Reef Real Estate Finance Company B.S.C. (c)

Condensed interim financial information for the quarter and nine months ended 30 September 2010 (Unaudited)

Reef Real Estate Finance Co. B.S.C. (c) Financial statements for the nine months ended 30 September 2010

Ind	ex	Page
1.	Administration and contact details	2
2.	Review report by the independent auditor	3
3.	Condensed interim statement of financial position	4
4.	Condensed interim statement of comprehensive income	5
5.	Condensed interim statement of changes in shareholders' equity	6
6.	Condensed interim statement of cash flows	7
7.	Selected explanatory notes to the condensed interim financial information	8 - 14

Reef Real Estate Finance Co. B.S.C. (c) Administration and contact details as at 30 September 2010

Commercial registration no. 58073 obtained on 10 September 2005

CBB license FC/001 obtained on 7 November 2007

Board of Directors Mr Ali Ahmed Al Baghli (Chairman)
Mr Saud Kanoo (Vice-Chairman)

Mr Saud Kanoo Mr Faisal Al Matrook Dr Khalid Abdulla

Mr Nasser Abdulhadi Al Gharibah

Mr Samer Abbouchi Mr Mohammed Al Dosari

Chief Executive Officer Mr Mahmood Al Koofi

Executive Committee Mr Faisal Al Matrook (Chairman)

Mr Saud Kanoo

Mr Nasser Abdulhadi Al Gharibah

Audit Committee Dr Khalid Abdulla (Chairman)

Mr Samer Abbouchi Mr Mohammed Al Dosari

Sharia'a Supervisory Advisor Shaikh Osama Bahar

Registered office Building 483, Road 1010

Block 410 PO Box 18599 Manama

Kingdom of Bahrain

Bankers Ithmaar Bank

Kuwait Finance House Al Baraka Islamic Bank

Future Bank

Bahrain Islamic Bank Khaleeji Commercial Bank Emirates Islamic Bank

Auditors BDO

10th & 11th Floors, GBCORP Tower

Bahrain Financial Harbour

PO Box 787 Manama

Kingdom of Bahrain

Review report on the condensed interim financial information by the independent auditor to the Board of Directors of Reef Real Estate Finance B.S.C. (c)

Introduction

We have reviewed the accompanying condensed interim statement of financial position of Reef Real Estate Finance B.S.C. (c) ("the Company") as at 30 September 2010, the condensed interim statement of comprehensive income, the condensed interim statement of changes in shareholders' equity, the condensed interim statement of cash flows for the nine months then ended and selected explanatory notes. The Company's Board of Directors is responsible for the preparation and presentation of this condensed interim financial information in accordance with Financial Accounting Standards issued by the Accounting and Auditing Organisation for Islamic Financial Institutions and the Sharia'a Rules and Principles as determined by the Sharia'a Supervisory Advisor of the Company. Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

Scope of review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information does not present fairly, in all material respects, the financial position of the Company as at 30 September 2010, and of its financial performance and its cash flows for the nine months then ended in accordance with Financial Accounting Standards issued by the Accounting and Auditing Organisation for Islamic Financial Institutions and the Sharia'a Rules and Principles as determined by the Sharia'a Supervisory Advisor of the Company.

Manama, Kingdom of Bahrain October 2010

Reef Real Estate Finance Company B.S.C. (c) Condensed interim statement of financial position as at 30 September 2010 (Unaudited) (Expressed in Bahrain Dinars)

		30 September	31 December
	Notes	2010	2009
ASSETS			
Cash and bank balances	3	980,096	2,820,266
Investments:			
Investment in associate	4	513,113	397,109
Mudaraba investments	5	4,622,357	75,400
Musharaka financing	6	239,495	383,509
Ijarah Muntahia Bittamleek	7	26,602,821	31,265,291
Investment properties	8	3,352,095	3,497,743
Receivables and prepayments	9	813,213	454,034
Property and equipment	10	95,633	<u>146,443</u>
Total assets		37,218,823	39,039,795
LIABILITIES AND EQUITY			
Liabilities			
Islamic financing	11	8,437,835	10,476,438
Other liabilities	12	1,054,393	1,358,389
		9,492,228	11,834,827
Facility			
Equity	13		
Share capital	13	24,042,900	22,898,000
Statutory reserve		747,337	747,337
Investment property fair value reserve		1,291,095	1,347,193
Retained earnings		1,645,263	2,212,438
		<u>27,726,595</u>	27,204,968
Total liabilities and equity		<u>37,218,823</u>	<u>39,039,795</u>

