

**Union Properties  
Public Joint Stock Company  
and its subsidiaries**

**Interim condensed consolidated  
financial information**  
*30 September 2009*

# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated financial information

30 September 2009

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## **Independent auditors' report on review of interim condensed consolidated financial information**

The Shareholders  
Union Properties Public Joint Stock Company

### *Introduction*

We have reviewed the accompanying interim condensed consolidated statement of financial position of Union Properties Public Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group") as at 30 September 2009, and the related interim condensed consolidated statements of comprehensive income (comprising an interim condensed consolidated statement of comprehensive income and a separate interim condensed consolidated income statement), interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the nine month period then ended ("the interim condensed consolidated financial information"). Management is responsible for the preparation and presentation of this interim condensed consolidated financial information in accordance with International Accounting Standard (IAS) 34, 'Interim Financial Reporting'. Our responsibility is to express a conclusion on this interim condensed consolidated financial information based on our review.

### *Scope of review*

We conducted our review in accordance with the International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim condensed consolidated financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### *Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial information as at and for the nine month period ended 30 September 2009 is not prepared, in all material respects, in accordance with IAS 34, 'Interim Financial Reporting'.

Vijendranath Malhotra  
(Registration No. B 48)  
Dubai, United Arab Emirates

12 NOV 2009

# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated income statement (unaudited)

for the nine month period ended 30 September 2009

	<u>Nine month period ended 30 September 2009</u>			<u>Nine month period ended 30 September 2008</u>			
	<i>Note</i>	<b>Property management and sales AED'000</b>	<b>Other operating activities AED'000</b>	<b>Total AED'000</b>	Property management and sales AED'000	Other operating activities AED'000	Total AED'000
<b>Revenue</b>	12	<b>1,696,448</b>	<b>1,510,358</b>	<b>3,206,806</b>	316,156	2,335,999	2,652,155
Direct costs		<b>(1,415,891)</b>	<b>(1,259,538)</b>	<b>(2,675,429)</b>	(86,580)	(2,179,001)	(2,265,581)
<b>Gross profit</b>	12	<b>280,557</b>	<b>250,820</b>	<b>531,377</b>	229,576	156,998	386,574
Administrative and general expenses				<b>(165,505)</b>			(186,071)
Financial income and expense (net)				<b>(166,250)</b>			(50,035)
Provision for contracting related activities	8			<b>(125,000)</b>			-
(Loss)/gain on fair valuation of investment properties	6			<b>(470,578)</b>			456,626
Gain on sale of investment properties	6			<b>3,000</b>			153,930
Other income				<b>12,914</b>			18,505
Share in profit of joint ventures (net)	5			<b>29,932</b>			21,218
<b>(Loss)/profit for the period attributable to the shareholders of the Company</b>				<b>(350,110)</b>			800,747
<b>Basic and diluted earnings per share (AED) (for the nine month period)</b>	11			<b>(0.10)</b>			0.24

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

The independent auditors' report on review of interim condensed consolidated financial information is set out on page 1.

# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated income statement (unaudited) (continued)

for the nine month period ended 30 September 2009

	<u>Three month period ended 30 September 2009</u>			<u>Three month period ended 30 September 2008</u>		
	Property management and sales AED'000	Other operating activities AED'000	Total AED'000	Property management and sales AED'000	Other operating activities AED'000	Total AED'000
<b>Revenue</b>	<b>810,669</b>	<b>532,630</b>	<b>1,343,299</b>	46,207	742,448	788,655
Direct costs	(643,090)	(441,685)	(1,084,775)	(14,998)	(674,213)	(689,211)
<b>Gross profit</b>	<b>167,579</b>	<b>90,945</b>	<b>258,524</b>	31,209	68,235	99,444
Administrative and general expenses			(48,471)			(72,761)
Financial income and expense (net)			(78,638)			(19,279)
Provision for contracting related activities			(125,000)			-
(Loss)/gain on fair valuation of investment properties			(166,772)			225,517
Other income			3,156			1,771
Share in profit of joint ventures (net)			4,910			9,998
<b>(Loss)/profit for the period attributable to the shareholders of the Company</b>			<b>(152,291)</b>			<b>224,690</b>
<b>Basic and diluted earnings per share (AED) (for the three month period)</b>	<i>11</i>		<b>(0.04)</b>			0.07

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

The independent auditors' report on review of interim condensed consolidated financial information is set out on page 1.

