

# **Finance House P.J.S.C.**

Condensed consolidated interim financial statements

**30 September 2022**

**Principal business address:**

P O Box 7878

Abu Dhabi

United Arab Emirates

## **Finance House P.J.S.C.**

### Condensed consolidated interim financial statements

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# Independent Auditors' Report on Review of Condensed Consolidated Interim Financial Statements

## To the Shareholders of Finance House PJSC

### Introduction

We have reviewed the accompanying 30 September 2022 condensed consolidated interim financial statements of Finance House P.J.S.C. ("the Company"), and its subsidiaries (together referred to as "the Group") which comprise:

- the condensed consolidated interim statement of financial position as at 30 September 2022;
- the condensed consolidated interim statement of profit or loss and other comprehensive income for the three-month and nine-month periods ended 30 September 2022;
- the condensed consolidated interim statement of changes in equity for the nine-month period ended 30 September 2022;
- the condensed consolidated interim statement of cash flows for the nine-month period ended 30 September 2022; and
- notes to the condensed consolidated interim financial statements.

Management is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with IAS 34, *Interim Financial Reporting*. Our responsibility is to express a conclusion on this condensed consolidated interim financial statements 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 consolidated interim financial statements 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 30 September 2022 condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with IAS 34, *'Interim Financial Reporting'*.

KPMG Lower Gulf Limited

Richard Ackland  
Registration No: 1015  
Abu Dhabi, United Arab Emirates

Date: 09 November 2022

# Finance House P.J.S.C.

## Condensed consolidated interim statement of financial position

As at

		<i>(Unaudited)</i> 30 September 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
<b>Assets</b>			
Cash balances	8	9,986	8,096
Due from banks	8	628,255	593,791
Investment securities	9	267,507	319,015
Loans and advances	10	2,050,150	2,082,265
Islamic financing and investing assets	11	25,186	30,305
Investment in associates		82,954	86,881
Interest receivable and other assets		103,846	96,382
Insurance receivables and contract assets		268,591	175,958
Property, fixtures and equipment		100,455	99,260
Intangibles		6,705	6,705
Investment properties		4,100	3,500
		<hr/>	<hr/>
<b>Total assets</b>		<b>3,547,735</b>	<b>3,502,158</b>
		<hr/> <hr/>	<hr/> <hr/>
<b>Liabilities and Equity</b>			
<b>Liabilities</b>			
Customers' deposits and margin accounts	12	1,687,903	1,716,385
Due to banks and other financial institutions	8	34,286	26,720
Short term borrowings		469,311	441,910
Medium term loan		83,333	100,000
Unearned premiums		140,300	81,377
Gross claims outstanding		106,361	82,982
Lease liabilities		534	1,105
Interest payable and other liabilities		246,572	235,685
Provision for employees' end of service benefits		14,944	14,328
		<hr/>	<hr/>
<b>Total liabilities</b>		<b>2,783,544</b>	<b>2,700,492</b>
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# Finance House P.J.S.C.

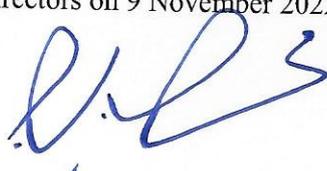
## Condensed consolidated interim statement of financial position *(continued)*

As at

		<i>(Unaudited)</i> 30 September 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
<b>Equity</b>			
Share capital		302,838	302,838
Treasury shares	13	(43,530)	(29,823)
Employees' share-based payment scheme	14	(1,750)	(1,750)
Statutory reserve	15	151,671	151,671
Fair value reserve		(51,503)	(21,800)
(Accumulated loss) / Retained earnings		6,649	2,379
Tier 1 Sukuk	17	276,200	276,200
Tier 1 Bonds	17	15,000	15,000
Proposed directors' remuneration		-	2,251
		<u>655,575</u>	<u>696,966</u>
Non-controlling interests		108,616	104,700
<b>Total equity</b>		<u>764,191</u>	<u>801,666</u>
<b>Total liabilities and equity</b>		<u>3,547,735</u>	<u>3,502,158</u>
<b>Commitments and contingent liabilities</b>	16	<u>508,633</u>	<u>600,387</u>

To the best of our knowledge, the financial statements present fairly in all material respects the financial condition, financial performance and cash flows of the Group as of and for, the periods presented therein.

These condensed consolidated interim financial statements were authorized and approved for issue by the Board of Directors on 9 November 2022 and signed on their behalf by:



Mr. Mohammed Alqubaisi  
Vice Chairman



Mr. T.K. Raman  
Chief Executive Officer

The notes on pages 10 to 39 are an integral part of this condensed consolidated interim financial statements.

# Finance House P.J.S.C.

## Condensed consolidated interim statement of profit or loss and other comprehensive income (unaudited)

for the period ended 30 September

	Note	For the nine-months ended 30 September		For the three-months ended 30 September	
		2022 AED'000	2021 AED'000	2022 AED'000	2021 AED'000
Interest income and income from Islamic financing and investing assets	5	140,340	135,567	53,101	44,972
Interest expense and profit distributable to depositors	5	(40,516)	(34,806)	(15,748)	(12,597)
<b>Net interest income and income from Islamic financing and investing assets</b>		<b>99,824</b>	<b>100,761</b>	<b>37,353</b>	<b>32,375</b>
Fee and commission income		23,534	21,874	8,063	6,777
Fee and commission expenses		(9,406)	(9,437)	(3,633)	(3,059)
<b>Net fee and commission income</b>		<b>14,128</b>	<b>12,437</b>	<b>4,430</b>	<b>3,718</b>
Net insurance premium earned		102,193	98,704	42,256	31,067
Net insurance claims incurred		(72,292)	(46,018)	(33,266)	(13,365)
Net commission paid		(5,873)	(11,562)	(5,824)	(5,552)
Other underwriting income (expenses)		1,445	(9,865)	3,202	(3,731)
<b>Net insurance income</b>		<b>25,473</b>	<b>31,259</b>	<b>6,368</b>	<b>8,419</b>
Net investment income	6	10,993	14,128	1,932	2,003
Credit impairment loss on loans and advances	10	(34,702)	(35,013)	(9,965)	(10,958)
Credit impairment (Reversal) / loss on Islamic financing and investing assets	11	5,763	(1,299)	999	(249)
Other operating income		24,231	16,911	7,162	3,120
<b>Net operating income</b>		<b>145,710</b>	<b>139,184</b>	<b>48,279</b>	<b>38,428</b>
Salaries and employees related expenses		(79,743)	(73,246)	(28,382)	(23,528)
Depreciation of property, fixtures and equipment		(7,644)	(10,462)	(2,202)	(3,392)
Finance Charges		(1)	(22)	-	11
General and administrative expenses		(34,222)	(35,234)	(9,260)	(8,747)
<b>Operating profit for the period</b>		<b>24,100</b>	<b>20,220</b>	<b>8,435</b>	<b>2,772</b>
Share of loss from associates		(3,927)	(400)	(2,892)	(41)
<b>Profit for the period</b>		<b>20,173</b>	<b>19,820</b>	<b>5,543</b>	<b>2,731</b>
<b>Attributable to:</b>					
Equity holders of the parent		16,258	14,155	4,790	1,286
Non-controlling interests		3,915	5,665	753	1,445
		<b>20,173</b>	<b>19,820</b>	<b>5,543</b>	<b>2,731</b>
Basic and diluted earnings per share attributable to ordinary shares (AED)	7	0.01	0.00	0.00	(0.01)

# Finance House P.J.S.C.

## Condensed consolidated interim statement of profit or loss and other comprehensive income (unaudited) (continued) for the period ended 30 September

	For the nine-months ended 30 September		For the three-months ended 30 September	
	2022 AED'000	2021 AED'000	2022 AED'000	2021 AED'000
Profit for the period	20,173	19,820	5,543	2,731
<b>Other comprehensive (loss) / income:</b>				
<b>Items that will not be reclassified to income statement:</b>				
Change in fair value of financial assets carried at fair value through other comprehensive income	(28,134)	37,020	(9,591)	9,687
Directors' remuneration	(2,251)	(1,957)	(857)	-
<b>Other comprehensive (loss) / income for the period</b>	<b>(30,385)</b>	<b>35,063</b>	<b>(10,448)</b>	<b>9,687</b>
<b>Total comprehensive (loss) / income for the period</b>	<b>(10,212)</b>	<b>54,883</b>	<b>(4,905)</b>	<b>12,418</b>
<b>Attributable to:</b>				
Equity holders of the parent	(14,128)	45,352	(5,371)	10,330
Non-controlling interests	3,916	9,531	466	2,088
	<b>(10,212)</b>	<b>54,883</b>	<b>(4,905)</b>	<b>12,418</b>

The notes on pages 10 to 39 are an integral part of this condensed consolidated interim financial statements.

