



ANNUAL REPORT 2020

Qatar First Bank LLC (Public)

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His Highness
Sheikh Hamad Bin Khalifa Al Thani
Father Amir



His Highness
Sheikh Tamim Bin Hamad Al Thani
The Amir of the State of Qatar

BOARD OF DIRECTORS



Sheikh Faisal bin Thani Al Thani (Non-executive & Non-Independent)

- Chief of Africa & Asia-Pacific Investments at Qatar Investment Authority (QIA) where he is responsible for leading the regional investments in multiple sectors and diversified asset classes in Africa and Asia-Pacific.
- Previously held the position of Chief Investment Officer at Qatar Foundation Endowment. He also played key leadership roles in the Investment Department at Qatar Central Bank. In addition, he was the Chairman of Qatar Banking Studies and Business Administration Secondary School and the Deputy Chairman of Vodafone Qatar, as well as being a Board member at Ahli Bank, Qatari Diar, Nakilat, Bharti Airtel and Siemens Qatar.
- Currently the Chairman of the Board of Directors at Ooredoo Group and Board member at Qatar Insurance Company, Deputy Chairman of Boyner Retail & Textile Investments Inc. in Turkey.
- Degree in Business Administration from Marymount University in the USA and an Executive MBA from HEC Paris.



Mr. Ibrahim Mohamed Ibrahim Jaidah (Non-executive & Non-Independent)

- GCEO & Chief Architect of the Arab Engineering Bureau and Board member of Al Jaidha Brothers WLL
- Highly recognized architect who has won numerous awards such as Islamic Cities award, Arab Town Organization Awards and Aga Khan Award nominations.
- In 2005 Ibrahim was honored with the State of Qatar Encouragement Award.
- Obtained his Architectural Degree from the University of Oklahoma, USA.



Mr. Mohamed Yousef Al Mana (Non-executive & Non-Independent)

- Executive Director & partner at Al Hamad Automobiles and also the CEO of both Black pearl company and Nine Joint venture company while Chairman of the Al Dana Medical company.
- President of Qatar weightlifting & bodybuilding federation and the president of Asian weightlifting federation.
- Qualified with a Bachelor of Law and diploma in internal security at King Fahad Security College in KSA.



Mr. Abdullatif Mohammed Al Sada (Non-executive & Non-Independent)

- Head of Human resources affairs at Amiri Diwan while a member in the Shura (Advisory) council.
- Bachelor's degree from the Higher Institute for Cooperative & Administrative Studies (Arab Republic of Egypt) and Diploma from the Technological College, Qatar majoring in accounting.



Dr Mohammed Nasser Mohammed Al Qahtani
(Non-executive & Non-Independent)

- PhD degree in international Commercial Law from Durham University, United Kingdom
- Dr. Al-Qahtani held the following positions: Senior Buyer at Qatar Liquefied Gas Company (Qatar Gas), Chairman of the Board of Directors of Dalala Holding, Member of the Board of Directors of Widam Holding and Chairman of the Oversight & Auditing Committee at Widam.
- Deputy CEO for Administrative Affairs and Human Resources, Tenders and Leasing Committee of Al Meera Consumer Goods Company and a member of the Board of Directors of Al Meera and Al Meera Markets in the Sultanate of Oman previously.



Mr. Nasser Mohammad Al Hajri
(Non-executive & Non-Independent)

- Head of Economic and Political Affairs at the Amiri Diwan in the State of Qatar and Board member of Qatar Charity
- Started his career at the Amiri Diwan in 1994 where he held several positions including Head of Studies and Research, Head of Development Studies and Economic Researcher.
- BA in Management & Economics from Qatar University. He has also attended several post graduate programs on Leadership and Economics in London School of Economics in the UK and John Kennedy College - Harvard in the USA.



Mr. Salem Mohammed Al Marri
(Non-executive & Non-Independent)

- Over than 22 years of experience in different organizations from government, financial, investment, real estate industry; Currently He is holding his role as Barzan Holdings Chief Financial Officer (CFO).
- Prior to that, he held many roles, such as CFO for Msheireb Properties, AGM Financial Group for Qatar Islamic Bank, and as Director of Finance and Administration for Ministry of culture & sports and Qatar Mining Company. Also Head of Companies Control division in Audit Bureau-Qatar.
- EMBA from HEC Paris (Major - Reinventing Business for Emerging Markets), a master's degree in Islamic Finance from Hamad Bin Khalifa University and a bachelor's degree in Business & Economics, University of Qatar.

SHARI'AH SUPERVISORY BOARD



Shaikh Prof. Dr. Ali Al Quradaghi Chairman

- An internationally acclaimed Shariah scholar in the Islamic banking and finance industry, holds several highly-respected position on the Shari'ah Supervisory Board for several Islamic institutions and banks throughout the GCC countries and around the world, including Meethaq Islamic Banking by Bank Muscat, Qatar Islamic Insurance, The Gulf Investment House and Al Ahli United Bank.
- Member of several Islamic Fiqh Academies, including the Islamic Fiqh Academy of the Organization of Islamic Conference and The European Muslims Council for Efta and Researches.
- A professor of Jurisprudence, in the faculty of Shari'ah Law and Islamic studies at Qatar University. He holds a PhD and Masters in Shari'ah Law and Comparative Fiqh from Al-Azhar University and has authored over 50 books and 200 researches on the subject of Islamic finance and Islamic Studies. He frequently appears on Islamic related events and forums.



Shaikh Dr. Yahia Al Nuami Member

- Currently a Professor at Qatar University and was previously the Head of Da'wa and Guidance at The Ministry of Awqaf and Islamic Affairs.
- Has published many research papers, including, "Investment Function in the Islamic Economy", "Islamic Central Bank", "Privatization as an instrument for financing the public sector", "Accounting Zakat" and "Obstacles in the International Environment for Islamic Banks".
- Holds a PhD in Economy and Islamic Banks and a Master's degree in Shari'ah studies.



Shaikh Dr. Sultan Al Hashemi Member

- Currently serves as an Assistant Professor at the faculty of Shari'ah Law and Islamic studies at Qatar University while he is a member of the Shari'ah supervisory boards of several institutions including, Qatar Development Bank and National Leasing Company.
- Has published books including, "E-commerce: Rules & Principles in Islamic jurisprudence" and "Acts of Agent in Islamic Financial Transaction: Rules and Principles"
- Holds a PhD in Shari'ah and E- Commerce and a Master's degree in Islamic contracts.

EXECUTIVE MANAGEMENT



Abdulrahman Totonji
Acting Chief Executive Officer



Ayman Zaidan
Deputy Chief Executive Officer
and Chief Business Officer



Fulya Plas
Chief Risk Officer



Muzaffar Nazirov
Head of Finance



Arwa Hamdieh
Head of Legal & Compliance



Alexandre Bernassau
Head of Investment

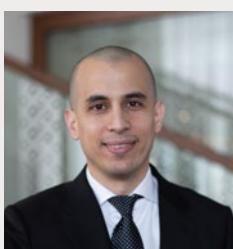


Thanwa Al Naimi
Head of Private Banking

Mohamad Abu-Khalaf
Head of Treasury



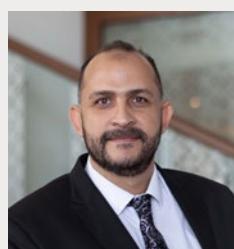
Suhaib AlMabrouk
Head of Private Equity and
Corporate Banking



**Mohammed
Mohammed**
Director Operations and
HR



Prem Kasilingam
Head of Operations



Ahmed Abou Elela
Head of Corporate
Services



**Mohammed Al
Arrouqi**
Head of IT

KEY MILESTONES

QFIB formally launches its services, with a paid up capital of QAR 1.6 billion and an authorized capital of QAR 2 billion (Received License in September 2009).	March 2009	
QFIB marks its first debut in the oil & gas industry by acquiring a 41% stake in Qatar Engineering & Construction Company (QCON).	May 2009	QFIB concludes its first deal, it acquired a 50% of Burj Khalifa Development in the UAE.
QFIB received the ISO 27001 international certification. QFIB is the first investment bank in Qatar to receive such an accreditation for its IT Department and Data Center.	October 2009	
QFB launched the first Shari'ah-compliant metal 'World Elite MasterCard Charge Card' in Qatar and the MENA region.	June 2010	Qatar Financial Center Authority upgrades QFIB to Category 5 which allows the bank to expand its products offering.
QFB inaugurates its exclusive Private Banking Lounge & unveil new brand identity	February 2011	
QFB had been exclusively named 2016's 'Best Up-and-Coming Islamic Financial Institution' in Global Finance magazine's ninth annual awards for the World's Best Islamic Financial Institutions	March 2013	QFIB reveals new name QFB, to better reflect the strategic direction of the bank as it evolves from a pure investment bank to an institution offering a suite of Shari'ah compliant products & services.
Acquisition of the Grand 2 at Papago Park Center - A Class A Office Building Fully Leased by DoorDash In (Biggest acquisition of QFB)	June 2013	Launch of sale for its luxury townhouses and apartments in its real estate development in Leinster Square, Central London W2.
	May 2014	
	December 2015	Qatar First Bank's shares are listed on the Qatar Stock Exchange
	April 2016	
	October 2016	QFB appointed Sheikh Faisal bin Thani Al Thani as its new chairman
	April 2019	
	December 2020	

CHAIRMAN'S STATEMENT



In the name of Allah, the most compassionate and the most merciful, may God bestow his prayers and peace upon our Prophet Muhammad, his relatives, and companions.

On behalf of the Board of Directors, I am pleased to present the 11th Annual Report for Qatar First Bank for the financial year ending 31st December 2020.

General Outlook

The COVID-19 pandemic has imposed unprecedented challenges on economies across the globe, which required a quick and wise response to mitigate the crisis for various sectors, including Healthcare and Finance.

This new reality was also fueled by growing economic pressure, continuous changes in commodity prices, as well as rising political tensions within the region, all contributing to the negative impact on economic growth indicators globally.

Despite these challenges, Qatar has proven outstanding resilience with a robust economy, predominantly due to the government's wise guidance and inclusive economic policies.

Qatar's response to the challenges was truly exceptional, having taken timely measures to navigate both economic and healthcare challenges wisely during the pandemic, while providing relief measures to all business sectors during the challenging times.

QFB's Resilience

QFB has successfully emerged with a clear vision, and a mission to add value to our shareholders and clients.

QFB's judicious move to shift towards a new operating model, that invests in risk-adjusted yield-generating investment products, have generated positive growth.

Our products helped investors to access the US real estate market through a shari'ah compliant platform which have garnered an overwhelming response. The success achieved, and which reflects on all our financial indicators, proves our effective measures related to corporate governance, in addition to our clear strategic direction, and sourcing of profitable investments, as well as our prudent risk management, and well-disciplined execution and monitoring processes.

During 2020, our risk management strategy played a pivotal role in warranting clients trust, as well as the liquidity position¹ of the bank. QFB assessed both short- and long-term risk profiles and implemented a strategic response to overcome challenges successfully. QFB further ensured operational resilience, seamlessly delivering our core banking activities to ensure business continuity during the pandemic.

Financial Performance

QFB continued to achieve strong growth for the year ending 31 December 2020, having managed to reduce its overall net loss by 24%. The bank recorded a net loss of QAR 226.7 million for 2020, compared with a QAR 298 million loss for 2019. QFB ended 2020 successfully by posting a net profit of QAR 1.2 million in its fourth quarter, with product fees and commissions being the main contributing factors.

QFB's relentless efforts to implement strict internal controls, increase operational efficiency and rationalize expenditures, led to the overall improved performance, and to reducing overall expenses by 6.9%. In addition to a sustainable fee income stream, a drop in funding costs and with a better managed deposits book, helped improve the bank's balance sheet and overall liquidity position.

Over the past 13 years, QFB went through an extraordinary journey, having undergone a complete transformation, reinforced by its strategic direction of diversification and value creation, the growth of our financial and non-financial indicators is a strong testament to the bank's steady revenue streams from multiple business lines, particularly driven by investment management and treasury activities.

Treasury and Investment Management

In 2020, QFB finalized the syndication of 90 North that was acquired at the end of 2019, and kick-started 2020 by completing the acquisition of a \$40 million property in Texas, leased to Varsity Brands, the major distributor of Nike and Under Armour products in the USA.

This was quickly followed by the acquisition of the Grand II at Papago Park Center in Arizona, a property worth more than \$200 million, and the biggest acquisition to date for QFB. The Grand II is a class A office property, fully leased to Doordash, the leader of food-delivery in North America that recently completed a successful IPO on the New York Stock Exchange.

QFB has also acquired another property in Virginia and are continuing to seek further valuable transactions across the US.

Private Equity

In line with QFB's strategy to achieve optimum value from its private equity portfolio, while shifting towards a less capital-intensive business model, QFB successfully exited most of its investments over the past two years.

The Bank continues to actively assess opportunities for exit of the remaining investments, while helping them grow their business.

Appointment of New ACEO

We had the pleasure to welcome Mr. Abdulrahman Totonji as QFB's new Acting Chief Executive Officer. Mr. Abdulrahman is a prominent business icon with expert knowledge in economy, investment, and administrative functions. We do strongly believe that under his leadership and his distinguished friendly approach, QFB will reach even greater heights.

Outlook

Along with the slow recovery of the global economy due to the outbreak of the pandemic, we do foresee that investors will tend to be more cautious and disciplined with their investment decisions.

Moving forward we are optimistic with regards to the changing industry trends. Factors including a slower economic growth, as well as low interest rates, and volatile equity markets have created a necessity to manage investment portfolios more securely than any other time before. Furthermore, we have seen a keen interest from both existing and potential investors to diversify their investment portfolio and to seek greater returns on their investments.

At QFB, we are well prepared to keep up with those trends and take the necessary measures to capitalize on these opportunities, using our broad network of access. On behalf of QFB's Board of Directors, we would like to express our deep gratitude for the visionary leadership of His Highness, the Amir, Sheikh Tamim Bin Hamad Al Thani.

We would also like to extend our appreciation to our regulators, Qatar Financial Centre, Qatar Financial Center Regulatory Authority, Qatar Stock Exchange and Qatar Financial Market Authority for their continuous support and guidance.

And finally, please allow me to also extend my gratitude towards our Shariah Supervisory Board, as well as our business partners, clients, shareholders, and employees, who have significantly contributed to our success in 2020.

At QFB, we are optimistic about our clear strategic direction to achieve future growth. We strongly believe in our good position to maximize returns to our shareholders over the long term.

May Almighty Allah guide us in realizing our vision of becoming the global leader in Shari'ah compliant banking which offers the most attractive investment opportunities and innovative financial solutions. administrative functions. We do strongly believe that under his leadership and his distinguished friendly approach, QFB will reach even greater heights.



Sheikh Faisal bin Thani Al Thani
Chairman of the Board

INVESTMENT PORTFOLIO

In continuation with QFB's strategy to obtain optimum value from its private equity portfolio, while shifting towards a less capital-intensive business model, QFB over the past two years was successful in exiting most of its investments. The Bank continues to actively assess opportunities for exit of the remaining investments, while helping them grow their business.

David Morris

David Morris is a London jeweler defined by a sense of quintessential British style combined with irreverent glamour. David Morris sources exquisite rare gems with which it crafts bespoke pieces tailored to the client's wishes. It is praised across the globe for its exceptional quality craftsmanship. The brand's main flagship located on iconic London's Bond street includes a working atelier on site. During the year 2020 David Morris like other businesses suffered from COVID-19 which reflected on their revenue and financial results; however, the management has taken numerous measures to mitigate the economic impact on the Company.



Food Services Company

Similar to other businesses in the service sector, 2020 was a tough year for Food Services Company ("FSC") the operator of Opera Patisserie, Opera Café, Opera Catering, Take Away and Kanafanji, which has impacted its financial and operational performance. However, the management continues to act prudently to ensure business sustainability in these challenging times. QFB continues to work alongside FSC management on the development of new initiatives that allow further value creation in the business through unique product offering that complements the existing products and services provided by FSC.

QFB recently (2021) exited both CMRC Limited and Al Rifai, one of its private equity investments in the Middle East. QFB generated USD \$ 31.5 million and achieved a net IRR (internal rate of return) of 19% from its exit in CMRC. In 2015, the Bank acquired an adjusted stake of 13.5% in CMRC Limited, the leading medical rehabilitation center in the Gulf region. The company's turnover has increased from USD \$ 15 million in 2015, to more than USD \$ 54 million in 2020

Current Investments

Food Services Company Acquisition of 49% December 2014 QATAR	David Morris Acquisition of 50% January 2014 UK	Avivo Group Acquisition of US\$ 20m December 2013 UAE	Al Jazeera Finance Acquisition of 3.5% January 2009 QATAR
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Exited Investments

Cambridge Medical Acquisition of 15.6% Exit: February 2021 UAE	Al Rifai International Holding Acquisition of 35% Exit: February 2021 LEBANON SWEDEN	FutureCard Acquisition of 71.3% July 2009 Exit: October 2019 UAE	English Home Acquisition of 40% November 2012 Exit: June 2019 TURKEY
Leinster Inn Hotel Building Acquisition of 40% August 2012 Exit: April 2019 UK	Kuwait Energy Company Acquisition 2.2% June 2011 Convertible Facility (\$ 150 mn) September 2012 Exit: March 2019 KUWAIT	Memorial Healthcare Group Acquisition of 20% August 2010 Exit: September 2018 TURKEY	Amanat Holdings Subscription of 5% November 2014 Full Exit: AED 150m Exit: November 2017 UAE
Westbourne House Building Acquisition of 38% June 2012 Full Exit: IRR 17% Exit : June 2017 UK	Avivo Group Subscription of US\$ 20m December 2013 Partial Exit: 44% of stake Cash-on-Cash: 2x Exit: March 2017 UAE	Astro SPV Acquisition of 17.5% April 2010 Full Exit: IRR 50% Exit: April 2015 UAE	Nobles Consortium Buraj Khalifa Development Acquisition of 50% March 2009 Full Exit: ROC 34% Exit: January 2015 UAE
Watania Takaful Acquisition of 10.3% May 2011 Full Exit: ROC 17% Exit: July 2014 UAE	Emirates National Factory for Plastic Industries Acquisition of 71.3% July 2009 Full Exit: IRR 31% Exit: December 2012 QATAR KSA	Qatar Construction and Engineering Company Acquisition of 41.6% September 2009 Full Exit: IRR 43% Exit: March 2012 QATAR	QFB Building Acquisition of 100% August 2009 Full Exit : IRR 40% Exit: December 2010 QATAR

INVESTMENTS MANAGEMENT

As we look back and reflect on QFB's Investment Management Departments performance in 2020, one thing we can say for sure is that the world experienced an unprecedented macroeconomic environment, one that required an astute focus on both a strategic and selective asset expansion program and a simultaneous rigorous management process of QFB's existing portfolio of assets. The direction in which QFB has grown over the past year stems from the same strategy that was initially dictated at the start of the year: a heavy focus on Real Estate. Today, in retrospect, the investment department has managed to optimize the performance of its legacy assets and overcome numerous hurdles it has faced during the past year that came as a result of the pandemic. To kick off 2020, QFB successfully finalized the syndication of its highly performing 90 North Campus, occupied by the well renowned T-Mobile and located in Seattle, Washington. This asset has been relatively stable in performance and offers its investors a premium 8.5% yield. The highest yielding Asset in QFB's Real Estate Portfolio.

