

SHUAA CAPITAL PSC

CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION
FOR THE PERIOD FROM 1 JANUARY 2020 TO 30 SEPTEMBER 2020

**Review report and condensed consolidated interim financial information
for the period from 1 January 2020 to 30 September 2020**

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Review report on condensed consolidated interim financial information to the Board of Directors of SHUAA Capital PSC

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of SHUAA Capital PSC (the "Company") and its subsidiaries (the "Group") as at 30 September 2020 and the related condensed consolidated statements of profit or loss and other comprehensive income for the three-month and nine-month periods then ended, and the condensed consolidated statements of changes in equity and cash flows for the nine-month period then ended, and related explanatory notes. The directors are responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with International Accounting Standard 34 - Interim Financial Reporting ("IAS 34"). Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

Scope of review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34, "Interim Financial Reporting".

PricewaterhouseCoopers
11 November 2020

Rami Sarhan
Registered Auditor Number 1152
Place: Dubai, United Arab Emirates

SHUAA CAPITAL PSC**Condensed consolidated statement of financial position
as at 30 September 2020 (unaudited)**

(Currency - Thousands of U.A.E. Dirhams)

	<i>Notes</i>	30 September 2020 Unaudited	31 December 2019 Audited
Assets			
Cash and deposits with banks	5	329,863	360,193
Receivables and other debit balances	6	191,588	159,775
Loans, advances and finance leases	7	373,191	415,802
Inventories	8	-	24,400
Financial assets at fair value	9	2,577,812	2,505,189
Investments in associates	10	645,580	693,650
Property and equipment		75,178	73,692
Goodwill and other intangible assets	11	1,218,422	1,258,580
Assets of disposal groups classified as held for sale	32	11,457	28,219
Total Assets		5,423,091	5,519,500
Liabilities			
Borrowings	12	2,292,183	2,250,069
Payables and other credit balances	13	553,242	593,251
Other financial liabilities	14	191,288	152,155
Payables to unit holders		576,529	654,201
Liabilities of disposal groups classified as held for sale		-	480
Total Liabilities		3,613,242	3,650,156
Equity			
Share capital	15	2,535,720	2,535,720
Share premium		52,579	52,579
Statutory reserve		34,681	34,681
Other reserves	16	(1,493,873)	(1,387,369)
Retained earnings		294,209	229,471
Equity attributable to Owners		1,423,316	1,465,082
Non-controlling interests (NCI)		386,533	404,262
Total Equity		1,809,849	1,869,344
Total Equity and Liabilities		5,423,091	5,519,500

The condensed consolidated interim statement of financial information was approved by the Board of Directors on 11 November 2020.


Fadhel Alali
Chairman


Jassim Alseddiqi
Chief Executive Officer

The accompanying notes form an integral part of this condensed consolidated interim financial information.

SHUAA CAPITAL PSC

Condensed consolidated statement of profit or loss for the period from 1 January 2020 to 30 September 2020 (unaudited)

(Currency - Thousands of U.A.E. Dirhams)

		<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
	<i>Notes</i>				
Continuing operations					
Interest income		5,677	9,553	14,452	9,597
Interest expense		(2,635)	(4,096)	(4,114)	(4,096)
Net interest income		3,042	5,457	10,338	5,501
Fee and commission income		64,685	43,514	173,289	67,939
Fee and commission expense		(4,656)	(847)	(10,367)	(14,099)
Net fee and commission income		60,029	42,667	162,922	53,840
Advisory income		2,560	16,318	31,686	21,602
Trading income		2,923	1,940	2,401	1,940
Carried interest income		-	20,554	-	20,554
Other operating income	17	62	2,555	19,188	16,663
Total operating income		68,616	89,491	226,535	120,100
Staff costs		(30,872)	(23,792)	(92,153)	(38,661)
Employee carried interest		-	(8,222)	-	(8,222)
General and administrative expenses	18	(16,758)	(17,616)	(51,009)	(20,243)
Depreciation and amortisation		(13,846)	(4,600)	(42,464)	(10,821)
(Charge)/reversal of impairment losses on financial instruments	19	(790)	(7,337)	11,008	(7,737)
Other operating expenses	20	(4,609)	(19,675)	(5,698)	(27,936)
Total operating expenses		(66,875)	(81,242)	(180,316)	(113,620)
Net operating income		1,741	8,249	46,219	6,480
Change in fair value gains/(losses) from financial assets at fair value through profit or loss (FVTPL)		231,399	(104,728)	(169,181)	(107,852)
Dividend income		(2,250)	5,940	57,426	6,024
(Loss) / gain on derivative financial liability	13	(4,429)	69,656	(3,923)	69,251
Income from investments in associates		22,202	2,409	21,199	2,409
Finance cost	21	(41,594)	(36,933)	(133,235)	(64,491)
Finance (cost) / credit relating to unit holders	22	(139,538)	80,124	102,115	80,124
Other income / (expenses)	23	248	(5,003)	166,658	(21,837)
Profit / (loss) from continuing operations		67,779	19,714	87,278	(29,892)
Profit from discontinued operations		-	1,710	-	1,710
Profit / (loss) for the period		67,779	21,424	87,278	(28,182)
Attributable to:					
Owners of the Parent		58,673	21,749	63,593	(27,857)
Non-controlling interests		9,106	(325)	23,685	(325)
		67,779	21,424	87,278	(28,182)
Earnings/(loss) per share attributable to Owners from continuing operations (in AED)		0.023	0.01	0.025	(0.02)
Earnings/(loss) per share attributable to Owners (in AED)		0.023	0.01	0.025	(0.02)

The accompanying notes form an integral part of this condensed consolidated interim financial information.

