Finance House P.J.S.C.

Condensed Interim Consolidated Financial Statements
For the three months ended 31 March 2016

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Review report to the Directors of Finance House P.J.S.C.

Introduction

We have reviewed the accompanying condensed interim consolidated statement of financial position of Finance House P.J.S.C ("the Company") and its subsidiaries (together referred to as "the Group") as at 31 March 2016 and the related condensed interim consolidated statements of income, comprehensive income, changes in equity and cash flows for the three month period then ended. Management is responsible for the preparation and presentation of this condensed interim consolidated financial information in accordance with International Accounting Standard 34 – Interim Financial Reporting. Our responsibility is to express a conclusion on this condensed interim 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 condensed interim 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 condensed interim consolidated financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34 – Interim Financial Reporting.

For **PricewaterhouseCoopers**
28 April 2016

Jacques E Fakhoury
Registered Auditor Number 379
Abu Dhabi, United Arab Emirates

Finance House P.J.S.C.

Condensed interim consolidated statement of financial position

	Note	At 31 March 2016 AED'000	At 31 December 2015 AED'000
ASSETS			
Cash balances	8	**8,945**	7,402
Due from banks	8	**682,794**	1,278,043
Investments carried at fair value through other comprehensive income	9	**733,615**	682,491
Investments carried at fair value through profit or loss	9	**267,212**	255,744
Investments carried at amortised cost	9	**167,192**	167,193
Loans and advances, net	10.1	**2,007,086**	2,102,534
Islamic financing and investing assets	10.2	**195,849**	201,189
Investment in an associate		**51,734**	51,687
Statutory deposit		**6,000**	6,000
Property, fixtures and equipment		**17,364**	15,638
Intangibles		**8,337**	8,533
Interest receivable and other assets		**133,525**	139,382
		4,279,653	4,915,836
Assets classified as held for sale		**126,015**	126,015
Total assets		**4,405,668**	5,041,851
LIABILITIES AND EQUITY			
LIABILITIES			
Customers' deposits	11	**2,039,265**	2,557,580
Margin accounts		**698,164**	688,095
Due to banks	8	**66,714**	73,307
Short term borrowings		**160,000**	340,000
Medium term loan		**125,000**	137,500
Interest payable and other liabilities		**275,113**	250,517
Provision for employees' end of service benefits		**11,288**	10,765
		3,375,544	4,057,764
Liabilities directly associated with assets classified as held for sale		**29,902**	29,902
Total liabilities		**3,405,446**	4,087,666

Finance House P.J.S.C.

Condensed interim consolidated statement of financial position (continued)

	Note	At 31 March 2016 AED'000	At 31 December 2015 AED'000
EQUITY			
Share capital	12	**310,050**	310,050
Treasury shares	13	**(9,750)**	(9,750)
Employees' share-based payment scheme	15	**(1,750)**	(1,750)
Statutory reserve		**138,722**	138,722
Cumulative changes in fair value of investments carried at fair value through other comprehensive income		**15,301**	(57,858)
Retained earnings		**171,432**	196,234
Tier 1 Sukuk		**293,850**	297,850
Proposed directors' remuneration		**5,371**	5,371
		923,226	878,869
Non-controlling interests		**76,996**	75,316
Net equity		**1,000,222**	954,185
Total liabilities and equity		**4,405,668**	5,041,851
Commitments and contingent liabilities	16	**1,933,741**	1,804,985

....
Mr. Mohammed Alqubaisi
Chairman

....
Mr. Hamid Taylor
General Manager

The notes on pages 8 to 29 form an integral part of these financial statements.

Finance House P.J.S.C.

Condensed interim consolidated income statement

	Note	Three months period ended 31 March 2016 AED'000	2015 AED'000 (Restated)
Interest income and income from Islamic financing and investing assets	5	**66,901**	54,174
Interest expense and profit distributable to depositors	5	**(15,190)**	(15,346)
Net interest income and income from Islamic financing and investing assets	5	**51,711**	38,828
Net income from perpetual instruments		**6,377**	5,244
Net interest income, income from Islamic financing and investing assets and net income from perpetual instruments		**58,088**	44,072
Net fee and commission income		**11,303**	9,411
Net contract loss		**(48)**	(667)
Net insurance income		**4,028**	1,219
Profit distributable to sukuk holders		**-**	(1,974)
Net income from investments	6	**25,914**	18,165
Net income from investment property		**2,948**	8,227
Share of results of associates, net		**46**	206
Other operating income, net		**16,614**	689
Total operating income		**118,893**	79,348
Salaries and employees related expenses		**(31,487)**	(27,984)
Depreciation of property, fixtures and equipment		**(1,821)**	(1,618)
Amortization of intangibles		**(196)**	(196)
General and administrative expenses		**(16,916)**	(15,287)
Allowance for impairment of loans and advances, net	10.1	**(31,233)**	(8,324)
Allowance for impairment of Islamic financing and investing assets	10.2	**(11,702)**	(405)
Total operating expenses and allowances		**(93,355)**	(53,814)
Profit for the period		**25,538**	25,534
Attributable to:			
Equity holders of the parent		**25,021**	26,989
Non-controlling interests		**517**	(1,455)
		25,538	25,534
Basic and diluted earnings per share attributable to ordinary shares (AED)	7	**0.06**	0.09

Finance House P.J.S.C.