The unaudited condensed interim financial information, set out on pages 4 to 14, were approved for issue by the Board of Directors on October 2010 and signed on their behalf by:

Ali Ahmed Al Baghli
Chairman

Mahmood Al-Koofi
Chief Executive Officer

Reef Real Estate Finance Company B.S.C. (c)
Condensed interim statement of comprehensive income for the quarter and nine months period ended 30 September 2010 (Unaudited)
(Expressed in Bahrain Dinars)

	<u>Notes</u>	Nine months ended 30 September 2010	Nine months ended 30 September 2009	Quarter ended 30 September 2010	Quarter ended 30 September 2009
Income Gross Ijarah revenue Less: depreciation on Ijarah		3,446,066	3,622,963	1,157,153	1,139,370
Muntahia Bittamleek	7	1,451,083	1,460,088	485,992	476,053
Drofit from Musharaka financing		1,994,983 33,091	2,162,875 30,639	671,161	663,317 8,733
Profit from Musharaka financing Profit from Mudaraba investments		101,210	10,582	16,962 51,684	1,985
Fees income from Ijarah Muntahia		101,210	10,302	31,004	1,703
Bittamleek		53,305	65,534	16,752	46,883
Fee from Musharaka financing		200	, -	200	-
Realised gains on sale of					
investment properties		<u>26,240</u>	<u>122,601</u>	<u>-</u>	41,150
		2,209,029	2,392,231	756,759	762,068
Expenses					
Staff costs		342,151	389,351	111,927	128,335
Finance costs	14	628,982	818,935	195,176	231,427
General and administrative expenses		304,858	314,497	94,048	104,114
Depreciation of property and		•	·	·	·
equipment	10	57,393	71,702	15,530	23,909
Allowances and provisions		297,920	40,047	143,114	38,266
Directors' remuneration			<u> 15,000</u>	-	
		<u>1,631,304</u>	<u>1,649,532</u>	<u>559,795</u>	526,051
Net profit for the period		<u>577,725</u>	742,699	<u>196,964</u>	236,017
Basic and diluted earnings per					
share	15	2.40 Fils	3.09 Fils	<u>0.82 Fils</u>	0.98 Fils

Reef Real Estate Finance Company B.S.C. (c)
Condensed interim statement of changes in shareholders' equity for the nine months period ended 30 September 2010 (Unaudited)
(Expressed in Bahrain Dinars)

Investment property Share Statutory fair value Retained capital reserve reserve <u>earnings</u> Total At 31 December 2008 21,400,000 615,209 1,444,730 2,542,786 26,002,725 1,498,000 Bonus shares (1,498,000)Net movement in investment property fair value reserve (97,537)(97,537)1,299,780 Net profit for the year 1,299,780 Transferred to statutory <u>(132,128</u>) Reserve 132,128 747,337 At 31 December 2009 22,898,000 1,347,193 2,212,438 27,204,968 Bonus shares 1,144,900 (1,144,900)Net movement in investment property fair (56,098)value reserve (56,098)Net profit for the period 577,725 577,725 At 30 September 2010 24,042,900 747,337 1,291,095 1,645,263 27,726,595

Reef Real Estate Finance Company B.S.C. (c)
Condensed interim statement of cash flows for the nine months period ended 30 September 2010
(Unaudited)
(Expressed in Bahrain Dinars)