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# Finance House P.J.S.C.

## Condensed consolidated interim statement of changes in equity (unaudited)

For the period ended 30 September 2021

	Employees'				Attributable to shareholders				Non controlling interest AED'000	Total AED'000		
	Share Capital AED'000	Treasury shares AED'000	share-based payment scheme AED'000	Statutory reserve AED'000	Fair value reserve AED'000	Accumulated earnings /Retained AED'000	Proposed directors' remuneration AED'000	Tier 1 Sukuk AED'000			Tier 1 Bonds AED'000	of the parent AED'000
<b>Balance at 1 January 2021</b>	310,050	(21,402)	(1,750)	150,123	(76,998)	19,324	1,957	279,850	15,000	676,154	93,582	769,736
Profit on disposal of investment carried at fair value through other comprehensive income	-	-	-	-	8,217	(8,217)	-	-	-	-	-	-
Profit for the period	-	-	-	-	-	14,155	-	-	-	-	-	-
Net changes in fair value of investments carried at fair through other comprehensive income	-	-	-	-	33,154	-	-	-	-	33,154	3,866	37,020
Directors remuneration	-	-	-	-	-	-	(1,957)	-	-	(1,957)	-	(1,957)
<b>Total other comprehensive income for the period</b>	-	-	-	-	33,154	14,155	(1,957)	-	-	45,352	9,531	54,883
Cash dividend paid	-	-	-	-	-	(5,749)	-	-	-	(5,749)	-	(5,749)
Movement in Tier 1 SUKUK	-	-	-	-	-	-	-	(50)	-	(50)	-	(50)
Write off Treasury shares	(7,212)	13,842	-	-	-	(6,630)	-	-	-	-	-	-
Tier 1 SUKUK coupon	-	-	-	-	-	(13,706)	-	-	-	(13,706)	-	(13,706)
<b>Balance at 30 September 2021</b>	302,838	(7,560)	(1,750)	150,123	(35,627)	(823)	-	279,800	15,000	702,001	103,113	805,114
<b>Balance at 1 January 2022</b>	302,838	(29,823)	(1,750)	151,671	(21,800)	2,379	2,251	276,200	15,000	696,966	104,700	801,666
Profit on disposal of investment carried at fair value through other comprehensive income	-	-	-	-	(1,568)	1,568	-	-	-	-	2,794	2,794
Net profit for the period	-	-	-	-	-	16,258	-	-	-	16,258	3,915	20,173
Net changes in fair value of investments carried at fair through other comprehensive income	-	-	-	-	(28,135)	-	-	-	-	(28,135)	(2,793)	(30,928)
Directors remuneration paid	-	-	-	-	-	-	(2,251)	-	-	(2,251)	-	(2,251)
<b>Total other comprehensive income for the period</b>	-	-	-	-	(28,135)	16,258	(2,251)	-	-	(14,128)	1,122	(13,006)
Purchase of treasury shares	-	(13,707)	-	-	-	-	-	-	-	(13,707)	-	(13,707)
Movement in Tier 1 SUKUK	-	-	-	-	-	(928)	-	-	-	(928)	-	(928)
Tier 1 Bonds coupon paid	-	-	-	-	-	(12,628)	-	-	-	(12,628)	-	(12,628)
Tier 1 SUKUK coupon	-	-	-	-	-	6,649	-	276,200	15,000	655,575	108,616	764,191
<b>Balance at 30 September 2022</b>	302,838	(43,530)	(1,750)	151,671	(51,503)	6,649	-	276,200	15,000	655,575	108,616	764,191

The notes on pages 10 to 39 are an integral part of this condensed consolidated interim financial statements.

# Finance House P.J.S.C.

## Condensed consolidated interim statement of cash flows

for the nine-months period ended 30 September (Unaudited)

Note	2022 AED'000	2021 AED'000
<b>Cash flows from operating activities</b>		
Profit for the period	20,173	19,820
<i>Adjustments for:</i>		
Depreciation of property, fixtures and equipment	7,644	10,462
Profit on fair valuation of investment in property	(600)	-
Share of result of associate	3,927	400
Credit impairment loss of loans and advances	34,702	35,013
Credit impairment loss of Islamic financing and investing assets	(5,763)	1,299
Dividend income from investments	(7,797)	(9,876)
Gain on disposal of investments carried at fair value through profit or loss	(3,499)	(3,127)
Change in fair value of investments carried at fair value through profit or loss	341	(1,979)
Provision for employees' end of service benefits	1,721	510
Gain on disposal of investment carried at amortized cost	(39)	-
	<b>50,810</b>	<b>52,522</b>
<i>Changes in:</i>		
Due from banks maturing after three months	-	1,044
Islamic financing and investing assets	10,882	21,472
Loans and advances	(2,587)	65,767
Interest receivable and other assets	(7,463)	16,851
Insurance receivable	(92,633)	(61,967)
Customers' deposits and margin accounts	(28,482)	(161,010)
Interest payable and other liabilities	10,887	20,147
Lease liabilities	(571)	(1,492)
Unearned premium	58,923	23,760
Gross claim outstanding	23,379	3,885
	<b>23,144</b>	<b>(19,021)</b>
<b>Cash flows from / (used in) operating activities</b>		
Payment of employees' end of service benefits	(1,105)	(850)
Directors remuneration paid	(2,251)	(1,957)
	<b>19,788</b>	<b>(21,828)</b>
<b>Net cash flows from / (used in) operating activities</b>		
<b>Cash flows from investing activities</b>		
Purchase of investments carried at fair value through other comprehensive income	(30,444)	(7,897)
Proceeds from sale of investments carried at fair value through other comprehensive income	41,189	23,861
Purchase of investments carried at fair value through profit or loss	(29,885)	(35,541)
Proceeds from sale of investments carried at fair value through profit or loss	43,826	13,963
Proceeds from sale of investments carried at amortized cost	1,884	3,673
Disposal of investment property	-	4,425

# Finance House P.J.S.C.

## Condensed consolidated interim statement of cash flows (continued) for the nine-months period ended 30 September (Unaudited)

	Note	2022 AED'000	2021 AED'000
Purchase of property, fixtures and equipment		(8,839)	(16,437)
Dividend received		7,797	9,876
<b>Net cash flows from / (used in) investing activities</b>		<b>25,529</b>	<b>(5,077)</b>
<b>Cash flows from financing activities</b>			
Proceeds from short term/medium term borrowings		83,561	295,250
Repayments of short term/medium term borrowings		(72,827)	(175,000)
Movement in Tier 1 SUKUK		-	(50)
Tier 1 SUKUK coupon paid		(12,628)	(13,706)
Tier 1 Bond coupon paid		(928)	-
Cash dividend paid		-	(5,749)
Purchase of Treasury shares		(13,707)	-
<b>Net cash flows (used in) / from financing activities</b>		<b>(16,529)</b>	<b>100,745</b>
Net increase in cash and cash equivalents		28,788	73,840
Cash and cash equivalents at 1 January		569,167	446,607
<b>Cash and cash equivalents at 30 September</b>	8	<b>597,955</b>	<b>520,447</b>

The notes on pages 10 to 39 are an integral part of this condensed consolidated interim financial statements.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### **1 Legal status and principal 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, the Decretal Federal Law No. 14 of 2018 regarding the Central Bank and Organization of Financial Institution and Activities and under authority of resolutions of the Board of Directors of the U.A.E. Central Bank relating to Finance Companies.

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

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.

The entity is listed on the Abu Dhabi Securities Exchange (Ticker: FH).

The condensed consolidated interim financial information of the group as at and for the period ended 30 September 2022 and year ended 31 December 2021 are available upon request from the Company’s registered address P.O. Box 7878, Abu Dhabi, United Arab Emirates.