Condensed interim consolidated statement of comprehensive income

	Three months period ended 31 March	
	2016	2015
	AED'000	AED'000
Profit for the period	**25,538**	25,534
Other comprehensive income:		
Items that will not be reclassified to consolidated income statement:		
Net income/(loss) on financial assets measured at fair value through other comprehensive income	**30,124**	(3,897)
Directors' remuneration paid	**-**	(5,749)
	30,124	(9,646)
Items that may be reclassified subsequently to consolidated income statement	**-**	-
Other comprehensive income/(loss) for the period	**30,124**	(9,646)
Total comprehensive income for the period	**55,662**	15,888
Attributable to:		
Equity holders of the parent	**53,982**	17,666
Non-controlling interests	**1,680**	(1,778)
	55,662	15,888

The notes on pages 8 to 29 form an integral part of these financial statements.

Finance House P.J.S.C.

Condensed interim consolidated statement of changes in equity

	Share capital AED'000	Treasury shares AED'000	Employees' share-based payment scheme AED'000	Statutory reserve AED'000	Revaluation reserve AED'000	Cumulative changes in fair value AED'000	Retained earnings AED'000	Proposed directors' remuneration AED'000	Tier 1 Sukuk AED'000	Attributable to shareholders of the parent company AED'000	Non controlling interest AED'000	Total AED'000
Balance at 1 January 2015 (Restated)	302,500	(9,263)	(1,750)	131,865	22,409	(52,235)	144,317	6,249	-	544,092	138,286	682,378
Profit on disposal of investments carried at fair value through other comprehensive income	-	-	-	-	-	(1,445)	1,445	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	26,989	-	-	26,989	(1,455)	25,534
Decrease in fair value of investments carried at fair value through other comprehensive income	-	-	-	-	-	(3,574)	-	-	-	(3,574)	(323)	(3,897)
Directors' remuneration paid	-	-	-	-	-	-	-	(5,749)	-	(5,749)	-	(5,749)
Total comprehensive income/(expense) for the period	-	-	-	-	-	(3,574)	26,989	(5,749)	-	17,666	(1,778)	15,888
Acquisition of non-controlling interest	-	-	-	-	-	-	(6,960)	-		(6,960)	(53,840)	(60,800)
Purchase of treasury shares	-	(99)	-	-	-	-	-	-	-	(99)	-	(99)
Balance at 31 March 2015	302,500	(9,362)	(1,750)	131,865	22,409	(57,254)	165,791	500		554,699	82,668	637,367
Balance at 1 January 2016	310,050	(9,750)	(1,750)	138,722	-	(57,858)	196,234	5,371	297,850	878,869	75,316	954,185
Loss on disposal of investments carried at fair value through other comprehensive income	-	-	-	-	-	44,198	(44,198)	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	25,021	-	-	25,021	517	25,538
Increase in fair value of investments carried at fair value through other comprehensive income	-	-	-	-	-	28,961	-	-	-	28,961	1,163	30,124
Directors' remuneration paid	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	28,961	25,021	-	-	53,982	1,680	55,662
Movement in Tier I Sukuk	-	-	-	-	-	-	-	-	(4,000)	(4,000)	-	(4,000)
Tier I SUKUK coupon paid	-	-	-	-	-	-	(5,625)	-	-	(5,625)	-	(5,625)
Balance at 31 March 2016	310,050	(9,750)	(1,750)	138,722	-	15,301	171,432	5,371	293,850	923,226	76,996	1,000,222

The notes on pages 8 to 29 form an integral part of these financial statements.

Finance House P.J.S.C.

Condensed interim consolidated statement of cash flows

	Note	Three month period ended 31 March 2016 AED'000	2015 AED'000 (Restated)
Operating activities			
Profit for the period		**25,538**	25,534
Adjustments for:			
Depreciation of property, fixtures and equipment		**1,821**	1,618
Amortisation of intangible asset		**196**	196
Profit on disposal of investments carried at amortised cost	6	**-**	(1,846)
Share of result of associate		**(46)**	(206)
Dividend income from investments	6	**(10,713)**	(13,247)
(Gain)/Loss on disposal of investments carried at fair value through profit or loss	6	**(3,006)**	2,282
Unrealised gain on investments carried at fair value through profit or loss	6	**(12,195)**	(5,354)
Impairment charges on loans and advances	10.1	**31,233**	8,324
Impairment charges of Islamic financing and investing assets	10.2	**11,702**	405
Net movement in provision for employees' end of service benefits		**523**	331
		45,053	18,037
Changes in working capital:			
Increase in Islamic financing and investing assets		**(6,362)**	(27,973)
Decrease in loans and advances		**64,215**	97,188
Decrease increase in term loan		**(12,500)**	-
Decrease in interest receivable and other assets		**5,857**	10,755
Decrease in customers' deposits		**(518,315)**	(91,648)
Increase/(decrease) in interest payable and other liabilities		**24,596**	(8,927)
Increase in margin accounts		**10,069**	-
Net cash used in operating activities		**(387,387)**	(2,568)
Investing activities			
Purchase of investments carried at fair value through other comprehensive income		**(41,113)**	(14,557)
Proceeds from sale of investments carried at fair value through other comprehensive income		**14,488**	6,575
Purchase of investments carried at fair value through profit or loss		**(24,612)**	(48,383)
Proceeds from sale of investments carried at fair value through profit or loss		**28,345**	42,932
Purchase of investments carried at amortised cost		**-**	(35,601)
Proceeds from sale of investments carried at amortised cost		**-**	71,234
Purchase of property, fixtures and equipment		**(3,547)**	(1,918)
Acquisition of non-controlling interest - net		**-**	(6,960)
Dividend received		**10,713**	13,247
Net cash (used in)/generated from investing activities		**(15,726)**	26,569
Financing activities			
Decrease in short term borrowings		**(180,000)**	(4,903)
Directors' remuneration paid		**-**	(5,749)
Purchase of treasury shares		**-**	(99)
Movement in issuance Tier 1 SUKUK		**(4,000)**	-
Change in non-controlling interest		**-**	(53,840)
Net cash used in financing activities		**(184,000)**	(64,591)
Net decrease in cash and cash equivalents		**(587,113)**	(40,590)
Cash and cash equivalents at 1 January		**1,212,138**	877,382
Cash and cash equivalents at 31 March	8	**625,025**	836,792

The notes on pages 8 to 29 form an integral part of these financial statements.

