AND EQUIPMENT

	Land KD	*Building KD*	*Furniture, fixtures and equipment KD*	*Motor vehicles KD*	*Capital work in progress KD*	*Total KD*
Cost:						
At 1 January 2017	10,297,000	23,940,033	2,028,082	107,877	10,715	**36,383,707**
Additions	-	-	42,970	-	-	**42,970**
At 31 December 2017	**10,297,000**	**23,940,033**	**2,071,052**	**107,877**	**10,715**	**36,426,677**
Depreciation and impairment:						
At 1 January 2017	-	764,244	794,647	33,983	-	**1,592,874**
Charge for the year	-	479,503	509,584	20,478	-	**1,009,565**
Impairment loss	-	413,328	-	-	-	**413,328**
At 31 December 2017	-	**1,657,075**	**1,304,231**	**54,461**	-	**3,015,767**
Net book value:						
At 31 December 2017	**10,297,000**	**22,282,958**	**766,821**	**53,416**	**10,715**	**33,410,910**

	Land KD	*Building KD*	*Furniture, fixtures and equipment KD*	*Motor vehicles KD*	*Capital work in progress KD*	*Total KD*
Cost:						
At 1 January 2016	10,297,000	23,842,867	1,849,176	84,812	10,715	36,084,570
Additions	-	49,602	178,906	23,065	-	251,573
At 31 December 2016	10,297,000	23,892,469	2,028,082	107,877	10,715	36,336,143
Depreciation and impairment:						
At 1 January 2016	-	285,209	308,048	11,308	-	604,565
Charge for the year	-	479,035	486,599	22,675	-	988,309
Reversal of impairment loss	-	(47,564)	-	-	-	(47,564)
At 31 December 2016	-	716,680	794,647	33,983	-	1,545,310
Net book value:						
At 31 December 2016	10,297,000	23,175,789	1,233,435	73,894	10,715	34,790,833

Cumulative borrowing costs amounting to KD 3,916,007 (2016: KD 3,916,007) has been capitalised in the carrying value of property and equipment as at the reporting date.

10 PROPERTY AND EQUIPMENT (continued)

The management has assessed the impairment indicators of land and building through assessing factors such as significant external adverse changes including market, economic, technological or legal environment factors in which the Group operates or internal observables factors including failure to meet budgeted and forecasted earnings in the current and prior years; that may trigger indicators of impairment that will either impact the carrying value or the remaining useful life of land and building. The management has also considered certain additional factors such as maintenance status, market knowledge and historical transactions.

The management has also obtained two valuations carried out by independent valuers, with relevant experience in the market, and used the lower of two valuations to corroborate the judgments based on factors noted above. The independent valuers have provided the valuation of land and building using the income capitalisation method.

Property and equipment of KD 33,381,422 (2016: KD 34,768,667) is pledged as security for Islamic finance payables (Note 16).

11 LEASEHOLD PROPERTY

	2017 ***KD***	*2016* *KD*
As at 1 January	**3,726,953**	4,917,519
Amortization	**(186,348)**	(351,251)
Impairment loss	**(517,011)**	(839,315)
As at 31 December	**3,023,594**	3,726,953

Leasehold property represents the Group's investment in 8th floor of Al Qeblah Tower located in the Kingdom of Saudi Arabia. Leasehold property is amortized over the leasehold term of 21 years and is measured at cost less accumulated amortization and impairment. Leasehold property was capitalized in February 2016 after receiving the notification of commencement of operations from the property manager.

12 INVESTMENT PROPERTIES

	2017 ***KD***	*2016* *KD*
As at 1 January	**5,660,000**	6,212,000
Change in fair value	**(208,000)**	(552,000)
As at 31 December	**5,452,000**	5,660,000

Investment properties comprise of buildings located in Kuwait.

The fair value of the investment properties is determined based on valuations carried out by two independent valuers, considering the nature and usage of each property. One of these valuers is a local bank who has valued the investment properties using "Income Capitalization Method" and the other is a local reputable accredited valuer who has valued the investment properties using the combination of the market comparison approach for the land and cost approach for the construction work executed to date. For the valuation purpose, the Company has used the lower of these two valuations, as required by the Capital Markets Authority (CMA).

