NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 July 2018

1 CORPORATE INFORMATION

The interim condensed consolidated financial information of Al Enma'a Real Estate Company K.S.C.P. (the "Parent Company") and its Subsidiaries (Collectively, the "Group") for the nine-months period ended 31 July 2018 was authorized for issuance in accordance with a resolution of the Parent Company's Board of Directors on 12 September 2018.

The Parent Company is a public Kuwaiti Shareholding Company registered and incorporated in Kuwait on 15 August 1993 whose shares are listed on the Kuwait Stock Exchange. The Parent Company is a subsidiary of Kuwait Finance House K.S.C.P. (the "Ultimate Parent Company"), a registered Islamic Bank in Kuwait, and whose shares are listed on Boursa Kuwait.

The Parent Company is engaged in real estate activities inside and outside Kuwait. The Parent Company's activities in real estate include contracting, management and maintenance of real estate. The Parent Company undertakes contracts to construct buildings and to carry out real estate, commercial, residential, industrial and touristic projects as well as security of public and private real estate, and the transportation of funds and precious metals, in addition to maintenance of mechanical and electrical spare parts and building materials. Surplus funds are invested in direct equity investments, real estate and equity portfolios managed by specialist managers, both local and foreign. All activities are conducted in accordance with Islamic Sharia.

The registered office of the Parent Company is located at Abdullah Mubarak Street, Al-Enma'a Tower, First, Second and Mezzanine Floors, Kuwait.

The Annual General Assembly of the shareholders of the Parent Company held on 28 March 2018 approved the consolidated financial statements for the year ended 31 October 2017.

2 BASIS OF PREPARATION

The interim condensed consolidated financial information of the Group for the nine-months period ended 31 July 2018 has been prepared in accordance with IAS 34 "Interim Financial Reporting".

The interim condensed consolidated financial information is prepared on a historical cost basis except for investment properties, certain financial assets available for sale and financial assets at fair value through profit or loss that have been measured at fair value.

The interim condensed consolidated financial information has been presented in Kuwaiti Dinar (KD), which is also the functional currency of the Parent Company.

The accounting policies used in the preparation of the interim condensed consolidated financial information are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 October 2017, except for the adoption of the amendments and annual improvements to IFRSs, relevant to the Group which are effective for annual reporting periods starting from 1 November 2017. The Group is in the process of assessing the impact on the accounting policies, financial position or performance of the Group.

Further, certain prior period amounts have been adjusted to conform to the current period presentation. These adjustments were made in order to more appropriately present certain items of interim condensed consolidated statement of income. Such adjustments do not affect previously reported assets, liabilities, equity and profit for the period, nor affect the interim condensed consolidated cash flow statement.

The interim condensed consolidated financial information does not include all information and disclosures required in the annual financial statements prepared in accordance with the International Financial Reporting Standards ("IFRS") and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 October 2017. In the opinion of the Parent Company's management, all adjustments consisting of normal recurring accruals considered necessary for a fair presentation have been included.

Operating results for the nine-months period ended 31 July 2018 are not necessarily indicative of the results that may be expected for the financial year ending 31 October 2018. For more details, please refer to the consolidated financial statements and its related disclosures for the year ended 31 October 2017.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 July 2018

3 NET INVESTMENT INCOME (LOSS)

		Three months ended 31 July		Nine months ended 31 July	
	2018 KD	2017 KD	2018 KD	2017 KD	
Realized gain (loss) on sale of financial assets				4	
available for sale	39,442	435	39,442	(8,272)	
Realized loss on sale of investment properties	-	-	-	(69,932)	
Realized (loss) gain on sale of financial assets at					
fair value through profit or loss	-	(2,100)	(26,686)	1,699	
Unrealized gain on financial assets at fair					
value through profit or loss	76	1,500	12,310	15,004	
Dividend income	-	2,290	3,130	18,023	
			-		
	39,518	2,125	28,196	(43,478)	

4 BASIC AND DILUTED EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the profit for the period by the weighted average number of ordinary shares outstanding during the period (excluding treasury shares). Diluted earnings per share are calculated by dividing the profit for the period by the weighted average number of ordinary shares outstanding during the period (excluding treasury shares) plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares. As at 31 July, the Parent Company did not have any diluted shares, or treasury shares.