1 Activities

Finance House P.J.S.C. (the "Company") is a Public Joint Stock Company incorporated in Abu Dhabi, United Arab Emirates (U.A.E.) in accordance with the provisions of the U.A.E. Federal Commercial Companies Law No. (2) of 2015 (as amended), the U.A.E. Central Bank, the Monetary System and Organization of Banking Law No. (10) of 1980 and under authority of resolutions of the Board of Directors of the U.A.E. Central Bank relating to Finance Companies.

The Company was established on 13 March 2004 and commenced its operations on 18 July 2004. The Company performs its activities through its head office in Abu Dhabi and its Abu Dhabi, Dubai and Sharjah branches. The principal activities of the Company consist of investments, consumer and commercial financing and other related services.

UAE Federal Law No. 2 of 2015 ("Companies Law") is applicable to the Company and has come into effect on 1 July 2015. The Company is currently assessing and evaluating the relevant provisions of the Companies Law. It has twelve months from the effective date of the Companies Law to fully comply with the Companies Law under the transitional provisions set out therein.

The registered head office of the Company is at P.O. Box 7878, Abu Dhabi, U.A.E.

2 Basis of preparation

Statement of compliance

The condensed interim consolidated financial statements for the three months ended 31 March 2016 has been prepared in accordance with IFRS, International Accounting Standard (IAS) 34: Interim Financial Reporting as issued by International Accounting Standard Board (IASB). These financial statements do not include all the information required for full annual audited consolidated financial statements and should be read in conjunction with the audited consolidated financial statements of the Group as at and for the year ended 31 December 2015.

Significant accounting policies

The accounting policies and methods of computation applied by the Group in the condensed interim consolidated financial statements are the same as those applied by the Group in its audited consolidated financial statements as at and for the year ended 31 December 2015.

This condensed interim consolidated financial statements is presented in United Arab Emirates Dirhams ("AED"), which is the "functional currency", rounded to the nearest thousand.

As required by the Securities and Commodities Authority of the U.A.E. ("SCA") Notification No. 2624/2008 dated October 12, 2008, accounting policies relating to investment securities and investment properties have been disclosed in the condensed interim financial information.

This condensed interim consolidated financial statements was approved on behalf of the Board of Directors on 28 April 2016.

2 Basis of preparation (continued)

2.1 Basis of consolidation

The condensed interim consolidated financial statements incorporates the financial statements of the Company and its subsidiaries (collectively referred to as, the "Group").

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the condensed interim consolidated financial information from the date that control commences until the date that control ceases. The details of the Company's subsidiaries and their principal activities are as follows:

Name of subsidiary	Country of incorporation	Ownership interest %		Principal activity
		31 March 2016	31 December 2015	
Third Vision Investment L.L.C.	U.A.E.	**100**	**100**	Management
Finance House Holding L.L.C.	U.A.E.	**100**	**100**	Investment and development
National Project House L.L.C.	U.A.E.	**100**	**100**	Construction
Benyan Development Company L.L.C.	U.A.E.	**100**	**100**	Construction
Emirates National Electromechanical L.L.C.	U.A.E.	**100**	**100**	Electromechanical contracting
FH Capital Limited (D.I.F.C.)	U.A.E.	**100**	**100**	Investment and asset management
Finance House Sukuk Company 1	Cayman Islands	**100**	**100**	Sukuk issuance
Islamic Finance House P.J.S.C.	U.A.E.	**100**	**100**	Islamic financing services
Insurance House P.S.C.	U.A.E.	**44.83**	**44.83**	Insurance
Finance House Securities Co L.L.C.	U.A.E.	**70**	**70**	Brokerage
CAPM Investment P.J.S	U.A.E.	**100**	**100**	Investment and asset management

Transactions eliminated on consolidation

All intra group balances and income, expenses and cash flows resulting from intra group transactions are eliminated in full on consolidation.

2 Basis of preparation (continued)

2.2 Application of new and revised International Financial Reporting Standards (IFRSs)

2.2.1 New and revised IFRSs effective for accounting periods beginning January 1, 2016

New standards and significant amendments to standards applicable to the Group	Effective date
Annual improvements 2012 These annual improvements amend standards from the 2010 - 2012 reporting cycle. It includes changes to: • IFRS 8, 'Operating segments' which is amended to require disclosure of the judgements made by management in applying the aggregation criteria to operating segments. It is also amended to require a reconciliation of segment assets to the entity's assets when segment assets are reported. • IAS 16, 'Property, plant and equipment' and IAS 38, 'Intangible assets' are amended to clarify how the gross carrying amount and the accumulated depreciation are treated where an entity uses the revaluation model. • IAS 24, 'Related party disclosures' is amended to include, as a related party, an entity that provides key management personnel services to the reporting entity or to the parent of the reporting entity (the 'management entity'). Disclosure of the amounts charged to the reporting entity is required.	1 July 2014
Annual improvements 2013 • IFRS 13 'Fair value measurement' on clarification of the portfolio exemption in IFRS 13 - The amendment clarifies that the portfolio exception in IFRS 13, which allows an entity to measure the fair value of a group of financial assets and financial liabilities on a net basis, applies to all contracts (including non-financial contracts) within the scope of IAS 39 or IFRS 9.	1 July 2014
IAS 19, Defined benefit plans: Employee contributions The amendment clarifies the accounting by entities with plans that require contributions linked only to service in each period. Entities with plans that require contributions that vary with service will be required to recognise the benefit of those contributions over employees' working lives. Management should consider how it will apply that model.	1 July 2014

There is no impact of the above revised standards on the interim or annual financial statements of the Group.