### **2 Basis of preparation**

This condensed consolidated interim financial information of the Group are prepared under the historical cost basis except for certain financial instruments and investment properties which are measured at fair value.

This condensed consolidated interim financial statement is prepared in accordance with International Accounting Standard 34: Interim Financial Reporting (“IAS 34”), issued by the International Accounting Standard Board (IASB) and comply with the applicable requirements of the laws in the U.A.E.

This condensed consolidated interim financial statement does not include all the information and disclosures required in full consolidated financial statements and should be read in conjunction with the Group’s consolidated financial statements for the year ended 31 December 2021. In addition, results for the period from 1 January 2022 to 30 September 2022 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2022.

As required by the Securities and Commodities Authority of the U.A.E. (“SCA”) Notification No. 2624/2008 dated 12 October 2008, accounting policies relating to financial assets, cash and cash equivalents, Islamic financing and investing assets and investment properties have been disclosed in the condensed consolidated interim financial statements

On 20 September 2021, the UAE Federal Decree Law No. 32 of 2021 was issued and came into effect on 2 January 2022 which repealed the UAE Federal Law No. 2 of 2015 (as amended). The Group has 12 months from 2 January 2022 to comply with the provisions of the UAE Federal Decree Law No 32 of 2021.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 2 Basis of preparation *(continued)*

#### *i. New currently effective requirements*

The following amendments to existing standards and framework have been applied by the Group in preparation of these condensed consolidated interim financial statements. The adoption of the below did not result in changes to previously reported net profit or equity of the Group.

<b>Description</b>	<b>Effective from</b>
Reference to the Conceptual Framework (Amendments to IFRS 3)	1 January 2022
Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16)	1 January 2022
Onerous Contracts – Cost of Fulfilling a Contract (Amendments to IAS 37).	1 January 2022
First-time Adoption of International Financial Reporting Standards: Subsidiary as a first-time adopter (Annual improvements to IFRS 1)	1 January 2022
Financial Instruments: Fees in the '10 per cent' test for derecognition of financial liabilities (Annual improvements to IFRS 9)	1 January 2022
COVID-19-Related Rent Concessions beyond 30 June 2021 (Amendment to IFRS 16)	1 January 2022

Interbank offered rates (“IBORs”), such as the London Interbank Offered Rate (“LIBOR”), plays a critical role in global financial markets, serving as reference rates for derivatives, loans and securities, and as parameters in the valuation of financial instruments

Uncertainty surrounding the integrity of IBOR rates has in recent years, led regulators, central banks and market participants to work towards a transition to alternative risk-free benchmark reference rates (“RFRs”) and market-led working groups in respective jurisdictions have recommended alternative risk-free reference rates, which are gradually being adopted. Progress in the transition to these new benchmarks has resulted in significant uncertainty in the future of IBOR benchmarks beyond 1 January 2022. The Group does not have significant exposure on its financial instruments.

#### *ii. Use of judgments and estimates*

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

In preparing these condensed consolidated interim financial statements, 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 were applied to the ‘consolidated financial statements as at and for the year ended 31 December 2021.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 2 Basis of preparation (continued)

#### Use of judgments and estimates (continued)

#### COVID-19 and Expected Credit Loss (ECL)

On 11 March 2020, the World Health Organization ("WHO") officially declared COVID-19 a global pandemic. In light of the rapid spread of COVID-19 across the globe, various economies and sectors have faced significant disruptions and uncertainty and governments and authorities have instigated a host of measures to contain or delay the spread of the virus. In line with other global regulators, the Central Bank of the UAE ("CBUAE"), under the Targeted Economic Support Scheme ("TESS"), had facilitated the provision of temporary relief from the payments or deferral of principal and/or interest / profit on outstanding loans for all affected private sector corporates, SMEs and individuals with specific conditions. CBUAE phased out the deferrals under TESS by end of 31 December 2021, however, it had extended the relief granted under TESS for capital, liquidity and stable funding requirements, to all banks operating in the UAE, from 31 December 2021 to 30 June 2022.

The Group continues to closely monitor the impact of COVID-19 on the Company's portfolio.

#### iv. Basis of consolidation

The condensed consolidated interim financial statements incorporate 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 consolidated interim financial statement 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
		30 September 2022	31 December 2021	
Finance House L.L.C. (formerly known as Islamic Finance House)	U.A.E.	100	100	Financing Services
Insurance House P.S.C. Finance House	U.A.E.	45.61	45.61	Insurance
Securities Co L.L.C. F.H. Capital P.J.S (formerly known as CAPM)	U.A.E.	70	70	Brokerage Investment and asset management
F.H. Services L.L.C	U.A.E.	100	100	Services

#### Transactions eliminated on consolidation

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

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 2 Significant accounting policies

The accounting policies applied in these condensed consolidated interim financial statements are the same as those in the Group's consolidated financial statements as at and for the year ended 31 December 2021.

### 3 Financial risk management

The Group has exposure to the following risks from financial instruments:

- Credit risk
- Liquidity risk
- Market risk
- Operational risk
- Insurance risk

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 2021.

#### (a) *Credit risk*

Credit risk is the single largest risk from the Group's business; management therefore carefully manages its exposure to credit risk. The credit risk management and control are centralised in a risk management department which reports regularly to the Board Risk Management Committee.

The ECL recorded on loans and advances measured at amortised cost and Islamic financing and investing assets measured at amortised cost have been disclosed in note 10 and 11 respectively such that there is no reasonable expectation of recovering in full.

#### (i) *Write-off policy*

The Group writes off financial assets, in a whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include (i) ceasing enforcement activity and (ii) where the Group's recovery method is foreclosing on collateral and the value of the collateral is such that there is no reasonable expectation of recovering in full.

The Group may write-off financial assets that are still subject to enforcement activity. The outstanding contractual amounts of such assets written off during the period ended 30 September 2022 was nil (2021: nil). The Group still seeks to recover amounts it is legally owed in full, but which have been partially written off due to no reasonable expectation of full recovery.

#### (ii) *Modification of financial assets*

The Group sometimes modifies the terms of loans provided to customers due to commercial renegotiations, or for distressed loans, with a view to maximizing recovery. Such restructuring activities include extended payment term arrangements, payment holidays and payment forgiveness. Restructuring policies and practices are based on indicators or criteria which, in the judgment of management, include that payment will most likely continue. These policies are kept under continuous review.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management *(continued)*

#### (a) Credit risk *(continued)*

#### (ii) Modification of financial assets *(continued)*

Risk of default of such assets after modification is assessed at the reporting date and compared with the risk under the original terms at initial recognition, when the modification is not substantial and so does not result in derecognition of the original asset. The Group monitors the subsequent performance of modified assets. The Group may determine that the credit risk has significantly improved after restructuring, so that the assets are moved from Stage 3 or Stage 2 (Lifetime ECL) to Stage 1 (12-month ECL). This is only the case for assets which have performed in accordance with the new terms for at least 12 consecutive months.

The Group continues to monitor if there is a subsequent significant increase in credit risk in relation to such assets through the use of specific models for modified assets.

#### (iii) Credit risk measurement

##### *Loans and advances (including loan commitments, LCs and LGs)*

The estimation of credit exposure for risk management purposes is complex and requires the use of models, as the exposure varies with changes in market conditions, expected cash flows and the passage of time. The assessment of credit risk of a portfolio of assets entails further estimations as to the likelihood of defaults occurring, of the associated loss ratios and of default correlations between counterparties. The Group measures credit risk using Probability of Default (PD), Exposure at Default (EAD) and Loss Given Default (LGD). This is similar to the approach used for the purposes of measuring Expected Credit Loss (ECL) under IFRS 9.

##### *Credit risk grading*

The Group uses internal credit risk grading that reflect its assessment of the probability of default of individual counterparties. The Group use internal rating models tailored to the various categories of counterparty. Borrower and loan specific information collected at the time of application (such as disposable income, and level of collateral for retail exposures; and turnover and industry type for wholesale exposures) is fed into this rating model. This is supplemented with external data input into the model.

The credit grades are calibrated such that risk of default increases exponentially at each higher risk grade. For example, this means that the difference in the PD between a 6 and 8 rating grade is lower than the difference in the PD between an 18 and 20 rating grade.

