



BARWA REAL ESTATE COMPANY Q.P.S.C.

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

30 JUNE 2022

نبى المستقبل

BUILDING THE FUTURE

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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF BARWA REAL ESTATE COMPANY Q.P.S.C.

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Barwa Real Estate Company Q.P.S.C. (the 'Company') and its subsidiaries (together referred as the "Group") as at 30 June 2022, comprising of the interim consolidated statement of financial position as at 30 June 2022 and the related interim consolidated statement of profit and loss, interim consolidated statement of comprehensive income, interim consolidated statement of changes in equity and interim consolidated statement of cash flows for the six months period then ended and the related explanatory notes.

The Board of Directors is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with IAS 34 *Interim Financial Reporting* ("IAS 34"). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

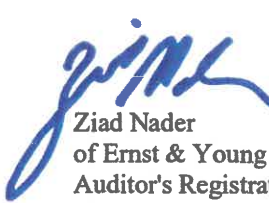
We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.


Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

Other matter

The interim condensed consolidated financial statements of the Group as at and for the period ended 30 June 2021 were reviewed and the consolidated financial statements as at and for the year ended 31 December 2021 were audited by another auditor, whose review and audit reports dated 27 July 2021 and 15 February 2022, respectively, expressed an unmodified review conclusion and audit opinion thereon.


Ziad Nader
of Ernst & Young
Auditor's Registration No. 258


EY ERNST & YOUNG
P.O. BOX: 164, DOHA - QATAR
EY إرنست و يونغ
ص.ب : ١٦٤ ، الدوحة - قطر

Date: 9 August 2022
Doha

BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
As at 30 JUNE 2022

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	NOTES	30 JUNE 2022 (REVIEWED) QR'000	31 DECEMBER 2021 (AUDITED) QR'000
ASSETS			
CASH AND BANK BALANCES	5	1,134,377	1,367,498
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		42,641	45,252
RECEIVABLES AND PREPAYMENTS	6	1,506,812	1,201,349
TRADING PROPERTIES	7	646,048	717,241
FINANCE LEASE RECEIVABLES	6	240	1,622
DUE FROM RELATED PARTIES	8	171,761	155,324
NON-CURRENT ASSETS HELD FOR SALE		-	316,346
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME		131,451	132,344
ADVANCES FOR PROJECTS AND INVESTMENTS		429,686	320,756
INVESTMENT PROPERTIES	9	34,310,076	32,425,715
PROPERTY, PLANT AND EQUIPMENT		543,400	551,226
RIGHT-OF-USE ASSETS	10	13,834	15,834
INVESTMENTS IN ASSOCIATES	11	106,367	120,732
GOODWILL	27	132,411	132,411
DEFERRED TAX ASSETS		7,355	9,254
TOTAL ASSETS		39,176,459	37,512,904
LIABILITIES AND EQUITY			
LIABILITIES			
PAYABLES AND OTHER LIABILITIES	12	1,448,317	1,730,965
PROVISIONS	13	25,605	25,605
END OF SERVICE BENEFITS		130,081	126,073
DUE TO RELATED PARTIES	8	190,976	173,927
LEASE LIABILITIES	14	314,028	330,808
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	16,159,161	14,063,213
DEFERRED TAX LIABILITIES		17,665	19,205
TOTAL LIABILITIES		18,285,833	16,469,796
EQUITY			
SHARE CAPITAL		3,891,246	3,891,246
LEGAL RESERVE		2,033,140	2,033,140
GENERAL RESERVE		4,639,231	4,639,231
OTHER RESERVES	23	(367,600)	(401,074)
RETAINED EARNINGS		10,521,847	10,708,713
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		20,717,864	20,871,256
NON-CONTROLLING INTERESTS		172,762	171,852
TOTAL EQUITY		20,890,626	21,043,108
TOTAL LIABILITIES AND EQUITY		39,176,459	37,512,904

THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS WERE AUTHORISED FOR ISSUANCE BY
 THE BOARD OF DIRECTORS ON 9 AUGUST 2022 AND SIGNED ON THEIR BEHALF BY:

ERNST & YOUNG

Doha - Qatar

ABDULLA BIN HAMAD AL-ATTIYAH
 VICE CHAIRMAN

09 AUG 2022

ABDULLA BIN JOBARA AL-ROMAIHI
 GROUP CHIEF EXECUTIVE OFFICER

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 Purposes Only

THE ATTACHED NOTES FROM 1 TO 30 FORM AN INTEGRAL PART OF THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022
INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	<i>NOTES</i>	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
RENTAL INCOME		799,719	890,944
RENTAL OPERATION EXPENSES	16	<u>(221,630)</u>	<u>(221,586)</u>
NET RENTAL INCOME		578,089	669,358
FINANCE LEASE INCOME		80	1,406
NET RENTAL AND FINANCE LEASE INCOME		<u>578,169</u>	<u>670,764</u>
INCOME FROM CONSULTANCY AND OTHER SERVICES		131,959	147,469
CONSULTING OPERATION AND OTHER SERVICES EXPENSES	17	<u>(109,326)</u>	<u>(134,139)</u>
NET CONSULTING AND OTHER SERVICES INCOME		<u>22,633</u>	<u>13,330</u>
PROFIT ON SALE OF PROPERTY AND CONSTRUCTION SERVICES	18	31,842	31,424
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	9	346,907	114,206
SHARE OF RESULTS OF ASSOCIATES	11	(5,468)	(7,362)
GAIN FROM SALE OF NON-CURRENT ASSET HELD FOR SALE		57,973	-
GENERAL AND ADMINISTRATIVE EXPENSES		(105,506)	(93,664)
NET IMPAIRMENT LOSSES	19	(204,977)	(43,876)
OTHER INCOME	20	20,889	23,662
OPERATING PROFIT BEFORE FINANCE COST, DEPRECIATION, AMORTISATION AND INCOME TAX		<u>742,462</u>	<u>708,484</u>
FINANCE INCOME	21	7,512	4,289
FINANCE COST	21	<u>(191,478)</u>	<u>(144,931)</u>
NET FINANCE COST		<u>(183,966)</u>	<u>(140,642)</u>
PROFIT BEFORE DEPRECIATION, AMORTISATION AND INCOME TAX		558,496	567,842
DEPRECIATION		(6,748)	(7,334)
AMORTISATION OF RIGHT-OF-USE ASSETS	10	<u>(2,039)</u>	<u>(17,479)</u>
PROFIT BEFORE INCOME TAX		549,709	543,029
INCOME TAX EXPENSE		(4,449)	(5,805)
NET PROFIT FOR THE PERIOD		<u>545,260</u>	<u>537,224</u>
ATTRIBUTABLE TO:			
<i>EQUITY HOLDERS OF THE PARENT</i>		536,872	532,961
<i>NON-CONTROLLING INTERESTS</i>		8,388	4,263
		<u>545,260</u>	<u>537,224</u>
BASIC AND DILUTED EARNINGS PER SHARE			
<i>ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT</i>			
<i>(EXPRESSED IN QR PER SHARE)</i>	22	<u>0.138</u>	<u>0.137</u>



THE ATTACHED NOTES FROM 1 TO 30 FORM AN INTEGRAL PART OF THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022
INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
NET PROFIT FOR THE PERIOD	<u>545,260</u>	<u>537,224</u>
OTHER COMPREHENSIVE INCOME		
<i>OTHER COMPREHENSIVE INCOME THAT WILL BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS:</i>		
EXCHANGE DIFFERENCES ON TRANSLATION OF FOREIGN OPERATIONS	(6,374)	(1,072)
<i>OTHER COMPREHENSIVE INCOME THAT WILL NOT BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS:</i>		
NET CHANGE IN THE FAIR VALUE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE LOSS	(3,461)	(30,136)
OTHER RESERVES	<u>561</u>	<u>(436)</u>
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	<u>(9,274)</u>	<u>(31,644)</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>535,986</u>	<u>505,580</u>
ATTRIBUTABLE TO:		
EQUITY HOLDERS OF THE PARENT	527,576	501,346
NON-CONTROLLING INTERESTS	<u>8,410</u>	<u>4,234</u>
	<u>535,986</u>	<u>505,580</u>

ERNST & YOUNG
Doha - Qatar

09 AUG 2022

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BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT				Non-CONTROLLING INTERESTS QR'000	TOTAL EQUITY QR'000
	SHARE CAPITAL QR'000	LEGAL RESERVE QR'000	GENERAL RESERVE QR'000	OTHER RESERVES QR'000		
BALANCE AT 31 DECEMBER 2021 (AUDITED)	3,891,246	2,033,140	4,639,231	(401,074)	10,708,713	20,871,256
NET PROFIT FOR THE PERIOD	-	-	-	-	536,872	536,872
OTHER COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(9,296)	-	(9,296)
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(9,296)	536,872	527,576
<i>SHAREHOLDERS' CONTRIBUTION:</i>						
DIVIDENDS FOR 2021 (NOTE 29)	-	-	-	-	(680,968)	(680,968)
REALIZATION OF FAIR VALUE RESERVE	-	-	-	42,770	(42,770)	-
DIVIDEND PAID TO NON-CONTROLLING INTEREST	-	-	-	-	-	-
TOTAL TRANSACTIONS WITH OWNERS	-	-	-	42,770	(723,738)	(680,968)
BALANCE AT 30 JUNE 2022 (REVIEWED)	3,891,246	2,033,140	4,639,231	(367,600)	10,521,847	20,717,864

	EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT				Non-CONTROLLING INTERESTS QR'000	TOTAL EQUITY QR'000
	SHARE CAPITAL QR'000	LEGAL RESERVE QR'000	GENERAL RESERVE QR'000	OTHER RESERVES QR'000		
BALANCE AT 31 DECEMBER 2020 (AUDITED)	3,891,246	1,952,704	4,639,231	(340,191)	10,186,699	20,329,689
NET PROFIT FOR THE PERIOD	-	-	-	-	532,961	532,961
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	-	-	-	(31,615)	-	(31,615)
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(31,615)	532,961	501,346
<i>SHAREHOLDERS' CONTRIBUTION:</i>						
DIVIDENDS FOR 2020 (NOTE 29)	-	-	-	-	(486,406)	(486,406)
DIVIDEND PAID TO NON-CONTROLLING INTEREST	-	-	-	-	-	-
TOTAL TRANSACTIONS WITH OWNERS	-	-	-	-	(486,406)	(486,406)
BALANCE AT 30 JUNE 2021 (REVIEWED)	3,891,246	1,952,704	4,639,231	(371,806)	10,233,254	20,344,629

ERNST & YOUNG

Doha - Qatar

09 AUG 2022

THE ATTACHED NOTES FROM 1 TO 30 FORM AN INTEGRAL PART OF THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

		<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
	<i>NOTES</i>		
OPERATING ACTIVITIES			
NET PROFIT FOR THE PERIOD		545,260	537,224
<i>ADJUSTMENTS FOR:</i>			
FINANCE COST	21	175,809	126,158
UNWINDING OF DEFERRED FINANCE COST	21	15,669	18,773
FINANCE INCOME	21	(7,512)	(4,289)
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	9	(346,907)	(114,206)
DEPRECIATION	(1)	16,079	28,271
AMORTISATION OF RIGHT-OF-USE ASSETS	10	2,039	17,479
SHARE OF RESULTS OF ASSOCIATES	11	5,468	7,362
NET IMPAIRMENT LOSSES	19	204,977	43,876
FINANCE LEASE INCOME		(80)	(1,406)
GAIN FROM SALE OF NON-CURRENT ASSET HELD FOR SALE		(57,973)	-
OTHER INCOME		(20,889)	(23,662)
OPERATING GAIN BEFORE WORKING CAPITAL CHANGES		531,940	635,580
<i>CHANGES IN WORKING CAPITAL:</i>			
CHANGE IN RECEIVABLES AND PREPAYMENTS		(487,699)	(225,765)
CHANGE IN TRADING PROPERTIES		66,356	38,080
CHANGE IN FINANCE LEASE RECEIVABLES		767	31,692
CHANGE IN AMOUNTS DUE FROM AND DUE TO RELATED PARTIES		(3,460)	(9,965)
CHANGE IN PROVISIONS		-	(17,195)
CHANGE IN PAYABLES AND ACCRUALS		(402,811)	(111,005)
NET CASH (USED IN) / GENERATED FROM OPERATING ACTIVITIES		(294,907)	341,422
INVESTING ACTIVITIES			
FINANCE INCOME RECEIVED		9,992	3,326
DIVIDENDS RECEIVED FROM ASSOCIATES	11	4,000	4,000
PAYMENTS FOR ADDITION TO INVESTMENT PROPERTIES		(733,282)	(1,026,400)
PAYMENT FOR NON-CURRENT ASSETS HELD FOR SALE		(846)	-
PROCEEDS FROM NON-CURRENT ASSETS HELD FOR SALE		375,165	-
ADVANCES PAID FOR PROJECTS AND INVESTMENTS		(722,238)	(193,941)
PAYMENTS FOR PURCHASE OF PROPERTY, PLANT AND EQUIPMENT		(8,253)	(5,009)
PROCEEDS FROM SALE OF PROPERTY, PLANT AND EQUIPMENT		22	46
DIVIDEND INCOME RECEIVED		2,487	1,030
PROCEEDS FROM DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		31,917	8,002
PAYMENTS FOR PURCHASE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		(26,034)	(10,468)
NET MOVEMENT IN SHORT TERM DEPOSITS MATURING AFTER THREE MONTHS		688,421	(92,097)
NET CASH USED IN INVESTING ACTIVITIES		(378,649)	(1,311,511)

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09 AUG 2022

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THE ATTACHED NOTES FROM 1 TO 30 FORM AN INTEGRAL PART OF THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

		<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
FINANCING ACTIVITIES			
FINANCE COST PAID		(281,031)	(187,086)
PROCEEDS FROM OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	2,805,776	2,457,460
PAYMENTS FOR OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	(712,312)	(761,448)
DIVIDEND PAID TO NON-CONTROLLING INTEREST		(7,500)	(15,000)
DIVIDENDS PAID		(672,342)	(474,955)
PAYMENT OF LEASE LIABILITIES		(12,088)	(12,151)
CHANGE IN RESTRICTED BANK BALANCES		(599)	(9,391)
NET CASH GENERATED FROM FINANCING ACTIVITIES		1,119,904	997,429
NET INCREASE IN CASH AND CASH EQUIVALENTS		446,348	27,340
NET FOREIGN EXCHANGE DIFFERENCE		6,614	(5,486)
CASH AND CASH EQUIVALENTS AT 1 JANUARY	5	534,873	416,054
CASH AND CASH EQUIVALENTS AT 30 JUNE	5	987,835	437,908

NOTE:

- (i) DEPRECIATION FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2022 INCLUDES AN AMOUNT OF QR 9,331 THOUSAND CHARGED TO OPERATION EXPENSES IN THE INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS (2021 - QR 20,937 THOUSAND).
- (ii) THE ABOVE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS SHOULD BE READ IN CONJUNCTION WITH NOTE 30.



BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1 CORPORATE INFORMATION AND PRINCIPAL ACTIVITIES

BARWA REAL ESTATE COMPANY Q.P.S.C. ("THE COMPANY" OR "THE PARENT") WAS INCORPORATED PURSUANT TO THE PROVISION OF ARTICLE 68 OF THE QATAR COMMERCIAL COMPANIES LAW NO. 5 OF 2002 AS QATARI PUBLIC SHAREHOLDING COMPANY UNDER COMMERCIAL REGISTRATION NO. 31901 DATED 27 DECEMBER 2005. THE TERM OF THE COMPANY IS 100 YEARS STARTING FROM THE DATE OF DECLARATION IN THE COMMERCIAL REGISTER. THE COMPANY IS A LISTED ENTITY ON THE QATAR EXCHANGE.

THE COMPANY'S REGISTERED OFFICE ADDRESS IS P.O. BOX 27777, DOHA, STATE OF QATAR.

THE PRINCIPAL ACTIVITIES OF THE COMPANY AND ITS SUBSIDIARIES (TOGETHER, "THE GROUP") INCLUDE INVESTMENT IN ALL TYPES OF REAL ESTATE INCLUDING ACQUIRING, RECLAMATION, DIVIDING, DEVELOPING AND RESELLING OF LAND AND TO ESTABLISH AGRICULTURAL, INDUSTRIAL, COMMERCIAL PROJECTS ON LAND, OR LEASE THOSE LAND, AND ALSO BUYING, SELLING AND LEASING BUILDINGS OR PROJECTS. IT ALSO ADMINISTERS AND OPERATES REAL ESTATE INVESTMENTS IN AND OUTSIDE THE STATE OF QATAR. THE GROUP IS ENGAGED IN THE BUSINESS OF DEVELOPING DOMESTIC AND INTERNATIONAL REAL ESTATE PROJECTS, INVESTING, HOTELS OWNERSHIP AND MANAGEMENT, PROJECTS CONSULTING AND OTHERS.

THE FINANCIAL STATEMENTS COMPLY WITH THE REQUIREMENTS OF QATAR COMMERCIAL COMPANIES LAW NO.11 OF 2015, AS AMENDED BY LAW NO. 8 OF 2021. THE MANAGEMENT IS IN THE PROCESS OF TAKING NECESSARY ACTIONS NEEDED TO ENSURE FULL COMPLIANCE WITH THE AMENDED LAW, INCLUDING AMENDING THE ARTICLES OF ASSOCIATION OF THE COMPANY AND ITS SUBSIDIARIES WHERE NECESSARY. MANAGEMENT CONCLUDED THAT ANY NON-COMPLIANCE AS AT THE REPORTING DATE DOES NOT HAVE AN IMPACT ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS.

