

**EMIRATES DEVELOPMENT BANK PJSC**

**Reports and consolidated financial  
statements for the year  
ended 31 December 2024**

# **EMIRATES DEVELOPMENT BANK PJSC**

## **Reports and consolidated financial statements for the year ended 31 December 2024**

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**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC**

**REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS**

**Opinion**

We have audited the consolidated financial statements of Emirates Development Bank PJSC (the “Bank”) and its subsidiaries (“the Group”) which comprise the consolidated statement of financial position as at 31 December 2024, and the consolidated statement of profit or loss, consolidated statement of other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2024 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

**Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). 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 International Ethics Standards Board for Accountants’ Code of Ethics for Professional Accountants (IESBA Code) together with the other ethical requirements that are relevant to our audit of the Group’s consolidated financial statements in the United Arab Emirates, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. 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 judgement, were of most significance in our audit of the consolidated financial statements of the current period. 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.

**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)**

**Key Audit Matters (continued)**

Key audit matter	How our audit addressed the key audit matter
<p><b>Estimation uncertainty with respect to impairment allowance for financing assets measured at amortised cost</b></p> <p>The Group's financing assets are carried in the statement of financial position at AED 5.2 billion as at 31 December 2024 (2023: AED 7.4 billion). The expected credit loss (ECL) allowance was AED 362.9 million (2023: AED 325.1 million) as at this date, which comprised an allowance of AED 103.4 million (2023: AED 77.5 million) against Stage 1 and 2 exposures and an allowance of AED 259.6 million (2023: AED 247.7 million) against exposures classified under Stage 3.</p> <p>The audit of the impairment of credit facilities and financing assets is a key area of focus because of its size (representing 32.6% of total assets) and due to the significance of the estimates and judgments used in classifying credit facilities and financing assets into various stages, determining related allowance requirements and the complexity of the judgements, assumptions and estimates used in the ECL models. Refer to Note 3.3.7 to the consolidated financial statements for the accounting policy, Note 4 for critical judgements and estimates used by management and Note 5.2 for disclosures about credit risk.</p> <p>The Group recognizes allowances for ECLs at an amount equal to 12-month ECL (Stage 1) or full lifetime ECL (Stage 2). A loss allowance for full lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition.</p> <p>ECLs are a probability-weighted estimate of the present value of credit losses. These are measured as the present value of the difference between the cash flows due to the Group under the contract and the cash flows that the Group expects to receive arising from the weighting of multiple future economic scenarios, discounted at the asset's effective interest rate. The Group employs statistical models for ECL calculations and the key variables used in these calculations are probability of default (PD), loss given default (LGD); and exposure at default (EAD), which are defined in Note 5.2 to the consolidated financial statements.</p>	<p>We performed the following audit procedures on the computation and reasonableness/ appropriateness of the ECL included in the Group's consolidated financial statements for the year ended 31 December 2024:</p> <p>We obtained an understanding of the financing assets origination process, credit risk management process and the estimation process of determining impairment allowances financing assets. We assessed the design and implementation of the relevant controls and tested the operating effectiveness of relevant controls within these processes.</p> <p>On a sample basis, we selected individually assessed loans and assessed the information for evaluating credit-worthiness and the staging classification. We challenged the assumptions underlying the ECL allowance calculations, such as credit risk mitigation through discounted future cash flows including collateral and estimates of recovery. We also assessed the consistency of the Group's application of the requirements of IFRS Accounting Standards relating to this matter.</p> <p>For loans tested collectively, we evaluated controls over the modelling process, including model inputs, monitoring, and approval. With the involvement of our credit risk and modelling specialists, we assessed the reasonableness and appropriateness of the methodology and assumption used in calculation of various components of ECL modelling including the computation of Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) for the models selected for testing. For a sample of customers, we tested the mathematical accuracy and computation of the expected credit losses by recalculating expected credit losses based on relevant source data. We evaluated key assumptions such as the criteria used to determine SICR, definition of default, staging criteria and forward looking macroeconomic information and the related weighting.</p>

**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)**

**Key Audit Matters (continued)**

Key audit matter	How our audit addressed the key audit matter
<b>Estimation uncertainty with respect to impairment allowance for financing assets measured at amortised cost (continued)</b>	
<p>The material portion of the corporate and SME, government entities and financial institutions portfolio of financing assets measured at amortised cost is assessed individually for the SICR and measurement of ECL. There is the risk that management does not capture all qualitative and quantitative reasonable and supportable forward-looking information while assessing SICR, or while assessing credit-impaired criteria for the exposure. Management bias may also be involved in manual staging override in accordance with the Group's policies. There is also the risk that judgements, assumptions, estimates, proxies and practical expedients implemented previously, are not consistently applied throughout the current reporting period or there are any unjustified movements in management overlays.</p> <p>The measurement of ECL amounts for the exposures classified as Stage 1 and Stage 2 are carried out by the models with limited manual intervention. It is important that models (PD, LGD, EAD and macroeconomic adjustments) are valid throughout the reporting period and went through a validation process.</p> <p>For further information on the accounting policies relating to impairment of financing assets measured at amortised cost as well as the Group's management of credit risk, refer to Note 5.2 to the consolidated financial statements.</p>	<p>On a sample basis, we assessed the application of the staging criteria, including the basis for movement between stages.</p> <p>With the support of our credit risk and modelling specialists, we evaluated the post model adjustments and management overlays and challenged their rationale. For a sample of exposures, we evaluated the staging overrides during the process of determining the ECL allowance.</p> <p>With the support of our IT specialist, we tested the IT application used in the credit impairment process and verified the integrity of data used as input to the impairment models.</p> <p>We assessed the disclosures in the consolidated financial statements relating to this matter against the requirements of IFRS Accounting Standards.</p>



**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)**

**Key Audit Matters (continued)**

<b>Key audit matter</b>	<b>How our audit addressed the key audit matter</b>
<b>Risk of inappropriate access or changes to information technology systems</b>	
We identified IT systems and controls over the Group's financial reporting as an area of focus due to the extensive volume and variety of transactions which are processed daily by the Group and rely on the effective operation of automated and IT dependent manual controls. There is a risk that automated accounting procedures and related internal controls are not accurately designed and operating effectively. In particular, the incorporated relevant controls are essential to limit the potential for fraud and error as a result of change to an application or underlying data. Therefore, we considered this area as key audit matter.	<p>Our audit approach relies on automated controls and therefore the following procedures were designed to test access and control over IT systems:</p> <p>We obtained an understanding of the applications relevant to financial reporting and the infrastructure supporting these applications, including any changes in the key applications and system migrations during the year.</p> <p>We tested IT general controls relevant to automated controls and computer-generated information covering access security, program changes, data centre and network operations.</p> <p>We examined computer generated information used in financial reports from relevant applications and key controls over their report logics.</p> <p>We performed testing on the key automated controls on significant IT systems relevant to business processes.</p>

**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)**

**Other Information**

The Board of Directors and management are responsible for the other information. The other information comprises the annual report of the Group but does not include the consolidated financial statements and our auditor's report thereon. The annual report is expected to be made available to us after the date of this auditor's report. Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and their preparation in compliance with the applicable provisions of the UAE Federal Law No. (7) of 2011, 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.

**INDEPENDENT AUDITOR'S REPORT  
TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)**

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism 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.
- 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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes 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.



## INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDER OF EMIRATES DEVELOPMENT BANK PJSC (continued)

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

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 period 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.

Deloitte & Touche (M.E.)



Obada AlKowatly  
Registration Number 1056  
25 March 2025  
Abu Dhabi  
United Arab Emirates

**Consolidated statement of financial position  
as at 31 December 2024**

	Notes	2024 AED'000	2023 AED'000
<b>Assets</b>			
Cash and balances with the UAE Central Bank	27	1,278,065	1,222,143
Balances and deposits with banks	6	5,403,168	6,083,977
Loans and advances to customers	7	5,074,974	5,763,291
Islamic finance	8	117,185	1,661,324
Investment securities	9	3,259,244	1,698,267
Derivative financial instruments	31	11,699	37,820
Investment properties	10	503,702	480,027
Property and equipment	12	48,650	45,902
Other assets	11	210,592	152,977
<b>Total assets</b>		<b>15,907,279</b>	<b>17,145,728</b>
<b>Liabilities</b>			
Derivative financial instruments	31	90,587	37,820
Deposits and funds	13	3,096,916	5,340,409
Term borrowings	14	5,474,723	5,507,480
Other liabilities	15	866,081	265,216
<b>Total liabilities</b>		<b>9,528,307</b>	<b>11,150,925</b>
<b>Equity</b>			
Paid up capital	16	4,708,390	4,658,390
Special reserve	17	649,907	621,894
Retained earnings		905,846	649,769
Investment revaluation reserve		96,974	46,895
Revaluation surplus		17,855	17,855
<b>Total equity</b>		<b>6,378,972</b>	<b>5,994,803</b>
<b>Total liabilities and equity</b>		<b>15,907,279</b>	<b>17,145,728</b>



H.E. Dr. Sultan Ahmed Al Jaber  
Chairman



Ahmed Mohamed Al Naqbi  
Chief Executive Officer



David Trafford  
Chief Financial Officer

**Consolidated statement of profit or loss  
for the year ended 31 December 2024**

	Notes	2024 AED'000	2023 AED'000
<b>Income</b>			
Interest income	19	827,105	698,399
Interest expense	20	(379,659)	(318,621)
<b>Net interest income</b>		<b>447,446</b>	379,778
Profit from Islamic finance		57,781	117,718
<b>Net interest and profit income</b>		<b>505,227</b>	497,496
Investment income	21	27,722	16,299
Fees and commission income – net	22	45,341	35,712
Other income	23	24,632	36,416
<b>Total operating income</b>		<b>602,922</b>	585,923
<b>Expenses</b>			
Salaries and employee benefits		(164,849)	(125,099)
Operating and administrative expenses	24	(99,441)	(79,520)
Impairment charge	25	(58,566)	(53,678)
<b>Profit before fair value changes on investment properties and financial assets at fair value through profit or loss (“FVTPL”)</b>		<b>280,066</b>	327,626
Net fair value change on investment properties and financial assets at FVTPL	9, 10	26,854	995
<b>Profit before tax for the year</b>		<b>306,920</b>	328,621
Income tax	32	(26,787)	-
<b>Profit after tax for the year</b>		<b>280,133</b>	328,621

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

**Consolidated statement of other comprehensive income  
for the year ended 31 December 2024**

	Notes	2024 AED'000	2023 AED'000
<b>Profit after tax for the year</b>		<b>280,133</b>	328,621
<b>Other comprehensive income</b>			
<i>Items that will not be reclassified to profit or loss</i>			
Fair value gain on investments instruments designated at fair value through other comprehensive income ("FVTOCI") – <i>net of tax</i>	<b>9</b>	<b>54,036</b>	10,017
<b>Total other comprehensive income for the year</b>		<b>334,169</b>	338,638

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

**Consolidated statement of changes in equity  
for the year ended 31 December 2024**

	<b>Paid up capital AED'000</b>	<b>Special reserve AED'000</b>	<b>Retained earnings AED'000</b>	<b>Investment revaluation reserve AED'000</b>	<b>Revaluation surplus AED'000</b>	<b>Total equity AED'000</b>
<b>Balance at 1 January 2023</b>	4,608,390	589,032	350,523	40,365	17,855	5,606,165
Increase in paid up capital	50,000	-	-	-	-	50,000
Transfer to special reserve	-	32,862	(32,862)	-	-	-
Profit for the year	-	-	328,621	-	-	328,621
Fair value gain on investments in equity instruments designated at FVTOCI	-	-	-	10,017	-	10,017
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total other comprehensive income for the year	-	-	328,621	10,017	-	338,638
Fair value gain transferred within equity upon disposal of investments in equity instruments designated at FVTOCI	-	-	3,487	(3,487)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Balance at 31 December 2023</b>	<b>4,658,390</b>	<b>621,894</b>	<b>649,769</b>	<b>46,895</b>	<b>17,855</b>	<b>5,994,803</b>
Increase in paid up capital	50,000	-	-	-	-	50,000
Transfer to special reserve	-	28,013	(28,013)	-	-	-
Profit for the year	-	-	280,133	-	-	280,133
Fair value gain on investments in equity instruments designated at FVTOCI (net of tax)	-	-	-	54,036	-	54,036
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total comprehensive income for the year	-	-	280,133	54,036	-	334,169
Fair value gain transferred within equity upon disposal of investments in equity instruments designated at FVTOCI	-	-	3,957	(3,957)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>Balance at 31 December 2024</b>	<b>4,708,390</b>	<b>649,907</b>	<b>905,846</b>	<b>96,974</b>	<b>17,855</b>	<b>6,378,972</b>

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

### Consolidated statement of cash flows for the year ended 31 December 2024

	Notes	2024 AED'000	2023 AED'000
<b>Cash flows from operating activities</b>			
Profit for the year before tax		<b>306,920</b>	328,621
<i>Adjustments for:</i>			
Depreciation and amortisation	12	<b>12,463</b>	10,725
Fair value changes on financial assets at FVTPL	9	<b>(4,701)</b>	(573)
Fair value changes on investment properties	10	<b>(22,153)</b>	464
Dividend income	21	<b>(23,255)</b>	(12,858)
Amortisation of premium on investment securities	9	<b>(2,361)</b>	(3,125)
Amortisation of issuance cost – term borrowing		<b>881</b>	1,552
Provision for employees' end of service benefits		<b>4,809</b>	3,688
Provision for impairment on financial assets	25	<b>58,566</b>	53,678
Gain on sale of assets held for sale		<b>-</b>	(25,808)
<b>Operating cash flow before changes in working capital</b>		<b>331,169</b>	356,364
<i>Working capital changes:</i>			
Deposits with banks maturing after three months		<b>1,518,863</b>	(4,274,085)
Loans and advances to customers		<b>620,962</b>	(840,520)
Islamic finance		<b>1,563,378</b>	153,028
Other assets		<b>(65,212)</b>	(86,783)
Due to banks		<b>-</b>	(25,000)
Deposits and funds		<b>(2,243,493)</b>	2,948,512
Other liabilities		<b>563,989</b>	61,401
<b>Cash generated from / (used in) operating activities</b>		<b>2,289,656</b>	(1,707,083)
Employees' end of service benefits recovered/(paid)		<b>463</b>	(2,762)
<b>Net cash generated from / (used in) operating activities</b>		<b>2,290,119</b>	(1,709,845)
<b>Cash flows from investing activities</b>			
Purchase of property and equipment	12	<b>(14,989)</b>	(4,790)
Proceeds from sale of assets held for sale	30	<b>-</b>	37,216
Investment properties additions	10	<b>(1,522)</b>	(2,138)
Dividend received		<b>25,275</b>	10,838
Investment securities purchased	9	<b>(1,795,448)</b>	(122,635)
Investment securities sold	9	<b>299,468</b>	148,899
<b>Net cash (used in) / generated from investing activities</b>		<b>(1,487,216)</b>	67,390
<b>Cash flows from financing activities</b>			
Increase in paid up capital	16	<b>50,000</b>	50,000
Maturity of term borrowing	14	<b>(2,754,750)</b>	-
Proceed from refinancing	14	<b>2,800,000</b>	-
Repayment of lease liability		<b>(4,313)</b>	(3,729)
<b>Net cash generated from financing activities</b>		<b>90,937</b>	46,271
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>893,840</b>	(1,596,184)
Cash and cash equivalents at 1 January		<b>1,757,617</b>	3,353,801
<b>Cash and cash equivalents at 31 December (note 27)</b>		<b>2,651,457</b>	1,757,617
<b>Non-cash transactions:</b>			
Recognition of right-of-use asset	12	<b>-</b>	4,685
Recognition of lease liability		<b>-</b>	4,685

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

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****1 Legal status and principal activities**

Emirates Development Bank (“EDB” or “the Bank”), was incorporated as a shareholding company, fully owned by the Federal Government of United Arab Emirates as per the decree issued by the President, Sheikh Khalifa bin Zayed Al Nahyan, Federal Law No. 7 (the “EDB Law”) issued on 18 September 2011, by merging the operations and assets and liabilities of Emirates Industrial Bank (“EIB”) and Real Estate Bank (“REB”), both existing Federal banks that were established under separate laws (“the merged banks”). The EDB Law became effective from 30 September 2011.

The main objectives of the Bank are to enable UAE’s industrial development, accelerate the adoption of advanced technologies, empower the growth of SMEs in the UAE, encourage entrepreneurship and innovation and support UAE nationals in acquiring their homes.

The Bank together with its subsidiaries, Emirates Integrated Registries Company (EIRC) and Emirates Growth Fund Holding Limited (EGF), (together referred to as the “Group”) is engaged in providing industrial loans, managing the integrated registries services, and facilitating access to equity financing for industrial SMEs, through a patient approach and in UAE.

EGF was incorporated on 05 April 2024 (a fully owned subsidiary of the Bank) in the jurisdiction of Abu Dhabi Global Market as a private company limited by shares as a special purpose vehicle to be incorporated under the applicable regulations and sub-ordinate rules of the Abu Dhabi Global Market.

The registered address of the Bank is P.O. Box 51515, Abu Dhabi, United Arab Emirates.

These consolidated financial statements were approved and authorised for issue by the Board of Directors on 6 March 2025.

**2 Basis of preparation****2.1 Statement of compliance**

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS Accounting Standards) (IFRSs), as issued by the International Accounting Standards Board (IASB), and the applicable requirements of the Federal Decree Law No. 7 issued on 18 September 2011.

**2.2 Basis of measurement**

These consolidated financial statements have been prepared under the historical cost convention, except for the investment properties, financial assets at fair value through other comprehensive income, financial assets at fair value through profit or loss and derivative financial instruments which are carried at fair value.

**2.3 Functional and presentation currency**

These consolidated financial statements are prepared and presented in United Arab Emirates Dirham (“AED”), which is the Group’s functional and presentation currency. Amounts have been rounded to nearest thousand except where otherwise indicated.

## Notes to the consolidated financial statements for the year ended 31 December 2024 (continued)

### 2 Basis of preparation (continued)

#### 2.4 Use of estimates and judgments

In preparing these consolidated financial statements, management has made judgments, estimates and assumptions that affect the application of the Group's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised in the period in which the estimate is revised and in any future periods affected. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in note 4.