Subsequently, the world as we know it has changed,



90 North Campus (TMobile) building in Seattle, Washington, USA

and a pandemic ravaged the global economy, shutting down major transportation mediums, offices and shops alike. The global economy experienced a drastic shift in performance and outlook, as a result, yields across all asset classes plummeted. Since then, QFB's investment strategy has become more focused on borderline scrutiny, with redefined investment criteria focusing on a stringent risk versus reward framework. With this newly intensive asset picking criteria in mind, QFB has embarked on the acquisition of three new Real Estate Deals, two of which are located in the United States and are classified as Office Buildings and one Retail Hypermarket in Doha.

QFB's first acquisition of the year was located in Dallas,

Texas. A \$40 million property 100% leased to "Varsity Brands". The tenant, Varsity Brands, is the principal distributor of Nike and Under Armour athletic wear and gear, to name a few, and is the leading wholesaler of athletic wear in the United States and North America having major universities and schools as clients across all the states. This deal was outstandingly well received by the market with our sales team able to fully place all available shares for subscription within weeks. With a resilient asset and strong in place cash flows, the Varsity Brands offering is well positioned to yield 7% for its investors for the entire duration of the investment.

The first deal was quickly followed by QFB's biggest



BSN sports HQ building 'Varsity Brands' Texas, USA

deal yet - the Grand II at Papago Park Center in Arizona, an above \$200 million class A office property fully leased to Doordash, the leader of food-delivery in North America who recently completed a successful IPO on the New York Stock Exchange. This deal is unique in the sense that QFB was able to acquire the property before the tenant IPO', which in return means QFB and its investors can hope to benefit from the increased property valuation that typically occurs when the tenant of a property gets publicly listed. Furthermore, Doordash before the IPO was valued at \$16 B and the company currently has a market capitalization of \$53 B. The Grand II at the Papago Center is 100% occupied by Doordash for 15 years and was built in 2020, with Doordash as its first tenant. Investors in this asset are expected to enjoy a consistent 7% over the life of the investment.

Finally, as the year was approaching to an end, QFB entered into an agreement to acquire a Hypermarket located in Messila, Doha occupied by LuLu Hypermarket with 16 years remaining on its lease. This acquisition marks Qatar First Bank's foray into the local Qatari market in line with its diversification strategy in



The Grand 2 at Papago Park Center – A Class A Office Building, Tempe, Arizona, USA

both asset class and geography. At the same time, the acquisition highlights QFB's commitment to the Qatari market as well as its renewed focus on direct ownership of Qatari real estate as new regulatory easements for Qatar Financial Centre (QFC) listed companies come into play.

Looking forward, QFB feels confident that it has honed a robust investment strategy which will help its portfolio perform consistently irrespective of the volatility of the



Lulu Messila Hypermarkt building, Qatar

market in which it operates in. As QFB puts its clientele's preference a priority in any venture it embarks on, the bank looks to further understand its customers' needs and appetite in order to provide them with a best-in-class product offering across classes and risk levels. QFB aims to build a healthy pipeline of differentiated products in 2021. The bank will be keeping its focus on real estate while simultaneously working on meeting the desires of its increasingly growing base of customers.

The UK found itself at the center of a perfect storm in 2020 with Covid and the uncertainties of Brexit

badly impacting its overall economy and in particular its retail industry. The bank's portfolio of 5 Mark and Spencer retail stores was unfortunately not spared and the bank took exceptional measures by halving the coupon at the end of the year to preserve investors' capital. QFB remains however very confident that the UK retail landscape will dramatically improve in 2021 with vaccination underway and lockdowns expected to be lifted. More importantly, the Penta portfolio lease terms impose its M&S stores to pay rent until the initial expiry of the leases in 6 years time, which acts as a safety mechanism.

Kennedy Flats and Jefferson Square, the second properties QFB acquired when it decided to pursue its new fee income business model back in 2018, have been performing extremely well despite challenging market conditions. With the exception of a temporary drop in coupon in Q3 for Jefferson Square, both assets are yielding 8% to customers. Kennedy Flats prove spectacularly resilient and is working like a swiss clock with occupancy above 95%.

Although Jefferson Square, as mentioned, witnessed a very temporary drop in rent collection in Q3 2020 due in part to the closure of the restaurants, the property quickly went back on track and its 8% distribution resumed from

TREASURY

In 2020 QFB focused on implementing dynamic asset and liability management strategies to optimize the balance sheet. The bank implemented several techniques to maximum the net spread by reducing cost of fund and maximizing the earning assets. The bank has dedicated corporate desk to manage the customer deposits and creating treasury products to meet clients need. QFB has wide banking relationships locally and internally and has partnership with few international banks. The bank is active in the sukuk market in various aspects in a way to support the banks overall income and liquidity. QFB enjoys a decent level of liquidity profile and created a standard level of cash caution to meet the bank obligation on time.

RISK MANAGEMENT

QFB perceives strong risk management capabilities to be the foundation in delivering results to customers and shareholders. The Bank will continue to endeavor to enhance its existing framework and adopt international best practices of risk management, corporate governance, and the highest level of market discipline.

The Covid-19 pandemic has caused widespread disruption across the global economy in 2020. Not only has it resulted in loss of several lives, it has caused significant damage to the businesses across the world. All countries have been impacted and Qatar is no exception. The more severely impacted are the small and medium size enterprises and those in the hospitality and luxury goods segment.

QFB has taken a conservative approach when assessing the impact and risk of COVID - 19 on the Bank. The primary impacted segments were the loan book and the Private Equity (PE) portfolios.

Our Board of Directors has overall responsibility for establishing our risk culture and ensuring that an effective risk management framework is in place. The risk management framework of the Bank encapsulates the spirit of the following key principles for Risk

Management as articulated by Basel III:

- Management oversight and control
- Risk culture and ownership
- Risk recognition and assessment
- Control activities and segregation of duties
- Information and communication
- Monitoring Risk Management activities and correcting deficiencies.

The Board of Directors approves and periodically reviews our risk management policies and strategies. The Board Audit, Risk and Compliance Committee ('ARCC') is responsible for implementing risk management policies, guidelines and setting limits in addition to ensuring that monitoring processes are in place.

The Risk Management Department ('RMD') independently identifies, measures, reports, and monitors financial risks faced by the Bank while working closely with business units which ultimately own these risks. The Chief Risk Officer (CRO) reports independently to the Board Audit, Risk and Compliance Committee (ARCC) and administratively to the CEO.

The RMD plays a pivotal role in monitoring the risks associated with various activities of the Bank. The

principal responsibilities of the department are:

- Determining the Bank's appetite for risk is in line with the limits and submitting the same to the ARCC and Board for approval.
- Developing and reviewing risk management policies in accordance with the risk management guidelines issued by the QFCRA, Basel III and international best practices.
- Acting as the principal coordinator in Basel II and Basel III implementation as required by the QFCRA.
- Preparing quarterly risk reports and other risk items for review by the ARCC.
- Preparing MIS Reports for review by the Board Audit, Risk and Compliance Committee, where necessary.
- Developing systems and resources to review the key risk exposures of the Bank and communicating the planned/ executed corrective actions to the ARCC.

CORPORATE GOVERNANCE

The Bank is committed to operating to the highest standards of corporate governance and in this regard has developed and implemented a corporate governance framework that complies with the highest standards of corporate governance practices in accordance with based on QFMA's Corporate Governance Code No. (5) of 2016 and QFCRA's Controlled Functions and Governance Regulation of 2020.

The Board of Directors and the Executive Management of Qatar First Bank LLC (Public) believes that a strong corporate governance framework is critical to ensuring high performance across all the Bank's activities and essential to building investor trust and providing safeguards against any misguided corporate activity.

The Board of Directors of QFB has adopted a Corporate Governance Framework which relates to the way in which the affairs of QFB are governed and managed by the Board, the committees of the Board and the executive management team. It is a system by which QFB is directed and controlled taking into account the interests of all its stakeholders, and not just limited to its shareholders.

To that end, QFB issued on annual basis its Corporate Governance report outlining its governance framework and compliance aspects with the governance rules and regulations. The Corporate Governance Report is approved by the Board of Directors and at presented at the General Assembly for approval and ratification of the shareholders. The Corporate Governance reports are made available on the Bank's website as part of its commitment to transparency and equal access to information towards its shareholders.

For the year ended on 31 December 2020, the Bank has issued a detailed report outlining its efforts to continue to enhance its governance framework and demonstrate its compliance with QFMA's Corporate Governance Code No. (5) of 2016 and QFCRA's Controlled Functions and Governance Regulation of 2020.

General Assembly of Shareholders

The Bank has one Annual General Meeting per year. All other general meetings are referred to as Extraordinary General Meetings. During the year 2020, the Bank held on 7 April 2020 its Annual General Assembly meeting for the year ended 31 December 2019.

Board

The Article of Association state that the Board consist of no less than Seven (7) and no more than Eleven (11) directors. As of 31 December 2020, the Board had Eight (8) board members elected by the General Assembly on 22 April 2019 for a three-year term.

Its members are elected by the shareholders for a three-year term. The current Board Members were elected during the Annual General Assembly held on 22 April 2019.

The Board is responsible for independently managing the Bank with the objective of sustainable creation of value and in the interest of the Bank, thus considering the interests of the shareholders, its employees, and other stakeholders.

The Articles of Association and the Board Charter outlines the Board's duties, responsibilities, and authorities. The Board of Directors may delegate its powers, authorities, discretions and functions to any committee made of members of the Board on such terms and conditions as it may think fit and in accordance with the Articles.

The Articles of Association and the Board Charter are published on the Bank's website as part of its commitment to transparency and equal access to information towards its shareholders.

Board Committees

The Board of Directors has created three Board-level committees appointed the following Board Committees:

- Executive Committee ("ExCom")
- Audit, Risk, and Compliance Committee ("ARCC")
- Nomination, Remuneration and Corporate Governance Committee ("NRCGC")

The composition, duties, responsibilities, and authorities of each Board Committee are outlined in the Committee's Terms of Reference included in the Bank's Corporate Governance Framework and published on the Bank's website as part of its commitment to transparency and equal access to information towards its shareholders.

CORPORATE GOVERNANCE

Senior Executive Management

The day-to-day management of the Bank is conducted by the Senior Executive Management which is led by the Chief Executive Officer and who is considered relevant to ensure that the Bank has the appropriate expertise and experience for the management of its business. The Senior Executive Management are also members of management committees which have specific duties and responsibilities.

The Bank has several Management Committees:

- Credit Committee
- Investment Committee
- Asset & Liability Committee.
- IT Governance Committee

The composition, duties, responsibilities, and authorities of each Management Committee are outlined in the Committee's Terms of Reference included in the Bank's Corporate Governance Framework.

Chief Executive Officer

The Chief Executive Officer is appointed by the Board of Directors. He is responsible to the Board of Directors for the general and active management of the business, including overseeing the day-to-day operations of the Bank, and ensures that the resolutions of the Board of Directors and the shareholders are carried out. He has the right to delegate a part of his responsibilities and prerogatives to other employees or officers of the Bank.

Sharia Supervisory Board

The Board of Directors shall appoint not less than 3 and not more than 5 members selected among experts well-versed in Sharia, Islamic transactions and finance, to sit on the Sharia Supervisory Board for a three-year term that could be renewed. The Sharia Supervisory Board provides expert advice and guidance to the Board and Executive Management on how to best align the Bank's business and activities with Sharia principles. The appointed members shall perform their tasks on a professional and confidential basis while reviewing all practical steps and measures with regard to the activities of the Bank.

As of 31 December 2020, the Sharia Supervisory Board consisted of three members presided by the Presiding Member elected by the members.

Accounts

External Auditors: The accounts of the Bank must be prepared in accordance with the International Financial Reporting Standards (IFRS) and International Accounting Standards (IAS) and in accordance with the Accounting Standards issued by the Accounting and Auditing Organization for Islamic Financial Institutions (AAOIFI).and in compliance with the prescribed rules and regulations of the QFCA and QFCRA.

The External Auditors are nominated by the Audit, Risk and Compliance Committee to the Board who recommends to the General Assembly approving the appointment of the External Auditor and their fees. The External Auditor shall attend the General Assembly meetings.

During the Annual General Assembly Meeting held on 7 April 2020, the General Assembly approved the appointment of Ernst & Young as the Bank's External Auditor for the year ended on 31 December 2020 and approved their fees.

Corporate Governance Report

The Corporate Governance Report contains further details on the Bank's governance framework, its practices, and accomplishments during the year ended 31 December 2020. The Report is available on QFB web site (www.qfb.com.qa/Investor Relations)

CORPORATE SOCIAL RESPONSIBILITY

QFB believes that being a responsible corporate citizen is an integral pathway towards the success and feel honored to be recognized as a community minded business. Our priority will be on solving issues that matter to all our stakeholders while we constantly strive to make a positive impact in Qatar and the wider region. The management has developed a CSR program allowing us to play an active role in supporting projects, initiatives and institutions in the communities in which we operate.

Our CSR program covers variety of activities namely educational, social, cultural and sporting events. We also sponsor industry related conferences and seminars that have a direct effect on the growth of the finance industry in Qatar, the region, and global markets. QFB's CSR activities reflect our commitment to 'Qatar National Vision 2030', which highlights the importance of developing the human capital to fuel the nation's long term growth.

SHARI'AH SUPERVISORY BOARD REPORT

In the name of Allah, the most beneficent and the most merciful.

Shari'a Supervisory Board Report

For the financial year ended 31 December 2020

Praise is to Allah and prayers & peace be upon His Prophet Muhammad, and upon his kinsfolk, companions and those who followed his teachings...

To the Shareholders of Qatar First Bank LLC (Public). In compliance with the terms of reference and the Article of Association of the Bank, the Shari'a Supervisory Board (refer to hereafter as "SSB") of Qatar First Bank LLC (Public), (refer to hereafter "the Bank") is pleased to present to you this Report.

Respective responsibility of the Board of Directors and the SSB

The SSB emphasizes that, as a general principle and practice, compliance with the rules and principles of the Shari'a in respect of all the businesses and transactions of the Bank is the responsibility of the Bank's Executive Management. The SSB's responsibility is to form an independent Sharia opinion (Fatwa), supervise and conduct the Shari'a audit of the Bank's operations, contracts, and investments, which are presented to it, and to issue this Report.

Basis of Opinion:

Based on SSB's Fatwas, pronouncements and in compliance with the Governance and Shari'a Standards of the AAOIFI, the SSB, through its periodic meetings and its Executive Member, has properly performed its duties as follows:

1. Coordinate with the management to develop Shari'a standards and guidelines for the activities, investments and contracts entered by the Bank and ensured their implementation through internal Shari'a audit.
2. Review and approval of all agreements, contracts structures, and internal policies related to the investment and financing activities of the Bank, which were presented to it. The SSB and its Executive Member have also provided Sharia compliant solutions to the issues faced by the Bank during its operations and responded to the questions and queries that were raised in respect thereof.
3. Calculate the Zakat according to the approved Shari'a rules based on the balance sheet of 2020, as presented to it.
4. Perform the diligent supervision to form transparent

and reasonable opinion on whether the Bank has complied with Shari'a principles, resolutions (Fatwa) and guidelines issued by the SSB.

5. Review and approval of the financial statements and the balance sheet and ensure Shari'a compliance of the allocation of profits and losses on the investments, and other activities.
6. In order to ensure proper implementation, the SSB, through the Sharia Compliance Department, conducted and performed review and examination on the procedures adopted by the Bank so as to obtain all information and explanations that it considered necessary in order to provide it with sufficient evidence to give reasonable assurance that the Bank has not breached any Shari'a rules or principles and AAOIFI's Shari'a Standards.

SSB's Opinion,

The SSB is satisfied that:

- The contracts, products, investments, and related procedures thereof, which were presented and reviewed by the SSB, do not contradict Shari'a rules and principles, and were in line with AAOIFI Shari'a Standards.
- The Zakat has been calculated in accordance with acceptable Shari'a rules and principles. The SSB hereby reaffirm that each shareholder is responsible to pay his relevant Zakat portion on his respective shares as per the Articles.
- Having reviewed the consolidated financial statement and income statement for the financial year, the SSB did not notice any breach of Shari'a rules and principles.
- The allocation of profits and charging of losses 'if any' on investment accounts conform to the basis that had been approved by the SSB and in accordance with Shari'a rules and standards.
- All earnings that were accidentally generated from sources or by means prohibited by rules and principles of Shari'a have been credited to a special account so that they are not mixed with shareholders' funds.

The last of our prayer is praise is to Allah, the Lord of the worlds.