# Union Properties Public Joint Stock Company and its subsidiaries

Interim condensed consolidated statement of comprehensive income (unaudited)  
*for the nine month period ended 30 September 2009*

	<b>2009</b> <b>AED'000</b>	2008 AED'000
<b>(Loss)/profit for the period</b>	<b>(350,110)</b>	800,747
<b>Other comprehensive income and expense</b>		
Net movement in cash flow hedge	<b>2,461</b>	(2,802)
	-----	-----
<b>Total recognized income and expense for the period</b>	<b>(347,649)</b>	797,945
	=====	=====

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

The independent auditors' report on review of interim condensed consolidated financial information is set out on page 1.

# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated statement of financial position (unaudited)

at 30 September 2009

		30 September 2009	Audited 31 December 2008	30 September 2008
	Note	AED'000	AED'000	AED'000
Intangible assets		40,776	40,776	40,776
Property, plant and equipment		142,634	151,270	362,840
Investment properties	6	3,425,520	3,278,662	2,841,138
Development properties	7	10,278,354	11,831,575	10,205,972
Investment in joint ventures	5	402,953	373,020	336,123
Long-term receivables		234,736	203,265	322,812
<b>Total non-current assets</b>		<b>14,524,973</b>	<b>15,878,568</b>	<b>14,109,661</b>
Investment in marketable securities		5,031	6,401	10,842
Inventories		107,080	118,299	127,828
Contract work-in-progress		524,529	185,224	231,201
Trade and other receivables		2,238,076	2,773,061	3,485,942
Due from related parties	9	11,117	7,949	10,119
Cash in hand and at bank		328,440	250,791	159,160
<b>Total current assets</b>		<b>3,214,273</b>	<b>3,341,725</b>	<b>4,025,092</b>
<b>Total assets</b>		<b>17,739,246</b>	<b>19,220,293</b>	<b>18,134,753</b>
<b>Equity</b>				
Share capital		3,366,857	3,060,779	3,060,779
Treasury shares		(4,998)	(4,998)	(4,998)
Proposed bonus shares		-	306,078	-
Statutory reserve		1,467,573	1,467,573	1,391,263
General reserve		313,697	313,697	237,387
Hedging reserve		(1,597)	(4,058)	(6,156)
Revaluation surplus		39,507	39,507	39,507
Retained earnings		451,640	801,750	1,304,975
<b>Total equity</b>		<b>5,632,679</b>	<b>5,980,328</b>	<b>6,022,757</b>
Long-term bank loans	10	2,646,098	2,078,337	2,516,478
Advances from sale of properties		2,327,192	2,574,364	2,496,057
Deferred income		33,750	35,438	36,000
Long-term payables		28,631	82,586	599,900
Provision for employees' terminal benefits		83,874	85,757	79,862
<b>Total non-current liabilities</b>		<b>5,119,545</b>	<b>4,856,482</b>	<b>5,728,297</b>
Trade and other payables		2,527,455	3,665,217	2,742,457
Advances and deposits		294,569	380,522	323,726
Due to related parties	9	17,000	5,537	6,240
Short-term bank borrowings		1,169,708	1,816,363	1,803,045
Current portion of long-term bank loans	10	2,978,290	2,515,844	1,508,231
<b>Total current liabilities</b>		<b>6,987,022</b>	<b>8,383,483</b>	<b>6,383,699</b>
<b>Total liabilities</b>		<b>12,106,567</b>	<b>13,239,965</b>	<b>12,111,996</b>
<b>Total equity and liabilities</b>		<b>17,739,246</b>	<b>19,220,293</b>	<b>18,134,753</b>

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

Director

General Manager

The independent auditors' report on review of interim condensed consolidated financial information is set out on page 1.