#### 2.5 Basis of consolidation

Subsidiaries are investees that are controlled by the Group. The Group controls the investee if it meets the control criteria. Control is achieved when the Group:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee, if facts and circumstances indicate that there are changes to one or more of the elements of control. This includes circumstances in which protective rights held become substantive and lead to the Group having power over an investee. The financial statements of subsidiaries are included in these consolidated financial statements from the date that control commences until the date that control ceases.

#### Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses (except for foreign currency transaction gains or losses) arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

The consolidated financial statements comprise the financial statements of the Bank and its following subsidiaries:

Legal Name	Country of incorporation	Year of incorporation	Holding %
Emirates Integrated Registries Company -	United Arab Emirates	2018	100%
Emirates Growth Fund Holding Limited	United Arab Emirates	2024	100%

### 3 Summary of material accounting policies

#### 3.1 New and revised IFRSs that are effective for the current year

The following new and revised IFRSs that are mandatorily effective for accounting periods that begins on or after 1 January 2024 have also been adopted in these condensed consolidated financial statements. The application of these revised IFRSs has not had any material impact on the amounts reported for the current and prior periods but may affect the accounting for future transactions or arrangements.



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.1 New and revised IFRSs that are effective for the current year (continued)**

- Amendments to IFRS 16 Leases relating to Lease Liability in a Sale and Leaseback
- Amendments to IAS 1 Presentation of Financial Statements relating to Classification of Liabilities as Current or Non-Current
- Amendments to IAS 1 Presentation of Financial Statements relating to Non-current Liabilities with Covenants
- Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures relating to Supplier Finance Arrangements

Other than the above, there are no other significant IFRS Accounting Standards and amendments that were effective for the first time for the financial year beginning on or after 1 January 2024.

**3.2 Standards and Interpretations in issue but not yet effective and not early adopted**

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

<b><u>New and revised IFRSs</u></b>	<b><u>Effective for annual periods beginning on or after</u></b>
Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates relating to Lack of Exchangeability	1 January 2025
Amendments to the SASB (Sustainability Accounting Standards Board) standards to enhance their international applicability	1 January 2025
Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures regarding the classification and measurement of financial instruments	1 January 2026
Annual improvements to IFRS Accounting Standards - Volume 11 The pronouncement comprises the following amendments:	1 January 2026
<ul style="list-style-type: none"> <li>• IFRS 1: <i>Hedge accounting by a first-time adopter</i></li> <li>• IFRS 7: <i>Gain or loss on derecognition</i></li> <li>• IFRS 7: <i>Disclosure of deferred difference between fair value and transaction price</i></li> <li>• IFRS 7: <i>Introduction and credit risk disclosures</i></li> <li>• IFRS 9: <i>Lessee derecognition of lease liabilities</i></li> <li>• IFRS 9: <i>Transaction price</i></li> <li>• IFRS 10: <i>Determination of a “de facto agent”</i></li> <li>• IAS 7: <i>Cost method</i></li> </ul>	
IFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
IFRS 18 <i>Presentation and Disclosures in Financial Statements</i>	1 January 2027
Amendments to IFRS 10 <i>Consolidated Financial Statements</i> and IAS 28 <i>Investments in Associates and Joint Ventures (2011)</i>	Effective date deferred indefinitely. Adoption is still permitted

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.2 Standards and Interpretations in issue but not yet effective and not early adopted (continued)**

Management anticipates that these IFRSs and amendments will be adopted in the consolidated financial statements in the initial period when they become mandatorily effective. Management assessed that adoption of these amendments will not have a significant impact on the Group's consolidated financial statements.

**3.3 Financial Assets and Financial Liabilities****3.3.1 Recognition**

The Group initially recognises loans and advances to customers, Islamic Finance, balances and deposits with banks and UAE Central Bank, investment securities, deposits and funds from governmental institutions, term borrowing and other financial assets and liabilities on the date at which they are originated. All other financial assets and liabilities are initially recognised on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value, except for other receivables that do not have a significant financing component which are measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

**3.3.2 Classification and Initial Measurement****Financial Assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

On initial recognition, a financial asset is classified as measured at: amortised cost, FVTOCI or FVTPL.

A debt instrument is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- The financial asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt instrument is measured at FVTOCI only if it meets both of the following conditions and is not designated as at FVTPL:

- The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.3 Financial Assets and Financial Liabilities (continued)****3.3.2 Classification and Initial Measurement (continued)**

By default, all other financial assets are measured subsequently at FVTPL.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment- by-investment basis.

In addition, on initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

**Business model assessment**

The Group makes an assessment of the objective of a business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- The stated policies and objectives for the portfolio and the operation of those policies in practice;
- How the performance of the portfolio is evaluated and reported to the Group's management;
- The risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- How managers of the business are compensated; and
- The frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity.

Financial assets that are held for trading or managed and whose performance is evaluated on a fair value basis are measured at FVTPL because they are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets.

**Assessment of whether contractual cash flows are solely payments of principal and interest**

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making the assessment, the Group considers contingent events that would change the amount and timing of cash flows, prepayment and extension terms, terms that limit the Group's claim to cash flows from specified assets and features that modify consideration of the time value of money.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.2 Classification and Initial Measurement (continued)**

**Amortised cost and effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period.

For financial assets other than purchased or originated credit-impaired financial assets, the effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) excluding expected credit losses, through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount of the debt instrument on initial recognition. For purchased or originated credit-impaired financial assets, a credit-adjusted effective interest rate is calculated by discounting the estimated future cash flows, including expected credit losses, to the amortised cost of the debt instrument on initial recognition.

The amortised cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the effective interest rate method of any difference between the initial amount recognised and the maturity amount, adjusted for any loss allowance.

**Debt instruments measured at FVTOCI**

For debt securities measured at FVTOCI, gains and losses are recognised in OCI, except for the following, which are recognised in the consolidated statement of profit or loss in the same manner as for financial assets measured at amortised cost:

- Interest revenue using the effective interest method;
- Expected credit losses (ECL) and reversals; and
- Foreign exchange gains and losses.

When a debt security measured at FVTOCI is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.2 Classification and Initial Measurement (continued)**

**Equity instruments designated at FVTOCI**

The Group elects to present in OCI changes in the fair value of certain investments in equity that are not held for trading. The election is made on an instrument by instrument basis on initial recognition and is irrevocable.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has evidence of a recent actual pattern of short-term profit-taking; or
- it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

Investments in equity instruments at FVTOCI are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognized in OCI and accumulated in the investments revaluation reserve. The cumulative gain or loss is not reclassified to profit or loss on disposal of the equity investments, instead, it is transferred to retained earnings.

Dividends on these investments in equity instruments are recognised in profit or loss, unless they clearly represent a recovery of part of the cost of the investment, in which case they are recognised in OCI.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.2 Classification and Initial Measurement (continued)**

**Financial assets at FVTPL**

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI are measured at FVTPL.

**Reclassifications**

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Group changes its business model for managing financial assets.

**Islamic financing**

Following terminologies in Islamic financing, classified under each of the financial instrument classification mentioned above, have been used in the preparation of these consolidated financial statements:

*Estisnaa* contracts represent financing for the construction of industrial civil works on a deferred payment basis. An *Estisnaa* contract is recognised when money is disbursed to the contractor for the construction of civil works for the borrower.

*Other Estisnaa* contracts are followed by *Ijarah* contract between the Bank and Emirates Real Estate Corporation, whereby Emirates Real Estate Corporation, based on an order from the Bank, undertakes to construct and subsequently lease the subject matter of the contract according to a specific price and method of payment.

*Ijarah* contracts are finance lease contracts. The *Ijarah* contract term constitutes the major part of the economic life of the asset, and the significant risks and rewards incidental to ownership, are substantially transferred to the lessee. Title may or may not eventually be transferred to the lessee.

**Financial Liabilities**

The Group has classified and measured its financial liabilities at amortised cost.

**3.3.3 Derecognition**

**Derecognition of financial assets**

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control of the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.3 Financial Assets and Financial Liabilities (continued)****3.3.3 Derecognition (continued)****Derecognition of financial assets (continued)**

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss. In addition, on derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss. In contrast, on derecognition of an investment in an equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained earnings.

**Derecognition of financial liabilities**

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

**3.3.4 Modification of financial assets and liabilities****Financial Assets**

If the terms of a financial asset are modified, then the Group evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized and a new financial asset is recognised at fair value plus any eligible transaction costs. Any fees received as part of the modification are accounted for as follows:

- fees that are considered in determining the fair value of the new asset and fees that represent reimbursement of eligible transaction costs are included in the initial measurement of the asset; and
- other fees are included in profit or loss as part of the gain or loss on derecognition.

If cash flows are modified when the borrower is in financial difficulties, then the objective of the modification is usually to maximise recovery of the original contractual terms rather than to originate a new asset with substantially different terms. If the Group plans to modify a financial asset in a way that would result in forgiveness of cash flows, then it first considers whether a portion of the asset should be written off before the modification takes place. This approach impacts the result of the quantitative evaluation and means that the derecognition criteria are not usually met in such cases.

If the modification of a financial asset measured at amortised cost or FVTOCI does not result in derecognition of the financial asset, then the Group first recalculates the gross carrying amount of the financial asset using the original effective interest rate of the asset and recognises the resulting adjustment as a modification gain or loss in profit or loss. For floating-rate financial assets, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification. Any costs or fees incurred and fees received as part of the modification adjust the gross carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.3 Financial Assets and Financial Liabilities (continued)****3.3.4 Modification of financial assets and liabilities (continued)****Financial Assets (continued)**

If such a modification is carried out because of financial difficulties of the borrower, then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income calculated using the effective interest rate method.

**Financial Liabilities**

The Group derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability derecognised and consideration paid is recognised in profit or loss. Consideration paid includes non-financial assets transferred, if any, and the assumption of liabilities, including the new modified financial liability.

If the modification of a financial liability is not accounted for as derecognition, then the amortised cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognised in profit or loss. For floating-rate financial liabilities, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification. Any costs and fees incurred are recognised as an adjustment to the carrying amount of the liability and amortised over the remaining term of the modified financial liability by re-computing the effective interest rate on the instrument.

**3.3.5 Offsetting**

Financial assets and liabilities are offset and the net amount presented in the consolidated statement of financial position when, and only when, the Group has a legal right to set off the recognised amounts and it intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under IFRS, or for gains and losses arising from a group of similar transactions such as in the Group's trading activity.

**3.3.6 Fair Value Measurement**

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 in the principal market of the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability which the Group has access to as at that date. The fair value of a liability reflects its non-performance risk.

In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engages third party qualified valuers to perform the valuation. Management works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. Further information on the carrying amounts of these assets and the sensitivity of those amounts to changes in unobservable inputs are provided in note 5.7.1.



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.7 Impairment**

The Group recognises loss allowances for expected credit losses (ECL) on the following financial instruments that are not measured at FVTPL:

- Financial assets that are debt instruments; and
- Loan commitments and financial guarantee contracts.

The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

No impairment loss is recognised on equity instruments.

The Group measures loss allowances at an amount equal to lifetime ECL, except for the following, for which they are measured as 12-month ECL:

- Debt investment securities that are determined to have low credit risk at the reporting date; and
- Other financial instruments on which credit risk has not increased significantly since their initial recognition.

The Group considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'. The Group does not apply the low credit risk exemption to any other financial instruments.

12-month ECL are the portion of ECL that result from default events on financial instruments that are possible with the 12 months after the reporting date. Financial instruments for which a 12-month ECL is recognised are referred to as "Stage 1".

Life-time ECL are the ECL that results from all possible default events over the expected life of the financial instruments. Financial instruments for which a life-time ECL is recognised but which are not credit-impaired are referred to as "Stage 2".

Impairment and ECL are used interchangeably throughout these consolidated financial statements.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.7 Impairment (continued)**

**Measurement of ECL**

ECL are a probability-weighted estimate of credit losses. They are measured as follows:

- *Financial assets that are not credit-impaired at the reporting date*: as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive);
- *Financial assets that are credit-impaired at the reporting date*: as the difference between the gross carrying amount and the present value of estimated future cash flows;
- *Undrawn loan commitments*: as the present value of the difference between the contractual cash flows that are due to the Group if the commitment is drawn down and the cash flows that the Group expects to receive; and
- *Financial guarantee contracts*: the expected payments to reimburse the holder less any amounts that the Group expects to recover.

For more details in relation to ECL measurement, please refer to note 5.2.6.

**Restructured financial assets**

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognised and ECL are measured as follows:

- If the expected restructuring will not result in derecognition of the existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from the existing asset.
- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is included in calculating the cash shortfalls from the existing financial asset that are discounted from the expected date of derecognition to the reporting date using the original effective interest rate of the existing financial asset.

**Credit-impaired financial assets**

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt financial assets carried at FVTOCI are credit impaired. Credit-impaired financial assets are referred to as "Stage 3". A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**3 Summary of material accounting policies (continued)**

**3.3 Financial Assets and Financial Liabilities (continued)**

**3.3.7 Impairment (continued)**

**Credit-impaired financial assets (continued)**

Evidence that a financial asset is credit-impaired includes the following observable data:

- Significant financial difficulty of the borrower or issuer;
- A breach of contract such as a default or past due event;
- The restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- The disappearance of an active market for a security because of financial difficulties.

**Presentation of allowance for ECL in the consolidated statement of financial position**

Loss allowances for ECL are presented in the consolidated statement of financial position as follows:

- *financial assets measured at amortized cost*: as a deduction from the gross carrying amount of the assets;
- *loan commitments and financial guarantee contracts*: generally, as a provision; and
- *debt instruments measured at FVTOCI*: no loss allowance is recognized in the consolidated statement of financial position because the carrying amount of these assets is their fair value. However, the loss allowance is disclosed and is recognized in the fair value reserve.

**3.3.8 Write-off**

Loans and debt securities shall be written off (either partially or in full) when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due. Recoveries of amounts previously written off are included in 'Impairment charge' in the consolidated statement of profit or loss.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.4 Provision for staff end of service benefits**

Pension contributions are made in respect of UAE national employees to the UAE General Pension and Social Security Authority in accordance with the UAE Federal Law No. 7, 1999 for Pension and Social Security. The provision for staff end of service benefits, a defined benefit scheme, is calculated as per the approved Group staff regulations.

A provision is made for the estimated liability for employees' entitlements to annual leave and leave passage as a result of services rendered by the employees up to the date of the consolidated statement of financial position. Provision is also made for the end of service benefits due to employees in accordance with the UAE Labour Law and the Group's policy and internal regulations for their periods of service up to the date of the consolidated statement of financial position.

An actuarial valuation has not been performed on employees' end of service benefits as the net impact of the discount rate and future salary and benefit levels on the present value of the benefits obligation are not likely to be significant.

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

**3.5 Cash and cash equivalents**

Cash and cash equivalents comprise cash in hand, balances with the UAE Central Bank, money in call accounts, placements and balances and deposits with banks with original maturities of less than three months.

**3.6 Balances and deposits with banks**

Balances and deposits with banks are financial assets which are mainly money market placements with fixed or determinable payments and fixed maturities that are not quoted in an active market. Money market placements are not entered into with the intention of immediate or short-term resale. Balances and deposits with banks are initially measured at cost, being the fair value of the consideration given. Following the initial recognition, these are stated at amortised cost less any allowance for impairment.

**3.7 Investment properties**

Investment properties principally comprise of commercial lands and buildings held by the Group for long term rental yields or for capital appreciation or both. Such properties are measured initially at cost including all transaction costs. Subsequent to initial recognition, investment property is measured at fair value. Changes in fair values are recorded in the consolidated statement of profit or loss in the period in which they arise. When the use of a property changes such that it is transferred from investment property, the property's deemed cost for subsequent accounting is its fair value at the date of change in use.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.7 Investment properties (continued)**

The fair values of investment properties are based on the highest and best use of the properties, which is their current use. The fair value of the Group's investment property has been arrived at on the basis of a valuation carried out at the end of reporting period by the independent valuers engaged by the Group. The valuation conforms to Royal Institution of Chartered Surveyors Valuation – Global Standards. The fair value was determined based on the market comparable approach that reflects recent transaction prices for similar properties and investment approach that is determined through the analysis of income flow and projected expenditures of the property.

Investment properties is derecognised upon disposal or when the investment properties is permanently withdrawn from use and no future economic benefits are expected from its disposal. The gains or losses arising from the retirement or disposal of investment properties, calculated as the difference between the net disposal proceeds and the carrying amount are included in the consolidated statement of profit or loss in the period in which the property is derecognised.

The Group shall transfer a property to, or from, investment property when, and only when, there is a change in use. A change in use occurs when the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. If an owner-occupied property becomes an investment property that will be carried at fair value, the Bank shall apply IAS 16 for owned property up to the date of change in use. Any difference at that date between the carrying amount of the property in accordance with IAS 16 and its fair value shall be treated in the same way as a revaluation in accordance with IAS 16.

**Investment properties under development**

Investment properties under development that are being constructed or developed for future use as investment property, are measured initially at cost, including including all direct costs attributable to the design and construction of the property including related staff costs. Upon completion of construction or development, such properties are transferred to completed investment properties. Subsequent to initial recognition, investment property is measured at fair value. Gains and losses arising from changes in the fair value of investment property under development is included in the consolidated statement of profit or loss in the period in which they arise.

**3.8 Foreign currency transactions**

Transactions in foreign currencies are translated into the respective functional currency of the Group at the spot exchange rates at the date of the transactions

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the spot exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between the amortised cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortised cost in the foreign currency translated at the spot exchange rate at the end of the year.

Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the spot exchange rate at the date on which the fair value is determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated using the spot exchange rate at the date of the transaction.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.8 Foreign currency transactions (continued)**

Foreign currency differences arising on translation are generally recognised in profit or loss. However, foreign currency differences arising from the translation of equity investments in respect of which an election has been made to present subsequent changes in fair value in OCI is recognised as part of consolidated statement of other comprehensive income.

