



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

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

31 MARCH 2020

نبني المستقبل

BUILDING THE FUTURE



CONTENTS	PAGE(S)
CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION	1
CONDENSED CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS	2
CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME	3
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY	4
CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS	5-6
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS	7- 24

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
As at 31 March 2020

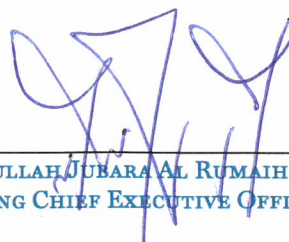
CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

	NOTES	31 MARCH 2020 (UNREVIEWED) QR'000	31 DECEMBER 2019 (AUDITED) QR'000
ASSETS			
CASH AND BANK BALANCES	5	1,019,221	1,254,716
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		19,477	30,619
RECEIVABLES AND PREPAYMENTS	6	601,460	529,728
TRADING PROPERTIES	7	1,512,193	1,509,248
FINANCE LEASE RECEIVABLES	6	86,783	103,770
DUE FROM RELATED PARTIES	8	238,352	208,184
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME		109,340	131,928
ADVANCES FOR PROJECTS AND INVESTMENTS		135,339	140,502
INVESTMENT PROPERTIES	9	26,636,648	26,577,670
PROPERTY, PLANT AND EQUIPMENT		706,649	726,420
RIGHT-OF-USE ASSETS	10	63,561	72,677
INVESTMENTS IN ASSOCIATES	11	512,213	529,947
INTANGIBLE ASSETS	26	132,411	132,411
DEFERRED TAX ASSETS		2,270	2,297
TOTAL ASSETS		31,775,917	31,950,117
LIABILITIES AND EQUITY			
LIABILITIES			
PAYABLES AND OTHER LIABILITIES	12	1,478,291	1,671,610
PROVISIONS	13	65,095	61,014
END OF SERVICE BENEFITS		102,734	101,494
DUE TO RELATED PARTIES	8	319,409	314,174
LEASE LIABILITIES	14	323,371	332,547
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	9,281,356	9,406,049
DEFERRED TAX LIABILITIES		1,731	1,752
TOTAL LIABILITIES		11,571,987	11,888,640
EQUITY			
SHARE CAPITAL		3,891,246	3,891,246
LEGAL RESERVE		1,952,417	1,952,417
GENERAL RESERVE		4,639,231	4,639,231
OTHER RESERVES	20	(436,953)	(401,298)
RETAINED EARNINGS		9,958,562	9,781,402
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		20,004,503	19,862,998
NON-CONTROLLING INTERESTS		199,427	198,479
TOTAL EQUITY		20,203,930	20,061,477
TOTAL LIABILITIES AND EQUITY		31,775,917	31,950,117

THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS WERE AUTHORISED FOR ISSUANCE BY THE BOARD OF DIRECTORS ON 30 APRIL 2020 AND SIGNED ON THEIR BEHALF BY:



H.E. SALAH BIN GHANEM AL ALI
CHAIRMAN



ABDULLAH JUBARA AL RUMAIHI
ACTING CHIEF EXECUTIVE OFFICER

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

CONDENSED CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS

	<i>NOTES</i>	<i>31 MARCH</i> 2020 <i>(UNREVIEWED)</i> QR'000	<i>31 MARCH</i> 2019 <i>(REVIEWED)</i> QR'000
RENTAL INCOME		304,144	300,894
RENTAL OPERATION EXPENSES		(70,267)	(78,602)
NET RENTAL INCOME		233,877	222,292
FINANCE LEASE INCOME		3,629	5,827
NET RENTAL AND FINANCE LEASE INCOME		237,506	228,119
INCOME FROM CONSULTANCY AND OTHER SERVICES		82,414	78,322
CONSULTING OPERATION AND OTHER SERVICES EXPENSES		(61,905)	(55,920)
NET CONSULTING AND OTHER SERVICES INCOME		20,509	22,402
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	9	21,267	292,132
SHARE OF RESULTS OF ASSOCIATES	11	410	(11,812)
LOSS ON FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		(5,089)	(178)
GENERAL AND ADMINISTRATIVE EXPENSES		(57,898)	(60,665)
NET (IMPAIRMENT LOSSES) / REVERSAL OF IMPAIRMENT	16	(30,058)	7,124
OTHER INCOME	17	81,794	22,211
OPERATING PROFIT BEFORE FINANCE COST, DEPRECIATION, AMORTISATION AND INCOME TAX		268,441	499,333
FINANCE INCOME	18	4,845	9,796
FINANCE COST	18	(80,702)	(79,567)
PROFIT BEFORE DEPRECIATION, AMORTISATION AND INCOME TAX		192,584	429,562
DEPRECIATION		(5,079)	(3,639)
AMORTISATION OF RIGHT-OF-USE ASSETS		(8,719)	(10,370)
INCOME TAX EXPENSE		(742)	(304)
NET PROFIT FOR THE PERIOD		178,044	415,249
ATTRIBUTABLE TO:			
<i>EQUITY HOLDERS OF THE PARENT</i>		177,160	414,294
<i>NON-CONTROLLING INTERESTS</i>		884	955
		178,044	415,249
BASIC AND DILUTED EARNINGS PER SHARE			
<i>ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT</i> <i>(EXPRESSED IN QR PER SHARE)</i>	19	0.05	0.11

