# DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company

Riyadh - Kingdom of Saudi Arabia

REVIEW REPORT AND INTERIM FINANCIAL STATEMENT FOR THE PERIOD FROM 1 JANUARY 2007 TO 30 JUNE 2007

# DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company Riyadh – Kingdom of Saudi Arabia

#### Index

	Page	Exhibit
Review Report	1	94
Interim Balance Sheet as at 30 June 2007	2	Α
Interim Statement of Income for the period from I January 2007 to 30 June 2007	3	В
Interim Statement of Cash Flows for the period from 1 January 2007 to 30 June 2007	4	C
Interim Statement of Shareholders' Equity for the period from 1 January 2007 to 30 June 2007	5	D
Notes to the Interim Financial Statements	6 - 13	((===))



Member of Talal Abu Ghazaleh Organization

Offices

Amman

REVIEW REPORT TO THE SHAREHOLDERS OF

Cairo

DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY

Riyadh

SAUDI SHAREHOLDING COMPANY RIYADH - KINGDOM OF SAUDI ARABIA

Jeddah

Al-Khobar

Kuwait

Abu Dhabi

We have reviewed the accompanying interim balance sheet of DAR AL ARKAN REAL ESTATE DEVELOPMENT - Saudi Shareholding Company - as of 30 June 2007 and the related statements of income, cash flows, and changes in shareholders' equity for the period from 1 January 2007 to 30 June 2007. This interim financial statements are the responsibility of the company's management. Our responsibility is to issue a report on the interim financial statements based on our review.

We conducted our review in accordance with the International Standards on Review

Engagements. These Standards require that we plan and perform the review to obtain

moderate assurance as to whether the interim financial statements are free of material misstatement. A review is limited primarily to inquiries of Company's personnel and

analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit, and, accordingly, we do not express an audit

Based on our review, nothing has come to our attention that cause us to believe that the

accompanying interim financial statements are not presented fairly, in all material

This report is intended solely for the use of the company's management outside the

Kingdom of Saudi Arabia and not to be submitted to or used by any party within the Kingdom. A review report based on the Saudi Standards of Auditing was issued on

19 July 2007 in conformity with the regulations set out by the Saudi Organization for

respects, in accordance with internationally accepted accounting principles.

Dubal

Al-Ain

Sharjah

Alman R.A.K

Fujaira

Doha

Manama

Muscat

Sana'a

Hodeidah

Taiz

Aden

Beirut Damascus

Signature:

(License No. 48)

opinion.

Date: 7 Rajab 1428 H. 21 July 2007 G.

Certified Public Accountants.

Abdul Qader A. Al-Wahaib

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هاتف: ٢٩٢٦ ١٤٤ (١ ٢٩٦٦) فاكس: ٩٩١٥ (١ ٢٩٤٠)

## DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company Riyadh – Kingdom of Saudi Arabia

#### INTERIM BALANCE SHEET AS AT 31 MARCH 2007

EXHIBIT A

	Note	For the period from 1 January 2007 To 30 June 2007	31 December 2006
		SR	SR.
ASSETS			
Current Assets	(2 2)	CONTROL OF CHE	12/2012 (127) (27) (27)
Cash and cash equivalents	(2c, 3)	901,861,743	183,645,137
Accounts receivable, net Short term investments	(2d, 4)	645,793,512	480,658,726
Projects under construction	(2e, 5)	77,000,000	77,000,000
Developed projects	(6)	9,535,571,419	7,935,867,500
Other current assets	(7) (8)	2,971,756,729	2,530,783,255
Due from related party	750.000.00	986,221,440	215,521,365
Total current assets	(9)	2,416,762	2,524,824 11,426,000,807
		15,120,621,605	11,420,000,607
Non-Current Assets		4210 E-1022 114-00-20	2000 March 100 M
Land	70000ES	9,545,400	9,545,400
Long term investments	(2e, 5)	37,510,000	87,510,000
Property and equipment Deferred charges, net	(2f, 10)	148,613,395	156,019,732
	(2g, 11)	53,500,790	2,512,164
Total Non-Current Assets		249,169,585	255,587,296
TOTAL ASSETS		15,369,791,190	11,681,588,103
LIABILITIES AND SHAREHOLDERS' EQUI	TY		
Current Liabilities			
Islamic Murabaha	(12)	870,000,000	414,023,661
Projects' shareholders	(13)	9,964,392	34,530,092
Accounts payable	(14)	67,764,097	45,179,040
Accrued expenses and others	(15)	658,352,976	572,097,067
Due to related party	(16)	1,723,932	929,964
Total current liabilities		1,607,805,397	1,066,759,824
Non-Current Liabilities			
Islamic Sukuk	(17)	2,250,000,000	196
Provision for end-of-service indemnity	(2h, 18)	3,898,790	3,152,478
Total Non-Current Liabilities		2,253,898,790	3,152,478
Shareholders' Equity			
Capital	(19)	5,400,000,000	5,400,000,000
Statutory reserve	(20)	3,242,253,763	3,242,253,763
Retained earnings	31 80	2,865,833,240	1,969,422,038
Total shareholders' equity - Exhibit D		11,508,087,003	10,611,675,801
	' EQUITY		