Investment properties amounting to KD 5,452,000 (2016: KD 5,660,000) are pledged as security for Islamic financing payables (Note 16).

12 INVESTMENT PROPERTIES (continued)

Fair value hierarchy
The fair value measurement of investment properties has been categorised as level 3 within the fair value hierarchy based on inputs to the valuation technique used.

The significant assumptions used in the valuations are set out below:

2017	*Kuwait*
Estimated market price for the land (per sqm) (KD)	**1,643**
Construction costs (per sqm) (KD)	**122**
Average monthly rent (per sqm) (KD)	**3.5**
Yield rate	**7.48%**
Occupancy rate	**100%**

2016	*Kuwait*
Estimated market price for the land (per sqm) (KD)	1,693
Construction costs (per sqm) (KD)	128
Average monthly rent (per sqm) (KD)	4
Yield rate	7%
Occupancy rate	100%

Based on 5% increase/decrease in average market prices (per sqm), the value of the investment properties would increase/decrease by KD 23 (2016: KD 24) per sqm which would impact the consolidated statement of income with total amount of KD 272,600 (2016: KD 283,000).

13 TRADING PROPERTY

During the year 2012, the Parent Company acquired a trading property at its fair value of KD 1,500,022 in lieu of settlement of a wakala receivable from the borrower. The title of this property was transferred to the Group as of that date. During the prior year, the management became aware that there is an ongoing lawsuit between the borrower and a third party in relation to ownership of this property. Consequently, any transfer of the title of this property is subject to the final outcome of the ongoing lawsuit. The trial is currently in progress at the court of law and therefore it is not practical to assess the final outcome of the legal proceedings. Accordingly, no provision has been recognised in the consolidated financial statements.

The trading property of the Group is carried at lower of cost and net realisable value. The net realisable value has been determined based on the lower of two valuations obtained from external real estate appraisers with relevant experience in the market where the property is located. The assessment of the net realisable value of trading property has been carried out based on comparable market values for similar properties considering the rental value, maintenance status, market knowledge and historical transactions.

14 RELATED PARTY TRANSACTIONS

Related parties represent Parent Company, Ultimate Parent Company, major shareholders, associates, joint ventures, directors and key management personnel of the Group, and companies of which they are principal owners or over which they are able to exercise significant influence or joint control. Pricing policies and terms of these transactions are approved by the Company's management.

14 RELATED PARTY TRANSACTIONS (continued)

Transactions with related parties included in the consolidated financial statements are as follows:

	Parent Company/Ultimate Parent Company KD	*Associates KD*	*Others KD*	***2017 KD***	*2016 KD*
Consolidated statement of income:					
Finance costs	409,047	-	-	**409,047**	358,389

	Parent Company/Ultimate Parent Company KD	*Associates KD*	*Others KD*	***2017 KD***	*2016 KD*
Consolidated statement of financial position:					
Amounts due from related parties	-	6,563,474	66,833	**6,630,307**	6,567,546
Amounts due to related parties	121,845	36,315	15,822	**173,982**	549,435
Islamic finance payables	6,454,420	-	-	**6,454,420**	7,439,909

Amounts due from / due to related parties bear no interest and have no fixed repayment schedule.

Amounts due from related parties are stated net of provision amounting to KD Nil (2016: KD 3,969).

Key management compensation

	2017 KD	*2016 KD*
Salaries and other short term benefits	**348,783**	362,231
End of service benefits	**46,235**	25,708
	395,018	387,939

Directors' remuneration of KD 3,000 for the year ended 31 December 2016 was approved by the shareholders of the Company during the ordinary general assembly held on 13 April 2017. No directors' remuneration was proposed for the year ended 31 December 2017.

15 EQUITY

a) Share capital

Authorized, issued and fully paid-up capital amounting to KD 59,314,500 (2016: KD 59,314,500) consist of 593,145,000 (2016: 593,145,000) shares of 100 fils each, paid in cash.

The annual general assembly of the shareholders of the Company held on 13 April 2017 approved the consolidated financial statements for the year ended 31 December 2016. No dividends have been declared for the year then ended.