THE GROUP'S SUBSIDIARIES ACCOUNTING FOR MORE THAN 2% OF THE TOTAL ASSETS AND/OR OPERATIONAL RESULTS OF THE GROUP DURING THE CURRENT OR PREVIOUS PERIOD ARE INCLUDED IN THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS AS LISTED BELOW. IN ADDITION TO THE BELOW LISTED SUBSIDIARIES, THERE ARE A NUMBER OF OTHER SUBSIDIARIES' FINANCIAL STATEMENTS THAT ARE CONSOLIDATED INTO THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS AND ARE ACCOUNTING FOR LESS THAN 2% OF THE TOTAL ASSETS AND/OR OPERATIONAL RESULTS OF THE GROUP.

<i>NAME OF SUBSIDIARY</i>	<i>COUNTRY OF INCORPORATION</i>	<i>GROUP EFFECTIVE SHAREHOLDING PERCENTAGE</i>	
		<i>30 JUNE 2022</i>	<i>31 DECEMBER 2021</i>
ASAS REAL ESTATE COMPANY W.L.L	QATAR	100%	100%
AL-WASEEF ASSET MANAGEMENT COMPANY W.L.L.	QATAR	100%	100%
BARWA INTERNATIONAL COMPANY W.L.L.	QATAR	100%	100%
BARWA AL SADD COMPANY W.L.L.	QATAR	100%	100%
BARWA SALWA COMPANY W.L.L	QATAR	100%	100%
BARWA AL BARAHA COMPANY W.L.L.	QATAR	100%	100%
BARWA VILLAGE COMPANY W.L.L.	QATAR	100%	100%
MASAKEN AL SAILIYA AND MESAIMEER COMPANY W.L.L.	QATAR	100%	100%
QATAR REAL ESTATE INVESTMENT COMPANY P.J.S.C.	QATAR	100%	100%
QATAR PROJECT MANAGEMENT COMPANY Q.P.S.C.	QATAR	70%	70%
LUSAIL GOLF DEVELOPMENT COMPANY W.L.L.	QATAR	100%	100%
MADINAT AL MAWATER COMPANY W.L.L.	QATAR	100%	100%
BARAHAT AL JANOUB REAL ESTATE COMPANY W.L.L.	QATAR	100%	100%
RAWASY REAL ESTATE COMPANY W.L.L.	QATAR	100%	100%
BARWA DISTRICT COOLING COMPANY W.L.L.	QATAR	100%	100%

BARWA REAL ESTATE COMPANY Q.P.S.C.
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2022

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

2 BASIS OF PREPARATION

THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2022 HAVE BEEN PREPARED IN ACCORDANCE WITH INTERNATIONAL FINANCIAL REPORTING STANDARDS, IAS 34 "INTERIM FINANCIAL REPORTING".

THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS ARE PRESENTED IN QATARI RIYALS, WHICH IS THE GROUP'S FUNCTIONAL AND PRESENTATIONAL CURRENCY AND ALL VALUES ARE ROUNDED OFF TO THE NEAREST THOUSANDS (QR'000) EXCEPT WHEN OTHERWISE INDICATED.

THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS DO NOT INCLUDE ALL INFORMATION AND DISCLOSURES REQUIRED IN THE ANNUAL CONSOLIDATED FINANCIAL STATEMENTS AND SHOULD BE READ IN CONJUNCTION WITH THE GROUP'S ANNUAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021. IN ADDITION, RESULTS FOR THE SIX MONTH PERIOD ENDED 30 JUNE 2022 ARE NOT NECESSARILY INDICATIVE OF THE RESULTS THAT MAY BE EXPECTED FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2022.

3 SIGNIFICANT ACCOUNTING POLICIES

A) *THE ACCOUNTING POLICIES ADOPTED IN THE PREPARATION OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS ARE CONSISTENT WITH THOSE FOLLOWED IN THE PREPARATION OF THE GROUP'S ANNUAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021.*

B) *NEW STANDARDS AND INTERPRETATIONS EFFECTIVE FOR ANNUAL PERIODS BEGINNING ON OR AFTER 1 JANUARY 2022:*

THE GROUP ADOPTED THE BELOW NEW AND AMENDED INTERNATIONAL FINANCIAL REPORTING STANDARDS ("IFRSs") AND IMPROVEMENTS TO IFRSs THAT ARE EFFECTIVE FOR ANNUAL PERIODS BEGINNING ON 1 JANUARY 2022 :

- AMENDMENTS TO IAS 37: ONEROUS CONTRACTS – COSTS OF FULFILLING A CONTRACT
- AMENDMENTS TO IFRS 3: REFERENCE TO THE CONCEPTUAL FRAMEWORK
- AMENDMENTS TO IAS 16: PROPERTY, PLANT AND EQUIPMENT: PROCEEDS BEFORE INTENDED USE
- AMENDMENTS TO IFRS 1: FIRST-TIME ADOPTION OF INTERNATIONAL FINANCIAL REPORTING STANDARDS – SUBSIDIARY AS A FIRST-TIME ADOPTER
- AMENDMENTS TO IFRS 9: FINANCIAL INSTRUMENTS – FEES IN THE '10 PER CENT' TEST FOR DERECOGNITION OF FINANCIAL LIABILITIES
- AMENDMENTS TO IAS 41: TAXATION AND FAIR VALUE MEASUREMENTS

THE ADOPTION OF THE ABOVE AMENDMENTS HAD NO IMPACT ON THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS OF THE GROUP.

C) *NEW AND REVISED STANDARDS AND INTERPRETATIONS BUT NOT YET EFFECTIVE:*

STANDARDS AND INTERPRETATIONS	EFFECTIVE DATE
AMENDMENTS TO IAS 8: DEFINITION OF ACCOUNTING ESTIMATES	1 JANUARY 2023
AMENDMENTS TO IAS 1 AND IFRS PRACTICE STATEMENT 2: DISCLOSURE OF ACCOUNTING POLICIES	1 JANUARY 2023
IFRS 17: INSURANCE CONTRACTS	1 JANUARY 2023
AMENDMENTS TO IAS 1: CLASSIFICATION OF LIABILITIES AS CURRENT OR NON-CURRENT	1 JANUARY 2023

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4 ACCOUNTING ESTIMATES

THE PREPARATION OF THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS REQUIRES MANAGEMENT TO MAKE JUDGEMENTS, ESTIMATES AND ASSUMPTIONS THAT AFFECT THE APPLICATION OF ACCOUNTING POLICIES AND THE REPORTED AMOUNTS OF ASSETS, LIABILITIES, INCOME AND EXPENSE. ACTUAL RESULTS MAY DIFFER FROM THESE ESTIMATES. INFORMATION ABOUT SIGNIFICANT AREAS OF ESTIMATION UNCERTAINTY AND CRITICAL JUDGEMENT IN APPLYING ACCOUNTING POLICIES THAT HAVE THE MOST SIGNIFICANT EFFECT ON THE AMOUNT RECOGNISED IN THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENT IS DESCRIBED IN NOTE 47 OF THE ANNUAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021. IN PREPARING THESE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS, THE SIGNIFICANT JUDGMENTS MADE BY THE MANAGEMENT IN APPLYING THE GROUP'S ACCOUNTING POLICIES AND THE KEY SOURCES OF ESTIMATION UNCERTAINTY WERE THE SAME AS THOSE THAT WERE APPLIED TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021.

5 CASH AND BANK BALANCES

CASH AND BANK BALANCES ARE COMPRISED OF THE FOLLOWING:

	<i>As at 30 JUNE 2022 (REVIEWED) QR'000</i>	<i>As at 31 DECEMBER 2021 (AUDITED) QR'000</i>
CASH ON HAND	606	396
SHORT TERM DEPOSITS (I)	107,006	831,519
CURRENT ACCOUNTS	544,647	198,851
CALL ACCOUNTS	367,472	224,423
RESTRICTED BALANCES	110,008	109,328
MARGIN BANK ACCOUNTS	5,677	5,759
ALLOWANCE FOR IMPAIRMENT	(1,039)	(2,778)
TOTAL CASH AND BANK BALANCES	1,134,377	1,367,498
SHORT TERM BANK DEPOSITS MATURING AFTER 3 MONTHS	(31,896)	(720,316)
RESTRICTED BANK BALANCES AND MARGIN ACCOUNTS (II)	(115,685)	(115,087)
REVERSAL OF NON-CASH PROVISION	1,039	2,778
CASH AND CASH EQUIVALENTS	987,835	534,873

NOTES:

- (I) SHORT TERM BANK DEPOSITS ARE MADE FOR VARYING PERIODS DEPENDING ON THE CASH REQUIREMENTS OF THE GROUP WITH ORIGINAL MATURITY PERIOD RANGING UP TO TWELVE MONTHS CARRYING PROFIT AT COMMERCIAL MARKET RATES. CASH AND CASH EQUIVALENTS INCLUDE FIXED DEPOSITS MATURING WITHIN THREE MONTHS AMOUNTING TO QR 75,110 THOUSAND (2021: QR 111,203 THOUSAND).
- (II) RESTRICTED BANK BALANCES ARE RESTRICTED MAINLY TO COVER CERTAIN BANK GUARANTEES ISSUED BY THE GROUP AND THE SETTLEMENT OF DIVIDENDS YET UNCLAIMED BY THE PARENT'S SHAREHOLDERS.