SHUAA CAPITAL PSC**Condensed consolidated statement of other comprehensive income
for the period from 1 January 2020 to 30 September 2020 (unaudited)**

(Currency - Thousands of U.A.E. Dirhams)

		<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
	<i>Notes</i>				
Profit / (loss) for the period		67,779	21,424	87,278	(28,182)
Other comprehensive (loss) / income					
<i>Items that may be reclassified to profit or loss</i>					
Exchange differences on translation of foreign operations	16	26,354	7,825	(22,057)	7,825
Net gain / (loss) on cash flow hedges					
- Share of other comprehensive income / (loss) from investment in associates		16,386	(26,871)	(72,026)	(26,871)
- Others		5,321	(524)	3,467	(524)
<i>Items that will not be reclassified to profit or loss</i>					
Changes in the fair value of equity investments at fair value through other comprehensive income		9,107	(1,268)	(24,889)	(1,268)
Other comprehensive income / (loss) for the period		57,168	(20,838)	(115,505)	(20,838)
Total comprehensive income / (loss) for the period		124,947	586	(28,227)	(49,020)
Attributable to:					
Owners of the Parent		104,631	(2,404)	(42,911)	(52,010)
Non-controlling interests		20,316	2,990	14,684	2,990
		124,947	586	(28,227)	(49,020)

The accompanying notes form an integral part of this condensed consolidated interim financial information.

SHUAA CAPITAL PSC

Condensed consolidated statement of changes in equity for the period from 1 January 2020 to 30 September 2020 (unaudited)

(Currency - Thousands of U.A.E. Dirhams)

	Share capital	Share premium	Statutory reserve (*)	Other reserves	Retained earnings	Equity attributable to owners of the Parent	Non - controlling interests	Total
Balance at 1 January 2019	60,000	52,579	30,000	-	178,661	321,240	4,000	325,240
Loss for the period	-	-	-	-	(27,857)	(27,857)	(325)	(28,182)
Other comprehensive loss for the period	-	-	-	(24,153)	-	(24,153)	3,315	(20,838)
Total comprehensive loss for the period	-	-	-	(24,153)	(27,857)	(52,010)	2,990	(49,020)
Transactions with the owners in their capacity as owners								
Non-cash distribution	-	-	-	-	(1,000)	(1,000)	-	(1,000)
Acquisition of subsidiaries	2,475,720	-	-	(1,410,721)	4,000	1,068,999	409,012	1,478,011
Balance at 30 September 2019 (Unaudited)	<u>2,535,720</u>	<u>52,579</u>	<u>30,000</u>	<u>(1,434,874)</u>	<u>153,804</u>	<u>1,337,229</u>	<u>416,002</u>	<u>1,753,231</u>
Balance at 1 January 2020 (Audited)	<u>2,535,720</u>	<u>52,579</u>	<u>34,681</u>	<u>(1,387,369)</u>	<u>229,471</u>	<u>1,465,082</u>	<u>404,262</u>	<u>1,869,344</u>
Profit for the period	-	-	-	-	63,593	63,593	23,685	87,278
Other comprehensive loss for the period	-	-	-	(106,504)	-	(106,504)	(9,001)	(115,505)
Total comprehensive loss for the period	-	-	-	(106,504)	63,593	(42,911)	14,684	(28,227)
Transactions with the owners in their capacity as owners								
Transactions with unit holders	-	-	-	-	1,145	1,145	-	1,145
NCI on exit of a subsidiary	-	-	-	-	-	-	(16,508)	(16,508)
Payment of dividend	-	-	-	-	-	-	(15,905)	(15,905)
Balance at 30 September 2020 (Unaudited)	<u>2,535,720</u>	<u>52,579</u>	<u>34,681</u>	<u>(1,493,873)</u>	<u>294,209</u>	<u>1,423,316</u>	<u>386,533</u>	<u>1,809,849</u>

*) In accordance with the UAE Federal Law No. (2) of 2015 concerning Commercial Companies and SHUAA Capital PSC's (PSC's) Articles of Association, 10% of the profit for the year is to be transferred to a statutory reserve. SHUAA may resolve to discontinue such annual transfer when the reserve equals 50% of the capital. The reserve is not available for distribution except in cases stipulated by law and SHUAA's Articles of Association

The accompanying notes form an integral part of this condensed consolidated interim financial information.

SHUAA CAPITAL PSC

Condensed consolidated statement of cash flows for the period from 1 January 2020 to 30 September 2020

(Currency - Thousands of U.A.E. Dirhams)