15 EQUITY (continued)

b) Statutory reserve

As required by the Companies Law, and the Company's Memorandum of Incorporation and Articles of Association, a minimum of 10% of the profit for the year attributable to equity holders of the Company before taxation and board of directors' remuneration shall be transferred to statutory reserve. The annual general assembly of the Company may resolve to discontinue such transfer when the reserve exceeds 50% of the issued share capital. The reserve may only be used to offset losses or enable the payment of a dividend up to 5% of paid-up share capital in years when profit is not sufficient for the payment of such dividend due to absence of distributable reserves. Any amounts deducted from the reserve shall be refunded when the profits in the following years suffice, unless such reserve exceeds 50% of the issued share capital, no transfer has made to statutory reserve for the year since the Group has incurred losses.

c) Voluntary reserve

As required by the Company's Articles of Association, 10% of the profit for the year before taxation and board of directors' remuneration should be transferred to the voluntary reserve. The Company may resolve to discontinue such annual transfers in accordance with a resolution of the Company's Ordinary General meeting based on proposal submitted by the Company's Board of Directors. No transfer has made to voluntary reserve for the year since the Group has incurred losses.

d) Treasury shares

	2017	*2016*
Number of treasury shares	**21,499,664**	21,499,664
Percentage of capital	**3.6%**	3.6%
Market value – KD	**1,021,234**	773,988
Weighted average market price – fils	**48.8**	34

Reserves equivalent to the cost of treasury shares held are not available for distribution.

As at 31 December 2017, the treasury shares have not been collateralized by the Group.

16 ISLAMIC FINANCE PAYABLES

Islamic finance payables represent facilities obtained from a local Islamic financial institutions and carry an average profit rate of 5.75% (2016: ranging from 5.0% to 5.25%) per annum.

Islamic finance payables amounting to KD 25,213,851 (2016: KD 25,668,358) are secured by property and equipment of KD 33,381,422 (2016: KD 34,768,667) (Note 10) and investment properties of KD 5,452,000 (2016: KD 5,660,000) (Note 12).

As at 31 December 2017, Islamic finance payables are stated in the consolidated statement of financial position net of deferred finance costs amounting to KD 210,549 (2016: KD 84,386)

During the year, the Group successfully rescheduled an overdue murabaha payables amounting to KD 1,849,965 with a local islamic financial institution.

17 ACCOUNTS PAYABLE AND ACCRUALS

	2017 KD	*2016 KD*
Due to suppliers	**89,923**	112,774
Advances from customers	**13,978**	16,601
Amounts due to related parties (Note 14)	**173,982**	549,435
Retention payable	**702,944**	702,944
Staff payables	**140,151**	190,593
Other payables	**1,817,565**	483,166
	2,938,543	2,055,513

18 SEGMENT INFORMATION

The Group primarily engages in real estate business activities and its primary basis for segmental reporting is business segments, which is subject to risks and rewards that are different from those of other segments.

The Group operates in three business segments as follows:

2017	***Hotel operations KD***	***Real estate KD***	***Investment KD***	***Others KD***	***Total KD***
Segment revenue	**4,569,485**	**108,492**	**(746,489)**	**72,603**	**4,004,091**
Segment expenses	**(5,597,222)**	**(1,039,900)**	**(1,850,114)**	**(786,590)**	**(9,273,826)**
Segment results	**(1,027,737)**	**(931,408)**	**(2,596,603)**	**(713,987)**	**(5,269,735)**
Total assets	**34,243,243**	**10,294,661**	**53,840,143**	**1,295,109**	**99,673,156**
Total liabilities	**23,956,741**	**2,717,214**	**3,840,569**	**1,985,778**	**32,500,302**

2016	*Hotel operations KD*	*Real estate KD*	*Investment KD*	*Others KD*	*Total KD*
Segment revenue	3,957,080	400,275	(2,644,988)	149,146	1,861,513
Segment expenses	(4,851,138)	(2,117,332)	(899,697)	(848,537)	(8,716,704)
Segment results	(894,058)	(1,717,057)	(3,544,685)	(699,391)	(6,855,191)
Total assets	35,385,473	11,111,080	57,061,365	2,008,876	105,566,794
Total liabilities	24,385,346	3,183,910	4,771,551	554,061	32,894,868

