



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

**THE UNREVIEWED CONDENSED CONSOLIDATED INTERIM FINANCIAL
STATEMENTS**

31 MARCH 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 31 MARCH 2021

CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

	31 MARCH 2021 (UNREVIEWED) QR'000	31 DECEMBER 2020 (AUDITED) QR'000
ASSETS		
CASH AND BANK BALANCES	1,020,479	746,157
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	35,458	35,792
RECEIVABLES AND PREPAYMENTS	748,835	602,122
TRADING PROPERTIES	1,419,773	1,440,108
FINANCE LEASE RECEIVABLES	13,181	32,427
DUE FROM RELATED PARTIES	134,611	153,086
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	170,224	170,032
ADVANCES FOR PROJECTS AND INVESTMENTS	615,058	525,492
INVESTMENT PROPERTIES	28,868,153	28,158,282
PROPERTY, PLANT AND EQUIPMENT	662,649	675,175
RIGHT-OF-USE ASSETS	29,919	18,680
INVESTMENTS IN ASSOCIATES	425,163	455,493
INTANGIBLE ASSETS	132,411	132,411
DEFERRED TAX ASSETS	9,708	9,787
TOTAL ASSETS	34,285,622	33,155,044
LIABILITIES AND EQUITY		
LIABILITIES		
PAYABLES AND OTHER LIABILITIES	1,978,328	1,834,249
PROVISIONS	42,800	42,800
END OF SERVICE BENEFITS	115,882	114,453
DUE TO RELATED PARTIES	167,701	192,620
LEASE LIABILITIES	352,835	354,553
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	11,402,131	10,082,855
DEFERRED TAX LIABILITIES	20,914	20,963
TOTAL LIABILITIES	14,080,591	12,642,493
EQUITY		
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	(352,828)	(340,191)
RETAINED EARNINGS	9,889,854	10,186,699
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT	20,020,207	20,329,689
NON-CONTROLLING INTERESTS	184,824	182,862
TOTAL EQUITY	20,205,031	20,512,551
TOTAL LIABILITIES AND EQUITY	34,285,622	33,155,044

THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS WERE AUTHORISED FOR ISSUANCE BY THE BOARD OF DIRECTORS ON 20 APRIL 2021 AND SIGNED ON THEIR BEHALF BY:



H.E. SALAH BIN GHANEM AL ALI
CHAIRMAN



ABDULLA BIN JOBARA AL-ROMAHI
GROUP CHIEF EXECUTIVE OFFICER

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2021
CONDENSED CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS

	<i>31 MARCH</i> 2021 <i>(UNREVIEWED)</i> QR'000	<i>31 MARCH</i> 2020 <i>(UNREVIEWED)</i> QR'000
RENTAL INCOME	442,439	304,144
RENTAL OPERATION EXPENSES	(107,036)	(58,834)
NET RENTAL INCOME	335,403	245,310
FINANCE LEASE INCOME	1,126	3,629
NET RENTAL AND FINANCE LEASE INCOME	336,529	248,939
INCOME FROM CONSULTANCY AND OTHER SERVICES	74,992	82,414
CONSULTING OPERATION AND OTHER SERVICES EXPENSES	(70,199)	(73,338)
NET CONSULTING AND OTHER SERVICES INCOME	4,793	9,076
PROFIT ON SALE OF PROPERTY AND CONSTRUCTION SERVICES	22,078	-
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	1,763	21,267
SHARE OF RESULTS OF ASSOCIATES	(9,994)	410
LOSS ON FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	(798)	(5,089)
GENERAL AND ADMINISTRATIVE EXPENSES	(45,809)	(57,898)
NET IMPAIRMENT LOSSES	(33,993)	(30,058)
OTHER INCOME	2,035	81,794
OPERATING PROFIT BEFORE FINANCE COST, DEPRECIATION, AMORTISATION AND INCOME TAX	276,604	268,441
FINANCE INCOME	1,136	4,845
FINANCE COST	(73,432)	(80,702)
PROFIT BEFORE DEPRECIATION, AMORTISATION AND INCOME TAX	204,308	192,584
DEPRECIATION	(3,199)	(5,079)
AMORTISATION OF RIGHT-OF-USE ASSETS	(8,771)	(8,719)
PROFIT FOR THE PERIOD BEFORE INCOME TAX	192,338	178,786
INCOME TAX EXPENSE	(815)	(742)
PROFIT FOR THE PERIOD	191,523	178,044
ATTRIBUTABLE TO:		
<i>EQUITY HOLDERS OF THE PARENT</i>	189,561	177,160
<i>NON-CONTROLLING INTERESTS</i>	1,962	884
	191,523	178,044
BASIC AND DILUTED EARNINGS PER SHARE		
<i>ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT</i> <i>(EXPRESSED IN QR PER SHARE)</i>	0.049	0.046



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2021

CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPERHENSIVE INCOME

	<i>31 MARCH 2021 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>
NET PROFIT FOR THE PERIOD	<u>191,523</u>	<u>178,044</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	15,745	(13,068)
<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	(27,946)	(22,523)
OTHER RESERVE	(436)	-
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	<u>(12,637)</u>	<u>(35,591)</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u><u>178,886</u></u>	<u><u>142,453</u></u>
<i>ATTRIBUTABLE TO:</i>		
EQUITY HOLDERS OF THE PARENT	176,924	141,505
NON-CONTROLLING INTERESTS	1,962	948
	<u><u>178,886</u></u>	<u><u>142,453</u></u>

