DAR AL ARKAN
REAL ESTATE DEVELOPMENT COMPANY
SAUDI JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021

DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY
SAUDI JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

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INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders of
Dar Al Arkan Real Estate Development Company
(A Saudi Joint Stock Company)
Riyadh – Kingdom of Saudi Arabia

Opinion

We have audited the accompanying consolidated financial statements of **Dar AI Arkan Real Estate Development Company** (A Saudi joint stock company) (the "Company") and its subsidiaries (collectively referred to as the "Group"), which comprise the consolidated statement of financial position as at December 31, 2021, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at December 31, 2021, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) endorsed in the Kingdom of Saudi Arabia and other standards and pronouncements issued by Saudi Organization for Certified Public Accountants (SOCPA).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) endorsed in the Kingdom of Saudi Arabia. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We are independent of the Group in accordance with the Code of Conduct and Ethics adopted in the Kingdom of Saudi Arabia. Also fulfilled the requirements of the conduct of other ethics in accordance with those rules. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current year. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Key Audit Matters (continued)

For each key audit matter, a description of how our audit addressed the matter is set out below:

The Key Audit Matters	How the matter was addressed in our audit
Evaluation of development properties The Group maintains development properties consisting primarily of under construction and development projects for the purpose of development and sale in its ordinary course of business. The carrying amount of real estate properties is SAR 19.3 billion (31 December 2020: SR 18.2 billion). All development properties (held for development or sale) are initially recognized at acquisition cost and subsequently re-measured at the lower of cost and net realizable value, whereas their fair value is estimated for the purpose of disclosure only in the notes to the consolidated financial statements. Management has determined the net realizable value of the development properties based on internal valuation, taking into account market data adjusted in comparison to the characteristics of the concerned properties, including the inputs used by the management during its assessment of the expected revenues and the market current rental value in which both are exposed to the changes in the prevailing market forces and the characteristics of each property in the portfolio. The valuation of the cost of properties and net realizable value is a complex process where the change in the Group's estimate of the selling price and the cost of construction would materially affect the carrying amount of the properties held for development and sale in the Group's consolidated financial statements.	• We assessed the appropriateness of evaluation methods and assumptions, critical judgment areas and estimates used by management in the internal evaluation process; • We have engaged in discussions with management and have evaluated the relevant assumptions used, based on market data where possible: • We have tested the appropriateness of the key inputs used in the valuation of properties held for development and sale; • For commercial and residential properties held for sale, we have compared the main assumptions used by management with external data in the area of business and comparable real estate transactions, particularly selling prices; • We have assessed the reason for changes in key inputs, estimates and assumptions for the prior period; • We assessed the effectiveness and efficiency of management staff experience in the evaluation process; • Based on the results of our valuation, we have estimated the adequacy of the disclosures in the Group's consolidated financial statements.

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INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Key Audit Matters (continued)

The Key Audit Matters	How the matter was addressed in our audit
Evaluation of investment properties Investment properties are stated in the Group's consolidated financial position at cost less depreciation and impairment (if any), and their fair value is disclosed in the notes attached to the consolidated financial statements. The Group's management has estimated the fair value of its investment properties on December 31, 2021, by an independent valuation expert with a recognized professional qualification and experience in the real estate site. The fair value of investment properties has been estimated using the income capitalization method. Annual cash flows are estimated by extrapolating and reconciling the current rental income based on their optimal occupancy and then capitalizing it at an annual rental rate of 6-8% between the leased residential and commercial properties in order to reach the estimated fair value shown in the note 5. The valuation of investment properties is critical to our audit because of its importance, complexity and significant reliance on a range of assumptions including expected lease values, expected returns, occupancy rate and discount rate.	• We assessed the critical assumptions used in the evaluation process that include expected rental values, expected returns, occupancy rate and discount rate. • We reviewed lease agreements and compared these assumptions with published indicators and available comparative market data; • We evaluated key inputs and assumptions in the evaluation model and analyzed their sensitivity to key elements; • We also assessed the reason for changes in key inputs, assessments and assumptions for the prior period; • We assessed the efficiency, independence and integrity of the external evaluation firm; and • Based on the results of our valuation, we have estimated the adequacy of the disclosures in the Group's consolidated financial statements.

Other information included in the Group's annual report for the year ended 31 December 2021

Management is responsible for the other information. The other information consists of the information included in the annual report of the board of directors but does not include the consolidated financial statements and our report thereon, which are expected to be made available to us after the date of our report. Our opinion on the consolidated financial statements does not cover the other information and we will not express any kind of assurance thereon.

With regards to our audit of the consolidated financial statements, our responsibility is limited to reading the other information described above, and when reading it, we take into account whether the other information does not materially correspond to the consolidated financial statements or information obtained during the audit process or otherwise appears to contain significant misstatements.

If, upon reading the board's report, we conclude that it contains material misstatements, we must inform those charged with governance of this matter.

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Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation for the consolidated financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.
In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

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INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

During our audit of the consolidated financial statements, we did not find the Group's violation of the provisions of the Companies Law or the provisions of the Company's Articles of Association.

For Al-Kharashi Co.

Abdullah S. AL-Msnad
Certified Public Accountant
License No. (456)

الخراشي وشركاه
محاسبون و مراجعون قانونيون
C.R.: 1010327044 :س.ت
Certified Accountants
& Auditors
Al-Kharashi Co.

Shaaban 25, 1443H
March 28, 2022G

DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY
SAUDI JOINT STOCK COMPANY

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	Notes	2021 SR 000	2020 SR 000
ASSETS			
Non-current assets			
Investment properties, net	5	**1,110,414**	1,519,116
Long-term development properties	6	**19,285,287**	18,246,583
Property and equipment, net	7&22a	**77,653**	72,180
Investments in associates and joint ventures	8	**1,195,144**	1,173,547
Other assets, net	9	**-**	492
Total non-current assets		**21,668,498**	21,011,918
Current assets			
Short-term development properties	6	**369,682**	341,860
Trade receivables and others	10	**5,770,074**	4,649,178
Cash and cash equivalents	11	**4,153,426**	4,931,660
Total current assets		**10,293,182**	9,922,698
TOTAL ASSETS		**31,961,680**	**30,934,616**
LIABILITIES AND SHAREHOLDERS' EQUITY			
Non-current liabilities			
Borrowing -long-term maturity portion	12	**7,039,241**	9,781,391
End of service indemnities	13	**22,550**	21,323
Total non-current liabilities		**7,061,791**	9,802,714
Current liabilities			
Borrowings-short-term maturity portion	12	**2,374,182**	436,062
Trade payables and others	14	**3,029,444**	1,232,466
Zakat provision	15c	**336,633**	437,194
Total current liabilities		**5,740,259**	2,105,722
Total liabilities		**12,802,050**	11,908,436
Shareholders' Equity			
Share capital	16	**10,800,000**	10,800,000
Statutory reserve		**1,155,147**	1,141,895
Retained earnings		**7,204,483**	7,084,285
Total shareholders' equity		**19,159,630**	19,026,180
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		**31,961,680**	**30,934,616**

Authorised Board of Directors Member

Chief Executive Officer

Chief Financial Officer

The accompanying notes form an integral part of these consolidated financial statements

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 SR 000	2020 SR 000
Revenue	17	**2,493,078**	1,944,854
Cost of revenue	18	**(1,596,350)**	(1,270,204)
GROSS PROFIT		**896,728**	674,650
Operating expenses:			
General and administrative expenses	19	**(211,945)**	(171,332)
OPERATING PROFIT		**684,783**	503,318
Finance costs	20	**(662,977)**	(645,883)
Other income, net		**93,888**	143,361
Share of net profits from associates and joint ventures	8 a	**19,748**	18,583
PROFIT BEFORE ZAKAT		**135,442**	19,379
Zakat provisions	15b	**(2,922)**	(585)
NET PROFIT FOR THE YEAR		**132,520**	18,794
Other comprehensive income:			
Re-measurement (loss)/ gain on end of service indemnities	13	**930**	(2,102)
Total comprehensive income for the year		**133,450**	16,692
Total comprehensive income attributable to:			
Dar Al Arkan shareholders		**133,450**	16,692
Earnings per share (in Saudi Riyal):			
Basic and diluted	21	**0.12**	0.02

Authorised Board of Directors Member

Chief Executive Officer

Chief Financial Officer

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DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY
SAUDI JOINT STOCK COMPANY

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021

	Share capital	Statutory reserve	Retained earnings	Total equity
	SR 000	SR 000	SR 000	SR 000
2021				
Balance as at 1 January 2021	**10,800,000**	**1,141,895**	**7,084,285**	**19,026,180**
Net profit for the year	-	-	132,520	**132,520**
Other comprehensive (loss)/income	-	-	930	**930**
Total comprehensive income for the year	-	-	**133,450**	**133,450**
Transfer to statutory reserve	-	**13,252**	**(13,252)**	-
Balance as at 31 December 2021	**10,800,000**	**1,155,147**	**7,204,483**	**19,159,630**
2020				
Balance as at 1 January 2020	10,800,000	1,140,016	7,069,472	19,009,488
Net profit for the year	-	-	18,794	18,794
Other comprehensive (loss)/income	-	-	(2,102)	(2,102)
Total comprehensive income for the year	-	-	16,692	16,692
Transfer to statutory reserve	-	1,879	(1,879)	-
Balance as at 31 December 2020	**10,800,000**	**1,141,895**	**7,084,285**	**19,026,180**

Authorised Board of Directors Member

Chief Executive Officer

Chief Financial Officer

The accompanying notes form an integral part of these consolidated financial statements

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 SR 000	2020 SR 000
OPERATING ACTIVITIES			
Profit before Zakat		**135,442**	19,379
Adjustment for:			
Depreciation	5,7 &22a	**48,413**	55,228
Amortisation	9	**492**	1,009
Provision for expected credit loses	10b	**4,453**	2,516
Provisions for end of service indemnities	13	**4,557**	3,884
Finance costs	20	**662,977**	645,883
Share of net profit from associates and joint ventures	8	**(19,748)**	(18,583)
Operating cash flows before movements in working capital		**836,586**	709,316
Development properties, net		**(694,309)**	(1,269,370)
Trade receivables and others		**(1,125,349)**	(670,168)
Trade payables and others		**1,786,706**	433,687
Cash from/(used in) operations		**803,634**	(796,535)
Finance costs paid		**(630,945)**	(608,809)
Zakat paid	15c	**(103,483)**	(50,056)
End-of-service indemnities paid	13	**(2,400)**	(6,277)
NET CASH FROM/(USED IN) OPERATING ACTIVITIES		**66,806**	(1,461,677)
INVESTING ACTIVITIES			
Investment in associates	8	**(1,849)**	(458)
Purchase of property and equipment	7	**(6,669)**	(2,639)
Proceeds from disposal of property and equipment	7	**82**	-
Investment Properties	5	**(542)**	(1,282)
NET CASH (USED IN) INVESTING ACTIVITIES		**(8,978)**	(4,379)
FINANCING ACTIVITIES			
Long term borrowings		**(836,062)**	2,447,696
NET CASH (USED IN)/ FROM FINANCING ACTIVITIES		**(836,062)**	2,447,696
(DECREASE)/ INCREASE IN CASH AND CASH EQUIVALENTS		**(778,234)**	981,640
CASH AND CASH EQUIVALENTS, BEGINNING OF THE YEAR		**4,931,660**	3,950,020
CASH AND CASH EQUIVALENTS, END OF THE YEAR	11	**4,153,426**	4,931,660
Non-cash transaction related to transfer of investment property And right to use asset			
Addition to lease assets and trade payables and others	22a	**10,272**	-
Transfer of investment properties to development properties	5,6	**372,217**	88,519

Authorised Board of Directors Member

Chief Executive Officer

Chief Financial Officer

The accompanying notes form an integral part of these consolidated financial statements

1. GENERAL INFORMATION

DAR AL ARKAN REAL ESTATE DEVELOPMENT COMPANY (the "Company"), is a Saudi Joint Stock Company established under the Company Laws & Regulations of The Kingdom of Saudi Arabia. The Company is registered in Riyadh under Commercial Registration No. 1010160195 dated 16/04/1421H, corresponding to 18/07/2000 `G. The Company is domiciled in The Kingdom of Saudi Arabia (K.S.A.) and its registered office address is P.O. Box No: 105633, Riyadh-11656, K.S.A.