2 Basis of preparation (continued)

2.2 Application of new and revised International Financial Reporting Standards (IFRSs) (continued)

2.2.1 New and revised IFRSs effective for accounting periods beginning January 1, 2016 (continued)

There are no other IFRSs that were effective for the first time for the financial year beginning January 1, 2016 that would have a material impact on the Group's condensed interim consolidated financial statements.

2.2.2 Standards, amendments and interpretations issued but not yet effective for the Group's accounting period beginning on 1 January 2016 and not early adopted (continued)

The Group has not early adopted relevant new and revised IFRSs that have been issued but are not yet effective.

Amendment to IAS 16, 'Property, plant and equipment' and IAS 38, 'Intangible assets' regarding depreciation and amortisation. This amendment clarifies that revenue is generally presumed to be an inappropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. The presumption may only be rebutted in certain limited circumstances. • IAS 1 Amendments to IAS 1, 'Presentation of financial statements' Disclosure initiative.The amendments clarify that it may be necessary to disaggregate some of the line items specified in IAS 1 paragraphs 54 (statement of financial position) and 82 (profit or loss). That disaggregation is required where it is relevant to an understanding of the entity's financial position or performance.	1 January 2016
Amendments to IFRS 10 and IAS 28, 'Investments in associates and joint ventures' regarding the sale or contribution of assets between an investor and its associate or joint venture These amendments address an inconsistency between IFRS 10 and IAS 28 in the sale or contribution of assets between an investor and its associate or joint venture. A full gain or loss is recognised when a transaction involves a business. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if those assets are in a subsidiary.	1 January 2016

2 Basis of preparation (continued)

2.2 Application of new and revised International Financial Reporting Standards (IFRSs) (continued)

2.2.2 Standards, amendments and interpretations issued but not yet effective for the Group's accounting period beginning on 1 January 2016 and not early adopted (continued)

Annual improvements 2014 These annual improvements amend standards from the 2012 - 2014 reporting cycle. It includes changes to: • IFRS 7, 'Financial instruments: Disclosures' – The amendment related to servicing contracts requires that if an entity transfers a financial asset to a third party under conditions which allow the transferor to derecognise the asset, IFRS 7 requires disclosure of all types of continuing involvement that the entity might still have in the transferred assets. • IAS 19, 'Employee benefits' – The amendment clarifies, when determining the discount rate for post-employment benefit obligations, that it is the currency that the liabilities are denominated in that is important, not the country where they arise. • IAS 34,'Interim financial reporting', regarding information disclosed elsewhere in the interim financial report. The amendment clarifies what is meant by the reference in the standard to 'information disclosed elsewhere in the interim financial report'. The amendment further amends IAS 34 to require a cross-reference from the interim financial statements to the location of that information. The amendment is retrospective.	1 July 2016
IFRS 15, 'Revenue from contracts with customers' This standard replaces IAS 11, 'Construction contracts', IAS 18, 'Revenue' and related interpretations. Revenue is recognised when a customer obtains control of a good or service and thus has the ability to direct the use of and obtain the benefits from the good or service. The core principle of IFRS 15 is that an entity recognises revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. IFRS 15 also includes a cohesive set of disclosure requirements that will result in an entity providing users of financial statements with comprehensive information about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers.	1 January 2018

2 Basis of preparation (continued)

2.2 Application of new and revised International Financial Reporting Standards (IFRSs) (continued)

2.2.2 Standards, amendments and interpretations issued but not yet effective for the Group's accounting period beginning on 1 January 2016 and not early adopted (continued)

IFRS 9, 'Financial instruments' The complete version of IFRS 9 replaces most of the guidance in IAS 39. IFRS 9 retains but simplifies the mixed measurement model and establishes three primary measurement categories for financial assets: amortised cost, fair value through OCI and fair value through P&L. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. Investments in equity instruments are required to be measured at fair value through profit or loss with the irrevocable option at inception to present changes in fair value in OCI. There is now a new expected credit losses model that replaces the incurred loss impairment model used in IAS 39. For financial liabilities there were no changes to classification and measurement except for the recognition of changes in own credit risk in other comprehensive income, for liabilities designated at fair value, through profit or loss. IFRS 9 relaxes the requirements for hedge effectiveness by replacing the bright line hedge effectiveness tests. It requires an economic relationship between the hedged item and hedging instrument and for the 'hedged ratio' to be the same as the one management actually uses for risk management purposes. Contemporaneous documentation is still required but is different to that currently prepared under IAS 39.	1 January 2018 Earlier application is permitted. If an entity elects to early apply it must apply all of the requirements at the same time with the following exception: Entities with a date of initial application before 1 February 2015 continue to have the option to apply the standard in phases.

The Group has early adopted IFRS 9 effective in 2010 with regards to the financial asset's classification and measurement and will also consider the impact of the remaining phases of IFRS 9 in due course.

The application of the finalised version of IFRS 9 may have significant impact on amounts reported and disclosures made in the Group's condensed consolidated interim financial statements in respect of the group's financial assets and financial liabilities. However, it is not practicable to provide a reasonable estimate of effects of the application until the Group performs a detailed review.