**3.9 Provisions**

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

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

**3.10 Assets held for sale**

Assets held for sale comprise of properties whose carrying amount is to be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset is available for immediate sale in its present condition. Management must be committed to the sale which should be expected to qualify for recognition as a completed sale within one year from the date of classification. Such properties are initially measured and recognized at the lower of fair value less cost to sell and the carrying amount of the property. Any subsequent write-down of the acquired properties to fair value less cost to sell is recorded as an impairment loss and included in the consolidated statement of profit or loss. Any subsequent increase in the fair value less cost to sell, to the extent this does not exceed the cumulative impairment loss, is recognised in the consolidated statement of profit or loss.

**3.11 Property and equipment**

Property and equipment is stated at cost less accumulated depreciation and impairment losses, if any. Depreciation is computed on straight-line basis so as to write down the cost of assets over its useful life. Lands granted from the Federal Government (shareholder) are not depreciated and are measured at nominal amount of AED 1.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment. If significant parts of an item of property or equipment have different useful lives then they are accounted for as separate items (major components) of property and equipment. Any gain or loss on disposal of an item of property and equipment is recognised within other income in the consolidated statement of profit or loss.

## Notes to the consolidated financial statements for the year ended 31 December 2024 (continued)

### 3 Summary of material accounting policies (continued)

#### 3.11 Property and equipment (continued)

Subsequent expenditure is capitalized only when it is probable that the future economic benefits of the expenditure will flow to the Group. Ongoing repairs and maintenance are expensed as incurred.

Depreciation is calculated to write off the cost of items of property and equipment less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognized in profit or loss. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

The Group annually reviews the useful life estimates for all major asset categories and revises these to align them with reassessed expected useful lives, if required.

Asset class	Estimated useful life
Buildings	40 years
Furniture, fixtures and motor vehicles	4 years
Computer hardware and software	4 to 5 years

#### 3.12 Impairment of non-financial assets

At the end of each reporting date, the Group reviews the carrying amounts of its assets in order to assess 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 (if any). Where 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. Where 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.

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 pre-tax 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 (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.13 Leases**

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group uses the definition of a lease in IFRS 16.

**Group acting as a lessee**

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate. The Group determines its incremental borrowing rate by analysing its borrowings from various external sources and makes certain adjustments to reflect the terms of the lease and type of asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-of-use assets in 'property and equipment' and lease liabilities in 'other liabilities' in the consolidated statement of financial position.

**Short-term leases and leases of low-value assets**

The Group has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases, including leases of IT equipment. The Group recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.13 Leases (continued)****Group acting as a lessor**

When the Group acts as a lessor, it determines at lease inception whether the lease is a finance lease or an operating lease.

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases. Subsequent to initial recognition, the Group regularly reviews the estimated unguaranteed residual value and applies the impairment requirements of IFRS 9, recognising an allowance for ECL on the receivables.

**3.14 Deposits and funds**

Deposits and funds from Sheikh Zayed Housing Program, Mohammad Bin Rashid Innovation Fund and the Ministry of Finance vested with and managed by the Group are accounted for within the financial liabilities of the Group (note 13).

**3.15 Term borrowings**

Term borrowings consist of debt securities and are the Group's sources of debt funding. The Group classifies capital instruments as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. Debt securities in issue are initially measured at fair value minus incremental direct transaction costs. Subsequently, they are measured at their amortised cost using the effective interest method.

**3.16 Dividend distribution**

Dividend distribution to the Bank's shareholder is recognised as a liability in the Group's consolidated financial statement in the period in which the dividends are approved by the shareholder.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.17 Revenue and expense recognition****Interest income and expense**

Interest income and expense for financial instruments are recognised in 'Net interest income' as 'Interest income' and 'Interest expense' in the consolidated statement of profit or loss using the effective interest method.

The interest income or expense is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance), or to the amortised cost of financial liabilities. For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets (i.e. the gross carrying amount less the allowance for expected credit losses (ECLs)). For financial assets originated or purchased credit-impaired (POCI), the EIR reflects the ECLs in determining the future cash flows expected to be received from the financial asset.

**Profit from Islamic Finance**

Profit on Islamic Finance are recognised on accrual basis and time-apportioned using the effective profit rate method.

**Dividend income**

Dividend income is recognised when the right to receive payment is established. This is the ex-dividend date for listed equity securities, and usually the date when shareholders approve the dividend for unlisted equity securities.

**Fees and commission income and expense**

Fee and commission income and expense include fees other than those that are an integral part of EIR. The fees included in this part of the Group's consolidated statement of profit or loss include among other things fees charged for providing a transaction service, non-utilisation fees relating to loan commitments when it is unlikely that these will result in a specific lending arrangement and others.

Fee and commission expenses with regards to services are accounted for as the services are received.

**Rental income**

Rent arising from leased properties is accounted for on a straight-line basis over the lease terms of ongoing leases and is presented as part of 'Other income' in consolidated statement of profit or loss.

**Fair value gain / (loss) on investment properties and financial assets at FVTPL**

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in the consolidated statement of profit or loss to the extent they are not part of a designated hedging relationship.

Gains or losses arising from changes in the fair value of investment property are included in the consolidated statement of profit or loss in the period in which they arise.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.18 Financial guarantees and loan commitments**

'Financial guarantees' are contracts that require the Group to make specified payments to reimburse the holder for a loss that it incurs because a specified debtor fails to make payment when it is due in accordance with the terms of a debt instrument. 'Loan commitments' are firm commitments to provide credit under pre-specified terms and conditions.

Liabilities arising from financial guarantees or commitments to provide a loan at a below-market interest rate are initially measured at fair value and the initial fair value is amortised over the life of the guarantee or the commitment. The liability is subsequently carried at the higher of this amortised amount and the present value of any expected payment to settle the liability when a payment under the contract has become probable. Financial guarantees and commitments to provide a loan at a below-market interest rate are included within other liabilities.

**3.19 Derivative financial instruments****Classification**

The Group enters into derivative financial instruments such as interest rate cap and interest rate swap, obtained in capital markets. Derivative financial instruments, that do not qualify for hedge accounting are classified as "FVTPL – financial assets held for trading"

**Initial and subsequent measurement**

In the normal course of business, the fair value of a derivative on initial recognition is the transaction price. Subsequent to initial recognition, derivative financial instruments are stated at fair values. Fair values are generally obtained by reference to quoted market prices in active markets, or by using valuation techniques when an active market does not exist.

The positive mark to market values (unrealised gains) of derivative financial instruments is included in other assets. The negative mark to market values (unrealised losses) of derivative financial instruments is included in other liabilities.

**Gains and losses on subsequent measurement**

The gains or losses from derivative financial instruments classified as FVTPL are taken to the consolidated statement of profit or loss.

**3.20 Income taxes**

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively:

**Current tax**

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.20 Income taxes (continued)**

Current tax assets and liabilities are offset only if certain criteria are met.

**Deferred tax**

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on business plans for individual subsidiaries in the Group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Group has not rebutted this presumption.

Deferred tax assets and liabilities are offset only if certain criteria are met.

**3.21 Hedge accounting**

The Group designates certain derivatives as hedging instruments in respect of interest rate risk in fair value hedges. At the inception of the hedge relationship, the Group documents the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group documents whether the hedging instrument is effective in offsetting changes in fair values of the hedged item attributable to the hedged risk, which is when the hedging relationships meet all of the following hedge effectiveness requirements:

- there is an economic relationship between the hedged item and the hedging instrument;
- the effect of credit risk does not dominate the value changes that result from that economic relationship; and

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****3 Summary of material accounting policies (continued)****3.21. Hedge accounting (continued)**

- the hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the entity actually uses to hedge that quantity of hedged item.

If a hedging relationship ceases to meet the hedge effectiveness requirement relating to the hedge ratio but the risk management objective for that designated hedging relationship remains the same, the Group adjusts the hedge ratio of the hedging relationship by way of rebalancing the hedge on a case-by-case basis, so that it meets the qualifying criteria again.

***Fair value hedges***

The fair value change on qualifying hedging instruments is recognised in consolidated statement of profit or loss. The carrying amount of a hedged item not already measured at fair value is adjusted for the fair value change attributable to the hedged risk with a corresponding entry in consolidated statement of profit or loss.

Where hedging gains or losses are recognised in consolidated statement of profit or loss, they are recognised in the same line as the hedged item. The Group discontinues hedge accounting only when the hedging relationship (or a part thereof) ceases to meet the qualifying criteria (after rebalancing, if applicable).

This includes instances when the hedging instrument expires or is sold, terminated or exercised. The discontinuation is accounted for prospectively. The fair value adjustment to the carrying amount of the hedged item arising from the hedged risk at the date of discontinuation is amortised to condensed consolidated statement profit or loss as part of the recalculated effective interest rate over the period to maturity or derecognition. If the hedged item is sold or repaid, the unamortised fair value adjustment is recognised immediately in the consolidated statement profit or loss.

***Hedge effectiveness testing***

Hedge effectiveness is determined at the inception of the hedge relationship, and through periodic effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument. The documentation of each hedging relationship sets out how the effectiveness of the hedge is assessed. The method the Group adopts for assessing hedge effectiveness depends on its risk management strategy.

The Group assesses economic relationship and effectiveness on its designated hedges by matching critical terms of hedged item and hedging instrument as part of its qualitative assessment.

The critical terms matching method replicates the hedge item and hence is not used for those hedge relationships where the hedging derivative includes features that are not present in the hedged item. In such cases, the hedge effectiveness assessment is performed using other quantitative methods and may result in ineffectiveness. Some of the sources of ineffectiveness include the following:

- mismatches between the contractual terms of the hedged item and hedging instrument, including basis differences;
- significant changes in credit risk of the hedging instruments;
- the effects of the forthcoming reforms of Interest rate benchmark because these might take effect at a different time and have a different impact on hedged items and hedging instruments.

The ineffectiveness arising from quantitative assessments is recognised in the consolidated statement or profit or loss.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****4 Critical accounting estimates and judgments**

The preparation of the consolidated financial statements in conformity with the IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of financial assets and liabilities and the disclosure of contingent liabilities. These judgments, estimates and assumptions also affect the revenue, expenses and provisions as well as fair value changes.

These judgments, estimates and assumptions may affect the reported amounts in subsequent financial years. Estimates and judgments are currently evaluated and are based on historical experience and other factors. In order to reduce the element of subjectivity, the Group has laid down clear criteria to enable estimation of future cash flows. As estimates are based on judgments, actual results may differ, resulting in future changes in such provisions.

Following are the estimates and judgements which are applicable:

**Impairment charge on financial assets***a) Significant increase in credit risk*

As explained in note 5.2.6, ECL are measured as an allowance equal to 12-month ECL for Stage 1 assets, or lifetime ECL for Stage 2 or Stage 3 assets. An asset moves to Stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased, the Group takes into account qualitative and quantitative reasonable and supportable forward-looking information.

*b) Establishing groups of assets with similar credit risk characteristics*

When ECLs are measured on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics. The Group monitors the appropriateness of the credit risk characteristics on an ongoing basis to assess whether they continue to be similar. This is required in order to ensure that should credit risk characteristics change there is appropriate re-segmentation of the assets. This may result in new portfolios being created or assets moving to an existing portfolio that better reflects the similar credit risk characteristics of that group of assets.

**Classification and measurement of investment securities**

The classification and measurement of the financial assets depends on the management's business model for managing its financial assets and on the contractual cash flow characteristics of the financial assets assessed. Management is satisfied that the Group's investment in securities are appropriately classified and measured. Financial assets that are measured at amortised cost are those assets that are held within a business model whose objective is to hold assets in order to collect contractual cash flows and the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest. Financial assets that are measured at FVTOCI are investments in equity instruments that are not held to benefit from changes in their fair value and are not held for trading. The management believes that designating these instruments as at FVTOCI provides a more meaningful presentation of its medium to long-term interest in its investments than holding the investments at fair value through profit and loss.

For more details on the valuation of investment securities, refer note 5.7.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****4 Critical accounting estimates and judgments (continued)****Fair valuation of investment securities**

Where the fair values of financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from active markets, they are determined using valuation techniques that include one or more significant market inputs that are unobservable. Valuation techniques that rely to a greater extent on unobservable inputs require a higher level of management judgement to calculate a fair value than those based wholly on observable inputs. Changes in assumptions about these factors could affect the reported fair value of the investment securities.

Valuation techniques used to calculate fair values are discussed in note 5.7.1.

**Fair valuation of investment properties**

The fair values of investment properties are based on the highest and best use of the properties, which is their current use. The fair valuation of the investment properties is carried out by independent valuers based on the comparable method of valuation, the investment valuation method and the residual valuation method, refer to note 10 for more details.

**Discounting of lease payments**

The lease payments are discounted using the Group's incremental borrowing rate. Management has applied judgments and estimates to determine the incremental borrowing rate at the commencement of lease by using its average cost of borrowing as a reference yield.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management****5.1 Overview**

The Group recognizes the importance of effective risk management in achieving its strategic goals and maintaining its stability and resilience. The Group's activities expose it to a variety of financial risks and those activities involve the analysis, evaluation, acceptance and management of some degree of risk or combination of risks. Taking risk is core to the financial business, and the operational risks are an inevitable consequence of being in business.

The Risk Management function is responsible for identifying, analysing, measuring, and managing risk to ensure that it remains within its risk appetite; and generates sustainable risk-adjusted returns as mandated by the shareholders.

Below are the material risks the Group is exposed to:

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

The risk management policies are designed to identify and analyse these risks, to set appropriate risk limits and controls, and to monitor the risks and adherence to limits by means of reliable and up-to-date information systems. The management regularly reviews the risk management policies and systems to reflect changes in markets, products and emerging best practices.

**Risk Management Framework**

The Board of Directors (the "Board") through the Board Audit, Risk and Compliance Committee ("BARCC") and Board Credit & Investment Committee ("BCIC") has overall responsibility for establishment and oversight of the risk management and credit risk management framework respectively.

They are also assisted by various management committees including the Management Committee ("MANCOM"), Management Risk Committee ("MRC"), Management Credit & Investment Committee ("MCIC"), Management Assets and Liabilities Committee ("ALCO"), and Management Compliance Committee ("MCC") among others. These committees assist the Board in management of risk including review of all risk management policies.

While the Board carries ultimate responsibility for overall risk management, the MRC assists the Board/BARCC in discharging these responsibilities including identifying, analyzing, assessing, treating, monitoring and communicating the risks associated with all activities, functions and processes including recommending the overall Risk Appetite.

The MRC has overall responsibility for oversight of risk management framework and risk appetite. The MRC is also responsible for the approval of risk management policies and procedures and to ensure adherence to the approved policies and close monitoring of different risks within the Bank.

The Risk Management function is independent of business groups and is led by a Chief Risk Officer ("CRO") with responsibility for deploying an enterprise-wide risk management and oversight of all material risks. This function is primarily responsible for defining the framework for management of all material risks.



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.1 Overview (continued)**

The Internal Audit function acts as the third line of defense function, independent from both the business units (“first line of defense”) and risk management team (“second line of defense”). Internal Audit provides independent assurance to stakeholders and senior management on compliance with all risk policies and procedures and the effectiveness of the risk management processes.

**Capital Management**

The capital management approach is designed to ensure that regulatory requirements are met at all times and that the operating activities are capitalized in line with the risk appetite, target ratios and in accordance with regulatory requirements.

The capital management approach further aims to facilitate the allocation and use of capital, such that it generates a return that appropriately compensates shareholders for the risks incurred. Capital adequacy is actively managed and forms a key component of the budget and forecasting process. The capital plan is tested under a range of stress scenarios as part of the annual Internal Capital Adequacy Assessment Process ICAAP.

**Risk Appetite & Stress Testing**

The key to the long-term sustainable growth and profitability lies in ensuring that there is a strong link between its risk appetite and strategy.

The risk appetite framework has both quantitative and qualitative measures and is approved by the Board. These measures are integral to risk-based performance monitoring and align with the Bank’s strategic objectives. The risk appetite is disseminated down to business groups in alignment with business strategies for these groups.

Stress testing is a key management tool used to evaluate the sensitivity of current and forward risk profiles to shocks of varying nature and severity. Stress testing is governed by the stress testing policy which sets out the approaches for stress testing and associated roles and responsibilities. The primary governance committee overseeing risk appetite and stress testing is the MRC.

**Internal Capital Adequacy Assessment Process (ICAAP)**

The purpose of the ICAAP is to inform the Board of the ongoing assessment of the Bank’s risks, how the Bank intends to mitigate those risks and how much current and future capital is necessary having considered other mitigating factors.

This entails the computation of the Bank’s aggregated Capital and the monitoring of the capital adequacy under a variety of stressed scenarios to assess and report the impact upon the capital buffer (measured as available capital less required risk capital) and recommending actions.

Risks that are explicitly assessed through ICAAP are credit risk, market risk, operational risk, concentration risk, liquidity risk, strategy risk, reputational risk and interest rate risk in the banking book, among others. Preserving the capital position remains a priority from both a regulatory and management viewpoint.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.2 Credit risk**

Credit risk is the risk of suffering financial loss as a result of any of the customers failing or unwilling to fulfil their contractual obligations. Credit risk arises mainly from loan and advances, loan commitments arising from such lending activities, trade finance and treasury activities but can also arise from financial guarantees, letter of credit, endorsements and acceptances. The Bank is also exposed to other credit risks arising from investments in debts instruments, derivatives as well as settlement balances with market counterparties.

As credit risk is the most important risk faced by the Bank, considerable resources, expertise and controls are devoted to managing this risk. Credit risk management and controls are centralized under the credit risk function with regular governance and monitoring exercised by the Management Credit & Investment Committee (MCIC) and oversight by Board Credit & Investment Committee ("BCIC").

Specifically, BCIC reviews and approves credit proposals that are beyond lending authorities delegated to management by the Board of Directors. In addition, BARCC and BCIC monitors key elements of the Bank's credit risk profile relative to the Bank's risk appetite. The Board Committees are supported by MRC and BCIC through detailed review and monitoring of credit portfolio, including exposure concentrations.

Credit risk function is responsible for the formulation of credit policies and processes in line with growth, risk management and strategic objectives. The credit policy provides the development of a systematic and consistent approach to identifying and managing borrower and counter party risks.