	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
<i>Notes</i>		
Cash flows from operating activities		
Profit / (loss) for the period	87,278	(28,182)
Adjustments:		
Finance credit relating to unit holders	(102,115)	(80,124)
Bargain purchase gain	(7,100)	-
Foreign exchange loss	1,773	2,015
Carried interest recognised – net	-	(12,333)
Finance cost	133,235	64,491
Fair value loss on financial assets at FVTPL	169,181	107,852
Other income	(112,882)	-
Gain from other investments, including associates.	(21,199)	(2,409)
Non-cash distributions from associates	30,836	-
Borrowing deferment income	(10,158)	-
Loss / (Gain) on revaluation of derivative financial liabilities	3,923	(69,251)
Employees' end of service benefit charge	2,703	1,157
Provisions and allowances for impairment – net	(11,008)	7,737
Impairment of goodwill	2,200	-
Depreciation and amortization	42,464	10,821
Operating cash flows before movements in working capital	209,131	1,774
Decrease in inventories	23,546	12
(Increase) / Decrease in receivables and other debit balances	(87,401)	56,603
Decrease / (Increase) in loans and advances	48,010	(3,478)
Decrease in payables and other credit balances	(137,323)	(510,633)
Increase in financial liabilities	39,133	233,787
Employees' end of service benefit paid	(1,599)	(2,004)
Net cash generated from / (used in) operating activities	93,497	(223,939)
Cash flows from investing activities		
Proceeds from disposal of investments	101,440	522,798
Payments for the purchase of investments	(83,644)	(487,706)
Net proceeds of property and equipment sale	(510)	1,632
Carried interest received	-	20,554
Carried interest paid	-	(8,222)
Net cash generated from investing activities	17,286	49,056
Cash flows from financing activities		
Proceeds from borrowings	129,702	20,573
Repayment of borrowings	(125,139)	(70,619)
Lease rentals paid	(3,921)	(3,477)
Redemption of unit holders	(13,606)	-
Dividends paid	(15,905)	-
Cash outflow on disposal of a subsidiary	(16,508)	-
Finance cost paid	(95,916)	(56,320)
Net cash used in financing activities	(141,293)	(109,843)
Net decrease in cash and cash equivalents	(30,510)	(284,726)
Cash and cash equivalents at beginning of the period	360,193	21,586
Impact of foreign currency translation	(5,049)	1,011
Cash and cash equivalents acquired in business combination	691	800,559
Cash and cash equivalent at beginning of the period from discontinued operations	4,538	(240,578)
Restricted cash	(16,950)	(70,438)
Cash and cash equivalents at end of the period	312,913	227,414
Cash flow from discontinued operations	11,744	(214,948)

During 2019, issuance of shares by SHUAA for acquisition of ADFG was a non-cash consideration and therefore not reflected above.

The accompanying notes form an integral part of this condensed consolidated interim financial information.

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (Currency - Thousands of U.A.E. Dirhams)

1. LEGAL STATUS AND ACTIVITIES

SHUAA Capital P.S.C. (the “Company” or “SHUAA”) is a public shareholding company established in Dubai, United Arab Emirates, pursuant to Emiri Decree No. 6 of 25 April 1979 and in accordance with the UAE Federal Law No. 8 of 1984 concerning Commercial Companies and its amendments (“Companies Law”). The registered address of the Company is P.O. Box 31045, Dubai, United Arab Emirates. The Company’s shares are traded on the Dubai Financial Market in the United Arab Emirates.

Reverse acquisition

On the 1 August 2019, SHUAA acquired the business of Abu Dhabi Financial Group LLC (ADFG). The merger of SHUAA and ADFG resulted in the Consolidated SHUAA Group. Under the terms of the transaction SHUAA (the “legal acquirer”) issued 1,470,720,000 new SHUAA shares, representing 58% of the shares of the merged group to ADFG shareholders in return for transferring the entire share capital of ADFG (“legal acquiree”). Prior to the merger, the ADFG shareholders held a 48% in SHUAA and subsequently, the ADFG shareholders have a 78% interest in the combined group. This resulted in the previous ADFG shareholders having control over the new consolidated group (together referred to as “SHUAA” or the “Group”).

Under the requirements of IFRS 3 – Business Combinations one of the combining entities is required to be identified as the accounting acquirer and in some cases, the accounting acquirer may not be the same as the legal acquirer. Subsequent to the transaction, as noted above, the ADFG shareholders held the majority of shares of the combined entity, thereby gaining control over the combined entity. ADFG (the legal acquiree) is determined to be the accounting acquirer while SHUAA (legal acquirer) is determined to be the accounting acquiree, thus resulting in a reverse acquisition.

For purposes of a reverse acquisition, the comparative information presented in the condensed consolidated interim financial information and information prior to the acquisition are those of the accounting acquirer, ADFG and not SHUAA, the legal acquirer. Furthermore, as required under IFRS 3, the number of shares disclosed are those of SHUAA and not ADFG, however, the share capital in the statement of changes in equity is that of ADFG which has, therefore resulted in an adjustment within equity of AED 1.4 billion and an adjustment to the comparative earnings per share information.

Details of the above transaction and its implications were presented in the Group’s consolidated financial statements for the year ended 31 December 2019.

Investment Entities – exemption from consolidation

The *IFRS 10 - Consolidated Financial Statements* standard introduced an exception to the principle that all subsidiaries shall be consolidated. The amendments define an investment entity and require a parent entity that is an investment entity to measure its subsidiaries at fair value through profit or loss (FVTPL), in accordance with IFRS 9 instead of consolidating those subsidiaries. Prior to the merger with the Company, ADFG met the definition of an investment entity and accounted for certain subsidiaries at FVTPL. Following the merger ADFG ceased to be an investment entity effective 1 August 2019. Consequently, the subsidiaries which were previously measured at FVTPL are consolidated using acquisition accounting under IFRS 3.