Shaikh Prof. Dr. Ali Al-Qaradaghi
Chairman and Executive Member of the
Shari'a Supervisory Board

**CONSOLIDATED
FINANCIAL STATEMENTS
31 DECEMBER 2020**

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF QATAR FIRST BANK L.L.C (PUBLIC)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Qatar First Bank L.L.C. (Public) (the "Bank" or "Parent") and its subsidiaries (collectively the "Group"), which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated statement of income, consolidated statement of changes in owners' equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2020 and its consolidated financial performance, and its consolidated cash flows for the year then ended in accordance with Financial Accounting Standards (FAS) issued by the Accounting and Auditing Organisation for Islamic Financial Institutions (AAOIFI) as modified by the Qatar Financial Centre Regulatory Authority (QFCRA).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report. We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the State of Qatar, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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

Key Audit Matter	How our audit addressed the key audit matter
<p>Impairment of financing assets</p> <p>At 31 December 2020, the Group's financing assets amounted to QR 473 million (2019: QR 976 million) representing 17% of Group's total assets (2019: 30%) and the total provision for impairment recognised by the Group on the financial assets amounted to QAR 59 million (2019: 178 million) for the year ended 31 December 2020, which represents 23% (2019: 59%) of the net loss of the Group, hence a material portion of the consolidated statement of income.</p> <p>The process for estimating impairment provision on credit risk associated with financing assets in accordance with FAS 30 involves significant judgement.</p> <p>FAS 30 requires use of the Expected Credit Loss ("ECL") model for the purposes of calculating impairment provision. ECL model requires the Group to exercise significant judgement using subjective assumptions when determining both the timing and the amounts of ECL for financing assets. Also, COVID-19 pandemic significantly impacted the management's judgment applied to determine the ECL. The assumptions regarding the economic outlook are more uncertain which increases the level of judgment required by the Group in calculating the ECL. Due to the complexity of requirements under FAS 30, and the current situation, significance of judgements applied and the Group's exposure to financing assets forming a major portion of the Group's performance, the audit of ECL for financing assets is a key audit matter.</p> <p>Refer to the notes to financial statements for:</p> <p>Note 4 - Significant accounting policy</p> <p>Note 27.6.5 - Inputs, assumptions and techniques used for estimating impairment</p> <p>Note 5 - Use of estimates and judgements</p> <p>Note 31 - Impact of COVID -19</p>	<p>Our audit approach included testing the controls associated with the relevant processes for estimating the ECL and performing substantive procedures on such estimates. We involved our internal specialist where their specific expertise was required. Our key audit procedures were as follows:</p> <ul style="list-style-type: none"> • We obtained understanding of the Group's ECL policy and the design of the controls and tested the operating effectiveness of relevant controls and governance around it. • We have checked the completeness of the data used as input for the ECL model and the mathematical accuracy through the model processes. <p>We assessed:</p> <ul style="list-style-type: none"> • the Group's ECL policy including the criteria of staging and significant increase in credit risk with the requirements of FAS 30, considering the regulatory guidelines to address the COVID-19 pandemic; • the Group's forward-looking economic variables by comparing them on a sample basis against supporting evidences, where applicable; • the reasonableness of changes made to the economic scenarios to reflect the effect of COVID-19; and • the basis of determination of the management overlays considering the impact of the COVID-19 global pandemic against the requirements of the Group's ECL policy. <p>For a sample of exposures, we performed procedures to evaluate:</p> <ul style="list-style-type: none"> • appropriateness of exposure at default, probability of default and loss given default in the calculation of ECL; • timely identification of exposures with a significant increase in credit risk and appropriateness of the Group's staging; and the ECL calculation.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF QATAR FIRST BANK L.L.C (PUBLIC)

Key Audit Matter	How our audit addressed the key audit matter
Impairment of financing assets (continued)	<ul style="list-style-type: none"> • Assessed the impairment allowance for individually impaired loans and advances (stage 3) in accordance with FAS 30. • Assessed the adequacy of the Group's disclosures in relation to FAS 30 by reference to the requirements of the relevant financial reporting standards.
Valuation of equity investments	<p>We focused on this area because:</p> <ul style="list-style-type: none"> • The valuation of equity investments based on level 3 fair values involves significant assumptions, estimates and judgements underlying the determination of fair values. • The carrying value of level 3 based equity investments as of 31 December 2020 is QAR 173 million representing 6% of the Group's total assets as at 31 December 2020, and the loss on re-measurement of level 3 based equity investments recorded in the consolidated statement of income for the year is QAR 120 million which represents 47% of the net loss of the Group, hence a material portion of the consolidated statement of income. Accordingly, we considered this to be a key audit matter. <p>Note 4 - Significant accounting policy Note 5 - Use of estimates and judgements Note 29 - Fair value of financial instruments</p> <p>Our audit procedures in this area included the following, amongst others:</p> <ul style="list-style-type: none"> • We assessed controls over the process of valuation of equity investments. • Evaluated the competence and capabilities of the external valuation experts appointed by the management. • We consulted our internal specialist whether the application of methodologies is consistent with generally accepted valuation methodologies and prior periods and that assumptions and inputs used are consistent, in all material respects, with the business' past performance and management business strategy, adjusted for the implicit risk of achieving this strategy under prevailing market conditions. • Assessed the adequacy of the Group's disclosures in the consolidated financial statements including disclosures of key assumptions, judgements and sensitivities, by reference to the requirements of the relevant accounting standards.

Other matter

The consolidated financial statements of the Group as at and for the year ended 31 December 2019 were audited by another auditor, whose audit report dated 10 March 2020, expressed an unmodified audit opinion on those consolidated financial statements.

Other information included in the Group's 2020 Annual Report

Other information consists of the information included in the Group's annual report (the "Annual Report"), other than the Group's consolidated financial statements and our auditor's report thereon. Management is responsible for the other information. The Group's 2020 Annual Report is expected to be made available to us after the date of this auditor's report. Our opinion on the consolidated financial statements does not cover

the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

Responsibilities of the management and the Board of Directors for the consolidated financial statements

The management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with FASs issued by AAOIFI as modified by the QFCRA, and for such internal control as the management determines is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF QATAR FIRST BANK L.L.C (PUBLIC)

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

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

We have obtained all the information and explanations, which we considered necessary for the purpose of our audit. We are of the opinion that proper books of account were maintained by the Bank. We are not aware of any contraventions by the Bank of its Articles of Association or the applicable provisions of Qatar Financial Center Regulatory Authority regulations during the financial year that would have had a material adverse effect on its financial position or performance.



Doha, State of Qatar
Date: 25 February 2021

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2020

		31 December 2020	31 December 2019
	<i>Notes</i>		
ASSETS			
Cash and bank balances	6	699,646	1,220,988
Investments carried at amortised cost	7	230,951	110,352
Financing assets	8	472,563	976,070
Equity investments	9	176,394	357,047
Investments in real estate	10	14,812	14,812
Fixed assets	11	1,314	20,603
Intangible assets	12	5,385	7,918
Assets held-for-sale	13	1,181,284	454,351
Other assets	14	56,803	51,945
TOTAL ASSETS		<u>2,839,152</u>	<u>3,214,086</u>
LIABILITIES, EQUITY OF UNRESTRICTED INVESTMENT ACCOUNT HOLDERS AND EQUITY			
Liabilities			
Financing liabilities	15	225,034	135,051
Customers' balances		82,239	243,535
Liabilities held-for-sale	13	602,261	218,441
Other liabilities	16	79,801	101,285
Total Liabilities		<u>989,335</u>	<u>698,312</u>
Equity of Unrestricted Investment Account Holders	17	<u>1,147,453</u>	<u>1,759,019</u>
Equity			
Share capital	18	700,000	700,000
Share premium		203	203
(Accumulated losses) / Retained earnings		(223,827)	2,885
Total Equity Attributable to Shareholders of the Bank		<u>476,376</u>	<u>703,088</u>
Non-controlling interest		225,988	53,667
Total Equity		<u>702,364</u>	<u>756,755</u>
TOTAL LIABILITIES, EQUITY OF UNRESTRICTED INVESTMENT ACCOUNT HOLDERS AND EQUITY		<u>2,839,152</u>	<u>3,214,086</u>

These consolidated financial statements were authorised for issuance by the Board of Directors on 25 February 2021 and signed on its behalf by:



Board Member



Board Member

The attached notes are an integral part of these consolidated financial statements.

CONSOLIDATED INCOME STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2020

(All amounts are expressed in QAR thousands unless otherwise stated)

		For the year ended	
		31 December	31 December
		2020	2019
		<i>Notes</i>	
CONTINUING OPERATIONS			
INCOME			
Income from financing assets		40,967	80,131
Fee income	19	16,278	32,320
Loss on re-measurement of investments at fair value through income statement	9	(120,273)	(34,012)
Dividend income		2,696	2,069
Profit on investments carried at amortised cost		6,531	9,223
Income from placements with financial institutions		7,025	7,121
Gain on disposal of investments carried at amortised cost		-	2,040
Gain on disposal of equity investments		51,954	10,448
Gain on disposal of subsidiaries		-	1,255
Loss on early settlement of financing assets	8	(335)	(12,920)
Net foreign exchange loss		(522)	(5,586)
Other income, net	20	5,828	10,121
Total Income Before Return To Unrestricted Investment Account Holders		10,149	102,210
Return to unrestricted investment account holders		(52,404)	(54,468)
TOTAL (LOSS) / INCOME		(42,255)	47,742
EXPENSES			
Staff costs		(35,317)	(38,715)
Financing costs		(516)	(13,597)
Depreciation and amortisation		(4,162)	(7,650)
Provision for impairment of fixed assets		(18,863)	-
Other operating expenses	21	(41,039)	(49,447)
TOTAL EXPENSES		(99,897)	(110,409)
Provision for impairment on financing assets, net of recoveries	27	(59,422)	(178,214)
Provision for impairment on other financial assets	27	(9,821)	(28,964)
NET LOSS BEFORE INCOME TAX		(211,395)	(269,845)
Income tax expense		-	-
NET LOSS FROM CONTINUING OPERATIONS		(211,395)	(269,845)
DISCONTINUED OPERATIONS			
Loss from discontinued operations, net of tax	13	(43,952)	(30,856)
NET LOSS FOR THE PERIOD		(255,347)	(300,701)
Attributable to:			
Equity holders of the Bank		(226,712)	(298,453)
Non-controlling interest		(28,635)	(2,248)
		(255,347)	(300,701)
Basic/diluted loss per share from continuing operations - QAR	22	(0.302)	(0.385)
Basic/diluted loss per share from discontinued operations - QAR	22	(0.022)	(0.041)
Basic/diluted loss per share - QAR	22	(0.324)	(0.426)

The attached notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN OWNERS' EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2020

(All amounts are expressed in QAR thousands unless otherwise stated)

	<u>Share capital</u>	<u>Share premium</u>	<u>Accumulated losses</u>	<u>Total equity attributable to equity holders of the Bank</u>	<u>Non-controlling interests</u>	<u>Total equity</u>
Balance at 1 January 2019	2,000,000	-	(998,459)	1,001,541	122,327	1,123,868
Net loss for the year	-	-	(298,453)	(298,453)	(2,248)	(300,701)
Capital reduction	8 (1,300,000)	203	1,299,797	-	-	-
Disposal of a subsidiary	-	-	-	-	(20,291)	(20,291)
Net change in non-controlling interests due to:						
- Real Estate Structures	-	-	-	-	(46,121)	(46,121)
Balance at 31 December 2019	700,000	203	2,885	703,088	53,667	756,755
Balance at 1 January 2020	700,000	203	2,885	703,088	53,667	756,755
Net loss for the year	-	-	(226,712)	(226,712)	(28,635)	(255,347)
Net change in non-controlling interests due to:						
- Real Estate Structures	-	-	-	-	200,956	200,956
Balance at 31 December 2020	700,000	203	(223,827)	476,376	225,988	702,364

The attached notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2020

(All amounts are expressed in QAR thousands unless otherwise stated)

		For the year ended	
		31 December 2020	31 December 2019
	Notes		
OPERATING ACTIVITIES			
Net loss for the period		(255,347)	(300,701)
Adjustments for non-cash items			
Depreciation and amortisation	11&12	4,162	7,650
Provision for impairment of fixed assets		18,863	-
Unrealised loss on equity investments		120,273	34,012
Unrealised loss on Sharia-compliant risk management instruments, net		19,185	10,261
Provision for impairment on financing assets, net	27	59,422	178,214
Provision for impairment on other financial assets	27	9,821	28,964
		(23,621)	(41,600)
Changes in:			
Investments carried at amortised cost		(122,177)	45,343
Financing assets		444,085	325,505
Accounts receivable		-	24,230
Inventories		-	39,532
Equity investments		67,423	(6,911)
Assets held-for-sale		(736,320)	395,115
Investments in real estate		-	-
Other assets		(10,274)	(9,524)
Customers' balances		(161,296)	195,682
Liabilities held-for-sale		383,820	(212,895)
Other liabilities		(40,971)	(29,954)
Net cash (used in) / from operating activities		(199,331)	724,523
INVESTING ACTIVITY			
Purchase of fixed assets	11	(1,384)	(92)
Net cash used in investing activity		(1,384)	(92)
FINANCING ACTIVITIES			
Net change in financing liabilities		89,983	(275,176)
Net change in equity of unrestricted investment account holders		(611,566)	600,448
Net change in non-controlling interest		200,956	(66,412)
Net cash (used in) /from financing activities		(320,627)	258,860
Net (decrease) / increase in cash and cash equivalents		(521,342)	983,291
Cash and cash equivalents at the beginning of the year	6	1,220,988	237,697
Cash and cash equivalents at the end of the period	6	699,646	1,220,988

The attached notes are an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

AS AT AND FOR THE YEAR ENDED 31 DECEMBER 2020

1. REPORTING ENTITY

Qatar First Bank L.L.C (Public) (“the Bank” or “the Parent” or “QFB”) is an Islamic bank, which was established in the State of Qatar as a limited liability company under license No.00091, dated 4 September 2008, from the Qatar Financial Centre Authority. The Bank is authorised to conduct the following regulated activities by the Qatar Financial Centre Regulatory Authority (the “QFCRA”):

- Deposit taking;
- Providing credit facilities;
- Dealing in investments;
- Arranging deals in investments;
- Arranging credit facilities;
- Providing custody services;
- Arranging the provision of custody services;
- Managing investments;
- Advising on investments; and
- Operating a collective investment fund.

All the Bank’s activities are regulated by the QFCRA and are conducted in accordance with Islamic Shari'a principles, as determined by the Shari'a Supervisory Board of the Bank and in accordance with the provisions of its Articles of Association. The Bank operates through its head office located on Suhaim bin Hamad Street, Doha, State of Qatar. The Bank’s issued shares are listed for trading on the Qatar Exchange effective from 27 April 2016 (ticker: “QFBQ”).

The consolidated financial statements of the Bank for the year ended 31 December 2020 comprise the Bank and its subsidiaries (together referred to as “the Group” and individually as “Group entities”). The Parent Company / Ultimate Controlling Party of the Group is Qatar First Bank L.L.C (Public). The Bank had the following subsidiaries as at 31 December 2020 and 31 December 2019:

Subsidiaries	Activity	Effective ownership as at		Year of incorporation	Country
		31 December 2020	31 December 2019		
Isnad Catering Services WLL	Catering	75.0%	75.0%	2012	Qatar
QFB Money Market Fund 1 Ltd.	Money market fund	100.0%	100.0%	2015	Cayman Islands
Astor Properties Finance Limited.*	Financing	29.0%	26.2%	2017	Jersey
Astor Properties Holdings Limited.*	Holding company	29.0%	26.2%	2017	Jersey
Umm Slal for Accommodation LLC	Construction	70.0%	70.0%	2017	Qatar
3130 Fairview GEG, LLC*	Owning and leasing real estate	97.0%	97.0%	2019	USA
Fairview Investment Corp.*	Leasing real estate	97.0%	97.0%	2019	USA
QFB APEX The Grand 2 Papago LLC*	Owning and leasing real estate	28.5%	-	2020	USA
The Grand 2 Papago Property Company LLC*	Leasing real estate	28.5%	-	2020	USA

*These subsidiaries are related to investment products offered to customers. Refer to Note 13.1.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

AS AT AND FOR THE YEAR ENDED 31 DECEMBER 2020

2. BASIS OF PREPARATION

Statement of Compliance

The consolidated financial statements of the Group have been prepared in accordance with Financial Accounting Standards (“FAS”) issued by the Accounting and Auditing Organisation for Islamic Financial Institutions (“AAOIFI”) as amended by applicable QFCRA rules and the Shari'a rules and principles as determined by the Shari'a Supervisory Board of the Bank. In line with the requirements of AAOIFI, for matters that are not covered by FAS, the Group uses the guidance from the relevant International Financial Reporting Standards (“IFRSs”) as issued by the International Accounting Standards Board (“IASB”).

Basis of measurement

The consolidated financial statements have been prepared under the historical cost convention except for valuation of equity investments, investments in real estate, Sharia-compliant-risk-management instruments which are carried at fair value.

Functional and presentational currency

The consolidated financial statements are presented in Qatari Riyals (“QAR”), which is the Bank’s functional and presentational currency, and all values are rounded to the nearest QAR thousand except when otherwise indicated. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

Use of estimates and judgments

The preparation of the consolidated financial statements in conformity with FAS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected. Information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognised in the consolidated financial statements are described in Note5

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

3.1 New standards, amendments and interpretations issued and effective

3.1.1 FAS 30 – Impairment, credit losses and onerous commitments

3.1.1.1 Early adoption of FAS 30 “Impairment, credit losses and onerous commitments”

AAOIFI has issued FAS 30 Impairment, Credit losses and onerous commitments in 2017. The objective of this standard is to establish the principles of accounting and financial reporting for the impairment and credit losses on various Islamic financing, investment and certain other assets of Islamic financial institutions (the institutions), and provisions against onerous commitments enabling in particular the users of financial statements to fairly assess the amounts, timing and uncertainties with regard to the future cash flows associated with such assets and transactions.

FAS 30 will replace FAS 11 Provisions and Reserves and parts of FAS 25 Investment in Sukuk, shares and similar instruments that deals with impairment.

FAS 30 classifies assets and exposures into three categories based on the nature of risks involved (i.e. credit risk and other risks) and prescribes three approaches for assessing losses for each of these categories of assets 1) Credit Losses approach, 2) Net Realizable Value approach (“NRV”) and 3) Impairment approach

The standard is effective from financial periods beginning on or after 1 January 2020 with early adoption

permitted. However, in 2018, the Group early adopted FAS 30 effective 1 January 2018.

The respective adjustments to the opening retained earnings and non-controlling interests as of 1 January 2018 were disclosed in the Group's annual consolidated financial statements for the year ended 31 December 2018.

Impairment loss is the amount by which the carrying amount of assets exceeds its recoverable amount.

3.1.2 FAS 31 – Investment Agency (Al-Wakala Bi Al-Istithmar)

The objective of this standard is to establish the principles of accounting and financial reporting for the investment agency (Al-Wakala Bi Al-Istithmar) instruments and the related assets and obligations from both the principal (investor) and the agent perspectives. The standard provides a broad classification where at the inception of the transaction, the principal (investor) shall evaluate the nature of investment as either a 'pass-through investment' – as a preferred option; or the 'Wakala venture' approach.

This standard is effective for the financial periods beginning on or after 1 January 2020. The management adopted FAS 31 in these consolidated financial statements with no impact thereon.