**Credit Exposures**

The estimation of credit exposure for risk management purposes is complex and requires the use of models, as the exposure varies with changes in market conditions, expected cash flows and the passage of time. The assessment of credit risk of a portfolio of assets entails further estimations as to the likelihood of defaults occurring, of the associated loss ratios and of default correlations between counterparties. The Bank measures credit risk using the concept of Expected Loss which requires the following measures:

- Probability of Default (PD)
- Loss Given Default (LGD)
- Exposure at Default (EAD)

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.2 Credit risk (continued)**

As per IFRS 9, Expected Credit Loss (ECL) is based on macro adjusted PD, LGD & EAD measures. Additionally, it also captures deterioration and lifetime likelihood of defaults. PD, LGD and EAD models are developed through external consultants and are revised/ reviewed and validated on regular basis.

**Obligor Risk Rating (ORR)**

The Bank uses specific obligor risk rating (ORR) models tailored to various industry segments/counterparty. ORR is arrived using quantitative/ financial and qualitative/ non-financial factors that are indicative of risk of default. Exposures are subject to on-going monitoring, which may result in an exposure being moved to a different credit risk grade. The ORR grades are calibrated such that risk of default increases exponentially at each higher risk grade.

**Credit Risk Management Framework**

The credit risk management framework includes:

- Formulating credit policies in consultation with business units, covering credit assessment, risk grading and reporting, collateral requirements, documentary and legal procedures, and compliance with regulatory and statutory requirements.
- Establishing credit delegation structure for the approval and renewal of credit facilities. Credit limits are allocated to credit functions and credit committees at the management and board levels.
- Reviewing and assessing all credit exposures prior to facilities being committed to customers. Renewals and reviews of facilities are subject to the same review process.
- Developing and maintaining the obligors risk rating system in order to categorise exposures according to the degree of risk of financial loss faced and to focus management on the attendant risks.
- Limiting concentrations of exposure to counterparties, geographies and industries (for loans and advances), and by issuer, ORR band, market liquidity and country (for investments).
- Reviewing compliance, on an ongoing basis, with agreed exposure limits relating to counterparties, industries and countries and reviewing limits in accordance with risk management strategy and market trends.

In addition, the Bank manages the credit exposure by obtaining collateral where appropriate and limiting the duration of exposure.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.1 Collateral and other credit enhancements**

*Collateral risk*

The Group obtains collateral and other credit enhancements in ordinary course of business from counterparties. Collateral is used to mitigate credit risk, as the secondary source of repayment in case the counterparty cannot meet its contractual repayment obligations. Credit policy and procedures set out the acceptable types of collateral, as well as a process by which additional instruments and/or asset types can be considered for approval.

On an overall basis, during the year there was no material deterioration in the quality of collateral held by the Group. In addition, there were no changes in collateral policies of the Group.

As at 31 December 2024, the Group held credit risk mitigants with an estimated value of AED 87,567 thousand (2023: AED 80,270 thousand) against watch list and credit impaired receivables from Loans and advances to customers, Islamic Finance and investments in the form of real estate collateral, other securities over assets, cash deposits and guarantees. The Group accepts sovereign guarantees and guarantees from well-reputed local or international banks, well-established local or multinational large corporate and high net-worth private individuals. Collateral generally is not held against placements with banks and other financial institutions, and no such collateral was held at 31 December 2024 or 31 December 2023.

The table below stratifies gross credit exposures from mortgage loans and advances (including Islamic facilities) to retail customers by ranges of loan-to-value (LTV) ratio.

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
<b>LTV ratio</b>		
Less than 50%	<b>3,176</b>	16,012
51 - 70%	<b>3,354</b>	41,287
71 - 90%	<b>27,190</b>	393,542
91 - 100%	<b>243,274</b>	2,721,488
	<hr/>	<hr/>
At 31 December	<b>276,994</b>	3,172,329
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.2 Maximum exposure to credit risk before collateral held or other credit enhancements**

The gross exposure to credit risk for on balance sheet items is their carrying value. For financial guarantees recorded off balance sheet, the gross exposure to credit risk is the maximum amount that the Group would have to pay if the guarantees were to be called upon.

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Cash and balances with the UAE Central Bank	<b>1,278,065</b>	1,222,143
Balances and deposits with banks	<b>5,403,614</b>	6,084,559
Loans and advances	<b>5,407,695</b>	6,038,941
Islamic finance	<b>147,444</b>	1,710,822
Investment securities - debt securities	<b>2,922,053</b>	1,414,615
Derivative financial instruments	<b>11,699</b>	37,820
Other assets - interest receivable	<b>174,861</b>	136,301
	<hr/>	<hr/>
At 31 December	<b>15,345,431</b>	16,645,201
	<hr/>	<hr/>
Off-balance sheet – credit guarantees and letter of credits	<b>579,206</b>	264,632
	<hr/>	<hr/>

The above table represents the maximum exposure of credit risk for amortised cost financial instruments and off-balance sheet financial instruments as at 31 December 2024 and 31 December 2023, without taking into account any collateral held or other credit enhancements attached.

**5.2.3 Concentration of credit risk**

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location.

In order to avoid excessive concentrations of risk, the Group's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentration of credit risk is controlled and managed accordingly.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.3 Concentration of credit risk (continued)**

An analysis of concentration of credit risk at the reporting date by sectors is shown below.

	Public Sector AED'000	Financial Sector AED'000	Private / retail Sector AED'000	Total AED'000
<b>31 December 2024</b>				
Cash and balances with UAE Central Bank	1,278,065	-	-	1,278,065
Balances and deposits with banks	-	5,403,168	-	5,403,168
Loans and advances to customers	2,224,509	-	2,850,465	5,074,974
Islamic finance	-	-	117,185	117,185
Investment securities - debt instruments	2,513,983	325,642	79,306	2,918,931
Derivative financial instruments	-	-	11,699	11,699
Other assets - interest receivable	13,732	108,841	52,288	174,861
	<b>6,030,310</b>	<b>5,837,630</b>	<b>3,110,943</b>	<b>14,978,883</b>
	Public Sector AED'000	Financial Sector AED'000	Private / retail Sector AED'000	Total AED'000
<b>31 December 2023</b>				
Cash and balances with UAE Central Bank	1,222,143	-	-	1,222,143
Balances and deposits with banks	-	6,083,977	-	6,083,977
Loans and advances to customers	2,940,070	6,749	2,816,472	5,763,291
Islamic finance	-	-	1,661,324	1,661,324
Investment securities - debt instruments	823,296	510,042	79,299	1,412,637
Derivative financial instruments	-	-	37,820	37,820
Other assets - interest receivable	8,539	98,760	29,002	136,301
	<b>4,994,048</b>	<b>6,699,528</b>	<b>4,623,917</b>	<b>16,317,493</b>

The Group monitors concentrations of credit risk by sector and by geographic location. An analysis of concentration of credit risk at the reporting date by geographical location is shown below.

	UAE AED'000	GCC AED'000	Total AED'000
<b>31 December 2024</b>			
Cash and balances with the UAE Central bank	1,278,065	-	1,278,065
Balances and deposits with banks	3,737,759	1,665,409	5,403,168
Loans and advances to customers	5,074,974	-	5,074,974
Islamic finance	117,185	-	117,185
Investment securities - debt instruments	2,319,469	599,462	2,918,931
Derivative financial instruments	11,699	-	11,699
Other assets - interest receivable	168,709	6,152	174,861
	<b>12,707,860</b>	<b>2,271,023</b>	<b>14,978,883</b>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.3 Concentration of credit risk (continued)**

	UAE AED'000	GCC AED'000	Total AED'000
31 December 2023			
Cash and balances with the UAE Central bank	1,222,143	-	1,222,143
Balances and deposits with banks	6,083,977	-	6,083,977
Loans and advances to customers	5,758,705	4,586	5,763,291
Islamic finance	1,661,324	-	1,661,324
Investment securities - debt instruments	969,698	442,939	1,412,637
Derivative financial instruments	37,820	-	37,820
Other assets - interest receivable	133,047	3,254	136,301
	<hr/>	<hr/>	<hr/>
	15,866,714	450,779	16,317,493
	<hr/>	<hr/>	<hr/>

**5.2.4 Credit quality**

The Group has management committees to oversee the risk management process. The Board Audit, Risk and Compliance Committee and Board Credit & Investment Committee, under delegation from the Board of Directors defines policies, processes, and systems to manage and monitor credit, market and operational risks.

The Group maintains a obligor risk rating system in order to categorize exposures according to the degree of risk of financial loss faced and to focus management on the attendant risks. The system is used in determining where impairment provisions may be required against specific credit exposures.

**Balances and deposits with banks**

As at 31 December 2024, the Group's money market placements and balances in current and call accounts with banks, with gross amounts amounting to AED 5,404 thousand (2023: AED 6,085 thousand) are deposited only in banks that are directly, or comparably with the peer institutions, rated as investment grade (i.e. ranges from 'BBB+' to 'A') by a global external rating agency. Accordingly, placements in these banks are considered to be low credit risk investments and are classified as Stage 1. These are carried at amortised cost less allowance for impairment.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.4 Credit quality (continued)**

**Loans and advances to customers and Islamic finance**

The following table sets out information about loans and advances to customers and Islamic finance. These are carried at amortised cost.

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Current	5,046,455	-	-	5,046,455
Watch list	-	215,247	-	215,247
Doubtful	-	-	55,280	55,280
Loss	-	-	238,157	238,157
	5,046,455	215,247	293,437	5,555,139
Less: Allowance for impairment	(76,900)	(26,459)	(259,621)	(362,980)
Carrying amount	4,969,555	188,788	33,816	5,192,159
	2023			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Current	7,242,384	-	-	7,242,384
Watch list	-	195,650	-	195,650
Doubtful	-	-	105,342	105,342
Loss	-	-	206,387	206,387
	7,242,384	195,650	311,729	7,749,763
Less: Allowance for impairment	(40,319)	(37,147)	(247,682)	(325,148)
Carrying amount	7,202,065	158,503	64,047	7,424,615



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.4 Credit quality (continued)**

**Loans and advances to customers and Islamic finance (continued)**

Following table sets out information about the movement in gross exposures by stages of loans and advances to customers, Islamic finance.

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Balance as at 1 January	7,242,383	195,650	311,729	7,749,763
Transfer to Stage 1	21,471	(19,979)	(1,492)	-
Transfer to Stage 2	(138,143)	149,693	(11,550)	-
Transfer to Stage 3	(11,763)	(25,627)	37,390	-
New financial assets originated	1,990,800	24,872	745	2,016,417
De-recognition of financial assets	(3,503,979)	(106,498)	(18,571)	(3,629,048)
Write off	-	-	(10,284)	(10,284)
Other movements within the same stage	(554,314)	(2,865)	(14,530)	(571,709)
Balance as at 31 December	5,046,455	215,246	293,437	5,555,139
	2023			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Balance as at 1 January	6,657,751	145,774	258,846	7,062,371
Transfer to Stage 1	64,217	(64,217)	-	-
Transfer to Stage 2	(137,597)	141,221	(3,624)	-
Transfer to Stage 3	(30,533)	(28,867)	59,400	-
New financial assets originated	2,286,124	20,057	5,565	2,311,746
De-recognition of financial assets	(874,825)	(12,987)	(747)	(888,559)
Other movements within the same stage	(722,753)	(5,331)	(7,711)	(735,795)
Balance as at 31 December	7,242,384	195,650	311,729	7,749,763

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.4 Credit quality (continued)**

**Investment securities**

The following table sets out information about debt investment securities which are carried at amortised cost:

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Low risk	2,742,687	-	-	2,742,687
<i>Less:</i> Allowance for impairment	(3,122)	-	-	(3,122)
Carrying amount	2,739,565	-	-	2,739,565
2023				
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Low risk	1,276,372	-	-	1,276,372
<i>Less:</i> Allowance for impairment	(1,978)	-	-	(1,978)
Carrying amount	1,274,394	-	-	1,274,394

During the year, no transfers to other stages occurred in the gross exposures of debt securities carried at amortised cost. Movement within the same stage (Stage 1) is disclosed in note 9.

**Contingent liabilities**

The following table sets out information about financial guarantees and letter of credits issued by bank:

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total AED'000
Low risk	565,801	-	-	565,801
Watchlist	-	11,655	-	11,655
Loss	-	-	9,650	9,650
<i>Less:</i> Allowance for impairment	(6,276)	(236)	(8,977)	(15,489)
Carrying amount	559,525	11,419	673	571,617

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.4 Credit quality (continued)**

**Contingent liabilities (continued)**

	2023			Total AED'000
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	
Low risk	258,882	-	-	258,882
Watchlist	-	5,750	-	5,750
Loss	-	-	3,400	3,400
<i>Less: Allowance for impairment</i>	(2,546)	(102)	(3,400)	(6,048)
Carrying amount	256,336	5,648	-	261,984

**5.2.5 Inputs, assumptions and techniques used for estimating impairment**

**a) Significant increase in credit risk**

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis including internal obligor credit risk rating system, external risk ratings, where available, delinquency status of accounts, credit judgement and, where possible, relevant historical experience and forward-looking information. The Group may also determine that an exposure has undergone a significant increase in credit risk based on particular qualitative indicators that it considers are indicative of such and whose effect may not otherwise be fully reflected in its quantitative analysis on a timely basis.

The objective of the assessment is to identify whether a significant increase in credit risk has occurred for an exposure. The Group uses three criteria for determining whether there has been a significant increase in credit risk:

- quantitative test based on movement in PD;
- qualitative indicators; and
- a backstop of 30 days past due.

**b) Obligor Risk Rating (ORR)**

The Group uses specific obligor risk rating (ORR) models tailored to various industry segments/counterparty. ORR is arrived using quantitative/ financial and qualitative/ non-financial factors that are indicative of risk of default. These factors vary depending on the nature of the exposure and the type of borrower. Exposures are subject to on-going monitoring, which may result in an exposure being moved to a different credit risk grade.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.5 Inputs, assumptions and techniques used for estimating impairment (continued)**

**c) Generating the term structure of Probability of Default (PD)**

The Group employs statistical models to analyse the data collected and generate estimates of PD of exposures and how these are expected to change as a result of the passage of time. This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors, across various geographies in which the Group has exposures.

**d) Renegotiated financial assets**

The contractual terms of a loan may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing loan whose terms have been modified may be derecognised and the renegotiated loan recognised as a new loan at fair value. Where possible, the Group seeks to restructure loans rather than to take possession of collateral, if available. This may involve extending the payment arrangements and documenting the agreement of new loan conditions. Management continuously reviews renegotiated loans to ensure that all criteria are met and that future payments are likely to occur.

Facilities which are restructured due to credit reasons in past 12 months are classified under Stage 2. A borrower would need to demonstrate consistently good payment history over a period of time before the exposure is upgraded to Stage 1.

**e) Definition of default**

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realizing security (if any is held);
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation ;or
- the borrower is past due more than 90 days on any material credit obligation to the Group.

In assessing whether a borrower is in default, the Group also considers indicators that are:

- quantitative - e.g. overdue status and non-payment on another obligation of the same issuer to the Group;
- qualitative - e.g. borrowers' cooperation and the clarity and availability of the information requested; and
- based on data developed internally and obtained from external sources.

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances. The definition of default largely aligns with that applied by the Group for regulatory capital purposes.

**f) Curing**

Assets can move back to Stage 1 from Stage 2 when they no longer meet the significant increase in credit risk criteria and have completed a probation period of 12 months, defined by the Group. An account shall move from Stage 3 to Stage 2 when objective evidence of impairment fails to exist, post which it shall follow the curing period of 12 months before it can be transferred to Stage 1. The policy also ensures that none of the assets can move back directly to Stage 1 from Stage 3.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.5 Inputs, assumptions and techniques used for estimating impairment (continued)**

**g) Incorporation of forward-looking information**

The assessment of significant increase in credit risk (SICR) and the calculation of ECL both incorporate forward-looking information. The Group employs statistical models to identify portfolio relevant-macroeconomic variables and then incorporate forward-looking information of the shortlisted macroeconomic variables on historical default rates. Expert judgement is applied in the process where the economic relationship between variables is weak or the forecast is deemed imprudent. The forecasts of these macro-economic variables are updated on regular basis to obtain the best possible estimate of the movement of the economy over the next five years. After five years, to project the economic variables out for the full remaining lifetime of instrument, a rolling average approach has been used.

Incorporating forward looking information of macroeconomic factors are reflected on the ECL calculations applicable to the Stage 1 and Stage 2 exposures to align credit provisions with the economic outlook. The methodologies and assumptions involved are reviewed periodically, including the forecasts of the shortlisted macro-economic variables, which are regularly updated.

For probability-weighted ECL calculation, probabilities of 70%, 30% and 30% are used for baseline, optimistic and pessimistic macro-economic scenario respectively.

**h) Measurement of Expected Credit Loss (“ECL”)**

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

- A financial instrument that is not credit-impaired on initial recognition is classified in ‘Stage 1’ and has its credit risk continuously monitored by the Group.
- If a Significant Increase in Credit Risk (‘SICR’) since initial recognition is identified, then the financial instrument is moved to ‘Stage 2’ but is not yet deemed to be credit-impaired. Identification of SICR is measured based on information as described above.
- If the financial instrument is credit-impaired, the financial instrument is then moved to ‘Stage 3’.

The key inputs into the measurement of ECL are the term structure of the following variables:

- probability of default (PD);
- loss given default (LGD);
- exposure at default (EAD).

These parameters are generally derived from internally developed statistical models and other historical data. They are adjusted to reflect forward-looking information as described above.

**PD** constitutes a key input in measuring ECL. Probability of default is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions.

**LGD** is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.2 Credit risk (continued)****5.2.5 Inputs, assumptions and techniques used for estimating impairment (continued)****h) Measurement of ECL (continued)**

**EAD** represents the expected exposure in the event of a default. The Group derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract including amortisation. The EAD of a financial asset is its gross carrying amount. For lending commitments and financial guarantees, the EAD includes the amount drawn, as well as potential future amounts that may be drawn under the contract, which are estimated based on historical observations and forward-looking forecasts.

Where modelling of a parameter is carried out on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics that include:

- credit risk grading;
- product type; and
- geographic location of the borrower.

The groupings are subject to regular review to ensure that exposures within a particular group remain appropriately homogeneous.

ECL for exposures in Stage 1 is calculated by multiplying the 12-month PD by LGD and EAD. Lifetime ECL is calculated by multiplying the lifetime PD by LGD and EAD.