The equity shares of the Company are listed with the security market of The Kingdom of Saudi Arabia.

The Company and its Subsidiaries are collectively called "the Group" and is predominantly engaged in the business of development, sale and leasing of real estate projects and associated activities. The Company manages its activities through subsidiaries established for each line of business. These Subsidiaries operate under their own commercial registration and are summarised below:

DAR AL ARKAN PROPERTIES (REAL ESTATE) COMPANY – is a closely held joint stock company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010254063, dated 25/7/1429 H (corresponding to 28/7/2008 G). It operates in development and acquisition of commercial and residential real estate. It provides management, operation and maintenance of residential and commercial buildings and public facilities.

DAR AL-ARKAN COMMERCIAL INVESTMENT COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010247585, dated 28/3/1429 H (corresponding to 5/4/2008 G). It operates in purchase and acquisition, lease of real estate investments.

DAR AL-ARKAN SUKUK COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010256421, dated 16/9/1429 H (corresponding to 16/9/2008 G). It operates in Real Estate investments and development.

SUKUK AL-ARKAN COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010274407, dated 11/10/1430 H (corresponding to 01/10/2009 G). It operates in development, maintenance and management of real estates, purchase of land and general contracting.

DAR SUKUK INTERNATIONAL COMPANY – is a limited liability company, formerly known as Siyada investment Company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010275448, dated 30/10/1430 H (corresponding to 19/10/2009 G). It operates in Real Estate investments and development.

DAR AL-ARKAN CONSTRUCTION TECHNOLOGY COMPANY – is a limited liability company (previously known as Dar Al-Arkan Contracting Company), a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010521509, 22/6/1438 H (corresponding to 21/3/2017 G). It operates in Real Estate investments and developments, leasing and property management.

MAAQEL REAL ESTATE COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010600708, 24/2/1441 H (corresponding to 23/10/2019 G). It operates in Real Estate, leasing and property management.

BAWADI FOR REAL ESTATE COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010600710, 24/2/1441 H (corresponding to 23/10/2019 G). It operates in general construction, and purchase and sale, acquisition, leasing of real estate and property management.

AL-ENTESHAR REAL ESTATE COMPANY – is a limited liability company, a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010600709, 24/2/1441 H (corresponding to 23/10/2019 G). It operates in sale, and purchase, acquisition, leasing of real estate and property management.

IKTIFA REAL ESTATE COMPANY – is a limited liability company, (previously known as Sawaed Real Estate Company), a wholly owned subsidiary, registered in Riyadh under the Commercial Registration No. 1010600711, 24/2/1441 H (corresponding to 23/10/2019 G). It operates in sale, and purchase, acquisition, leasing of real estate and property management.

Dar Al-Arkan Real Estate Development Company wholly owns directly and indirectly the above mentioned subsidiaries.

The accompanying consolidated financial statements include the assets, liabilities and the results of operations of the subsidiaries mentioned above.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") endorsed by SOCPA and adopted in KSA, consistent with the Group's accounting policies.

These consolidated financial statements are presented in Saudi Riyals (SR), which is the Group's functional currency.

2.2 ADOPTION OF NEW AND REVISED STANDARDS AND INTERPRETATIONS

Standards and interpretations effective in the current year

In the current year, the Group has adopted all new Interpretations issued by the International Financial Reporting Interpretation Committee ("IFRIC") that are mandatory for adoption in the annual periods beginning on or after 1 January 2021.

IFRS 4, 7, 9, 16 and IAS 39	Amendment	- Phase 2 amendments address issues that might affect financial reporting during the reform of an interest rate benchmark, including the effects of changes to contractual cash flows or hedging relationships arising from the replacement of an interest rate benchmark with an alternative benchmark rate (replacement issues).
IFRS 16	Amendment	-Amendment to extend the exemption from assessing whether a COVID-19-related rent concession is a lease modification.

Generally; the adoption of these interpretations has not led to any changes in the Group's accounting policies and disclosures provided in the consolidated financial statements.

Standards, amendments and interpretations in issue but not yet adopted

The following standards, amendments and interpretations were in issue at the date of authorisation of these financial statements, but not yet effective, and therefore were not applied in these consolidated financial statements.

The impact of the adoption of these standards is currently being assessed; however, the directors anticipate that the adoption of these standards, amendments and interpretations in future periods will not have a significant impact on the consolidated financial statements of the Group.

IFRS 9	Amendment	- Applicable annual periods beginning on or after 1 January 2022. Fees in the '10 percent' test for derecognition of financial liabilities.
IFRS 16	Amendment	- Applicable annual periods beginning on or after 1 January 2022. The amendment removes the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 accompanying IFRS 16. This removes potential confusion regarding the treatment of lease incentives.
IAS 16	Amendment	- Applicable annual periods beginning on or after 1 January 2022. The amendments prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognize such sales proceeds and related cost in profit or loss.
IAS 37	Amendment	- Applicable annual periods beginning on or after 1 January 2022. The changes specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract. - Costs that relate directly to a contract can either be incremental costs of fulfilling that contract or an allocation of other costs that relate directly to fulfilling contracts.
IFRS 3	Amendment	- Applicable annual periods beginning on or after 1 January 2022. The IASB issued 'Reference to the Conceptual Framework' that update an outdated reference without significantly changing its requirements.
IAS 1	Amendment	- Applicable annual periods beginning on or after 1 January 2023. The amendments in Classification of Liabilities as Current or Non-Current (Amendments to IAS 1) affect only the presentation of liabilities in the statement of financial position — not the amount or timing of recognition of any asset, liability income or expenses, or the information that entities disclose about those items. They: - Clarify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period and align the wording in all affected paragraphs to refer to the "right" to defer settlement by at least twelve months and make explicit that only rights in place "at the end of the reporting period" should affect the classification of a liability; - Clarify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability; and - Make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services. - Disclose material accounting policy information rather than significant accounting policies.
IFRS 17	New standard	- Insurance Contract applicable annual periods beginning on or after 1 January 2023.
IAS 8	Amendment	- Amendments regarding the definition of accounting estimates applicable annual periods beginning on or after 1 January 2023.
IAS 12	Amendment	- Amendments regarding deferred tax on leases and decommissioning obligations applicable annual periods beginning on or after 1 January 2023.
IFRS 4	Amendment	- Amendments change the fixed date of the temporary exemption in IFRS 4 from applying IFRS 9 (financial instrument) until 1 January 2023.

2.3 ACCOUNTING CONVENTION

The consolidated financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial instruments at fair value and investment in associates at equity method. The obligation of post- employment benefits is accounted for the present value of future obligation. The principal accounting policies are set out below.

2.4 BASIS OF CONSOLIDATION

The Group consolidates the financial statements of the Company and entities where the group has power over the investees, it is exposed, or has rights, to variable return from its involvements and has the ability to use its power to control and affect its return from the investees or subsidiaries. The consolidated financial statements of the Group consist of operations of the Company and entities controlled the Company or its Subsidiaries made up to 31 December 2021.

Subsidiaries
Subsidiaries are entities that are controlled by the Group. The Group controls an entity when, it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over that entity. Subsidiaries are fully consolidated from the effective date of acquisition or up to the effective date of disposal, as appropriate.

The equity method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are initially measured at fair value at the acquisition date irrespective of the extent of any non-controlling interests. The interests of non-controlling shareholders are stated at the non-controlling proportion of the fair values of the assets and liabilities recognised. Subsequently, any losses applicable to the non-controlling interests in excess of the non-controlling interests are allocated against the interests of the parent.

The excess of cost of acquisition over the fair value of the Group's share of identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair value of identifiable net assets acquired (i.e. discount on acquisition) is recognised directly in the consolidated statement of profit or loss and comprehensive income.
All intra-group transactions, balances, and unrealised gains on transactions between Group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Investments in associates and joint venture
An associate is an entity over which the Group is in a position to exercise significant influence, but not control or joint control, through participation in the financial and operating policy decisions of the investee.

A joint venture is a joint arrangement where the parties to the joint venture have rights to the net assets of the joint arrangement and have contractually agreed sharing of joint control over the relevant activities through which the parties to the arrangement can participate to the decision making of the relevant activities require unanimous consents and joint control.

Equity method
Under equity method of accounting, the investments in associates or a joint venture is initially recognised in the consolidated financial position at cost and adjusted by the post-acquisition changes in the Group's share of the profit or loss and other comprehensive income and the net assets of the associate or a joint venture, less any impairment in the value of individual investments. The results, assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting except when classified as held for sale. Losses of the associates or a joint venture in excess of the Group's interests in those associates or joint venture are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in associates or a joint venture is accounted under equity method of accounting from the date of acquisition. Any excess of cost of acquisition over the Group's share of the fair values of identifiable net assets of the associate or a joint venture at the date of acquisition is recognised as goodwill. The goodwill is included within the carrying amount of the investment and is assessed for impairment as part of that investment. Any deficiency of the cost of acquisition below the Group's share of the fair values of identifiable net assets of the associate or a joint venture at the date of acquisition (i.e. discount on acquisition) is recognised in the consolidated statement of profit or loss and comprehensive income.

When the investment in associates or a joint venture is classified as held for sale or ceases to be an associates or a joint venture, from that date, the group discontinue the use of equity accounting. When a partial sale of an associate or a joint venture which results in losing significant influence over that associate or a joint venture, the remaining investment is measured at fair value on the date of sale and recognised as a financial asset. The differences between the attributable shares of carrying amount for the retaining interest in that associate or a joint venture and its fair value is included in the determination of gain or loss of the disposal of the associates or a joint venture. In addition, the Group reclassifies the gains or losses from equity, previously recognised in the other comprehensive income to the statement of profit or loss and comprehensive income.
Where a Group company transacts with an associate or a joint venture of the Group, profits and losses are eliminated to the extent of the Group's interests in the relevant associate or a joint venture. Losses may provide evidence of an impairment of the asset transferred in which case appropriate provision is made for impairment.

Investment in joint operation
A joint operation is an arrangement where Group entities have joint control of an arrangement and have legally binding rights to the assets and obligations for the liabilities of the arrangement. A Joint control is a legally agreed sharing of control of an arrangement and all the relevant activities of the arrangement require unanimous consent of the parties sharing control.

When the Group entity carry out its activities under joint operations, the Group recognises its interest under the joint operation as follows:

- The asset belongs to the Group, including its share of any assets acquired and held jointly;
- The Liabilities associated with the Group, including its share of any liabilities incurred jointly;
- Group's share of revenue arising from the joint operation;
- Group's expenses, including the share of expenses incurred jointly in the joint operations.