Activities

The Company is licensed by the Securities and Commodities Authority to conduct Investment Management, Financial Consulting and Financial Analysis, Promotion, Introduction and Issuance Management activities. The Company and its subsidiaries conduct a diversified range of investment and financial services activities with special emphasis on the Arab region in general, the U.A.E. and the G.C.C. markets in particular; and is actively involved in public and private capital markets in the region. The principal activities of ADFG and its subsidiaries are to carry out commercial and real estate investment activities, establishment and management of enterprises, consultancy services, investment banking and trading in securities.

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

1. LEGAL STATUS AND ACTIVITIES (continued)

Group Structure

The extent of the Group's ownership in the material subsidiaries and associates with their principal activities have been listed below:

<u>Name of the entity</u>	<u>Place of incorporation</u>	<u>Principal activity</u>	<u>Effective ownership interest %</u> <i>30 September 2020</i>	<u>Effective ownership interest %</u> <i>31 December 2019</i>
<u>Material Subsidiaries</u>				
AD CapManage Ltd. (BVI)	B.V.I.	Commercial enterprise investment, institution & management	100.0%	100.0%
ADCM Ltd	Cayman Islands	Investment management	100.0%	100.0%
ADCM Altus Investment Management Ltd	UAE	Investment management	100.0%	100.0%
ADCM Resources Ltd	Cayman Islands	Investment advisory	100.0%	100.0%
ADCM Emp Carry Ltd	B.V.I.	Special Purpose Vehicle	100.0%	100.0%
AD Power Limited**	Cayman Islands	Investment holding	100.0%	100.0%
BBD Partners GP (i)	Cayman Islands	Investment management	100.0%	100.0%
Horizon Investments- Sole Prop LLC	UAE	Investment holding	100.0%	100.0%
Integrated EE Holdings	Montenegro	Project management	100.0%	100.0%
Integrated Alternative Finance Limited*	UAE	Arranging credit, custody and advising on financial products	100.0%	100.0%
Gulf Finance Corporation CJSC	Saudi Arabia	Financing	100.0%	100.0%
Gulf Finance Corporation PJSC	UAE	Financing	100.0%	100.0%
SHUAA Capital PSC	UAE	Financial services and investments holding	100.0%	100.0%
SHUAA Capital International Limited*	UAE	Market Making / Liquidity Provider	100.0%	100.0%
SHUAA Capital Saudi Arabia CJSC	Saudi Arabia	Financial services	100.0%	100.0%
SHUAA Securities Egypt SAE	Egypt	Brokerage	100.0%	100.0%
Integrated Capital PJSC	UAE	Financial services	96.0%	96.0%
Asia for Economic Consultancy LLC	Jordan	Consultancy	94.3%	94.3%
Amwal International Investment Company KSCP	Kuwait	Financial services	87.2%	87.2%
NCM Investment Company K.S.C (Closed)	Kuwait	Brokerage and Trading	44.5%	44.5%
Spadille Limited**	Jersey	Investment holding	85.0%	85.0%
Northacre Limited**	UK	Development management	83.9%	83.9%
Goldilocks Investment Company Limited** (ii)	UAE	Investment holding	36.2%	35.4%
Squadron Properties** (ii)	Cayman Islands	Investment holding	33.0%	33.0%
Astrea Asset Management Limited** (ii)	UK	Property management	33.0%	33.0%
Shine SPV 1 Limited	UAE	Special Purpose Vehicle	100%	100%
Eagle T2	Cayman Islands	Investment holding	100%	100%

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

1. LEGAL STATUS AND ACTIVITIES (continued)

Group Structure (continued)

<u>Name of the entity</u>	<u>Place of incorporation</u>	<u>Principal activity</u>	<u>Effective ownership interest %</u> <i>30 September 2020</i>	<u>Effective ownership interest %</u> <i>31 December 2019</i>
<u>Material Associates</u>				
City Engineering LLC	UAE	Contracting	40.0%	40.0%
Qannas Investments Limited ("QIL")	Cayman Islands	Investment holding	35.5%	31.9%
SHUAA Hospitality Fund I L.P. (iv)	Cayman Islands	Investment holding	27.0%	27.0%
SHUAA Saudi Hospitality Fund I (iii)	Saudi Arabia	Investment holding	26.3%	26.3%
Mirfa Power Holding Company PJSC	UAE	Investment holding	25.0%	25.0%
ADCORP Limited*	UAE	Islamic financial institution	19.8%	19.8%
Khaleeji Commercial Bank B.S.C. (iv)	Bahrain	Islamic retail bank	3.9%	3.9%

*These subsidiaries and associate are under liquidation.

**Not consolidated until 1 August 2019 as ADFG was an investment entity and measured its investments at fair value through profit or loss other than those subsidiaries providing services related to the Group's investment activities in accordance with the requirements of IFRS 10.

- (i) Effective ownership interest of 50% in BBD Partners GP is held through a subsidiary.
- (ii) Based on the concept of 'control' as stipulated in IFRS 10, ADFG concluded that although it has less than 50% voting rights in the above-mentioned entities, it has 'de facto' control based on respective size of its holding of voting rights relative to the holdings of other vote holders and its representation on the investee's Board of Directors. Accordingly, the above-mentioned entities have been consolidated in this condensed consolidated interim financial information.
- (iii) SHUAA Hospitality Fund I L.P., a closed ended private equity investment fund registered as an exempted limited partnership in the Cayman Islands. As a consequence of cross investment holdings by this fund the Group indirectly owns 26.3% of SHUAA Saudi Hospitality Fund I, a closed ended investment fund regulated by the Capital Markets Authority in Saudi Arabia. Shuaa acts as an agent to the fund and not as principal.
- (iv) The Group has treated the above-mentioned entities as associates although it has less than 20% voting rights in these entities based on its ability to significantly influence the operating and financial policy decisions of these entities through its representation on the board of directors of these entities.