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
NET PROFIT FOR THE PERIOD	<u>178,044</u>	<u>415,249</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	(13,068)	4,648
<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	<u>(22,523)</u>	<u>1,768</u>
OTHER COMPREHENSIVE (LOSS) / INCOME FOR THE PERIOD	<u>(35,591)</u>	<u>6,416</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>142,453</u>	<u>421,665</u>
<i>ATTRIBUTABLE TO:</i>		
EQUITY HOLDERS OF THE PARENT	141,505	421,527
NON-CONTROLLING INTERESTS	<u>948</u>	<u>138</u>
	<u>142,453</u>	<u>421,665</u>

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

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 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 (LOSS) / 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

	<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 2018 (AUDITED)	3,891,246	1,793,489	4,639,231	(430,274)	9,451,322	19,345,014	205,073	19,550,087
NET PROFIT FOR THE PERIOD	-	-	-	-	414,294	414,294	955	415,249
OTHER COMPREHENSIVE INCOME / (LOSS) FOR THE PERIOD	-	-	-	7,233	-	7,233	(817)	6,416
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	-	-	-	7,233	414,294	421,527	138	421,665
<i>SHAREHOLDERS' CONTRIBUTION:</i>								
DIVIDENDS FOR 2018 (NOTE 25)	-	-	-	-	(972,812)	(972,812)	-	(972,812)
TOTAL TRANSACTIONS WITH OWNERS	-	-	-	-	(972,812)	(972,812)	-	(972,812)
BALANCE AT 31 MARCH 2019 (REVIEWED)	3,891,246	1,793,489	4,639,231	(423,041)	8,892,804	18,793,729	205,211	18,998,940

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

		<i>31 MARCH</i> <i>2020</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>31 MARCH</i> <i>2019</i> <i>(REVIEWED)</i> <i>QR'000</i>
	<i>NOTES</i>		
OPERATING ACTIVITIES			
NET PROFIT FOR THE PERIOD		178,044	415,249
<i>ADJUSTMENTS FOR:</i>			
FINANCE COST	18	70,336	67,992
UNWINDING OF DEFERRED FINANCE COST	18	10,366	11,575
FINANCE INCOME	18	(4,845)	(9,796)
NET FAIR VALUE GAIN ON INVESTMENT PROPERTIES	9	(21,267)	(292,132)
UNREALISED LOSSES ON FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		5,089	178
DEPRECIATION	(1)	16,586	15,777
AMORTISATION OF RIGHT-OF-USE ASSETS		8,719	10,370
SHARE OF RESULTS OF ASSOCIATES	11	(410)	11,812
IMPAIRMENT LOSS / (NET REVERSAL OF IMPAIRMENT)	16	30,058	(7,124)
FINANCE LEASE INCOME		(3,629)	(5,827)
OTHER INCOME		(81,842)	(22,211)
OPERATING GAIN BEFORE WORKING CAPITAL CHANGES		207,205	195,863
<i>CHANGES IN WORKING CAPITAL:</i>			
CHANGE IN RECEIVABLES AND PREPAYMENTS		(62,787)	(73,819)
CHANGE IN TRADING PROPERTIES		(3,487)	24,095
CHANGE IN FINANCE LEASE RECEIVABLES		1,787	42,126
CHANGE IN AMOUNTS DUE FROM / DUE TO RELATED PARTIES		329	17,949
CHANGE IN PROVISIONS		4,927	-
CHANGE IN PAYABLES AND ACCRUALS		(135,288)	(344,734)
CASH FLOWS FROM / (USED IN) OPERATIONS		12,686	(138,520)
PAYMENT FOR CONSTRUCTION SERVICES		-	(268)
NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES		12,686	(138,788)
INVESTING ACTIVITIES			
FINANCE INCOME RECEIVED		2,875	24,157
DIVIDENDS RECEIVED FROM ASSOCIATES	11	4,000	4,000
PURCHASE OF INVESTMENT PROPERTIES		(18,551)	(110,882)
ADVANCES PAID FOR PURCHASE OF PROJECTS AND INVESTMENTS		(1,565)	-
PAYMENTS FOR PURCHASE OF PROPERTY, PLANT AND EQUIPMENT		(971)	(3,506)
DIVIDEND INCOME RECEIVED		1,096	2,308
PROCEEDS FROM DISPOSAL OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		9,787	17,941
PAYMENTS FOR PURCHASE OF FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS		(3,681)	(23,011)
NET MOVEMENT IN SHORT TERM DEPOSITS MATURING AFTER THREE MONTHS		322,502	58,872
NET CASH GENERATED FROM / (USED IN) INVESTING ACTIVITIES		315,492	(30,121)

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS (CONTINUED)

		31 MARCH	31 MARCH
		2020	2019
		(UNREVIEWED)	(REVIEWED)
	<i>NOTES</i>	QR'000	QR'000
FINANCING ACTIVITIES			
FINANCE COST PAID		(109,026)	(98,579)
PROCEEDS FROM OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	-	1,200,000
PAYMENTS FOR OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	15	(126,833)	(72,286)
DIVIDENDS PAID		(1,982)	(461,935)
REPAYMENT OF LEASE LIABILITIES		(10,877)	(7,224)
CHANGE IN RESTRICTED BANK BALANCES		1,605	79,944
NET CASH (USED IN) / GENERATED FROM FINANCING ACTIVITIES		(247,113)	639,920
NET INCREASE IN CASH AND CASH EQUIVALENTS			
NET FOREIGN EXCHANGE DIFFERENCE		81,065	471,011
		7,375	(72)
CASH AND CASH EQUIVALENTS AT 1 JANUARY	5	718,181	331,843
CASH AND CASH EQUIVALENTS AT 31 MARCH	5	806,621	802,782