The Group accounts for the assets, liabilities, revenues and expenses associated with its interest in a joint operation in accordance with IFRSs applicable to the particular assets, liabilities, revenues and expenses. When the Group entity is a joint operator and the Group is involved with a sale or asset contribution to the joint operation, the profit and losses resulting from such transitions are recognised in the Groups consolidated financial statement only to the extent of other parties' share in the joint operation. When the Group entity is a joint operator and the Group is involved with a purchase transaction with the joint operation, the Group does not recognise the share of its gain or loss until such assets are resold to a third party.

2.5 PROPERTY AND EQUIPMENT

Property and equipment are stated at cost less accumulated depreciation and any recognised impairment loss. Cost includes all directly attributable expenses incurred in bringing the property and equipment to their present location, condition until the property and equipment is available for use. The management periodically review and reassess the estimated future useful life and residual value and accordingly may change or modify the depreciation rates.

Depreciation is charged so as to write off the cost less estimated residual value of assets, other than land, over their estimated useful lives, using the straight-line method, on the following rates:

Buildings	3%
Leasehold improvements	5% - 20%
Vehicles	25%
Machinery and tools	20%
Office equipment	20% - 25%

The gain or loss arising on the disposal or retirement of an asset is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the consolidated profit or loss.

At each reporting date, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss. Where the asset does not generate cash flows that are independent from other assets, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised in consolidated profit or loss immediately.

2.6 INVESTMENT PROPERTIES

Investment properties principally comprise completed projects (including properties and developed land held for long term capital appreciation) and projects under development (including property projects under construction, land projects under development and land waiting for development). Investment properties are held to earn rentals and/or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative function. Projects under development include those properties in progress of development or waiting for development to commence. These properties are not used for generating sales revenues through normal business operations. The investment properties are initially recognised at cost and the cost of an acquisition is measured at fair value of the assets acquired / transferred. All developments costs (design, development and staff cost) that are directly attributable to the acquisition/ development of the properties are capitalized to derive the total cost.

An investment property is derecognised on sale or disposal when permanently withdrawn or transferred to development properties. Any gain or loss arising from de-recognition of the property is recognised in the consolidated profit or loss immediately.

Investment properties are held to earn rentals and/or for capital appreciation, are stated at cost less accumulated depreciation and any recognised impairment loss. Depreciation is charged so as to write off the cost less estimated residual value of assets, other than land and properties under construction, over their estimated useful lives, using the straight-line method, on the following basis:

Buildings	3%

Gains or losses arising from the retirement or disposal of investment properties being the difference between the net disposal proceeds and carrying value are included in the consolidated profit or loss for the year of the retirement/disposal except those that relate to sale and leaseback arrangements.

2.7 DEVELOPMENT PROPERTIES

All development properties are initially measured at acquisition cost and subsequently measured and accounted for lower of cost and net realisable value. This principally consists of projects under progress and land parcels under development for sales in the ordinary course of business, rather than to be held for rental or capital appreciation. Cost comprises all directly attributable cost including direct material cost, direct labour costs, borrowing costs and those overheads that have been incurred in bringing the development properties to their present location and condition. Cost is calculated using the average method. Impairment is tested comparing with net realisable value, which represents the estimated selling price less all estimated costs to completion and selling costs to be incurred.

The operating cycle of development properties is such that the majority of development properties are held for longer period and will not be realised within 12 months. If there is a change in management intention and identify any development property for immediate sale, then the same is split between long-term and short-term development properties representing non-current and current portion of development properties respectively.

At each reporting date management categorises development properties projects as long term or short term depending on its estimated completion date. If the completion date of a project is expected to be within a year from the date of the consolidated statement of financial position, the project is classified as short term development properties.

2.8 IMPAIRMENT OF TANGIBLE ASSETS

At each reporting date, the Group reviews the carrying amounts of its tangible assets for any indication that those assets have suffered impairment losses. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified. When such an indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss. Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised in the consolidated profit or loss.

2.9 ISLAMIC BORROWING COSTS

Islamic borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. During the year, the company has not capitalised any portion of its borrowing cost. Accordingly, all borrowing costs are recognised as finance costs in the consolidated profit or loss in the period in which they are incurred.

2.10 FINANCIAL INSTRUMENTS

Financial assets and financial liabilities are recognised on the Group's consolidated statement of financial position when the Group has become a party to the contractual provisions of the instrument.

The Group initially measure financial assets and financial liabilities at their fair value. All directly attributable transaction costs for the origination, acquisition or issuance of a financial assets and financial liabilities (except for financial assets and financial liabilities accounted at fair value through profit or loss) are added or deducted, as appropriate, from the respective fair value of the financial assets or financial liabilities on initial recognition. Transaction costs that are incurred for financial assets or financial liabilities accounted at fair value through profit or loss are recognised immediately in the consolidated profit or loss.

Classification and measurement – financial assets
Classification and measurement of financial assets are based on the underlying business model and estimated cash flows on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. Any derivatives embedded in the contracts are not separated and is considered as a whole for classification. The financial assets are principally categorised as under;

- Measured at amortised cost
- Fair value through other comprehensive income(FVTOCI)
- Fair value through profit or loss (FVTPL)

Financial assets that are initially recognised at fair value are subsequently measured at amortised cost based on expected credit loss (ECL) described below:

- 12-month expected credit losses- expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date.
- Lifetime expected credit losses- expected credit losses that result from all possible default events over the life of the financial instrument.

In relation to the impairment of financial assets, IFRS 9 requires an expected credit loss model. The expected credit loss model requires the Group to account for expected credit losses and changes in those expected credit losses at each reporting date to reflect changes in credit risk since initial recognition of the financial assets. In other words, it is no longer necessary for a credit event to have occurred before credit losses are recognised.

Specifically, IFRS 9 requires the Group to recognise a loss allowance for expected credit losses on:
- Debt investments measured subsequently at amortised cost or at FVTOCI;
- Lease receivables;
- Trade receivables and contract assets; and
- Financial guarantee contracts to which the impairment requirements of IFRS 9 apply.

A loss allowance for full lifetime expected credit losses is required for a financial instrument if the credit risk of that financial instrument has increased significantly since initial recognition, as well as to contract assets or trade receivables that do not constitute a financing transaction in accordance with IFRS 15.

Trade receivables
Trade receivables are classified as financial assets and are initially recognised at the amount of consideration/ transaction price unless they contain significant financing components, when they are recognised at fair value. The Group do not charge interest on trade receivable and holds the principal outstanding of the trade receivables with the objective to collect the contractual cash flows therefore measures them subsequently at amortised cost using the effective interest method less any provision for impairment for expected credit loss. The Group assesses receivables that are individually significant and receivables included in a group of financial assets with similar credit risk characteristics for impairment. This assessment of impairment requires judgment. In making this judgment, the Group evaluates credit risk characteristics that consider past default experience of the customer and analyse the general economic conditions of the industry in which the customers operate and current financial position specific to the customers and an assessment of both the current as well as the forecast direction of past-due status and other loss event factors being indicative of the ability to pay all amounts due as per contractual terms at the reporting date. A provision for credit loss is made where there is an objective evidence, including customers with financial difficulties or in default on payments, that amounts will not be recovered in accordance with original terms of the agreement and the carrying value of the receivable exceeds the present value of the future cash flow discounted using the original effective interest rate. The carrying value of the receivable is reduced with the provision for expected credit loss and any impairment loss is recognised in the consolidated profit or loss.

Cash and cash equivalents
Cash and cash equivalents comprise cash in hand and at bank and other short-term deposits held by the Group with original maturities of three months or less.

Held for trading investments
Held for trading investments are recognised initially at fair value; transaction costs are taken directly to the consolidated statement of income and thereafter stated at fair value by reference to exchange quoted market bid prices at the close of business on the consolidated balance sheet date. The unrealized and realized gains and losses from sale of held for trading investments are recorded in the consolidated statement of income.

Financial liabilities
Financial liabilities include Islamic Sukuk and Islamic Murabaha and are classified according to the substance of the respective contractual arrangement and are initially measured at their fair value, net of transaction costs. Financial liabilities are subsequently carried at their amortised cost, with commission cost being recognised on an effective yield basis in the consolidated statement of profit or loss over the term of the instrument.

Trade payables
Trade payables are initially recognised at fair value and subsequently at amortised cost using the effective interest rate method.

2.11 REVENUE RECOGNITION

The management Revenue represents the sale of completed real estate properties, revenue from construction/ development of real estate properties and leasing of residential properties.

Sale of completed Properties – recognised at the point of sale:
Real estate properties which are sold as a completed product are immediately recognised as revenue at the point of sale. The revenue for these categories of assets are only recognised when the control with significant risks and rewards of ownership have been transferred to the buyer and the Company had enforceable right to payment for the performance completed. The transfer of ownership and the controls are assessed at the time of legal completion of the sale or transfer of assets. Revenue is measured at the fair value of consideration entitled in a contract.

Properties constructed/developed under contract with customer– recognised over the time
The group develop and sale properties under long term construction/development contract or agreement. Usually such contracts are entered before the start of the construction and the terms of the contracts restrict the transfer of asset to another customer and has no other alternative use and the Company had enforceable right to payment for the performance completed to date where the objective and the outcome of such contracts can be estimated reliably, the revenue and cost of such developments are recognised in proportion to the performed/measured stages of completion against the total contractual obligations/miles stones including variation, claims and incentives at the end of each reporting period, except where the performed work are not a representative of the stage of completion.

Where the outcome of the contract cannot be estimated reliably, the contract revenue is recognised to the extent of cost incurred and probability recoverable against such contract. All the cost incurred is recognised as expenses in the period in which it is incurred.

The Company will recognise all the incremental costs of obtaining or performing a contract as assets if it expects to recover those costs from the transaction price. The incremental costs are those costs that the Company would not have incurred if the contract had not been obtained. All costs to fulfil its obligations under an existing contract, or an anticipated contract, are capitalised in accordance with IFRS 15 if the costs:
- directly relates to such specific contract;
- are expected to be recovered.
- Create, enhance or generate the resources of the company which will be used in performing the current or future performance obligations

All asset recognised in relation to contract costs is systematically amortised on a basis consistent with the pattern or proportion of transfer of the obligation under the contract to which the asset relates.

If the overall amortisation period of such expenses is one year or less the Company may expense such cost when incurred. All advance payments and the milestone payment which received in excess of the revenue recognised to date will be recognised as contract liability. Considering the short period between the milestone payment and revenue recognition under the cost-to-cost method there is not considered to be a significant financing component in the construction contracts with customers.

The Company will follow an impairment test to assess the carrying value of such assets and when it is probable that the total contract cost will exceed total contract revenue, the estimated loss is recognised as expenses immediately

Leases
With respect to lease rental income, the Group recognises revenue on a straight line basis over the lease term.

2.12 ZAKAT

Zakat is calculated pursuant to Zakat Regulation in the Kingdom of Saudi Arabia and recognised in the respective subsidiaries or in the consolidated statement of profit or loss in each year. The provision is based on an estimate of Zakat that is adjusted in the financial period in which the final assessment of Zakat is issued by the General Authority of Zakat and Tax ("GAZT"). Any change in the estimate resulting from the final assessment is recognised in that period.

2.13 FOREIGN CURRENCIES

Transactions in currencies other than Saudi Riyals, the presentational and functional currency of each subsidiary within the Group, are recorded at the rates of exchange prevailing on the dates of the transactions. At the reporting date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary assets and liabilities carried at fair value, that are denominated in foreign currencies, are translated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated. The resulting exchange gains or losses are recognised in the consolidated statement of profit or loss and comprehensive income.