3.1.3 FAS 33 - Investments in Sukuk, shares and similar instruments

In December 2018, AAOIFI has issued FAS 33 "Investments in Sukuk, shares and similar instruments, which improves upon and supersedes the AAOIFI's Financial Accounting Standard 25 "Investments in Sukuk, shares and similar instruments" issued in 2010. This standard aims at setting out principle for classification, recognition, measurement, presentation and disclosures of investment in Sukuk, shares and other similar instruments of investments made by Islamic Financial Institutions. The standard defines the key types of investments of Shari'ah compliant investments and defines the primary accounting treatments commensurate to the characteristics and business model of the institution under which investments are made, managed and held.

The standard is effective from financial periods beginning on or after 1 January 2020. Early adoption is permitted. The management adopted FAS 33 in these consolidated financial statements with no impact thereon.

3.1.4 FAS 34 – Financial reporting for sukuk-holders

The objective of this standard is to establish the principles of accounting and financial reporting for assets and business underlying the sukuk to ensure transparent and fair reporting to all relevant stakeholders particularly sukuk-holders.

This standard shall apply to sukuk in accordance with Shari'ah principles and rules issued by an IFI or the other institution ("originator"), directly or through the use of a special purpose vehicle or similar mechanism. In respect of sukuk, which are kept on balance sheet by the originator in line with requirement of FAS 29 "Sukuk in the books of the originator", the originator may opt not to apply this standard.

The standard is effective from the financial periods beginning on or after 1 January 2020. The management adopted FAS 34 in these consolidated financial statements with no impact thereon.

3.2 New standards, amendments and interpretations issued but not yet effective but early adopted

3.2.1 FAS 35 – Risk reserves

The objective of this standard is to establish the principles of accounting and financial reporting for risk reserves established to mitigate various risks faced by stakeholders, mainly the profit and loss taking investors, of Islamic financial institutions (IFIs/ the institutions).

The standard defines the accounting principles for risk reserves in line with the best practices of financial reporting and risk management. The standard encourages maintaining adequate risk reserves to safeguarding the interest of profit and loss stakeholders particularly against various risks including credit, market, equity investment risks, as well as, the rate of return risk including displaces commercial risk.

This is expected to provide better stability to the Islamic finance industry in line with the best practices. This standard does not mandatorily require maintaining risk reserves, however, it is applicable to any such reserves, by whichever name referred to by the institution, if they meet the definition of any of reserves covered by the standard.

This standard together with FAS 30 “Impairment, Credit Losses and Onerous Commitment” supersedes the earlier FAS 11 “Provisions and Reserves” and shall be effective for the financial periods beginning on or after 1 January 2021 with earlier adoption permitted. The management early adopted FAS 35 with no impact on Group’s consolidated financial statements, since the Group has not formed such provisions.

3.3 New standards, amendments and interpretations issued but not yet effective and not early adopted

3.3.1 FAS 32 – Ijara

The objective of this standard is set out principle for the classification, recognition, measurement, presentation and disclosure for Ijara (asset Ijarah, including different forms of Ijarah Muntahia Bittamleek) transaction entered into by the Islamic financial institutions on both ends of the transaction i.e. as a lessor and lessee. The standard supersedes the existing FAS 8 “Ijarah and Ijarah Muntahia Bittamleek”.

This standard brings significant changes from its predecessor standard (FAS 8), inter alia, in the following aspects:

- a. changes in the classification. Ijarah in this standard are classified into the following:
 - Operating Ijarah;
 - Ijarah MBT with expected transfer of ownership after the end of the Ijarah term – either through a sale or gift; and
 - Ijarah MBT with gradual transfer – with gradual transfer ownership during the Ijarah term including Diminishing Musharaka Ijarah;
- b. requirement to identify and separate Ijarah and non-Ijarah components, if needed;
- c. new recognition and measurement for initial recognition for right-of-use, Ijarah Liability and advance payments for lessee and lessor accounting;
- d. further simplification of measurement requirements for Ijarah liabilities, in particular the requirements for variable Ijarah payments;

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- e. in an Ijarah MBT through gradual transfer / Diminishing Musharaka Ijarah, where the ownership and right-of-use of the underlying asset co-exist, the lessee shall recognize the ‘combined asset’ (including the right-of-use asset and the proportionate asset already owned by him) whereas the lessor shall recognize the proportionate asset owned. FAS 8 requirements of recording monthly depreciation and gain and loss are done away with;
 - f. testing for impairment of right-of-use asset shall be subject to requirements of FAS 30 “Impairment, Credit Losses and Onerous Commitments”;
 - g. the standard allows a simplified approach for the lessee, subject to certain conditions;
 - h. detailed guidelines are provided for presentation and disclosures with enhanced disclosure by lessor and lessee of information as compared to previous requirements in FAS 8.

This standard shall be effective for the financial periods beginning on or after 1 January 2021 with early adoption permitted. The management is assessing the impact of adoption of FAS 32 on Group's consolidated financial statements.

3.3.2 FAS 36 – First Time Adoption of AAOIFI Financial Accounting Standards

The objective of this standard is to prescribe principles applicable to an Islamic financial institution (the institution) adopting AAOIFI financial accounting standards (FASs) or applying them for the first time with regard to the transitional process, as well as, to specify financial reporting requirements applicable to the first financial statements. There is no expected impact of this standard to these financial statements.

3.3.3 FAS 37 - Financial Reporting by Waqf Institutions

The objective of this standard is to establish principles of financial reporting for Waqf institutions, which are established and operate in line with Shari'ah principles and rules. This standard shall be applicable on all types of Waqf institutions and other institutions constituted on the concept of Waqf, and operating in line with Shari'ah principles and rules, irrespective of their legal status, including virtual Waqf institutions.

This standard shall be effective for the financial periods beginning on or after 1 January 2022 with early adoption permitted. Since the Group is does not have waqf activities, there is no impact of this standard to the financials statements of the Group.

3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

3.3.4 FAS 38 – Wa'ad, Khiyar and Tahawwut

The objective of this standard is to prescribe the appropriate accounting and reporting principles for recognition, measurement and disclosures in relation to Shari'ah compliant Wa'ad (promise), Khiyar (option) and Tahawwut (hedging) arrangements for Islamic financial institutions (IFIs). This standard applies to accounting and financial reporting for all transactions involving Wa'ad, Khiyar or Tahawwut arrangements carried out under Shari'ah principles and rules, as provided in this standard.

The standard classifies Wa'ad and Khiyar arrangements into following categories and provides related accounting and disclosure requirements:

- a. Ancillary Wa'ad or Khiyar – where the Wa'ad or Khiyar is associated with an Islamic finance arrangement, and is related to the structure of the transaction, e.g. a promise by the purchase orderer attached to a Murabaha transaction or a promise to purchase after the end of the Ijarah term in an Ijarah Muntahia Bittamleek transaction or option of seeing in a sale transaction;
- b. Product Wa'ad or Khiyar – where the Wa'ad or Khiyar is used as a stand-alone Islamic finance arrangement in itself e.g. foreign exchange forward promise or an option of cancellation of sale with Arboun. This may, inter-alia, take the following forms, in line with Shari'ah principles and rules:
 - i. promise to make a sale contract, or promise to enter into an Ijarah transactions;
 - ii. option for revocation of sale contract – with or without Arboun;
 - iii. Re-purchase option (RePO) – through a permissible Wa'ad or Khiyar; and
 - iv. Tahawwut arrangement – whereby a Wa'ad or Khiyar, or a series of Wa'ad and Khiyar is used for hedging arrangement.

This standard shall be effective for the financial statements beginning on or after 1 January 2022. Earlier application of the standard is permitted.

The management is assessing the impact of adoption of FAS 38 on Group's consolidated financial statements.

4. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the consolidated financial statements are set out below:

4.1 Subsidiaries

Subsidiaries are all entities (including special purpose entities) over which the Group has power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

Basis of consolidation

The consolidated financial statements comprise of the financial statements of the Bank and its subsidiaries. All intra-group balances, transactions, income and expenses and unrealised profits and losses resulting from intra-group transactions are eliminated in full on the consolidation. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Business combinations are accounted for using the acquisition method as at the acquisition date i.e. when control is transferred to the Group. The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in the consolidated income statement immediately. Transaction costs are expensed as incurred, except if they are related to the issue of debt or equity securities.

Non-controlling interests

Interests in the equity of subsidiaries not attributable to the parent are reported in consolidated statement of financial position in owners' equity as non-controlling interests. Profits or losses attributable to non-controlling interests are reported in the consolidated income statement as profits or losses attributable to non-controlling interests. Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have a deficit balance.

The Group treats transactions with non-controlling interests as transactions with equity owners of the Group. For purchases from non-controlling interests, the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in owners' equity. Gains or losses on disposals to non-controlling interests are also recorded in owners' equity.

4.2 Foreign currencies

Transactions and balances

Transactions in foreign currencies are translated into Qatari Riyals at the exchange rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Qatari Riyals at the rates ruling at the date of consolidated financial position.

All differences from gains and losses resulting from settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated income statement. Non-monetary items that are measured in terms of historical cost in foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency, including equity investments, are translated using the exchange rates at the date when the fair value was determined. Effects of exchange rate changes on non-monetary items measured at fair value in a foreign currency are recorded as part of the fair value gain or loss.

Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyper-inflationary economy) that have a local currency different from the presentational currency are translated as follows:

Assets and liabilities for each financial position presented are translated at the closing rate at the date of that financial position,

Income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and

All resulting exchange differences are recognised as a separate component of the consolidated statement of changes in owners' equity.

4.3 Financial assets and liabilities

Recognition

Financial assets and liabilities are recognised on the trade date at which the Group becomes a party of the contractual provisions of the instruments.

De-recognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised where:

the right to receive cash flows from the asset has expired; or

the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; or

the Group has transferred its right to receive cash flows from the asset and either: (a) has transferred substantially all the risks and rewards of the assets, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset.

A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expired.

Financial assets and financial liabilities are only offset and the net amounts reported in the consolidated statement of financial position when there is a legally enforceable right to set off the recognised amounts and the Group intends to either settle these on a net basis, or intends to realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Bank or the counterparty.

4.4 Cash and bank balances

Cash and bank balances as referred to in the consolidated statement of cash flows comprise of cash and balances with banks and amounts of placements with financial institutions with an original maturity of three months or less. Placements with financial institutions comprise placements with banks in the form of Wakala and Murabaha investment. They are stated at cost plus related accrued profit and net of provision for impairment, if any.

4.5 Due from banks

Due from banks represent amounts of placements with financial institutions with an original maturity more than three months. Due from bank placements are invested under Wakala and Murabaha and Mudaraba terms. They are stated at cost plus related accrued profit and net of provision for impairment, if any.

4.6 Investment carried at amortised cost

Investments in Sukuk are carried at amortised cost when the investment is managed on a contractual yield basis and its performance is evaluated on the basis of contractual cash flows. These investments are measured initially at fair value plus transaction costs. Premiums or discounts are then amortised over the investment's life using effective profit method less reduction for impairment, if any.

Gain on disposal of investment carried at amortised cost is recognised when substantially all risks and rewards of ownership of these assets are transferred and equals to the difference between fair value of proceeds and the carrying amount at time of de-recognition.

4.7 Financing assets

Financing activities comprise murabaha and ijarah contracts:

Due from murabaha contracts

Murabaha receivables are stated at their gross principal amounts less any amount received, provision for impairment, profit in suspense and unearned profit. These receivables are written off and charged against specific provisions only in circumstances where all reasonable restructuring and collection activities have been exhausted, any recoveries from previously written off financing activities are written back to the specific provision.

The Group considers the promise made in murabaha to the purchase orderer as obligatory.

Due from ijannah contracts

Ijarah receivables arise from financing structures when the purchase and immediate lease of an asset are at cost plus an agreed profit (in total forming fair value). The amount is settled on a deferred payment basis. Ijarah receivable are carried at the aggregate of the minimum lease payments, less deferred income (in total forming amortised cost) and impairment allowance (if any). Ijarah income is recognised on time-apportioned basis over the lease period. Income related to non-performing accounts is excluded from the consolidated income statement.

4.8 Equity investments

Equity investments comprise the following:

4.8.1 Investments carried at fair value

Equity type instruments are investments that do not exhibit the feature of debt type instruments and include instruments that evidence a residual interest in the assets of an entity after deducting all its liabilities.

i. Classification

Investments in equity type instruments are classified into the following categories: 1) at fair value through income statement or 2) at fair value through equity.

Equity-type investments classified and measured at fair value through income statement include investments held for trading or designated at fair value through income statement.

An investment is classified as held for trading if acquired or originated principally for the purpose of generating a profit from short-term fluctuations in price or dealer's margin. Any investments that form part of a portfolio where there is an actual pattern of short-term profit taking are also classified as 'held for trading'. Equity-type investments designated at fair value through income statement include investments, which are managed and evaluated internally for performance on a fair value basis.

On initial recognition, the Group makes an irrevocable election to designate certain equity instruments that are not designated at fair value through income statement to be classified as investments at fair value through equity.

Associates are those entities in which the Group has significant influence, but not control or joint control, over the financial and operating policies. Significant influence is presumed to exits when the Group holds between 20% and 50% of the voting power of another entity. On initial recognition of an associate, the Group makes an accounting policy choice as to whether the associate shall be equity accounted or designated as at fair value through income statement. The Group makes use of the exemption in FAS 24 – Investment in Associates for venture capital organisation and designates certain of its investment in associates, as 'investments carried at fair value through income statement'. These investments are managed, evaluated and reported internally on a fair value basis.

ii. Recognition and de-recognition

Investment securities are recognised at the trade date i.e. the date that the Group contracts to purchase or sell the asset, at which date the Group becomes party to the contractual provisions of the instrument.

Investment securities are derecognised when the rights to receive cash flows from the financial assets have expired or where the Group has transferred substantially all risk and rewards of ownership.

iii. Measurement

Initial recognition

Investment securities are initially recognised at fair value plus transaction costs, except for transaction costs incurred to acquire investments at fair value through income statement which are charged to consolidated income statement.

Subsequent measurement

Investments at fair value through income statement are remeasured at fair value at the end of each reporting period and the resultant remeasurement gains or losses is recognised in the consolidated income statement in the period in which they arise.

Investments at fair value through equity are remeasured at their fair values at the end of each reporting period and the resultant gain or loss, arising from a change in the fair value of investments are recognised in the consolidated statement of changes in owners' equity and presented in a separate investment fair value reserve within equity. When the investments classified as fair value through equity are sold, impaired, collected or otherwise disposed of, the cumulative gain or loss previously recognised in the consolidated statement of changes in owners' equity is transferred to the consolidated income statement.

4.8.2 Other investments

Other investments includes venture capital investments held as part of investments portfolio that are managed with the objective of earning a return on these investments. The Group aims to generate a growth in the value of investments in the medium term and usually identifies an exit strategy or strategies when an investment is made.

The investments are typically in businesses unrelated to the Bank's business. Investments are managed on a fair value basis and are accounted for as investments designated at fair value through the consolidated income statement.

4.9 Impairment

Impairment of financial assets (other than equity type of investments classified as fair value through equity)

The Group assesses impairment at each financial reporting date whenever there is objective evidence that a specific financial asset or a group of financial assets may be impaired.

The Group applies three-stage approach to measuring credit losses on financial assets carried at amortised cost. Assets migrate through the following three stages based on the change in financing assets quality since initial recognition.

Stage 1: 12 months ECL – not credit impaired

Stage 1 includes financial assets on initial recognition and that do not have a significant increase in credit risk since the initial recognition or that have low credit risk. For these assets, ECL are recognised on the gross carrying amount of the asset based on the expected credit losses that result from default events that are possible within 12 months after the reporting date. Profit is computed on the gross carrying amount of the asset.

Stage 2: Lifetime ECL - not credit impaired

Stage 2 includes financial assets that have had a significant increase in credit risk (SICR) since initial recognition but that do not have objective evidence of impairment. For these assets, lifetime ECL are recognised, but profit is still calculated on the gross carrying amount of the asset. Lifetime ECL are the expected credit losses that result from all possible default events over the expected life of the financial instrument.

Stage 3: Lifetime ECL - credit impaired

Stage 3 includes financial assets that have objective evidence of impairment at the reporting date. For these assets, lifetime ECL are recognised.

Impairment of equity type of investments classified as fair value through equity

In case of equity investments classified as fair value through equity, objective evidence would include a significant or prolonged decline in the fair value of the investment below its carrying amount. The determination of what is significant or prolonged requires judgement and is assessed for each investment separately.

Where there is evidence of impairment, the cumulative loss - measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognised in the consolidated income statement - is removed from equity and recognised in the consolidated income statement. Impairment losses on equity investments are not reversed through the consolidated income statement; increases in their fair value after impairment are recognised directly in the fair value reserve in the consolidated statement of changes in owners' equity.

Financing assets carried at amortised cost are impaired when their carrying amounts exceed their expected present value of estimated future cash flows discounted at the asset's original effective profit rate. Subsequent recovery of impairment losses are recognised through the consolidated income statement, the reversal of impairment losses shall not result in a carrying amount of the asset that exceeds what the amortised cost would have been had the impairment not been recognised.

Impairment of non-financial assets

The Group assesses at each reporting date if events or changes in circumstances indicate that the carrying value of a non-financial asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. Where the carrying amount of an asset (or cash-generating unit) exceeds its recoverable amount, the asset (or cash-generating unit) is considered impaired and is written down to its recoverable amount.

Restructured financial assets

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the financed counterparty, then an assessment is made of whether the financial asset should be derecognized and ECL are measured as follows:

- If the expected restructuring will not result in derecognition of existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from existing asset;
- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is included in calculating the cash shortfalls from the existing financial asset that are discounted from the expected date of derecognition to the reporting date using the original effective profit rate of the existing financial asset.

For assets excluding goodwill, an assessment is made at each financial position date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. Impairment losses relating to goodwill cannot be reversed for subsequent increases in the recoverable amount in future periods.

4.10 Investment in real estate

Investment in real estate comprises of building and other related assets which are held by the Group to earn rentals and/ or are expected to benefit from capital appreciation. Initially investments are recognised at cost including directly attributable expenditures. Subsequently, investments are carried at fair value. Fair value of investments is re-measured at each reporting date and the difference between the carrying value and fair value is recognised in the consolidated statement of changes in owners' equity under property fair value reserve.

In case of losses, they are then recognised in equity under investment fair value reserve to the extent of availability of the reserve through earlier recognised gains assumed, in case such losses exceeded the amount available in the equity fair value reserve for a particular investment in real estate, excess losses are then recognised in the consolidated income statement under unrealised re-measurement losses on investments.