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2021

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY

	<i>EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT</i>					<i>TOTAL</i>	<i>Non-CONTROLLING INTERESTS</i>	<i>TOTAL EQUITY</i>
	<i>SHARE CAPITAL</i>	<i>LEGAL RESERVE</i>	<i>GENERAL RESERVE</i>	<i>OTHER RESERVES</i>	<i>RETAINED EARNINGS</i>			
	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>
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	-	-	-	-	189,561	189,561	1,962	191,523
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	-	-	-	(12,637)	-	(12,637)	-	(12,637)
TOTAL COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	-	-	-	(12,637)	189,561	176,924	1,962	178,886
<i>SHAREHOLDERS' CONTRIBUTION:</i>								
DIVIDENDS FOR 2020	-	-	-	-	(486,406)	(486,406)	-	(486,406)
TOTAL TRANSACTIONS WITH OWNERS	-	-	-	-	(486,406)	(486,406)	-	(486,406)
BALANCE AT 31 MARCH 2021 (UNREVIEWED)	3,891,246	1,952,704	4,639,231	(352,828)	9,889,854	20,020,207	184,824	20,205,031

	<i>EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT</i>					<i>TOTAL</i>	<i>Non-CONTROLLING INTERESTS</i>	<i>TOTAL EQUITY</i>
	<i>SHARE CAPITAL</i>	<i>LEGAL RESERVE</i>	<i>GENERAL RESERVE</i>	<i>OTHER RESERVES</i>	<i>RETAINED EARNINGS</i>			
	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>	<i>QR'000</i>
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	-	-	-	-	177,160	177,160	884	178,044
OTHER COMPREHENSIVE (LOSS)/ INCOME FOR THE PERIOD	-	-	-	(35,655)	-	(35,655)	64	(35,591)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	-	-	-	(35,655)	177,160	141,505	948	142,453
BALANCE AT 31 MARCH 2020 (UNREVIEWED)	3,891,246	1,952,417	4,639,231	(436,953)	9,958,562	20,004,503	199,427	20,203,930

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2021

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

	<i>31 MARCH 2021 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>
OPERATING ACTIVITIES		
NET PROFIT FOR THE PERIOD	191,523	178,044
<i>ADJUSTMENTS FOR:</i>		
FINANCE COST	67,738	70,336
UNWINDING OF DEFERRED FINANCE COST	5,694	10,366
FINANCE INCOME	(1,136)	(4,845)
NET FAIR VALUE LOSS ON REVALUATION OF INVESTMENT PROPERTIES	(1,763)	(21,267)
UNREALISED (GAINS) / LOSSES ON FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	(229)	5,089
DEPRECIATION	13,901	16,586
AMORTISATION OF RIGHT-OF-USE ASSETS	8,771	8,719
SHARE OF RESULTS OF ASSOCIATES	9,994	(410)
NET IMPAIRMENT LOSS	33,993	30,058
FINANCE LEASE INCOME	(1,126)	(3,629)
OTHER INCOME	(1,806)	(81,842)
OPERATING GAIN BEFORE WORKING CAPITAL CHANGES	325,554	207,205
<i>CHANGES IN WORKING CAPITAL:</i>		
CHANGE IN RECEIVABLES AND PREPAYMENTS	(101,582)	(62,787)
CHANGE IN TRADING PROPERTIES	25,003	(3,487)
CHANGE IN FINANCE LEASE RECEIVABLES	20,617	1,787
CHANGE IN AMOUNTS DUE FROM / DUE TO RELATED PARTIES	(3,232)	329
CHANGE IN PROVISIONS	-	4,927
CHANGE IN PAYABLES AND ACCRUALS	(298,754)	(135,288)
NET CASH (USED IN) / GENERATED FROM OPERATING ACTIVITIES	(32,394)	12,686
INVESTING ACTIVITIES		
FINANCE INCOME RECEIVED	841	2,875
DIVIDENDS RECEIVED FROM ASSOCIATES	-	4,000
PURCHASE OF INVESTMENT PROPERTIES	(289,166)	(18,551)
ADVANCES PAID FOR PURCHASE OF PROJECTS AND INVESTMENTS	(193,610)	(1,565)
PAYMENTS FOR PURCHASE OF PROPERTY, PLANT AND EQUIPMENT	(802)	(971)
DIVIDEND INCOME RECEIVED	1,023	1,096
PROCEEDS FROM DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	2,971	9,787
PAYMENTS FOR PURCHASE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	(3,158)	(3,681)
NET MOVEMENT IN SHORT TERM DEPOSITS MATURING AFTER THREE MONTHS	(84,639)	322,502
NET CASH (USED IN) / GENERATED FROM INVESTING ACTIVITIES	(566,540)	315,492



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2021

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS (CONTINUED)

	<i>31 MARCH</i> <i>2021</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>31 MARCH</i> <i>2020</i> <i>(UNREVIEWED)</i> <i>QR'000</i>
FINANCING ACTIVITIES		
FINANCE COST PAID	(85,388)	(109,026)
PROCEEDS FROM OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	1,817,573	-
PAYMENTS FOR OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	(498,578)	(126,833)
DIVIDENDS PAID	(437,892)	(1,982)
REPAYMENT OF LEASE LIABILITIES	(3,990)	(10,877)
CHANGE IN RESTRICTED BANK BALANCES	(48,881)	1,605
NET CASH GENERATED FROM / (USED IN) FINANCING ACTIVITIES	742,844	(247,113)
NET INCREASE IN CASH AND CASH EQUIVALENTS	143,910	81,065
NET FOREIGN EXCHANGE DIFFERENCE	(2,850)	7,375
CASH AND CASH EQUIVALENTS AT 1 JANUARY	416,054	718,181
CASH AND CASH EQUIVALENTS AT 31 MARCH	557,114	806,621