THE ACCOMPANYING NOTES FROM (1) TO (25) CONSTITUTE AN INTEGRAL PART OF THESE INTERIM FINANCIAL STATEMENTS

## DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company Riyadh – Kingdom of Saudi Arabia

#### INTERIM STATEMENT OF INCOME FOR THE PERIOD FROM 1 JANUARY TO 30 JUNE 2007

#### EXHIBIT B

	Note	For the period from 1 January 2007 To 30 June 2007	For the period from 1 January 2006 To 30 June 2006
		SR.	SR
Revenues Cost of revenues	(2j)	1,954,753,871 (941,746,297)	1,734,146,738 (904,798,762)
Gross profit	(21)	1,013,007,574	829,347,976
Principal activities expenses:			WALLAND AND AND AND AND AND AND AND AND AND
Sales and Marketing expenses	(2k, 22)	(10,723,715)	(9,548,658)
General and administrative expenses	(2k, 23)	(12,815,552)	(11,244,907)
Participation expenses		(6,632,738)	(15,530,428)
Depreciation of fixed assets		(7,739,898)	(6,999,380)
Amortization of deferred charges		(6,751,468)	(641,380)
Net profit from principal activities		968,344,203	785,383,223
Results of other activities :		Martin NV / Michigang or Number 1990	
Murabaha charges		(34,910,754)	D <del>410</del> 3
Sukuk expenses		(52,736,875)	
Other income		18,351,472	590,657
Net income for the period before withholding tax		899,048,046	785,973,880
Withholding tax		(2,636,844)	- 276
Net income for the period - Exhibit D		896,411,202	785,973,880

THE ACCOMPANYING NOTES FROM (1) TO (25) CONSTITUTE AN INTEGRAL PART OF THESE INTERIM FINANCIAL STATEMENTS

## DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company

#### Riyadh - Kingdom of Saudi Arabia

## INTERIM STATEMENT OF CASH FLOWS FOR THE PERIOD FROM 1 JANUARY 2007 TO 30 JUNE 2007

#### EXHIBIT C

	For the period from 1 January 2007 To 30 June 2007	For the period from 1 January 2006 To 30 June 2006
	SR.	SR.
CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit for the period	896,411,202	785,973,880
Adjustment to reconcile net profit to net cash		TO 15
provided by operating activities:		
Depreciation of fixed assets	7,739,898	6,999,380
Amortization of deferred charges	6,751,468	641,380
Provision for end-of-service indemnity	746,312	348,412
Provision for doubtful accounts	126,415	
Changes in current assets and liabilities		
Accounts receivable, net	(165,261,201)	57,192,724
Developed projects	(440,973,474)	134,714,059
Projects under construction	(1,599,703,919)	(668,790,811)
Other current assets	(770,700,075)	(116,067,817)
Due from related party	108,062	(2,524,824)
Projects' shareholders	(24,565,700)	(42,789,254)
Accounts payable Accrued expenses and others	22,585,057	(29,216,472)
Due to related party	86,255,909	(36,251,327)
화 (취	793,968	
Net cash (used in) / from operating activities	(1,979,686,078)	90,229,330
CASH FLOWS FROM INVESTING ACTIVITIES		
Addition fixed assets	(333,561)	940
Deferred Charges	(57,740,094)	930
Investments	50,000,000	
Net cash (used in) investing activities	(8,073,655)	
CASH FLOWS FROM FINANCING ACTIVITIES		
Islamic Murabaha	455,976,339	134,700,000
slamic Sukuk	2,250,000,000	
Net cash from financing activities	2,705,976,339	134,700,000
ncrease in cash and cash equivalent	718,216,606	224,929,330
Cash and cash equivalents, beginning of the period	183,645,137	525,619,212
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD -	901,861,743	750,548,542
APPANAMAN PROPERTIES AND APPANAMENT AND APPANAMENT AND APPARAMENT AND APPARAMENT AND APPARAMENT APP		0,5 .0,5 12