**Notes to the condensed consolidated interim financial information
for the period from 1 January 2020 to 30 September 2020 (continued)**

(Currency - Thousands of U.A.E. Dirhams)

2. BASIS OF PREPARATION

The condensed consolidated interim financial information of the Group has been prepared in accordance with IAS 34, Interim Financial Reporting and also complies with the applicable requirements of the laws in the U.A.E.

The condensed consolidated interim financial information is presented in thousands of United Arab Emirates Dirhams since that is the country in which the parent is domiciled and the majority of the Group's business is transacted.

The condensed consolidated interim financial information has been prepared on the historical cost convention as modified for the measurement at fair value of certain financial instruments.

The condensed consolidated interim financial information does not include all the information required for full annual consolidated financial statements and should be read in conjunction with the Group's audited consolidated financial statements as at and for the year ended 31 December 2019. In addition, results for the nine months period ended 30 September 2020 are not necessarily indicative of the results that may be expected for the financial year ending 31 December 2020.

The Group's financial risk management objectives and policies are consistent with those disclosed in the audited consolidated financial statements as at and for the year ended 31 December 2019.

3. CHANGES IN ACCOUNTING POLICIES

The Group has consistently applied the accounting policies as applied by the Group in the annual consolidated financial statements for the year ended 31 December 2019, except for the following accounting policies which are applicable from 1 January 2020.

New and revised IFRS adopted in the condensed consolidated interim financial information

The following new and revised IFRS, which became effective for annual periods beginning on or after 1 January 2020, have been adopted in this interim condensed consolidated financial information. The application of these revised IFRSs, except where stated, have not had any material impact on the amounts reported for the current and prior periods.

- **Amendments to IFRS 3** - This amendment revises the definition of a business. According to feedback received by the IASB, application of the current guidance is commonly thought to be too complex, and it results in too many transactions qualifying as business combinations.
- **Amendments to IAS 1 and IAS 8** - These amendments to IAS 1, 'Presentation of financial statements', and IAS 8, 'Accounting policies, changes in accounting estimates and errors', and consequential amendments to other IFRSs: i) use a consistent definition of materiality throughout IFRSs and the Conceptual Framework for Financial Reporting; ii) clarify the explanation of the definition of material; and iii) incorporate some of the guidance in IAS 1 about immaterial information.
- **Amendments to IFRS 9, IAS 39 and IFRS 7** – Interest rate benchmark reform - These amendments provide certain reliefs in connection with interest rate benchmark reform. The reliefs relate to hedge accounting and have the effect that IBOR reform should not generally cause hedge accounting to terminate. However, any hedge ineffectiveness should continue to be recorded in the income statement. Given the pervasive nature of hedges involving IBOR based contracts, the reliefs will affect companies in all industries.
- **Amendments to Conceptual framework** – The IASB has issued a revised Conceptual Framework which will be used in standard-setting decisions with immediate effect. Key changes include:
 - increasing the prominence of stewardship in the objective of financial reporting
 - reinstating prudence as a component of neutrality
 - defining a reporting entity, which may be a legal entity, or a portion of an entity
 - revising the definitions of an asset and a liability
 - removing the probability threshold for recognition and adding guidance on derecognition
 - adding guidance on different measurement basis, and
 - stating that profit or loss is the primary performance indicator and that, in principle, income and expenses in other comprehensive income should be recycled where this enhances the relevance or faithful representation of the financial statements.

No changes will be made to any of the current accounting standards. However, entities that rely on the Framework in determining their accounting policies for transactions, events or conditions that are not otherwise dealt with under the accounting standards will need to apply the revised Framework from 1 January 2020. These entities will need to consider whether their accounting policies are still appropriate under the revised Framework.

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

3. CHANGES IN ACCOUNTING POLICIES (continued)

New and revised IFRS adopted in the condensed consolidated interim financial information (continued)

Amendment to IFRS 16, 'Leases' – Covid-19 related rent concessions - As a result of the coronavirus (COVID-19) pandemic, rent concessions have been granted to lessees. Such concessions might take a variety of forms, including payment holidays and deferral of lease payments. On 28 May 2020, the IASB published an amendment to IFRS 16 that provides an optional practical expedient for lessees from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees can elect to account for such rent concessions in the same way as they would if they were not lease modifications. In many cases, this will result in accounting for the concession as variable lease payments in the period(s) in which the event or condition that triggers the reduced payment occurs.

New and revised IFRS in issue but not yet effective and not early adopted

New and revised IFRS

Effective for annual periods beginning on or after

- **IFRS 17, 'Insurance contracts'** - On 18 May 2017, the IASB finished its long-standing project to develop an accounting standard on insurance contracts and published IFRS 17, 'Insurance Contracts'. IFRS 17 replaces IFRS 4, which currently permits a wide variety of practices. IFRS 17 will fundamentally change the accounting by all entities that issue insurance contracts and investment contracts with discretionary participation features.

1 January 2023

The standard applies to annual periods beginning on or after 1 January 2023, with earlier application permitted if IFRS 15, 'Revenue from contracts with customers' and IFRS 9, 'Financial instruments' are also applied.