19 MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The maturity profile of assets and liabilities is as follows:

31 December 2017	*Within 1 year KD*	*Over 1 year KD*	*Total KD*
ASSETS			
Cash and cash equivalents	**1,147,770**	**-**	**1,147,770**
Accounts receivable and prepayments	**1,240,414**	**6,610,807**	**7,851,221**
Inventories	**58,303**	**-**	**58,303**
Financial assets available for sale	**-**	**2,649,680**	**2,649,680**
Investment in associates	**-**	**44,579,656**	**44,579,656**
Property and equipment	**-**	**33,410,910**	**33,410,910**
Leasehold property	**-**	**3,023,594**	**3,023,594**
Investment properties	**-**	**5,452,000**	**5,452,000**
Trading property	**1,500,022**	**-**	**1,500,022**
TOTAL ASSETS	**3,946,509**	**95,726,647**	**99,673,156**
LIABILITIES			
Islamic finance payables	**8,054,420**	**21,000,000**	**29,054,420**
Accounts payable and accruals	**2,938,543**	**-**	**2,938,543**
Employees' end of service benefits	**-**	**507,339**	**507,339**
TOTAL LIABILITIES	**10,992,963**	**21,507,339**	**32,500,302**

31 December 2016	*Within 1 year KD*	*Over 1 year KD*	*Total KD*
ASSETS			
Cash and cash equivalents	1,837,391	-	1,837,391
Accounts receivable and prepayments	908,479	6,674,036	7,582,515
Inventories	57,080	-	57,080
Sokouk utilization rights	-	24,671	24,671
Financial assets available for sale	-	2,925,499	2,925,499
Investment in associates	-	47,461,830	47,461,830
Property and equipment	-	34,790,833	34,790,833
Leasehold property	-	3,726,953	3,726,953
Investment properties	-	5,660,000	5,660,000
Trading property	1,500,022	-	1,500,022
TOTAL ASSETS	4,302,972	101,263,822	105,566,794
LIABILITIES			
Islamic finance payables	9,439,909	21,000,000	30,439,909
Accounts payable and accruals	1,684,960	370,553	2,055,513
Employees' end of service benefits	-	399,446	399,446
TOTAL LIABILITIES	11,124,869	21,769,999	32,894,868

20 RISK MANAGEMENT OBJECTIVES AND POLICIES

Risk is inherent in the Group's activities but it is managed through a process of ongoing identification, measurement and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Group's continuing profitability and each individual within the Group is accountable for the risk exposures relating to his or her responsibilities. The Group is exposed to credit risk, liquidity risk and market risk, the latter being subdivided into interest rate risk, currency risk and equity price risk. It is also subject to prepayment risk and operational risk. The independent risk control process does not include business risks such as changes in the environment, technology and industry. They are monitored through the Group's strategic planning process.

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Group credit policy and exposure to credit risk is monitored on an ongoing basis. The Group seeks to avoid concentrations of risks with individuals or groups of customers in specific locations or business through diversification of its activities. It also obtains security when appropriate.

The Group's exposure to credit risk is limited to the carrying amounts of financial assets recognised at the reporting date, as summarized below:

	2017 ***KD***	*2016* *KD*
Cash and cash equivalents	**1,147,770**	1,837,391
Accounts receivables	**7,851,221**	7,582,515
	8,998,991	9,419,906

The figures above show the maximum exposure to credit risk before the effect of mitigation through the use of master netting and collateral agreements, if any.

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk is managed by the treasury department of the Company. To manage this risk, the Group periodically assesses the financial viability of customers and invests in bank deposits or other investments that are readily realisable. The maturity profile is monitored by management to ensure adequate liquidity is maintained.

The table below summarises the maturity profile of the Group's liabilities based on contractual undiscounted repayment obligations.

