



**Barwa Real Estate Company Q.P.S.C.**

**The Unreviewed Condensed Consolidated Interim Financial Statements**

**30 September 2021**

نبني المستقبل

BUILDING THE FUTURE



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**BARWA REAL ESTATE COMPANY Q.P.S.C.**  
**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
**AS AT 30 SEPTEMBER 2021**

**CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION**

	<b>30 SEPTEMBER 2021 (UNREVIEWED) QR'000</b>	<b>31 DECEMBER 2020 (AUDITED) QR'000</b>
<b>ASSETS</b>		
CASH AND BANK BALANCES	1,449,964	746,157
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	43,302	35,792
RECEIVABLES AND PREPAYMENTS	1,011,863	602,122
TRADING PROPERTIES	759,954	1,440,108
FINANCE LEASE RECEIVABLES	2,283	32,427
DUE FROM RELATED PARTIES	139,476	153,086
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	158,648	170,032
ADVANCES FOR PROJECTS AND INVESTMENTS	432,417	525,492
INVESTMENT PROPERTIES	30,828,662	28,158,282
PROPERTY, PLANT AND EQUIPMENT	563,999	675,175
RIGHT-OF-USE ASSETS	16,941	18,680
INVESTMENTS IN ASSOCIATES	432,356	455,493
INTANGIBLE ASSETS	132,411	132,411
DEFERRED TAX ASSETS	9,480	9,787
<b>TOTAL ASSETS</b>	<b>35,981,756</b>	<b>33,155,044</b>
<b>LIABILITIES AND EQUITY</b>		
<b>LIABILITIES</b>		
PAYABLES AND OTHER LIABILITIES	2,091,132	1,834,249
PROVISIONS	25,605	42,800
END OF SERVICE BENEFITS	125,139	114,453
DUE TO RELATED PARTIES	171,734	192,620
LEASE LIABILITIES	339,567	354,553
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	12,508,925	10,082,855
DEFERRED TAX LIABILITIES	20,652	20,963
<b>TOTAL LIABILITIES</b>	<b>15,282,754</b>	<b>12,642,493</b>
<b>EQUITY</b>		
SHARE CAPITAL	3,891,246	3,891,246
LEGAL RESERVE	1,952,704	1,952,704
GENERAL RESERVE	4,639,231	4,639,231
OTHER RESERVES	(394,207)	(340,191)
RETAINED EARNINGS	10,436,858	10,186,699
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	20,525,832	20,329,689
NON-CONTROLLING INTERESTS	173,170	182,862
<b>TOTAL EQUITY</b>	<b>20,699,002</b>	<b>20,512,551</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>35,981,756</b>	<b>33,155,044</b>

THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS WERE AUTHORISED FOR ISSUANCE BY THE BOARD OF DIRECTORS ON 18 OCTOBER 2021 AND SIGNED ON THEIR BEHALF BY:

  
H.E. SALAH BIN GHANIM AL ALI  
CHAIRMAN

  
ABDULLA BIN JOBARA AL-ROMAIHI  
GROUP CHIEF EXECUTIVE OFFICER

**Barwa Real Estate Company Q.P.S.C.**  
**Condensed consolidated interim financial statements**  
**For the nine months ended 30 September 2021**