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6 CURRENT AND NON-CURRENT PRESENTATION OF RECEIVABLES, PREPAYMENTS AND FINANCE LEASE RECEIVABLES

THE FOLLOWING TABLE PRESENTS THE CURRENT AND NON-CURRENT CLASSIFICATION OF RECEIVABLES, PREPAYMENTS AND FINANCE LEASE RECEIVABLES AT THE REPORTING DATE:

	<i>RECEIVABLES AND PREPAYMENTS</i>		<i>FINANCE LEASE RECEIVABLES</i>	
	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
CURRENT	673,168	683,327	240	1,622
NON-CURRENT	833,644	518,022	-	-
	1,506,812	1,201,349	240	1,622

RECEIVABLES AND PREPAYMENTS INCLUDE CONTRACT ASSETS AMOUNTING TO QR 712,184 THOUSAND (2021: QR 389,795 THOUSAND) RELATING TO THE PUBLIC PARTNERSHIP AGREEMENT SIGNED IN 2020 BETWEEN ONE OF THE GROUP'S SUBSIDIARIES AND THE PUBLIC WORKS AUTHORITY "ASHGHAL". FOR FURTHER DETAILS REFER TO NOTE 18.

AT 30 JUNE 2022, TRADE RECEIVABLES AMOUNTING TO QR 484,736 THOUSAND (2021: QR 281,587 THOUSAND) WERE IMPAIRED AND FULLY PROVIDED FOR. MOVEMENTS IN THE ALLOWANCE FOR IMPAIRMENT OF TRADE RECEIVABLES ARE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	281,587	185,244
ALLOWANCE CHARGE FOR THE PERIOD/ YEAR (NOTE 19)	208,415	115,478
REVERSAL OF PROVISION (NOTE 19)	(5,266)	(19,135)
	484,736	281,587

7 TRADING PROPERTIES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
PROPERTIES AVAILABLE FOR SALE (I)	33,910	101,598
PROPERTIES UNDER DEVELOPMENT-NET (II)	612,138	615,643
	646,048	717,241

(I) MOVEMENTS OF PROPERTIES AVAILABLE FOR SALE DURING THE PERIOD/ YEAR WERE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	101,598	201,304
SOLD DURING THE PERIOD / YEAR	(69,255)	(93,837)
TRANSFER FROM/ (TO) TRADING PROPERTIES - PROPERTIES UNDER DEVELOPMENT	1,567	(5,869)
	33,910	101,598

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7 TRADING PROPERTIES (CONTINUED)

(II) MOVEMENTS OF PROPERTIES UNDER DEVELOPMENT DURING THE PERIOD/ YEAR WERE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	615,643	1,238,804
ADDITIONS	2,263	6,497
COST OF PROPERTIES SOLD	-	(669,983)
TRANSFERRED FROM RECEIVABLES	2,678	-
TRANSFER (TO)/ FROM TRADING PROPERTIES - PROPERTIES AVAILABLE FOR SALE	(1,567)	5,869
TRANSFERRED FROM PROPERTY, PLANT AND EQUIPMENT	-	76,050
NET IMPAIRMENT LOSS (NOTE 19)	-	(37,728)
FOREIGN EXCHANGE ADJUSTMENT	(6,879)	(3,866)
	612,138	615,643

8 RELATED PARTY DISCLOSURES

QATARI DIAR REAL ESTATE INVESTMENT COMPANY Q.S.C IS THE MAIN SHAREHOLDER OF THE COMPANY, WHICH OWNS 45% OF THE COMPANY'S SHARES INCLUDING ONE PREFERRED SHARE THAT CARRIES PREFERRED RIGHTS OVER THE FINANCIAL AND OPERATING POLICIES. THE REMAINING 55% OF THE SHARES ARE WIDELY HELD AND PUBLICLY TRADED AT THE QATAR EXCHANGE.

THE GROUP HAS TRANSACTIONS WITH RELATED PARTIES, I.E. MAIN SHAREHOLDER, ASSOCIATED COMPANIES, DIRECTORS AND KEY MANAGEMENT OF THE COMPANY, AND ENTITIES CONTROLLED, JOINTLY CONTROLLED OR SIGNIFICANTLY INFLUENCED BY SUCH PARTIES. PRICING POLICIES AND TERMS OF THESE TRANSACTIONS ARE APPROVED BY THE GROUP'S MANAGEMENT.

RELATED PARTY TRANSACTIONS

TRANSACTIONS WITH RELATED PARTIES DURING THE PERIOD WERE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
INCOME FROM CONSULTANCY AND OTHER SERVICES - MAIN SHAREHOLDER	24,951	24,154
RENTAL INCOME - MAIN SHAREHOLDER	-	1,138

BALANCES WITH RELATED PARTIES INCLUDED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ARE AS FOLLOWS:

	<i>DUE FROM RELATED PARTIES</i>		<i>DUE TO RELATED PARTIES</i>	
	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
QATARI DIAR REAL ESTATE INVESTMENT Co. Q.S.C. AND ITS SUBSIDIARIES COMPANIES	165,552	155,120	162,306	167,808
ASSOCIATE COMPANIES	1,995	204	7,358	4,515
OTHER RELATED PARTIES	4,214	-	21,312	1,604
	171,761	155,324	190,976	173,927

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8 RELATED PARTY DISCLOSURES (CONTINUED)

CURRENT AND NON-CURRENT PORTIONS OF DUE FROM AND DUE TO RELATED PARTIES WERE AS FOLLOWS:

	<i>DUE FROM RELATED PARTIES</i>		<i>DUE TO RELATED PARTIES</i>	
	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
CURRENT	171,761	155,324	190,397	173,348
NON-CURRENT	-	-	579	579
	<u>171,761</u>	<u>155,324</u>	<u>190,976</u>	<u>173,927</u>

At 30 JUNE 2022, DUE FROM RELATED PARTIES AMOUNTING TO QR 128,606 THOUSAND (2021: QR 126,189 THOUSAND) WERE IMPAIRED AND FULLY PROVIDED FOR.

COMPENSATION OF DIRECTORS AND OTHER KEY MANAGEMENT PERSONNEL

THE REMUNERATION OF DIRECTORS AND OTHER MEMBERS OF KEY MANAGEMENT OF THE PARENT DURING THE PERIOD WERE AS FOLLOWS:

	<i>FOR THE SIX MONTHS ENDED 30 JUNE</i>	
	<i>2022 (REVIEWED) QR'000</i>	<i>2021 (REVIEWED) QR'000</i>
SHORT TERM BENEFITS	9,331	9,222
END OF SERVICE BENEFITS	573	540

9 INVESTMENT PROPERTIES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	32,425,715	28,158,282
ADDITIONS	1,442,593	3,896,876
CAPITALISED FINANCE COST (NOTE 21)	126,230	132,569
RIGHT-OF-USE ASSETS - LEASE MODIFICATION	-	(11,806)
NET FAIR VALUE GAIN	346,907	258,535
FOREIGN EXCHANGE ADJUSTMENT	(31,369)	(8,741)
	<u>34,310,076</u>	<u>32,425,715</u>

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9 INVESTMENT PROPERTIES (CONTINUED)

NOTES:

- (i) INVESTMENT PROPERTIES ARE LOCATED IN THE STATE OF QATAR, KINGDOM OF SAUDI ARABIA, KINGDOM OF BAHRAIN, REPUBLIC OF CYPRUS AND UNITED KINGDOM.
- (ii) FAIR VALUES OF INTERNATIONAL INVESTMENT PROPERTIES HAVE BEEN VALUED INTERNALLY AS OF 30 JUNE 2022, EXCEPT FOR 2 PROPERTIES LOCATED IN THE KINGDOM OF BAHRAIN AND THE KINGDOM OF SAUDI ARABIA, WHICH HAVE BEEN VALUED AT 31 DECEMBER 2021. INVESTMENT PROPERTIES LOCATED IN THE STATE OF QATAR ARE STATED AT FAIR VALUE BASED ON VALUATIONS PERFORMED BY ACCREDITED INDEPENDENT VALUERS AS AT 30 JUNE 2022. THOSE VALUERS ARE ACCREDITED INDEPENDENT VALUERS WITH RECOGNISED AND RELEVANT PROFESSIONAL QUALIFICATIONS AND WITH RECENT EXPERIENCE IN THE LOCATION AND CATEGORY OF THOSE INVESTMENT PROPERTIES BEING VALUED. IN ARRIVING AT ESTIMATED MARKET VALUES THE VALUERS HAVE USED THEIR MARKET KNOWLEDGE AND PROFESSIONAL JUDGMENT AND NOT ONLY RELIED ON HISTORICAL TRANSACTIONAL COMPARABLE. IN THE ABSENCE OF CURRENT PRICES IN AN ACTIVE MARKET, THE VALUATIONS ARE BASED ON THE AGGREGATE OF THE ESTIMATED CASH FLOWS EXPECTED TO BE RECEIVED FROM RENTING THE PROPERTY. A YIELD THAT REFLECTS THE SPECIFIC RISKS INHERENT IN THE NET CASH FLOWS IS APPLIED TO THE NET ANNUAL CASH FLOWS TO ARRIVE AT THE PROPERTY VALUATION.
- (iii) THE GROUP HAS NO RESTRICTIONS ON THE REALISABILITY OF ITS INVESTMENT PROPERTIES AND NO CONTRACTUAL OBLIGATIONS TO EITHER PURCHASE, CONSTRUCT OR DEVELOP INVESTMENT PROPERTIES OR FOR REPAIRS, MAINTENANCE AND ENHANCEMENTS, OTHER THAN THE COMMITMENTS DISCLOSED IN NOTE 15. TWO PROPERTIES WITH A MARKET VALUE OF QR 8,001,641 THOUSAND AT 30 JUNE 2022 HAVE BEEN PLEDGED AGAINST OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS.
- (iv) INCLUDED IN INVESTMENT PROPERTIES ARE CERTAIN PROPERTIES WITH A CARRYING VALUE OF QR 8,323,625 THOUSAND AT 30 JUNE 2022 (31 DECEMBER 2021 – QR 8,378,844 THOUSAND) FOR WHICH THE TITLE DEEDS WILL BE TRANSFERRED TO THE GROUP UPON COMPLETION OF THE CONSTRUCTION OF THE PROJECTS. THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS HAVE BEEN PREPARED ON THE BASIS THAT THE BENEFICIAL INTEREST OF THESE INVESTMENT PROPERTIES RESIDES WITH THE GROUP.

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10 RIGHT-OF-USE ASSETS

THE GROUP LEASES SEVERAL ASSETS INCLUDING BUILDINGS AND LAND. THE LEASE TERMS RANGE FROM 1 TO 98 YEARS.

THE MOVEMENT OF RIGHT-OF-USE ASSETS DURING THE PERIOD/ YEAR IS ILLUSTRATED AS FOLLOWS:

	30 JUNE 2022 (REVIEWED) QR'000	31 DECEMBER 2021 (AUDITED) QR'000
1 JANUARY	15,834	18,680
MODIFICATIONS	39	16,416
ADDITIONS	-	3,675
AMORTISATION EXPENSE	(2,039)	(22,947)
FOREIGN EXCHANGE ADJUSTMENT	-	10
	<u>13,834</u>	<u>15,834</u>

AMOUNTS RECOGNISED IN INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS DURING THE PERIOD IS SUMMARIZED AS FOLLOWS:

	30 JUNE 2022 (REVIEWED) QR'000	30 JUNE 2021 (REVIEWED) QR'000
AMORTISATION OF RIGHT-OF-USE ASSETS	2,039	17,479
INCOME FROM SUBLEASING RIGHT-OF-USE ASSETS	1,664	7,507

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11 INVESTMENTS IN ASSOCIATES

THE FOLLOWING TABLE ILLUSTRATES THE SUMMARISED FINANCIAL INFORMATION OF THE GROUP'S INVESTMENTS IN ASSOCIATES:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	120,732	455,493
DIVIDENDS FROM ASSOCIATES	(4,000)	(4,000)
SHARE OF RESULTS OF ASSOCIATES DURING THE PERIOD / YEAR	(5,468)	2,725
IMPAIRMENT LOSS DURING THE PERIOD/ YEAR (NOTE 19)	(1,222)	(759)
TRANSFER TO NON-CURRENT ASSETS HELD FOR SALE	-	(316,346)
SHARE OF CHANGE IN FAIR VALUE RESERVE	(2,567)	(23,901)
FOREIGN EXCHANGE ADJUSTMENT	(1,108)	7,520
	<u>106,367</u>	<u>120,732</u>
TOTAL GROUP'S SHARE OF THE ASSOCIATES' STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE / 31 DECEMBER		
TOTAL ASSETS	541,809	560,302
TOTAL LIABILITIES	<u>(435,442)</u>	<u>(439,570)</u>
GROUP SHARE OF NET ASSETS OF ASSOCIATES	<u>106,367</u>	<u>120,732</u>
CARRYING AMOUNT OF THE INVESTMENTS	<u>106,367</u>	<u>120,732</u>
	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
GROUP'S SHARE OF ASSOCIATES' REVENUES AND RESULTS FOR THE SIX MONTHS ENDED 30 JUNE :		
REVENUES	<u>143,280</u>	<u>257,109</u>
RESULTS	<u>(5,468)</u>	<u>(7,362)</u>

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12 PAYABLES AND OTHER LIABILITIES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
CONTRACTORS AND SUPPLIERS	322,417	566,237
CLIENTS ADVANCES AND UNEARNED INCOME	31,933	38,900
RETENTION PAYABLE	129,945	110,501
CONTRIBUTION TO SOCIAL AND SPORTS FUND	-	27,842
ACCRUED EXPENSES	389,646	365,894
ACCRUED FINANCE COST	57,196	49,146
OTHER PAYABLES	517,180	572,445
	<u>1,448,317</u>	<u>1,730,965</u>

THE MATURITY OF PAYABLES AND OTHER LIABILITIES ARE AS FOLLOWS:

NON-CURRENT	222,825	259,332
CURRENT	1,225,492	1,471,633
	<u>1,448,317</u>	<u>1,730,965</u>

13 PROVISIONS

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	25,605	42,800
PROVIDED DURING THE PERIOD/ YEAR	-	424
UTILISED DURING THE PERIOD/ YEAR	-	(17,619)
	<u>25,605</u>	<u>25,605</u>

PROVISIONS ARE ANALYSED BY NATURE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
PROVISION FOR LITIGATIONS	14,605	14,605
PROVISION FOR CLAIMS	11,000	11,000
	<u>25,605</u>	<u>25,605</u>

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14 LEASE LIABILITIES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	330,808	354,553
ADDITIONS	39	3,675
MODIFICATION	-	4,594
UNWINDING OF DEFERRED FINANCE COST (NOTE 21)	6,235	13,780
PAYMENTS	(12,088)	(27,707)
TRANSFER TO ACCRUED LEASE PAYABLE	(7,824)	(17,797)
FOREIGN EXCHANGE ADJUSTMENT	(3,142)	(290)
	<u>314,028</u>	<u>330,808</u>

LEASE LIABILITIES ARE FURTHER ANALYSED AS FOLLOWS:

CURRENT	45,601	44,528
NON-CURRENT	268,427	286,280
	<u>314,028</u>	<u>330,808</u>

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
<i>MATURITY ANALYSIS:</i>		
YEAR 1	57,503	56,995
YEAR 2	37,708	36,665
YEAR 3	24,365	31,812
YEAR 4	14,861	17,514
YEAR 5	14,861	14,954
LATER THAN 5 YEARS	446,999	466,830
	<u>596,297</u>	<u>624,770</u>
DEFERRED FINANCE COST	(282,269)	(293,962)
	<u>314,028</u>	<u>330,808</u>

THE GROUP DOES NOT FACE A SIGNIFICANT LIQUIDITY RISK WITH REGARD TO ITS LEASE LIABILITIES. LEASE LIABILITIES ARE MONITORED BY THE GROUP'S TREASURY FUNCTION.

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NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

15 OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS

THE MOVEMENTS IN THE OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS WERE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
AT 1 JANUARY	14,063,213	10,082,855
ADDITIONAL FACILITIES OBTAINED	2,805,776	5,078,383
ACCRUED FINANCE COST	-	8,868
REPAYMENTS	(712,312)	(1,100,297)
DEFERRED FINANCE CHARGES	(8,635)	(6,385)
FOREIGN EXCHANGE ADJUSTMENT	11,119	(211)
	<u>16,159,161</u>	<u>14,063,213</u>
UN-SECURED FACILITIES	10,993,777	10,800,456
SECURED FACILITIES (*)	5,204,524	3,293,133
DEFERRED FINANCE CHARGES	(39,140)	(30,376)
	<u>16,159,161</u>	<u>14,063,213</u>

(*) CORPORATE GUARANTEES FROM THE PARENT COMPANY, ASSIGNMENT OVER RIGHTS TO PROJECTS' REVENUES AND DOCUMENTS, IN ADDITION TO A PLEDGE OVER THE PROJECT COMPANIES' SHARES, BANK ACCOUNTS AND ASSETS HAVE BEEN GRANTED AGAINST 3 FACILITIES AMOUNTING TO QR 5,691 MILLION OF WHICH QR 5,205 MILLION HAVE BEEN WITHDRAWN UP TO 30 JUNE 2022.