NOTE:

- (I) DEPRECIATION FOR THE THREE MONTH PERIOD ENDED 31 MARCH 2020 INCLUDES AN AMOUNT OF QR 11,507 THOUSAND CHARGED TO OPERATING EXPENSES IN THE CONDENSED CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS (2019 - QR 12,138 THOUSAND)

NON-CASH MOVEMENTS FOR THE PERIOD ARE SUMMARISED AS FOLLOWS:

DESCRIPTION	31 MARCH	31 MARCH
	2020	2019
	QR'000	QR'000
CHANGE IN RECEIVABLES AND PREPAYMENTS	8,926	(35,650)
CHANGES IN AMOUNTS DUE FROM / DUE TO RELATED PARTIES	25,281	(438,651)
CHANGE IN FINANCE LEASE RECEIVABLES	(15,200)	26,752
CHANGE IN PAYABLES AND ACCRUALS	56,789	(65,212)
CHANGE IN TRADING PROPERTIES	(542)	26,527

THE ATTACHED NOTES FROM 1 TO 26 FORM AN INTEGRAL PART OF THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM 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.

QATAR COMPANIES LAW No. 11 OF 2015 (COMPANIES LAW) WHICH IS APPLICABLE TO THE GROUP HAS COME INTO EFFECT FROM 16 SEPTEMBER 2015. THE COMPANY AND ITS SUBSIDIARIES’ AMENDED ARTICLES OF ASSOCIATION HAVE BEEN APPROVED BY THE MINISTRY OF COMMERCE AND INDUSTRY (MOCI).

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 CONDENSED CONSOLIDATED INTERIM 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 CONDENSED CONSOLIDATED INTERIM 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>31 MARCH 2020</i>	<i>31 DECEMBER 2019</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%
BARWA REAL ESTATE SAUDI ARABIA W.L.L.	KSA	100%	100%
MADINAT AL MAWATER W.L.L.	QATAR	100%	100%



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

2 BASIS OF PREPARATION

THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2020 HAVE BEEN PREPARED IN ACCORDANCE WITH INTERNATIONAL FINANCIAL REPORTING STANDARDS, IAS 34 "INTERIM FINANCIAL REPORTING" ("IAS 34").

THESE CONDENSED CONSOLIDATED INTERIM 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 CONDENSED CONSOLIDATED INTERIM 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 2019. IN ADDITION, RESULTS FOR THE THREE MONTH PERIOD ENDED MARCH 31, 2020 ARE NOT NECESSARILY INDICATIVE OF THE RESULTS THAT MAY BE EXPECTED FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2020.

3 SIGNIFICANT ACCOUNTING POLICIES

A) THE ACCOUNTING POLICIES ADOPTED IN THE PREPARATION OF THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS ARE CONSISTENT WITH THOSE FOLLOWED IN THE PREPARATION OF THE GROUP'S ANNUAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019.

B) NEW STANDARDS AND INTERPRETATIONS EFFECTIVE FOR ANNUAL PERIODS BEGINNING ON OR AFTER 1 JANUARY 2020 THAT HAS AN IMMATERIAL IMPACT ON THE GROUP BUT HAS NOT YET BEEN ADOPTED BY THE GROUP ARE:

EFFECTIVE FOR ANNUAL PERIODS BEGINNING FROM JANUARY 1, 2020:

- AMENDMENTS REGARDING THE DEFINITION OF "MATERIAL"
- AMENDMENTS TO CLARIFY THE DEFINITION OF "A BUSINESS"
- AMENDMENTS TO IFRS 2, IFRS 3, IFRS 6, IFRS 14, IAS 1, IAS 8, IAS 34, IAS 37, IAS 38, IFRIC 12, IFRIC 19, IFRIC 20, IFRIC 22, AND SIC-32 TO UPDATE THOSE PRONOUNCEMENTS WITH REGARD TO REFERENCES TO AND QUOTES FROM THE FRAMEWORK OR TO INDICATE WHERE THEY REFER TO A DIFFERENT VERSION OF THE CONCEPTUAL FRAMEWORK.
- AMENDMENTS REGARDING PRE-REPLACEMENT ISSUES IN THE CONTEXT OF THE IBOR REFORM

EFFECTIVE FOR ANNUAL PERIODS BEGINNING AFTER JANUARY 1, 2020:

- IFRS 17: INSURANCE CONTRACTS
- AMENDMENTS REGARDING CLASSIFICATION OF FINANCIAL LIABILITIES

4 ACCOUNTING ESTIMATES

THE PREPARATION OF THESE CONDENSED CONSOLIDATED INTERIM 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 CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENT IS DESCRIBED IN NOTE 48 OF THE ANNUAL CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019. IN PREPARING THESE CONDENSED CONSOLIDATED INTERIM 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 2019.