#### (iv) Expected credit loss measurement

IFRS 9 outlines a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:

- A financial instrument that is not credit-impaired on initial recognition is classified in 'Stage 1' and has its credit risk continuously monitored by the Group.
- If a significant increase in credit risk ('SICR') since initial recognition is identified, the financial instrument is moved to 'Stage 2' but is not yet deemed to be credit-impaired.
- If the financial instrument is credit-impaired, the financial instrument is then moved to 'Stage 3'. Please refer to note 4 a (v) for a description of how the Group defines default and credit-impaired assets.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

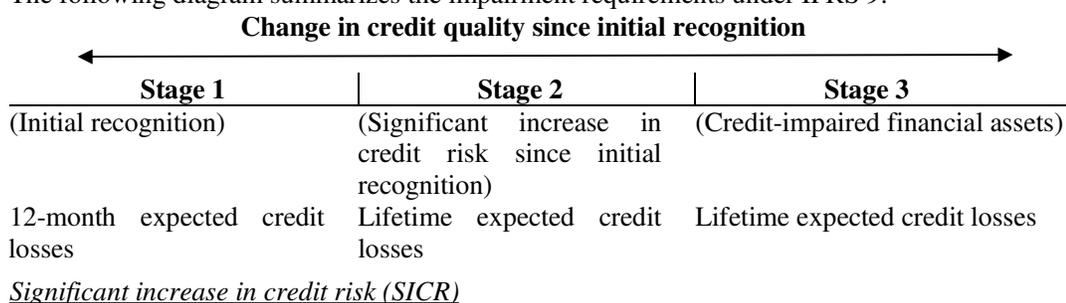
### 4 Financial risk management (continued)

#### (a) Credit risk (continued)

#### (iv) Expected credit loss measurement (continued)

- Financial assets in Stage 1 have their ECL measured at an amount equal to the portion of lifetime expected credit losses that result from default events possible within the next 12 months. Instruments in Stages 2 or 3 have their ECL measured based on expected credit losses on a lifetime basis. Please refer to following note for a description of inputs, assumptions and estimation techniques used in measuring the ECL.
- A pervasive concept in measuring the ECL in accordance with IFRS 9 is that it should consider forward-looking information. The below note includes an explanation of how the Group has incorporated this in its ECL models.

The following diagram summarizes the impairment requirements under IFRS 9:



The Group considers a financial asset to have experienced a significant increase in credit risk when one or more of the following quantitative, qualitative or backstop criteria have been met:

#### Quantitative criteria

##### Corporate Loans:

For Corporate loans, if the borrower experiences a significant increase in probability of default which can be triggered by the following factors:

- Loan facilities restructured in the last 12 months;
- Loan facilities that are past due for 30 days and above but less than 90 days;
- Actual or expected change in external ratings and / or internal ratings

##### Retail:

For Retail portfolio, if the borrowers meet one or more of the following criteria:

- Adverse findings for an account/ borrower as per credit bureau data;
- Loan rescheduling before 30 Days Past Due (DPD);
- Accounts overdue between 30 and 90 days.

##### Treasury:

- Significant increase in probability of default of the underlying treasury instrument;
- Significant change in the investment's expected performance & behaviour of borrower (collateral value, payment holiday, Payment to Income ratio etc.).

#### Qualitative criteria:

##### Corporate Loans:

- Feedback from the Early Warning Signal framework of the Group (along factors such as adverse change in business, financial or economic conditions).

#### Backstop:

A backstop is applied and the financial asset is considered to have experienced a significant increase in credit risk if the borrower is more than 30 days past due on its contractual payments.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management *(continued)*

#### (a) Credit risk *(continued)*

#### (v) Definition of default and credit-impaired assets

The Group defines a financial instrument as in default, which fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

In addition to 90 DPD, for the retail and corporate portfolio, the default definition used is consistent with the Basel Framework. According to the Basel II definition, default is considered to have occurred with regard to particular obligors when either one or the following events have taken place:

- The Group considers that the obligor is unlikely to pay its credit obligation to the Group in full without recourse by the Group to actions like realizing security (if held).
- The Group puts credit obligation on non-accrued status.
- The Group makes a charge-off or account-specific provision resulting from a perceived decline in credit quality subsequent to the Group taking on the exposure.
- The Group consents to a distressed restructuring of the credit obligation where this is likely to result in a diminished financial obligation caused by the material forgiveness or postponement of principal, interest and other fees.
- The Group has filed for the obligor's bankruptcy or similar order in respect of the obligor's credit obligation to the Group. The obligor has sought or has been placed in bankruptcy or similar protection wherein this would avoid or delay repayment of the credit obligation to the Group.
- The obligor is past due more than 90 days on any material credit obligation to the Group. Overdrafts will be considered as being past due once the customer has breached an advised limit or been advised of a limit smaller than the current outstanding.
- A loan that has been renegotiated due to deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment. In addition, a retail loan that is overdue for 90 days or more is considered impaired.

#### Measuring ECL – Explanation of inputs, assumptions and estimation techniques

The Expected Credit Loss (ECL) is measured on either a 12-month (12M) or Lifetime basis depending whether a significant increase in credit has occurred since initial recognition or whether an asset is considered to be credit-impaired. Expected credit losses are the discounted product of the Probability of Default (PD), Exposure at Default (EAD), and Loss Given Default (LGD), defined as follows:

- The PD represents the likelihood of a borrower defaulting on its financial obligation (as per 'Definition of default and credit-impaired' above), either over the next 12 months (12M PD), or over the remaining lifetime (Lifetime PD) of the obligation.
- EAD is based on the amounts the Group expected to be owed at the time of default, over the next 12 months (12M EAD) or over the remaining lifetime (Lifetime EAD). For example, for a revolving commitment, the Group includes the current drawn balance plus any further amount that is expected to be drawn up to the current contractual limit by the time of default, should it occur.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management (continued)

#### (a) Credit risk (continued)

#### (v) Definition of default and credit-impaired assets (continued)

##### Measuring ECL – Explanation of inputs, assumptions and estimation techniques (continued)

- Loss Given Default (LGD) represents the Group's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and seniority of claim and availability of collateral or other credit support. LGD is expressed as a percentage loss per unit of exposure at the time of default (EAD). LGD is calculated on a 12-month or lifetime basis, where 12-month LGD is the percentage of loss expected to be made if the default occurs in the next 12 months and Lifetime LGD is the percentage of loss expected to be made if the default occurs over the remaining expected lifetime of the loan.

The ECL is determined by projecting the PD, LGD and EAD for each future month and for each individual exposure or collective segment. These three components are multiplied together and adjusted for the likelihood of survival (i.e. the exposure has not prepaid or defaulted in an earlier month). This effectively calculates an ECL for each future month, which is then discounted back to the reporting date and summed. The discount rate used in the ECL calculation is the original effective interest rate or an approximation thereof.

The lifetime PD is developed by applying a maturity profile to the current 12M PD. The maturity profile looks at how defaults develop on a portfolio from the point of initial recognition throughout the lifetime of the loans. The maturity profile is based on historical observed data and is assumed to be the same across all assets within a portfolio and credit grade band. This is supported by historical analysis.

The 12-month and lifetime EADs are determined based on the expected payment profile, which varies by product type.

- For amortising products and bullet repayments loans, this is based on the contractual repayments owed by the borrower over a 12 month or lifetime basis. This will also be adjusted for any expected overpayments made by a borrower. Early repayment/refinance assumptions are also incorporated into the calculation.
- For revolving products, the exposure at default is predicted by taking current drawn balance and adding a "credit conversion factor" which allows for the expected drawdown of the remaining limit by the time of default. These assumptions vary by product type and current limit utilization based on analysis of the Group's recent default data.

The 12-month and lifetime LGDs are determined based on the factors which impact the recoveries made post default. These vary by product type.

- For secured products, this is primarily based on collateral type and projected collateral values, historical discounts to market/book values due to forced sales, time to repossession and recovery costs observed.
- For unsecured products, LGD's are typically set at product level due to the limited differentiation in recoveries achieved across different borrowers. These LGD's are influenced by collection strategies, including contracted debt sales and prices.