2.14 STATUTORY RESERVE

According to the article (129) of the Companies' Regulation (Amendment 2016), the Group is required to retain 10% of net income in the statutory reserve. The Group may stop the transfers when this reserve reaches 30% of the share capital. This reserve is not available for dividend distribution.

2.15 END OF SERVICE INDEMNITIES

The Group provides end of service benefits to its employees in accordance with the labour law provisions of Saudi Arabia. The entitlement to these indemnities is based upon the employee's final salary, length of service and the completion of a minimum service period. The costs of these indemnities are accrued over the period of employment, based on the estimated ultimate payment.

Re-measurements, comprising of actuarial gains and losses, are recognized immediately in the statement of financial position with a corresponding debit or credit to retained earnings through other comprehensive income, in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

2.16 RETIREMENT BENEFIT COSTS

The Group makes contributions in line with the General Organisation for Social Insurance Regulations and are calculated as a percentage of employees' wages. Payments made to state-managed retirement benefit schemes are dealt with as payments to defined contribution plans where the Group's obligations under the schemes are equivalent to those arising in a defined contribution retirement benefit plan. Payments made to defined contribution retirement benefit plans are charged as an expense as they fall due.

2.17 PROVISIONS

A provision is recognised if, as a result of past events, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefit will be required to settle the obligation.

2.18 LEASING

Group as a lessor
Rentals receivable under leases are recognised to the consolidated profit or loss on a straight-line basis over the term of the relevant lease.

Group as a lessee
At the inception of non-cancellable leases an asset identified as "right-of-use assets" measured at cost with appropriate discounting applied on relevant components of lease term and payment obligations including initial direct cost, lease escalations and lease incentives mentioned in the underlying lease agreement. Subsequent to the initial measurement and recognition, the "right-of-use assets" are periodically measured by using cost model which comprises initially measured cost and any re-measurement adjustments less accumulated depreciation.

Corresponding to this commencement date a "lease liability" is measured at the net present value of all the unpaid lease payments as on that date discounted by using the rate implicit in the lease, if this rate cannot be readily determined, the Group uses its incremental borrowing rate. Subsequent to the initial measurements "lease liability" are periodically measured by increasing the carrying cost to reflect the interest charge on unpaid future lease liability and any re-measurement adjustment less lease payments made up to that date.

The depreciation cost for "right- of-use assets" and the interest cost for "lease liability" is charged to the consolidated profit or loss as depreciation and finance charges.

In case of existing, short term, small value leases the entity continues to charge the periodic lease payments to the consolidated profit or loss as an expense on straight-line basis over the term of the relevant lease.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

Estimates and judgments are continually evaluated and are based on historical experience, internal controls, advice from external experts and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting judgments will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial periods are discussed below:

Revenue Recognition

The Group recognises revenue (refer note 2.11) when the control with significant risks and rewards of ownership is transferred to the buyer. The Group measures the revenue based on the consideration entitled in a contract with a customer excluding amounts, if any, collected for and on behalf of third parties.

With respect to land properties/projects, the Group receives an initial non-refundable deposit upon signing the sale contract with the balance being paid on a deferred basis, which typically does not exceed three months. The Group recognises the full amount of the consideration as revenue at the point in time when the control of the property is transferred to the buyer through a legally enforceable sale contract is signed between the buyer and the Group.

With respect to residential and commercial projects, the Group typically receives an initial deposit on the signature of the sales contract and the balance is collected over a period as per the terms of the contract. Revenue from the sale of these properties is only recognized at the point in time when the control of the property is transferred to the buyer through a legally enforceable sale contract is signed between the buyer and the Group and the completed property is delivered to the purchaser.

With respect to residential and commercial projects sold under a construction contract, usually such contracts are entered before the start of the construction and the terms of the contracts restrict the transfer of asset to another customer and has no other alternative use and the Company had enforceable right to payment for the performance completed to date where the objective and the outcome of such contract or agreement can be estimated reliably, the revenue and cost of such developments are recognised when the control is passed with significant risks and rewards of ownership to the buyer. The revenue against these customer contract is recognised over the time as per under IFRS 15 in proportion to the performed/measured stages of completion against the total contractual obligations/milestones including variation, claims and incentives at the end of each reporting period, except where the performed work are not a representative of the stage of completion.

A performance obligation is considered satisfied over the time when at least one of the following criteria is met:

- The customer receives and consumes the benefits of the Companies' performance as it performs.
- The performance creates and enhances the value of the customer-controlled asset.
- The Company has no alternative use to the asset being created and has the legally enforceable right to payment for all obligations performed or completed to date.

With respect to lease rental income, the Group recognises revenue on a straight line basis over the lease term in accordance with IFRS 16.

Recognition of cost of sales

The Group has developments which typically contain a number of individual projects within each development. In order to determine cost of sales related to properties or units sold during the year the management estimates and average the costs of the entire developments, including infrastructure costs and overall construction and other directly attributable costs to arrive the total estimated cost of the project. These estimated costs are allocated to each project within the development and each unit within a project. These estimates are reviewed regularly on a profit per project basis and revised as necessary. Any significant change in these estimates may result in additional costs being recorded in future periods related to revenue recognised in a prior period.

Measurement of contract assets and trade receivables

The group management makes significant assumptions on the estimation of expected credit loss (ECL) in connection with contract assets and/or trade receivables which is assessed based on the terms of contracts. The Group assesses receivables that are individually significant and receivables included in a group of financial assets with similar credit risk characteristics for impairment. This assessment of impairment requires judgment. In making this judgment, the Group evaluates credit risk characteristics giving considerations for past default experience of the customer, analyse the general economic conditions of the industry in which the customers operate, current financial position specific to the customers and an assessment of both the current as well as the forecast direction of past-due status and other loss event factors being indicative of the ability to pay all amounts due as per contractual terms at the reporting date. A provision for credit loss is made where there is an objective evidence, including customers with financial difficulties or in default on payments, that amounts will not be recovered in accordance with original terms of the agreement and the carrying value of the receivable exceeds the present value of the future cash flow discounted using the original effective interest rate.

Based on such periodic assessment the Company recognise for full lifetime expected losses for all contract assets and/or all trade receivables with or without significant financing transaction and for lease receivables. For all other financial instruments, expected credit losses are measured at an amount equal to the 12-month expected credit losses in accordance with IFRS 9.

Classification of properties

The Group's properties are classified as either investment properties or development properties. Management has made various judgments to determine whether a property qualifies as an investment property which is held to earn rentals and/or for capital appreciation or both. These are not used for generating sales revenues through normal business operations. A development property comprises completed properties, developed land, property projects under construction, land projects under development and land awaiting development predominantly identified for sale in the ordinary course of business. In making its judgment, management considers its intended use of property. When management assess that certain investment properties will be disposed as part of normal business operation, their carrying cost will be transferred to development properties for final completion of development and transfer.

Subsequent transfer of Investment Properties

Investment properties are the interests in land and/or buildings that are held for their investment potential and not for sale in the ordinary course of business. Management assesses the intended use of its real estate properties on continuous basis and summarises the portfolio at every reporting period. When the periodic management assessment identifies any change in the use of a property previously classified as investment properties, their carrying cost is transferred to development properties for further development and final transfer under ordinary course of business. While re-assessing the intended use, management considers the holding period, possibility of further appreciations, related economic activities around such properties and need for further development to make the property ready for sale.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation or commencement of an operating lease. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with the intent to sale.

Carrying value of development properties

Group's principal activity is currently the development and sale of land, residential and commercial property. Due to the nature of this activity, much of the development is speculative in nature. Accordingly, the consolidated statement of financial position at 31 December 2021 reflects assets that are not covered by forward sales contracts.

The development properties are stated at the lower of cost and net realisable value. The Group assesses the net realisable value of its development properties at each reporting date, through an internal tolerance check, which includes an assessment of profit per project basis and compares the carrying and estimated future costs to complete with the expected selling price per unit based on historical activities and available comparable in the surrounding location.

For the determination of the expected net realisable value of the development properties, the group extensively uses its management's subjective expertise and location knowledge together with comparable transactions recorded in the surrounding area for non-related arms lengths transactions. The estimated mark-up arrived using these methodologies disclosed as a percentage (%) of net-margin over the carrying cost.

To neutralise single data risk, the group also estimates the potential uplift in value of its development properties by using the Accounting Rate of Return. Under ARR method the group estimates return from assets considering future revenue streams, development costs and all directly attributable cost including financing cost, market risk and targeted profit. These assumptions and estimates are reviewed periodically based on the market conditions existing at the end of every reporting period.

Below are the key assumptions the group used to estimate net realisable value of its development property portfolio:

	2021	2020
	Range	Range
Profit margin on carrying cost –development properties	**20% - 25%**	20% - 25%
Targeted ARR –development properties	**3-5%**	4-6%

Fair value measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

While estimating the fair value of an asset or a liability the group take into consideration of the assumptions that market participants would use when pricing the asset or liability for their best economic interest.

Fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits from the best use or by selling it to another market participant for the best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

For the financial reporting purpose, The Group uses the following hierarchy for determining and disclosing the fair value of assets and liabilities;

- Level 1: Quoted prices in active markets for the same instrument (i.e., without modification or additions);
- Level 2: Quoted prices in active markets for similar assets and liabilities or other valuation techniques for which all significant inputs are based on observable market data and;
- Level 3: Valuation techniques for which any significant input is not based on observable market data.

For the determination of the fair value of the investment properties, the group engage third party independent real estate valuation experts using recognised valuation methods to value the investment properties wherever it is possible and practical. The fair value arrived using these methodologies disclosed as a percentage (%) of net-margin over the carrying cost.

The valuation agencies are mostly use capitalisation method, under this method the income receivable under existing lease agreements are extrapolated to arrive at projected future rental revenues, which is capitalised at appropriate rates reflecting the investment market conditions at the valuation dates.

The groups future rental stream estimations are based on certain assumptions and are subject to market volatility, uncertainty and can materially differ from the actual results. The absence of well-developed and active market condition brings greater degree of uncertainty and volatility to estimated fair valuation of investment properties than which exists in a more active market.

Below are the key assumptions the group used to estimate fair value of its investments properties:

	2021	2020
	Range	Range
Estimated Capitalisation of yields- investment properties	**6-8%**	6-8%

4 REPORTING SEGMENTS

Management has organised the Group majorly into two segments for the purpose of reporting to the chief operating decision maker. Management develops its strategic planning, resource allocation and business model around these segments and therefore Group's reportable segment under IFRS 8 is as follows:

- Development Properties – The Group Categorise all its real estate properties under development and sale into development properties, it includes the residential and commercial properties completed or constructed under a customer contract and the sale of units on such projects ("Residential and Commercial Projects"), land and investment in land properties which are undeveloped, developed with or without infrastructure development and the sale of such properties ("Land Projects").
- Asset Management – leasing and management of properties that the Group has retained as rental properties including commercial and residential units on its Master-Planned Communities for generating recurring revenues.

The Group does not allocate share of profits of associates, general administration, selling and marketing costs including directors' salaries, finance costs, other income and Zakat expense to its segments. Substantially all of segment operating activity (including revenue and costs) for the year ended 31 December 2021 and 31 December 2020 was generated from the development properties segment. The Group provided breakdown of revenue, profit, assets and liabilities by operation segment. The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 2.

The Group mainly in Saudi Arabia and all its revenues are derived from its portfolio of properties which the Group manages.