**i) Credit risk monitoring**

For IFRS 9 ECL computation, credit exposures are monitored and reported as per IFRS 9 requirements. Stage migrations, any exceptions to SICR criteria, other credit and impairment related matters are reviewed and approved by an appropriate management committee.

Risks of the Group's credit portfolio are continuously assessed and monitored on the basis of exceptions, management information reports and returns generated by the business and credit units. Credit risk is also monitored on an ongoing basis with formal monthly and quarterly reporting to ensure that senior management is aware of shifts in the credit quality of the portfolio along with changing external factors.

**j) Collateral management**

Collaterals and guarantees are effectively used as mitigating tools by the Group. The quality of collateral is continuously monitored and assessed and the Bank seeks to ensure enforceability of the collateral. Major categories of collaterals include cash/ fixed deposits, inventories, shares, guarantees (corporate, bank and personal guarantees), immovable properties, receivables and vehicles.

Collaterals are revalued regularly as per the bank's credit policy. In addition, ad hoc valuations are also carried out depending on the nature of collateral and general economic condition. This enables the Bank to assess the fair market value of the collateral and ensure that risks are appropriately covered. Security structures and legal covenants are also subject to regular review.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.6 Loss allowance**

The following tables show reconciliations from the opening to the closing balance of the loss allowance by class of financial instruments.

**Balances and deposits with banks**

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	582	-	-	582
New financial assets originated	446	-	-	446
De-recognition of financial assets	(582)	-	-	(582)
<b>Balance as at 31 December</b>	<b>446</b>	<b>-</b>	<b>-</b>	<b>446</b>

  

	2023			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	674	-	-	674
New financial assets originated	582	-	-	582
De-recognition of financial assets	(674)	-	-	(674)
<b>Balance as at 31 December</b>	<b>582</b>	<b>-</b>	<b>-</b>	<b>582</b>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.6 Loss allowance (continued)**

**Loans and advances to customers and Islamic finance**

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	40,319	37,147	247,682	325,148
Transfers to Stage 1	225	(212)	(13)	-
Transfers to Stage 2	(14,199)	16,563	(2,364)	-
Transfers to Stage 3	(5,847)	(15,070)	20,917	-
Other movements within the same stage	68,994	2,691	11,793	83,478
New financial assets originated	5,948	1,051	760	7,759
De-recognition of financial assets	(18,539)	(15,712)	(8,870)	(43,121)
Write off	-	-	(10,284)	(10,284)
<b>Balance as at 31 December</b>	<b>76,901</b>	<b>26,458</b>	<b>259,621</b>	<b>362,980</b>
	2023			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	51,486	11,659	206,907	270,052
Transfers to Stage 1	607	(607)	-	-
Transfers to Stage 2	(22,155)	22,594	(439)	-
Transfers to Stage 3	(17,751)	(15,959)	33,710	-
Other movements within the same stage	28,804	14,146	4,110	47,060
New financial assets originated	7,242	6,274	4,141	17,657
De-recognition of financial assets	(7,914)	(960)	(747)	(9,621)
<b>Balance as at 31 December</b>	<b>40,319</b>	<b>37,147</b>	<b>247,682</b>	<b>325,148</b>

For the impairment of loans and advances to customers and Islamic finance, the Bank maintains a management overlay to capture the characteristics of the market and associated risks which are not captured in the existing ECL model. As at 31 December 2024, management overlay amounted to AED 64.6 million (2023: AED 15.1 million).



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.6 Loss allowance (continued)**

**Investment securities (Debt instruments)**

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL
Balance as at 1 January	1,978	-	-	1,978
Other movements within the same stage	323	-	-	323
New financial assets originated	1,216	-	-	1,216
De-recognition of financial assets	(395)	-	-	(395)
Balance as at 31 December	3,122	-	-	3,122
	2023			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	578	-	-	578
Other movements within the same stage	1,098	-	-	1,098
New financial assets originated	323	-	-	323
De-recognition of financial assets	(21)	-	-	(21)
Balance as at 31 December	1,978	-	-	1,978

**Contingent liabilities**

	2024			
	Stage 1 AED'000	Stage 2 AED'000	Stage 3 AED'000	Total ECL AED'000
Balance as at 1 January	2,545	103	3,400	6,048
Transfers to Stage 2	(156)	156	-	-
Transfers to Stage 3	-	(5,250)	5,250	-
Other movements within the same stage	881	5,148	-	6,029
New financial assets originated	3,400	79	327	3,806
De-recognition of financial assets	(394)	-	-	(394)
Balance as at 31 December	6,276	236	8,977	15,489

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.2 Credit risk (continued)**

**5.2.6 Loss allowance (continued)**

**Contingent liabilities (continued)**

	2023			
	Stage 1	Stage 2	Stage 3	Total ECL
	AED'000	AED'000	AED'000	AED'000
Balance as at 1 January	7,277	-	1,598	8,875
Transfers to Stage 2	(100)	100	-	-
Transfers to Stage 3	(1,802)	-	1,802	-
Other movements within the same stage	(2,553)	-	-	(2,553)
New financial assets originated	772	3	-	775
De-recognition of financial assets	(1,049)	-	-	(1,049)
<b>Balance as at 31 December</b>	<b>2,545</b>	<b>103</b>	<b>3,400</b>	<b>6,048</b>

**5.3 Market risk**

Market risk refers to the potential impact on the fair value or cash flows of financial instruments held by the Group, or its income, due to fluctuations in market factors like interest rates, credit spreads, foreign exchange rates, and commodity prices.

The market risk is managed through a comprehensive control framework, governed by the approved market risk framework, which operates independently of risk-taking businesses. The market risk function within risk management, reports to Chief Risk Officer.

Group takes on exposure to market risks, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks arise from open positions in interest rate, currency and equity instruments, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices such as interest rates, credit spreads, foreign exchange rates and equity prices. Management of the Group meet on a regular basis to monitor and manage market risks.

Front office operates within a “permitted product list” of approved products, with additions requiring approval from the Delegation of Authority to assess and ensure effective risk control.

Stress testing is conducted by generating extreme, but plausible scenarios, such as significant movements in interest rates, credit spreads, etc. and analysing their effect on the Group’s positions.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.3 Market risk (continued)**

***Price risk***

The Group faces equity securities price risk due to its investments, which are recorded at fair value through other comprehensive income in the consolidated financial statements. To mitigate this risk, the Group employs a diversification strategy, ensuring its investment portfolio is spread across various securities. This approach helps reduce exposure to fluctuations in individual stock prices. Portfolio diversification is conducted in line with limits established by management, ensuring a balanced risk profile. By adhering to these guidelines, the Group aims to manage potential losses while maintaining stable investment performance in changing market conditions.

The table below summarizes the impact of a 10% increase / decrease of the prices of this portfolio, on the Group's results and equity for the year ended 31 December 2024 and 2023. The analysis is based on the assumptions that all other variables will remain constant and where applicable, the Group's investments moved according to the historical correlation of the relevant index.

	<b>Impact on equity of the Group</b>	
	<b>2024</b>	<b>2023</b>
	<b>AED'000</b>	<b>AED'000</b>
+/-10 % change in equity prices	<b>+/-34,031</b>	<b>+/-28,563</b>

**Cash flow and fair value interest rate risk**

Cash flow interest rate risk refers to the potential variability in future cash flows of a financial instrument due to changes in market interest rates. Fair value interest rate risk, on the other hand, pertains to fluctuations in the value of a financial instrument resulting from interest rate movements. To manage these risks effectively, the Group's management continuously monitors market interest rates, ensuring timely adjustments and informed decision-making to mitigate potential financial impacts.

**Interest sensitivity of assets and liabilities**

The Group is exposed to a range of risks that stem from fluctuations in market interest rates, which can have an impact on its financial position and cash flows. Interest rate risk is evaluated by assessing the effect of potential changes in interest rates on the Group's financial instruments. This risk arises from the presence of interest-bearing financial instruments within the Group's portfolio. Essentially, the possibility exists that fluctuations in market interest rates could negatively influence the value of these instruments and, consequently, the associated income streams.

In managing interest rate risk, the Group takes a proactive approach by monitoring the interest rate gaps within its portfolio and aligning the re-pricing profiles of its assets and liabilities. This ensures that potential mismatches between the interest rate sensitivity of the Group's assets and liabilities are minimized, thus helping to mitigate the adverse effects that interest rate changes might have. By carefully matching the timing of re-pricing across both sides of the balance sheet, the Group is able to reduce the exposure to interest rate fluctuations.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.3 Market risk (continued)**

A significant portion of the Group's assets and liabilities are subject to re-pricing within a short time frame, specifically within three months. This means that the Group faces relatively limited exposure to interest rate risk in this context. Short-term re-pricing offers some stability, as the value of the Group's financial instruments is more likely to adjust quickly to any interest rate changes, reducing the risk associated with prolonged periods of interest rate misalignment.

To assess the impact of interest rate changes on the value of its financial instruments, the Group employs the concept of the effective interest rate. The effective interest rate is the rate that, when used in a present value calculation of future contractual cash flows, equates to the carrying amount of the financial instrument. This rate is crucial in determining how changes in interest rates will affect the Group's cash flows and the value of its financial instruments.

For fixed-rate instruments that are carried at amortized cost, the effective interest rate is typically the original rate set when the instrument was issued. This rate remains constant over the life of the instrument unless there is a significant change in the terms of the agreement. On the other hand, for floating-rate instruments or instruments that are carried at fair value, the effective interest rate reflects the current market rate. Floating-rate instruments are more sensitive to interest rate changes since their rates adjust periodically in response to market movements, which can impact both the value of the instrument and the future cash flows.

The following table sets out the Group's assets and liabilities at carrying amounts, categorised by the earlier of contractual repricing or maturity dates.

<b>At 31 December 2024</b>	<b>Up to 3 months AED'000</b>	<b>3 to 12 months AED'000</b>	<b>Non-interest sensitive AED'000</b>	<b>Total AED'000</b>
<b>Assets</b>				
Cash and balances with the UAE Central Bank	1,232,000	-	46,065	1,278,065
Balances and deposits with banks	3,994,083	1,325,388	83,697	5,403,168
Loans and advances to customers	859,832	4,215,143	-	5,074,974
Islamic Finance	42,053	75,132	-	117,185
Investment securities	305,382	2,613,550	340,312	3,259,244
Derivative financial instruments	5,570	6,129	-	11,699
Other assets - interest receivable	-	-	174,861	174,861
	<b>6,438,920</b>	<b>8,235,340</b>	<b>644,936</b>	<b>15,319,196</b>
<b>Liabilities</b>				
Due to banks				-
Deposits and funds	1,818,715	850,000	428,201	3,096,916
Term borrowings	-	5,474,723	-	5,474,723
Derivative financial instruments	659,308	(568,721)	-	90,587
Other liabilities	-	-	866,081	866,081
	<b>2,478,023</b>	<b>5,756,002</b>	<b>1,294,282</b>	<b>9,528,307</b>
<b>Net gap</b>	<b>3,960,897</b>	<b>2,479,338</b>	<b>(649,346)</b>	<b>5,790,889</b>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.3 Market risk (continued)**

***Cash flow and fair value interest rate risk (continued)***

At 31 December 2023	Up to 3 months AED'000	3 to 12 months AED'000	Non-interest sensitive AED'000	Total AED'000
<b>Assets</b>				
Cash and balances with the UAE Central Bank	1,157,000	-	65,143	1,222,143
Balances and deposits with banks	4,416,545	1,631,958	35,474	6,083,977
Loans and advances to customers	1,583,057	4,180,234	-	5,763,291
Islamic Finance	670,629	990,695	-	1,661,324
Investment securities	40,665	1,371,972	285,630	1,698,267
Derivative financial instruments	-	-	37,820	37,820
Other assets - interest receivable	-	-	136,301	136,301
	<u>7,867,896</u>	<u>8,174,859</u>	<u>560,368</u>	<u>16,603,123</u>
<b>Liabilities</b>				
Due to banks	-	-	-	-
Deposits and funds	1,641,980	2,749,520	948,909	5,340,409
Term borrowings	2,754,750	2,752,730	-	5,507,480
Derivative financial instruments	-	-	37,820	37,820
Other liabilities	-	-	265,216	265,216
	<u>4,396,730</u>	<u>5,502,250</u>	<u>1,251,945</u>	<u>11,150,925</u>
<b>Net gap</b>	<u>3,471,166</u>	<u>2,672,609</u>	<u>(691,577)</u>	<u>5,452,198</u>

Interest Rate Risk arises due to mismatch between rate sensitive assets and rate sensitive liabilities which may adversely impact the earnings/economic value of equity of the Bank with the change in interest rates in the market. For measurement and monitoring of interest rate risk, the Group uses risk management tools such as Traditional Gap Analysis and Earning at Risk. The short-term impact of interest rate movements on Net Interest Income (NII) is worked out through the 'Earnings at Risk' approach by taking into consideration parallel shift in yield curve. The long-term impact of interest rate movements is measured and monitored through change in Market Value of Equity.

The Group assumes a fluctuation in EIBOR rates of 25 basis points (bps) and estimates the following impact on the net profit for the year and net assets at that date, with all other variables held constant:

	<b>2024 AED'000</b>	<b>2023 AED'000</b>
Effect of a +/- 25 bps change in EIBOR gain or loss	<u>+/- 12,077</u>	<u>+/- 10,980</u>

The interest rate sensitivities set out above employ simplified scenarios. They are based on AED 10,982 million (2023: AED 12,289 million) interest bearing assets and AED 5,974 million (2023: AED 7,146 million) interest bearing liabilities. The sensitivity does not incorporate actions that could be taken by management to mitigate the effect of interest rate movements.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.3 Market risk (continued)*****Currency risk***

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates and arises from financial instruments denominated in a foreign currency. The Group's functional currency is the UAE Dirham. Positions are closely monitored and strategies are used to ensure positions are maintained within established limits.

The Group's assets are typically funded in the same currency as that of the business transacted in order to eliminate foreign exchange exposure.

As at 31 December 2024, the Group had exposures denominated in US Dollars amounting to AED 2,972 million (2023: *net short exposure of AED 1,346 million*). As AED is pegged against US Dollar, the Group's risk exposure to this currency is limited.

***Management of market risks***

The Assets and Liabilities Management Committee ("ALCO") holds overall responsibility for market risk, establishing limits for various risk types both individually and at the portfolio level. Management is tasked with formulating detailed risk management policies, which are subject to ALCO's review and approval. Additionally, management oversees the daily implementation and monitoring of these policies to ensure effective risk control.

**5.4 Liquidity risk**

Liquidity risk refers to the possibility that the Group may be unable to meet its financial obligations as they become due or replace withdrawn funds. This could result in the inability to fulfill lending commitments. To mitigate this risk, the Group actively monitors its liquidity position through a structured process managed by its leadership. By continuously assessing cash flows, funding requirements, and available resources, the Group ensures it can meet its obligations on time. Effective liquidity management helps maintain financial stability and operational continuity, reducing the potential impact of unexpected cash shortages or market disruptions.

The Bank has a formal contingency funding plan ("CFP"), which is updated, reviewed and approved by the Board on an annual basis. The CFP provides a list of liquidity generation tools which would be used to counter liquidity stress at different stages of the contingency.

The Bank holds a portfolio of HQLA aligned with the established liquidity risk tolerance of the bank, which means at a minimum it is sufficient to meet Basel III liquidity requirements and internal ratios under normal operating conditions, and enough to meet the liquidity needs under stressed conditions as estimated by Stress tests.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.4 Liquidity risk (continued)**

The following table analyses the Group's assets and liabilities into relevant maturity groupings based on the remaining period at the date of the consolidated statement of financial position to the contracted maturity date:

<b>At 31 December 2024</b>	<b>Up to 12 months AED'000</b>	<b>Over 12 months AED'000</b>	<b>Unspecified maturity AED'000</b>	<b>Total AED'000</b>
<b>Assets</b>				
Cash and balances with the UAE Central Bank	1,278,065	-	-	1,278,065
Balances and deposits with banks	5,403,168	-	-	5,403,168
Loans and advances	1,135,837	3,939,137	-	5,074,974
Islamic Finance	2,734	114,451	-	117,185
Investment securities	1,517,080	1,401,852	340,312	3,259,244
Derivative financial instruments	(138)	11,837	-	11,699
Other assets - Interest receivable	174,861	-	-	174,861
	<b>9,511,607</b>	<b>5,467,277</b>	<b>340,312</b>	<b>15,319,196</b>
<b>Liabilities</b>				
Deposits and funds	3,096,916	-	-	3,096,916
Term borrowings	-	5,474,723	-	5,474,723
Derivative financial instruments	(138)	90,725	-	90,587
Other liabilities	853,498	-	12,583	866,081
	<b>3,950,276</b>	<b>5,565,448</b>	<b>12,583</b>	<b>9,528,307</b>
<b>Net liquidity availability</b>	<b>5,561,331</b>	<b>(98,171)</b>	<b>327,729</b>	<b>5,790,889</b>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.4 Liquidity risk (continued)**

At 31 December 2023	Up to 12 months AED'000	Over 12 months AED'000	Unspecified maturity AED'000	Total AED'000
<b>Assets</b>				
Cash and balances with the UAE Central Bank	1,222,143	-	-	1,222,143
Balances and deposits with banks	6,083,977	-	-	6,083,977
Loans and advances	1,189,111	4,574,180	-	5,763,291
Islamic Finance	38,246	1,623,078	-	1,661,324
Investment securities	270,554	1,142,083	285,630	1,698,267
Derivative financial instruments	46	37,774	-	37,820
Other assets - Interest receivable	136,301	-	-	136,301
	<u>8,940,378</u>	<u>7,377,115</u>	<u>285,630</u>	<u>16,603,123</u>
<b>Liabilities</b>				
Deposits and funds	5,340,409	-	-	5,340,409
Term borrowings	2,754,750	2,752,730	-	5,507,480
Derivative financial instruments	46	37,774	-	37,820
Other liabilities	257,902	-	7,314	265,216
	<u>8,353,107</u>	<u>2,790,504</u>	<u>7,314</u>	<u>11,150,925</u>
<b>Net liquidity availability</b>	<u>587,271</u>	<u>4,586,611</u>	<u>278,316</u>	<u>5,452,198</u>

Maturity of assets and liabilities is determined on the basis of the remaining period from the date of the consolidated statement of financial position to the contractual maturity date.