THE ACCOMPANYING NOTES FROM (1) TO (25) CONSTITUTE AN INTEGRAL
PART OF THESE INTERIM FINANCIAL STATEMENTS

### DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company

#### Riyadh - Kingdom of Saudi Arabia

## INTERIM STATEMENT OF SHAREHOLDERS' EQUITY FOR THE PERIOD FROM 1 JANUARY 2007 TO 30 JUNE 2007

#### EXHIBIT D

	Capital	Statutory Reserve	Retained Earnings	Total
	SR.	SR.	SR.	SR.
Shareholders Equity as of I January 2007 - Exhibit A	5,400,000,000	3,242,253,763	1,969,422,038	10,611,675,801
Net Income for the period - Exhibit B		125	896,411,202	896,411,202
Shareholders Equity as of 30 June 2007- Exhibit "A"	5,400,000,000	3,242,253,763	2,865,833,240	11,508,087,003

THE ACCOMPANYING NOTES FROM (1) TO (25) CONSTITUTE AN INTEGRAL PART OF THESE INTERIM FINANCIAL STATEMENTS

### DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY Saudi Shareholding Company

#### Riyadh - Kingdom of Saudi Arabia

#### NOTES TO THE INTERIM FINANCIAL STATEMETNS

#### 1- STATUS AND ACTIVITIES:

DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY — Saudi Shareholding Company (referred to hereinafter as the "Company") operates under the Commercial Registration No, 1010160195 dated 16/4/1421H, issued in Riyadh.

The Company operates in the field of purchasing and possessing real estate and lands, constructing buildings for the purpose of investing thereof by renting or selling in favor of the company.

The Company operates in general construction of residential and commercial buildings (construction, maintenance, demolition and reconstruction), wholesale, and retail in sanitary materials, plumbing, electrical, paints, construction materials, office equipment and motor vehicles either in cash or by installment payments.

#### 2- SUMMARCHY OF SIGNIFICANT ACCOUNTING POLICIES:

#### a) Statement of Compliance:

The accompanying financial statements have been prepared in accordance with International Financial Reporting Standards promulgated by International Accounting Standards Board. The significant accounting policies applied in the preparation of these financial statements are as follows:

#### b) Accounting Convention:

These financial statements have been prepared under the historical cost convention using accrual basis and going concern concept.

#### c) Cash and Cash Equivalents:

For the purpose of preparing the cash flows statement, cash and cash equivalents include cash on hand, unrestricted current accounts with banks and Islamic deposits of maturity dates in less than three months.

#### d) Accounts Receivable:

Accounts receivable are stated in the accompanying balance sheet at their estimated net realizable value after deducting the related provision for doubtful accounts ( if any ), The provision for doubtful accounts is estimated based on analysis of the collectible balances of the accounts receivable at the end of the year.

#### e) Investments:

This item represents investments in other companies' projects against determined percentage of the profit of these projects as per contracts, and the investments compliant with shareia.

#### f) Property and Equipment:

Property and Equipment are stated at cost net of accumulated depreciation thereof up to the date of the financial statements, Depreciation is computed using the straight – line method over their estimated useful lives as per the following annual rates of depreciation:

Buildings	3%
Vehicles	25%
Furniture and fixtures	20-25%
Electrical appliances	20-25%
Leasehold improvements	5-20%
Prefabricated houses	25%
Tools	20%
Signboards	20%

#### g) Deferred charges:

The company amortizes deferred charges using the straight-line method over five years.

#### h) Provision for End-of-Service Indemnity:

Provision for end-of-service indemnity is calculated and provided for in accordance with Saudi Labor Regulation.

#### i) Zakat Provision:

Zakat is measured and recognized in the statement of income for each financial period pursuant to Zakat Regulation in the Kingdom of Saudi Arabia, The provision for Zakat is settled in the financial year in which the final assessment of Zakat is issued, Variances between the amount of provision for Zakat and the final assessment are recognized in the statement of income as changes in accounting estimates and included in the financial period on which the final assessment of Zakat is issued.