The information necessary to calculate basic and diluted earnings per share based on the weighted average number of shares outstanding, less treasury shares, during the period is as follows:

	Three mor	nths ended Iuly	Nine months ended 31 July		
	2018	2017	2018	2017	
Profit for the period (KD)	257,257	110,975	959,532	485,345	
Weighted average number of shares outstanding during the period	450,534,680	450,534,680	450,534,680	450,534,680	
Basic and diluted earnings per share	0.57 fils	0.25 fils	2.13 fils	1.08 fils	
Profit for the period from continuing operations (KD)	322,249	101,009	1,093,146	407,267	
Weighted average number of shares outstanding during the period	450,534,680	450,534,680	450,534,680	450,534,680	
Basic and diluted earnings per share from continuing operations	0.72 fils	0.22 fils	2.43 fils	0.90 fils	
(Loss) profit for the period from discontinuing operations (KD)	(64,992)	9,966	(133,614)	78,078	
Weighted average number of shares outstanding during the period	450,534,680	450,534,680	450,534,680	450,534,680	
Basic and diluted (loss) earnings per share from discontinuing operations	(0.14) fils	0.02 fils	(0.30) fils	0.17 fils	

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 July 2018

5 INVESTMENT PROPERTIES

Investment properties are categorized into:

investment properties are eategorized into.		(Audited)	
	31 July	31 October	31 July
	2018	2017	2017
	KD	KD	KD
Properties under development	-	2,280,000	2,384,283
Developed properties	50,150,678	47,870,430	50,134,741
	50,150,678	50,150,430	52,519,024

As of 31 July 2018, investment properties with a carrying value amounting to KD 26,994,248 and KD 11,949,000 (31 October 2017: KD 31,582,000 and KD 7,361,000 and 31 July 2017: KD 32,508,118 and KD 7,671,000) are pledged as a security against murabaha payables to the Ultimate Parent Company (Note 9) and local financial institutions, respectively.

6 INVESTMENT IN ASSOCIATES

The Parent Company had entered into an agreement with related parties to swap its entire 16.5% equity interest in Central Energy Company B.S.C.C., formerly an associate of the Group and an amount due from the associate, along with its entire 13.3% equity interest in South Bahrain Water Company B.S.C.C., formerly classified as a financial asset available for sale for a 22.5% equity interest in Energy Central Utilities Bahrain South Water Company B.S.C.C. As a result, the Group has recognized the sale transaction related to the investment in an associate and the financial asset available for sale in the consolidated statement of income during the year ended 31 October 2016.

As at the reporting date, the legal formalities of transferring the equity ownership of the investment in an associate to the Parent Company are still in progress.

7 ACCOUNTS RECEIVABLE AND OTHER ASSETS

	(Audited)			
	31 July	31 October	31 July	
	2018	2017	2017	
	KD	KD	KD	
Non-current				
Retention receivables	3,155,419	3,013,904	4,561,408	
Current	·			
Trade receivables, net	3,767,749	4,419,201	4,059,440	
Amounts due from contracts' owners, net	2,343,612	2,697,730	3,059,153	
Amounts due from related parties (Note 9)	582,271	424,204	328,942	
Retention receivables	1,645,454	1,754,208	246,784	
Subcontractors debit balances, net	4,939,043	4,526,941	8,277,578	
Advances to subcontractors	658,303	931,098	1,010,174	
Prepaid expenses and refundable deposits	493,850	838,094	111,052	
Other receivables	1,514,318	1,700,064	1,761,718	
	15,944,600	17,291,540	18,854,841	
	19,100,019	20,305,444	23,416,249	

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 July 2018

8 CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the interim condensed consolidated statement of cash flows are reconciled to the related items in the interim condensed consolidated statement of financial position as follows:

	31 July 2018 KD	(Audited) 31 October 2017 KD	31 July 2017 KD
Bank balances and cash Short term investment deposits	214,011	702,119	891,194 400,000
Cash and cash equivalents Bank overdrafts (included under accounts payable and other	214,011	702,119	1,291,194
liabilities)	(627,445)	(53,961)	(647,428)
Cash and cash equivalents at the end of the period /year	(413,434)	648,158	643,766

As at 31 July 2018, bank balances and cash include an amount of KD 143,263 (31 October 2017: KD 483,806 and 31 July 2017: KD 877,904) which represents amounts held with the Ultimate Parent Company (Note 9).