The Group is assessing the impact of the other new standards and amendments to published standards or IFRIC interpretations issued but not yet effective for the Group's financial year beginning on 1 January 2016.

There are no other applicable new standards and amendments to published standards or International Financial Reporting Interpretations Committee (IFRIC) interpretations that have been issued but are not effective for the first time for the Group's financial year beginning on 1 January 2016 that would be expected to have a material impact on the condensed interim consolidated financial statements of the Group.

2 Basis of preparation (continued)

Significant accounting policies (continued)

Investment in associates

The Group's investments in associates are accounted for under the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture.

Under the equity method, the investment in the associate is carried in the statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associate. Losses in excess of the cost of the investment in an associate are recognised when the Group has incurred obligations on its behalf.

The Group's share of the results of operations of associates is included in the condensed interim consolidated income statement. Unrealised profits and losses from transactions between the Group and an associate are eliminated to the extent of the Group's interest in the associate

Financial assets

The Group has elected to apply IFRS 9 Financial Instruments as issued in July 2014, because the new accounting policies provide more reliable and relevant information for users to assess the amounts, timing and uncertainty of future cash flows. In accordance with the transitional provisions in IFRS 9.7.2.15, comparative figures have not been restated.

Classification
The Group classifies its financial assets in the following measurement categories:

i. those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and
ii. those to be measured at amortised cost. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model for which the investment is held. For investments in equity instruments, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the income statement.

2 Basis of preparation (continued)

Significant accounting policies (continued)

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

i. Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and profit are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Profit income from these financial assets is included in the consolidated income statement within net interest income.

ii. Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and profit are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, profit income and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss.

iii. Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the profit or loss statement within other gains/(losses) in the period in which it arises. Income from these financial assets is included in the consolidated income statement within net interest income.

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments continue to be recognised in profit or loss as when the Group's right to receive payments is established. Changes in the fair value of financial assets at fair value through profit or loss are recognised in net income from investment in the income statement. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

2 Basis of preparation (continued)

Significant accounting policies (continued)

Derecognition

Financial assets are derecognised when the contractual rights to receive the cash flows from these assets have ceased to exist or the assets have been transferred and substantially all the risks and rewards of ownership of the assets are also transferred (that is, if substantially all the risks and rewards have not been transferred, the Group tests control to ensure that continuing involvement on the basis of any retained powers of control does not prevent derecognition).

Financial liabilities

Financial liabilities, including due to banks, medium term loan, short term borrowings, non-convertible sukuk, customers' deposits and margin deposits and accounts are initially measured at fair value, net of transaction costs. Financial liabilities are subsequently measured at amortised cost. Financial liabilities are derecognised when they have been redeemed or otherwise extinguished.

Receivables and other assets

Receivables and other assets that have fixed or determinable payments that are not quoted in an active market are classified as receivables. Receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any impairment. Income is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

Impairment of financial assets

The Group assesses at each reporting date whether there is an objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is an objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated. The criteria that the Group uses to determine that there is objective evidence of an impairment loss include:

i. Significant financial difficulty of the issuer or obligor;
ii. A breach of contract, such as a default or delinquency in interest or principal payments;
iii. It becomes probable that the borrower will enter bankruptcy or other financial reorganisation;
iv. The disappearance of an active market for that financial asset because of financial difficulties; or
v. Observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the portfolio, including:
    - Adverse changes in the payment status of borrowers in the portfolio; and
    - National or local economic conditions that correlate with defaults on the assets in the portfolio.

2 Basis of preparation (continued)

Significant accounting policies (continued)

Impairment of financial assets (continued)

The estimated period between a loss occurring and its identification is determined by local management for each identified portfolio. In general, the periods used vary between three months and 12 months; in exceptional cases, longer periods are warranted.

The Group first assesses whether an objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised are not included in a collective assessment of impairment.

The amount of impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective profit rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognised in the income statement. If an asset has a variable profit rate, the discount rate for measuring any impairment loss is the current effective profit rate determined under the contract.

For the purposes of a collective evaluation of impairment loss, financial assets are grouped on the basis of similar credit risk characteristics (that is, on the basis of the Group's internal grading process that considers asset type, industry, geographical location, collateral type, past-due status and other relevant factors). Those characteristics are relevant to the estimation of future cash flows for groups of such assets by being indicative of the debtors' ability to pay all amounts due according to the contractual terms of the assets being evaluated.

When a financial asset is uncollectible, it is written off against the related allowance for impairment. Such financial assets are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Impairment charges relating to financial assets are classified in "allowance for impairment of financial assets" charges whilst impairment charges relating to investment securities are classified in "Net gains/(losses) from investments carried at fair value through profit and loss". If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the previously recognised impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognised in the consolidated income statement.

Islamic financing and investing assets

Islamic financing assets are financial assets with fixed or expected profit payments. These assets are not quoted in an active market. They arise when the Group provides funds directly to a customer with no intention of trading the receivable.

2 Basis of preparation (continued)

Significant accounting policies (continued)

Islamic financing and investing assets (continued)

i. Murabaha is stated at amortised cost less any provisions for impairment and deferred income.

ii. Ijara's cost is measured and reported in the consolidated financial statements at a value not exceeding the cash equivalent value. The Ijara and purchase & leaseback are classified as a finance lease, when the Group undertakes to sell the leased assets to the lessee using an independent agreement upon the maturity of the lease and the sale results in transferring all the risks and rewards incident to an ownership of the leased assets to the lessee. Leased assets represents finance lease of assets for periods, which either approximate or cover a major part of the estimated useful lives of such assets. Leased assets are stated at amounts equal to the net investment outstanding in the leases including the income earned thereon less impairment provisions.