THE MATURITY PROFILE OF OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS WERE AS FOLLOWS:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
NON-CURRENT	14,697,009	11,811,845
CURRENT	1,462,152	2,251,368
	<u>16,159,161</u>	<u>14,063,213</u>

FOLLOWING IS THE SUMMARY OF THE TERMS OF THE BORROWINGS AT PERIOD/ YEAR END:

CURRENCY	AMOUNT	FINAL MATURITY	PROFIT	PROFIT RATE	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
USD	1,411 MILLION	2022-2026	FLOATING	LIBOR+ AVERAGE MARGIN	5,150,013	5,769,901
QAR	11,048 MILLION	2026-2044	FLOATING WITH FLOOR RATES	QCB RATE +/- AVERAGE MARGIN	11,048,288	8,323,688
					<u>16,198,301</u>	<u>14,093,589</u>

THE GROUP HAS NOT BREACHED ANY LOAN COVENANT DURING 2022 AND 2021.

THE ABOVE FACILITIES HAVE BEEN OBTAINED FOR THE PURPOSE OF FINANCING LONG TERM PROJECTS AND WORKING CAPITAL REQUIREMENTS OF THE GROUP. THE FACILITIES CARRY PROFITS AT RATES COMPARABLE TO COMMERCIAL RATES PREVAILING IN THE MARKET FOR FACILITIES WITH THE SAME TERMS AND CONDITIONS LIKE THE GROUP'S FACILITIES.

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16 RENTAL OPERATION EXPENSES

	<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
STAFF COSTS	54,672	50,981
MAINTENANCE AND UTILITIES EXPENSE	163,990	169,643
PROFESSIONAL FEES & OTHER EXPENSES	2,968	962
	<u>221,630</u>	<u>221,586</u>

17 CONSULTING OPERATION AND OTHER SERVICES EXPENSES

	<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
STAFF COSTS	38,137	27,985
HOTEL OPERATION COSTS	16,169	25,856
MAINTENANCE AND UTILITIES EXPENSE	37,357	48,465
DEPRECIATION	9,331	20,937
OTHER EXPENSES	8,332	10,896
	<u>109,326</u>	<u>134,139</u>

18 PROFIT ON SALE OF PROPERTY AND CONSTRUCTION SERVICES

	<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
REVENUE FROM CONSTRUCTION SERVICES (1)	319,622	162,543
SALE OF PROPERTIES	83,158	47,894
	<u>402,780</u>	<u>210,437</u>
COST OF CONSTRUCTION SERVICES (1)	(301,046)	(136,758)
COST OF SALE OF PROPERTIES	(69,892)	(42,255)
	<u>(370,938)</u>	<u>(179,013)</u>
	<u>31,842</u>	<u>31,424</u>

NOTE:

(1) DURING 2020, ONE OF THE GROUP'S SUBSIDIARIES AND THE PUBLIC WORKS AUTHORITY "ASHGHAL", SIGNED A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT. AS PER THE AGREEMENT, BARWA REAL ESTATE WILL DEVELOP 8 PUBLIC SCHOOLS BY THE YEAR 2022 AND PROVIDE MAINTENANCE SUPPORT OVER A PERIOD OF 25 YEARS UNDER THE QATAR SCHOOLS PPP DEVELOPMENT PROGRAM – PACKAGE 1. SCHOOLS WILL BE DIRECTLY LEASED TO THE MINISTRY OF EDUCATION AND HIGHER EDUCATION UPON COMPLETION OF ALL CONSTRUCTION WORKS. DURING 2021, DEVELOPMENT WORKS STARTED AND THE GROUP RECOGNIZED THE ABOVE REVENUE AND RELATED COSTS FOR THE PERIOD. AS A RESULT, RECEIVABLES AND PREPAYMENTS (NOTE 6) INCLUDE A CONTRACT ASSET AMOUNTING TO QR 712,184 THOUSAND AS AT 30 JUNE 2022 (2021: QR 389,795 THOUSAND).

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19 NET IMPAIRMENT LOSSES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
IMPAIRMENT LOSSES :		
CASH AND BANK BALANCES (NOTE 5)	(3)	(274)
RECEIVABLES (NOTE 6)	(208,415)	(55,926)
TRADING PROPERTIES	-	(253)
INVESTMENT IN ASSOCIATES (NOTE 11)	(1,222)	(76)
DUE FROM RELATED PARTIES	(2,417)	(2,645)
REVERSAL OF IMPAIRMENT:		
CASH AND BANK BALANCES (NOTE 5)	1,742	225
RECEIVABLES (NOTE 6)	5,266	2,950
TRADING PROPERTIES	-	9,307
INVESTMENT IN ASSOCIATES	-	1,263
FINANCE LEASE RECEIVABLES	72	1,553
NET IMPAIRMENT LOSSES	<u>(204,977)</u>	<u>(43,876)</u>

20 OTHER INCOME

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>30 JUNE 2021 (REVIEWED) QR'000</i>
DIVIDEND INCOME	2,531	3,249
(LOSS)/ GAIN FROM REVALUATION OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	(1,803)	2,454
OTHERS	20,161	17,959
	<u>20,889</u>	<u>23,662</u>

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21 NET FINANCE COST

	<i>30 JUNE</i> <i>2022</i> <i>(REVIEWED)</i> <i>QR'000</i>	<i>30 JUNE</i> <i>2021</i> <i>(REVIEWED)</i> <i>QR'000</i>
<i>FINANCE COSTS</i>		
FINANCE COSTS ON ISLAMIC FINANCE CONTRACTS	(246,136)	(177,292)
LESS: CAPITALISED FINANCE COSTS (NOTE 9)	<u>126,230</u>	<u>51,134</u>
	(119,906)	(126,158)
UNWINDING OF DEFERRED FINANCE COST	(9,434)	(11,659)
FINANCE COST - LEASE LIABILITY (NOTE 14)	(6,235)	(7,114)
NET FOREIGN EXCHANGE LOSS	<u>(55,903)</u>	<u>-</u>
FINANCE COSTS FOR THE PERIOD	<u>(191,478)</u>	<u>(144,931)</u>
<i>FINANCE INCOME</i>		
INCOME FROM MURABAHA AND ISLAMIC DEPOSITS	7,335	3,386
NET FOREIGN EXCHANGE GAIN	-	705
OTHERS	<u>177</u>	<u>198</u>
FINANCE INCOME FOR THE PERIOD	<u>7,512</u>	<u>4,289</u>
NET FINANCE COST FOR THE PERIOD	<u>(183,966)</u>	<u>(140,642)</u>

22 BASIC AND DILUTED EARNINGS PER SHARE

BASIC EARNINGS PER SHARE IS CALCULATED BY DIVIDING THE PROFIT FOR THE PERIOD ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT BY THE WEIGHTED AVERAGE NUMBER OF ORDINARY SHARES OUTSTANDING DURING THE PERIOD AS FOLLOWS:

	<i>FOR THE SIX MONTHS ENDED</i> <i>30 JUNE</i>	
	<i>2022</i> <i>(REVIEWED)</i>	<i>2021</i> <i>(REVIEWED)</i>
PROFIT ATTRIBUTABLE TO OWNERS OF THE PARENT (QR'000)	<u>536,872</u>	<u>532,961</u>
ORDINARY SHARES AUTHORIZED, ISSUED AND FULLY PAID (THOUSANDS)	3,891,246	3,891,246
WEIGHTED AVERAGE NUMBER OF SHARES OUTSTANDING DURING THE PERIOD (THOUSANDS)	<u>3,891,246</u>	<u>3,891,246</u>
BASIC AND DILUTED EARNINGS PER SHARE (QR)	<u>0.138</u>	<u>0.137</u>

THERE WERE NO POTENTIALLY DILUTIVE SHARES OUTSTANDING AT ANY TIME DURING THE PERIOD AND THEREFORE THE DILUTED EARNINGS PER SHARE ARE EQUAL TO THE BASIC EARNINGS PER SHARE.

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23 OTHER RESERVES

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
FAIR VALUE RESERVE (I)	(155,003)	(194,312)
TRANSLATION RESERVE (II)	(211,772)	(205,375)
OTHER RESERVE	(825)	(1,387)
	<u>(367,600)</u>	<u>(401,074)</u>

(i) FAIR VALUE RESERVE:

THE FAIR VALUE RESERVE COMPRISES THE CUMULATIVE NET CHANGE IN THE FAIR VALUE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME.

(ii) TRANSLATION RESERVE:

THE TRANSLATION RESERVE COMPRISES ALL FOREIGN CURRENCY DIFFERENCES ARISING FROM THE TRANSLATION OF THE FINANCIAL STATEMENTS OF FOREIGN OPERATIONS, AS WELL AS FROM THE TRANSLATION OF ASSETS AND LIABILITIES THAT FORM PART OF GROUP'S NET INVESTMENT IN FOREIGN OPERATIONS. THIS RESERVE IS NOT AVAILABLE FOR DISTRIBUTION.