The matching and controlled mismatching of the maturities and interest rates of assets and liabilities is fundamental to the management of the Group. It is unusual for banks ever to be completely matched since business transacted is often of uncertain term and of different types. An unmatched position potentially enhances profitability but can also increase the risk of losses.

The ability to replace maturing interest-bearing liabilities at a reasonable cost, along with the maturity profile of assets and liabilities, plays a crucial role in assessing the Group's liquidity. Additionally, these factors influence the Group's exposure to fluctuations in interest rates and exchange rates. Effective management of these elements ensures financial stability and minimizes risks associated with liquidity and market volatility.

**5.5 Operational risks**

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Group's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Group's operations and are faced by all business entities.



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.5 Operational risk (continued)**

Business Continuity Management (BCM) enables the Bank to proactively enhance operational resilience, enrich various capabilities and manage response to unplanned incidents or events; continue to conduct critical business operations and return to normal operations in a timely manner.

Effective management of operational risk and business continuity is a fundamental element of the Bank's overall risk management program. The Group's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Group's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

Management is responsible for the development and implementation of controls to address operational risk. This responsibility is supported by the development of overall standards for the management of operational risk.

Key components of the operational risk management framework mainly covers: governance, policies, guidelines & processes, operational risk incident management, risk & control self-assessment, key risk indicators, training and awareness.

Key components of the business continuity management framework mainly covers: governance, policies, business impact analysis, business continuity plan, drills and testing and emergency response.

Senior management of the bank has the responsibility to oversee the implementation and ensure that strategies, policies and processes are effectively implemented at all levels.

The Bank follows the Three Lines of Defense model for the management of operational risk and business continuity whereby:

- First line (business line management) own the risks and are responsible for the implementation of the operational risk and business continuity frameworks.
- Second line (risk management) is responsible for developing the related operational risk and business continuity policies, frameworks and the associated tools to support first line in fulfilling their responsibilities.
- Third line (internal audit) provide independent assurance to the Board.

**5.6 Capital risk management**

The Group's objectives when managing capital is to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure.

Capital adequacy and the use of regulatory capital are monitored on a regular basis by the Bank's management, employing techniques based on the guidelines developed by the Basel Committee.

The Bank seeks to optimise returns on capital and it has always been the objective to maintain a strong capital base to support business development and to meet the capital requirements at all times.

As per Basel III requirement, capital should comprise of the following:

**Tier 1 capital** - Tier 1 capital, split into Common equity tier 1 (CET 1) which includes issued and paid-up share capital, retained earnings, statutory and legal reserves, accumulated other comprehensive income and Additional tier 1 (AT 1) comprising of instruments issued by banks which are eligible for inclusion in AT 1 and are not included in CET 1.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.6 Capital risk management (continued)**

**Tier 2 capital** - Tier 2 capital includes general provisions (Collective allowance for impairment subject to a limit of 1.25% of Credit Risk Weighted Assets).

Regulatory adjustment is applied in CET 1, AT 1 and Tier 2 capital consisting mainly of goodwill and other intangibles, deferred tax assets and cash flow hedge reserve. Additionally, threshold deduction is applied in case of exceeding the threshold limit specified by the Central Bank regulations for Basel III.

*Capital allocation*

Although maximisation of the return on risk-adjusted capital is the principal basis used in determining how capital is allocated within the Bank to particular activities, it is not the sole basis used for decision making. Account is also taken of synergies with other activities, the availability of management and other resources, and the fit of the activity with the Bank's longer-term strategic objectives. The Bank's policies in respect of capital management and allocation are reviewed regularly by the Board of Directors and Board level committees as part of Internal Capital Adequacy assessment program ("ICAAP")

The Bank's regulatory capital positions as 31 December 2024 and 2023 is as follows:

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
<b>Tier 1 capital</b>		
Share capital	4,708,390	4,658,390
Special reserve	649,907	621,894
Fair value reserve	43,638	21,103
Retained earnings	905,846	649,769
<b>Eligible Tier 1 capital (a)</b>	<b>6,307,781</b>	5,951,156
<b>Tier 2 capital</b>		
Eligible general provisions	102,944	82,674
<b>Eligible Tier 2 capital (b)</b>	<b>102,944</b>	82,674
<b>Total capital base (a+b)</b>	<b>6,410,725</b>	6,033,830
<b>Risk weighted assets</b>		
Credit risk	8,235,482	9,338,380
Market risk	193,068	145,193
Operational risk	922,806	672,504
<b>Total risk weighted assets</b>	<b>9,351,356</b>	10,156,077
CET 1 ratio	<b>67.45%</b>	58.60%
Tier 1 ratio	<b>67.45%</b>	58.60%
Capital adequacy ratio	<b>68.55%</b>	59.41%

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****5 Risk management (continued)****5.7 Fair value hierarchy**

All financial assets and liabilities are measured at amortised cost except for financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss, which are measured at fair value by reference to published price quotations in an active market.

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable willing parties in an arm's length transaction. Consequently, differences can arise between book values and the fair value estimates. Underlying the definition of fair value is the presumption that the Group is a going concern without any intention or requirement to materially curtail the scale of its operation or to undertake a transaction on adverse terms.

The Group has adopted the amendment to IFRS 7 for financial instruments that are measured in the consolidated statement of financial position at fair value; this requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Inputs other than quoted prices included within level 1 that are observable for asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).

Level 3 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

The Group measures the fair values of its quoted financial assets at fair value through other comprehensive income and financial assets at fair value through profit or loss using the quoted market price (unadjusted) in active market for an identical instrument (Level 1). For the unquoted securities, the Group measures its fair value based on Level 3, using a market comparison technique which is mainly based on market multiples derived from financial information of companies comparable to the investee and the expected EBITDA of the investee, among others. The estimate is adjusted for the effect of non-marketability of the equity securities.

The fair values of balance with the UAE Central Bank, balances and deposits with banks, deposits from governmental authorities and corporate customers, which are predominantly short term in tenure and issued at market rates, are considered to reasonably approximate their carrying amount. The Group estimates that the fair value of its conventional housing portfolio and Ijarah and Estisnaa portfolios not to be materially different from its carrying amount since all of these balances carry floating market rates of interest and are re-priced on semiannual basis.

As at 31 December 2024, the fair values of the financial investments measured at amortised cost, which are comprising of bonds, sukuks and treasury bills, amounted to AED 2.7 billion (2023: *AED 1.2 billion*). As at 31 December 2024, the fair values of the term borrowings amounted to AED 5.3 billion (2023: *AED 5.3 billion*).

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.7 Fair value hierarchy (continued)**

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

	<b>Level 1 AED'000</b>	<b>Level 2 AED'000</b>	<b>Level 3 AED'000</b>	<b>Total AED'000</b>
<b>At 31 December 2024</b>				
Financial assets at FVTPL	<b>142,023</b>	-	-	<b>142,023</b>
Financial assets at FVTOCI	<b>280,896</b>		<b>96,760</b>	<b>377,656</b>
Derivative financial instruments	-	<b>11,699</b>	-	<b>11,699</b>
	<hr/>	<hr/>	<hr/>	<hr/>
	<b>422,919</b>	<b>11,699</b>	<b>96,760</b>	<b>531,378</b>
	<hr/>	<hr/>	<hr/>	<hr/>
<b>At 31 December 2023</b>				
Financial assets at FVTPL	138,242	-	-	138,242
Financial assets at FVTOCI	188,322	-	97,308	285,630
Derivative financial instruments	-	37,820	-	37,820
	<hr/>	<hr/>	<hr/>	<hr/>
	326,564	37,820	97,308	461,692
	<hr/>	<hr/>	<hr/>	<hr/>

During the year, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into or out of Level 3 fair value measurements.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.7 Fair value hierarchy (continued)**

**5.7.1 Valuation techniques and significant unobservable inputs**

The following table shows the valuation techniques used in measuring Level 3 fair values, as well as the significant unobservable inputs used.

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurements
Unquoted Equities	<i>Market comparison technique</i> The valuation model is based on market multiples derived from quoted prices of companies comparable to the investee and the expected EBITDA of the investee. The estimate is adjusted for the effect of non-marketability of the equity securities.	EBITDA / Forecasted EBITDA  Marketability discounts ( <i>ranges from 10% to 25% for 2024 and 2023</i> )  Performance discounts ( <i>ranges from 10% to 25% for 2024 and 2023</i> )  Financial multiples of comparable entities: - EV/EBITDA (ranges from 7.7x to 16.4x) - EV/Revenue (ranges from 0.4x to 0.6x) - P/BV (ranges from 0.8x to 1.1x) -	The estimated fair value would increase (decrease):  - if the EBITDA margin were higher (lower)  - if the marketability discounts were lower (higher)  - if the performance discounts were lower (higher)  - if the financial multiples of comparable entities were higher (lower)  Generally, a change in the annual revenue growth rate is accompanied by a directionally similar change in EBITDA margin.
	<i>NAV approach</i> This is based on the assumption that the value of the business equates to the sum of its underlying assets, and that no rational investor will pay more for the business than the cost of procuring assets of similar economic utility	Marketability discounts ( <i>ranges from 10% to 25% for both years</i> )  Net assets	The estimated fair value would increase (decrease):  - if the marketability discounts were lower (higher)  - the net assets were higher (lower)

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.7 Fair value hierarchy (continued)**

**5.7.1 Valuation techniques and significant unobservable inputs (continued)**

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurements
Investment properties	<i>Comparable evidence approach</i> Fair value of the subject property was calculated by adopting comparable market transaction information where available, current asking prices and compares the subject property's characteristics with those comparable properties which have recently been marketed in similar transactions in the market	Comparable sales price of office and land plots (ranges from 96 to 285 per sq./ft.) and apartment building (ranges from AED 824 to 1559 per sq/ft)  (2023: Comparable sales price of office and land plots (ranges from 57.5 to 250 per sq./ft.) and apartment building (ranges from AED 811 to 1273 per sq/ft)	The estimated fair value would increase (decrease) if the comparable sales prices were higher (lower).
	<i>Investment approach</i> The market value of the Property has been determined through analysis of the income flow achievable for the investment property and takes into account the projected annual expenditure	Capitalisation rate 2024: 7.75% to 8% (2023: 8.5% to 8.25%)  Rental income ( <i>ranges from AED 80 to 130 per sq./ft. for 2024 80 to 150 2023</i> )	An increase in the capitalisation rate used would result in a decrease in fair value, and vice versa.  An increase in the market rent used would result in an increase in fair value, and vice versa.
			Generally, a change in the assumption used for rental income should be accompanied by a change in the assumption for capitalisation rates in the same direction as increase in rental income increases the expectations of the seller to earn from the investment property. Therefore, the effects of these changes partially offset each other.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**5 Risk management (continued)**

**5.7 Fair value hierarchy (continued)**

**5.7.2 Reconciliation of Level 3 fair values**

The following table shows a reconciliation from the opening balances to the closing balances for Level 3 fair values:

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
<b>Investment properties</b>		
Balance as at 1 January	<b>480,027</b>	478,353
Title deed cost	<b>1,522</b>	2,138
Net fair value change during the year	<b>22,153</b>	(464)
	<hr/>	<hr/>
<b>Balance as at 31 December</b>	<b>503,702</b>	480,027
	<hr/> <hr/>	<hr/> <hr/>
<b>Financial assets at FVOCI</b>		
Balance as at 1 January	<b>97,308</b>	115,300
Securities sold	<b>(4,408)</b>	-
Net fair value change during the year	<b>3,860</b>	(17,992)
	<hr/>	<hr/>
<b>Balance as at 31 December</b>	<b>96,760</b>	97,308
	<hr/> <hr/>	<hr/> <hr/>
<b>6 Balances and deposits with banks</b>		
	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Money market placements	<b>5,319,917</b>	6,049,085
Current and call accounts	<b>83,697</b>	35,474
	<hr/>	<hr/>
	<b>5,403,614</b>	6,084,559
Less: allowance for impairment	<b>(446)</b>	(582)
	<hr/>	<hr/>
	<b>5,403,168</b>	6,083,977
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**7 Loans and advances to customers**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Loans to government entities	<b>2,224,530</b>	2,940,070
Loans to corporates and SMEs	<b>2,952,479</b>	1,532,022
Loans to financial institutions	<b>101,136</b>	105,342
Housing loans	<b>129,550</b>	1,461,507
	<hr/>	<hr/>
<b>Gross loans and advances to customers</b>	<b>5,407,695</b>	6,038,941
<i>Less: allowance for impairment</i>	<b>(332,721)</b>	(275,650)
	<hr/>	<hr/>
	<b>5,074,974</b>	5,763,291
	<hr/> <hr/>	<hr/> <hr/>

During the period, the Bank has sold a significant portion of its housing loans portfolio having book value of AED 1,245 million to a local commercial bank and derecognised the asset effective from 19 June 2024.

Loans to financial institutions originally represent placements with two financial institutions, which are impaired and for which the Group holds no related collateral. These loans have been renegotiated in 2014. The provision accumulated on these loans amounted to AED 101 million (31 December 2023: AED 99 million).

The total non-performing loans amounted to AED 259 million (31 December 2023: AED 272 million). The specific provisions held against those loans amounted to AED 237 million (31 December 2023: AED 224 million).

**Movement in allowance for impairment of loans:**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Balance at 1 January	<b>275,650</b>	248,893
Loss allowance – Stage 1 and 2	<b>44,330</b>	5,575
Loss allowance – Stage 3	<b>23,025</b>	21,182
Write off and write backs	<b>(10,284)</b>	-
	<hr/>	<hr/>
Balance at 31 December	<b>332,721</b>	275,650
	<hr/> <hr/>	<hr/> <hr/>



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**7 Loans and advances to customers (continued)**

*By industrial economic sector:*

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Real estate	<b>2,224,530</b>	2,940,070
Manufacturing	<b>1,592,643</b>	761,688
Advance technology	<b>294,733</b>	181,121
Healthcare	<b>280,541</b>	177,539
Mortgage retail loans	<b>129,550</b>	1,461,507
Transport	<b>253,481</b>	6,088
Food security	<b>176,709</b>	142,840
Other corporate loans	<b>150,216</b>	140,236
Financial institution	<b>101,136</b>	105,342
Contracting	<b>89,801</b>	5,262
Construction	<b>66,389</b>	61,475
Services	<b>47,402</b>	53,773
Trading	<b>564</b>	2,000
	<hr/>	<hr/>
	<b>5,407,695</b>	6,038,941
<i>Less: allowance for impairment</i>	<b>(332,721)</b>	(275,650)
	<hr/>	<hr/>
Balance at 31 December	<b>5,074,974</b>	5,763,291
	<hr/> <hr/>	<hr/> <hr/>

**8 Islamic finance**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Islamic home finance	<b>147,444</b>	1,710,822
<i>Less: allowance for impairment</i>	<b>(30,259)</b>	(49,498)
	<hr/>	<hr/>
<b>Net Islamic finance</b>	<b>117,185</b>	1,661,324
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**8 Islamic finance (continued)**

Islamic home finance take the form of Ijara contracts. These are granted to UAE nationals for the purpose of purchasing or construction of their home.

During the period, the Bank has sold a significant portion of its Islamic finance portfolio having book value of AED 1,466 million to a local commercial bank and derecognised the asset effective from 19 June 2024.

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Gross investment in Ijarah	<b>89,309</b>	1,639,354
Less: deferred Ijarah profits	<b>(38,340)</b>	(775,513)
	<b>50,969</b>	863,841

At 31 December, the future minimum Ijarah payments were payable as follows:

	<b>31 December 2024</b>	
	<b>Minimum Ijarah payments AED'000</b>	<b>Present value of minimum Ijarah payments AED'000</b>
Within one year	<b>4,509</b>	<b>1,371</b>
Two years to five years	<b>18,049</b>	<b>6,436</b>
More than five years	<b>66,751</b>	<b>43,162</b>
	<b>89,309</b>	<b>50,969</b>
	<b>31 December 2023</b>	
	<b>Minimum Ijarah payments AED'000</b>	<b>Present value of minimum Ijarah payments AED'000</b>
Within one year	84,750	24,013
Two years to five years	335,871	111,905
More than five years	1,218,733	727,923
	1,639,354	863,841

The total gross non-performing Islamic finance amounted to AED 34.8 million (31 December 2023: AED 39.2 million). The specific provisions held against those finance amounted to AED 22.7 million (31 December 2023: AED 23.5 million)

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**8 Islamic finance (continued)**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
<b>Movement in allowance for impairment:</b>		
Balance at 1 January	<b>49,498</b>	21,159
Loss allowance – Stage 1 and 2	<b>(18,438)</b>	8,746
Loss allowance – Stage 3	<b>(801)</b>	19,593
	<hr/> <b>30,259</b> <hr/>	<hr/> 49,498 <hr/>
	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
<b>By economic sector:</b>		
Real estate	<b>147,444</b>	1,710,822
Less: allowance for impairment	<b>(30,259)</b>	(49,498)
	<hr/> <b>117,185</b> <hr/>	<hr/> 1,661,324 <hr/>

**9 Investment securities**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Financial assets at FVTPL	<b>142,023</b>	138,242
Financial assets at FVTOCI	<b>377,656</b>	285,630
Financial assets at amortised cost	<b>2,739,565</b>	1,274,395
	<hr/> <b>3,259,244</b> <hr/>	<hr/> 1,698,267 <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**9 Investment securities (continued)**

The financial assets at fair value through profit or loss comprises of the following:

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Perpetual sukuk instruments	<b>142,023</b>	138,242
	<hr/>	<hr/>
	<b>142,023</b>	138,242
	<hr/>	<hr/>

Movement in financial assets at fair value through profit or loss (FVTPL):

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Balance as at 1 January	<b>138,242</b>	137,669
Net amortisation of premium and discount	<b>(920)</b>	(886)
Changes in fair value	<b>4,701</b>	1459
	<hr/>	<hr/>
Balance as at 31 December	<b>142,023</b>	138,242
	<hr/>	<hr/>

The financial assets at fair value through other comprehensive income (FVTOCI) are comprises of the following:

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Quoted local equity shares	<b>243,553</b>	188,322
Un-quoted local equity shares	<b>96,760</b>	97,308
Sukuks	<b>37,343</b>	-
	<hr/>	<hr/>
	<b>377,656</b>	285,630
	<hr/>	<hr/>

Movement in financial investments at fair value through other comprehensive income (FVTOCI):

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Balance as at 1 January	<b>285,630</b>	279,868
Securities purchased	<b>37,355</b>	-
Securities sold	<b>(4,408)</b>	(4,255)
Changes in fair value	<b>59,079</b>	10,017
	<hr/>	<hr/>
Balance as at 31 December	<b>377,656</b>	285,630
	<hr/>	<hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**9 Investment securities (continued)**

During the year, the Group disposed of FVTOCI equity investments fair valued at AED 4,408 thousand as at 31 December 2024 (2023: *AED 4,255 thousand*), with accumulated fair value gain transferred to retained earnings of AED 3,957 thousand (2023: *gain of AED 3,487 thousand*) upon disposal.