3 Key accounting estimates and judgements

The preparation of the condensed interim consolidated financial statements requires management to make estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Such estimates are necessarily based on assumptions about several factors involving varying degrees of judgment and uncertainty, and actual results may therefore differ resulting in future changes in these estimates. In preparing the condensed interim consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation and uncertainty were the same as those that applied to the audited consolidated financial statements as at and for the year ended 31 December 2015.

4 Financial risk management

The Group's financial risk management objectives, policies and procedures are consistent with those disclosed in the audited consolidated financial statements as at and for the year ended 31 December 2015.

5 Net interest income and income from Islamic financing and investing assets

	Three month period ended 31 March	
	2016	2015
	AED'000	AED'000
Due from banks	**2,500**	2,483
Loans and advances	**55,035**	41,511
Income from Islamic financing and investing assets	**6,372**	4,390
Others	**2,994**	5,790
Interest income and income from Islamic financing and investing assets	**66,901**	54,174
Customer deposits	**(12,208)**	(14,071)
Profit distributable to depositors	**(670)**	(732)
Due to banks	**(2,312)**	(543)
Interest expense and profit distributable to depositors	**(15,190)**	(15,346)
Net interest income and income from Islamic financing and investing assets	**51,711**	38,828

No interest income is recognised on impaired loans and advances.

6 Net income from investments

	Three month period ended 31 March	
	2016	2015
	AED'000	AED'000
Gain/(loss) on disposal of investments carried at fair value through profit or loss	**3,006**	(2,282)
Unrealised gain on investments carried at fair value through profit or loss	**12,195**	5,354
Dividends from investments carried at fair value through profit or loss	**5,966**	4,700
Net income from investments carried at fair value through profit or loss	**21,167**	7,772
Dividend income from investments carried at fair value through other comprehensive income	**4,747**	8,547
Profit on disposal of investments carried at amortised cost	**-**	1,846
Net income from investments	**25,914**	18,165

7 Basic and diluted earnings per share

Earnings per share is calculated by dividing the net profit for the period after deducting the coupon on the tier 1 sukuk by the weighted average number of shares outstanding during the period. Diluted earnings per share is determined by adjusting the net profit and the weighted average number of shares outstanding, for the effects of all dilutive potential ordinary shares. As at 31 March 2016, the Company has not issued any instruments which would have a dilutive impact on earnings per share when converted or exercised.

The calculation of the basic and diluted earnings per share is based on the following data:

	31 March	
	2016	2015
	AED'000	AED'000
Profit for the period attributable to equity holders of the parent	**25,021**	26,989
Less: Tier 1 Sukuk Coupon paid	**(5,625)**	-
Number of ordinary shares in issue (thousands)	**310,050**	302,500
Less: Treasury shares (thousands)	**(2,790)**	(2,636)
Less: Employees' share-based payment scheme (thousands)	**(1,750)**	(1,750)
	305,510	298,114
Earnings per share (AED)	**0.06**	0.09

8 Cash and cash equivalents

	31 March 2016 AED'000	31 December 2015 AED'000
Cash balances		
Cash in hand	**8,945**	7,402
Due from banks		
Current and demand accounts	143,800	625,363
Fixed placements	175,000	330,152
Call accounts	363,994	322,528
	682,794	1,278,043
Due to banks with original maturity of less than 3 months	(66,714)	(73,307)
Net cash and cash equivalents	**625,025**	1,212,138

9 Investments

	At fair value through OCI AED'000	At fair value through profit or loss AED'000	At amortised cost AED'000	Total AED'000
31 March 2016				
Equity instruments:				
- Quoted	**623,934**	**257,783**	**-**	**881,717**
- Unquoted	**99,615**	**-**	**-**	**99,615**
Debt instruments:	**-**	**-**	**-**	**-**
- Quoted - fixed rate	**-**	**9,429**	**64,344**	**73,773**
-Unquoted leveraged funds	**-**	**-**	**102,848**	**102,848**
Investment in managed funds	**10,066**	**-**	**-**	**10,066**
	733,615	**267,212**	**167,192**	**1,168,019**
UAE	**475,265**	**267,212**	**64,292**	**806,769**
Outside UAE	**258,350**	**-**	**102,900**	**361,250**
	733,615	**267,212**	**167,192**	**1,168,019**
31 December 2015				
Equity instruments:				
- Quoted	569,495	246,605	-	816,100
- Unquoted	102,772	-	-	102,772
Debt instruments:				
- Quoted - fixed rate	-	9,139	64,344	73,483
- Unquoted leveraged funds	-	-	102,849	102,849
Investment in managed funds	10,224	-	-	10,224
	682,491	255,744	167,193	1,105,428
UAE	463,403	255,744	64,293	783,440
Outside UAE	219,088	-	102,900	321,988
	682,491	255,744	167,193	1,105,428

The fair value of investments carried at amortised cost at 31 March 2016 is AED 167,861 thousand (31 December 2015: 167,365 thousand).