#### j) Revenue Recognition:

Revenue from rendering of services is generally recognized upon selling the projects and relinquishing their ownership which concurrently coincide with the issuance of sales contracts.

#### k) General, Administrative and Marketing Expenses:

General, administrative and Marketing expenses are measured and recognized as a period cost at the time when such expenses are incurred, Expenses benefiting more than one financial period are allocated over such periods using their historical cost.

#### Foreign Currency Transactions:

Transactions in foreign currencies are converted into Saudi Riyals at rates of exchange ruling at the date of these transactions, Asset and liabilities at the balance sheet date are converted into Saudi Riyals at rates of exchange prevailing at the balance sheet date, Gains or losses resulting from the variation in exchange rates are taken currently to statement of income.

#### 3- CASH AND CASH EQUIVALENTS:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Cash on hand	485,632	179,188
Unrestricted bank current accounts	901,376,111	183,465,949
Total – Exhibit A	901,861,743	183,645,137

#### 4- ACCOUNTS RECEIVABLE, NET:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Accounts receivable Provision for doubtful accounts	650,020,869 (4,227,357)	484,759,668 (4,100,942)
Accounts receivable, net - Exhibit A	645,793,512	480,658,726

#### 5- INVESTMENTS:

This item represents the company's participation in financing investment projects of other companies according to authenticated contracts for achieving gains on the share of those companies' profits through these projects, during financial periods ranging from one year "short-term" and two years "long-tem".

#### 6- PROJECTS UNDER CONSTRUCTION:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Villas	3,114,232,424	2,445,552,380
Lands	6,421,338,995	5,490,315,120
Total - Exhibit A	9,535,571,419	7,935,867,500
	The state of the s	The state of the s

#### 7- DEVELOPED PROJECTS:

This item represents projects owned by the company developed for the purpose of resale.

#### 8- OTHER CURRENT ASSETS:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR,
Prepaid expenses	1,865,923	2,535,249
Prepaid murabaha charges		4,703,277
Secro account	( <del></del> ))	376,292
Refundable deposits		14,576,452
Employees advances and imprests	2,621,872	3,395,659
Advance payments to contractors	630,408,385	178,600,000
Advance payments to land suppliers	342,569,364	_
Others	8,755,896	11,334,436
Total – Exhibit A	986,221,440	215,521,365

#### 9- DUE FROM RELATED PARTY:

This item represents the balance of operating transactions with Kingdom Installment Company as of 30 June 2007.

10- PROPERTY AND EQUIPMENT:

The details of fixed assets costs, accumulated depreciation thereof and related net book value are as follows:

.1	Buildings	Vehicles	Furniture & Fixtures	Electrical Appliances	Leashold	Prefabricated houses	Tools	Signboards	Total
Cost	SR.	SR.	SR.	SR.	SR.	SR.	SR.	SR.	SR.
Balance at 1/1/2007	124,600,450	9,232,784	15,849,852	10,352,171	12,134,660	8,619,208	4,270,453	5,566,648	190,626,226
Additions for the period	. 7			9	333,561				333,561
Balance at 30/06/2007	124,600,450	9,232,784	15,849,852	10,352,171	12,468,221	8,619,208	4,270,453	5,566,648	190,959,787
Accumulated Depreciation Balance at 1/1/2007 Depreciation for the period	7,882,251	4,283,485	5,311,556	4,358,733	4,027,177	3,557,469	2,303,215	2,882,608	34,606,494
Balance at 30/06/2007	9,913,266	5,195,009	196,699,9	5,233,525	4,546,211	4,575,761	2,661,066	3,551,587	42,346,392
Net book value 30/06/2007 - Exhibit A	114,687,184	4.037.775	9.179.885	\$ 118 646	010 000 7	4 042 447	100,000	170 200 6	200 000 000

#### 11- DEFERRED CHARGES, NET:

Deferred charges are stated at net amount after deducting the provision for amortization as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Deferred charges, beginning balance	5,497,540	5,497,540
Additions	57,740,094	20 80 12
Amortization	(9,736,844)	(2,985,376)
Deferred charges, net - Exhibit A	53,500,790	2,512,164

#### 12- ISLAMIC MURABAHA:

This item represents Islamic Murabaha with local banks as of 30 June 2007.