The financial assets at amortised cost comprises of the following:

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Bonds and Sukuks	<b>1,317,097</b>	1,274,395
Treasury bills issued by UAE Central Bank	<b>1,422,468</b>	-
	<hr/> <b>2,739,565</b> <hr/>	<hr/> 1,274,395 <hr/>

Movement in Bonds and Sukuks measured at amortised cost:

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Balance as at 1 January	<b>1,274,395</b>	1,294,679
Securities purchased	<b>335,625</b>	122,635
Securities matured	<b>(295,060)</b>	(144,644)
Net amortisation of premium and discount	<b>3,281</b>	3,125
Allowance for impairment	<b>(1,144)</b>	(1,400)
	<hr/> <b>1,317,097</b> <hr/>	<hr/> 1,274,395 <hr/>

Investments measured at amortised cost consist of US Dollar denominated bonds that carry coupon rates between 1.38% to 7.00% p.a. with maturities between 23 June 2025 to 13 September 2033 (2023: *coupon rates between 1.38% to 6.25% p.a. with maturities between 13 March 2024 to 13 July 2031*).

Financial assets at amortised cost also consists of the market treasury bills issued by the Central Bank of the United Arab Emirates (CBUAE), having carrying value of AED 1,422 million, with yield ranges between 4.475% to 5.650% p.a. and having maturities ranging between 08 January 2025 to 15 October 2025 (31 December 2023: nil).

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**10 Investment properties**

Investment properties comprise of the following:

	<b>Land AED'000</b>	<b>Buildings AED'000</b>	<b>Properties under development AED'000</b>	<b>Total AED'000</b>
At 1 January 2023	90,055	303,498	84,800	478,353
Additions	2,138	-	-	2,138
Change in fair value during the year	3,602	(5,666)	1,600	(464)
At 31 December 2023	95,795	297,832	86,400	480,027
Additions	-	-	1,522	1,522
Change in fair value during the year	24,595	11,280	(13,722)	22,153
<b>At 31 December 2024</b>	<b>120,390</b>	<b>309,112</b>	<b>74,200</b>	<b>503,702</b>

The above investment properties are located in various Emirates within the UAE as follows:

	<b>Abu Dhabi AED'000</b>	<b>Dubai AED'000</b>	<b>Ajman AED'000</b>	<b>Total AED'000</b>
Land	32,300	85,040	3,050	120,390
Properties under development	-	74,200	-	74,200
Buildings	192,320	116,792	-	309,112
<b>At 31 December 2024</b>	<b>224,620</b>	<b>276,032</b>	<b>3,050</b>	<b>503,702</b>
Land	32,300	61,395	2,100	95,795
Properties under development	-	86,400	-	86,400
Buildings	177,000	120,832	-	297,832
At 31 December 2023	209,300	268,627	2,100	480,027

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**10 Investment properties (continued)**

Investment properties are stated at fair value, which have been determined based on valuations performed by an independent industry specialist as at 31 December 2024

The valuation, conforms with the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards (“RICS”) and the relevant statements of the International Valuations Standards, was arrived at by using recognised valuation methods comprising the comparable method of valuation, the investment valuation method and the residual valuation method.

Valuations reflect, when appropriate, the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, the allocation of maintenance and insurance responsibilities between the Group and the lessee, and the remaining economic life of the property.

Investment properties under development include the amount of AED 34.9 million as on 31 December 2024 (2022: *AED 34.9 million*) being cost incurred to date on foundation and earthworks. Based on the 2024 valuation; the bank has followed the conservative principle to exclude the piling cost from the land valuation. The piling cost amounted to AED 12.9 million approximately which is not considered for the land valuation.

**Income from investment properties – net:**

	<b>2024</b> <b>AED’000</b>	2023 AED’000
Rental income	<b>12,353</b>	11,216
Service charges and other cost	<b>(9,092)</b>	(6,934)
	<hr/>	<hr/>
	<b>3,261</b>	4,282
	<hr/> <hr/>	<hr/> <hr/>

Rental income from investment properties are disclosed as other operating income (note 23).

**11 Other assets**

	<b>2024</b> <b>AED’000</b>	2023 AED’000
Interest receivable	<b>174,861</b>	136,301
Prepayments and other assets	<b>35,731</b>	16,676
	<hr/>	<hr/>
	<b>210,592</b>	152,977
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**12 Property and equipment**

	Land & buildings AED'000	Furniture & fixtures AED'000	Computers AED'000	Software & license AED'000	Motor vehicles AED'000	Right of use assets AED'000	Work-in- progress AED'000	Total AED'000
<b>Cost</b>								
At 1 January 2023	32,018	12,357	13,435	37,967	430	15,407	4,617	116,231
Additions	508	109	651	-	-	4,685	3,522	9,475
Transfers	-	-	-	3,061	-	-	(3,061)	-
At 31 December 2023	32,526	12,466	14,086	41,028	430	20,092	5,078	125,706
Additions	1,973	1,447	1,861	3,404	-	92	14,672	23,449
Transfers	-	-	-	-	-	-	(8,238)	(8,238)
Deletion /Transfer	-	-	(130)	-	-	-	-	(130)
<b>At 31 December 2024</b>	<b>34,499</b>	<b>13,913</b>	<b>15,817</b>	<b>44,432</b>	<b>430</b>	<b>20,184</b>	<b>11,512</b>	<b>140,787</b>
<b>Accumulated depreciation</b>								
At 1 January 2023	13,163	12,312	12,502	27,629	430	3,043	-	69,079
Charge for the year	2,771	31	605	3,338	-	3,980	-	10,725
At 31 December 2023	15,934	12,343	13,107	30,967	430	7,023	-	79,804
Charge for the year	3,160	210	1,040	4,081	-	3,972	-	12,463
Deletion /Transfer	-	-	(130)	-	-	-	-	(130)
<b>At 31 December 2024</b>	<b>19,094</b>	<b>12,553</b>	<b>14,017</b>	<b>35,048</b>	<b>430</b>	<b>10,995</b>	<b>-</b>	<b>92,137</b>
<b>Net book value</b>								
<b>At 31 December 2024</b>	<b>15,405</b>	<b>1,360</b>	<b>1,800</b>	<b>9,384</b>	<b>-</b>	<b>9,189</b>	<b>11,512</b>	<b>48,650</b>
At 31 December 2023	16,592	123	979	10,061	-	13,069	5,078	45,902



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**12 Property and equipment (continued)**

The Group's building in Dubai is constructed on a land granted by the Government of Dubai in the year 2000 for no consideration. The book value of this land is booked at nominal amount of AED 1. The Group carried a valuation by an external valuer on its Dubai building including the land as of 31 December 2024. The property is designated partly as investment property and partly as property and equipment. The fair value of the portion of the building classified as property and equipment amounted to AED 12.7 million (2023: AED 12.1 million).

Valuations of the Group's buildings and lands constructed thereon are based on the investment valuation method, and are classified as level 3 under the fair value hierarchy.

In 2001, the government of Ras Al Khaimah granted the Group a plot of land in Ras Al Khaimah for no consideration, subject to constructing a branch. The book value of this land is booked at nominal amount of AED 1. The fair value determined by the external valuer as at 31 December 2024 amounted to AED 3.8 million (2023: AED 3.8 million).

Property and equipment included fully depreciated and still in use items with cost amounting to AED 53.3 million as of 31 December 2024 (2023: AED 52.3 million).

**13 Deposits and funds**

	2024 AED'000	2023 AED'000
<i><b>Time deposits from governmental institutions</b></i>		
Term deposits	1,838,648	3,725,485
<i><b>Funds from governmental institutions</b></i>		
Call account	750,046	476,724
Current account	333,530	370,922
<i><b>Corporate deposits</b></i>		
Time deposits	51,961	666,015
Other deposits	122,731	101,263
	<hr/> 3,096,916 <hr/>	<hr/> 5,340,409 <hr/>

As at 31 December 2024, time deposits range from a term of 29 to 360 days, with interest rate range of 4.05% to 5.30% per annum (2023: term of 12 to 362 days, with interest rate range of 4.5% to 5.85% per annum).

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****13 Deposits and funds (continued)****Sheikh Zayed Housing Program**

Pursuant to the Federal Law No. (10) of 2009 relating to the Sheikh Zayed Housing Program (“the Program”) and with its regulations issued by UAE Cabinet Resolution No. (9) of 2011, the Bank and the Program signed an agreement for the provision of banking, financial and investment management services on 8 March 2015.

This agreement lays out specific services that are to be provided by the Bank to the Program, the terms and conditions of the services are to be provided under, key performance indicators that will be used to assess the Bank's performance, the Bank's and Program's rights and responsibilities and details of the fees that are to be charged by the Bank to the Program in exchange.

The services to be provided include receiving funds pertaining to the Program and providing these funds to beneficiaries in the form of housing loans, as per the terms agreed by the Program and beneficiary, then administering the loans as per agreement. Additionally, the Bank is to make progress disbursements for housing projects and other financial aid to UAE nationals as well as manage the recovery services of the loans.

The Ministry of Finance transfers the funds allocated to the Program to the current account of the Group with the UAE Central Bank. The Program earns interest on the funds invested with the Group as per the agreement signed.

The substantial risk and rewards associated with the Program's funds rest with the Group. Therefore, the funds of the Program under the management of the Bank are disclosed as part of the assets (call account and placements) of the Group. The Program loans, however, do not carry any risk to the Bank and therefore are not included in the Group's consolidated statement of financial position.

**Ministry of Finance - Sheikh Mohammed bin Rashid Innovation Fund**

The Mohammed Bin Rashid Innovation Fund (“the Fund”) is a government initiative created by the United Arab Emirates Prime Minister, His Highness Sheikh Mohammed bin Rashid Al Maktoum, as a fund to finance and foster innovation. The Ministry of Finance (“MoF”) was appointed to be responsible for its implementation. EDB was subsequently appointed by the MoF to act as the administrative host and operator. Thus, there is a trilateral agreement between the three parties (the Fund, MoF, and the Bank).

The scope of the Bank's responsibilities includes review and comment on the Fund's policy, guidelines, and terms and conditions, host and collaborate the development of the Fund's operating Manual, support in the sourcing and contracting of the Decision and Advisory Committee experts, support in the contracting of strategic partners, promoting and marketing the Fund, manage and oversee the operations team performance, manage the Fund account, manage the annual report, host and maintain the Fund's website, and oversee the operations team's performance.

The Fund's annual expenses budget is to be prepared by the Bank and submitted to the MoF, which will in turn pay the Bank on a monthly basis as per the annually agreed expenses budget.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**14 Term borrowings**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
USD senior bonds*	<b>2,754,750</b>	5,509,500
Less: Issuance cost	<b>(1,139)</b>	(2,020)
	<hr/>	<hr/>
	<b>2,753,611</b>	5,507,480
Borrowing from a related party** (Note 31)	<b>2,721,112</b>	-
	<hr/>	<hr/>
	<b>5,474,723</b>	5,507,480
	<hr/>	<hr/>

\*In February 2019, the Bank established a Euro Medium Term Note Programme for USD 3,000 million (the "Programme"). As part of the Programme, the first issuance amounted to USD 750 million (AED 2,755 million) carried a coupon rate of 3.516% per annum payable semi-annually and was listed in Nasdaq Dubai on 6 March 2019. The notes have been matured during March 2024.

The second issuance under the Programme amounted to USD 750 million bond (AED 2,755 million) and was listed in Nasdaq Dubai on 15 June 2023. The bond is due in June 2026 and carries a coupon rate of 1.639% per annum, payable semi-annually.

\*\*In January 2024, the Bank has obtained a borrowing from Ministry of Finance (MoF) for a period of 5 years of AED 2,800 million. The borrowing will mature in January 2029 and carry a fixed coupon rate of 4.627% per annum for first 6 months and 4.37% per annum for remaining period payable semi-annually with principal payment at maturity.

The Group hedges borrowings from MoF amounting to AED 2,800 million for interest rate risks using interest rate swaps and designates these swaps as fair value hedges. The positive fair value of these swaps as at 31 December 2024 was AED 78.89 million and negative fair value change of hedged item was AED 68.05 million resulted in net gain of AED 10.84 million recognised in consolidated statement of profit or loss.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**15 Other liabilities**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Customer settlement account	<b>17,235</b>	33,245
Customer deposits towards reserving residence	<b>1,992</b>	3,032
Interest payable against term borrowings	<b>61,827</b>	32,947
Accrued expenses	<b>68,103</b>	39,379
Accrual for staff costs and others	<b>69,541</b>	53,084
Deferred rent income	<b>2,574</b>	2,418
Accrual for directors' remuneration	<b>950</b>	1,750
Impairment allowance on credit guarantees	<b>6,512</b>	2,648
Interest payable against deposits and funds	<b>19,069</b>	59,702
Corporate tax payable (note 32)	<b>31,830</b>	-
Lease liability	<b>8,731</b>	12,823
Home Finance portfolio settlement liability	<b>493,071</b>	-
Others	<b>84,646</b>	24,188
	<hr/> <b>866,081</b> <hr/>	<hr/> 265,216 <hr/>

**16 Paid up capital**

As per the EDB Law, the authorized share capital is 10 billion shares at AED 1 each with paid up capital of AED 5 billion required to be fully paid by the Federal Government. The issued share capital at 31 December 2024 comprises of 5,000,000 thousand ordinary shares of AED 1 each (*31 December 2023: 5,000,000 thousand ordinary shares of AED 1 each*). As at 31 December 2024, the shares are not yet fully paid-up.

During the year, additional capital was injected by the Federal Government amounting to AED 50,000 thousand (*2023: AED 50,000 thousand*).

**17 Special reserve**

The special reserve is created based on Article 241 of Federal Law No. 32 of 2021 on Commercial Companies Law, wherein 10% of the Bank's profit for the year shall be transferred to the special reserve until it reaches 50% of the nominal value of the paid up share capital.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**18 Commitments and contingent liabilities**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Unwithdrawn credit commitments - revocable	<b>1,335,906</b>	931,952
Guarantees and letter of credits	<b>579,206</b>	277,154

Revocable unwithdrawn credit commitments represent contractual commitments to provide loans and credit facilities which can be cancelled by the Bank unconditionally without any contractual obligations. These commitments have fixed expiration dates or other conditions for cancellation and may require payment of a fee. Due to the possibility of an expiration of these commitments without being withdrawn, the total contractual values of these do not necessarily represent future financial obligation.

Credit guarantees commit the Bank to make payments on behalf of customers contingent upon the failure of the customer to perform under the terms of the contract. In 2023, the Bank entered into an agreement with local banks ("lenders") to provide credit guarantees to the lender's SME customers. As at 31 December 2024, related credit guarantees amounted to AED 268.2 million (2023: AED 264.6 million). The Bank's maximum exposure to credit loss, in the event of non-performance by the other party and where all counterclaims, collateral or security proves valueless, is represented by the contractual nominal amount of these instruments. These commitments and contingent obligations are subject to the Bank's normal credit approval processes.

The Group has issued financial guarantees in favour of other lending banks who have granted loans to the customers of Mohammad Bin Rashid Innovation Fund. The Group also have a reciprocal arrangement with Ministry of Finance to claim the guarantee amount in case of any default by the customer. As at 31 December 2024, MBRIF-related guarantees amounted to AED 9.0 million (2023: AED 12.5 million)

There are no other contingencies and commitments as at year-end.

**19 Interest income**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Loans and advances	<b>321,261</b>	299,597
Balances and deposits with banks	<b>331,287</b>	287,842
Fixed income securities	<b>98,246</b>	54,672
Cash and balances with the UAE Central Bank	<b>76,311</b>	56,288
	<b>827,105</b>	698,399

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**20 Interest expense**

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Term borrowings	<b>184,519</b>	143,610
Deposits and funds from government institutions	<b>143,041</b>	107,951
Due to banks and corporate deposits	<b>19,897</b>	63,110
Others	<b>32,202</b>	3,950
	<hr/> <b>379,659</b> <hr/>	<hr/> 318,621 <hr/>

**21 Investment income**

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Dividend income	<b>23,255</b>	12,858
Others	<b>4,467</b>	3,441
	<hr/> <b>27,722</b> <hr/>	<hr/> 16,299 <hr/>

**22 Fees and commission income - net**

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Fee from Sheikh Zayed Housing Program	<b>19,190</b>	18,810
Fee from Emirates Integrated Registries Company	<b>9,582</b>	3,020
Fee from guarantees	<b>5,145</b>	4,923
Other Fees - net	<b>11,424</b>	8,959
	<hr/> <b>45,341</b> <hr/>	<hr/> 35,712 <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**23 Other income**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Rental income on investment properties (note 10)	<b>12,353</b>	11,216
Service charges (note 10)	<b>(9,092)</b>	(6,934)
Gain on sale of assets held for sale	<b>-</b>	25,739
Other income, net*	<b>21,371</b>	6,395
	<hr/>	<hr/>
	<b>24,632</b>	36,416
	<hr/> <hr/>	<hr/> <hr/>

\* Other income includes AED 24 million premium recognised on sale of conventional and Islamic home finance portfolio.