IFRS 17 requires a current measurement model, where estimates are remeasured in each reporting period. The measurement is based on the building blocks of discounted, probability-weighted cash flows, a risk adjustment and a contractual service margin ("CSM") representing the unearned profit of the contract. A simplified premium allocation approach is permitted for the liability for the remaining coverage if it provides a measurement that is not materially different from the general model or if the coverage period is one year or less. However, claims incurred will need to be measured based on the building blocks of discounted, risk-adjusted, probability weighted cash flows.

- **Amendments to IAS 1, 'Presentation of financial statements' on classification of liabilities** - These narrow-scope amendments to IAS 1, 'Presentation of financial statements', clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (for example, the receipt of a waiver or a breach of covenant). The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability.

1 January 2022

- **Amendments to IFRS 3, IAS 16, IAS 37 and some annual improvements on IFRS 1, IFRS 9, IAS 41 and IFRS 16**

1 January 2022

Amendments to IFRS 3, 'Business combinations' update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.

Amendments to IAS 16, 'Property, plant and equipment' prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognise such sales proceeds and related cost in profit or loss.

Amendments to IAS 37, 'Provisions, contingent liabilities and contingent assets' specify which costs a company includes when assessing whether a contract will be loss-making.

Annual improvements make minor amendments to IFRS 1, 'First-time Adoption of IFRS', IFRS 9, 'Financial instruments', IAS 41, 'Agriculture' and the Illustrative Examples accompanying IFRS 16, 'Leases'.

The Group is currently assessing the impact of these standards, interpretations and amendments on the future financial statements and intends to adopt these, if applicable, when they become effective.

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the preparation of the Group's condensed consolidated interim financial information, management has made a number of critical estimates and judgments in a manner consistent with those described in the Group's annual consolidated financial statements for the year ended 31 December 2019. The broad effects of the COVID-19 pandemic on the Group are described in note 26 and the effects on the Group's development of critical estimates during the first nine-month period of 2020 are described below;

Fair value measurement of financial assets at FVTPL and FVTOCI

Fair values for the Group's financial assets at FVTPL and FVTOCI (level 3) are measured using market or income approaches. Considerable judgment may be required in developing estimates of fair value, particularly for financial instruments classified as Level 3 in the fair value hierarchy as such estimates incorporate market unobservable inputs that require management to use its own assumptions. While the Group's valuation techniques for Level 3 financial instruments remained unchanged during the first nine-month period of 2020, the development of market unobservable inputs included added estimation uncertainty due to the global economic and social disruption caused by the ongoing and developing COVID-19 pandemic. Estimates of the amount and timing of future cash flows, discount rates, growth rates and other inputs incorporated into fair value measurements of Level 3 financial instruments are inherently more difficult to determine due to the unpredictable duration and impacts of the COVID-19 pandemic.

The uncertainty in those assumptions have been incorporated into the Group's valuations of Level 3 financial instruments primarily through updated cash flows and discount rate, as applicable. See note 27 for details of the Group's Level 3 financial instruments. Additional volatility in the fair values of Level 3 financial instruments may arise in future periods if actual results differ materially from the company's estimates.

Determination of recoverable amounts for goodwill, indefinite-lived intangible assets and investments in associates

Goodwill and intangible assets are assessed at least annually for impairment, or more frequently if there are indicators of impairment, by comparing the carrying value of the cash-generating unit ("CGU") or group of CGUs to which these assets are allocated to their recoverable amounts. The Group typically uses discounted cash flows to estimate the recoverable amount of a CGU or group of CGUs to which goodwill or intangible assets have been allocated. During the second quarter of 2020 the Group updated its impairment assessments on its goodwill, intangible assets and investments in associates based on current market conditions, which included increased estimation uncertainty in determining discounted cash flows and the underlying assumptions about discount rates, working capital requirements and other inputs, due to the unpredictable duration and impacts of the COVID-19 pandemic. During the third quarter of 2020 the Group did not identify any significant changes in the estimation and assumptions used for the impairment assessment performed in the second quarter of 2020.

The uncertainty in those assumptions have been incorporated into the Group's discounted cash flows used to determine recoverable amounts primarily through the adjustment of cash flows and discount rates, as applicable. Additional volatility in the recoverable amounts of goodwill, intangible assets and investments in associates may arise in future periods if actual results differ materially from the Group's estimates.

5. CASH AND DEPOSITS WITH BANKS

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Cash on hand	27	67
Balances held with banks	329,836	360,126
	<hr/>	<hr/>
Cash and deposits with banks	329,863	360,193
Less: Restricted deposits	(16,950)	(33,014)
	<hr/>	<hr/>
Cash and cash equivalents	312,913	327,179
	<hr/>	<hr/>

The rate of interest on the deposits held during the period ended 30 September 2020 ranged from 2% to 7.5% (31 December 2019: 2% to 7.5%) per annum.

Cash and deposits with banks include deposits of 16,950 (31 December 2019: 33,014) with banks, which are held as collateral against the Group's banking facilities. For the purposes of consolidated statement of cash flows, cash and cash equivalents are stated net of these deposits.