The segment wise revenue, gross margin, operating expenses, profit, assets and liabilities from sales of development properties (land, residential and commercial projects) and leasing of properties are presented below:

	Notes	For the year ended 31 December 2021		
		Sale of Developed Properties	Leasing of Properties	Group Total
SEGMENT WISE PROFIT & LOSS		**SR 000**	**SR 000**	**SR 000**
Revenue	17	2,379,456	113,622	2,493,078
Cost of revenue	18	(1,559,323)	(37,027)	(1,596,350)
GROSS PROFIT		820,133	76,595	896,728
Operating expenses:				
General and administrative expenses	19			(211,945)
OPERATING PROFIT				684,783
Finance costs	20			(662,977)
Other income, net				93,888
Share of net profit from associates and joint ventures	8 a			19,748
SEGMENT PROFIT FOR THE YEAR				135,442
SEGMENT WISE ASSETS & LIABILITIES				
TOTAL ASSETS		30,759,954	1,201,726	31,961,680
TOTAL LIABILITIES		11,911,664	890,386	12,802,050

	Notes	For the year ended 31 December 2020		
		Sale of Developed Properties	Leasing of Properties	Group Total
SEGMENT WISE PROFIT & LOSS		SR 000	SR 000	SR 000
Revenue	17	1,812,379	132,475	1,944,854
Cost of revenue	18	(1,225,200)	(45,004)	(1,270,204)
GROSS PROFIT		587,179	87,471	674,650
Operating expenses:				
General and administrative expenses	19			(171,332)
OPERATING PROFIT				503,318
Finance costs	20			(645,883)
Other income, net				143,361
Share of net profit from associates and joint ventures	8 a			18,583
SEGMENT PROFIT FOR THE YEAR				19,379
SEGMENT WISE ASSETS & LIABILITIES				
TOTAL ASSETS		29,170,091	1,764,525	30,934,616
TOTAL LIABILITIES		11,144,481	763,955	11,908,436

5. INVESTMENT PROPERTIES, NET

The movement in investment properties is as follows:

	2021	2020
	SR 000	SR 000
COST		
At beginning of the year	**1,881,251**	1,968,537
Transfer to development properties	**(468,287)**	(88,568)
Additions	**542**	1,282
At end of the year	**1,413,506**	**1,881,251**
ACCUMULATED DEPRECIATION		
At beginning of the year	**362,135**	317,180
Transfer to development properties	**(96,070)**	(49)
Charged during the year	**37,027**	45,004
At end of the year	**303,092**	**362,135**
CARRYING AMOUNT AT THE END OF THE YEAR	**1,110,414**	**1,519,116**

Included within investment properties is land with an original cost of SR 270 million (31 December 2020: SR 470 million).

Fair value estimation:

Fair value of the investment properties is estimated by a recoganised valuation agency not related to the Group (ValuStrat Saudi Arabia a license member of Saudi Authority of Accredited Valuers) by using income capitalisation method in December 2021, the range of capitalisation rates are determined based on the nature and the highest and the best designated use of the assets and various external references for similar type of assets. There has been no change in the valuation technique during the year. The annualised lease cash flows are estimated by extrapolating and adjusting current lease revenues for optimal occupancy and capitalising it at an annual rent yield of 6-8% between residential and commercial leased properties to arrive the fair value estimated as below:

	2021	2020
	SR 000	SR 000
COST	**1,110,414**	1,519,116
ESTIMATED FAIR VALUE		
Estimated on rent yield of 6-8 % on Investment properties	**1,525,590**	1,927,484

Sensitivity in fair value estimation:

	Increase	Decrease
Change in fair value on Investment Properties	**SR 000**	**SR 000**
50 basis points change in capitalisation rate	94,000	**(83,000)**
Sensitivity impact on estimated fair value	**94,000**	**(83,000)**

The estimated fair value of Group's investment properties can be impacted by the occurrence of interrelated unobservable inputs determined by existing market conditions. The impact of two unobservable inputs may not be off-setting each other; for example, an increase in capitalisation rate may off- set an increase in annual rent but an increase in annual rent with a decrease in capitalisation rate would boost the fair value.

The fair valuation of investment properties is categorised under Level 2 in the fair value hierarchy

6. DEVELOPMENT PROPERTIES

The movement in development properties, the principle operation of the Company, are summarised as follows:

	Year ended 31 December 2021				
	Short-term Developed Projects	Short-term Developed land	Developed land/Project	Projects under Developments	Total
	SR 000	SR 000	SR 000	SR 000	SR 000
COST					
At beginning of the year	6,880	334,980	1,020,009	17,226,574	18,588,443
Additions during the year	-	29,375	492,022	1,732,235	2,253,632
Transfer, net	-	-	372,217	-	372,217
Charged to cost of sales during the year	(1,553)	-	(95,583)	(1,462,187)	(1,559,323)
CARRYING AMOUNT AT THE END OF THE YEAR	5,327	364,355	1,788,665	17,496,622	19,654,969
Short- term development properties					369,682
Long-term development properties					19,285,287

	Year ended 31 December 2020				
	Short-term Developed Projects	Short-term Developed land	Developed land/Project	Projects under Developments	Total
	SR 000	SR 000	SR 000	SR 000	SR 000
COST					
At beginning of the year	13,907	321,043	1,408,562	15,487,042	17,230,554
Additions during the year	723	13,937	21,115	2,458,795	2,494,570
Transfer, net	370	-	(259,213)	347,362	88,519
Charged to cost of sales during the year	(8,120)	-	(150,455)	(1,066,625)	(1,225,200)
CARRYING AMOUNT AT THE END OF THE YEAR	6,880	334,980	1,020,009	17,226,574	18,588,443
Short- term development properties					341,860
Long-term development properties					18,246,583

The properties held for development are stated at the lower of cost and net realisable value. Development properties are classified as current if it is completed or expected to be completed within 12 months, otherwise it is classified as non-current.

Projects under development includes investment in land and joint development worth SR 14.01 billion (31 December 2020: SR 13.87 billion), which represents the Group's share of co-ownership with others and advances made for joint development with third parties according to the contracts of land development.

During the year ended 31 December 2021 the Group has not capitalised Islamic borrowing costs to development properties (31 December 2020: nil).

Internal tolerance evaluation:
During the year the Group's management and directors conducted an internal tolerance check on its development properties portfolio to identify the existence or indication of possible impairment. This internal evaluation is based on the market indications and margins achieved on similar parcels The internal evaluation for the reporting period resulted an estimation of market value, of development properties; indicating an average uplift of 20% (31 December 2020: 20%) across the development property portfolio. The management believes that the resultant uplift on the book value is a conservative indication of the value of the development properties of the Group.

In view of the continuing volatility and uncertainty in the real estate market the transaction volumes are showing considerable stabilisation on lowering price trend. Hence to normalise the internal value assumptions along with known comparable transaction between unrelated parties at arms-length around properties, the management included an additional valuation technique of average ARR in the range of 3-5% for development properties to arrive the value estimate.

	Year ended 31 December 2021				
	Short-term Developed Project	Short-term Developed land	Developed land/Projects	Projects under Developments	Total
	SR 000	SR 000	SR 000	SR 000	SR 000
COST	5,327	364,355	1,788,665	17,496,622	19,654,969
ESTIMATED VALUE					
Estimated value @ 20% margins on cost – Land	6,000	430,000	2,150,000	21,000,000	23,586,000
Estimated value @ 3-5 % ARR- Land	6,000	410,000	1,930,000	19,800,000	22,146,000
Average value of land	6,000	420,000	2,040,000	20,400,000	22,866,000
Estimated Value	**6,000**	**400,000**	**2,000,000**	**20,400,000**	**22,806,000**

	Year ended 31 December 2020				
	Short-term Developed Project	Short-term Developed land	Developed land/Projects	Projects under Developments	Total
	SR 000	SR 000	SR 000	SR 000	SR 000
COST	6,880	334,980	1,020,009	17,226,574	18,588,443
ESTIMATED VALUE					
Estimated value @ 20% margins on cost – Land	7,000	400,000	1,220,000	20,670,000	22,297,000
Estimated value @ 4-6 % ARR – Land	7,000	365,000	1,100,000	19,217,000	20,689,000
Average value of land	7,000	382,000	1,160,000	19,943,000	21,492,000
Estimated Value	**7,000**	**380,000**	**1,150,000**	**19,400,000**	**20,937,000**

The result of this exercise have indicated a higher value than carrying cost stated in the consolidated statement of financial position. A change in the basis of these estimates in the future could have an impact on the valuation of the development properties.

Sensitivity in internal tolerance valuation:
The estimated net realisable value of Group's development properties can be impacted by the market conditions existed at the time of actual transaction.

	Increase	Decrease
	SR 000	**SR 000**
Change in value of development properties		
10% change in comparable margins	1,965,000	(1,965,000)
1% change in ARR	695,000	(665,000)
Average change in value of development properties	**1,330,000**	**(1,315,000)**

The above values represent the minimum net realisable value estimation of the development properties of the group exclusively for the impairment study. It is not a fair market value disclosure.

7. PROPERTY AND EQUIPMENT, NET

31 DECEMBER 2021	Land and buildings	Leasehold improvement	Vehicles	Machinery and tools	Office equipment	Total
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
COST						
Balance at 1 January 2021	115,073	10,095	8,018	17,945	62,961	214,092
Additions for the year	-	5,009	-	-	1,660	6,669
Transfer/Disposal	(73)	-	-	-	(9)	(82)
Balance at 31 December 2021	115,000	15,104	8,018	17,945	64,612	220,679
ACCUMULATED DEPRECIATION						
Balance at 1 January 2021	57,677	7,693	7,983	15,944	52,721	142,018
Depreciation for the year	3,195	1,127	23	887	4,282	9,514
Transfer/Disposal	-	-	-	-	-	-
Balance at 31 December 2021	60,872	8,820	8,006	16,831	57,003	151,532
CARRYING AMOUNT AT 31 DECEMBER 2021	54,128	6,284	12	1,114	7,609	69,147

31 DECEMBER 2020	Land and buildings	Leasehold improvement	Vehicles	Machinery and tools	Office equipment	Total
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
COST						
Balance at 1 January 2020	114,997	9,683	8,018	17,945	60,811	211,454
Additions for the year	76	412	-	-	2,151	2,639
Transfer	-	-	-	-	(1)	(1)
Balance at 31 December 2020	115,073	10,095	8,018	17,945	62,961	214,092
ACCUMULATED DEPRECIATION						
Balance at 1 January 2020	54,482	7,024	7,960	15,056	48,197	132,719
Depreciation for the year	3,195	669	23	888	4,524	9,299
Transfer	-	-	-	-	-	-
Balance at 31 December 2020	57,677	7,693	7,983	15,944	52,721	142,018
CARRYING AMOUNT AT 31 DECEMBER 2020	57,396	2,402	35	2,001	10,240	72,074

8. INVESTMENTS IN ASSOCIATES AND JOINT VENTURE

Investments in associates and joint venture represent investments in shares of companies, where the Group exercises significant influence. The shares of these companies are not publicly traded. The Group's ownership in these Saudi Arabia based privately owned companies ranges from 15% to 67%. For entities where the investment is less than 20%, management believes that it is able to exert significant influence due to its involvement at board level. Movement in investments in associates and joint ventures is as follows:

a. Investments in associates and joint ventures:

	2021	2020
	SR 000	SR 000
Investments, beginning of the year	**1,173,547**	1,154,506
Additions	**-**	34
Share of profit during the year	**21,597**	19,007
Investments, end of the year	**1,195,144**	**1,173,547**

b. Summarised details of holding in respect of the Group's associates and joint venture is set out below:

Name of the entity	**Amount invested**	**% of Holding**
	SR 000	
Saudi Home Loans (SHL) (i)	**150,000**	**15%**
Alkhair Capital Saudi Arabia (ACS) (ii)	**422,000**	**42.2%**
Khozam Real Estate Development Company (KDC) (iii)	**525,547**	**66.5%**
Juman company (iv)	**1,500**	**18%**
Waslt Real Estate Services Company (Waslt) (v)	**34**	**67%**
Accumulated share of profits	**96,063**	
Balance, end of the year	**1,195,144**	

c. Summarised financial information in respect of the Group's associates and joint venture is set out below:

31 DECEMBER 2021	JUMAN	KDC	ACS	SHL	WASLT	TOTAL
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
Total assets	8,200	541,967	1,052,115	4,408,032	5,150	6,015,464
Total liabilities	-	(36,630)	(27,309)	(2,718,098)	(5,100)	(2,787,137)
Net assets	8,200	505,337	1,024,806	1,689,934	50	3,228,327
KDC net assets includes SAR 172 mn of exclusivity right- refer below note c(iii)	-	171,603	-	-	-	171,603
Group's share of net assets	1,500	507,652	432,468	253,490	34	1,195,144
Total revenue for the year	-	-	95,165	294,220	10,521	399,906
Other comprehensive income for the Year	-	-	-	-	-	-
Total profit/(loss) for the year	-	(452)	15,251	103,196	(2,760)	115,235
Total cumulative earning at end of the year	-	(35,407)	22,324	689,034	-	675,951
Total cumulative earning at end of last year	-	(34,956)	6,066	588,792	-	559,902
Change for the year	-	(451)	16,258	100,242	-	116,049
Group's share of cumulative profit for the year	-	(300)	6,861	15,036	-	21,597

31 DECEMBER 2020	JUMAN	KDC	ACS	SHL	WASLT	TOTAL
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
Total assets	8,200	542,344	1,026,338	4,554,813	245	6,131,940
Total liabilities	-	(36,555)	(17,791)	(2,965,121)	(195)	(3,019,662)
Net assets	8,200	505,789	1,008,547	1,589,692	50	3,112,278
KDC net assets includes SAR 250 mn of exclusivity right- refer below note c(iii)	-	250,000	-	-	-	250,000
Group's share of net assets	1,500	507,952	425,607	238,454	34	1,173,547
Total revenue for the year	-	-	77,652	304,900	18	382,570
Other comprehensive income for the year	-	-	-	-	-	-
Total profit/(Loss) for the year	-	321	13,146	88,700	(634)	101,533
Total cumulative earning at end of the year	-	(34,956)	6,066	588,792	-	559,902
Total cumulative earning at end of last year	-	(35,277)	(7,057)	500,089	-	457,755
Change for the year	-	321	13,123	88,703	-	102,147
Group's share of cumulative profit for the year	-	164	5,538	13,305	-	19,007

The relevant financial statements of associates and joint ventures listed above are prepared in the order of liquidity, hence the total of assets and liabilities are considered for reporting. Details of transactions with associates and joint ventures are disclosed under note 23 "Related Party Transactions" of these consolidated financial statements. The nature of relationship and operations of each reported entities are detailed below;

(i) **Saudi Home Loans (SHL):** The Group had originally invested SAR 120 million representing 15% of the paid up share capital of SHL and during 2017 the SHL increased the paid up share capital by issuing 20 million shares of SR 10 each to its existing shareholders in the same proportion of their shareholding by transferring an equal amount from its retained earnings (by capitalising profit). This increase in share capital was approved in the EGM meeting held on 24 May 2017 and accordingly, the original investment of SAR 120 million has been revised to SAR 150 million to reflect the capital increase.

(ii) **Alkhair Capital Saudi Arabia (ACS):** The Group had originally invested SAR 102 million representing 34% of the paid up share capital of ACS and during 2019 the ACS increased the paid up share capital by additional SAR 700 million. The Group has acquired additional capital by investing SAR 320 million and accordingly, the original investment of SAR 102 million has been revised to SAR 422 million to reflect the change in capital investment of the Group with ACS.

(iii) **Khozam Real Estate Development Company (KDC):** The Group investment in KDC is now 66.5% with Jeddah Development and Urban Regeneration Company (JDURC). As per the arrangements the power to govern the financial and operating activities which affect the returns of KDC is jointly bestowed with the shareholders. Accordingly, the Group does not have any right to variable returns or absolute power to control with the ability to affect the returns of the investee company consequently, the Group's investment in KDC is accounted for as investment in joint venture under equity method of accounting.

The KDC investment include SR 172 million as an exclusive right to participate in the Khozam project development and SR 359 million as capital contributions fully paid in cash. The other shareholder (JDURC) contributed land as their capital contribution. The management believes that the value of the total investment in KDC has not diminished.

(iv) **Eastern Juman Company (Juman):** During 2016 the group had invested in Eastern Juman Company a Limited Liability Company established mainly for the development of Juman project located between Dammam and Ras Tanura. The Company is registered in Riyadh under the Commercial Registration No. 1010462791 dated 15/10/1437H, (corresponding to 20/07/2016) with a share capital of SAR 8.2 million. The group has paid SAR 1.5 million towards the 18.29% of its share capital and management believe that the value of the total investment has not diminished or impaired.

(v) **Waslt Real Estate Services Company (Waslt):** During the year 2020, the group had invested 67% in Waslt Real Estate Services Company (previously known as First Brokerage Properties Company) a Limited Liability Company established mainly for the management and rental of real estate owned or leased (residential and non-residential), brokers activities and real estate management activities for a commission. The Groups share of operating loss of SAR 1,849 thousand recorded for the year ended 31 December 2021 has been absorbed and recognised in the consolidated statement of profit or loss.

9. OTHER ASSETS (DEFERRED CHARGES), NET

The movement during the year is as below:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	492	1,501
Additions during the year	-	-
Amortisation charge for the year	(492)	(1,009)
Balance , end of the year	**-**	**492**

10. TRADE RECEIVABLES AND OTHERS

	2021	2020
	SR 000	SR 000
Trade receivables – net of allowances for doubtful debts of SR 27.99 million (31 December 2020: SR 23.54 million)	4,586,883	3,626,042
Advance payments to purchase land	803,020	709,670
Accrued revenue	3,868	1,461
Prepayments and others	376,303	312,005
Total	**5,770,074**	**4,649,178**

The fair value of financial assets included above approximates the carrying amount. No penalties or interests are charged for delayed payments.

Trade receivable disclosed above include amounts (see below for ageing analysis) that are past due from the date of invoice, at the end of the reporting period for which the Group has not recognized an allowance for doubtful debts because there has not been a significant change in credit quality.

a) **Ageing of trade receivables that are due but not impaired**

	2021	2020
.	SR 000	SR 000
0-60 days	690,093	324,722
61-120 days	487,438	251,119
121-180 days	411,037	261,608
Above 180 days	2,998,315	2,788,593
Total	**4,586,883**	**3,626,042**

Ageing are from the date of invoice and the trade receivables include about 99% (31 December 2020: 98%) receivables against land and project sales which are fully secured against such land and project parcels.

b) Expected Credit Loss evaluation of Account receivables

The Group consistently measures the loss allowance for trade receivables at an amount equal to lifetime ECL. The expected credit losses on trade receivables are estimated using a provision matrix by reference to past default experience of the customer/tenant and shall also make a specific analysis of respective customer/ tenant to assess the current financial position and any other related factors along with general economic conditions of the industry in which the customer/tenants operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

The Group has recognised full credit allowance against all receivables where the analysis has indicated that these receivables are generally not recoverable. The Group has not made any provisions against the receivables against the sale of land and projects and dues and lease receivables from government departments.

There has been no change in the estimation techniques or significant assumptions made during the current reporting year.

Movement in the expected credit loss

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	23,535	21,019
Allowance for the year	4,453	2,516
Balance, end of the year	**27,988**	**23,535**

c) Short term investment – Fair value through profit or loss (FVTPL)

The group has an investment, classified as held for trading, through portfolio management account with a leading Saudi Asset Management broking institution ("fund manager') and as per the portfolio management agreement the fund manager is allowed to trade in Islamic debt and equity securities on behalf of the Group. The transaction during the year is detailed below:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	-	863
Purchased / sold during the year	-	-
	-	863
Realised gains	-	-
Total	-	863
Transfers/withdrawals	-	(863)
Balance, end of the year	-	-

Investment includes SR nil as at 31 December 2021 (31 December 2020 SR nil) representing cash deposit held with the fund manager.

11. CASH AND CASH EQUIVALENTS

	2021	2020
	SR 000	SR 000
Cash in hand	**232**	666
Cash with bank	**4,153,194**	4,930,994
Total	**4,153,426**	**4,931,660**

12. LONG-TERM BORROWINGS

	2021	2020
	SR 000	SR 000
Islamic Sukuk	**7,500,000**	7,500,000
Islamic Murabaha	**1,967,988**	2,804,050
	9,467,988	10,304,050
Less: Un-amortised transaction costs (note 12 b)	**(54,565)**	(86,597)
Borrowings end of the year	**9,413,423**	10,217,453
Less: Borrowing -short-term maturity portion	**(2,374,182)**	(436,062)
Borrowing -long-term maturity portion	**7,039,241**	**9,781,391**

a. Repayable as follows:

	2021	2020
	SR 000	SR 000
Within one year	**2,375,812**	436,062
In the second year	**2,319,562**	2,348,412
In the third to fifth years inclusive	**4,772,614**	7,519,576
Total	**9,467,988**	**10,304,050**

b. Islamic borrowings transaction costs:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	**86,597**	99,767
Additions during the year	**-**	23,905
Amortisation charge for the year	**(32,032)**	(37,075)
Balance, end of the year	**54,565**	**86,597**

c. Analysis of borrowings:

This represents SR 7.50 billion of Islamic Sukuk comprising:

1) SR 1.88 billion (USD 500 million) of Islamic Sukuk carried in the books of the Group, issued by Dar Al-Arkan Sukuk Company Ltd. at 6.88% and maturing in 2022.

2) SR 1.88 billion (USD 500 million) of Islamic Sukuk carried in the books of the Group, issued by Dar Al-Arkan Sukuk Company Ltd. at 6.88% and maturing in 2023.

3) SR 2.25 billion (USD 600 million) of Islamic Sukuk carried in the books of the Group, issued by Dar Al-Arkan Sukuk Company Ltd. at 6.75% and maturing in 2025.

4) SR 1.50 billion (USD 400 million) of Islamic Sukuk carried in the books of the Group, issued by Dar Al-Arkan Sukuk Company Ltd. at 6.88% and maturing in 2027.

Islamic Sukuks listed above are denoted in US dollars. Since the Saudi Arabian Riyal is limited to fluctuations in the US Dollar there is no exposure to foreign exchange risk. The investment profit is payable to the Saudi SPV, through which the Sukuk was issued, by the sale of properties owned by the Group. The beneficiary rights of these properties are with Dar Al Arkan Real Estate Development Company and its subsidiaries with the rights to buy back the ownership of these properties upon the full repayment of the Sukuk. The Group has issued a corporate guarantee to the Sukuk holders.

The Sukuk agreements include financial covenants, which the Group was in compliance with as at 31 December 2021.