As at 31 July 2018, bank overdrafts include an amount of KD 37,266 (31 October 2017: KD 27,331 and 31 July 2017: KD 176,273) which represents amounts withdrawn from the Ultimate Parent Company (Note 9).

The Parent Company manages on behalf of the Ultimate Parent Company, a portfolio of real estate assets. These real estate assets, investment deposits, and bank balances relating to these fiduciary accounts are not included in the interim condensed statement of financial position.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at and for the period ended 31 July 2018

9 RELATED PARTY TRANSACTIONS

These represent transactions with major shareholders, associates, directors and executive officers of the Group, close members of their families and companies of which they are principal owners or over which they are able to exercise control or significant influence entered into by the Group in the ordinary course of business. Pricing policies and terms of these transactions are approved by the Parent Company's Board of Directors.

Transactions and balances with related parties included in the interim condensed consolidated financial information are as follows:

	Parent 31 July		ins enaea	
			Tuly	
	Company	2018	2017	
	KD	KD	KD	
Interim condensed consolidated statement of income:				
Revenue from services rendered	2,297,655	2,297,655	2,212,718	
Finance costs	242,176	242,176	338,894	
Revenue from services rendered include KD 224 074 (2017: KD 329 080) which has been earned from trust and fiduciary activ	vities			

	Ultimate		(Audited)	
	Parent	31 July	31 October	31 July
	Company	2018	2017	2017
	KD	KD	KD	KD
Interim condensed consolidated statement of financial position:				
Amounts due from related parties (Note 7)	582,271	582,271	424,204	328,942
Investment deposits	-	-	250,000	850,000
Bank balances and cash (Note 8)	143,263	143,263	483,806	877,904
Murabaha payables	4,535,805	4,535,805	7,070,962	7,892,223
Bank overdrafts (included under accounts payable and other				
liabilities) (Note 8)	37,266	37,266	27,331	176,273

As of 31 July 2018, murabaha payables due to the Ultimate Parent Company are secured against certain investment properties with a carrying value amounting to KD 26,994,248 (31 October 2017: KD 31,582,000 and 31 July 2017: KD 32,508,118), respectively (Note 5).

Amounts due from related parties are interest free and are receivable on demand.

As of 31 July 2018, investment deposits and bank balances amounting to 2,500,000 and KD 5,566,383 (31 October 2017: KD 2,500,000 and KD 11,291,995, and 31 July 2017: KD 2,500,000 and KD 10,699,084) respectively, are related to fiduciary assets held with the Ultimate Parent Company.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

9 RELATED PARTY TRANSACTIONS (continued)

		31 July		
	2018 KD	2017 KD		
Key management compensations: Salaries and other short-term benefits Employees' end of service benefits	182,862 22,377	293,775 24,765		
	205,239	318,540		

Nine months anded

10 CONTINGENT LIABILITIES

- (a) As at 31 July 2018, the Group has contingent liabilities representing letters of guarantee issued in the ordinary course of business amounting to KD 20,091,689 (31 October 2017: KD 24,491,495 and 31 July 2017: KD 24,553,390) from which it is anticipated that no material liability will arise.
- (b) Letter of guarantees amounting to KD 15,016,986 related to delayed projects amounting to KD 97,110,242 for which the parent company did not have approved extension on the project completion date.
- (c) The parent company has legal cases filed by subcontractors and the management of the parent company does not expect probable obligation from those legal cases.

11 SEGMENT INFORMATION

For management purposes, the Group is organized into business units, based on their products and services, in order to manage its various lines of business. For segment reporting, the Group has five reportable operating segments as follows:

Manufacturing: production and distribution of ready-mix cement.