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# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated statement of cash flows (unaudited)

for the nine month period ended 30 September 2009

	Note	2009 AED'000	2008 AED'000
<b>Operating activities</b>			
Net profit for the period		(350,110)	800,747
<i>Adjustments for:</i>			
Depreciation		27,443	38,586
Loss/(gain) on fair valuation of investment properties	6	470,578	(456,626)
Gain on sale of investment properties	6	(3,000)	(153,930)
Directors' fees paid		(2,160)	-
Share in profit of joint ventures (net)	5	(29,933)	(21,218)
Loss/(profit) on disposal of property, plant and equipment		237	(172)
Income from government grant		(1,688)	(1,688)
Financial income and expense (net)		166,250	41,035
		-----	-----
<i>Operating cash flows before working capital changes</i>		277,617	246,734
Change in trade and other receivables		485,145	(549,578)
Change in inventories		11,219	(26,657)
Change in contract work-in-progress		(339,305)	(13,993)
Change in long-term receivables		(31,471)	(33,372)
Change in due from related parties		(3,168)	(3,037)
Change in trade and other payables		312,901	1,434,895
Change in due to related parties		11,463	650
Change in long-term payables		(53,955)	529,651
Change in advances and deposits		(85,953)	(41,299)
Change in employees' terminal benefits (net)		(1,883)	24,439
		-----	-----
<i>Net cash from operating activities</i>		582,610	1,568,433
		-----	-----
<b>Investing activities</b>			
Additions to property, plant and equipment		(19,388)	(53,594)
Additions to investment properties	6	(12,165)	(10,539)
Additions to development properties (net)	7	(497,252)	(6,213,061)
Proceeds from disposal of property, plant and equipment		345	28,207
Proceeds from disposal of investment properties		-	594,000
Purchase of investments at fair value through profit or loss		1,370	(1,250)
Investment in joint ventures		-	(93,000)
Interest received		1,672	1,108
		-----	-----
<i>Net cash used in investing activities</i>		(525,418)	(5,748,129)
		-----	-----
<b>Financing activities</b>			
Net movement in term loans		80,735	1,755,239
Net movement in short-term bank borrowings		52,114	(203,519)
Change in advances from sale of properties		(247,172)	1,839,882
Interest paid		(115,922)	(38,518)
		-----	-----
<i>Net cash (used in)/from financing activities</i>		(230,245)	3,353,084
		-----	-----
<b>Net decrease in cash and cash equivalents</b>		(173,053)	(826,612)
Cash and cash equivalents at the beginning of the period		(1,527,119)	(597,346)
		-----	-----
<b>Cash and cash equivalents at the end of the period</b>		(1,700,172)	(1,423,958)
		=====	=====

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

The independent auditors' report on review of interim condensed consolidated financial information is set out on page 1.

# Union Properties Public Joint Stock Company and its subsidiaries

## Interim condensed consolidated statement of changes in equity

for the period ended 30 September 2009

	Share capital AED'000	Treasury shares AED'000	Proposed bonus shares AED'000	Statutory reserve AED'000	General reserve AED'000	Hedging reserve AED'000	Revaluation surplus AED'000	Retained earnings AED'000	Total AED'000
At 1 January 2008 (audited)	2,782,526	(4,998)	-	1,391,263	237,387	(3,354)	39,507	782,481	5,224,812
Total comprehensive income for the period	-	-	-	-	-	(2,802)	-	800,747	797,945
	2,782,526	(4,998)	-	1,391,263	237,387	(6,156)	39,507	1,583,228	6,022,757
Bonus shares issued	278,253	-	-	-	-	-	-	(278,253)	-
<b>At 30 September 2008 (unaudited)</b>	<b>3,060,779</b>	<b>(4,998)</b>	<b>-</b>	<b>1,391,263</b>	<b>237,387</b>	<b>(6,156)</b>	<b>39,507</b>	<b>1,304,975</b>	<b>6,022,757</b>
At 1 January 2009 (audited)	3,060,779	(4,998)	306,078	1,467,573	313,697	(4,058)	39,507	801,750	5,980,328
Total comprehensive income for the period	-	-	-	-	-	2,461	-	(350,110)	(347,649)
	3,060,779	(4,998)	306,078	1,467,573	313,697	(1,597)	39,507	451,640	5,632,679
Bonus shares issued	306,078	-	(306,078)	-	-	-	-	-	-
<b>At 30 September 2009 (unaudited)</b>	<b>3,366,857</b>	<b>(4,998)</b>	<b>-</b>	<b>1,467,573</b>	<b>313,697</b>	<b>(1,597)</b>	<b>39,507</b>	<b>451,640</b>	<b>5,632,679</b>

In accordance with the interpretation of Article 118 of the UAE Federal Law No. 8 of 1984 by the Ministry of Economy & Commerce, Directors' fees paid during the year will be treated as an appropriation of retained earnings at the year-end.