Islamic Murabaha

This represents the bilateral Murabaha facilities from local and international commercial banks, secured against certain real estate properties, in the form of Islamic Murabaha, letters of guarantee and letters of credit. These facilities comprise of long- term and short- term tenures ranging from 6 months to 8 years with various repayment schedules like annual roll revolvers, bullet payments and instalment repayments ranging from quarterly and half yearly as detailed below.

Summary of the Murabahas:

Maturity date	Outstanding Balance	Short-term	Long-term
	SR 000	SR 000	SR 000
2023	**60,250**	**60,250**	**-**
2024	**578,571**	**201,428**	**377,143**
2025	**466,667**	**133,334**	**333,333**
2027	**206,000**	**18,000**	**188,000**
2029	**656,500**	**87,800**	**568,700**
TOTAL	**1,967,988**	**500,812**	**1,467,176**

The total weighted average effective annual commission rate for the year ended 31 December 2021 is 6.38% (31 December 2020: 6.71%)

The facility agreements include certain financial covenants, which the Group was in compliance with as at 31 December 2021.

13. END OF SERVICE INDEMNITIES

The Group provides a defined end of service benefit plan to its employees in line with the labour law provisions and requirement in the Kingdom of Saudi Arabia for respective entities under the Group. The payments under the plan are based on the employees' final salaries and allowances and their cumulative years of service at the date of cessation of their employment, as defined by the conditions stated in the labour laws of the Kingdom of Saudi Arabia. Employees' end of service benefit plans are unfunded plans where the respective entities meet the benefit payment obligations as it falls due.

The movement of the obligation accrued is as follows:

	2021 SR 000	2020 SR 000
Balance, beginning of the year	**21,323**	21,614
Charged to expenses during the year	**4,557**	3,884
Re-measurement loss/ (gain)	**(930)**	2,102
Paid during the year	**(2,400)**	(6,277)
Balance, end of the year	**22,550**	**21,323**

During the year the Group conducted an actuarial valuation and the relevant disclosures are as follows;

a) Significant actuarial assumptions:

	2021	2020
Discount rate	**3.0%**	3.0%
Long term salary increase rate	**3.0%**	3.0%
Employee attritions	**Moderate**	Moderate

b) Movement in present value of employee benefit obligation

	2021 SR 000	2020 SR 000
Balance, beginning of the year	**20,497**	20,705
Net period benefit cost	**3,741**	3,755
Re-measurement loss/ (gain)	**(930)**	2,102
Paid during the year	**(3,332)**	(6,065)
Balance, end of the year	**19,976**	20,497

c) Analysis of present value of obligation

	2021	2020
	SR 000	SR 000
Benefit obligation earned and accumulated to the date of financial position	**18,763**	19,833
Benefits attributed to future salary increase	**1,213**	664
Total	**19,976**	**20,497**

d) Sensitivity Analysis of obligation

The sensitivity of employee benefit obligation is calculated based on a change in an assumption while all other significant actuarial assumptions, used in the valuations employee benefit obligation, remained unchanged. The vale impact in the obligation with a change in an assumption as follows:

	2021	2020
	SR 000	SR 000
Discount rate + 0.5%	**19,340**	19,614
Discount rate - 0.5%	**20,651**	21,446
Long term salary increase + 0.5%	**20,692**	21,485
Long term salary increase - 0.5%	**19,295**	19,570

e) Effect of defined benefit plan on entity's future cash flows

The weighted average duration of the employee benefit obligation is 6.55 years for the year ended December 31, 2021 (31 December 2020: 8.92 years). The expected maturity analysis of undiscounted defined benefit obligation is as follows:

	2021	2020
	SR 000	SR 000
Within one year	**2,341**	983
In the second year	**3,340**	3,158
Between third and fifth years	**6,503**	4,754
Above five years	**7,792**	11,602
Total	**19,976**	**20,497**

14. TRADE PAYABLES AND OTHERS

	2021	2020
	SR 000	SR 000
Trade payables	**532,654**	260,221
Due to related parties (note 23a)	**186,435**	189,741
Accruals	**292,224**	209,444
Unpaid dividend	**35,376**	35,381
Lease liability (note 22b)	**8,240**	243
Contract liabilities (note 14a)	**1,888,257**	518,539
Unearned revenue	**86,258**	18,897
Total	**3,029,444**	**1,232,466**

Trade payables and others principally comprise amounts outstanding for trade purchases and on- going costs. The average credit period taken for trade purchases is 30 days (31 December 2020: 30 days). The fair value of financial liabilities included above approximates the carrying amount.

a) Contract liabilities

Contract Liabilities represents the advance received towards a duly enforceable customer contracts for sale of properties against which the agreed performance obligations are not fully completed.

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	**518,539**	108,590
Collected/invoiced during the year	**1,369,718**	409,949
Cancellations during the year	**-**	-
Transfers to cost of revenue during the year	**-**	-
Balance, end of the year	**1,888,257**	**518,539**

15. ZAKAT PROVISIONS

a) The principal elements of the Zakat base are as follows:

	2021	2020
	SR 000	SR 000
Zakat base:		
Equity	**19,026,180**	19,009,488
Provisions and other adjustments	**7,859,421**	6,350,010
Total Zakat base	**26,885,601**	25,359,498
Deductions:		
Total deduction after adjustment	**(26,885,601)**	(25,359,498)
Zakat base	**-**	-

b) Adjusted net income for the year:

	2021	2020
	SR 000	SR 000
Adjusted net income:		
Adjusted net income, net	**116,865**	4,680
Adjusted net income	**116,865**	4,680
Estimated Zakat and Tax provision for the year	**2,922**	585

c) The movement in provision for Zakat:

Zakat is recognized and provided for in the financial statements and the movement of Zakat is as follows:

	2021	2020
	SR 000	SR 000
Balance beginning of the year	**437,194**	486,665
Estimated Zakat for the year	**2,922**	585
Paid during the year	**(103,483)**	(50,056)
Estimated Zakat provision, end of the year	**336,633**	**437,194**

d) The Company has received the assessments from GAZT for the years 2003 to 2014. The company had filed the consolidated zakat return for years 2015 to 2020 which are under assessments. The consolidated return for the year 2021 is under preparation.

16. SHARE CAPITAL

	2021	2020
	SR 000	SR 000
Authorised:		
1,080,000,000 ordinary shares of SR 10 each	**10,800,000**	10,800,000
Issued and fully paid shares of SR 10 each		
At the start of the year	**10,800,000**	10,800,000
At the end of the year	**10,800,000**	10,800,000

The Group has one class of ordinary shares which carry no right to fixed income.

17. REVENUE

The Group derives its revenue from development properties through contracts with customers for the transfer of goods at a point in time. The below revenue details are consistent with the revenue information that is disclosed for each reportable segment under IFRS 8 (see note 4).

Disaggregation of revenue	Basis of Recognition	For the year ended 31 December 2021 SR 000	For the year ended 31 December 2020 SR 000
Sale of development properties	- At a point in time	**2,261,135**	1,625,976
Sale of residential properties	- At a point in time	**118,321**	186,403
Leasing of properties	-IFRS 16	**113,622**	132,475
Total		**2,493,078**	1,944,854

18. COST OF REVENUE

	For the year ended 31 December 2021 SR 000	For the year ended 31 December 2020 SR 000
Development properties- cost	**1,462,187**	1,066,625
Residential properties-cost	**97,136**	158,575
Direct cost on leasing – depreciation (refer note 5)	**37,027**	45,004
Total	**1,596,350**	1,270,204

19. GENERAL AND ADMINISTRATIVE EXPENSES

	For the year ended 31 December 2021 SR 000	For the year ended 31 December 2020 SR 000
General and administrative expenses	**200,559**	161,109
Depreciation (refer note 7 & 22a)	**11,386**	10,223
Total	**211,945**	171,332

20. FINANCE COSTS

	For the year ended 31 December 2021 SR 000	For the year ended 31 December 2020 SR 000
Charges on Sukuk	**512,857**	497,042
Charges on Islamic Murabaha	**117,969**	111,744
Charges on Lease liability (note 22b)	**119**	22
Amortisation of transaction costs (note 12b)	**32,032**	37,075
Total	**662,977**	645,883

21. EARNINGS PER SHARE

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

	For the year ended 31 December	
	2021	**2020**
	SR 000	**SR 000**
Earnings		
For the purpose of basic earnings per share (Net profit for the year)	**132,520**	18,794
Number of shares	Number	Number
Weighted average number of ordinary shares For the purposes of basic earnings per share	**1,080,000,000**	1,080,000,000

There is no dilution of ordinary shares and as such the basic and diluted earnings per share calculation are consistent.

22. LEASE ARRANGEMENTS

A: GROUP AS LESSEE

a) Right of use assets

Below is the "right of use assets" for the lease arrangements entered and unexpired as at the reporting date, qualifying for accounting under IFRS 16. The details and movements for this assets is summarised as follows, and the depreciation charged to this asset is included in depreciation expenses.

	2021	2020
	SR 000	SR 000
COST		
At beginning of the year	**3,962**	3,962
Additions for the year	**10,272**	-
Transfer/ retirements	**-**	-
At end of the year	**14,234**	**3,962**
ACCUMULATED DEPRECIATION		
At beginning of the year	**3,856**	2,932
Charged during the year	**1,872**	924
Transfer/ retirements	**-**	-
At end of the year	**5,728**	**3,856**
NET BOOK VALUE AT THE END OF THE YEAR	**8,506**	**106**

The balance in right of use assets are included with the property plant and equipment (refer note 7)

b) Lease liability

The "lease liability" to account for its unexpired lease qualified for accounting under IFRS 16 requirements and the details of the movements are as below. The interest cost accrued is included in the financing charges.

	2021	2020
	SR 000	SR 000
LIABILITY		
At beginning of the year	4,791	4,769
Additions for the year	9,397	-
Transfer/ retirements	-	-
Finance cost for the year	119	22
At end of the year	14,307	4,791
PAYMENTS		
At beginning of the year	4,548	3,897
Paid during the year	1,519	651
At end of the year	6,067	4,548
BALANCE AT THE END OF THE YEAR	8,240	243

The balance in lease liability is included with trade payables and others (refer note 14)

c) Minimum lease payments

The minimum lease payments under non-cancellable lease rentals are as follows:

	2021	2020
	SR 000	SR 000
Amounts due:		
Within one year	2,876	596
Between one and five years	6,727	-
Above five years	-	-
Total	9,603	596

B: GROUP AS LESSOR

The Group has investment properties (refer note 5) consists of residential and commercial real estate properties that are retained in its master planned community with an intention to generate consistent recurring income. These properties are leased, both on short term and long term operating lease arrangements to various customers, including corporates, government and individuals for their residential and commercial requirements. For the relevant reporting period, the details of income generated and the direct cost of leasing is detailed segmental reporting (refer note 4).