Construction Projects: undertaking contracts to construct buildings.

Services Rendered: undertaking maintenance of mechanical and electrical spare parts and building materials, providing security services, and managing real estate for others.

Real estate: managing its own properties and renting properties for others.

Investments: participating and investing in shares of local and foreign companies and real estate properties.

No operating segments have been aggregated to form the above reportable operating segments.

Management of the Parent Company monitors the operating results of its business units separately for making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the interim condensed consolidated financial information.

Reported segment profit or loss is based on internal management reporting information that is regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance, and is reconciled to Group profit or loss.

During the periods ended 31 July 2018 and 31 July 2017, there were no significant inter-segment transactions. Segment assets and liabilities comprise those operating assets and liabilities that are directly attributable to the segment.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

11 SEGMENT INFORMATION (continued)

Segment information as at and for the nine months period ended 31 July is as follows:

N'	Manufacturing* KD	Construction Projects KD	Services Rendered KD	Real Estate KD	Investments KD	Unallocated KD	Total KD
Nine months ended 31 July 2018 Segment revenues	907,063	7,153,334	6,409,563	1,897,204	65,011	26,527	16,458,702
Operating and administrative expenses Depreciation	(1,040,677)	(7,414,728) (42,873)	(4,994,609) (4,790)	(157,532)	(604,440) (11,032)	(1,200,108) (28,381)	(15,412,094) (87,076)
Segment costs	(1,040,677)	(7,457,601)	(4,999,399)	(157,532)	(615,472)	(1,228,489)	(15,499,170)
(Loss) profit for the period	(133,614)	(304,267)	1,410,164	1,739,672	(550,461)	(1,201,962)	959,532
As at 31 July 2018 Assets	2,180,621	15,521,881	6,276,505	43,293,320	13,524,007	754,083	81,550,417
Liabilities	1,152,631	12,533,518	2,078,522	2,464,121	11,258,972	2,764,734	32,252,498
Capital expenditures and commitments	-	-	-	28,524	248	-	28,772
As at 31 October 2017 Assets	2,343,338	19,063,652	3,419,357	41,087,277	16,786,118	782,293	83,482,035
Liabilities	1,291,634	12,741,343	1,851,892	2,730,123	13,578,394	2,905,190	35,098,576
Capital expenditures and commitments	-	-	-	45,802	95,194	90,363	231,359

^{*} This segment refers to the ready mix factory that is classified as held for sale.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

11 SEGMENT INFORMATION (continued)

	Manufacturing* KD	Construction Projects KD	Services Rendered KD	Real Estate KD	Investments KD	Unallocated KD	Total KD
Nine months ended 31 July 2017 Segment revenues	2,267,405	5,812,244	6,515,754	1,639,551	(8,372)	97,443	16,324,025
Operating and administrative expenses Depreciation	(2,189,327)	(6,374,146) (140,855)	(5,064,893) (6,015)	(109,856)	(731,315) (12,285)	(1,180,290) (29,698)	(15,649,827) (188,853)
Segment costs	(2,189,327)	(6,515,001)	(5,070,908)	(109,856)	(743,600)	(1,209,988)	(15,838,680)
Profit (loss) for the period	78,078	(702,757)	1,444,846	1,529,695	(751,972)	(1,112,545)	485,345
As at 31 July 2017 Assets	2,733,380	16,818,003	8,434,139	42,542,702	20,504,088	991,873	92,024,185
Liabilities	1,424,371	11,882,995	2,081,591	2,741,654	13,920,405	2,774,605	34,825,621
Capital Expenditures	-	7,863		44,515	95,194	70,808	218,380

^{*} This segment refers to the ready mix factory that is classified as held for sale.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

12 FAIR VALUE MEASUREMENT

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.