	<u>Notes</u>	Nine month period ended 30 September 2010	Nine month period ended 30 September 2009
Operating activities			
Net profit for the period		577,725	742,699
Adjustments for: Depreciation on property and equipment	10	57,393	71,702
Depreciation on Ijarah Muntahia Bittamleek	7	1,451,083	1,460,088
Realised gains on sale of investment properties	4.4	(26,240)	(122,601)
Finance costs Changes in operating assets and liabilities:	14	628,982	818,935
Receivables and prepayments		(359,179)	(56,481)
Other liabilities		<u>(303,996</u>)	<u>(917,142</u>)
Net cash provided by operating activities		2,025,768	<u>1,997,200</u>
Investing activities			
Investment in an associate	4	(116,004)	-
Net movement in Musharaka financing	6	144,014	161,832
Net movement in Ijarah Muntahia Bittamleek	10	3,211,387	4,160,788
Purchase of property and equipment Proceeds from sale of property and equipment	10	(6,583)	(726) 693
Proceeds from sale of investment properties		115,790	<u>278,302</u>
Net cash provided by investing activities		3,348,604	4,600,889
Financing activities Islamic financing repaid, net		(2,038,603)	(7,200,308)
Finance costs paid	14	(2,038,003) (628,982)	(7,200,308) (818,935)
Net cash used in financing activities		(2,667,585)	(8,019,243)
Not in any and a section of the sect		2 70/ 707	(4. 424. 454)
Net increase/(decrease) in cash and cash equivalents		2,706,787	(1,421,154)
Cash and cash equivalents, beginning of the period		2,895,666	2,514,431
Cash and cash equivalents, end of the period		<u>5,602,453</u>	1,093,277
Comprising: Cash and bank balances	3	980,096	1,017,877
Mudaraba investments	5	4,622,357	75,400
		5,602,453	1,093,277

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited)
(Expressed in Bahrain Dinars)

1 Organisation and principal activities

Reef Real Estate Finance Co. B.S.C. (c) ("the Company") is a closed Bahraini shareholding company which operates as an Islamic financing company under license number 58073 granted by the Ministry of Industry and Commerce and Central Bank of Bahrain ("CBB") license number FC/001 obtained on 7 November 2007. The Company commenced commercial operations on 10 September 2005.

The principal activities of the Company include:

- granting short and long-term financing facilities to consumers to finance the purchase and construction of real estate;
- providing leasing facilities with an option to buy;
- investing in real estate, industrial, agricultural and other economic sectors and dealing in shares of established companies;
- buying and selling of properties, developing residential and commercial land, building residential and commercial units with the intent of their subsequent sale or lease; and
- providing property development data and studies.

The Company's activities are regulated by the CBB and supervised by a Sharia'a Supervisory Advisor whose role has been defined by the Board of Directors.

The registered office of the Company is in the Kingdom of Bahrain.

2 Basis of preparation

The condensed interim financial information has been prepared in accordance with the Financial Accounting Standards ("FAS") issued by the Accounting and Auditing Organisation for Islamic Financial Institutions ("AAOIFI") as the Company has been licensed by the CBB as an Islamic financing company. However, in accordance with the requirements of the AAOIFI, for matters for which no AAOIFI standards exist, the Company uses the relevant International Financial Reporting Standards ("IFRS"). The condensed interim financial information should therefore be read in conjunction with the annual audited financial statements of the Company for the year ended 31 December 2009, which have been prepared in accordance with FAS issued by AAOIFI.

These financial statements have been prepared under the historical cost convention, modified by the valuation of investment properties which are measured at their fair values.

3 Cash and bank balances

	30 September <u>2010</u>	31 December 2009
Cash on hand Current account balances with banks	500 <u>979,596</u>	500 <u>2,819,766</u>
	980,096	2,820,266

The current account balances with banks are non-profit bearing.

Reef Real Estate Finance Co. B.S.C. (c)

Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010

(Unaudited) (Expressed in Bahrain Dinars)

4 Investment in associate

Investment	30 September <u>2010</u>	31 December 2009
Opening balance Share of net loss for the period/year	14,609 	15,250 <u>(641</u>)
Closing balance	14,609	14,609
Advance to an associate		
Opening balance Paid during the period/year	382,500 116,004	382,500
Closing balance	<u>498,504</u>	382,500
Total	<u>513,113</u>	397,109

The Company's investment in an associate represents 45% of the issued share capital of First Reef Company B.S.C.(c).

The Company's share of net loss for the year in the associate has been ascertained based on audited accounts as at 31 December 2009.

It is management's intention to utilise the advances given to the associate to increase the share capital of the associate during 2010.

5 Mudaraba investments

	30 September <u>2010</u>	31 December 2009
Ithmaar Bank Khaleeji Commercial Bank	1,514,763 <u>3,107,594</u>	
	<u>4,622,357</u>	<u>75,400</u>

Mudaraba investments represent amounts placed with financial institutions. Profit from Mudaraba investments are recognised over the period of the related investment.