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

5 CASH AND BANK BALANCES

CASH AND BANK BALANCES ARE COMPRISED OF THE FOLLOWING:

	<i>As at</i> 31 MARCH <i>2020</i> <i>(UNREVIEWED)</i> QR'000	<i>As at</i> 31 DECEMBER <i>2019</i> <i>(AUDITED)</i> QR'000
CASH ON HAND	356	304
SHORT TERM BANK DEPOSITS (I)	590,172	814,807
CURRENT ACCOUNTS	154,577	141,731
CALL ACCOUNTS	110,610	132,935
RESTRICTED BANK BALANCES (II)	162,582	164,269
MARGIN BANK ACCOUNTS	<u>3,537</u>	<u>3,455</u>
	1,021,834	1,257,501
ALLOWANCE FOR IMPAIRMENT	<u>(2,613)</u>	<u>(2,785)</u>
TOTAL CASH AND BANK BALANCES	1,019,221	1,254,716
SHORT TERM BANK DEPOSITS MATURING AFTER 3 MONTHS	(49,094)	(371,596)
RESTRICTED BANK BALANCES AND MARGIN ACCOUNTS (II)	(166,119)	(167,724)
REVERSAL OF NON-CASH PROVISION	<u>2,613</u>	<u>2,785</u>
CASH AND CASH EQUIVALENTS	<u>806,621</u>	<u>718,181</u>

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 541,078 THOUSAND (2019: QR 443,211 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.



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

6 RECEIVABLES AND PREPAYMENTS AND FINANCE LEASE RECEIVABLES

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

	<i>RECEIVABLES AND PREPAYMENTS</i>		<i>FINANCE LEASE RECEIVABLES</i>	
	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
CURRENT	590,456	518,653	74,848	71,956
NON-CURRENT	11,004	11,075	11,935	31,814
	601,460	529,728	86,783	103,770

AT 31 MARCH 2020, TRADE RECEIVABLES AMOUNTING TO QR 104,004 THOUSAND (2019: QR 80,467 THOUSAND) WERE IMPAIRED AND FULLY PROVIDED FOR. MOVEMENTS IN THE ALLOWANCE FOR IMPAIRMENT OF TRADE RECEIVABLES IS AS FOLLOWS:

	<i>2020 (UNREVIEWED) QR'000</i>	<i>2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	87,820	75,308
ALLOWANCE CHARGE FOR THE PERIOD	17,421	6,467
REVERSAL OF PROVISION	(1,244)	(1,308)
TRANSLATION ADJUSTMENT	7	-
AT 31 MARCH	104,004	80,467

7 TRADING PROPERTIES

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
PROPERTIES AVAILABLE FOR SALE (I)	114,470	114,470
PROPERTIES UNDER DEVELOPMENT-NET (II)	1,397,723	1,394,778
	1,512,193	1,509,248

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

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	114,470	150,573
ADDITIONS	-	-
AT 31 MARCH	114,470	150,573



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

7 TRADING PROPERTIES (CONTINUED)

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

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	1,394,778	1,419,865
ADDITIONS	3,485	709
CAPITALISED FINANCE COST (NOTE 18)	911	1,716
FOREIGN EXCHANGE ADJUSTMENT	(1,451)	7
At 31 MARCH	1,397,723	1,422,297

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>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
INCOME FROM CONSULTANCY AND OTHER SERVICES - MAIN SHAREHOLDER	14,651	16,296
RENTAL INCOME - MAIN SHAREHOLDER	568	2,942

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

	<i>DUE FROM RELATED PARTIES</i>		<i>DUE TO RELATED PARTIES</i>	
	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
QATARI DIAR REAL ESTATE INVESTMENT Co. Q.S.C.	234,244	203,848	291,595	290,308
ASSOCIATE COMPANIES	3,872	3,872	24,205	20,010
OTHER RELATED PARTIES	236	464	3,609	3,856
	238,352	208,184	319,409	314,174



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
CURRENT	238,352	208,184	318,830	313,595
NON-CURRENT	-	-	579	579
	238,352	208,184	319,409	314,174

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 THREE MONTHS ENDED 31 MARCH</i>	
	<i>2020 (UNREVIEWED) QR'000</i>	<i>2019 (REVIEWED) QR'000</i>
SHORT TERM BENEFITS	5,040	4,475
END OF SERVICE BENEFITS	536	443

9 INVESTMENT PROPERTIES

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
UNDER CONSTRUCTION / COMPLETED PROPERTIES	18,573,688	18,533,474
VACANT LAND	8,062,960	8,044,196
	26,636,648	26,577,670
	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	26,577,670	18,264,070
ADDITIONS	24,583	93,502
CAPITALISED FINANCE COST (NOTE 18)	29,211	17,515
RIGHT-OF-USE (ADOPTION OF IFRS 16)	-	228,076
TRANSFER FROM INTANGIBLE ASSETS (NOTE 26)	-	1,605,364
TRANSFER FROM PROPERTY, PLANT AND EQUIPMENT	-	115
NET FAIR VALUE GAIN	21,267	292,132
FOREIGN EXCHANGE ADJUSTMENT	(16,083)	4,561
AT 31 MARCH	26,636,648	20,505,335



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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) INVESTMENT PROPERTIES ARE STATED AT FAIR VALUE, WHICH HAS BEEN DETERMINED BASED ON VALUATIONS PERFORMED BY ACCREDITED INDEPENDENT VALUERS AS AT 31 DECEMBER 2019. 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 DID NOT PERFORM A FAIR VALUATION OF INVESTMENT PROPERTIES AT 31 MARCH 2020.
- (iv) 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 22.
- (v) INCLUDED IN INVESTMENT PROPERTIES ARE CERTAIN PROPERTIES WITH A CARRYING VALUE OF QR 9,009,633 THOUSAND AT 31 MARCH 2020 (31 DECEMBER 2019 – QR 8,988,190 THOUSAND) FOR WHICH THE TITLE DEEDS WILL BE TRANSFERRED TO THE GROUP UPON COMPLETION OF THE CONSTRUCTION OF THE PROJECTS. THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS HAVE BEEN PREPARED ON THE BASIS THAT THE BENEFICIAL INTEREST OF THESE INVESTMENT PROPERTIES RESIDES WITH THE GROUP.