Upon occurrence of future gains, unrealised gains related to the current period are recognised in the consolidated income statement to the extent of crediting back previously recognised losses in the consolidated income statement and excess gains then are recognised in the equity under property fair value reserve.

Investment in real estate are derecognised when they have been disposed off or transferred to investment in real estate-held for sale when the investment in real estate is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment in real estate along with any available fair value reserves attributable to that investment are recognised in the consolidated income statement in the year of retirement or disposal.

4.11 Assets held-for-sale and discontinued operations

Classification

The Group classifies non-current assets or disposal groups as held-for-sale if the carrying amount is expected to be recovered principally through a sale transaction rather than through continuing use within twelve months, which can be extended in certain circumstances beyond due to events outside of Group's control and there is evidence that the Group is still committed to the plan to sell the non-current assets or disposal groups.

A disposal group is a group of assets to be disposed of, by sale or otherwise, together as a group in a single transaction, and liabilities directly associated with those assets that will be transferred in the transaction.

If the criteria for classification as held for sale are no longer met, the entity shall cease to classify the asset (or disposal group) as held for sale and shall measure the asset at the lower of its carrying amount before the asset (or disposal group) was classified as held-for-sale, adjusted for any depreciation, recognised or revaluations that would have been recognised had the asset (or disposal group) not been classified as held-for-sale and its recoverable amount at the date of the subsequent decision not to sell.

Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to financial assets and investment property carried at fair value, which continue to be measured in accordance with the Group's other accounting policies. Impairment losses on initial classification as held-for-sale and subsequent gains and losses on remeasurement are recognised in the consolidated income statement. Gains are not recognised in excess of any cumulative impairment loss.

Measurement

Non-current assets or disposal groups classified as held-for-sale, other than financial instruments, are measured at the lower of its carrying amount and fair value less costs to sell. Financial instruments that are non-current assets and 'held-for-sale' continue to be measured in accordance with their stated accounting policies. On classification of equity-accounted investee as held-for-sale, equity accounting is ceased at the time of such classification as held-for-sale. Non-financial assets (i.e. intangible assets, equipment) are no longer amortised or depreciated.

Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographical area of operations;
- is part of a single coordinated plan to dispose of a separate major line of business or geographical area of operations; or
- is a subsidiary acquired exclusively with a view to re-sale.

Classification as a discontinued operation occurs on disposal or when the operation meets the criteria to be classified as held-for-sale, if earlier. When an operation is classified as a discontinued operation, the comparative consolidated income statement is re-presented as if the operation had been discontinued from the start of the comparative year.

4.12 Fixed assets

Fixed assets are stated at historical cost less accumulated depreciation and impairment charges (if any). Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the assets' carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

All other repairs and maintenance are charged to the consolidated income statement during the financial year in which they are incurred. The Group depreciates fixed assets except for land, on a straight-line basis over their estimated useful lives as follows:

Category description	Years
Plant and machinery	7-10
Buildings	20
Equipment	3-5
Furniture and fixtures	3-10
Building renovations	5-10
Motor vehicles	5

4.13 Intangible assets

Intangible assets include the value of computer software and intangible assets that were identified in the process of a business combination. The cost of intangible assets is their fair value as at the date of acquisition. Following initial recognition, intangible assets are carried at cost less accumulated amortisation and any accumulated impairment losses, if any.

Amortisation is calculated using the straight-line method to write down the cost of intangible assets to their residual values over their estimated useful lives as follows:

Category description	Years
Software and core banking system	5-7

4.14 Equity of unrestricted investment account holders

The Bank accepts funds from customers for investment in the Bank's capacity as mudarib and at the Bank's discretion in whatever manner the Bank deems appropriate without laying down any restriction as to where, how and for what purpose the fund should be invested. Such funds are classified in the statement of financial position as equity of unrestricted investment account holders.

Equity of unrestricted investments account holders is recognised when received and initially measured at cost. Subsequent to initial recognition, equity of unrestricted investments account holders is measured at amortised cost.

The allocation of profit of investments jointly financed by the Bank and investments account holders is determined by the management of the Bank within allowed profit sharing limits as per terms and conditions of the investment accounts. Such profit is measured after setting aside impairment provisions, if any. Impairment provision is made when the management considers that there is impairment in the carrying amount of assets financed by the investment account.

Administrative expenses in connection with management of the fund are charged to the common pool results.

4.15 Recognition of income

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Income earned by the Group is recognised on the following basis:

Income from financing activities

Murabaha

Profit from Murabaha transactions is recognised when the income is both contractually determinable and quantifiable at the commencement of the transaction. Such income is recognised on a time-apportioned basis over the period of the transaction. Where the income from a contract is not contractually determinable or quantifiable, it is recognised when the realisation is reasonably certain or when actually realised. Income related to non-performing accounts is excluded from the consolidated income statement.

Ijarah

Ijarah income is recognised on time-apportioned basis over the lease period. Income related to non-performing accounts is excluded from the consolidated income statement.

Income from placements with financial institutions

Income from short term placements is recognised on a time apportioned basis over the period of the contract based on the principal amounts outstanding and the expected profits.

Rental income

The Group recognises rental income from properties according to the rent agreements entered into between the Group and the tenants on an accrual basis over the period of the contract.

Dividend income

Dividend income is recognised when the Group's right to receive the dividend is established.

Income from equity investments

Income from equity investments is described in Note 4.8.

Fee income

Fees are generally recognised on an accrual basis when the service has been provided.

4.16 Employee benefits

Defined contribution plans

The Group provides for its contribution to the State administered retirement fund for Qatari employees in accordance with the retirement law, and the resulting charge is included within the staff costs in the consolidated income statement. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised when they are due.

Employee's end of service benefits

The Group establishes a provision for all end of service benefits payable to employees in accordance with the Group's policies which comply with laws and regulations applicable to the Group. Liability is calculated on the basis of individual employee's salary and period of service at the financial position date. The provision for employees' end of service benefits is included within other liabilities.

4.17 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

4.18 Contingent liabilities

Contingent liabilities include guarantees, letters of credit, Group's obligations with respect to unilateral promise to buy/sell currencies, profit rate swaps and others. These do not constitute actual assets or liabilities at the consolidated statement of financial position date except for assets and obligations relating to fair value gains or losses on these derivative financial instruments.

4.19 Sharia-compliant-risk-management instruments

Sharia-compliant-risk-management instruments, including unilateral/bilateral promises to buy/sell currencies, profit rate swaps, currency options are carried at their fair value. All Sharia-compliant-risk-management instruments are carried as assets when fair value is positive, and as liabilities when fair value is negative. Changes in the fair value of these instruments are included in consolidated income statement for the year (other income / other expense). The Group does not apply hedge accounting.

4.20 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components, whose operating results are reviewed regularly by the chief executive officer (being the chief operating decision maker) to make decisions about resources allocated to each segment and assess its performance, and for which discrete financial information is available. Segment reporting are disclosed in Note 30.

4.21 Income tax

(a) Current income tax

The Bank is subject to income tax in Qatar in accordance with Decree no 13 for the year 2010 of the Ministry of Economy and Commerce addressing QFC Tax regulations applicable as of 1 January 2010. Income tax expense is charged to the consolidated income statement.

(b) Deferred income tax

Deferred income tax is provided using the balance sheet liability method for tax loss carry forwards and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that future taxable profit will be available against which the deductions can be utilised.

4.22 Operating leases

Where the Group is a lessee in a lease which does not transfer substantially all the risks and rewards incidental to ownership from the lessor to the Group, the total lease payments are charged to profit or loss for the year (rental expense) on a straight-line basis over the period of the lease.

4.23 Zakah

The Bank is not obliged to pay Zakah on its profits on behalf of shareholders. The Bank is required to calculate and notify individual shareholders of Zakah payable per share. These calculations are approved by the Bank's Shari'a Supervisory Board.

5. USE OF ESTIMATES AND JUDGEMENTS

In the preparation of the consolidated financial statements, the management has used its judgements and estimates in determining the amounts recognised therein. The most significant use of judgements and estimates are as follows:

Fair value of equity investments that were valued using assumptions that are not based on observable market data.

The Group uses significant judgements and estimates to determine fair value of investments valued using assumptions that are not based on observable market data. Information about fair values of instruments that were valued using assumptions that are not based on observable market data is disclosed in Note 28.

Allowances for credit losses

Assessment of whether credit risk on the financial asset has increased significantly since initial recognition and incorporation of forward-looking information in the measurement of ECL refer to Note 27.6.5 for more information.

Going concern

The Group's management has made an assessment of the Group's ability to continue as a going concern and is satisfied that the Group has resources to continue in the business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt upon the Group's ability to continue as a going concern. Therefore, the financial statements continue to be prepared on the going concern basis.

Covid Impact

The management has considered Covid impact on its consolidated financial statements which is disclosed in Note 31.

6. CASH AND BANK BALANCES

	31 December 2020	31 December 2019
	<i>Note</i>	
Cash on hand	14	13
Balance with banks (current accounts)	201,946	51,707
Placement with financial institutions	500,236	1,169,293
Provision for impairment	27.6.5 (2,550)	(25)
	699,646	1,220,988

Placements with financial institutions represent inter-bank placements in the form of Wakala, Murabaha and other Islamic investments with original maturity less than three months, bearing an average expected profit of 0.3%

7. INVESTMENTS CARRIED AT AMORTISED COST

	31 December 2020	31 December 2019
	<i>Notes</i>	
Investments in sukuk	241,332	120,120
Accrued income	1,290	628
Unamortised premiums / (discounts), net	101	(202)
Provision for impairment	27.6.5 (11,772)	(10,194)
	230,951	110,352

8. FINANCING ASSETS

	31 December 2020	31 December 2019
	<i>Notes</i>	
Murabaha financing	667,189	1,187,759
Deferred investment sales	218,400	254,800
Others	34,281	29,700
Total financing assets	919,870	1,472,259
Deferred profit	(43,380)	(142,114)
Provision for impairment on financing assets	27.6.5 (403,927)	(354,075)
Net financing assets	472,563	976,070

During the year, the Bank incurred a loss of QAR 0.3 million (2019: QAR 12.9 million) due to early repayment of a financing asset of QAR 390 million (2019: QAR 277.5 million).

9. EQUITY INVESTMENTS

	31 December 2020	31 December 2019
Investments at fair value through equity	50,526	38,106
Investments at fair value through income statement	<i>9.1</i> 125,868	318,941
	176,394	357,047

9.1 Investments at fair value through income statement

Investments at fair value through income statement comprise of equity investments as follows:

	31 December 2020	31 December 2019
Investment type		
Venture capital investments	122,890	212,216
Other investments at fair value through income statement	2,978	106,725
	125,868	318,941

Movements in the equity investments are as follows:

	31 December 2020			31 December 2019		
	Invest- ments at fair value through equity	Invest- ments at fair value through income statement	Total	Invest- ments at fair value through equity	Invest- ments at fair value through income statement	Total
At the beginning of the year	38,106	318,941	357,047	31,195	378,125	409,320
Additions*	6,064	-	6,064	6,911	-	6,911
Disposal	(687)	-	(687)	-	-	-
Transfer from / (to) assets held- for-sale	7,043	(72,800)	(65,757)	-	(25,172)	(25,172)
Fair value adjustments	-	<u>(120,273)</u>	<u>(120,273)</u>	-	<u>(34,012)</u>	<u>(34,012)</u>
At the end of the year	50,526	125,868	176,394	38,106	318,941	357,047

10. INVESTMENT IN REAL ESTATE

The table below summarises the movement in investments in real estate during the year:

	31 December 2020	31 December 2019
At the beginning of the year	14,812	-
Additions	-	14,812
At the end of the year	14,812	14,812

11. FIXED ASSETS

As at 31 March 2020, the management reassessed the recoverability of its fixed assets and impaired its fixed assets to their recoverable amount.

	Plant and machinery	Land and buildings	Equipment	Furniture and fixture	Building renovations	Motor vehicles	Capital work in progress	Total
Cost								
As at 1 January 2019	78,015	70,835	26,523	62,033	2,510	2,308	24,213	266,437
Additions	-	-	92	-	-	-	-	92
Disposal of a subsidiary	(78,015)	(70,835)	(5,065)	(698)	(2,510)	(1,048)	(24,213)	(182,384)
Disposals / write-off	-	-	(18)	-	-	-	-	(18)
As at 31 December 2019	—	—	21,532	61,335	—	1,260	—	84,127
Accumulated depreciation								
As at 1 January 2019	(57,056)	(9,324)	(25,246)	(37,999)	(2,207)	(1,632)	-	(133,464)
Depreciation charge	-	-	(616)	(4,090)	-	(60)	-	(4,766)
Disposal of a subsidiary	57,056	9,324	4,832	648	2,207	618	-	74,685
Disposals / write-off	-	-	21	-	-	-	-	21
As at 31 December 2019	—	—	(21,009)	(41,441)	—	(1,074)	—	(63,524)
Net book value as at 31 December 2019	—	—	523	19,894	—	186	—	20,603
Cost								
As at 1 January 2020	—	—	21,532	61,335	—	1,260	—	84,127
Additions	—	—	413	—	—	971	—	1,384
Provision for impairment	—	—	(2,714)	(33,907)	—	—	—	(36,621)
Disposals	—	—	—	—	—	(1,265)	—	(1,265)
As at 31 December 2020	—	—	19,231	27,428	—	966	—	47,625
Accumulated depreciation								
As at 1 January 2020	—	—	(21,009)	(41,441)	—	(1,074)	—	(63,524)
Depreciation charge	—	—	(520)	(1,000)	—	(109)	—	(1,629)
Provision for impairment	—	—	2,714	15,044	—	—	—	17,758
Disposals	—	—	—	—	—	1,084	—	1,084
As at 31 December 2020	—	—	(18,815)	(27,397)	—	(99)	—	(46,311)
Net book value as at 31 December 2020	—	—	416	31	—	867	—	1,314

12. INTANGIBLE ASSETS

	31 December 2020	31 December 2019
Cost:		
At the beginning of the year	36,037	36,037
At the end of the year	<u>36,037</u>	<u>36,037</u>
Amortisation		
At the beginning of the year	(28,119)	(25,235)
Amortisation charge for the year	<u>(2,533)</u>	<u>(2,884)</u>
At the end of the year	<u>(30,652)</u>	<u>(28,119)</u>
Net book value		
At the beginning of the year	7,918	10,802
At the end of the year	<u>5,385</u>	<u>7,918</u>

13. ASSETS AND LIABILITIES OF DISPOSAL GROUPS CLASSIFIED AS HELD-FOR-SALE

Assets and liabilities of disposal groups classified as held-for-sale comprise of:

	Notes	31 December 2020	31 December 2019
Assets of disposal groups classified as held-for-sale	13.1	1,083,312	394,284
Equity investments held-for-sale	13.2	<u>97,972</u>	<u>60,067</u>
Total		<u>1,181,284</u>	<u>454,351</u>
Liabilities of disposal group classified as held-for-sale	13.1	<u>602,261</u>	<u>218,441</u>

13.1 Assets and liabilities of disposal groups classified as held-for-sale

13.1.1. Assets and liabilities of Real Estate Structures

As a part of its business, the Bank from time to time enters various structures to invest indirectly in real estate properties and aircrafts using special purpose vehicles (“SPV”) with an intention to sell substantial part of it to investors. Until the Bank ceases its control over those SPVs, they are consolidated by the Bank as a result of application of the accounting consolidation rules under Financial Accounting Standard 23 whereby an entity needs to consolidate an SPV based on economic substance despite the fact that the SPV is not legally owned by and not legally related to the Bank. The financings of these SPVs related to the real estate property have no recourse to the Bank.

(a) US Real Estate Structures

During 2019 the Bank entered into a structure to invest indirectly to acquire 97% in real estate property in the United States of America (the “Fairview”) and, further, during 2020 the Bank entered into new structures to acquire 2 buildings with 95% stake (the “14460 Varsity Brands Way”) and 98% stake (the “Grand 2 at Papago Park Center”) (altogether referred as “US Real Estate Structures”). These US real estate properties thereafter are leased under Ijara terms. As at 31 December 2020 the Bank sold a 88.5% stake out of 95% in the Varsity Brands Way and 69.5% stake out of 98% in Grand 2 at Papago Park Center to its investors. As a result of ceasing its control over Varsity Brands Way, the Bank classified remaining stake in Varsity Brands Way of QAR 6 million within equity investments refer to Note 9.

(b) UK Real Estate Structures

During 2017 the Bank entered into a structure to invest indirectly to acquire 100% in real estate property in the United Kingdom (the “UK Real Estate Structure”). The real estate was financed partly by the Bank through a murabaha contract with an option to acquire the underlying real estate. As at 31 December 2020 the Bank sold a 71% stake out of 100% in the UK Real Estate Structure to its investors.

The financial results of Fairview, Grand 2 at Papago Park Center and UK Real Estate Structures are consolidated in these consolidated financial statements of the Bank (refer to Note 13.1.2)

13.1.2. Analysis of disposal group assets/liabilities, results and cashflows

(a) Asset and liabilities of disposal groups classified as held for sale

Analysis of assets and liabilities of disposal groups, which include Real Estate structures are as follows:

	31 December 2020	31 December 2019
Assets of disposal groups classified as held-for-sale		
<i>Financial assets</i>		
Cash and cash equivalents	111,791	4,731
Accounts receivable	<u>25,582</u>	25,509
<i>Total financial assets</i>	<u>137,373</u>	30,240
<i>Non-financial assets</i>		
Inventories	175	175
Investments in real estate	913,354	347,328
Fixed assets	10,291	10,291
Other assets	<u>22,119</u>	6,250
<i>Total non-financial assets</i>	<u>945,939</u>	364,044
Total assets of disposal groups classified as held for sale	<u>1,083,312</u>	394,284
 Liabilities of disposal groups classified as held-for-sale		
Financial liabilities	536,818	196,283
Due to related parties	<u>25</u>	13,723
Other financial liabilities	<u>47,664</u>	8,435
Total liabilities of disposal groups classified as held for sale	<u>602,261</u>	218,441
Net carrying value	<u>481,051</u>	175,843

(b) Analysis of results of discontinued operations is as follows:

	2020	2019
Revenue	25,002	91,358
Expenses	<u>(68,954)</u>	(122,214)
Net loss from discontinued operations	<u>(43,952)</u>	(30,856)
Attributable to		
- Equity holders of the Bank	(15,317)	(28,608)
- Non-controlling interest	<u>(28,635)</u>	(2,248)

(c) Analysis of cashflows of discontinued operations is as follows:

	2020	2019
Operating cash flows	(9,926)	(1,260)
Investing cash flows	<u>(320,852)</u>	(87,776)
Financing cash flows	<u>429,305</u>	(4,856)
Total cash flows	<u>98,527</u>	(93,892)

13.2 Equity investments held-for-sale

The Bank is actively pursuing the sale of an investment having a carrying value of QAR 72.8 million and has, therefore, reclassified it to assets-held-for-sale in its consolidated financial statements for the year ended 31 December 2020. The Bank's equity investment in 90 North Real Corporate Campus of QAR 27.8 million as at 31 December 2019 was disposed partially during the period and remaining equity stake of QAR 7 million was reclassified to investment at fair value through equity, refer to Note 9. The remaining balance of QAR 25.2 million represents equity investment in Food Service Company being sold under a sale-purchase agreement, whose conditions precedent are yet to be fully finalized.