Forward-looking economic information is also included in determining the 12-month and lifetime PD, EAD and LGD. These assumptions vary by product type. Refer to the Note below for an explanation of forward-looking information and its inclusion in ECL calculations.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management (continued)

#### (a) Credit risk (continued)

#### (v) Definition of default and credit-impaired assets (continued)

##### Measuring ECL – Explanation of inputs, assumptions and estimation techniques (continued)

These assumptions underlying the ECL calculation – such as how the maturity profile of the PDs and how collateral values change etc. – are monitored and reviewed on a quarterly basis.

##### Forward-looking information incorporated in the ECL Models

The assessment of SICR and the calculation of ECL both incorporate forward-looking information. The Group has performed historical analysis and identified the key economic variables impacting credit risk.

##### Credit rating and measurement

The risk rating system is the basis for determining the credit risk of the Group's asset portfolio (except the consumer assets) and thus asset pricing, portfolio management, determining finance loss provisions and reserves and the basis for credit approval authority delegation. A standard numeric credit risk-grading system is being used by the Group which is based on the Group's internal estimate of probability of default, with customers or portfolios assessed against a range of quantitative and qualitative factors, including taking into account the counterparty's financial position, past experience and other factors.

The Risk Rating system for performing assets ranges from 1 to 19, each grade being associated with a Probability of Default ("PD"). Non-performing clients are rated 20, 21, 22, corresponding to the Substandard, Doubtful and Loss classifications as per *Clarifications and Guidelines Manual for Circular No. 28/2012* issued by the UAE Central bank. The Group's internal credit grades have also been mapped to external agency ratings for better comparison.

##### Credit approval

Major credit exposures to individual counterparties, groups of connected counterparties and portfolios of retail exposures are reviewed and approved by the Group's Credit Committee ("CC") within the authorities delegated by the Board of Directors.

##### Credit monitoring

The Group regularly monitors credit exposures and external trends which may impact risk management outcomes. Internal risk management reports are presented to the Chief Risk Officer / Chief Credit Officer and Board Risk Committee, containing information on key variables; portfolio delinquency and financing impairment performance.

All corporate exposures accounts are monitored carefully for performance and reviewed formally on an annual basis or earlier. Group has robust policies for client visits and monitoring of accounts to make sure that any concerns on the quality of the accounts are addressed well in time. An exposure is categorized as watch list or non-performing as per UAE Central Bank guidelines.

All non-performing accounts are monitored closely by the Remedial Management Unit of the Group directly reporting to the Chief Credit Officer. Such accounts are re-evaluated and remedial actions are agreed and monitored. Remedial actions include, but are not limited to, exposure reduction, security enhancement, exit of the account etc.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### **4 Financial risk management** *(continued)*

#### *(a) Credit risk* *(continued)*

#### *(v) Definition of default and credit-impaired assets* *(continued)*

##### *Credit monitoring* *(continued)*

With respect to the Group's consumer portfolio, asset quality is monitored closely with 30/60/90 days past due accounts and delinquency trends are monitored continuously for each consumer product of the Group. Accounts which are past due are subject to collection process, managed independently by the risk function. Write-off and provisioning of the consumer portfolio is done strictly as per the UAE Central Bank guidelines.

##### *Credit risk mitigation*

Potential credit losses from any given account, customer or portfolio are mitigated using a range of tools. Additional support in the form of collateral and guarantee is obtained where required. The reliance that can be placed on these credit mitigation resources is carefully assessed in light of issues such as legal enforceability, market value and counterparty risk of the guarantor. Collateral types which are eligible for risk mitigation include: cash; residential, commercial and industrial property; fixed assets such as motor vehicles, aircraft, plant and machinery; marketable securities; commodities; bank guarantees; and letters of credit etc. Risk mitigation policies control the approval of collateral types.

The Group's financial risk management objectives and policies are consistent with those disclosed in the financial statements as at and for the year ended 31 December 2021.

The Group measures its exposure to credit risk by reference to the gross carrying amount of financial assets less amounts offset, interest suspended and impairment losses, if any. The carrying amounts of financial assets represent the maximum credit exposure.

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 4 Financial risk management (continued)

##### (a) Credit risk (continued)

##### (vi) Exposure to credit risk

The following table contains an analysis of the credit risk exposure of financial assets which are subject to ECL. The gross carrying amount of financials assets below also represents the Group's maximum exposure to credit risk on these assets.

	As at 30 September 2022			
	ECL staging			
	Stage 1	Stage 2	Stage 3	
	12-month ECL AED'000	Lifetime ECL AED'000	Lifetime ECL AED'000	Total AED'000
<b>Credit risk exposures</b>				
<i>Loans and advances – At amortised cost</i>	1,579,553	340,980	567,446	2,487,979
Loss allowance	(22,566)	(30,929)	(384,334)	(437,829)
<b>Carrying amount</b>	<b>1,556,987</b>	<b>310,051</b>	<b>183,112</b>	<b>2,050,150</b>
<i>Islamic financing and investing assets – At amortised cost</i>	12,170	2,959	70,631	85,760
Loss allowance	(139)	(117)	(60,318)	(60,574)
<b>Carrying amount</b>	<b>12,031</b>	<b>2,842</b>	<b>10,313</b>	<b>25,186</b>

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 4 Financial risk management (continued)

##### (a) Credit risk (continued)

##### (vi) Exposure to credit risk

The following table contains an analysis of the credit risk exposure of financial assets which are subject to ECL. The gross carrying amount of financial assets below also represents the Group's maximum exposure to credit risk on these assets.

	As at 31 December 2021			
	ECL staging			Total AED'000
	Stage 1 12-month ECL AED'000	Stage 2 Lifetime ECL AED'000	Stage 3 Lifetime ECL AED'000	
<i>Loans and advances – At amortised cost</i>				
	1,526,599	413,710	553,507	2,493,816
Loss allowance	(20,387)	(28,562)	(362,602)	(411,551)
<b>Carrying amount</b>	<b>1,506,212</b>	<b>385,148</b>	<b>190,905</b>	<b>2,082,265</b>
<i>Islamic financing and investing assets – At amortised cost</i>				
	16,314	4,662	72,288	93,264
Loss allowance	(397)	(227)	(62,335)	(62,959)
<b>Carrying amount</b>	<b>15,917</b>	<b>4,435</b>	<b>9,953</b>	<b>30,305</b>

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 4 Financial risk management *(continued)*

##### (a) Credit risk *(continued)*

##### (vi) Exposure to credit risk

The following table contains an analysis of the credit risk exposure of financial assets which are subject to ECL. The gross carrying amount of financials assets below also represents the Group's maximum exposure to credit risk on these assets.

	2022			Total AED'000
	Stage 1 12-month ECL AED'000	ECL staging Stage 2 Lifetime ECL AED'000	Stage 3 Lifetime ECL AED'000	
<i>Loans and advances</i>				
Grading 1	876,934	33,424	-	910,358
Grading 2	702,619	307,557	-	1,008,443
Grading 3	-	-	152,065	153,797
Grading 4	-	-	83,551	83,551
Grading 5	-	-	331,830	331,830
	<hr/>	<hr/>	<hr/>	<hr/>
Loss allowance	(22,566)	(30,929)	(384,334)	(437,829)
	<hr/>	<hr/>	<hr/>	<hr/>
Carrying amount	1,556,987	310,051	183,112	2,050,150
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<i>Islamic financing and investing assets</i>				
Grading 1	6,296	56	-	6,352
Grading 2	5,874	2,903	-	8,777
Grading 3	-	-	5,086	5,086
Grading 4	-	-	1,067	1,067
Grading 5	-	-	64,478	64,478
	<hr/>	<hr/>	<hr/>	<hr/>
Loss allowance	(139)	(117)	(60,318)	(60,574)
	<hr/>	<hr/>	<hr/>	<hr/>
Carrying amount	12,031	2,842	10,313	25,186
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 4 Financial risk management (continued)

##### (a) Credit risk (continued)

##### (vi) Exposure to credit risk

The following table contains an analysis of the credit risk exposure of financial assets which are subject to ECL. The gross carrying amount of financial assets below also represents the Group's maximum exposure to credit risk on these assets.