24 CONTINGENT LIABILITIES

THE GROUP HAD THE FOLLOWING CONTINGENT LIABILITIES FROM WHICH IT IS ANTICIPATED THAT NO MATERIAL LIABILITIES WILL ARISE:

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
BANK GUARANTEES	<u>106,569</u>	<u>175,986</u>

25 COMMITMENTS

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>
CONTRACTUAL COMMITMENTS TO CONTRACTORS AND SUPPLIERS FOR PROPERTIES UNDER DEVELOPMENT	<u>1,127,607</u>	<u>1,799,940</u>

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26 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS

26.1 FINANCIAL RISK FACTORS

THE GROUP'S ACTIVITIES ARE EXPOSED TO A VARIETY OF FINANCIAL RISKS: MARKET RISK (INCLUDING CURRENCY RISK, FAIR VALUE PROFIT RATE RISK, CASH FLOW PROFIT RATE RISK AND PRICE RISK), CREDIT RISK AND LIQUIDITY RISK.

THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS DO NOT INCLUDE ALL FINANCIAL RISK MANAGEMENT INFORMATION AND DISCLOSURES REQUIRED IN THE ANNUAL FINANCIAL STATEMENTS; THEY SHOULD BE READ IN CONJUNCTION WITH THE GROUP'S ANNUAL FINANCIAL STATEMENTS AS AT 31 DECEMBER 2021.

THERE HAVE BEEN NO CHANGES IN THE RISK MANAGEMENT POLICIES SINCE THE YEAR END.

26.2 LIQUIDITY RISK

DURING THE PERIOD THE GROUP OBTAINED NEW OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS AMOUNTING TO QR 2,805,776 THOUSAND.

26.3 FAIR VALUE ESTIMATION

THE CARRYING AMOUNTS OF THE GROUP'S FINANCIAL INSTRUMENTS AS AT 30 JUNE 2022 AND 31 DECEMBER 2021 APPROXIMATE THEIR FAIR VALUE.

FAIR VALUE HIERARCHY

THE GROUP USES THE FOLLOWING HIERARCHY FOR DETERMINING AND DISCLOSING THE FAIR VALUE OF FINANCIAL INSTRUMENTS BY VALUATION TECHNIQUE:

- LEVEL 1: QUOTED (UNADJUSTED) PRICES IN ACTIVE MARKETS FOR IDENTICAL ASSETS OR 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; AND
- LEVEL 3: TECHNIQUES WHICH USE INPUTS WHICH HAVE A SIGNIFICANT EFFECT ON THE RECORDED FAIR VALUES ARE NOT BASED ON OBSERVABLE MARKET DATA.

FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME AMOUNTING TO QR 52,161 THOUSAND (31 DECEMBER 2021 -QR 52,108 THOUSAND) ARE UNQUOTED EQUITY SECURITIES CARRIED AT FAIR VALUE. INFORMATION FOR SUCH INVESTMENTS IS USUALLY LIMITED TO PERIODIC INVESTMENT PERFORMANCE REPORTS FROM THE INVESTMENT MANAGERS. MANAGEMENT HAS PERFORMED A REVIEW OF ITS UNQUOTED EQUITY INVESTMENTS TO ASSESS THE VALUE OF THESE INVESTMENTS. BASED ON THE LATEST FINANCIAL INFORMATION AVAILABLE IN RESPECT OF THESE INVESTMENTS AND THEIR OPERATIONS, MANAGEMENT IS OF THE VIEW THAT THE FAIR VALUE OF THESE INVESTMENTS AS AT 30 JUNE 2022 DOES NOT MATERIALLY DIFFER FROM THE FAIR VALUE ON 31 DECEMBER 2021 HAD THE FAIR VALUATION BEEN CARRIED OUT ON THAT DATE.

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26 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS (CONTINUED)

26.3 FAIR VALUE ESTIMATION (CONTINUED)

AS AT 30 JUNE 2022 AND 31 DECEMBER 2021, THE GROUP HELD THE FOLLOWING CLASSES OF FINANCIAL INSTRUMENTS MEASURED AT FAIR VALUE:

FINANCIAL ASSETS

	<i>30 JUNE 2022 (REVIEWED) QR'000</i>	<i>LEVEL 1 QR'000</i>	<i>LEVEL 2 QR'000</i>	<i>LEVEL 3 QR'000</i>
INVESTMENT PROPERTIES	34,310,076	-	-	34,310,076
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	42,641	42,641	-	-
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	131,451	79,290	-	52,161
	<u>34,484,168</u>	<u>121,931</u>	<u>-</u>	<u>34,362,237</u>
	<i>31 DECEMBER 2021 (AUDITED) QR'000</i>	<i>LEVEL 1 QR'000</i>	<i>LEVEL 2 QR'000</i>	<i>LEVEL 3 QR'000</i>
INVESTMENT PROPERTIES	32,425,715	-	-	32,425,715
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	45,252	45,252	-	-
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	132,344	80,236	-	52,108
	<u>32,603,311</u>	<u>125,488</u>	<u>-</u>	<u>32,477,823</u>

DURING THE PERIOD, THERE WERE NO TRANSFERS BETWEEN LEVEL 1 AND LEVEL 2 FAIR VALUE MEASUREMENTS, AND NO TRANSFERS INTO AND OUT OF LEVEL 3 FAIR VALUE MEASUREMENT.

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27 GOODWILL

	<i>30 JUNE</i> <i>2022</i> <i>QR'000</i>	<i>31 DECEMBER</i> <i>2021</i> <i>QR'000</i>
GOODWILL	<u>132,411</u>	<u>132,411</u>
	<u>132,411</u>	<u>132,411</u>

95% OF THE GOODWILL IS ALLOCATED TO ONE OF THE GROUP'S SUBSIDIARIES AS A CASH GENERATING UNIT. THE GROUP PERFORMS ITS ANNUAL IMPAIRMENT TEST ANNUALLY AS AT 31 DECEMBER. TO ASSESS WHETHER GOODWILL IS IMPAIRED, THE CARRYING AMOUNT OF THE REAL ESTATE CGU IS COMPARED TO ITS RECOVERABLE AMOUNT DETERMINED ON A VALUE IN USE BASIS.

KEY ASSUMPTIONS USED IN VALUE IN USE CALCULATIONS IN DECEMBER 2021

THE RECOVERABLE AMOUNT OF THE REAL ESTATE CGU HAS BEEN DETERMINED BASED ON A VALUE IN USE CALCULATION USING FREE CASH FLOW TO EQUITY PROJECTIONS FROM FINANCIAL BUDGETS APPROVED BY SENIOR MANAGEMENT COVERING A FIVE-YEAR PERIOD. THE CASH FLOWS HAVE BEEN DISCOUNTED BY A WACC OF 8.02%. ALL CASH FLOWS BEYOND THE FIVE YEAR PERIOD HAVE AN ASSUMED GROWTH RATE OF 2% FOR THE CGU FOR THE PURPOSE OF GOODWILL IMPAIRMENT TESTING; THE STRATEGIC BUSINESS PLAN ASSUMES CERTAIN ECONOMIC CONDITIONS AND BUSINESS PERFORMANCE, WHICH ARE CONSIDERED APPROPRIATE AS THEY ARE CONSISTENT WITH CURRENT MARKET EXPECTATIONS OF THE FUTURE. AS A RESULT OF THIS ANALYSIS, NO IMPAIRMENT ALLOWANCES HAD BEEN RECOGNISED AGAINST GOODWILL AS AT 31 DECEMBER 2021. NEXT IMPAIRMENT TEST WILL BE CONDUCTED AT 31 DECEMBER 2022.

SENSITIVITY TO CHANGES IN ASSUMPTIONS

MANAGEMENT CONSIDERED ALTERNATIVE METHODS INCLUDING COMPARABLE VALUATIONS USING MARKET MULTIPLES. UNDER THESE SCENARIOS THE RECOVERABLE AMOUNT OF THE CGU EXCEEDED ITS CARRYING VALUE AT 31 DECEMBER 2021. THE BENCHMARKS OF THE CGU WERE UPDATED TO REFLECT THE RETURN VARIABILITY PROJECTED BY SENIOR MANAGEMENT IN THE FIVE-YEAR PERIOD.

AT YEAR-END 2021, THE GROUP'S ASSESSMENT OF THE REASONABLY POSSIBLE CHANGE IN KEY ASSUMPTIONS CORRESPONDED TO THE BRACKETS OF VALUES USED IN THE SENSITIVITY TESTS WHICH ARE PRESENTED BELOW:

- 0.5 BASIS POINT INCREASE IN DISCOUNT RATE
- 0.5 BASIS POINT DECREASE IN GROWTH RATE TO INFINITY
- 0.5 BASIS POINT DECREASE IN MARGIN OVER 2021 TO 2025 CASH PERIODS
- 10% DECREASE IN WORKING CAPITAL ASSUMPTIONS

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28 SEGMENT INFORMATION

THE GROUP HAS THREE REPORTABLE SEGMENTS, AS DESCRIBED BELOW, WHICH ARE THE GROUP'S STRATEGIC DIVISIONS. THE STRATEGIC DIVISIONS OFFER DIFFERENT BUSINESSES AND ARE MANAGED SEPARATELY BECAUSE THEY REQUIRE DIFFERENT EXPERTISE. FOR EACH OF THE STRATEGIC DIVISIONS, THE GROUP'S TOP MANAGEMENT (THE CHIEF OPERATING DECISION MAKER) REVIEWS INTERNAL MANAGEMENT REPORTS ON A REGULAR BASIS. THE REAL ESTATE SEGMENT DEVELOPS, SELLS AND LEASES CONDOMINIUMS, VILLAS, RETAIL SHOPS, WAREHOUSES, WORKSHOPS AND PLOTS OF LAND. BUSINESS SERVICES SEGMENT PROVIDES BUSINESS SUPPORT SERVICES AND OTHER SERVICES COMPRISE COOLING AND OTHER SERVICES.