No allocation of profit has been made to the statutory reserve for the nine month period ended 30 September 2009 as it would be effected at the year-end.

The notes on pages 8 to 13 form part of these interim condensed consolidated financial information.

# Union Properties Public Joint Stock Company and its subsidiaries

## Notes

(forming part of the interim condensed consolidated financial information)

### 1 Legal status and principal activities

Union Properties Public Joint Stock Company (“the Company”) was incorporated on 28 October 1993 as a public joint stock company by a United Arab Emirates Ministerial decree. The Company’s registered office address is P.O. Box 24649, Dubai, United Arab Emirates (“UAE”).

The principal activities of the Company are investment in and development of properties, the management and maintenance of its own properties including the operation of cold stores, the undertaking of property related services on behalf of other parties (including related parties) and acting as the holding company of its subsidiaries and investing in joint ventures.

The Company and its subsidiaries are collectively referred to as “the Group”. All of the Group’s significant business and investment activities in securities, properties, land and financial derivatives are carried out within the UAE. The Group does not have significant foreign currency exposure.

### 2 Basis of preparation and significant accounting policies

- (i) These interim condensed consolidated financial information have been prepared in accordance with the International Accounting Standard (“IAS”) 34, *Interim Financial Reporting*. The interim condensed consolidated financial information of the Group, presented in UAE Dirhams (“AED”), which is also the Group’s functional currency, rounded to the nearest thousand, have been prepared under the historical cost convention except in respect of investment properties, derivative financial instruments and investment in marketable securities, which are stated at fair values.

The interim condensed consolidated financial information are to be read in conjunction with the latest audited consolidated financial statements of the Group for the year ended 31 December 2008.

The accounting policies applied in the preparation of the interim condensed consolidated financial information are consistent with those applied in the annual financial statements of the Group for the year ended 31 December 2008.

#### (ii) Standards and interpretations effective during the current period

Following new and revised standards are effective for annual periods beginning 1 January 2009 and therefore, have been applied in preparing these interim condensed consolidated financial information.

*IFRS 8 – Operating segments* introduced the “management approach” for segment reporting and requires presentation and disclosure of segment information based on internal reports used by management to assess each segment’s performance and to allocate resources to them. The Group presents segment information in respect of its business and geographical segments in the same manner as viewed by management and hence the adoption of IFRS 8 does not have any material impact on the disclosures in these interim condensed consolidated financial information based on management approach.

*Revised IAS 1 – Presentation of financial statements (2007)* introduced the term total comprehensive income which represents changes in equity during the period other than those changes resulting from transactions with owners in their capacity as owners. As required by the revised standard, the Group has presented an income statement and a separate statement of comprehensive income.

*Revised IAS 23 – Borrowing costs* removes the option to expense borrowing costs and requires that an entity capitalize borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of the asset. Since the Group already followed the policy of capitalizing borrowing costs on qualifying assets, the revised standard has no effect on the financial performance of the Group.

# Union Properties Public Joint Stock Company and its subsidiaries

## Notes (continued)

### 2 Basis of preparation and significant accounting policies (continued)

#### (iii) Financial commitments

The Group has net current liabilities of AED 3,772.8 million which include short-term bank borrowings amounting to AED 1,169.7 million and current portion of long-term bank loans amounting to AED 2,978.3 million. The Group's management expect, per the Group's cash flow projections, that projects to be completed in 2009 will be profitable, which along with the continued profits from the Group's existing core businesses, and the restructuring of its liabilities would enable it to meet its short-term financial commitments.

The Group is in the final stages of restructuring the syndicated loan of AED 2,750 million and the Company on the basis of its review of the presently ongoing negotiations with the creditor banks strongly believe that these negotiations for restructuring the terms of the syndicated loan will conclude in a satisfactory manner.

### 3 Significant accounting estimates and judgements

The preparation of interim condensed consolidated financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these interim condensed consolidated financial information, the significant judgments made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2008.

### 4 Financial risk management and capital management

The Group's financial risk management and capital management objectives and policies are consistent with that disclosed in the consolidated financial statements as at and for the year ended 31 December 2008.

### 5 Share in profit of joint ventures

During the nine month period ended 30 September 2009, the Group's share in profit of Properties Investment LLC amounted to AED 25.4 million (30 September 2008: AED 21.7 million) and its share in profit of Emirates District Cooling LLC amounted to AED 4.5 million (30 September 2008: share of loss amounted to AED 0.5 million).