	2021			Total AED'000
	Stage 1 12-month ECL AED'000	ECL staging Stage 2 Lifetime ECL AED'000	Stage 3 Lifetime ECL AED'000	
<b><i>Loans and advances</i></b>				
Grading 1	1,466,141	330,818	-	1,796,959
Grading 2	60,458	82,892	-	143,350
Grading 3	-	-	151,070	151,070
Grading 4	-	-	67,589	67,589
Grading 5	-	-	334,848	334,848
	1,526,599	413,710	553,507	2,493,816
Loss allowance	(20,387)	(28,562)	(362,602)	(411,551)
Carrying amount	1,506,212	385,148	190,905	2,082,265
<b><i>Islamic financing and investing assets</i></b>				
Grading 1	16,181	84	-	16,265
Grading 2	133	4,578	-	4,711
Grading 3	-	-	4,803	4,803
Grading 4	-	-	982	982
Grading 5	-	-	66,503	66,503
	16,314	4,662	72,288	93,264
Loss allowance	(397)	(227)	(62,335)	(62,959)
Carrying amount	15,917	4,435	9,953	30,305

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management (*continued*)

#### (b) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting its obligations from financial liabilities. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation. Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

#### (c) Market risk

Market risk is the risk that the fair value and future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates, price of equity and fixed income securities.

#### (i) Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments.

The Group is exposed to interest rate risk on its interest bearing assets and liabilities.

The following table demonstrates the sensitivity of the income statement to reasonably possible changes in the interest rates, with all other variables held constant, of the Group's result for the year.

The sensitivity of the income statement is the effect of the assumed changes in interest rates on the Group's profit for the year, based on the floating rate financial assets and liabilities held at 30 September 2022.

	<b>+1% increase AED'000</b>	<b>-1% decrease AED'000</b>
<b>30 September 2022</b>		
Change of 1%	<b>6,297</b>	<b>(3,024)</b>
<b>Cash flow sensitivity</b>	<b>6,297</b>	<b>(3,024)</b>
<b>30 September 2021</b>		
Change of 1%	5,392	(5,970)
<b>Cash flow sensitivity</b>	5,392	(5,970)

#### (ii) Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Board of Directors has set limits on positions by currency. Positions are monitored on a daily basis and it is ensured these are maintained within established limits.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 4 Financial risk management (continued)

#### (c) Market risk (continued)

#### (ii) Currency risk (continued)

Foreign currency risk is limited since a significant proportion of the Group's transactions, monetary assets and liabilities are denominated in U.A.E. Dirham and U.S. Dollar. As the U.A.E. Dirham is pegged to the U.S. Dollar, balances in U.S. Dollar are not considered to represent significant currency risk. Exposure to other currencies is insignificant to the overall Group.

#### (iii) Price risk

Price risk is the risk that the fair values of equities and fixed income securities decrease as the result of changes in the levels of equity and fixed income indices and the value of individual instruments. The price risk exposure arises from the Group's investment portfolio.

The following table estimates the sensitivity to a possible change in equity and fixed income markets on the Group's consolidated income statement. The sensitivity of the consolidated income statement is the effect of the assumed changes in the reference equity and fixed income benchmarks on the fair value of investments carried at fair value through profit or loss.

	<b>Equity +5% increase AED'000</b>	<b>-5% decrease AED'000</b>
<b>30 September 2022</b>		
<i>Investments carried at fair value through profit or loss</i>		
Abu Dhabi Securities Market Index	1,591	(1,591)
Dubai Financial Market	854	(854)
<i>Investments carried at fair value through other comprehensive income</i>		
Abu Dhabi Securities Market Index	5,450	(5,450)
Dubai Financial Market Index	1,353	(1,353)
Unquoted investments	2,298	(2,298)
<b>Cash flow sensitivity</b>	<b>11,546</b>	<b>(11,546)</b>
<b>31 December 2021</b>		
<i>Investments carried at fair value through profit or loss</i>		
Abu Dhabi Securities Market Index	1,791	(1,791)
Dubai Financial Market Index	1,194	(1,194)
<i>Investments carried at fair value through other comprehensive income</i>		
Abu Dhabi Securities Market Index	6,617	(6,617)
Dubai Financial Market Index	1,640	(1,640)
Unquoted investments	2,298	(2,298)
<b>Cash flow sensitivity</b>	<b>13,540</b>	<b>(13,540)</b>

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### **4 Financial risk management** (*continued*)

#### (c) **Market risk** (*continued*)

##### (iii) **Price risk** (*continued*)

The effect of decreases in prices of equity and fixed income securities is expected to be equal and opposite to the effect of the increases shown above.

##### (iv) **Operational risk**

Operational risk is the risk of direct or indirect loss arising from inadequate or failed internal processes, systems failure, human error, fraud or external events. When required controls fail, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. While the Group cannot expect to eliminate all operational risks, through a control framework and by continuous monitoring and responding to potential risk, the Group is able to manage these risks. Controls include effective segregation of duties, appropriate access, authorization and reconciliation procedures, staff training and robust assessment process. The processes are reviewed by risk management and internal audit on an ongoing basis.

##### (v) **Insurance risk**

The principal risk the Group faces under insurance contracts is that the actual claims and benefit payments or the timing thereof, differs from expectations. This is influenced by the frequency of claims, severity of claims, actual benefits paid and subsequent development of long-term claims. Therefore, the objective of the Group is to ensure that sufficient reserves are available to cover these liabilities.

The risk exposure is mitigated by diversification across a large portfolio of insurance contracts and geographical areas. The variability of risks is also improved by careful selection and implementation of underwriting strategy guidelines, as well as the use of reinsurance arrangements.

In common with other insurers, in order to minimize financial exposure arising from large insurance claims, the Group, in the normal course of business, enters into arrangements with other parties for reinsurance purposes. Such reinsurance arrangements provide for greater diversification of business, allow management to control exposure to potential losses arising from large risks, and provide additional capacity for growth. A significant portion of the reinsurance is effected under treaty, facultative and excess of loss reinsurance contracts.

To minimise its exposure to significant losses from reinsurer insolvencies, the Group evaluates the financial condition of its reinsurers and monitors concentrations of credit risk arising from similar geographic regions, activities or economic characteristics of the reinsurers.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

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

	<i>(Unaudited)</i>		<i>(Unaudited)</i>	
	Nine months ended 30 September		Three months ended 30 September	
	2022 AED'000	2021 AED'000	2022 AED'000	2021 AED'000
Loans and advances	133,768	129,142	49,629	41,731
Income from Islamic financing and investing assets	1,289	2,468	936	2,204
Income from perpetual instruments	618	845	233	287
Due from banks	3,655	3,102	1,967	740
Others	1,010	10	336	10
<b>Interest income and income from Islamic financing and investing assets</b>	<b>140,340</b>	<b>135,567</b>	<b>53,101</b>	<b>44,972</b>
Customers' deposits and margin accounts	(19,608)	(21,921)	(8,074)	(8,023)
Due to banks and other financial institutions	(20,537)	(12,128)	(7,535)	(4,235)
Profit distributable to depositors	(371)	(757)	(139)	(339)
<b>Interest expense and profit distributable to depositors</b>	<b>(40,516)</b>	<b>(34,806)</b>	<b>(15,748)</b>	<b>(12,597)</b>
<b>Net interest income and income from Islamic financing and investing assets</b>	<b>99,824</b>	<b>100,761</b>	<b>37,353</b>	<b>32,375</b>

No interest or profit income is recognised on impaired loans and advances or on impaired Islamic financing and investing assets.