THE OPERATING SEGMENTS ARE MONITORED AND STRATEGIC DECISIONS ARE MADE ON THE BASIS OF ADJUSTED SEGMENT OPERATING RESULTS, WHICH ARE CONSIDERED AS A MEASURE OF THE INDIVIDUAL SEGMENT'S PROFIT OR LOSS.

OPERATING SEGMENTS

THE OPERATING SEGMENTS ARE PRESENTED AS FOLLOWS:

FOR THE SIX MONTHS ENDED 30 JUNE 2022 (REVIEWED):

	<i>REAL ESTATE</i>	<i>BUSINESS SERVICES</i>	<i>OTHER SERVICES</i>	<i>ELIMINATIONS</i>	<i>TOTAL</i>
	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>
REVENUES AND GAINS					
- EXTERNAL PARTIES	1,236,521	92,152	60,696	-	1,389,369
- INTERNAL SEGMENTS	80,183	87,721	-	(167,904) (1)	-
TOTAL REVENUES AND GAINS	1,316,704	179,873	60,696	(167,904)	1,389,369
NET PROFIT BEFORE FOLLOWING ITEMS	925,009	24,692	35,377	(27,289)	957,789
- SHARE OF RESULTS OF ASSOCIATES	-	-	(5,468)	-	(5,468)
- NET FINANCE COST	(184,167)	201	-	-	(183,966)
- IMPAIRMENT LOSSES	(46,667)	(153,330)	(4,980)	-	(204,977)
- DEPRECIATION AND AMORTISATION	(4,942)	(3,845)	(9,331)	-	(18,118)
NET PROFIT FOR THE PERIOD	689,233	(132,282)	15,598	(27,289)	545,260

FOR THE SIX MONTHS ENDED 30 JUNE 2021 (REVIEWED):

	<i>REAL ESTATE</i>	<i>BUSINESS SERVICES</i>	<i>OTHER SERVICES</i>	<i>ELIMINATIONS</i>	<i>TOTAL</i>
	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>
REVENUES AND GAINS					
- EXTERNAL PARTIES	1,037,980	93,423	77,708	-	1,209,111
- INTERNAL SEGMENTS	124,586	79,076	-	(203,662) (1)	-
TOTAL REVENUES AND GAINS	1,162,566	172,499	77,708	(203,662)	1,209,111
NET PROFIT BEFORE FOLLOWING ITEMS	740,654	25,073	47,968	(38,841)	774,854
- SHARE OF RESULTS OF ASSOCIATES	-	-	(7,362)	-	(7,362)
- NET FINANCE COST	(139,814)	(828)	-	-	(140,642)
- IMPAIRMENT LOSSES	(32,731)	(5,288)	(5,857)	-	(43,876)
- DEPRECIATION AND AMORTISATION	(6,253)	(3,147)	(36,350)	-	(45,750)
NET PROFIT FOR THE PERIOD	561,856	15,810	(1,601)	(38,841)	537,224

NOTE:

(1) INTER-SEGMENT REVENUES AND GAINS ARE ELIMINATED AT THE CONSOLIDATED LEVEL.

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28 SEGMENT INFORMATION (CONTINUED)

THE FOLLOWING TABLE PRESENTS SEGMENT ASSETS AND LIABILITIES OF THE GROUP'S OPERATING SEGMENTS AS AT 30 JUNE 2022 AND 31 DECEMBER 2021:

<i>At 30 JUNE 2022 (REVIEWED)</i>	<i>REAL ESTATE QR'000</i>	<i>BUSINESS SERVICES QR'000</i>	<i>OTHER SERVICES QR'000</i>	<i>ELIMINATIONS QR'000</i>	<i>TOTAL QR'000</i>
CURRENT ASSETS	2,429,645	430,719	222,485	-	3,082,849
NON-CURRENT ASSETS	36,180,260	847,453	319,047	(1,253,150)	36,093,610
TOTAL ASSETS	38,609,905	1,278,172	541,532	(1,253,150)	39,176,459
CURRENT LIABILITIES	(2,665,935)	(249,575)	(35,019)	-	(2,950,529)
NON-CURRENT LIABILITIES	(15,602,980)	(392,273)	(500,866)	1,160,815	(15,335,304)
TOTAL LIABILITIES	(18,268,915)	(641,848)	(535,885)	1,160,815	(18,285,833)
<i>At 31 DECEMBER 2021 (AUDITED)</i>	<i>REAL ESTATE QR'000</i>	<i>BUSINESS SERVICES QR'000</i>	<i>OTHER SERVICES QR'000</i>	<i>ELIMINATIONS QR'000</i>	<i>TOTAL QR'000</i>
CURRENT ASSETS	2,807,058	574,484	210,729	-	3,592,271
NON-CURRENT ASSETS	33,919,577	745,158	328,733	(1,072,835)	33,920,633
TOTAL ASSETS	36,726,635	1,319,642	539,462	(1,072,835)	37,512,904
CURRENT LIABILITIES	(3,631,895)	(304,281)	(31,590)	-	(3,967,766)
NON-CURRENT LIABILITIES	(12,634,712)	(319,569)	(494,408)	946,659	(12,502,030)
TOTAL LIABILITIES	(16,266,607)	(623,850)	(525,998)	946,659	(16,469,796)

GEOGRAPHIC SEGMENTS

THE GEOGRAPHIC SEGMENTS IN 2022 ARE PRESENTED AS FOLLOWS:

- 97.08 % OF THE GROUP'S ASSETS ARE LOCATED IN THE STATE OF QATAR.
- 98.73 % OF THE GROUP'S REVENUES HAVE BEEN GENERATED IN THE STATE OF QATAR.
- 99.29 % OF THE GROUP'S NET PROFIT HAS BEEN RECOGNIZED IN THE STATE OF QATAR .

THE GROUP'S REVENUE FROM EXTERNAL PARTIES AND INFORMATION ABOUT ITS SEGMENT OF NON- CURRENT ASSETS BY GEOGRAPHICAL LOCATION ARE DETAILED BELOW:

	<i>REVENUE FROM EXTERNAL PARTIES</i>		<i>NON-CURRENT ASSETS</i>	
	<i>30 JUNE 2022 QR'000</i>	<i>30 JUNE 2021 QR'000</i>	<i>30 JUNE 2022 QR'000</i>	<i>31 DECEMBER 2021 QR'000</i>
STATE OF QATAR	1,371,735	1,186,403	35,188,358	33,000,016
OTHER GCC COUNTRIES	10,488	19,084	606,284	589,038
EUROPE & NORTH AFRICA	7,146	3,624	298,968	331,579
	1,389,369	1,209,111	36,093,610	33,920,633

BARWA REAL ESTATE COMPANY Q.P.S.C.**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS****FOR THE SIX MONTHS ENDED 30 JUNE 2022****NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS****29 DIVIDENDS**

THE SHAREHOLDERS OF THE PARENT COMPANY APPROVED AT THE ANNUAL GENERAL MEETING HELD ON 13 MARCH 2022 A CASH DIVIDEND OF QR 0.175 PER SHARE, AMOUNTING TO QR 680,968 THOUSAND FROM THE PROFIT OF 2021 (2021: CASH DIVIDEND OF QR 0.125 PER SHARE; AMOUNTING TO QR 486,406 THOUSAND FROM THE PROFIT OF 2020).

30 CASH FLOW INFORMATION

<i>NET DEBT ANALYSIS :</i>	<i>30 JUNE 2022</i>	<i>31 DECEMBER 2021</i>
	<i>QR'000</i>	<i>QR'000</i>
CASH AND CASH EQUIVALENTS	987,835	534,873
SHORT TERM DEPOSITS MATURING AFTER 3 MONTHS	31,896	720,316
LIQUID INVESTMENTS	42,641	45,252
BORROWING - REPAYABLE WITHIN ONE YEAR	(1,462,152)	(2,251,368)
BORROWING - REPAYABLE AFTER ONE YEAR	(14,697,009)	(11,811,845)
NET DEBT	<u>(15,096,789)</u>	<u>(12,762,772)</u>
CASH, DEPOSIT AND LIQUID INVESTMENTS	1,062,372	1,300,441
GROSS DEBT - VARIABLE FINANCE COST RATES	(16,159,161)	(14,063,213)
NET DEBT	<u>(15,096,789)</u>	<u>(12,762,772)</u>