6 Musharaka financing

	30 September 	31 December 2009
Opening balance Repayments during the period	388,580 <u>(144,014</u>)	558,080 (169,500)
Less: allowance for impairment	244,566 <u>(5,071</u>)	388,580 (5,071)
Closing balance	<u>239,495</u>	383,509

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited) (Expressed in Bahrain Dinars)

7 Ijarah Muntahia Bittamleek

	Land	Buildings	Total
Cost			
At 31 December 2008	13,667,537	26,594,774	40,262,311
Additions during the year Repayments/disposals during the year	479,307 (2,916,616)	189,358 (2,923,419)	668,665 (5,840,035)
At 31 December 2009	11,230,228	23,860,713	35,090,941
Additions during the period	· · · -	305,700	305,700
Repayments/disposals during the period	(2,007,574)	(1,716,698)	(3,724,272)
At 30 September 2010	9,222,654	22,449,715	31,672,369
Depreciation			
At 31 December 2008	-	2,230,822	2,230,822
Charge for the year	-	1,917,595	1,917,595
Disposals during the year	-	<u>(556,507</u>)	<u>(556,507</u>)
At 31 December 2009 Charge for the period	-	3,591,910 1,451,083	3,591,910 1,451,083
Disposals during the period		(278,526)	(278,526)
At 30 September 2010	_	4,764,467	4,764,467
·			
Impairment provision			
At 31 December 2008	-	155,081	155,081
Provided for the year		<u>78,659</u>	<u>78,659</u>
At 31 December 2009	-	233,740	233,740
Provided for the period		<u>71,341</u>	71,341
At 30 September 2010	-	305,081	305,081
Net book amount			
At 30 September 2010	9,222,654	<u>17,380,168</u>	26,602,821
At 31 December 2009	11,230,228	20,035,063	31,265,291

Assets acquired for leasing (Ijarah Muntahia Bittamleek) are leased under contracts that conclude with the transfer of the legal title (ownership) in the leased asset to the lessee at the end of the lease for a token consideration.

The lease contracts outstanding at 30 September 2010 have lease terms of up to 25 years.

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited) (Expressed in Bahrain Dinars)

8	Investment properties				20 Contomb	or	21 December
					30 Septemb		31 December 2009
	Opening balance Disposals during the year				3,497,7 <u>(145,6</u>		3,750,980 (253,237)
	Closing balance				3,352,0	<u>95</u>	3,497,743
9	Receivables and prepa	yments			30 Septemb		31 December 2009
	Ijarah Muntahia Bittamle Allowance for doubtful Ij receivables			tal	400,3 (226,5	<u>80</u>)	168,805
	Other receivables Accrued profit on Mudara	ba investments			173,7 616,6 	41	168,805 284,710 <u>519</u>
					<u>813,2</u>	<u>13</u>	<u>454,034</u>
10	Property and equipmen	nt					
	Cost	Leasehold improvements	Furniture and <u>fixtures</u>	Office equipment	Computer hardware, and software	Motor vehicles	
	At 31 December 2008 Additions Disposals	152,429 - -	46,464 726	46,280	125,715 - (1,780)	36,880	726
	At 31 December 2009 Additions	152,429	47,190	46,280	123,935 6,583	36,880	
	At 30 September 2010	<u>152,429</u>	<u>47,190</u>	46,280	130,518	36,880	413,297
	Accumulated depreciation	n					
	At 31 December 2008 Charge for the year Disposals	52,142 30,486	16,556 9,595 	18,127 10,005	58,725 32,800 <u>(1,087</u>)	20,861 12,061	
	At 31 December 2009 Charge for the period	82,628 22,864	26,151 <u>7,079</u>	28,132 <u>6,810</u>	90,438 16,682	32,922 3,958	
	At 30 September 2010	105,492	33,230	34,942	<u>107,120</u>	36,880	317,664
	Net book amount						
	At 30 September 2010	46,937	13,960	11,338	23,398		95,633
	At 31 December 2009	<u>69,801</u>	21,039	<u>18,148</u>	<u>33,497</u>	3,958	146,443

The Company operates from premises leased at a monthly rental of BD8,500 (2009: BD8,500) per month.