10 RIGHT-OF-USE ASSETS

THE COMPANY LEASES SEVERAL ASSETS INCLUDING BUILDINGS AND LAND. THE LEASE TERMS RANGE FROM 2 TO 92 YEARS.

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

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
1 JANUARY	72,677	134,020
MODIFICATIONS	-	(26,412)
AMORTISATION EXPENSE	(8,719)	(34,931)
TRANSLATION ADJUSTMENT	(397)	-
	<u>63,561</u>	<u>72,677</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

10 RIGHT-OF-USE ASSETS (CONTINUED)

AMOUNTS RECOGNISED IN PROFIT OR LOSS DURING THE PERIOD IS SUMMARIZED AS FOLLOWS:

	31 MARCH 2020 QR'000	31 MARCH 2019 QR'000
AMORTISATION OF RIGHT-OF-USE ASSETS	8,719	10,370
EXPENSE RELATING TO SHORT-TERM LEASES	-	7,407
INCOME FROM SUBLEASING RIGHT-OF-USE ASSETS	4,747	3,651

11 INVESTMENTS IN ASSOCIATES

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

	<i>THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	529,947	509,763
DIVIDENDS FROM ASSOCIATES	(4,000)	(4,000)
SHARE OF RESULTS OF ASSOCIATES	410	(11,812)
NET (IMPAIRMENT LOSS) / REVERSAL OF IMPAIRMENT (NOTE 16)	(14,209)	12,600
SHARE OF CHANGE IN FAIR VALUE RESERVE	65	-
FOREIGN EXCHANGE ADJUSTMENT	-	340
AT 31 MARCH	512,213	506,891
	<i>2020 (UNREVIEWED) QR'000</i>	<i>2019 (REVIEWED) QR'000</i>
GROUP'S TOTAL SHARE OF THE ASSOCIATES' STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH :		
TOTAL ASSETS	1,432,128	1,397,820
TOTAL LIABILITIES	(919,915)	(890,929)
GROUP SHARE OF NET ASSETS OF ASSOCIATES	512,213	506,891
CARRYING AMOUNT OF THE INVESTMENTS	512,213	506,891
GROUP'S SHARE OF ASSOCIATES' REVENUES AND RESULTS FOR THE THREE MONTHS ENDED 31 MARCH:		
REVENUES	87,125	58,619
RESULTS	410	(11,812)



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

12 PAYABLES AND OTHER LIABILITIES

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
CONTRACTORS AND SUPPLIERS	317,325	403,482
CLIENTS ADVANCES AND UNEARNED INCOME	64,520	68,753
RETENTION PAYABLE	106,942	115,571
CONTRIBUTION TO SOCIAL AND SPORTS FUND	37,569	37,569
ACCRUED EXPENSES	223,706	256,642
ACCRUED FINANCE COST	50,001	48,203
OTHER PAYABLES	678,228	741,390
	<u>1,478,291</u>	<u>1,671,610</u>

THE MATURITY OF PAYABLES AND OTHER LIABILITIES ARE AS FOLLOWS:

NON-CURRENT	457,559	480,592
CURRENT	1,020,732	1,191,018
	<u>1,478,291</u>	<u>1,671,610</u>

13 PROVISIONS

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	61,014	51,014
PROVIDED DURING THE PERIOD	9,000	-
UTILISED DURING THE PERIOD	(4,073)	-
REVERSAL DURING THE PERIOD	(846)	-
AT 31 MARCH	<u>65,095</u>	<u>51,014</u>

PROVISIONS ARE ANALYSED BY NATURE AS FOLLOWS:

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
PROVISION FOR LITIGATIONS	22,195	27,114
PROVISION FOR CLAIMS	42,900	33,900
	<u>65,095</u>	<u>61,014</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

14 LEASE LIABILITIES

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
<i>LEASE LIABILITIES ARE FURTHER ANALYSED AS FOLLOWS:</i>		
CURRENT	71,304	63,668
NON-CURRENT	252,067	268,879
	323,371	332,547
	<i>31 MARCH 2020 QR'000</i>	<i>31 DECEMBER 2019 QR'000</i>
<i>MATURITY ANALYSIS:</i>		
YEAR 1	83,501	76,208
YEAR 2	58,029	68,055
YEAR 3	36,564	35,890
YEAR 4	35,432	28,469
YEAR 5	22,594	25,697
LATER THAN 5 YEARS	249,892	264,198
	486,012	498,517
DEFERRED FINANCE COST	(162,641)	(165,970)
	323,371	332,547

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.

15 OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS

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

	<i>THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED) QR'000</i>
AT 1 JANUARY	9,406,049	7,925,280
ADDITIONAL FACILITIES OBTAINED DURING THE PERIOD	-	1,200,000
REPAYMENT DURING THE PERIOD	(126,833)	(72,286)
DEFERRED FINANCE CHARGES	2,159	(7,936)
FOREIGN EXCHANGE ADJUSTMENT	(19)	(17)
AT 31 MARCH	9,281,356	9,045,041



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

15 OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS (CONTINUED)

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

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
NON-CURRENT PORTION	7,384,092	8,332,020
CURRENT PORTION	1,897,264	1,074,029
	<u>9,281,356</u>	<u>9,406,049</u>

NOTE:

- (I) THE ISLAMIC FINANCE CONTRACTS HAVE BEEN OBTAINED FOR THE PURPOSE OF FINANCING LONG TERM PROJECTS, WORKING CAPITAL REQUIREMENTS OF THE GROUP AND SETTLEMENT OF PREVIOUSLY OBTAINED BANKING FACILITIES. THE CONTRACTS CARRY PROFITS AT COMMERCIAL RATES. THERE WERE NO SECURITIES PLEDGED AGAINST ANY OF THE CONTRACTS AT 31 MARCH 2020 AND 31 DECEMBER 2019.