### 6 Investment properties

	<b>Unaudited</b>	Audited	Unaudited
	<b>30 September 2009</b>	31 December 2008	30 September 2008
	<b>AED'000</b>	AED'000	AED'000
Opening balance	<b>3,278,662</b>	2,814,043	2,814,043
Additions during the period/year	<b>12,165</b>	24,575	10,539
Transfer from development properties (refer notes (iii) below and 7)	<b>1,232,271</b>	-	-
(Loss)/gain on fair valuation (refer note (i) below)	<b>(470,578)</b>	880,114	456,626
Disposals (refer note (ii) below)	<b>(627,000)</b>	(440,070)	(440,070)
	-----	-----	-----
Closing balance	<b>3,425,520</b>	3,278,662	2,841,138
	=====	=====	=====

# Union Properties Public Joint Stock Company and its subsidiaries

## Notes (continued)

### 6 Investment properties (continued)

- (i) The Group follows the fair value model under IAS 40 (Revised 2003) where investment property defined as land and buildings owned for the purpose of generating rental income or capital appreciation, or both, are fair valued based on an open market valuation carried out by an independent registered valuer, Cluttons.
- (ii) During the nine month period ended 30 September 2009, the Group has sold two of its investment properties for a consideration of AED 618 million resulting in a gain of AED 3 million. The sale value of one of the two properties was used as the basis for valuing this property at the end of 2008 which contributed AED 238 million to the gain on valuation of investment properties reported for the year 2008.
- (iii) During the nine month period ended 30 September 2009, the Group has transferred properties costing AED 1,232.3 million from development properties to investment properties as these properties would be rented out to third parties. As at 30 September 2009, these properties have been fair valued by an independent registered valuer, Cluttons.
- (iv) Certain title deeds of land have been deposited with banks against bank borrowings (refer note 9).

### 7 Development properties

	<b>Unaudited</b> <b>30 September 2009</b> <b>AED'000</b>	Audited 31 December 2008 AED'000	Unaudited 30 September 2008 AED'000
Opening balance	<b>11,831,575</b>	3,992,911	3,992,911
Additions during the period/year	<b>1,887,282</b>	7,671,414	6,257,603
Sale of properties	<b>(2,208,232)</b>	(44,542)	(44,542)
Transfer from property, plant and equipment (net)	-	211,792	-
Transfer to investment properties (refer note 6)	<b>(1,232,271)</b>	-	-
Closing balance	<b>10,278,354</b>	11,831,575	10,205,972
Development properties comprises of:			
Land	<b>2,945,240</b>	3,703,001	3,703,000
Construction cost	<b>6,975,324</b>	7,936,990	6,351,930
Interest capitalized	<b>357,790</b>	191,584	151,042
	<b>10,278,354</b>	11,831,575	10,205,972

- (i) During the nine month period ended 30 September 2009, the Group entered into two agreements whereby AED 1,455.2 million of its current liabilities on the purchase of land were settled. Settlement included transferring back a plot of land at its original purchase cost of AED 818.2 million.
- (ii) The land on which property is currently being developed with the intent of being sold when completed is classified under development property at carrying value.

# Union Properties Public Joint Stock Company and its subsidiaries

Notes (continued)

## 8 Provision for contracting related activities

The Group's business segments primarily relate to investment in and development of properties and contracting activities in the UAE. The latter part of the last year, due to global economic crisis faced across the world, the real estate sector and the construction industry in the UAE has witnessed an increasingly difficult operating credit and liquidity issues.

This could potentially affect the ability of the Group's contracting related activities to recover fully certain receivables on work done and certified and work done yet to be certified. Accordingly, a provision for an additional amount of AED 125 million (31 December 2008: AED 500 million) has been created for contract receivables to mitigate any potential losses which may be incurred in future.