#### 13- PROJECTS' SHAREHOLDERS:

This item represents the amount of participation by investors for the purpose of projects' development.

#### 14- ACCOUNTS PAYABLE:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Contractors	64,758,473	39,220,281
Suppliers	3,005,624	5,958,759
Total – Exhibit A	67,764,097	45,179,040

#### 15- ACCRUED EXPENSES AND OTHERS:

The details of this item are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Accrued expenses	2,625,433	3,494,326
Accrued sukuk charges	10,594,375	9==0
Accrued murabah charges	14,545,716	14,275,557
Withholding tax	2,636,844	
Zakat provision	445,337,471	445,337,471
Advance from customers	176,297,440	105,705,868
Others	6,315,697	3,283,845
Total - Exhibit A	658,352,976	572,097,067

#### 16- DUE TO RELATED PARTY:

This item represents the balance of operating transactions with Manazel Building and Construction Company as of 30 June 2007.

#### 17- ISLAMIC SUKUK:

This item represents of Islamic sukuk amounted to SR 2,250,000,000 (US\$600Million) issued by Dar International Sukuk Company in March 2007 for the benefit of Dar Al Arkan Real Estate Company for which the payments to the sukuk holders will be paid quarterly starting from June 2007 and the final maturity in March 2010.

#### 18- PROVISION FOR END-OF-SERVICE INDEMNITY:

The details of this account are as follows:

	30 June 2007	31 December 2006
	SR.	SR.
Balance, beginning of the period	3,152,478	1,902,056
Allocated to expenses	746,312	1,375,040
Settlement during the year	an a second	(124,618)
Balance, end of the period - Exhibit A	3,898,790	3,152,478

#### 19- CAPITAL:

The Company's capital is SR. 5,400,000,000 divided to 540,000,000 equal shares of SR 10 each and all are ordinary shares.

#### 20- PROFITS & RESERVES:

The company distributes the annual net profit after deducting the general expenses and costs as follows:

- Zakat duties deductions.
- According to the article (176) of the Companies' Regulation, the Company retains 10% of net income against statutory reserve, The deductions can be discontinued by the company when this reserve reaches one half of the capital.
- Initial payment to the shareholders equals 5% of paid up capital from the remaining profit.
- 10% of net profit devoted as a reward to the board of directors and the remaining to the shareholders as an additional share of profit.

#### 21- GROSS PROFIT:

	For the period from 1 January 2007 to 30 June 2007			For the period from 1 January 2006 To 30 June 2006
Description	Revenues SR.	Cost SR.	Gross Income SR.	Gross Income SR
Lands Villas	1,207,201,790 747,552,081	(585,154,361) (356,591,936)	622,047,429 390,960,145	509,269,416 320,078,560
Total	1,954,753,871	(941,746,297)		320,078,300
Gross profit - Exhibit "B"			1,013,007,574	829,347,976

#### 22- SALES AND MARKETING EXPENSES:

The details of this item are as follows:

For the period from 1 January 2007 To 30 June 2007	For the period from I January 2006 To 30 June 2006
SR.	SR
2,347,686	2,245,057
4,357,147	3,973,268
586,214	
1,810,273	1,781,453
1,299,642	1,255,232
322,753	293,648
10,723,715	9,548,658
	1 January 2007 To 30 June 2007 SR. 2,347,686 4,357,147 586,214 1,810,273 1,299,642 322,753

#### 23- GENERAL AND ADMINISTRATIVE EXPENSES:

The details of this item are as follows:

	For the period from 1 January 2007 To 30 June 2007	For the period from 1 January 2006 To 30 June 2006
	SR.	SR
Salaries and wages	7,617,276	7,021,339
End of service indemnity	746,312	348,412
Incentives and bonuses	577,923	503,931
Subscription fees	405,245	396,195
Printings & stationery	532,714	425,604
Social insurance	233,713	165,888
Repairs and maintenance	438,627	334,743
Fuel	197,623	195,545
Insurance	352,641	344,722
Consulting and training	485,912	275,483
Provision for doubtful accounts	126,415	
Cleaning and entertainment	186,912	120,664
Water, electricity and telephone	482,314	298,522
Others	431,925	813,859
Total – Exhibit B	12,815,552	11,244,907
		100

#### 24- INTERIM RESULTS:

The interim operation results are not indication of the whole year's results of operation.

#### 25- GENERAL:

The figures in the financial statements are rounded to the nearest Saudi Riyal.