16 NET (IMPAIRMENT LOSSES) / REVERSAL OF IMPAIRMENT

	<i>THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED) QR'000</i>
IMPAIRMENT LOSSES :		
CASH AND BANK BALANCES (NOTE 5)	(20)	(439)
RECEIVABLES	(17,421)	(6,467)
INVESTMENT IN ASSOCIATES (NOTE 11)	(14,209)	-
DUE FROM RELATED PARTIES	(794)	(886)
REVERSAL OF IMPAIRMENT:		
CASH AND BANK BALANCES (NOTE 5)	192	132
RECEIVABLES	1,244	1,308
DUE FROM RELATED PARTIES	56	568
INVESTMENT IN ASSOCIATES (NOTE 11)	-	12,600
FINANCE LEASE RECEIVABLES	894	308
NET (IMPAIRMENT LOSSES)/ REVERSAL OF IMPAIRMENT	<u>(30,058)</u>	<u>7,124</u>

17 OTHER INCOME

	<i>THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED) QR'000</i>
DIVIDEND INCOME	2,367	4,173
GAIN FROM REVERSAL OF A PROVISION	851	-
OTHERS	78,576	18,038
	<u>81,794</u>	<u>22,211</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

18 NET FINANCE COST

	<i>THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED) QR'000</i>
<i>FINANCE COST</i>		
FINANCE COSTS ON ISLAMIC FINANCE CONTRACTS	(99,968)	(86,917)
LESS: CAPITALIZED FINANCE COSTS (NOTE 7.II & 9)	<u>30,122</u>	<u>19,231</u>
	(69,846)	(67,686)
UNWINDING OF DEFERRED FINANCE COST	(7,037)	(7,922)
FINANCE COST - LEASE LIABILITY (IFRS 16)	(3,329)	(3,675)
NET FOREIGN EXCHANGE LOSS	(490)	(284)
FINANCE COST FOR THE PERIOD	<u>(80,702)</u>	<u>(79,567)</u>
<i>FINANCE INCOME</i>		
INCOME FROM MURABAHA AND ISLAMIC DEPOSITS	4,689	9,481
OTHER FINANCE INCOME	<u>156</u>	<u>315</u>
FINANCE INCOME FOR THE PERIOD	<u>4,845</u>	<u>9,796</u>
NET FINANCE COST FOR THE PERIOD	<u>(75,857)</u>	<u>(69,771)</u>

19 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 THREE MONTHS ENDED 31 MARCH</i>	
	<i>2020 (UNREVIEWED)</i>	<i>2019 (REVIEWED)</i>
PROFIT ATTRIBUTABLE TO OWNERS OF THE PARENT (QR'000)	<u>177,160</u>	<u>414,294</u>
ORDINARY SHARES AUTHORIZED, ISSUED AND FULLY PAID (THOUSANDS) (I)	3,891,246	3,891,246
WEIGHTED AVERAGE NUMBER OF SHARES OUTSTANDING DURING THE PERIOD (THOUSANDS)	3,891,246	3,891,246
BASIC AND DILUTED EARNINGS PER SHARE (QR)	<u>0.05</u>	<u>0.11</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

19 BASIC AND DILUTED EARNINGS PER SHARE (CONTINUED)

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.

(I) SHARE SPLIT

DURING THE EXTRAORDINARY GENERAL MEETING CONVENED ON 28 MARCH 2019, THE SHAREHOLDERS OF THE PARENT APPROVED AMENDING THE PAR VALUE OF THE ORDINARY SHARES FROM QR 10 PER SHARE TO QR 1 PER SHARE, IN LINE WITH THE INSTRUCTIONS ISSUED BY THE QATAR FINANCIAL MARKETS AUTHORITY.

THE SHARE SPLIT HAS BEEN IMPLEMENTED ON 1 JULY 2019 AND THIS HAS LED TO AN INCREASE IN THE NUMBER OF AUTHORISED, ISSUED AND FULLY PAID SHARES FROM 389,124,637 SHARES TO 3,891,246,370 ORDINARY SHARES. CONSEQUENTLY, WEIGHTED AVERAGE NUMBER OF SHARES OUTSTANDING AND COMPUTED EARNINGS PER SHARE (EPS) HAVE BEEN RETROSPECTIVELY ADJUSTED FROM QR 1.06 TO QR 0.11 FOR THE THREE-MONTH PERIOD ENDED 31 MARCH 2019.

20 OTHER RESERVES

	<i>2020</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>2019</i> <i>(AUDITED)</i> <i>QR'000</i>
FAIR VALUE RESERVE (I)	<u>(202,304)</u>	(179,781)
TRANSLATION RESERVE (II)	<u>(234,649)</u>	(221,517)
AT 31 MARCH / 31 DECEMBER	<u>(436,953)</u>	<u>(401,298)</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 COMPANY'S NET INVESTMENT IN FOREIGN OPERATIONS. THIS RESERVE IS NOT AVAILABLE FOR DISTRIBUTION.