## 9 Transactions with related parties

The Group, in the normal course of business, enters into transactions with other enterprises, which fall within the definition of a related party contained in IAS 24. Such transactions are carried out at agreed rates. The transactions with related parties, other than those already disclosed separately elsewhere in the interim condensed consolidated financial statements, are as follows:

	<b>Unaudited 30 September 2009 AED'000</b>	<b>Unaudited 30 September 2008 AED'000</b>
Project management income and income from contracts	<b>14,993</b>	7,329
Interest paid	<b>137,170</b>	100,654
Long-term loans obtained from consortium of banks for which a significant shareholder of the Company is the lead arranger	<b>1,087,536</b>	1,740,479
<i>Compensation to key management personnel are as follows:</i>		
- Salaries and other short-term employee benefits	<b>13,946</b>	14,618
- Provision towards employees' terminal benefits	<b>678</b>	2,489
	<b>=====</b>	<b>=====</b>

## 10 Long-term bank loans

During the nine month period ended 30 September 2009, the Group has repaid long-term bank loans of AED 57.33 million obtained from various banks. These long-term bank loans carry interest at normal commercial rates and are secured by deposit of title deeds of certain properties together with an undertaking to create a legal mortgage over the properties at any time during the tenure of the loan in the event of default, a guarantee cheque amounting to AED 400 million and assignment of the receivables from the sale of properties of the Company.

## 11 Earnings per share

	<b>Nine months ended 30 September</b>		<b>Three months ended 30 September</b>	
	<b>2009</b>	2008	<b>2009</b>	2008
Profit attributable to shareholders ('000)	<b>(350,110)</b>	800,747	<b>(152,291)</b>	244,689
Weighted average number of shares	<b>3,365,527,374</b>	3,365,527,374	<b>3,365,527,374</b>	3,365,527,374
	<b>=====</b>	<b>=====</b>	<b>=====</b>	<b>=====</b>

# Union Properties Public Joint Stock Company and its subsidiaries

## Notes (continued)

### 12 Segment reporting

#### Business segments

The Group's activities include two main business segments, namely, real estate property management and sales and construction activities. Other activities mainly comprise hospitality services. The details of segment revenue, segment result, segment assets and segment liabilities are as under:

	<b>Property management and sales AED'000</b>	<b>Contracting AED'000</b>	<b>Others AED'000</b>	<b>Total AED'000</b>
<b>Nine month period ended 30 September 2009</b>				
Segment revenue	1,696,448	1,167,528	342,830	3,206,806
Segment result	280,557	176,829	73,991	531,377
Share in profit of joint ventures	25,404	-	4,528	29,932
Administrative and general expenses	(52,267)	(19,434)	(93,804)	(165,505)
Financial income and expense (net)	(61,881)	(94,588)	(9,781)	(166,250)
Provision for contracting related activities	-	(125,000)	-	(125,000)
Gain from sale of investment properties	3,000	-	-	3,000
Loss on fair valuation of investment properties	(470,578)	-	-	(470,578)
Other income	7,999	1,392	3,523	12,914
Loss for the period	(267,766)	(60,801)	(21,543)	(350,110)
Segment assets	14,077,995	3,109,738	148,560	17,336,293
Investment in joint ventures	229,650	-	173,303	402,953
Total assets	14,307,645	3,109,738	321,863	17,739,246
Segment liabilities	9,295,494	2,743,456	67,619	12,106,569
Capital expenditure	1,899,878	10,094	8,863	1,918,835
Depreciation	10,025	7,696	9,722	27,443
<b>Nine month period ended 30 September 2008</b>				
Segment revenue	316,156	2,215,021	120,978	2,652,155
Segment result	229,576	145,375	11,623	386,574
Share in profit of joint ventures	21,710	-	(492)	21,218
Administrative and general expenses	(59,049)	(43,248)	(83,774)	(186,071)
Financial income and expense (net)	(28,451)	(21,584)	-	(50,035)
Gain from disposal of investment properties	153,930	-	-	153,930
Gain on fair valuation of investment properties	456,626	-	-	456,626
Other income	15,601	1,237	1,667	18,505
Profit for the period	789,943	81,780	(70,976)	800,747
Segment assets	14,652,053	3,089,060	57,517	17,798,630
Investment in joint ventures	170,580	-	165,543	336,123
Total assets	14,822,633	3,089,060	223,060	18,134,753
Segment liabilities	9,289,825	2,803,560	18,611	12,111,996
Capital expenditure	6,309,453	11,327	956	6,321,736
Depreciation	28,832	7,823	1,931	38,586

# Union Properties Public Joint Stock Company and its subsidiaries

Notes *(continued)*

## **13 Comparatives**

Certain comparative figures have been reclassified to conform to the presentation adopted in these interim consolidated financial statements.