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

6. RECEIVABLES AND OTHER DEBIT BALANCES

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Trade receivables – net of loss allowance (Note 6.1)	74,352	52,102
Advances and deposits	5,050	8,172
Prepayments	8,692	11,991
Reverse repurchase agreements	-	1,917
Carried interest	2,256	2,256
Accrued income	34,563	21,735
Receivables from managed funds	62,028	48,118
Receivables against unsettled trades	1,510	-
Others	3,137	13,484
	191,588	159,775
Trade receivables and managed funds – net of loss allowance		
Trade receivables and managed funds	153,474	122,591
Loss allowance	(17,094)	(22,371)
	136,380	100,220

6.1 Included in trade receivables is an amount of 16,967 (31 December 2019: 9,123) due from related parties (Note 25).

7. LOANS, ADVANCES AND FINANCE LEASES

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Loans and advances - net of provision for impairment	108,232	194,070
Finance leases – net of allowance for uncollectible lease payments	196,942	171,570
Margin lending - net of provision for impairment	68,017	50,162
	373,191	415,802

As at 30 September 2020, the underlying collateral for loans and advances were valued at 488,785 (31 December 2019: 324,462). Provisions are made for the uncovered portion of the loans and advances.

8. INVENTORIES

Inventories include completed projects/property developed by a group subsidiary amounting to Nil (31 December 2019: 24,400).

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

9. FINANCIAL ASSETS AT FAIR VALUE

a) At fair value through profit or loss (FVTPL)

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Equity investments	1,803,130	1,996,571
Fixed income securities	100,907	49,370
Fund investments	555,936	314,157
	<u>2,459,973</u>	<u>2,360,098</u>

During the period, the Group recognised fair value losses amounting to (169,181) (30 September 2019: (107,852)), on investments carried at FVTPL.

b) At fair value through other comprehensive income (FVTOCI)

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Equity investments	69,825	93,435
Fund investments	48,014	51,656
	<u>117,839</u>	<u>145,091</u>

The above non-derivative equity investments are not held for trading and have been designated by the Group as at FVTOCI at initial recognition. These include changes in fair value losses recognised during the period amounting to (24,889) (30 September 2019: (1,268)).

10. INVESTMENTS IN ASSOCIATES

The Group has following investments in associates:

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
UAE	220,750	323,594
GCC	76,155	85,093
Others	348,675	284,963
	<u>645,580</u>	<u>693,650</u>
	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Opening balance	693,650	-
Additions	33,593	82,797
Acquisitions from business combination	-	151,352
Acquisition of associate on loss of control	-	202,166
Acquisition on loss of investment entity status	-	270,775
Share of profit of associates	27,384	2,358
Share of other comprehensive loss of associates	(72,026)	(5,798)
Impairment	(6,185)	-
Dividends and other distributions	(30,836)	-
Disposals	-	(10,000)
Closing balance	<u>645,580</u>	<u>693,650</u>

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

11. GOODWILL AND OTHER INTANGIBLE ASSETS

	<i>Goodwill</i>	<i>Trademark</i>	<i>Customer Relationships</i>	<i>Trade Licenses</i>	<i>Total</i>
Cost					
Balance at beginning of the period	1,016,217	16,760	215,500	23,277	1,271,754
Impairment	(2,200)	-	-	-	(2,200)
Impact of foreign currency translation	(15,410)	-	-	-	(15,410)
Disposals	-	-	(251)	-	(251)
Balance at end of the period	998,607	16,760	215,249	23,277	1,253,893
Accumulated amortisation					
Balance at beginning of the period	-	257	12,910	7	13,174
Charge for the period	-	678	21,635	-	22,313
Disposals	-	-	(16)	-	(16)
Balance at end of the period	-	935	34,529	7	35,471
Net book value					
Net book value as at 30 September 2020 (Unaudited)	998,607	15,825	180,720	23,270	1,218,422
Net book value as at 31 December 2019 (Audited)	1,016,217	16,503	202,590	23,270	1,258,580

The Group performs impairment tests on Goodwill and Trade Licenses at least annually. Management assessed the recoverable amount for the Cash-Generating Units ("CGUs") using value in use ("VIU"). VIU calculations were determined using cash flow projections from financial budgets approved by the Group's senior management covering a one to five-year period. The discount rate applied to cash flow projections represent the cost of capital adjusted for an appropriate risk premium for these cash-generating units. The key assumptions used in estimating the recoverable amounts of cash-generating units were assessed to ensure reasonableness of the VIU and resulting adjustment, if any, is recorded in the consolidated income statement. The Group has also performed a sensitivity analysis by varying key inputs by a reasonable margin. The Group concluded there were no significant impairments of its goodwill and intangible assets during the first nine-month period of 2020.

The carrying amount of Goodwill and Trade licenses as at 30 September 2020 allocated to each CGU along with the key inputs used for VIU calculations and sensitivity analysis are summarized as follows:

CGU	Goodwill	Trade licenses	Growth rate	Discount rate	1% increase in Discount rate	1% decrease in Growth rate	Customer relationships
Asset Management – Astrea	231,217	-	1.5%	5.5%	(70,518)	(37,080)	105,778
Asset Management – Northacre	238,065	-	-	6.0%	(3,714)	-	5,344
Asset Management	197,468	5,300	2.0%	15.0%	(98,498)	(65,339)	32,964
Investment Banking	162,215	4,000	2.0%	16.0%	(15,498)	(9,094)	-
NCM	81,313	9,200	2.5%	15.5%	(14,769)	(9,207)	22,774
Brokerage	1,676	-	7.0%	23.0%	(201)	(127)	-
Fixed Income Trading	58,746	-	2.0%	15.5%	(7,478)	(4,646)	13,860
Investment Solutions	27,907	300	2.0%	15.5%	(17,152)	(11,513)	-
Lending	-	4,470	2.0%	12.0%	(8,187)	(5,743)	-
	998,607	23,270					180,720