21 CONTINGENT LIABILITIES

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

	<i>31 MARCH</i> <i>2020</i> <i>(UNREVIEWED)</i> <i>QR'000</i>	<i>31 DECEMBER</i> <i>2019</i> <i>(AUDITED)</i> <i>QR'000</i>
BANK GUARANTEES	<u>126,769</u>	<u>141,388</u>



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

22 COMMITMENTS

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
CONTRACTUAL COMMITMENTS TO CONTRACTORS AND SUPPLIERS FOR PROPERTIES UNDER DEVELOPMENT	<u>267,221</u>	<u>329,087</u>
COMMITMENTS FOR PURCHASE OF INVESTMENTS	<u>8,587</u>	<u>8,587</u>

23 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS

23.1 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 CONDENSED CONSOLIDATED INTERIM 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 2019 AND NOTE 3 TO THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS.

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

23.2 FAIR VALUE ESTIMATION

SET OUT BELOW IS A COMPARISON OF THE CARRYING AMOUNTS AND FAIR VALUES OF THE GROUP'S FINANCIAL INSTRUMENTS AS AT 31 MARCH 2020 AND 31 DECEMBER 2019:

	<i>CARRYING AMOUNTS</i>		<i>FAIR VALUES</i>	
	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>
FINANCIAL ASSETS				
AT AMORTISED COST				
CASH AND BANK BALANCES	1,019,221	1,254,716	1,019,221	1,254,716
RECEIVABLES (EXCLUDING PREPAYMENTS)	577,669	519,704	577,669	519,704
FINANCE LEASE RECEIVABLES	86,783	103,770	86,783	103,770
DUE FROM RELATED PARTIES	238,352	208,184	238,352	208,184
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	19,477	30,619	19,477	30,619
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	109,340	131,928	109,340	131,928
FINANCIAL LIABILITIES				
PAYABLES AND OTHER LIABILITIES	(1,413,771)	(1,602,857)	(1,413,771)	(1,602,857)
DUE TO RELATED PARTIES	(319,409)	(314,174)	(319,409)	(314,174)
LEASE LIABILITIES	(323,371)	(332,547)	(323,371)	(332,547)
OBLIGATIONS UNDER ISLAMIC FINANCE CONTRACTS	(9,281,356)	(9,406,049)	(9,281,356)	(9,406,049)

THE CARRYING AMOUNT AS AT 31 MARCH 2020 AND 31 DECEMBER 2019 APPROXIMATE THE FAIR VALUE.



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

23 FINANCIAL RISK MANAGEMENT AND FINANCIAL INSTRUMENTS (CONTINUED)

23.2 FAIR VALUE ESTIMATION (CONTINUED)

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 44,565 THOUSAND (31 DECEMBER 2019 - QR 49,797 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 ARE REFLECTED APPROPRIATELY IN THESE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS.

AS AT 31 MARCH 2020 AND 31 DECEMBER 2019, THE GROUP HELD THE FOLLOWING CLASSES OF FINANCIAL INSTRUMENTS MEASURED AT FAIR VALUE:

FINANCIAL ASSETS

	<i>31 MARCH 2020 (UNREVIEWED) QR'000</i>	<i>LEVEL 1 QR'000</i>	<i>LEVEL 2 QR'000</i>	<i>LEVEL 3 QR'000</i>
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	19,477	19,477	-	-
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	<u>109,340</u>	<u>64,775</u>	-	<u>44,565</u>
	<u>128,817</u>	<u>84,252</u>	-	<u>44,565</u>
	<i>31 DECEMBER 2019 (AUDITED) QR'000</i>	<i>LEVEL 1 QR'000</i>	<i>LEVEL 2 QR'000</i>	<i>LEVEL 3 QR'000</i>
FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS	30,619	30,619	-	-
FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	<u>131,928</u>	<u>82,131</u>	-	<u>49,797</u>
	<u>162,547</u>	<u>112,750</u>	-	<u>49,797</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.



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

24 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 LEASE 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 THREE MONTHS ENDED 31 MARCH 2020 (UNREVIEWED):

	<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>
REVENUES AND GAINS					
- EXTERNAL PARTIES	408,039	42,632	37,898	-	488,569
- INTERNAL SEGMENTS	18,402	26,594	-	(44,996) (1)	-
TOTAL REVENUES AND GAINS	426,441	69,226	37,898	(44,996)	488,569
NET PROFIT FOR THE PERIOD	163,532	6,463	7,106	943	178,044
NET FINANCE COST	(75,552)	(305)	-	-	(75,857)
DEPRECIATION	(4,603)	(476)	(11,507)	-	(16,586)
SHARE OF RESULTS OF ASSOCIATES	-	-	410	-	410

FOR THE THREE MONTHS ENDED 31 MARCH 2019 (REVIEWED):

	<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>
REVENUES AND GAINS					
- EXTERNAL PARTIES	532,280	108,224	46,892	-	687,396
- INTERNAL SEGMENTS	21,691	23,548	-	(45,239) (1)	-
TOTAL REVENUES AND GAINS	553,971	131,772	46,892	(45,239)	687,396
NET PROFIT FOR THE PERIOD	355,089	45,125	14,955	80	415,249
NET FINANCE (COST)/ INCOME	(70,901)	1,130	-	-	(69,771)
DEPRECIATION	(5,111)	(636)	(10,030)	-	(15,777)
SHARE OF RESULTS OF ASSOCIATES	-	-	(11,812)	-	(11,812)

NOTE:

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



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

24 SEGMENT INFORMATION (CONTINUED)

THE FOLLOWING TABLE PRESENTS SEGMENT ASSETS AND LIABILITIES OF THE GROUP'S OPERATING SEGMENTS AS AT 31 MARCH 2020 AND 31 DECEMBER 2019:

<i>At 31 MARCH 2020 (UNREVIEWED)</i>	<i>REAL ESTATE</i>	<i>BUSINES S 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>
CURRENT ASSETS	3,050,827	340,618	183,680	-	3,575,125
NON-CURRENT ASSETS	27,471,038	379,508	723,676	(373,430)	28,200,792
TOTAL ASSETS	30,521,865	720,126	907,356	(373,430)	31,775,917
CURRENT LIABILITIES	(3,184,071)	(144,835)	(40,600)	-	(3,369,506)
NON-CURRENT LIABILITIES	(7,911,369)	(218,699)	(464,041)	391,628	(8,202,481)
TOTAL LIABILITIES	(11,095,440)	(363,534)	(504,641)	391,628	(11,571,987)
CAPITAL EXPENDITURES	59,159 (II)	-	-	-	59,159
<i>At 31 DECEMBER 2019 (AUDITED)</i>	<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>
CURRENT ASSETS	3,215,489	324,734	178,476	-	3,718,699
NON-CURRENT ASSETS	27,461,001	381,998	740,557	(352,138)	28,231,418
TOTAL ASSETS	30,676,490	706,732	919,033	(352,138)	31,950,117
CURRENT LIABILITIES	(2,505,481)	(164,898)	(29,226)	-	(2,699,605)
NON-CURRENT LIABILITIES	(8,884,639)	(201,961)	(469,477)	367,042	(9,189,035)
TOTAL LIABILITIES	(11,390,120)	(366,859)	(498,703)	367,042	(11,888,640)
CAPITAL EXPENDITURES	447,347 (II)	-	-	-	447,347

NOTE:

(II) CAPITAL EXPENDITURE CONSISTS OF ADDITIONS TO TRADING PROPERTIES, INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT.

25 DIVIDENDS

THE SHAREHOLDERS OF THE PARENT COMPANY APPROVED AT THE ANNUAL GENERAL MEETING HELD ON 15 APRIL 2020 A CASH DIVIDEND OF QR 0.20 PER SHARE, AMOUNTING TO QR 778,249 THOUSAND FROM THE PROFIT OF 2019 (2019: CASH DIVIDEND OF QR 0.25 PER SHARE; AMOUNTING TO QR 972,812 THOUSAND FROM THE PROFIT OF 2018).



BARWA REAL ESTATE COMPANY Q.P.S.C.
CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2020
NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

26 INTANGIBLE ASSETS

	<i>GOODWILL</i>		<i>SERVICE CONCESSION ARRANGEMENT</i>		<i>TOTAL</i>	
	<i>2020</i>	<i>2019</i>	<i>2020</i>	<i>2019</i>	<i>2020</i>	<i>2019</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>
AT 1 JANUARY	132,411	210,180	-	1,605,096	132,411	1,815,276
ADDITIONS	-	-	-	268	-	268
IMPAIRMENT LOSS	-	(77,769)	-	-	-	(77,769)
TRANSFER TO INVESTMENT PROPERTIES	-	-	-	(1,605,364)	-	(1,605,364)
AT 31 MARCH / DECEMBER	132,411	132,411	-	-	132,411	132,411

SERVICE CONCESSION ARRANGEMENT

THE SERVICE CONCESSION ARRANGEMENT REPRESENTS A CONSTRUCTION SERVICE REVENUE RECOGNIZED TILL 31 DECEMBER 2018 FOR THE AFFORDABLE HOUSING LABOUR PROJECT LOCATED IN SALWA ROAD.

ON 14 DECEMBER 2017, THE GROUP ENTERED INTO AN AGREEMENT WITH THE MINISTRY OF MUNICIPALITY AND ENVIRONMENT (MME) TO DEVELOP A LABOUR RESIDENTIAL PROJECT ON A LAND LEASED FROM THE MME WITH A TOTAL AREA OF 1,179,114 SQUARE METERS. BASED ON THE AGREEMENT, THE GROUP IS COMMITTED TO BUILD AND OPERATE THE PROJECT DURING THE LEASE TERM OF 27 YEARS.

THE TERMS OF THE SERVICE ARRANGEMENT REQUIRE THE GROUP TO CONSTRUCT A LABOUR HOUSING PROJECT, A BUS PARKING AREA AND RELATED INFRASTRUCTURE AND MAINTAIN AND OPERATE THE PROPERTY TO A SPECIFIED STANDARD WITH A RIGHT TO COLLECT RENTAL INCOME AT A CAPPED RENTAL RATE. NO OTHER PERFORMANCE OBLIGATIONS HAVE BEEN IDENTIFIED. THE MME HAS THE RIGHT TO UNILATERALLY TERMINATE THE AGREEMENT FOR THE PUBLIC INTEREST. THE LAND ALONG WITH THE PROJECT WILL BE TRANSFERRED BACK TO THE MME AT THE END OF THE LEASE.

DURING THE PERIOD ENDED 31 MARCH 2019 AND BASED ON CHANGES IN THE FACTS AND CIRCUMSTANCES RELATING TO THE ARRANGEMENT, THE TRANSACTION CEASED TO MEET THE RECOGNITION CRITERIA OF "SERVICE CONCESSION ARRANGEMENT" UNDER IFRIC 12. ACCORDINGLY THE MANAGEMENT TRANSFERRED THE PREVIOUSLY RECOGNIZED INTANGIBLE ASSET TO INVESTMENT PROPERTIES UNDER IAS 40 (NOTE 9).