As at 31 July 2018, the fair values of financial assets with the exception of certain financial assets available for sale carried at cost amounting to KD 4,039,809 (31 October 2017: KD 4,157,777 and 31 July 2017: KD 5,792,387) are not materially different from their carrying values.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values of assets recorded at fair value by valuation technique:

- Level 1: Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

The following table shows an analysis of assets recorded at fair value by level of the fair value hierarchy:

	Level 1 KD	Level 2 KD	Level 3 KD	Total KD
As at 31 July 2018 Investment properties Financial assets available for sale Financial assets at fair value through profit or loss	1,089 1,390 2,479	7,162,430	42,988,248 - - - - - - - 339,052 - - - - - - - - - - - - - - - - - - -	50,150,678 1,089 340,442 50,492,209
As at 31 October 2017 (Audited) Investment properties Financial assets available for sale Financial assets at fair value through profit or loss	2,940 316,798 319,738	9,442,430	40,708,000	50,150,430 2,940 655,850 50,809,220
As at 31 July 2017 Investment properties Financial assets available for sale Financial assets at fair value through profit or loss	2,940 103,037 105,977	12,504,024	40,015,000 531,710 40,546,710	52,519,024 2,940 634,747 53,156,711

During the periods / year ended 31 July 2018, 31 October 2017 and 31 July 2017, there were no transfers between Level 1 and Level 2 fair value measurement.

During the period ended 31 July 2018 and year ended 31 October 2017, a transfer of one property with a carrying value of KD 2,280,000 (31 October 2017: KD 2,118,000) from level 2 fair value measurement to level 3 fair value measurement.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

12 FAIR VALUE MEASUREMENT (continued)

The following table shows a reconciliation of the opening and closing amounts of level three assets, which are recorded at fair value.

	As at the beginning of the year KD	Net losses recorded in the (interim condensed) consolidated statement of income KD	Net purchases, transfers, sales and settlements KD	As at the end of the period KD
31 July 2018 Investment properties Financial assets at fair value through profit	40,708,000		2,280,248	42,988,248
or loss	339,052	-		339,052
	41,047,052	-	2280,248	43,327,300
	As at the beginning of the year KD	Net losses recorded in the (interim condensed) consolidated statement of income KD	Net purchases, transfers, sales and settlements KD	As at the end of the year KD
31 October 2017 (audited) Investment properties	40,813,761	(1,462,233)	1,356,472	40,708,000
Financial assets at fair value through profit or loss	531,710	(192,658)	-	339,052
	41,345,471	(1,654,891)	1,356,472	41,047,052
	As at the beginning of the year	Net losses recorded in the (interim condensed) consolidated statement of income	Net purchases, transfers, sales and settlements	As at the end of the period
31 July 2017	40.012.760		(700 7(0)	40.015.000
Investment properties Financial assets at fair value through profit or loss	40,813,760	-	(798,760)	40,015,000
01 1035	531,710 41,345,470		(798,760)	531,710 40,546,710
	——————————————————————————————————————		(170,100)	=======================================

Description of significant unobservable inputs to valuation of financial assets:

Unquoted equity securities are valued based on adjusted net assets book value.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION (UNAUDITED)

As at 31 and for the period ended 31 July 2018

12 FAIR VALUE MEASUREMENT (continued)

Description of valuation methods used in the fair valuation of investment properties:

Developed properties

- Properties are valued using the income capitalization approach assuming full capacity of the property. Income capitalization approach is based on capitalization of the discounted annual cash flows from the property, which is calculated by discounting rental income generated annually by the property, assuming full capacity, using the current market discount rate.
- Properties are valued using the market approach. Market approach is based on a comparison of active market prices for similar properties and recent arm length's market transactions, adjusted for difference in the nature, location of condition of the specific property.

Properties under development

Properties under development are valued using the combination of the market approach, as described above, for the land and the cost approach for the construction works. Cost approach is based on a comparison of the cost of constructing a similar property taking into consideration depreciation of the construction costs and fair value of the land, adjusted for difference in the nature, location or condition of the specific property.

13 COST OF CONSTRUCTION CONTRACTS

The cost of construction contracts includes the cost deduction of KD 387,537 associated with the subcontractor's final payment certificates signed during the current period which relates to projects preliminary delivered to customers in prior years.