**Condensed consolidated interim statement of profit or loss**

	<b>30 September 2021</b>	<b>30 September 2020</b>
	<b>(Unreviewed)</b>	<b>(Unreviewed)</b>
	<b>QR'000</b>	<b>QR'000</b>
Rental income	1,386,395	956,277
Rental operation expenses	(388,249)	(194,610)
<b>Net rental income</b>	<b>998,146</b>	<b>761,667</b>
Finance lease income	1,497	9,077
<b>Net rental and finance lease income</b>	<b>999,643</b>	<b>770,744</b>
Income from consultancy and other services	225,252	234,525
Consulting and other services operation expenses	(203,180)	(199,537)
<b>Net consulting and other services income</b>	<b>22,072</b>	<b>34,988</b>
Profit on sale of property and construction services	101,257	7,609
Net fair value gain on investment properties	98,607	426,326
Share of results of associates	4,135	(53,925)
General and administrative expenses	(147,047)	(155,615)
Net impairment losses	(117,964)	(119,324)
Other income	28,479	95,640
<b>Operating profit before finance cost, depreciation, amortisation and income tax</b>	<b>989,182</b>	<b>1,006,443</b>
Finance income	5,071	7,400
Finance cost	(212,498)	(233,876)
<b>Net finance cost</b>	<b>(207,427)</b>	<b>(226,476)</b>
<b>Profit before depreciation, amortisation and income tax</b>	<b>781,755</b>	<b>779,967</b>
Depreciation	(11,070)	(18,107)
Amortisation of right-of-use assets	(21,751)	(26,119)
<b>Profit before income tax</b>	<b>748,934</b>	<b>735,741</b>
Income tax expense	(6,651)	(8,359)
<b>Net profit for the period</b>	<b>742,283</b>	<b>727,382</b>
<b>Attributable to:</b>		
Equity holders of the Parent	735,787	723,519
Non-controlling interests	6,496	3,863
	<b>742,283</b>	<b>727,382</b>
<b>Basic and diluted earnings per share</b>		
<i>attributable to equity holders of the Parent (expressed in QR per share)</i>	<b>0.189</b>	<b>0.186</b>



**Barwa Real Estate Company Q.P.S.C.**  
**Condensed consolidated interim financial statements**  
**For the nine months ended 30 September 2021**

**Condensed consolidated interim statement of comprehensive income**

	<b>30 September 2021</b>	<b>30 September 2020</b>
	<i>(Unreviewed)</i>	<i>(Unreviewed)</i>
	<i>QR'000</i>	<i>QR'000</i>
Net profit for the period	<u>742,283</u>	<u>727,382</u>
<b>Other comprehensive income</b>		
<i>Other comprehensive income that will be reclassified to profit or loss in subsequent periods:</i>		
Exchange differences on translation of foreign operations	(17,782)	8,195
<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 income	(32,927)	18,251
Other reserves	<u>(436)</u>	<u>(462)</u>
<b>Other comprehensive (loss) / income for the period</b>	<u>(51,145)</u>	<u>25,984</u>
<b>Total comprehensive income for the period</b>	<u><u>691,138</u></u>	<u><u>753,366</u></u>
<b>Attributable to:</b>		
Equity holders of the Parent	684,671	749,401
Non-controlling interests	<u>6,467</u>	<u>3,965</u>
	<u><u>691,138</u></u>	<u><u>753,366</u></u>



**Barwa Real Estate Company Q.P.S.C.**  
**Condensed consolidated interim financial statements**  
**For the nine months ended 30 September 2021**

**Condensed consolidated interim statement of changes in equity**

	Equity attributable to owners of the parent					Total QR'000	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	Retained earnings 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	182,862	20,512,551
Net profit for the period	-	-	-	-	735,787	735,787	6,496	742,283
Other comprehensive loss for the period	-	-	-	(51,116)	-	(51,116)	(29)	(51,145)
Total comprehensive (loss) / income for the period	-	-	-	(51,116)	735,787	684,671	6,467	691,138
Disposal of equity investments at fair value through other comprehensive income	-	-	-	(2,900)	778	(2,122)	-	(2,122)
<i>Shareholders' contribution:</i>								
Dividends for 2020	-	-	-	-	(486,406)	(486,406)	-	(486,406)
Dividend paid to non-controlling interest	-	-	-	-	-	-	(16,159)	(16,159)
Total transactions with owners	-	-	-	(2,900)	(486,628)	(488,528)	(16,159)	(504,687)
Balance at 30 September 2021 (Unreviewed)	<u>3,891,246</u>	<u>1,952,704</u>	<u>4,639,231</u>	<u>(394,207)</u>	<u>10,436,858</u>	<u>20,525,832</u>	<u>173,170</u>	<u>20,699,002</u>
	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	Retained earnings QR'000	Total QR'000		
Balance at 31 December 2019 (Audited)	3,891,246	1,952,417	4,639,231	(401,298)	9,781,402	19,862,998	198,479	20,061,477
Net profit for the period	-	-	-	-	723,519	723,519	3,863	727,382
Other comprehensive income for the period	-	-	-	25,882	-	25,882	102	25,984
Total comprehensive income for the period	-	-	-	25,882	723,519	749,401	3,965	753,366
<i>Shareholders' contribution:</i>								
Dividends for 2019	-	-	-	-	(778,249)	(778,249)	-	(778,249)
Dividend paid to non-controlling interest	-	-	-	-	-	-	(16,159)	(16,159)
Total transactions with owners	-	-	-	-	(778,249)	(778,249)	(16,159)	(794,408)
Balance at 30 September 2020 (unreviewed)	<u>3,891,246</u>	<u>1,952,417</u>	<u>4,639,231</u>	<u>(375,416)</u>	<u>9,726,672</u>	<u>19,834,150</u>	<u>186,285</u>	<u>20,020,435</u>