**24 Operating and administrative expenses**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
General and administrative expenses	<b>86,978</b>	68,795
Depreciation and amortisation (note 12)	<b>12,463</b>	10,725
	<hr/>	<hr/>
	<b>99,441</b>	79,520
	<hr/> <hr/>	<hr/> <hr/>

**25 Impairment charge**

	<b>2024</b>	2023
	<b>AED'000</b>	AED'000
Allowance for impairment losses/ (reversal of) on:		
- Loans and advances to customers	<b>67,355</b>	26,757
- Islamic finance	<b>(19,238)</b>	28,339
- Credit guarantees	<b>9,441</b>	(2,827)
- Balances and deposits with banks	<b>(136)</b>	(92)
- Investment securities at amortised cost	<b>1,144</b>	1,400
Write-off	<b>-</b>	101
	<hr/>	<hr/>
	<b>58,566</b>	53,678
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**26 Related party transactions and balances**

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial or operational decisions.

Related parties comprise key higher management personnel, and their related companies and the institutions and authorities of the federal government. In the normal course of business, the Group had various transactions with its related parties. Transactions are entered into with related parties on terms and conditions approved by the Group's management.

The Group carries out various transactions in the normal course of business with its shareholder, directors and officers and investee companies. These are conducted at terms agreed by the Directors and management.

Significant balances and transactions with related parties during the year were as follows:

	<b>2024</b> <b>AED'000</b>	2023 AED'000
<i><b>a) Related parties' balances</b></i>		
Cash balances with UAE Central Bank	<b>2,700,320</b>	1,222,143
Loans and advances	<b>2,224,530</b>	2,940,070
Deposits from governmental institutions	<b>(1,838,648)</b>	(3,725,485)
Funds from governmental institutions	<b>(1,083,576)</b>	(847,646)
Corporate time deposits	-	(205,871)
Borrowing from a related party (note 14)	<b>(2,721,112)</b>	-
<i><b>b) Related parties' transactions during the year</b></i>		
Key management compensation	<b>(11,280)</b>	(11,049)
Directors' remuneration	<b>(1,950)</b>	(1,950)
Interest income from loans and deposits	<b>118,319</b>	118,165
Fee income	<b>15,000</b>	15,000
Interest expense to governmental institutions	<b>(267,416)</b>	(111,520)
Interest expense to corporate deposits	-	(18,788)
Issuance of paid up capital	<b>50,000</b>	50,000



**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**27 Cash and cash equivalents**

For the purpose of the cash flows statement, cash and cash equivalents comprise:

	<b>2024</b> <b>AED'000</b>	2023 AED'000
Cash and balances with UAE Central Bank*	<b>1,278,065</b>	1,222,143
Balances and deposits with banks (note 6)	<b>5,403,168</b>	6,083,977
	<hr/>	<hr/>
	<b>6,681,233</b>	7,306,120
<i>Less:</i> balances with original maturities over three months	<b>(4,029,776)</b>	(5,548,503)
	<hr/>	<hr/>
	<b>2,651,457</b>	1,757,617
	<hr/> <hr/>	<hr/> <hr/>

\* This includes overnight placements with UAE Central Bank amounting to AED 1,232 million (2022: AED 1,157 million) at a rate of 4.40% (2023: 5.40%)

**28 Financial instruments**

The fair values and carrying amounts of financial assets and financial liabilities in the consolidated statement of financial position are as follows:

<b>As at 31 December 2024</b>	<b>Amortised cost</b> <b>AED'000</b>	<b>FVTOCI</b> <b>AED'000</b>	<b>FVTPL</b> <b>AED'000</b>	<b>Total</b> <b>AED'000</b>
Cash and balances with UAE Central Bank	<b>1,278,065</b>	-	-	<b>1,278,065</b>
Balances and deposits with banks	<b>5,403,168</b>	-	-	<b>5,403,168</b>
Loans and advances to customers	<b>5,074,974</b>	-	-	<b>5,074,974</b>
Islamic finance	<b>117,185</b>	-	-	<b>117,185</b>
Investment securities	<b>2,739,565</b>	<b>377,656</b>	<b>142,023</b>	<b>3,259,244</b>
Derivative financial instruments	-	-	<b>11,699</b>	<b>11,699</b>
Other assets - interest receivable	<b>174,861</b>	-	-	<b>174,861</b>
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total financial assets</b>	<b>14,787,818</b>	<b>377,656</b>	<b>153,722</b>	<b>15,319,196</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Derivative financial instruments	-	-	<b>90,587</b>	<b>90,587</b>
Deposits and funds	<b>3,096,916</b>	-	-	<b>3,096,916</b>
Term borrowings	<b>5,474,723</b>	-	-	<b>5,474,723</b>
Other liabilities	<b>866,081</b>	-	-	<b>866,081</b>
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total financial liabilities</b>	<b>9,437,720</b>	-	<b>90,587</b>	<b>9,528,307</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**28 Financial instruments (continued)**

As at 31 December 2023	Amortised cost AED'000	FVTOCI AED'000	FVTPL AED'000	Total AED'000
Cash and balances with UAE Central Bank	1,222,143	-	-	1,222,143
Balances and deposits with banks	6,083,977	-	-	6,083,977
Loans and advances to customers	5,763,291	-	-	5,763,291
Islamic finance	1,661,324	-	-	1,661,324
Investment securities	1,274,395	285,630	138,242	1,698,267
Derivative financial instruments	-	-	37,820	37,820
Other assets - interest receivable	136,301	-	-	136,301
Total financial assets	16,141,431	285,630	176,062	16,603,123
Derivative financial instruments	-	-	37,820	37,820
Deposits and funds	5,340,409	-	-	5,340,409
Term borrowings	5,507,480	-	-	5,507,480
Other liabilities	265,216	-	-	265,216
Total financial liabilities	11,113,105	-	37,820	11,150,925

**29 Segment information**

The Group along with its subsidiary operates within the United Arab Emirates. The external facing operating segments are Home Finance, Industrial Finance, GRE Programs Treasury & Investments and Property Management. Subsidiaries, legacy and non-customer facing business units are aggregated under "Group" segment.

Through the introduction of funds transfer pricing, there will be increased relevance and importance of segmental basis reporting for capital and resource allocation decisions. The tables provided in note 29 have used simplifying assumptions that will be reviewed in the coming year, which may result in some restatement.

The following business units offer different products and services and are managed separately because they require different strategies.

**Home Finance**

The Group offers affordable financial solutions to UAE nationals that facilitate their purchase, construction or expansion of a home. The Group provides a variety of customized finance solutions for UAE nationals, including loans complementing the offering of federal and local housing authorities, as well as direct financing products such as mortgage loans or loans for home construction. The Group also administers loans made by the SZHP to its customers - these loans are agreed between the SZHP and the customer, and the Group's role is to disburse the funds which it has received from the MoF on behalf of the SZHP and subsequently administer the loans.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)****29 Segment information (continued)**

Since EDB's new strategy launched in early 2021, the bank has focused on providing banking solutions and services to Industrial Financing clients. As a consequence of this, EDB Management received Board approval in 2024 to sell a majority of its Housing Finance assets to a counterparty at agreed market terms. As a result, the sale of conventional and Islamic housing finance assets by AED 1.24 billion and AED 1.47 billion respectively were executed in June 2024. Going forward, Home Finance will not be originating new assets and will be managed as a discontinued operating segment.

**Industrial Finance**

The objective of the Industrial Finance unit is to support the UAE development agenda including GDP growth, economic diversification and job creation through providing funding to corporates and small and medium-sized enterprises ("SMEs") which are majority owned by UAE based residents and/ or UAE nationals. The Group offers affordable finance to SMEs and large corporates in the form of asset-backed financing, purchase financing (pre-sales financing), trade finance, receivables financing (post-sales financing); business expansion loan and project financing. Through the addition of Cash Management and EDB 360 channels, customer-based deposits will become a core product offering in 2025.

**Investments and Treasury**

The role of Investments and Treasury is to invest funds the Group has set aside for deployment into liquid assets. The department seeks to achieve portfolio diversification by maintaining high quality assets portfolio focused on achieving strong and sustainable returns. Through treasury liabilities products, the Group also aims to obtain long-term, risk-free, stable deposits with market participants in order to partially fund its assets and develop sustainable long-term relationships. Risk Management solutions are also offered to some clients via this business unit within Board approved limits.

**GRE Programs*****Sheikh Zayed Housing Program***

The Bank under an agreement as referred in note 13, provides certain services which include receiving funds pertaining to the Program and providing these funds to beneficiaries in the form of housing loans, as per the terms agreed by the Program and beneficiary, then administering the loans as per agreement. Additionally, the Bank is to make progress disbursements for housing projects and other financial aid to UAE nationals as well as manage the recovery services of the loans. In exchange of such services, the Bank charge service fee to the Program.

The Ministry of Finance transfers the funds allocated to the Program to the current account of the Group with the UAE Central Bank. The Program earns interest on the funds invested with the Group as per the agreement signed.

The substantial risk and rewards associated with the Program's funds rest with the Group. Therefore, the funds of the Program under the management of the Bank are disclosed as part of the assets (call account and placements) of the Group. The Program loans, however, do not carry any risk to the Bank and therefore are not included in the Group's consolidated statement of financial position.

***Ministry of Finance - Sheikh Mohammed bin Rashid Innovation Fund "The Fund"***

The Bank has been appointed by the Ministry of Finance (MoF) to act as the administrative host and operator. Thus, there is a trilateral agreement between the three parties (the Fund, MoF, and the Bank). Under the

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**30 Segment information (continued)**

agreement, the Bank is also entitled to a management fee in exchange of services provided to Fund. The scope of the Bank's responsibilities has already been outlined in note 13 to these consolidated financial statements.

**Property Management**

The Group also own and manage certain residential and commercial properties from which rental income is generated.

**Group**

The Group operating segment houses group funding used to support the funding requirements of operating segments and its subsidiaries, along with legacy non-performing assets and costs from non-client facing departments.

The following is an analysis of the Group's revenue and results by operating segments:

<i>For the year ended 31 December 2024</i>	<b>Home Finance</b>	<b>Industrial Finance</b>	<b>GRE Programs</b>	<b>Property Management</b>	<b>Investments &amp; Treasury</b>	<b>Group</b>	<b>Total</b>
<b>Net interest income / profit from islamic financing</b>	<b>19,237</b>	<b>44,233</b>	<b>26,262</b>	<b>(26,108)</b>	<b>(8,627)</b>	<b>450,230</b>	<b>505,227</b>
Non-interest income / (loss)	21,959	16,673	19,190	3,262	27,722	8,889	97,695
<b>Reportable segment operating income /(loss)</b>	<b>41,196</b>	<b>60,906</b>	<b>45,452</b>	<b>(22,846)</b>	<b>19,095</b>	<b>459,119</b>	<b>602,922</b>
<b>Operating expenses</b>	<b>(5,109)</b>	<b>(45,617)</b>	<b>(240)</b>	<b>(250)</b>	<b>(8,316)</b>	<b>(204,758)</b>	<b>(264,290)</b>
Impairment charge	29,769	(37,928)	145	-	(1,008)	(49,544)	(58,566)
<b>Profit/ (loss) before fair value changes</b>	<b>65,856</b>	<b>(22,639)</b>	<b>45,357</b>	<b>(23,096)</b>	<b>9,771</b>	<b>204,817</b>	<b>280,066</b>
Fair value changes	-	-	-	22,153	4,701	-	26,854
<b>Net profit / (loss) before tax for the year</b>	<b>65,856</b>	<b>(22,639)</b>	<b>45,357</b>	<b>(943)</b>	<b>14,472</b>	<b>204,817</b>	<b>306,920</b>
Income tax	(5,748)	1,976	(3,959)	82	(1,263)	(17,875)	(26,787)
<b>Net profit / (loss) after tax</b>	<b>60,108</b>	<b>(20,663)</b>	<b>41,398</b>	<b>(860)</b>	<b>13,209</b>	<b>186,942</b>	<b>280,133</b>
<i>As at 31 December 2024</i>							
<b>Total Assets</b>	<b>204,954</b>	<b>2,851,090</b>	<b>2,234,848</b>	<b>501,511</b>	<b>8,824,100</b>	<b>1,290,776</b>	<b>15,907,279</b>
<b>Total Liabilities</b>	<b>25,110</b>	<b>181,798</b>	<b>1,104,043</b>	<b>2,574</b>	<b>1,966,881</b>	<b>6,247,901</b>	<b>9,528,307</b>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**29 Segment information (continued)**

<i>For the year ended 31 December 2023</i>	Home Finance	Industrial Finance	GRE Programs	Property Management	Investments & Treasury	Group	Total
Net interest income / profit from islamic financing	39,406	73	6,409	(26,121)	(24,579)	502,308	497,496
Non-interest income / (loss)	(430)	14,312	18,810	4,282	16,299	35,154	88,427
Reportable segment operating income /(loss)	38,976	14,385	25,219	(21,839)	(8,280)	537,462	585,923
Operating expenses	(6,071)	(28,690)	(240)	(250)	(8,615)	(160,753)	(204,619)
Impairment charge	(54,976)	4,549	(235)	-	(1,308)	(1,708)	(53,678)
Profit/ (loss) before fair value changes	(22,071)	(9,756)	24,744	(22,089)	(18,203)	375,001	327,626
Fair value changes	-	-	-	(464)	1,459	-	995
Net profit / (loss) before tax for the year	(22,071)	(9,756)	24,744	(22,553)	(16,744)	375,001	328,621
Income tax	-	-	-	-	-	-	-
Net profit / (loss) after tax	(22,071)	(9,756)	24,744	(22,553)	(16,744)	375,001	328,621
<i>As at 31 December 2023</i>							
Total Assets	3,084,254	1,443,511	2,949,897	479,344	7,855,095	1,333,627	17,145,728
Total Liabilities	41,009	772,171	908,134	2,418	3,763,305	5,663,888	11,150,925

**31 Assets held for sale**

During the year 2022, the Board of Directors had resolved to dispose the properties held by the bank under property and equipment and decided to recover their carrying values through sale rather than continuing use. As of 31 December 2022, the Group's Abu Dhabi building previously classified under property and equipment has been recognized as assets held for sale due to progress on the sale of this property and on receipt of market competitive offers from potential buyers, management was of the view that sale will be highly probable in the next 12 months and the asset is immediately available for sale in its present condition

Assets held for sale includes the Group's building in the Emirate of Abu Dhabi which is constructed on a land granted by the government of Abu Dhabi in the year 2000 for no consideration. This land was booked at nominal amount of AED 1. During the year ended 31 December 2023, the Bank received the disposal proceeds, net of disposal costs amounting to AED 37.2 million, higher than the carrying value.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**32 Derivative financial instruments**

The table below shows the positive (assets) and negative (liabilities) fair values of derivative financial instruments.

	Positive fair value AED'000	Negative fair value AED'000	Notional Value AED'000
<b>31 December 2024</b>			
<b>Derivatives designated as fair value hedges</b>			
Interest rate swaps	-	(68,047)	2,800,000
<b>Derivatives not designated for hedges</b>			
Interest rate swaps	11,622	(22,463)	1,099,357
Interest rate caps	77	(77)	52,169
	<u>11,699</u>	<u>(90,587)</u>	<u>3,951,526</u>
	Positive fair value AED'000	Negative fair value AED'000	Notional Value AED'000
<b>31 December 2023</b>			
<b>Derivatives not designated for hedges</b>			
Interest rate swaps	37,636	(37,636)	431,820
Interest rate caps	184	(184)	94,079
	<u>37,820</u>	<u>(37,820)</u>	<u>525,899</u>

The Group has offered their customers with an opportunity of risk mitigating solutions to help manage their interest rate exposure related to their borrowing with the Group. These solutions includes hedging the interest rate fluctuations through financial derivatives such as interest rate swaps and interest rate cap with a back to back counter arrangement with other financial intuitions and banks.

The notional amounts indicate the volume of transactions and are neither indicative of the market risk nor credit risk.

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**32 Income Tax**

On December 9, 2022, the United Arab Emirates (UAE) Ministry of Finance (MoF) released Federal Decree Law No 47 of 2022 on the Taxation of Corporations and Businesses, Corporate Tax Law (CT Law) to enact a new CT regime in the UAE. The new CT regime has become effective for accounting periods beginning on or after June 1, 2023. As the Group's accounting year ends on December 31, the first tax period is from January 1, 2024 to December 31, 2024, with the respective tax return to be filed on or before September 30, 2025.

Below is the summary of total income tax expense recognised in consolidated income statement:

	2024 AED'000	2023 AED'000
Current tax on income for the year	26,787	-
	<hr/>	<hr/>
<b>Income tax recognised in the consolidated statement of profit or loss</b>	<b>26,787</b>	-
	<hr/> <hr/>	<hr/> <hr/>
Non-reclassifying item		
<i>Current tax</i>		
Fair value gain on financial assets at FVTOCI	5,043	-
	<hr/>	<hr/>
<b>Income tax recognised in the consolidated statement of other comprehensive income</b>	<b>5,043</b>	-
	<hr/> <hr/>	<hr/> <hr/>
<b>Reconciliation of tax expense</b>		
Profit before tax	306,920	-
Income tax at 9% statutory rate	27,623	-
<i>Effects of</i>		
Non-deductible expenses	57	-
Rate differential – UAE AED 375k threshold taxed at 0%	(68)	-
Exempt income	(1,366)	-
Unrecognised deferred tax asset	523	-
Other	18	-
	<hr/>	<hr/>
<b>Net tax charge</b>	<b>26,787</b>	-
	<hr/> <hr/>	<hr/> <hr/>

**Notes to the consolidated financial statements  
for the year ended 31 December 2024 (continued)**

**32 Income Tax (continued)**

	2024 AED'000	2023 AED'000
<i>Unrecognised deferred tax asset</i>		
Unused tax losses	5,808	-
	<u>5,808</u>	<u>-</u>

The Tax rate applicable in the UAE is 9% (2023: 0%) for taxable profits exceeding AED 375,000. It is not currently foreseen that the Group's UAE operations will be subject to the application of the Global Minimum Tax rate of 15% in FY2024. The application is dependent on the implementation of Base Erosion Profit Shifting (BEPS 2) - Pillar Two rules by the countries where the Group operates and the enactment of Pillar Two rules by the UAE MoF.

The board of directors of Bank's subsidiary (EGF) is applying the principle of conservatism, and have not taken impact of losses incurred on computation of income tax in these consolidated financial statements.

The income tax charge of the group for the year ended 31 December 2024 is AED 26.8 million (31 December 2023: AED nil), representing Effective Tax Rate ("ETR") of 8.7% (31 December 2023: AED nil).

The current tax liability have been presented as part of other liabilities in the consolidated financial statements.