10 Loans, advances and Islamic financing and investing assets

10.1 Loans and advances, net

	31 March 2016 AED'000	31 December 2015 AED'000
Commercial loans	**1,796,643**	1,923,317
Retail finance	**401,513**	405,164
	2,198,156	2,328,481
Less: allowance for impairment		
Specific	**(156,244)**	(191,176)
Collective	**(34,826)**	(34,771)
Net loans and advances	**2,007,086**	2,102,534

Loans and advances are stated net of allowance for impairment. The movement in the allowance during the period/year is as follows:

	31 March 2016 AED'000	31 December 2015 AED'000
At 1 January	**225,947**	198,897
Charge for the period/year, net	**31,233**	80,147
Net amounts written off	**(66,110)**	(53,097)
At 31 March/31 December	**191,070**	225,947

10.2 Islamic financing and investing assets

Commodity Murabaha	**147,437**	144,421
Covered card and drawings	**50,945**	47,208
Purchase and lease back	**11,455**	14,715
Ijarah	**6,691**	6,691
Others	**2,869**	-
Gross islamic financing and investing assets	**219,397**	213,035
Less: Allowance for impairment		
Specific	**(21,194)**	(9,304)
Collective	**(2,354)**	(2,542)
Net islamic financing and investing assets	**195,849**	201,189

10 Loans, advances and Islamic financing and investing assets (continued)

10.2 Islamic financing and investing assets (continued)

Islamic financing and investing assets are stated net of allowance for impairment. The movement in the allowance during the period/year is as follows:

	31 March 2016 AED'000	31 December 2015 AED'000
At 1 January	11,846	6,083
Charge for the period/year	11,702	5,763
At 31 March/31 December	23,548	11,846

11 Customers' deposits

Call and demand deposits	309,762	369,314
Time deposits	1,633,050	2,087,813
Wakala deposits	96,453	100,453
	2,039,265	2,557,580
Analysis of customers' deposits by sector is as follows:		
Government	435,536	797,582
Corporate	1,603,729	1,759,998
	2,039,265	2,557,580

12 Share capital

Authorised, issued and fully paid		
310.1million shares (2015: 310.1million shares) of AED 1 each (2015: AED 1 each)	310,050	310,050

13 Treasury shares

Treasury shares represent the cost of 2,790 thousand shares of the Company held by the Company and a subsidiary as at 31 March 2016 (31 December 2015: 2,790 thousand shares).

14 Acquisition of non-controlling interest

On 4 January 2015, Finance House purchased the remaining 52.17% share capital of Islamic Finance House held by the minority shareholders, thereby increasing the entity's ownership interest from 47.83% to 100%. Finance House paid a total consideration amounting to AED 60.8 million. The carrying amount of Islamic Finance House PJSC's net assets on acquisition was AED 53.84 million. Accordingly, the excess of the consideration over the net assets acquired, amounting to AED 6.96 million was recorded within the equity as a decrease in retained earnings.

15 Employees' share-based payment scheme

The share-based payment scheme is administered by a trustee and gives the Board of Directors the authority to determine which employees of the Group will be granted the shares. The values of shares granted to employees are expensed in the period in which they are granted, and that of the remaining shares are included within shareholders' equity.

During the period, nil shares were granted to employees and the value of outstanding shares not yet granted to employees as at 31 March 2016 were AED 1,750 thousand (31 December 2015: AED 1,750 thousand).

16 Commitments and contingent liabilities

The Group provides letters of credit and financial guarantees on behalf of customers to third parties. These agreements have fixed limits and are generally for a certain period of time.

Capital commitments represent future capital expenditures that the Group has committed to spend on assets over a period of time.

Irrevocable commitments to extend credit represent contractual irrevocable commitments to make loans and revolving credits.

The Group had the following commitments and contingent liabilities outstanding at period/year end:

	31 March 2016 AED'000	31 December 2015 AED'000
Letters of credit	**227,306**	229,469
Letters of guarantee	**1,402,477**	1,406,685
Capital commitments	**7,357**	7,357
Irrevocable commitments to extend credit	**296,601**	161,474
	1,933,741	1,804,985

All financial guarantees were issued in the ordinary course of business.

17 Related party disclosures

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 or operational decisions. In the case of the Group, related parties, as defined in the IAS 24, include major shareholders of the Group, directors and officers of the Group and companies of which they are principal owners and key management personnel.

The period/year end balances in respect of related parties included in the condensed interim consolidated statement of financial position are as follows:

	31 March 2016 AED'000	31 December 2015 AED'000
Loans and advances to customers		
To key management staff	1,000	686
To members of board of directors	11,922	10,911
To others	36,689	42,799
Customers' deposits		
From others	14,012	9,721

Terms and conditions of transactions with related parties

The above-mentioned outstanding balances arose from the ordinary course of business. The interest rates charged to and by related parties are at normal commercial rates. Outstanding balances at the year-end are unsecured. There have been no guarantees provided or received for any related party receivables or payables. For the three month period ended 31 March 2016, the Group has not made any provision for doubtful debts relating to amounts owed by related parties (2015: AED Nil).

The significant transactions included in the condensed interim consolidated financial information are as follows:

	Three month period ended 31 March	
	2016 AED'000	2015 AED'000 (Restated)
Interest and commission income		
From key management	4	2
From board of directors	182	79
Interest expense		
To others	23	2
Key management remuneration		
Short term benefits (salaries, benefits and bonuses)	5,631	5,129

18 Seasonality of results

No income of a seasonal nature was recorded in the condensed interim consolidated income statement for the period ended 31 March 2016 and 2015.

19 Segment information

For management purposes, the Group is organised into six major business segments:

(i) Commercial and retail financing, which principally provides loans and other credit facilities for institutional and individual customers.
(ii) Investment, which involves the management of the Group's investment portfolio and its treasury activities.
(iii) Islamic financing and investing, which involves one of the Group's subsidiaries principally providing investment, consumer and commercial financing and other related services based on Islamic Sharia's rules and principles.
(iv) Insurance, which involves one of the Group's subsidiaries providing non-life insurance services.
(v) Construction, which involves the Group's subsidiaries performing real estate construction related activities.
(vi) Brokerage, which involves one of the Group's subsidiaries providing brokerage services.

These segments are the basis on which the Group reports its primary segment information. Transactions between segments are conducted at rates determined by management taking into consideration the cost of funds.