14. OTHER ASSETS

Other assets comprise the following:

	31 December 2020	31 December 2019
	<i>Note</i>	
<i>Other non-financial assets</i>		
Prepayments	2,961	3,104
<i>Total other non-financial assets</i>	<u>2,961</u>	<u>3,104</u>
<i>Other financial assets</i>		
Receivables from customers	1,357	41,860
Other receivables	59,996	12,384
Due from related parties	25	3,642
Fair value of Sharia-compliant-risk-management instruments	28.2	1,493
Refundable deposits	9	10
Due from employees	2	2
Dividend receivable	418	-
Provision for impairment	(13,075)	(7,659)
<i>Total other financial assets</i>	<u>53,842</u>	<u>48,841</u>
Total other assets	<u>56,803</u>	<u>51,945</u>

15. FINANCING LIABILITIES

	31 December 2020	31 December 2019
Accepted wakala deposits	225,034	-
Murabaha financing	-	135,051
	<u>225,034</u>	<u>135,051</u>

As at 31 December 2020, no assets were pledged against financing liabilities (31 December 2019: nil).

16. OTHER LIABILITIES

	Note	31 December 2020	31 December 2019
<i>Other non-financial liabilities</i>			
Unearned revenue		-	1,214
Advances and other payables		15,508	11,228
Total other non-financial liabilities		15,508	12,442
<i>Other financial liabilities</i>			
Accounts payable		4,618	9,773
Fair value of Sharia-compliant-risk-management instruments	28	20,814	12,067
Staff-related payables		4,597	7,743
Dividends payable		17,792	17,985
Other payables and accrued expenses		15,460	33,129
Provision for off-balance sheet exposures	27.6.5	1,012	8,146
Total other financial liabilities		64,293	88,843
Total other liabilities		79,801	101,285

17. EQUITY OF UNRESTRICTED INVESTMENT ACCOUNT HOLDERS

(a) By type

		31 December 2020	31 December 2019
Term accounts		1,145,862	1,750,625
Profit payable to equity of investment account holders		1,591	8,394
		1,147,453	1,759,019

(b) By sector

		31 December 2020	31 December 2019
Individual		163,793	283,148
Government		187,877	193,855
Corporate		795,783	1,282,016
		1,147,453	1,759,019

(c) *Equity of unrestricted investment account holders are invested in:*

	31 December 2020	31 December 2019
Cash and cash equivalents	482,253	890,661
Investments carried at amortised cost	163,077	81,227
Financing assets	331,804	668,940
Equity investments	103,129	10,748
Assets held-for-sale	512,005	151,143
Liabilities held-for-sale	<u>(444,815)</u>	<u>(43,700)</u>
	<u>1,147,453</u>	<u>1,759,019</u>

Bank's net mudaraba income calculation is presented below:

	31 December 2020	31 December 2019
Return on equity of unrestricted investment account holders in the profit before Bank's Mudaraba income	<u>92,669</u>	<u>81,201</u>
Return distribution to unrestricted investment account holders		
- Return on unrestricted investment accountholders	88,036	77,141
- Amount waived by the Bank in favour of unrestricted investment account holders	22	113
- Mudarib's incentives	<u>(35,654)</u>	<u>(22,786)</u>
Total return to unrestricted investment account holders	<u>52,404</u>	<u>54,468</u>
Bank's net mudaraba income	<u>40,265</u>	<u>26,733</u>

Calculation of return on mudarabah assets includes only stage 3 provisions and the loss on early settlement of financing assets was excluded in determination of mudarabah asset income, in accordance with resolution of Shari'a Supervisory Board of the Bank.

Due to the terms of profit sharing ratios (predominantly at 5% to mudarib and 95% to investment account holders) on mudaraba agreements and in order to align to general market profit rates, the Bank increased the income of the unrestricted investment account holders by waiving part of its incentive. The amount waived was QAR 0.02 million (2019: QAR 0.11 million), as presented in above table.

18. SHARE CAPITAL

	31 December 2020	31 December 2019
Authorized		
2,500,000,000 ordinary shares of QAR 1 each	<u>2,500,000</u>	<u>2,500,000</u>
Issued and paid		
700,000,000 ordinary shares of QAR 1 each	<u>700,000</u>	<u>700,000</u>

Shares split

As per the instructions from the Qatar Financial Markets Authority, the Extraordinary General Assembly on 24 April 2019 approved a 10 for 1 share split i.e. 10 new shares with a par value of QAR 1 each were exchanged for 1 old share with a par value of QAR 10 each.

This has led to an increase in the number of authorised and outstanding shares from 250,000,000 to 2,500,000,000 and 200,000,000 to 2,000,000,000, respectively. The listing of the new shares on Qatar Exchange was effective from 10 June 2019, as decided by Qatar Exchange

Capital reduction

The Extraordinary General Assembly on 16 September 2019 approved the reduction of the share capital of the Bank by 65% to QAR 700 million. The capital reduction was implemented on 23 December 2019 at Qatar Stock Exchange. As a result of capital reduction accumulated losses of QAR 1,299,797 thousand were offset against share capital by QAR 1,300,000 thousand and remaining balance of QAR 203 thousand was recognized as share premium.

19. FEE INCOME

	For the year ended	
	2020	2019
Recognised upfront fees*	1,094	10,461
Bank transaction fees	1,469	10,114
Management fees (including exit fees)*	13,715	1,591
Other fees	-	10,154
	16,278	32,320

*These are related to investment structures, refer to Note 13.1.

20. OTHER INCOME

	For the year ended	
	31 December	31 December
	2020	2019
Rental income	5,561	8,517
Miscellaneous income	267	1,604
	5,828	10,121

*Includes unrealised fair value of Sharia-compliant-risk-management instruments as disclosed in Note 28.2.

21. OTHER OPERATING EXPENSE

	For the year ended	
	31 December 2020	31 December 2019
Rent expense	22,500	22,500
Professional services	9,494	9,100
Other	9,045	17,847
	<u>41,039</u>	<u>49,447</u>

22. BASIC / DILUTED LOSS PER SHARE

The calculation of basic earnings per share is based on the net loss attributable to the Banks' shareholders and the weighted average number of shares outstanding during the year.

	For the year ended	
	31 December 2020	31 December 2019
<i>Basic loss per share</i>		
Net loss attributable to the equity holders of the Bank from continuing operations	(211,395)	(269,845)
Net loss attributable to the equity holders of the Bank from discontinued operations	(15,317)	(28,608)
Net loss attributable to the equity holders of the Bank	<u>(226,712)</u>	<u>(298,453)</u>
Total weighted average number of shares (thousand)	700,000	700,000
Basic loss per share from continuing operations - QAR	(0.302)	(0.385)
Basic loss per share from discontinued operations - QAR	(0.022)	(0.041)
Basic loss per share - QAR	<u>(0.324)</u>	<u>(0.426)</u>

Since there is no dilutive impact, basic loss per share equals the dilutive loss per share.

23. CONTINGENT LIABILITIES

The Group had the following contingent liabilities at the year-end:

	31 December 2020	31 December 2019
Letters of guarantee	7,000	16,924
Unutilised credit facilities	100,000	100,779
	<u>107,000</u>	<u>117,703</u>

Contingent liabilities related to Sharia-compliant-risk-management instruments as disclosed in Note 28.2.

24. COMMITMENTS

	31 December 2020	31 December 2019
Commitment for operating lease		
No later than one year	877	22,500
Later than one year	<u>1,052</u>	-
	<u>1,929</u>	<u>22,500</u>
Investment related commitment	7,389	23,769
Commitment for operating and capital expenditure	<u>151</u>	-
	<u>9,469</u>	<u>46,269</u>

25. RELATED PARTIES TRANSACTIONS AND BALANCES

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

Related parties include the significant owners and entities over which the Group and the owners exercise significant influence, directors and senior management personnel of the Group, close family members, entities owned or controlled by them, associates and affiliated companies.

Balances and transactions in respect of related parties included in the financial statements are as follows:

	31 December 2020		
	Affiliated entities/ directors	Associates	Total
<i>a) Consolidated statement of financial position as at</i>			
Financing assets	-	15,079	15,079
Other assets	3,642	-	3,642
Customers' balances	105	-	105
Liabilities held-for-sale	-	17,779	17,779
<i>b) Consolidated income statement for the year ended</i>			
Income from financing assets	113	-	113
Provision for impairment of financing assets	-	(32,162)	(32,162)
Other operating expenses	(2,394)	-	(2,394)
<i>c) Off balance sheet instruments as at</i>			
Unutilised credit facilities	100,000	-	100,000

	31 December 2019		
	Affiliated entities/ directors	Associates	Total
<i>a) Consolidated statement of financial position as at</i>			
Financing assets	-	45,689	45,689
Other assets	437	-	437
Liabilities held-for-sale	-	13,723	13,723
<i>b) Consolidated income statement for the year ended</i>			
Income from financing assets	924	4,696	5,620
Dividend income	-	1,000	1,000
Other income	-	-	-
<i>c) Off balance sheet instruments as at</i>			
Unutilised credit facilities	100,000	-	100,000

Since there is no dilutive impact, basic loss per share equals the dilutive loss per share.

	31 December 2020	31 December 2019
<i>Compensation of key management personnel</i>		
Senior management personnel	13,177	11,924
Shari'a Supervisory Board remuneration	508	501
	<u>13,685</u>	<u>12,425</u>

26. ZAKAH

Zakah is directly borne by the owners. The Group does not collect or pay Zakah on behalf of its owners. Zakah payable by the owners is computed by the Group on the basis of the method prescribed by the Shari'a Supervisory Board of the Bank and notified to the Owners. Zakah payable by the owners, for the year ended 31 December 2020 was QAR 0.0231 for every share held (2019: QAR 0.0273). However, if shares of the Bank are owned for trading purposes then share price, at the time of Zakah calculation, should be as a basis for Zakah.

27. FINANCIAL INSTRUMENTS AND RELATED RISK MANAGEMENT

27.1. Financial instruments definition and classification

Financial instruments comprise all financial assets and liabilities of the Group. Financial assets include cash and bank balances, investment carried at amortised cost, financing assets, accounts receivable, equity investments and other financial assets. Financial liabilities include customer balances, due to banks and other financial liabilities. Financial instruments also include contingent liabilities and commitments included in off financial position items.

Note 4 explains the accounting policies used to recognise and measure the significant financial instruments and their respective income and expenses items.

27.2. Fair value of financial instruments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is determined for each investment individually in accordance with the valuation policies adopted by the Group as set out in 4.8.

27.3. Risk management

QFB perceives strong risk management capabilities to be the foundation in delivering results to customers, investors and shareholders. Risk is an inherent part of the Group's business activities.

Our Board of Directors has overall responsibility for establishing our risk culture and ensuring that an effective risk management framework is in place.

The risk management framework of the Bank encapsulates the spirit of the following key principles for Risk Management as articulated by Basel III:

- Management oversight and control
- Risk culture and ownership
- Risk recognition and assessment
- Control activities and segregation of duties
- Information and communication
- Monitoring Risk Management activities and correcting deficiencies.

27.4. Risk framework and governance

The Group's risk management process is an integral part of the organization's culture and is embedded into all its practices and processes. The Board of Directors (the Board), and a number of Board's subcommittees including Executive Committee; and Audit, Risk and Compliance Committee; management committees; and executive management all contribute to the effective Group wide management of risk.

The Audit, Risk and Compliance Committee is tasked with implementing risk management policies, guidelines and limits as well as ensuring that monitoring processes are in place. The Risk Management Department provides independent monitoring to both the Board and the Audit, Risk and Compliance Committee whilst also working closely with the business units which ultimately own and manage the risks.

27.5. Investment risk

Equity investment risks are identified and assessed via extensive due diligence activities conducted by the respective investment departments. The Group's investments in venture capital are by definition in illiquid markets, frequently in emerging markets. Such investments cannot generally be hedged or liquidated easily. Consequently, the Group seeks to mitigate its risks via more direct means. Post-acquisition risk management is rigorously exercised, mainly via board representation within the investee company, during the life of the private equity transaction. Periodic

reviews of investments are undertaken and presented to the Investment Committee for review. Concerns over risks and performance are addressed via the investment area responsible for managing the investment under the oversight of the Investment Committee.

27.6. Credit risk

Credit risk is the risk that the Group will incur a loss of principal or profit earned because its customers, clients or counterparties fail to discharge their contractual obligations. The Group manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties, related parties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

The table below shows the maximum exposure to credit risk for the relevant components of the financial position.

	Notes	31 December 2020	31 December 2019
Balances with banks	6	201,946	51,707
Placements with financial institutions	6	497,686	1,169,268
Investments carried at amortised cost	7	230,951	110,352
Investment in funds		-	-
Financing assets	8	472,563	976,070
Financial assets of disposal group classified as held-for-sale	13	137,373	30,240
Other financial assets	14	53,842	48,841
		1,594,361	2,386,478

27.6.1. Concentration of risks

As an active participant in the banking markets, the Group has a significant concentration of credit risk with other financial institutions. At 31 December 2020 the Group had balances with 3 counterparty banks (31 December 2019: 5 bank) with aggregated amounts above QAR 100 million (31 December 2019: QAR 150 million). The total aggregate amount of these deposits was QAR 339 million (31 December 2019: QAR 1,095 million).

The analysis by geographical region of the Group's financial assets having credit risk is as follows:

	Notes	31 December 2020	31 December 2019
Qatar		1,160,786	2,066,364
Asia and Middle East		55,600	239,115
North America		229,808	9,899
Europe and others		148,167	71,100
		1,594,361	2,386,478

The distribution of financial assets having credit risk by industry sector is as follows:

	31 December 2020	31 December 2019
Real Estate	444,618	787,747
Banking and financial services	757,934	1,271,223
Business Service	8,064	45,243
Construction	18,197	133,393
Consumer Services	209,640	69,791
Healthcare	58,715	25,689
Sovereign	62,148	42,141
Others	35,045	11,251
	1,594,361	2,386,478

27.6.2. Credit Quality

The credit quality of financial assets is managed by Group using internal and external credit risk ratings. The Group follows an internal rating mechanism for grading relationship across its credit portfolio.

The Group utilises a scale ranging from 1 to 10 for credit relationship with 1 to 7 denoting performing grades, 8, 9 and 10 denoting non-performing. All credits are assigned a rating in accordance with defined criteria.

The Group endeavours continuously to improve upon internal credit risk rating methodologies and credit risk management policies and practices to reflect the true underlying credit risk of the portfolio and the credit culture in the Group. All financing relationships are reviewed at least once in a year and more frequently in case of non-performing assets.

The following table provides the details for the credit quality:

	31 December 2020				31 December 2019			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Cash and cash equivalents								
Performing (AAA to B-)	702,196	-	-	702,196	1,221,013	-	-	1,221,013
Allowance for impairment	(2,550)	-	-	(2,550)	(25)	-	-	(25)
Net carrying amount	699,646	-	-	699,646	1,220,988	-	-	1,220,988
Investments carried at amortised cost								
Performing (AAA to B)	122,035	-	-	122,035	-	-	-	-
Underperforming (B-)	-	120,688	-	120,688	-	120,546	-	120,546
	122,035	120,688	-	242,723	-	120,546	-	120,546
Allowance for impairment	(1,578)	(10,194)	-	(11,772)	-	(10,194)	-	(10,194)
Net carrying amount	120,457	110,494	-	230,951	-	110,352	-	110,352
Financing assets								
Performing (Grades 6-1)	133,726	-	-	133,726	253,673	-	-	253,673
Under-performing (Grade 7)	-	399,802	-	399,802	-	720,448	-	720,448
Non-performing (Grade 10-8)	-	-	342,962	342,962	-	-	356,024	356,024
	133,726	399,802	342,962	876,490	253,673	720,448	356,024	1,330,145
Allowance for impairment	(3,393)	(94,246)	(306,288)	(403,927)	(1,333)	(43,608)	(309,134)	(354,075)
Net carrying amount	130,333	305,556	36,674	472,563	252,340	676,840	46,890	976,070
Financing commitments and financial guarantee								
Performing (Grades 6-1)	107,000	-	-	107,000	108,881	-	-	108,881
Under-performing (Grade 7)	-	-	-	-	-	1,386	-	1,386
Non-performing (Grade 10-8)	-	-	-	-	-	-	7,436	7,436
	107,000	-	-	107,000	108,881	1,386	7,436	117,703
Allowance for impairment	(1,012)	-	-	(1,012)	(294)	(416)	(7,436)	(8,146)

Collateral

The Group obtains collateral and other credit enhancements in ordinary course of business from counterparties. On an overall basis, during the year there was no discernable deterioration in the quality of collateral held by the Group. In addition, there were no changes in collateral policies of the Group.

The fair value of the collateral held against credit-impaired financing assets as at 31 December 2020 is QR 34.6 million (2019: QR 57.4 million).

Renegotiated financing assets

Restructuring activities include extended payment arrangements, approved external management plans, and modification and deferral of payments. Restructuring policies and practices are based on indicators or criteria that, in the judgment of management, indicate that payment will most likely continue. These policies are kept under continuous review. Renegotiated financing assets as at 31 December 2020 amounted to QAR 105.4 million (2019: QAR 475 million).

27.6.3. Repossessed collateral

Repossessed properties are sold as soon as practicable, with the proceeds used to reduce the outstanding indebtedness. There was no repossessed property as at 31 December 2020 and 31 December 2019.

27.6.4. Write-off policy

The Group writes off a financing asset or an investment in debt-type security balance, and any related allowances for impairment losses, when Group determines that the financing asset or security is uncollectible.