### 6 Net investment income

	<i>(Unaudited)</i>		<i>(Unaudited)</i>	
	Nine months ended 30 September		Three months ended 30 September	
	2022 AED'000	2021 AED'000	2022 AED'000	2021 AED'000
Net gain on disposal of investments carried at fair value through profit or loss	3,498	3,127	1,433	194
Change in fair value of investments carried at fair value through profit or loss	(341)	1,979	(933)	(13)
Dividends from investments carried at fair value through profit or loss	1,830	1,313	521	269
Net gain from investments carried at fair value through profit or loss	4,987	6,419	1,021	450
Dividend income from investments carried at fair value through other comprehensive income	5,967	7,709	872	1,553
Realised gain on disposal of investment carried at amortised cost	39	-	39	-
<b>Net income from investments</b>	<b>10,993</b>	<b>14,128</b>	<b>1,932</b>	<b>2,003</b>

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 7 Basic and diluted earnings per share

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

	<i>(Unaudited)</i>		<i>(Unaudited)</i>	
	Nine months ended		three months	
	30 September		ended 30	
	2022	2021	2022	2021
	AED'000	AED'000	AED'000	AED'000
Profit for the period attributable to equity holders of the parent	16,258	14,155	4,790	1,286
Less: Tier 1 Sukuk coupon paid	(12,628)	(12,778)	(3,530)	(4,256)
	<u>3,630</u>	<u>1,377</u>	<u>1,260</u>	<u>(2,970)</u>
Number of ordinary shares in issue	302,838	302,838	302,838	302,838
Less: Treasury shares	(24,941)	(2,188)	(24,941)	(2,188)
Less: Employees' share-based payment scheme	(1,750)	(1,750)	(1,750)	(1,750)
	<u>276,147</u>	<u>298,900</u>	<u>276,147</u>	<u>298,900</u>
Earnings per share (AED)	<u>0.01</u>	<u>0.00</u>	<u>0.00</u>	<u>(0.01)</u>

### 8 Cash and cash equivalents

	<i>(Unaudited)</i>	<i>(Audited)</i>
	30 September 2022 AED'000	31 December 2021 AED'000
<b>Cash balances</b>		
Cash on hand	9,986	8,096
<b>Due from banks</b>		
Placements with banks	10,414	65,245
Call accounts	259,442	267,184
Current and demand accounts	190,531	105,614
Balance with UAE Central Bank	161,868	149,748
Restricted cash balances*	6,000	6,000
	<u>628,255</u>	<u>593,791</u>
Due to banks and other financial institutions with original maturity of less than three months	(34,286)	(26,720)
Other restricted cash balances*	(6,000)	(6,000)
<b>Net cash and cash equivalents</b>	<u>597,955</u>	<u>569,167</u>

\* Restricted cash represents a bank deposit which cannot be utilized without the consent of the Central Bank of the UAE.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 9 Investments

	At fair value through other comprehensive income AED'000	At fair value through profit or loss AED'000	At amortised cost AED'000	Total AED'000
<b>30 September 2022</b>				
<i>(Unaudited)</i>				
Equity instruments:				
- Quoted	150,820	48,902	-	199,722
- Unquoted	34,673	-	-	34,673
Debt instruments				
-Quoted-fixed rate	32,196	-	-	32,196
Unquoted investment in managed funds	916	-	-	916
	<u>218,605</u>	<u>48,902</u>	<u>-</u>	<u>267,507</u>
	<u><u>218,605</u></u>	<u><u>48,902</u></u>	<u><u>-</u></u>	<u><u>267,507</u></u>
Within UAE	214,080	48,902	-	262,982
Outside UAE	4,525	-	-	4,525
	<u>218,605</u>	<u>48,902</u>	<u>-</u>	<u>267,507</u>
	<u><u>218,605</u></u>	<u><u>48,902</u></u>	<u><u>-</u></u>	<u><u>267,507</u></u>
<b>31 December 2021</b>				
<i>(Audited)</i>				
Equity instruments:				
- Quoted	184,726	59,685	-	244,411
- Unquoted	34,673	-	-	34,673
Debt instruments				
-Quoted-fixed rate	37,003	-	-	37,003
Unquoted investment in managed funds	1,081	-	1,847	2,928
	<u>257,483</u>	<u>59,685</u>	<u>1,847</u>	<u>319,015</u>
	<u><u>257,483</u></u>	<u><u>59,685</u></u>	<u><u>1,847</u></u>	<u><u>319,015</u></u>
Within UAE	251,624	59,685	-	311,309
Outside UAE	5,859	-	1,847	7,706
	<u>257,483</u>	<u>59,685</u>	<u>1,847</u>	<u>319,015</u>
	<u><u>257,483</u></u>	<u><u>59,685</u></u>	<u><u>1,847</u></u>	<u><u>319,015</u></u>

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 10 Loans and advances

	<i>(Unaudited)</i> <b>30 September</b> 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
<i>Commercial loans</i>		
Commercial overdraft	305,518	374,312
Trust Receipts	5,517	22,574
Bills and discounts	32,369	34,747
Mezzanine finance	12,103	12,103
Auto loans	850	783
Clean facility	1,180	1,180
Other commercial advances	1,634,803	1,572,717
	<u>1,992,340</u>	<u>2,018,416</u>
<i>Retail finance</i>		
Car loans	3,081	3,078
Executive Finance	94,518	102,771
Staff loans	5,322	5,342
Credit card advances and settlement plans	233,357	240,642
Gold Loan	5,516	-
Sulfah- National Personal Loan	94,727	67,182
Payday loans	33,882	34,324
SME loans	24,333	21,092
Others	903	969
	<u>495,639</u>	<u>475,400</u>
Gross loans and advances	2,487,979	2,493,816
Less: Allowance for impairment	(437,829)	(411,551)
Loans and advances	<u>2,050,150</u>	<u>2,082,265</u>

The movement in the allowance for impairment during the period is as follows:

	<i>(Unaudited)</i> <b>30 September</b> 2022 AED'000	<i>(Unaudited)</i> 30 September 2021 AED'000
Opening Balance	411,551	379,052
Impairment charges for the period	34,702	35,013
Reversal of no longer required impairment charges	(5,046)	(7,881)
Amount written off	-	(11,181)
Transfer	(3,378)	-
<b>Closing Balance</b>	<u>437,829</u>	<u>395,003</u>

The allowance for impairment includes a specific provision of **AED 384.3 million** (31 December 2021: AED 362.6 million) for stage 3 loans of the Group.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 11 Islamic financing and investing assets

	<i>(Unaudited)</i>	<i>(Audited)</i>
	<b>30 September</b>	31 December
	<b>2022</b>	2021
	<b>AED'000</b>	AED'000
Commodity Murabaha	<b>56,867</b>	61,752
Covered card and drawings	<b>18,169</b>	20,673
Purchase and lease back	<b>6,816</b>	7,005
Ijarah	<b>755</b>	711
Others	<b>3,153</b>	3,123
	<hr/>	<hr/>
Gross Islamic financing and investing assets	<b>85,760</b>	93,264
	<hr/>	<hr/>
Less: Allowance for impairment	<b>(60,574)</b>	(62,959)
	<hr/>	<hr/>
<b>Islamic financing and investing assets</b>	<b>25,186</b>	30,305
	<hr/> <hr/>	<hr/> <hr/>

The movement in the allowance during the period is as follows:

	<i>(Unaudited)</i>	<i>(Audited)</i>
	<b>30 September</b>	30 September
	<b>2022</b>	2021
	<b>AED'000</b>	AED'000
Opening Balance	<b>62,959</b>	60,869
Impairment charges for the period	<b>-</b>	1,299
Reversal of no longer required impairment charges	<b>(5,763)</b>	(245)
Intercompany movement	<b>3,378</b>	981
	<hr/>	<hr/>
<b>Closing Balance</b>	<b>60,574</b>	62,904
	<hr/> <hr/>	<hr/> <hr/>

The Allowance for impairment includes a specific provision of **AED 60.3 million** (31 December 2021: AED 61.3 million) for stage 3 Islamic financing and investing assets of the Group.

### 12 Customers' deposits and margin accounts

	<i>(Unaudited)</i>	<i>(Audited)</i>
	<b>30 September</b>	31 December
	<b>2022</b>	2021
	<b>AED'000</b>	AED'000
Call and demand deposits	<b>383,075</b>	364,502
Time deposits	<b>1,025,619</b>	1,081,190
Wakala deposits	<b>15,990</b>	13,543
	<hr/>	<hr/>
Margin accounts	<b>1,424,684</b>	1,459,235
	<b>263,219</b>	257,150
	<hr/>	<hr/>
	<b>1,687,903</b>	1,716,385
	<hr/> <hr/>	<hr/> <hr/>

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 12 Customers' deposits and margin accounts *(continued)*

Analysis of customers' deposits by sector is as follows:

	<i>(Unaudited)</i> <b>30 September</b> 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
Government	<b>127,886</b>	384,874
Corporate	<b>1,560,017</b>	1,331,511
	<b><u>1,687,903</u></b>	<b><u>1,716,385</u></b>

Margin accounts represent cash margins collected from corporate customers against unfunded and funded credit facilities extended to them in the normal course of business.