Information regarding the Group's reportable segments is presented below:

19 Segment information (continued)

	Commercial and retail financing AED'000	Investment AED'000	Islamic financing and investing AED'000	Construction AED'000	Brokerage AED'000	Insurance AED'000	Unallocated AED'000	Total AED'000
31 March 2016								
Operating income	**44,755**	**52,845**	**6,657**	**3,291**	**3,366**	**7,979**	**-**	**118,893**
Inter-segment revenues	**18,062**	**(18,062)**	**-**	**-**	**-**	**-**	**-**	**-**
Segmental results and profit (loss) from operations	**13,735**	**38,164**	**(9,554)**	**2,057**	**1,152**	**308**	**(20,324)**	**25,538**
Segmental assets	**1,927,846**	**1,754,278**	**287,049**	**8,627**	**183,794**	**244,074**	**-**	**4,405,668**
Segmental liabilities	**1,914,111**	**1,032,749**	**189,784**	**19,315**	**108,512**	**140,975**	**-**	**3,405,446**
31 March 2015 (Restated)								
Operating income	32,963	35,492	4,614	(526)	2,886	3,919	-	79,348
Inter-segment revenues	15,864	(15,864)	-	-	-	-	-	-
Segmental results and profit (loss) from operations	14,957	32,870	1,041	(1,218)	766	(3,030)	(19,852)	25,534
Segmental assets	1,906,418	2,034,115	333,130	44,334	186,927	226,648	-	4,731,572
Segmental liabilities	1,891,461	1,630,941	228,807	56,215	114,533	111,055	-	4,033,012
31 December 2015								
Segmental assets	2,003,004	2,304,277	301,076	10,865	179,820	242,809	-	5,041,851
Segmental liabilities	1,975,135	1,646,878	194,554	23,610	105,733	141,758	-	4,087,666

20 Fair value measurement

The following table shows the analysis of assets recorded at fair value by level of the fair value hierarchy as at 31 March 2016:

	Date of valuation	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Assets measured at fair value					
Assets classified as held for sale	20 December 2015	-	-	126,015	126,015
At fair value through profit or loss					
Quoted equities	31 March 2016	257,783	-	-	257,783
Quoted debt instruments	31 March 2016	9,429	-	-	9,429
		267,212	-	-	267,212
At fair value through other comprehensive income					
Quoted equities	31 March 2016	623,934	-	-	623,934
Unquoted equities	31 March 2016	-	9,822	89,793	99,615
Investment in managed funds	31 March 2016	-	10,066	-	10,066
		623,934	19,888	89,793	733,615
Assets for which fair value is disclosed					
Investment carried at amortised cost	31 March 2016	64,885	102,976	-	167,861

20 Fair value measurement(continued)

The following table shows the analysis of assets recorded at fair value by level of the fair value hierarchy as at 31 December 2015:

	Date of valuation	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
Assets measured at fair value					
Assets classified as held for sale	20 December 2015	-	-	126,015	126,015
At fair value through profit or loss					
Quoted equities	31 December 2015	246,605	-	-	246,605
Quoted debt instruments	31 December 2015	9,139	-	-	9,139
		255,744	-	-	255,744
At fair value through other comprehensive income					
Quoted equities	31 December 2015	569,495	-	-	569,495
Unquoted equities	31 December 2015	-	12,797	89,975	102,772
Investment in managed funds	31 December 2015	-	10,224	-	10,224
	31 December 2015	569,495	23,021	89,975	682,491
Assets for which fair value is disclosed					
Investment carried at amortised cost	31 December 2015	64,648	102,717	-	167,365

The following is a description of the determination of fair value for assets which are recorded at fair value using valuation techniques. These incorporate the Group's estimate of assumptions that a market participant would make when valuing the assets.

Investments carried at fair value through profit or loss

Investments carried at fair value through profit and loss are listed equities and debt instruments in local as well as international exchanges. Valuations are based on market prices as quoted in the exchange.

Investments carried at fair value through other comprehensive income

Investments carried at fair value through other comprehensive income, the revaluation gains/losses of which are recognized through equity, comprise long term strategic investments in listed equities, companies and private equity funds. Listed equity valuations are based on market prices as quoted in the exchange while funds are valued on the basis of net asset value statements received from fund managers. For companies, the financial statements provide the valuations of these investments which are arrived at primarily by discounted cash flow analysis. Fair value of the unquoted ordinary shares has been estimated using DCF model and Price Earning Multiple basis valuation. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, the discount rate, credit risk and volatility and price earnings multiples. The probabilities of the various estimates within the range can be reasonably assessed and are used in management's estimate of fair value for these unquoted equity investments.

20 Fair value measurement(continued)

Following is the description of the significant unobservable inputs used in the valuation of unquoted equities categorized under level 3 fair value measurement.

	Valuation technique	Significant unobservable inputs valuation	Range (Weighted average)	Sensitivity of the input to fair value
Unquoted equities	Price Earning Multiple Valuation Basis	PE Multiple	9– 11	Increase (decrease) in the PE Multiples by 1 would result in increase (decrease) in fair value by AED 5 million

Transfers between categories

During the period, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into or out of Level 3 fair value measurements (2015: None).

21 Legal proceedings

The Group is involved in various legal proceedings and claims arising in the ordinary course of business. While the outcome of these matters cannot be predicted with certainty, management does not believe that these matters will have a material adverse effect on the Group's condensed interim financial information if disposed unfavourably.

22 Comparative figures

Certain comparative figures have been reclassified where appropriate to conform to the presentation and accounting policies adopted in these condensed interim consolidated financial statements.