**Barwa Real Estate Company Q.P.S.C.**  
**Condensed consolidated interim financial statements**  
**For the nine months ended 30 September 2021**

**Condensed consolidated interim statement of cash flows**

	<b>30 September 2021 (Unreviewed) QR'000</b>	<b>30 September 2020 (Unreviewed) QR'000</b>
<b>OPERATING ACTIVITIES</b>		
Net profit for the period	742,283	727,382
<i>Adjustments for:</i>		
Finance cost	184,844	203,825
Unwinding of deferred finance cost	27,654	30,051
Finance income	(5,071)	(7,400)
Net fair value gain on investment properties	(98,607)	(426,326)
Depreciation	41,277	47,117
Amortisation of right-of-use assets	21,751	26,119
Share of results of associates	(4,135)	53,925
Net impairment losses	117,964	119,324
Finance lease income	(1,497)	(9,077)
Other income	(28,479)	(95,640)
<b>Operating gain before working capital changes</b>	<b>997,984</b>	<b>669,300</b>
<i>Changes in working capital:</i>		
Change in receivables and prepayments	(387,241)	(220,659)
Change in trading properties	728,789	33,972
Change in finance lease receivables	31,692	9,551
Change in amounts due from / due to related parties	(10,210)	(27,159)
Change in provisions	(17,195)	4,685
Change in payables and accruals	(397,115)	(57,024)
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>	<b>946,704</b>	<b>412,666</b>
<b>INVESTING ACTIVITIES</b>		
Finance income received	4,278	8,186
Dividends received from associates	4,000	4,000
Payments for investment properties	(1,651,374)	(92,099)
Advances paid for projects and investments	(194,150)	(30,820)
Payments for purchase of property, plant and equipment	(5,247)	(11,161)
Proceeds from sale of property, plant and equipment	50	6
Dividend income received	1,030	2,940
Proceeds from sale of financial assets through other comprehensive income	2,825	-
Proceeds from disposal of financial assets at fair value through profit or loss	16,047	25,857
Payments for purchase of financial assets at fair value through profit or loss	(15,795)	(23,201)
Net movement in short term deposits maturing after three months	(535,541)	322,396
<b>NET CASH (USED IN) / GENERATED FROM INVESTING ACTIVITIES</b>	<b>(2,373,877)</b>	<b>206,104</b>



**Barwa Real Estate Company Q.P.S.C.**  
**Condensed consolidated interim financial statements**  
**For the nine months ended 30 September 2021**

**Condensed consolidated interim statement of cash flows (continued)**

	<i>30 September 2021 (Unreviewed) QR'000</i>	<i>30 September 2020 (Unreviewed) QR'000</i>
<b>FINANCING ACTIVITIES</b>		
Finance cost paid	<b>(280,616)</b>	(264,098)
Proceeds from obligations under Islamic finance contracts	<b>3,352,776</b>	1,558,657
Payments for obligations under Islamic finance contracts	<b>(930,132)</b>	(1,246,445)
Dividend paid to non-controlling interest	<b>(16,160)</b>	(16,159)
Dividends paid	<b>(501,660)</b>	(757,894)
Payment of lease liabilities	<b>(13,803)</b>	(41,461)
Change in restricted bank balances	<b>14,315</b>	5,415
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<b>NET CASH GENERATED FROM / (USED IN) FINANCING ACTIVITIES</b>	<b>1,624,720</b>	(761,985)
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<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>197,547</b>	(143,215)
Net foreign exchange difference	<b>(14,262)</b>	15,028
<b>Cash and cash equivalents at 1 January</b>	<b>416,054</b>	718,182
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<b>CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER</b>	<b>599,339</b>	589,995
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