The minimum lease receivables under non-cancellable lease rentals are as follows:

	2021	2020
	SR 000	SR 000
Amounts Receivable:		
Within one year	**78,281**	84,393
Between one and five years	**144,722**	137,088
After five years	**70,140**	61,696
Total	**293,143**	283,177

23. RELATED PARTY TRANSACTIONS

a) Due to related parties

The Khozam Real Estate Development Company (KDC) is a Jointly controlled entity (for further details please refer note 8). The KDC management requested the group to invest excess cash balance of KDC with the group at a nominal profit charged on the average balance, repayable on demand to fund its operational requirements. The details of the transactions, included in trade payable and other (refer note # 14), are as follows:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	**189,741**	189,397
Repayment of advances for the year	**(4,266)**	(616)
Profit charged for the year	**960**	960
Balance, end of the year	**186,435**	**189,741**

b) Compensation of key management personnel

The remuneration of directors and other members of key management personnel during the year are as follows:

	For the year ended 31 December	
	2021	2020
	SR 000	SR 000
Short-term benefits	**12,437**	10,089
End-of-service benefits	**1,036**	617
Remunerations and attendance fees to Board of Directors and Executive Committee	**-**	-
Total	**13,473**	10,706

c) Other related party transactions

(i) Saudi Home Loans (SHL):

SHL is an associate of the Group (for shareholding and operational details kindly refer note 8). During the year, the Group sold residential homes to individuals who sought financing from Saudi Home Loans, which is an associate to the Group. In these instances, Saudi Home Loans pays the consideration in respect of the residential property sale to the Group on behalf of the individual. There is no recourse to the Group if such lending by Saudi Home Loans results in nonperforming receivables. The details of the transactions, included in trade receivable (refer note # 10), are as follows:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	-	-
Sales/ debits during the year	20,394	15,471
Collections /adjustments	(20,394)	(15,471)
Balance, end of the year	-	-

(ii) Alkhair Capital Dubai Ltd.

The Group engaged Alkhair Capital Dubai, an associate entity, to provide general financial advisory to the group. The details of the transactions, included in trade payable under trade payable and others (refer note # 14), are as follows:

	2021	2020
	SR 000	SR 000
Balance, beginning of the year	-	-
Fees and expenses on indirect engagement with group AlKhair Capital Dubai during the year	-	1,500
Amount paid during the year	-	(1,500)
Balance, end of the year	-	-

For the year ended 31 December 2021 and the year ended 31 December 2020, no other transactions are entered into with entities that have common Board Members or Shareholders to the Group.

In addition, the Group entered into certain other transactions with related parties that did not have a significant impact on the financial position or comprehensive income of the Group.

See also note 8.

24. RETIREMENT BENEFIT PLANS

The Group makes payments to defined contribution retirement benefit plans in the form of the General Organisation of Social Insurance that are charged as an expense as they fall due. Payments are made on the basis of a percentage of qualifying salary for certain employees to this state-managed scheme.

The total cost charged to the consolidated statement of profit or loss and comprehensive income for the year ended 31 December 2021 was SR 4.56 million (31 December 2020: SR 3.88 million), and the outstanding contribution as at 31 December 2021 is SR 501 thousand (31 December 2020: SR 245 thousand).

25. CAPITAL MANAGEMENT

The executive committee reviews the capital structure of the Group on a semi-annual basis. As part of this review, the committee considers the cost of capital and the risks associated with each class of capital. The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to its parent company through optimisation of debt and equity balances. The Group's overall strategy remains unchanged from 2007, when the Group diversified its sources of funding and issued two medium term Sukuks ranging from 3-5 years. Considering the track record of timely repayment of the first two Sukuk and the group expertise developed over the past five years to access international markets for shariah' compliant funding, the management continue to maintain its relationship with the capital markets and monitor the markets for future issuance. The Group adhere to international best practices in corporate governance and consider the capital market transactions to create additional shareholders value.

The capital structure of the Group consists of net debt (borrowings adjusted with cash and cash equivalents) and equity (comprising share capital, statutory reserve, and retained earnings). The Group is not subject to any externally imposed capital requirements.

Gearing ratio

The Group consistently monitors its gearing ratio, to ensure compliance with external covenant requirements.

The gearing ratio at end of the reporting year was as follows:

	2021	2020
	SR 000	**SR 000**
Islamic borrowings	**9,413,423**	10,217,453
Cash and cash equivalents and short term deposits	**(4,153,426)**	(4,931,660)
	5,259,997	5,285,793
Shareholders' equity	**19,159,630**	19,026,180
Net debt to equity ratio	**27%**	28%

26. FINANCIAL RISK MANAGEMENT

The Group's principal financial liabilities are mainly comprised of Islamic Murabaha (term and annual revolving) facilities taken from banks, issue of Islamic Sukuk, trade payable and other payables to contractors and suppliers. The paramount objectives of these financial instruments are to raise the funding base for various projects as well as for the working capital requirement of the Group.

The Group also has financial assets in the form of bank deposits, cash in hand, due from related parties and trade and other receivables, which are integral and directly derived out of its regular business. On the reporting date the Group has not entered into any non-Islamic financial variable instrument contracts by way of currency hedging, commission rate swap agreements or similar instruments.

The Group's financial operations are subject to the following risks:

1. Credit Risk
2. Commission Rate Risk
3. Liquidity Risk
4. Foreign Currency Risk

Credit Risk

The Credit Risk can be defined as a loss of value of an asset as a result of a failure by a customer or a counter party to such commercially valid and legally enforceable contract to comply with its obligations.

The general sales policy of the Group is "No Credit" terms, but in some cases there are enhanced payment schedules or staggered payment request by selected customers which have been accommodated. In such cases the Group has an exposure of credit risk with respect to the amount due from those customers. However, in such cases the Group holds back the final delivery or possession of the property to mitigate the risk until the full amount due is paid to the satisfaction of the contract. The monitoring and follow up of balances is completed regularly and as a result the Group's exposure to losses is limited.

With respect to the credit risk exposure of other financial assets, namely, due from related parties, bank deposits and trade and other receivables, the maximum credit risk of the Group is limited to their carrying values, in case there is a failure of the other party to meet its obligation.

The summary of financial assets subject to credit risk is detailed below;

	2021	2020
	SR 000	SR 000
Cash and cash equivalents and short term deposits	**4,153,426**	4,931,660
Trade receivable, net	**4,586,883**	3,626,042
Other assets	**1,183,191**	1,023,136
Total	**9,923,500**	**9,580,838**

As of the reporting date, the Group does not have significant credit risk concentration with any single party or a group.

Commission Rate Risk

Commission Rate Risk is associated with a change in the commission rate available when renegotiating financial instruments that are influenced by the current global financial market conditions. The Group is exposed to commission rate risk with respect to its floating commission covenants agreed for its Islamic Murabaha (revolving credit) facilities obtained from local banks.

The short term revolving borrowings' rates are renegotiated at every renewal proposal to achieve the best possible commission rate to reflect the given financial credentials and related risk perception of the Group.

The Group has no specific shariah' complaint commission rate swap contract to manage its commission rate risk. The Group's international borrowing commission rates are primarily based on LIBOR and its local borrowings are based on SAIBOR. Hence the commission rate exposure of the Group is variable according to the changes in the LIBOR & SAIBOR.

The commission rate sensitivity analysis is performed based on the commission rate exposure of the Group for floating rate liabilities outstanding at the reporting date. The calculations are done on floating commission rates assuming the liabilities outstanding for a whole year as at the reporting date.

During the period under review, the average rate of 3 months LIBOR varied between 0.12% and 0.22% (0.20% and 0.25% for 2020) and SAIBOR varied between 0.81% and 0.91% (0.82% and 0.87% for 2020).

The sensitivity of commission rate variance on the Group's external borrowings which affects the consolidated financial statements of the Group is shown below:

	2021	2020
	SR 000	SR 000
+ 25 basis points	4,920	7,010
- 25 basis points	(4,920)	(7,010)

The net profit of the Group for the reported period would have been affected by the above amount as a result of such changes in floating commission rates. If there is any capitalisation of borrowing costs directly attributed to projects in progress, there would be timing differences on such an impact to the Group's current profit and loss account and the current impact would be nil as there were no capitalisation for the current period as explained in note 2.9.

Liquidity Risk

Liquidity Risk can result from a difficulty to meet the financial commitments and obligations of the Group as per the agreed terms and covenants.

To mitigate the liquidity risk and associated losses of business and brand value opportunities; the Group, where possible, keeps sufficient liquid assets in all business conditions. The Group refrains from funding its long term capital requirements through short term borrowings and related party current account transactions. Currently the long term projects are funded from long term or revolving borrowings only. The Group also has a dynamic cash flow assessment policy and system by which it can estimate and plan the maturities as well as required resources to meet such obligations.

The total weighted average effective annual commission rate for the year ended 31 December 2021 is 6.38% (31 December 2020: 6.71%)

See notes 12 and 14 for further details.

The maturity profile of financial liabilities of the group with undiscounted gross cash flows for the remaining contractual maturities for both principal and interest, wherever applicable, as at 31 December 2021 and 31 December 2020 are as follows:

31 December 2021	Within 3 Months	3 months to 1 year	One year to 2 years	3 year to 5 years	Above 5 years	No Fixed Maturity	Total
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
Financial Liabilities							
Islamic borrowings	301,255	2,580,938	2,704,703	3,581,907	1,872,774	-	11,041,577
End of service indemnities	-	-	-	-	-	22,550	22,550
Trade payables and others	107,270	1,658,426	828,688	162,563	86,062	186,435	3,029,444
Total	408,525	4,239,364	3,533,391	3,744,470	1,958,836	208,985	14,093,571

31 December 2020	Within 3 Months	3 months to 1 year	One year to 2 years	3 year to 5 years	Above 5 years	No Fixed Maturity	Total
	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000	SR 000
Financial Liabilities							
Islamic borrowings	288,874	802,291	2,903,674	6,483,971	2,112,533	-	12,591,343
End of service indemnities	-	-	-	-	-	21,323	21,323
Trade payables and others	159,762	727,163	-	-	-	345,541	1,232,466
Total	448,636	1,529,454	2,903,674	6,483,971	2,112,533	366,864	13,845,132

Foreign Currency Risk

Foreign Currency Risk is associated with the change in the value of the carrying value in the functional currency due to the variation of the underlying foreign currency obligation or right by way of transaction or translation reasons. The functional currency of the Group is the Saudi Riyal that is pegged against the US Dollar with a fixed exchange rate of 3.75 Saudi Riyals per US Dollar. Since transactions, other than US Dollars, are negligible; the Group does not assume any significant foreign currency risk.

27. COMMITMENTS AND CONTINGENCIES

To complete the long term construction and development of investment and development properties, the Group have committed to a number of contractual arrangements and agreements. Such contracts are cancellable at the Group's discretion with no penalties. The estimated uncompleted contracts outstanding as at 31 December 2021 amounts to SR 168 million (31 December 2020: SR 284 million) and performance commitment through a bank guarantee for SR 74 million against receivable collected (31 December 2020: SR 74 million).

These commitments are expected to be settled within the duration of the projects in progress and shall be funded through prospective property sales and external borrowings, if necessary.

During the normal course of business there are general litigations and legal claims. Management takes legal advice as to the likelihood of success of claims and no provision is made when the action is unlikely to succeed.

At 31 December 2021, there were no significant claims notified (31 December 2020: None).

28. EFFECTS OF CORONA VIRUS (COVID 19)

With regard to the effects of the spread of the Corona virus (Covid 19) that appeared during the year 2020 as a global pandemic and the precautionary procedures that the Government of the Kingdom of Saudi Arabia has taken to face this epidemic, the company believes that this event did not have a material impact on the results of the company's operations up to the date of the consolidated financial statements. The company is currently unable to predict the financial impact of this crisis and the company is following the developments and taking all possible financial, administrative and technical procedures in order to mitigate the potential negative impacts of this crisis, changes in future conditions may require some disclosures or adjustments to the financial statements in the subsequent years.

29. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved by the board of directors and authorized for issue on 25 Shaaban 1443H (28 March 2022).