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited) (Expressed in Bahrain Dinars)

11 Islamic financing

• •	istamic infancing		
		30 September <u>2010</u>	31 December 2009
	Future Bank Bahrain Islamic Bank	3,012,672	3,017,540 2,079,167
	Kuwait Finance House	1,912,367	2,011,290
	Ithmaar Bank	1,604,800	1,848,400
	Emirates Islamic Bank	-	1,133,641
	Al-Baraka Islamic Bank	1,907,996	283,529
	Calyon Bank		102,871
		<u>8,437,835</u>	10,476,438
12	Other liabilities		
		30 September 2010	31 December 2009
	Musharaka financing and Ijarah Muntahia Bittamleek payables Other payables Accrued expenses	453,303 532,135 68,955 1,054,393	708,156 606,918 43,315 1,358,389
13	Share capital	30 September	31 December
	Authorised 400,000,000 (2009: 400,000,000) ordinary shares of 100 fils each	<u>2010</u> 40,000,000	2009
	Issued and fully paid-up 228,980,000 (2009: 228,980,000) ordinary shares of 100 fils each	22,898,000	22,898,000
	Bonus shares approved during the year 11,449,000 ordinary shares of 100 fils each	<u>1,144,900</u>	22,898,000
	Share capital as at 30 September 2010	24,042,900	22,898,000

The bonus shares approved by the shareholders in the Annual General Meeting dated 20 May 2010 and by the Central Bank of Bahrain on 9 June 2010. The Company is in the process of completing the legal formalities of issuing the bonus share and amending the memorandum and articles of association.

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited) (Expressed in Bahrain Dinars)

13 Share capital (continued)

Additional information on shareholding pattern

The names and nationalities of the major shareholders, holding shareholding interest of 5% or more and the number of shares at 30 September 2010 and 31 December 2009 are as follows:

			<u>Nationality</u>	Number of shares	Percentage of shareholding <u>interest</u>
	National International Holding K.S. Global Investment House K.S.C.(c) Inovest B.S.C. Ossis Property Developers B.S.C.(c Safi Financial Services Sh. Sultan Bin Khalifa Al Nahyan	, ,	Kuwaiti Kuwaiti Bahraini Bahraini Kuwaiti Emirati	48,085,800 40,872,930 24,042,900 24,042,900 24,042,900 13,223,595	20% 17% 10% 10% 10%
14	Finance costs			174,311,025	<u>72.50%</u>
	Wakala financing costs	Nine months period ended 30 September 2010 22,568	Nine months period ended 30 September 2009 181,277	Quarter ended 30 September 2010	Quarter ended 30 September 2009 42,480
	Murabaha financing costs	606,414 628,982	637,658 818,935	195,176 195,176	188,947 231,427

15 Earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to the shareholders by the weighted average number of ordinary shares issued during the period.

	Nine months period ended 30 September 2010	Nine months period ended 30 September 2009	Quarter ended 30 September 2010	Quarter ended 30 September 2009
Net profit attributable to the shareholders	<u>577,725</u>	742,699	<u>196,964</u>	236,017
Weighted average number of ordinary shares	<u>240,429,000</u>	<u>240,429,000</u>	240,429,000	240,429,000
Basic and diluted earnings per share	2.40 Fils	3.09 Fils	<u>0.82 Fils</u>	<u>0.98 Fils</u>

Reef Real Estate Finance Co. B.S.C. (c)
Selected explanatory notes to the condensed interim financial information for the nine months period ended 30 September 2010 (Unaudited)
(Expressed in Bahrain Dinars)

16 Matters proposed by the Board of Directors

The Board of Directors of the Company has proposed to issue bonus shares at a rate of 5% to the existing shareholders and charity contributions of BD5,000 for the year ended 31 December 2009. The above proposals have been approved by the shareholders in the Annual General Meeting dated 20 May 2010.

17 Related party transactions

Related parties consist of the Shareholders and Directors, their close family members and businesses under their control.

A summary of the amounts due from related parties included in Ijarah Muntahia Bittamleek is as follows:

	30 September 2010	31 December 2009
Amounts due from related parties		
Shareholders, directors and immediate family members	974,308	1,117,560

18 Interim financial information

The interim net profit for the nine months ended 30 September 2010 may not represent a proportionate share of the annual net income due to the variability in the receipt of income.

19 Comparative

Certain comparative balances have been reclassified, to conform the presentation adopted in the current period.