This determination is made after considering information such as the occurrence of significant changes in the financed counterparty's / issuer's financial position such that the financed counterparty/ issuer can no longer pay the obligation, or that proceeds from collateral will not be sufficient to pay back the entire exposure. For smaller balance standardised financing assets, write-off decisions generally are based on a product-specific past due status.

27.6.5. Inputs, assumptions and techniques used for estimating impairment

Significant increase in credit risk (SICR)

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis including internal credit risk grading system, external risk ratings, where available, delinquency status of accounts, credit judgement and, where possible, relevant historical experience. The Group may also determine that an exposure has undergone a significant increase in credit risk based on particular qualitative indicators that it considers are indicative of such and whose effect may not otherwise be fully reflected in its quantitative analysis on a timely basis.

In determining whether credit risk has increased significantly since initial recognition following criteria are considered:

- Two notches downgrade for rating from 1 to 4 or one notch downgrade for ratings from 5 and 6
- Facilities rescheduled during previous twelve months

-
- Facilities overdue by more than 30 days as at the reporting date, unless rebutted based on other qualitative supportable information
 - Any other reason as per management discretion that evidence a significant increase in credit risk

Credit risk grades

Credit risk grades are defined using qualitative and quantitative factors that are indicative of risk of default. These factors vary depending on the nature of the exposure and the type of financed counterparty. Exposures are subject to on-going monitoring, which may result in an exposure being moved to a different credit risk grade.

Generating the term structure of Probability of Default (PD)

The Group employs statistical models to analyse the data collected and generate estimates of PD of exposures and how these are expected to change as a result of the passage of time. This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors, across various geographies in which the Group has exposures.

Renegotiated financial assets

The contractual terms of a financing may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing financing whose terms have been modified may be derecognised and the renegotiated financing recognised as a new financing at fair value. Where possible, the Group seeks to restructure financing rather than to take possession of collateral, if available. This may involve extending the payment arrangements and documenting the agreement of new financing conditions. Management continuously reviews renegotiated financing to ensure that all criteria are met and that future payments are likely to occur.

The accounts which are restructured due to credit reasons in past 12 months will be classified under Stage 2.

Definition of default

The Group considers a financial asset to be in default when:

- the financed counterparty is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financed counterparty is past due more than 90 days on any material credit obligation to the Group, unless rebutted based on other qualitative supportable information.
- rated internally as 8, 9 or 10 corresponding to the Qatar Financial Centre Regulatory Authority (QFCRA) categories of substandard, doubtful and loss, respectively.

In assessing whether a financed counterparty is in default, the Group considers indicators that are:

- quantitative – e.g. overdue status and non-payment on another obligation of the same issuer to the Group; and
- based on data developed internally and obtained from external sources.

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances. The definition of default largely aligns with that applied by the Group for regulatory capital purposes.

Incorporation of forward-looking information

Incorporating forward-looking information increases the level of judgement as to how changes in these macroeconomic factors will affect the Expected Credit Loss (ECL) applicable to the stage 1 and stage 2 exposures which are considered as performing. The methodologies and assumptions involved, including any forecasts of future economic conditions, are reviewed periodically.

Forward-looking information incorporated in the ECL models

The assessment of SICR and the calculation of ECL both incorporate forward-looking information. The Group has performed historical analysis and identified the key economic variables affecting credit risk and expected credit losses for each portfolio.

These economic variables and their associated impact on the PD, EAD and LGD vary by financial instrument. Expert judgment has also been applied in this process. Forecasts of these economic variables (the “base economic scenario”) are updated from the World economic outlook: IMF country data and other reliable sources which provide the best estimate view of the economy over the next five years.

Economic variable assumptions

The most significant period-end assumption used for the ECL estimate as at 31 December 2020 was GDP (2020: -4.48%, 2021: 2.52%).

Covid impact

Covid impact on management estimates are considered in arriving ECL estimate (refer to Note 31).

Measurement of ECL

The key inputs into the measurement of ECL are the term structure of the following variables:

- probability of default (PD);
- loss given default (LGD);
- exposure at default (EAD).

These parameters are generally derived from internally developed statistical models and other historical data. They are adjusted to reflect forward-looking information as described above.

PD estimates are estimates at a certain date, which are calculated based on statistical rating models. These statistical models are based on internally compiled data comprising both quantitative and qualitative factors and are supplemented by external PD data where available.

LGD is the magnitude of the likely loss if there is a default. The Group estimates LGD parameters based on the history of recovery rates of claims against defaulted counterparties. The LGD models consider the forecasted collateral value and the Group assumes that haircut percentage applied to Collateral value as per QFCRA.

LGD estimation includes:

- Recovery Rate: Defined as the ratio of liquidation value to market value of the underlying collateral at the time of default. It would also account for expected recovery rate from a general claim on the individual's assets for the unsecured portion of the exposure.
- Discounting Rate: Defined as the opportunity cost of the recovery value not being realized on the day of default adjusted for time value.

EAD represents the expected exposure in the event of a default. The Group derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract including amortisation. The EAD of a financial asset is its gross carrying amount.

For lending commitments and financial guarantees, the EAD includes the amount drawn, as well as potential future amounts that may be drawn under the contract, which are estimated based on historical observations and forward-looking forecasts.

Loss allowance

The following tables show reconciliations from the opening to the closing balance of the loss allowance by class of financial instruments. Comparative amounts represent allowance account for credit losses and reflect measurement basis under relevant FAS:

	31 December 2020				31 December 2019			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Cash and cash equivalents								
Balance at 1 January	25	-	-	25	140	-	-	140
Impairment allowance, net	2,525	-	-	2,525	(115)	-	-	(115)
Balance at end of the period/year	2,550	-	-	2,550	25	-	-	25
Investments carried at amortised cost								
Balance at 1 January	-	10,194	-	10,194	29	15,059	-	15,088
Impairment allowance, net	1,578	-	-	1,578	(29)	(4,865)	-	(4,894)
Balance at end of the year	1,578	10,194	-	11,772	-	10,194	-	10,194
Financing assets								
Balance at 1 January	1,333	43,608	309,134	354,075	3,540	30,890	111,728	146,158
Transfers to Stage 2	-	-	-	-	(516)	25,351	(24,835)	-
Transfers to Stage 3	-	-	-	-	(450)	(6,444)	6,894	-
Write-off of provision	-	-	(17,006)	(17,006)	-	-	-	-
Transfer to on balance sheet	-	-	7,436	7,436	-	-	29,703	29,703
Impairment allowance, net	2,060	50,638	6,724	59,422	(1,241)	(6,189)	185,644	178,214
Balance at end of the year	3,393	94,246	306,288	403,927	1,333	43,608	309,134	354,075
Other assets								
Balance at 1 January	-	-	7,659	7,659	-	-	7,662	7,662
Impairment allowance, net	-	-	5,416	5,416	-	-	(3)	(3)
Balance at end of the year	-	-	13,075	13,075	-	-	7,659	7,659
Off balance sheet instruments, subject to credit risk								
Balance at 1 January	294	416	7,436	8,146	2,202	1,255	416	3,873
Impairment allowance, net	718	(416)	-	302	(1,908)	(839)	36,723	33,976
Transfer to on balance sheet	-	-	(7,436)	(7,436)	-	-	(29,703)	(29,703)
Balance at end of the year	1,012	-	-	1,012	294	416	7,436	8,146

27.7. Liquidity risk and funding management

Liquidity risk is defined as the risk that the Group will not have sufficient funds available to meet its financial liabilities as they fall due. The Group's approach to managing liquidity is to ensure that it will always have sufficient liquidity to meet its liabilities when due under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Treasury department collects information regarding the liquidity profile of the Bank's financial assets and liabilities and details of other projected cash flows arising from projected future business. The Treasury Department then maintains a portfolio of short-term liquid assets to ensure that sufficient liquidity is maintained within the Bank as a whole.

All liquidity policies and procedures are subject to review and approval by Assets-Liabilities Management Committee (ALCO) which also regularly receives reports relating to the Bank's liquidity position.

Below table summarises undiscounted cash outflows of financial liabilities, these amounts will not reconcile to the amounts disclosed in the statement of financial position:

	31 December 2020	31 December 2019
On demand	362,643	261,677
Less than 3 months	1,108,462	1,448,775
3 to 6 months	98,777	107,716
6 to 12 months	256,217	438,376
1 to 5 years	339,611	274,011
Total	2,165,710	2,530,555

The table below shows an analysis of financial assets and liabilities according to when they are expected to be recovered or settled.

At 31 December 2020	On demand	Less than 3 months	3 to 6 months	6 to 12 months	1 to 5 years	Total
Financial assets						
Cash and cash equivalents	199,409	500,237	-	-	-	699,646
Investments carried at amortised cost	-	213	-	110,941	119,797	230,951
Financing assets	214,415	79,095	74,848	133,075	(28,870)	472,563
Equity investments	-	-	-	-	176,394	176,394
Financial assets held-for-sale	111,791	123,554	-	-	-	235,345
Other financial assets	53,842	-	-	-	-	53,842
Total financial assets	579,457	703,099	74,848	244,016	267,321	1,868,741
Financial liabilities and equity of unrestricted investment account holders						
Financing liabilities	-	225,034	-	-	-	225,034
Customers' balances	82,239	-	-	-	-	82,239
Other financial liabilities	280,289	-	-	-	(215,996)	64,293
Equity of unrestricted investment account holders	113	798,897	96,954	251,489	-	1,147,453
Financial liabilities held-for-sale	-	65,443	-	-	536,818	602,261
Total financial liabilities and equity of unrestricted investment account holders	362,641	1,089,374	96,954	251,489	320,822	2,121,280
Net liquidity gap	216,816	(386,275)	(22,106)	(7,473)	(53,501)	(252,539)
Net cumulative gap	216,816	(169,459)	(191,565)	(199,038)	(252,539)	
Contingent liabilities*	-	100,000	4,000	3,000	-	107,000
Commitments	-	151	877	7,389	1,052	9,469

*Contingent liabilities related to Sharia-compliant-risk-management instruments as disclosed in Note 28.

The table below shows an analysis of financial assets and liabilities according to when they are expected to be recovered or settled.

	On demand	Less than 3 months	3 to 6 months	6 to 12 months	1 to 5 years	Total
At 31 December 2019						
Financial assets						
Cash and cash equivalents	51,683	1,169,294	-	-	11	1,220,988
Due from banks	-	628	-	-	109,724	110,352
Investments carried at amortised cost	-	46,007	69,933	235,609	331,328	976,070
Financing assets	293,193	-	-	-	-	-
Accounts receivable	-	-	-	-	-	-
Equity investments	-	-	-	-	357,047	357,047
Financial assets held-for-sale	4,731	85,576	-	-	-	90,307
Other financial assets	48,841	-	-	-	-	48,841
Total financial assets	398,448	1,301,505	69,933	235,609	798,110	2,803,605
Financial liabilities and equity of unrestricted investment account holders						
Financing liabilities	-	135,051	-	-	-	135,051
Customers' balances	243,535	-	-	-	-	243,535
Other financial liabilities	17,985	-	-	-	70,858	88,843
Equity of unrestricted investment account holders	151	1,234,233	103,484	421,151	-	1,759,019
Financial liabilities of disposal groups classified as held-for-sale	-	22,158	-	-	196,283	218,441
Total financial liabilities and equity of unrestricted investment account holders	261,671	1,391,442	103,484	421,151	267,141	2,444,889
Net liquidity gap	136,777	(89,937)	(33,551)	(185,542)	530,969	358,716
Net cumulative gap	136,777	46,840	13,289	(172,253)	358,716	
Contingent liabilities*	-	100,780	-	12,822	4,101	117,703
Commitments	-	11,250	11,250	23,769	-	46,269

27.7. Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to adverse changes in market variables such as profit rates, foreign exchange rates, equity prices and commodities. The Group classifies exposures to market risk into either listed or non-listed corporate investments.

27.8.1. Profit rate risk

Profit rate risk arises from the possibility that changes in profit rates will affect future cash flows or the fair values of the financial instruments. The Group's current exposure to profit rate risk is limited to the following:

- The Group's placement with the financial institutions (classified as 'Placements with financial institutions');
- The Group's investment portfolio of Sukuk (classified as "Investments at amortised cost");
- The Group's investments in murabaha (classified as "Financing assets"); and
- Financing received by the Group from financial institutions (classified as "Financing liabilities").

The following table demonstrates the sensitivity to a 100 basis point (bp) change in profit rates, with all other variables held constant. The effect of decreases in profit rate is expected to be equal and opposite to the effect of the increases shown.

	31 Decem- ber 2020	Change in basis points (+/-)	Effect on net profit/ loss (+/-)
Assets			
Placements with financial institutions	497,686	100	4,977
Investments carried at amortised cost	230,951	100	2,310
Investment in funds	-	100	-
Financing assets	472,563	100	4,726
Liabilities and Equity of unrestricted investment account holders			
Financing liabilities	225,034	100	(2,250)
Financial liabilities of disposal group classified as held-for-sale	536,818	100	(5,368)
Equity of unrestricted investment account holders	1,147,453	100	(11,475)

	31 Decem- ber 2019	Change in basis points (+/-)	Effect on net profit/ loss (+/-)
Assets			
Placements with financial institutions	1,169,268	100	11,693
Due from banks		100	-
Investments carried at amortised cost	110,352	100	1,104
Financing assets	976,070	100	9,761
Liabilities and Equity of unrestricted investment account holders			
Financing liabilities	135,051	100	(1,351)
Financial liabilities of disposal group classified as held-for-sale	196,283	100	(1,963)
Equity of unrestricted investment account holders	1,759,019	100	(17,590)

27.7. Foreign exchange risk

Foreign exchange risk is the risk that the value of a financial instrument will fluctuate due to adverse changes in foreign exchange rates. The Board has set limits on positions by currency. Positions are monitored regularly to ensure that positions are maintained within established limits.

The table below indicates the currencies that are pegged to the Qatari Riyals and, hence the foreign exchange risk for the Group in respect of these currencies is minimal.

Currency	Exposure (QAR equivalent)	
	31 December 2020	31 December 2019
USD	1,191,116	759,171
USD pegged currencies	2,216	2,184

The table below shows the impact of a 5% movement in the currency rate, for other than those pegged to the Qatari Riyals, against the Qatari Riyals, with all other variables held constant on the consolidated income statement and the consolidated statement of changes in Owners' equity. The effect of decreases in the currency rates is expected to be equal and opposite to the effect of the increases shown.

Currency	Exposure (QAR equivalent)		Effect on net profit (+/-)	
	31 December 2020	31 December 2019	31 December 2020	31 December 2019
GBP	(2,080)	1,710	(104)	86
EUR	(1,381)	1,349	(69)	67
KWD	32	32	2	2

27.7. Commodities price risk

The Group does not currently have commodities portfolios; hence it has no exposure to commodity price risks.

27.9. Operational risk

Operational risk is the risk of loss arising from systems and control failures, fraud and human errors, which can result in financial and reputation loss, and legal and regulatory consequences. The Group manages operational risk through appropriate controls, instituting segregation of duties and internal checks and balances, including internal audit and compliance. The Risk Management Department facilitates the management of operational risk by way of assisting in the identification of, monitoring and managing of operational risk in the Bank. The Bank has Risk and Control Assessments and Key Risk Indicators in place for each department.

27.10. Concentration risk

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location or individual obligor.

27.11. Capital management

The primary objectives of the Group's capital management are to ensure that the Group complies with regulatory capital requirements and that the Group maintains healthy capital ratios in order to support its business and to maximise Owners' value.

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to Owners, return capital to Owners or issue new capital. The QFCRA sets and monitors capital requirements for the Group as a whole. In implementing current capital requirements, the QFCRA requires the Group to maintain a minimum capital adequacy ratio as prescribed by the Islamic Banking Business Prudential Rules of 2015.

The Group's capital resources are divided into two tiers:

- Tier 1 capital, which includes ordinary share capital, share premium, retained earnings and non-controlling interest after deductions for goodwill and intangible assets, and other regulatory adjustments relating to items that are included in equity but are treated differently for capital adequacy purposes.
- Tier 2 capital, which includes the fair value reserve relating to unrealised gains on equity instruments classified as investments at fair value through equity and currency translation reserve.

Other deductions from capital include the carrying amounts of investments in subsidiaries that are not included in the regulatory consolidation, investments in the capital of banks and certain other regulatory items. Risk-weighted assets are determined according to specified requirements that seek to reflect the varying levels of risk attached to assets and off-financial position exposures.

The Group's policy is at all times to meet or exceed the capital requirements determined by the QFCRA. There have been no material changes in the Group's management of capital during the year.

The Group's capital adequacy ratio (the "CAR"), calculated in accordance with the capital adequacy guidelines issued by the QFCRA, is as follows:

	31 December 2020	31 December 2019
Total risk weighted assets	3,000,044	3,419,556
Share capital	700,000	700,000
Share premium	203	203
(Accumulated losses) / Retained earnings	(223,827)	2,885
Non-controlling interest	225,988	53,667
Intangible assets	(5,385)	(7,918)
Other regulatory adjustments	(239,472)	(353,544)
Total qualifying capital and reserve funds	457,507	395,293
Total capital resources expressed as a percentage of total risk weighted assets	15.25%	11.56%

The Bank is subject to minimum regulatory CAR of 12.5% comprising of Tier 1 and Tier 2 Capital Ratio of 8%, capital conservation buffer of 2.5% and an ICAAP buffer of 2.0%.

As at 31 December 2019, the Bank was in temporary breach of the required 12.5% due to large exposures to Qatari banks, which was subsequently rectified. If the technicality of large exposure deductions to Qatari banks aren't taken into account, the Bank's CAR would stand at 18.24% as at 31 December 2019.

28. SHARIA-COMPLIANT-RISK-MANAGEMENT INSTRUMENTS

28.1. Profit rate swap

Swaps are commitments to exchange one set of cash flows for another. In the case of profit rate swaps, counterparties generally exchange fixed and floating profit payments in a single currency without exchanging principal.

28.2. Unilateral promise to buy/sell currencies

Unilateral promises to buy/sell currencies are promises to either buy or sell a specified currency at a specific price and date in the future. The actual transactions are executed on the promise execution dates, by exchanging the purchase/sale offers and acceptances between the relevant parties. The table below shows the positive and negative fair values of Sharia-compliant-risk-management financial instruments together with the notional amounts analysed by the term to maturity. The notional amounts, which provide an indication of the volumes of the transactions outstanding at the year-end, do not necessarily reflect the amounts of future cash flows involved and the credit and market risk, which can be identified from the derivatives fair value.