Customers' deposits and margin accounts carry interest/profit rates ranging from Nil to 4.00% p.a (2021: Nil to 4.00% p.a).

### 13 Share capital

	<i>(Unaudited)</i> <b>30 September</b> 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
302.8 million shares (2021: 302.8 million shares) of AED 1 each	<b>302,838</b>	302,838

### 14 Treasury shares

Treasury shares represent the cost of 24,941 thousand shares of the Company held by the company as at 30 September 2022 (2021: 2,188 thousand shares)

### 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, no shares were granted to employees and the value of outstanding shares not yet granted to employees as at 30 September 2022 were AED 1,750 thousand (2021: AED 1,750 thousand).

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 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:

	<i>(Unaudited)</i> <b>30 September</b> <b>2022</b> <b>AED'000</b>	<i>(Audited)</i> 31 December 2021 AED'000
Letters of credit	<b>123</b>	1,971
Letters of guarantee	<b>504,261</b>	594,167
Capital commitments	<b>4,249</b>	4,249
	<b>508,633</b>	600,387

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

### 17 Tier 1 Capital Instruments

In July 2015, the Company raised financing by way of Shari'a compliant Tier 1 Capital Certificates amounting to AED 300 million (Tier 1 Sukuk). Issuance of these Capital Certificates was approved by the Company's Extra Ordinary General Meeting (EGM) in April 2015. The UAE Central Bank has also approved the facility to be considered as Tier 1 capital for regulatory purposes. These Capital Certificates bear profit at a fixed rate payable semi-annually in arrears. The Capital Certificates are non-cumulative perpetual securities for which there is no fixed redemption date, and are callable by the Company subject to certain conditions. Tier 1 Sukuk amounting to AED 23,800 thousand (2021: AED 23,800 thousand) are held by subsidiaries of the Group and, accordingly, eliminated in the consolidated statement of financial position. The payment of the coupon amounts on those instruments is solely at the discretion of the issuer at a coupon profit rate ranging from 6.058% to 6.14% p.a.

In March 2019 the subsidiary of the Company 'Insurance House' raised Tier 1 perpetual bonds amounting to AED 15 million. Issuance of these perpetual bonds was approved by the Extra Ordinary General Meeting (EGM) in January 2019. These perpetual bonds bear a fixed coupon rate payable semi-annually in arrears. The perpetual bonds are non-cumulative perpetual securities for which there is no fixed redemption date and are callable by the subsidiary subject to certain conditions. The payment of the coupon amounts on those instruments is solely at the discretion of the issuer at a coupon rate of 8.25% p.a.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 18 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 consolidated interim statement of financial position are as follows:

	<i>(Unaudited)</i> <b>30 September</b> 2022 AED'000	<i>(Audited)</i> 31 December 2021 AED'000
<b>Loans and advances</b>		
Key management staff	1,340	1,967
Members of board of directors	32,590	48,059
Others	30,000	9,727
<b>Customers' deposits</b>		
other entities under common control	5,707	6,870

#### 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 period end are unsecured. There have been no guarantees provided or received for any related party receivables or payables.

The significant transactions included in the condensed consolidated interim income statement are as follows:

	<b>(Unaudited)</b> <b>For the nine months period ended 30</b> <b>September</b> 2022 AED'000	2021 AED'000
<b>Interest and commission income</b>		
From key management staff	43	28
From members of board of directors	2,299	1,450
<b>Interest expense</b>		
To others	13	20
<b>Key management remuneration</b>		
Short term benefits (salaries, benefits and bonuses)	12,570	10,931

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### **19 Segment information**

For management purposes, the Group is organized into five 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.
- (ii) Insurance, which involves one of the Group's subsidiaries providing non-life insurance 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:

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 19 Segment Information *(continued)*

	<b>Commercial and retail financing</b> AED'000	<b>Investment</b> AED'000	<b>Insurance</b> AED'000	<b>Unallocated</b> AED'000	<b>Total</b> AED'000
<b>30 September 2022</b> <i>(Unaudited)</i>					
Operating income	<b>49,649</b>	<b>47,568</b>	<b>33,917</b>	<b>14,576</b>	<b>145,710</b>
Inter-segment revenues	<b>42,499</b>	<b>(42,499)</b>	-	-	-
Segmental results and profit from operations	<b>14,947</b>	<b>46,532</b>	<b>4,712</b>	<b>(42,091)</b>	<b>24,100</b>
Segmental assets	<b>2,057,555</b>	<b>814,905</b>	<b>490,984</b>	<b>184,291</b>	<b>3,547,735</b>
Segmental liabilities	<b>2,042,608</b>	<b>310,727</b>	<b>338,541</b>	<b>91,668</b>	<b>2,783,544</b>
<b>30 September 2021</b> <i>(Unaudited)</i>					
Operating income	49,075	37,229	37,409	15,471	139,184
Inter-segment revenues	35,106	(35,106)	-	-	-
Segmental results and profit / (loss) from operations	13,563	44,179	7,831	(57,138)	8,435
Segmental assets	1,878,774	784,890	380,093	379,366	3,423,123
Segmental liabilities	1,865,211	168,697	231,250	352,851	2,618,009
<b>31 December 2021</b> <i>(Audited)</i>					
Segmental assets	1,894,280	846,543	385,659	375,676	3,502,158
Segmental liabilities	1,875,696	144,012	231,483	449,301	2,700,492

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 20 Fair value measurement

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

The following table shows the analysis of assets recorded at fair value by level of the fair value hierarchy as at 30 September 2022:

	<b>Date of Valuation</b>	<b>Level 1 AED'000</b>	<b>Level 2 AED'000</b>	<b>Level 3 AED'000</b>	<b>Total AED'000</b>
<b>Assets measured at fair value</b>					
Investment properties	02 February 2022	-	-	<b>4,100</b>	<b>4,100</b>
<b>At fair value through profit or loss</b>					
Quoted equities	30 September 2022	<b>48,902</b>	-	-	<b>48,902</b>
<b>At fair value through other comprehensive income</b>					
Quoted equities	30 September 2022	<b>139,526</b>	-	-	<b>139,526</b>
Quoted debt instruments		<b>32,196</b>	-	-	<b>32,196</b>
Unquoted equities		-	<b>11,294</b>	<b>34,673</b>	<b>45,967</b>
Investment in managed funds		-	<b>916</b>	-	<b>916</b>
		<b>171,722</b>	<b>12,210</b>	<b>34,673</b>	<b>218,605</b>

## Finance House P.J.S.C.

### Notes to the condensed consolidated interim financial statements

#### 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 2021:

	Date of Valuation	Level 1 AED'000	Level 2 AED'000	Level 3 AED'000	Total AED'000
<b>Assets measured at fair value</b>					
Investment properties	26 December 2019	-	-	7,925	7,925
<b>At fair value through profit or loss</b>					
Quoted equities	31 December 2021	55,142	-	-	55,142
<b>At fair value through other comprehensive income</b>					
Quoted equities	31 December 2021	180,317	-	-	180,317
Quoted debt instruments		7,789			7,789
Unquoted equities	31 December 2021	-	8,056	38,683	46,739
Investment in managed funds	31 December 2021	-	908	-	908
		188,106	8,964	38,683	235,753

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.

# Finance House P.J.S.C.

## Notes to the condensed consolidated interim financial statements

### 20 Fair value measurement *(continued)*

#### Transfers between categories

During the period, there were no transfers between Level 1 and Level 2 fair value measurements. The following table shows a reconciliation from the beginning balances to the ending balances for fair value measurement in Level 3 of the fair value hierarchy:

	<b>Unquoted equities at fair value through other comprehensive income AED'000 2022</b>	Unquoted equities at fair value through other comprehensive income AED'000 2021
Balance at 1 January	<b>34,673</b>	42,398
Loss in OCI	-	(3,868)
Purchases	-	-
Disposals	-	(3,857)
Balance at 30 September / 31 December	<b><u>34,673</u></b>	<u>34,673</u>

### 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 consolidated interim financial information if disposed unfavorably.