The liquidity profile of financial liabilities reflects the projected cash flows which includes future interest payments over the life of these financial liabilities. The liquidity profile of financial liabilities is as follows:

	On demand KD	***Within 3 months KD***	***3 to 12 months KD***	***1 to 5 Years KD***	***Total KD***
31 December 2017					
Islamic finance payables	**-**	**-**	**6,468,336**	**22,796,633**	**29,264,969**
Accounts payable and accruals	**727,959**	**134,724**	**2,061,882**	**-**	**2,924,565**
TOTAL LIABILITIES	**727,959**	**134,724**	**8,530,218**	**22,796,633**	**32,189,534**

	On demand KD	*Within 3 months KD*	*3 to 12 months KD*	*1 to 5 Years KD*	*Total KD*
31 December 2016					
Islamic finance payables	-	1,850,000	7,674,295	21,000,000	30,524,295
Accounts payable and accruals	391,276	1,277,083	-	370,553	2,038,912
TOTAL LIABILITIES	391,276	3,127,083	7,674,295	21,370,553	32,563,207

20 RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Market risk
Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to change in market prices. Market risks arise for open positions in profit rate, currency and equity product, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices such as foreign exchange rates, interest rates and equity prices.

Foreign exchange risk
Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

Currency risk is managed on the basis of limits determined by the Company's Board of Directors and a continuous assessment of the Group's open positions and current and expected exchange rates movements. The Group does not engage in foreign exchange trading and does not use derivative financial instruments. Where necessary matches currency exposures inherent in certain assets with liabilities in the same or a correlated currency.

The following table demonstrates the sensitivity to a reasonably possible change in the US Dollar exchange rate against Kuwaiti dinar, with all other variables held constant, on the Group's profit.

	2017			2016		
Currency	***Change in currency rate %***	***Effect on profit KD***	***Effect on other comprehensive income KD***	*Change in currency rate %*	*Effect on profit KD*	*Effect on other comprehensive income KD*
US Dollar	**+/-5**	**8,143**	**-**	+/-5	8,266	-

Profit rate risk
Profit rate risk arises from the possibility that changes in profit rates will affect future cash flows or the fair values of financial instruments. The Group is not exposed to profit rate risk as financial assets and liabilities are Islamic financial instruments with fixed profit rates.

Equity price risk

Equity price risk arises from changes in the fair values of equity investments. Equity price risk is managed by the direct investment department of the Company. The Group manages this through diversification of investments in terms of geographical distribution and industry concentration.

Prepayment risk

Prepayment risk is the risk that the Group will incur a financial loss because its customers and counterparties repay or request repayment earlier or later than expected. The Group is not exposed to significant prepayment risk.

21 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in orderly transactions between market participants at the measurement date.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in an active market for identical assets and liabilities;

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly. This level also includes items whose fair values have been provided by reputable external fund managers; and

Level 3: other techniques which use inputs which have a significant effect on the recorded fair value are not based on observable market data.

21 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS (continued)

Unquoted equity securities with a carrying value of KD 2,649,680 (2016: KD 2,925,499) are measured at cost subject to impairment testing because the fair value cannot be reliably determined.

The management assessed that the fair value of other financial assets and liabilities are not materially different from their carrying values at the reporting date due to the short term maturities of these instruments.

22 CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximise shareholders' value.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions and financial position of the Group.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group includes within net debt, due to financial institutions, murabaha payables, accounts payable and accruals, amounts due to related parties less cash and bank balances. Capital includes equity attributable to the equity holders of the Company.

	2017 *KD*	*2016* *KD*
Islamic finance payables	**29,054,420**	30,439,909
Accounts payable and accruals	**2,938,543**	2,055,513
Less: Cash and cash equivalents	**(1,147,770)**	(1,837,391)
Net debt	**30,845,193**	30,658,031
Equity attributable to the equity holders of the Company	**65,883,474**	71,600,015
Capital and net debt	**96,728,667**	102,258,046
Gearing ratio	**32%**	30%

No change were made in the objectives, policies or processes for managing capital during the years ended 31 December 2017 and 2016.

23 COMMITMENTS AND CONTINGENCIES

The Group had no contingent liabilities or capital commitments as at 31 December 2016 or 2017.