<i>31 December 2020</i>	Positive fair value	Negative fair value	Notional amount	Less than 3 months	3 to 12 months	1 to 5 years
Profit rate swaps	40	(175)	120,120	-	120,120	-
Unilateral pro- mise to buy/ sell currencies	1,453	(20,639)	599,582	354,144	245,438	-
	1,493	(20,814)	719,702	354,144	365,558	-

<i>31 December 2019</i>	Positive fair value	Negative fair value	Notional amount	Less than 3 months	3 to 12 months	1 to 5 years
Profit rate swaps	280	(177)	120,120	-	-	120,120
Unilateral pro- mise to buy/ sell currencies	1,527	(11,890)	775,924	227,739	548,185	-
	1,807	(12,067)	896,044	227,739	548,185	120,120

Unrealised fair value gain/loss arising from Sharia-compliant-risk management instruments were recognized in these consolidation financial statements as required by IFRS; however, as per requirement of Sharia principles gains/losses are realised when actual transactions / settlements happen.

29. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Group's financial instruments are accounted for under the historical cost method with the exception of equity investments. By contrast, the fair value represents the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. Differences therefore can arise between book values under the historical cost method and fair value estimates. Underlying the definition of fair value is the presumption that the Group is a going concern without any intention or requirement to curtail materially the scale of its operation or to undertake a transaction on adverse terms. Generally accepted methods of determining fair value include reference to quoted prices and the use of valuation techniques such as discounted cash flow analysis.

As at 31 December 2020, the carrying amounts of financial instruments approximated their fair values except for investment carried at amortised cost, whose fair value was QAR 238.2 million (31 December 2019: QAR 109.9 million).

29.1. Fair value hierarchy

Fair value measurements are analysed by level in the fair value hierarchy as follows:

- i. level one are measurements at quoted prices (unadjusted) in active markets for identical assets or liabilities,
- ii. level two measurements are valuations techniques with all material inputs observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices), and
- iii. level three measurements are valuations not based on observable market data (that is, unobservable inputs). Management applies judgment in categorising financial instruments using the fair value hierarchy. If a fair value measurement uses observable inputs that require significant adjustment, that measurement is a Level 3 measurement.

	Level 1	Level 2	Level 3	Total
<i>31 December 2020</i>				
Equity investments				
- at fair value through equity	-	-	50,526	50,526
- at fair value through income statement	2,978	-	122,890	125,868
Net gains and losses, recognised through consolidated income statement	194	-	(120,467)	(120,273)
<i>31 December 2019</i>				
Equity investments				
- at fair value through equity	-	-	38,106	38,106
- at fair value through income statement	2,784	-	316,157	318,941
Net gains and losses, recognised through consolidated income statement	349	-	(34,361)	(34,012)

Sharia-compliant-risk-management instruments related assets and liabilities, as disclosed in Note 28, belong to level 2 fair value hierarchy.

The fair values of financial assets and financial liabilities carried at amortised cost are equal to the carrying value, hence, not included in the fair value hierarchy table, except for investments carried at amortised cost for which the fair value amounts to QAR 238.2 million (31 December 2019: QAR 109.9 million) is derived using Level 1 fair value hierarchy.

Valuation technique used in the fair value measurement at 31 December 2020 and 2019 for level three investments included Discounted Cash flow and Market approach. The below table summarises the inputs used discounted cash flow technique:

	Valuation technique	Inputs used	Range of inputs	
			2020	2019
Investments at fair value through income statement	Discounted cash flows	Growth rate Discount rate	%1 to %1.5 %10 to %11.5	%1 to %3 %11.9 to %14.9

Movements in level 3 financial instruments

The following table shows the reconciliation of the opening and closing amount of Level 3 investments which are recorded at fair value:

	At 1 January 2020	Total losses recorded in consolidated income statement	Additions	(Sales)/ transfers	At 31 December 2020
<i>Equity investments</i>					
- at fair value through equity	38,106	-	6,064	6,356	50,526
- at fair value through income statement	316,157	(120,467)	-	(72,800)	122,890
	<u>354,263</u>	<u>(120,467)</u>	<u>6,064</u>	<u>(66,444)</u>	<u>173,416</u>

	At 1 January 2019	Total gains recorded in consolidated income statement	Additions	(Sales)/ transfers	At 31 December 2019
<i>Equity investments</i>					
- at fair value through equity	31,195	-	6,911	-	38,106
- at fair value through income statement	375,690	(34,361)	-	(25,172)	316,157
	<u>406,885</u>	<u>(34,361)</u>	<u>6,911</u>	<u>(25,172)</u>	<u>354,263</u>

Transfers between level 1, level 2 and level 3

There were no transfers between the levels during the year ended 31 December 2020 (2019: there were none).

The effect on the valuations due to possible changes in key variables used for valuations:

- **Growth rate:** Growth rates are assumed to be in range of 1% to 1.5% (2019: 1% to 3%) based on actual and expected performance of the investee. Should the growth rates increase / decrease by 1 percentage point (2019: 1 percentage point), the carrying value of the investments would be QAR 13.1 million higher / QAR 10.3 million lower (2019: QAR 21.3 million higher / QAR 18.9 million lower);
- **Discount rate:** The discount rates are assumed to be in range of 10%-11.5% (2019: 11.9%-14.9%) for different investments. Should these discount rates increase / decrease by 1 percentage point (2019: 1 percentage point), the carrying value of the investments would be QAR 15.5 million lower / QAR 19.8 million higher (2019: QAR 30 million lower / QAR 35 million higher);
- **Expected cash flows:** Amount of expected cash flows and timing thereof are key variables in valuation of the investments. Should the amount of expected cash flows increase / decrease by 1 percentage point (2019: 1 percentage point), the carrying value of the investments would be QAR 1.3 million higher / lower (2019: QAR 3.8 million higher / lower).

30. SEGMENT INFORMATION

For management purposes, the Group has three reportable segments, as described below. The reportable segments offer different products and services, and are managed separately based on the Group's management and internal reporting structure. For each of the reportable segments, the management reviews internal reports periodically. The following summary describes the operations in each of the Group's reportable segments:

Alternative Investments

The Group's alternative investments business segment includes direct investment in the venture capital business and real estate asset classes. Alternative investments business is primarily responsible to acquire large or significant stakes, with board representation, in well managed companies and assets that have strong, established market positions and the potential to develop and expand. The team works as partners with the management of investee companies to unlock value through enhancing operational and financial performance in order to maximize returns. This segment seeks investments opportunities in growth sectors within the GCC and MENA region, as well as Turkey and United Kingdom, but remains opportunistic to attractive investment propositions outside of the geographies identified.

Private Bank

The Group's private bank business segment includes private banking, corporate & institutional banking and treasury & investment management services. The Private banking department targets qualified High Net Worth clients with Sharia compliant up-market products and services that address personal, business and wealth requirements. The services offered under the private banking department includes advisory, deposit accounts, brokerage, funds and investments, treasury Forex products, plain vanilla & specialized financing and Elite services. The corporate & institutional banking department offers deposits accounts and plain vanilla & specialized financing solutions for corporates in Qatar, the GCC and the broader region for sectors and applications currently underserved by regional banks. The treasury department is offering short term liquid investments and FX products to banking clients, deploying the bank's liquidity as well as leading the product development and idea conceptualization function.

Other

Unallocated assets, liabilities and revenues are related to some central management and support functions of the Group.

Information regarding the results, assets and liabilities of each reportable segment is included below. Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the management.

Segment assets and liabilities

The Group does not monitor segments on the basis of segment assets and liabilities and do not possess detailed information thereof. Consequently, disclosure of segment assets and liabilities are not presented in these consolidated financial statements.

Below is the information about operating segments:

For the year ended 31 December 2020	Alternative Investments	Private Bank	Other	Total
INCOME				
Income from financing assets	8,192	32,775	-	40,967
Fee income	-	16,278	-	16,278
Loss on re-measurement of investments at fair value through income statement	(120,467)	194	-	(120,273)
Dividend income		2,696	-	2,696
Profit on investments carried at amortised cost	-	6,531	-	6,531
Income from placements with financial institutions	-	7,025	-	7,025
Gain on disposal of equity investments	-	51,954	-	51,954
Loss on early settlement of financing assets	-	(335)	-	(335)
Net foreign exchange loss	4,128	(4,650)	-	(522)
Other income, net	730	(1,152)	6,250	5,828
Total Income Before Return To Unrestricted Investment Account Holders	(107,417)	111,316	6,250	10,149
Return to unrestricted investment account holders	-	(52,404)	-	(52,404)
TOTAL (LOSS) / INCOME	(107,417)	58,912	6,250	(42,255)
EXPENSES				
Staff costs	(177)	(9,668)	(25,472)	(35,317)
Financing costs	-	(516)	-	(516)
Depreciation and amortization	(548)	(1,987)	(1,627)	(4,162)
Provision for impairment of fixed assets	-	(18,863)	-	(18,863)
Other operating expenses	(4,374)	(8,289)	(28,376)	(41,039)
TOTAL EXPENSES	(5,099)	(39,323)	(55,475)	(99,897)
Provision for impairment on financing assets, net	(33,358)	(26,064)	-	(59,422)
Provision for impairment on other financial assets, net	(2,418)	(7,403)	-	(9,821)
NET LOSS BEFORE INCOME TAX	(148,292)	(13,878)	(49,225)	(211,395)
Income tax expense	-	-	-	-
NET LOSS FROM CONTINUING OPERATIONS	(148,292)	(13,878)	(49,225)	(211,395)
DISCONTINUED OPERATIONS				
Loss from discontinued operations, net of tax	(655)	(43,297)	-	(43,952)
NET LOSS	(148,947)	(57,175)	(49,225)	(255,347)

	Alternative Investments	Private Bank	Other	Total
<i>For the year ended 31 December 2019</i>				
INCOME				
Income from financing assets	18,284	61,847	-	80,131
Fee income	10,192	22,128	-	32,320
Loss on re-measurement of investments at fair value through income statement	(34,360)	348	-	(34,012)
Dividend income	2,069	-	-	2,069
Profit on investments carried at amortised cost	-	9,223	-	9,223
Income from placements with financial institutions	-	7,121	-	7,121
Gain on disposal of investments carried at amortised cost	-	2,040	-	2,040
(Loss) / gain on disposal of equity investments	(805)	11,253	-	10,448
Gain on disposal of subsidiaries	1,255	-	-	1,255
Loss on early settlement of financing assets	-	(12,920)	-	(12,920)
Net foreign exchange loss	(2,678)	(2,908)	-	(5,586)
Other income	-	1,243	8,878	10,121
Total Income Before Return To Unrestricted Investment Account Holders	(6,043)	99,375	8,878	102,210
Return to unrestricted investment account holders	-	(54,468)	-	(54,468)
TOTAL (LOSS) / INCOME	(6,043)	44,907	8,878	47,742
EXPENSES				
Staff costs	(842)	(2,027)	(36,846)	(39,715)
Other operating expenses	(6,669)	(6,928)	-	(13,597)
Financing costs	(288)	(6,137)	(1,225)	(7,650)
Depreciation and amortization	(12,827)	(7,926)	(28,694)	(49,447)
TOTAL EXPENSES	(20,626)	(23,018)	(66,765)	(110,409)
Provision for impairment on financing assets, net	(94,429)	(83,785)	-	(178,214)
Provision for impairment on other financial assets, net	-	(28,964)	-	(28,964)
NET LOSS BEFORE INCOME TAX	(121,098)	(90,860)	(57,887)	(269,845)
Income tax expense	-	-	-	-
NET LOSS FROM CONTINUING OPERATIONS	(121,098)	(90,860)	(57,887)	(269,845)
DISCONTINUED OPERATIONS				
(Loss) / profit from discontinued operations, net of tax	(50,567)	19,711	-	(30,856)
NET LOSS	(171,665)	(71,149)	(57,887)	(300,701)

Geographical segment information

The Group currently operates in two geographic markets namely Qatar and other countries. The following tables show the distribution of the Group's net income by geographical segments, based on the location in which the transactions are recorded during the year.

	Qatar	Others	Total
<i>For the year ended 31 December 2020</i>			
INCOME			
Income from financing assets	32,774	8,193	40,967
Fee income	16,278	-	16,278
Gain / (loss) on re-measurement of investments at fair value through income statement	194	(120,467)	(120,273)
Dividend income	-	2,696	2,696
Profit on investments carried at amortised cost	5,508	1,023	6,531
Income from placements with financial institutions	7,025	-	7,025
Gain on disposal of equity investments	51,954	-	51,954
Loss on early settlement of financing assets	(335)	-	(335)
Net foreign exchange loss	(522)	-	(522)
Other income, net	<u>5,828</u>	<u>-</u>	<u>5,828</u>
Total Income / (Loss) Before Return To Investment			
Account Holders	118,704	(108,555)	10,149
Return to unrestricted investment account holders	<u>(52,404)</u>	<u>-</u>	<u>(52,404)</u>
TOTAL INCOME / (LOSS)	<u>66,300</u>	<u>(108,555)</u>	<u>(42,255)</u>
EXPENSES			
Staff costs	(35,317)	-	(35,317)
Financing costs	(516)	-	(516)
Depreciation and amortisation	(4,162)	-	(4,162)
Provision for impairment of fixed assets	(18,863)	-	(18,863)
Other operating expenses	<u>(41,039)</u>	<u>-</u>	<u>(41,039)</u>
TOTAL EXPENSES	<u>(99,897)</u>	<u>-</u>	<u>(99,897)</u>
Provision for impairment on financing assets	(27,260)	(32,162)	(59,422)
Provision for impairment on other financial assets	<u>(9,821)</u>	<u>-</u>	<u>(9,821)</u>
NET LOSS FROM CONTINUING OPERATIONS	<u>(70,678)</u>	<u>(140,717)</u>	<u>(211,395)</u>
DISCONTINUED OPERATIONS			
Loss from discontinued operations, net of tax	(655)	(43,297)	(43,952)
NET LOSS	<u>(71,333)</u>	<u>(184,014)</u>	<u>(255,347)</u>

	Qatar	Others	Total
<i>For the year ended 31 December 2019</i>			
INCOME			
Income from financing assets	61,847	18,284	80,131
Fee income	22,128	10,192	32,320
Loss on re-measurement of investments at fair value through income statement	(26,132)	(7,880)	(34,012)
Dividend income	1,069	1,000	2,069
Profit on investments carried at amortised cost	5,262	3,961	9,223
Income from placements with financial institutions	7,121	-	7,121
Gain on disposal of investments carried at amortised cost	-	2,040	2,040
Gain / (loss) on disposal of equity investments	11,253	(805)	10,448
Gain on disposal of subsidiaries	-	1,255	1,255
Loss on early settlement of financing assets	(12,920)	-	(12,920)
Net foreign exchange loss	(5,586)	-	(5,586)
Other income, net	<u>10,121</u>	<u>-</u>	<u>10,121</u>
Total Income Before Return To Investment			
Account Holders	74,163	28,047	102,210
Return to unrestricted investment account holders	<u>(54,468)</u>	<u>-</u>	<u>(54,468)</u>
TOTAL INCOME	<u>19,695</u>	<u>28,047</u>	<u>47,742</u>
EXPENSES			
Staff costs	(39,715)	-	(39,715)
Financing costs	(6,928)	(6,669)	(13,597)
Depreciation and amortization	(7,650)	-	(7,650)
Other operating expenses	<u>(49,447)</u>	<u>-</u>	<u>(49,447)</u>
TOTAL EXPENSES	<u>(103,740)</u>	<u>(6,669)</u>	<u>(110,409)</u>
Provision for impairment on financing assets	(178,214)	-	(178,214)
Provision for impairment on other financial assets	<u>(28,964)</u>	<u>-</u>	<u>(28,964)</u>
NET (LOSS) / PROFIT FROM CONTINUING OPERATIONS	<u>(291,223)</u>	<u>21,378</u>	<u>(269,845)</u>
DISCONTINUED OPERATIONS			
Loss from discontinued operations, net of tax	<u>(210)</u>	<u>(30,646)</u>	<u>(30,856)</u>
NET LOSS FOR THE YEAR	<u>(291,433)</u>	<u>(9,268)</u>	<u>(300,701)</u>

31. COVID IMPACT

The coronavirus (“COVID 19”) pandemic has spread across various geographies globally, causing disruption to business and economic activities. COVID 19 has brought about uncertainties in the global economic environment. The Central Banks and Sovereign Governments have announced monetary and fiscal measures to mitigate the possible adverse implications.

The Group is closely monitoring the situation and has activated its business continuity planning to manage the potential business disruption due to the outbreak of COVID 19. The impact of outbreak may have on its operations and financial performance is being continually assessed.

The Group has considered the potential impacts of COVID 19, factored the Fiscal and Monetary support available, credit strength of the borrowers, current economic disruptions in determining ECL requirements. In management’s best assessment, risks are sufficiently covered at this point in time. This volatility has been reflected through updating the macro-economic factors, adjusting the method of scenario construction and the underlying weightages assigned to these scenarios.

The weightings assigned to each macro-economic scenario at the Bank level are based on the CCI, and as at 31 December 2020, were 30% to the Base Case, 65% to Downside and 5% to the Upside Case. (31 December 2019: 70% to the Base Case, 15% to Downside and 15% to Upside Case). The situation is fast evolving and accordingly any upside or downside scenarios will be reassessed should the conditions change.

The Group also has considered the potential impacts of COVID 19 to its equity investments revisiting the underlying assumptions used in determining the fair values. The management will continuously monitor the ongoing situation as markets remain volatile and the recorded amounts may remain sensitive to market fluctuations.

The management will continuously monitor the ongoing situation and continue to provide conservatively for any downside risks. The Group has considered the potential impacts of the current economic volatility in determining the reported amounts of the Group’s financial and non-financial assets as at 31 December 2020. However, market remains volatile and the recorded amounts may remain sensitive to market fluctuations.

32. SIGNIFICANT SUBSEQUENT EVENTS

Subsequent to the year-end, the Bank completed the acquisition of LULU Messila hypermarket building through an ijara financing agreement with a local bank. The aggregate gross rent payable of QAR 279.5 million payable within three-year period.

Furthermore, subsequent to the year-end the Bank completed the acquisition of Waterway Plaza I, a class A+ office tower spanning more than 223,000 square foot located in suburban Houston, Texas, USA. Waterway Plaza I marks QFB’s first acquisition for the year in the USA.