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

12. BORROWINGS

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Secured		
Due to banks	1,543,051	1,624,315
Due to other financial institutions (Note 12.1)	62,542	53,928
Others	75,765	-
	<u>1,681,358</u>	<u>1,678,243</u>
Unsecured		
Due to banks	84,914	94,482
Due to other financial institutions	-	44,374
Bonds payable	339,165	332,378
Others (Note 12.1 and 12.2)	186,746	100,592
	<u>610,825</u>	<u>571,826</u>
	<u><u>2,292,183</u></u>	<u><u>2,250,069</u></u>

12.1 This include borrowings amounting to 121,099 (31 December 2019: 120,193) due to related parties with an interest rate of 7.3% to 8% p.a (2019: 7.3% to 8% p.a).

12.2 This includes 82,883 (31 December 2019: Nil) related to funding received by a subsidiary from its regulator to finance and support Small and Medium-Sized Entities (SME) lending activity of the subsidiary.

Maturity profile of borrowings at the end of the reporting period are as follows:

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Secured		
Repayable within twelve months	1,079,686	1,475,591
Repayable after twelve months	601,672	202,652
	<u>1,681,358</u>	<u>1,678,243</u>
Unsecured		
Repayable within twelve months	445,754	500,173
Repayable after twelve months	165,071	71,653
	<u>610,825</u>	<u>571,826</u>
	<u><u>2,292,183</u></u>	<u><u>2,250,069</u></u>

As at 30 September 2020, there was a technical breach relating to a Group banking facility. The Group had a shortfall in the collateral value of the facility. Accordingly, the affected facility amounting to 232,500 is classified as current borrowings. The underlying collateral for this facility amounted to 252,097. The breach has since been remediated subsequent to the reporting period end.

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

13. PAYABLES AND OTHER CREDIT BALANCES

Payables and other credit balances comprise the following:

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Payable to clients	34,121	36,021
Customer deposits	48,800	57,748
Accruals	50,468	61,173
Lease liabilities	37,516	51,418
Repurchase agreements	62,977	52,058
Payables against acquisition and investment	118,458	99,130
Unclaimed dividends payable	33,475	33,480
FVTPL liabilities (i)	23,225	38,711
Accrued carried interest	35,299	53,642
End of service benefits	18,098	16,994
Provisions	9,755	16,606
Deferred revenue	9,877	4,381
Other payables	71,173	71,889
	<u>553,242</u>	<u>593,251</u>

- (i) In 2019, a derivative financial instrument was cancelled which resulted in a gain of AED 69,251 recorded in (Loss) / gain on derivative financial liability in the condensed consolidated statement of profit or loss.

14. OTHER FINANCIAL LIABILITIES

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Repayable within twelve months	137,216	152,155
Repayable after twelve months	54,072	-
	<u>191,288</u>	<u>152,155</u>

These comprise of term and wakalah investment certificates as well as other debt obligations.

15. SHARE CAPITAL

	<i>Number of shares</i>	<i>Value</i>
As at 30 September 2020	<u>2,535,720</u>	<u>2,535,720</u>
As at 31 December 2019	<u>2,535,720</u>	<u>2,535,720</u>

The merger transaction between SHUAA and ADFG was given effect on 1 August by the issuance of 1,471 million ordinary shares of AED 1 by SHUAA to the existing shareholders of ADFG. The newly issued shares added to the existing share capital of SHUAA (i.e. 1,065 million shares) constitutes the share capital of the legal entity / acquirer after the merger, i.e. the Combined Entity. The value of the share capital of the combined entity is 2,536 million. The table below represents the effect of the merger transaction on the number of shares of the Group as of the date of the merger:

	<i>Units (in '000)</i>	<i>%</i>
Outstanding shares of ADFG	40	
Exchange ratio	36.768	
Number of shares issued by SHUAA to ADFG	1,470,720	58
Outstanding shares of SHUAA	1,065,000	42
Total shares of SHUAA post combination	<u>2,535,720</u>	<u>100</u>
Effect of business combination on share capital	2,535,680	

SHUAA CAPITAL PSC

Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

15. SHARE CAPITAL (continued)

Authorised, issued and fully paid share capital comprises 2,535,720,000 shares (31 December 2019: 2,535,720,000 shares) of AED 1 per share (31 December 2019: AED 1 per share). Each share carries one vote and the right to receive dividends. The number of shares has been restated for the purpose of computation of earnings/(loss) per share (Note 24).

16. OTHER RESERVES

	<i>Merger reserve (16.1)</i>	<i>Investment revaluation reserve</i>	<i>Cash flow hedge reserve (16.2)</i>	<i>Translation reserve</i>	<i>Total</i>
As at 1 January 2020	(1,410,720)	(3,847)	(5,929)	33,127	(1,387,369)
Remeasurement of equity investments carried at FVTOCI	-	(24,889)	-	-	(24,889)
Cash flow hedge	-	-	(68,559)	-	(68,559)
Translation of operations of foreign subsidiaries	-	-	-	(22,057)	(22,057)
NCI share	-	(50)	-	9,051	9,001
As at 30 September 2020 (Unaudited)	(1,410,720)	(28,786)	(74,488)	20,121	(1,493,873)
As at 31 December 2019 (Audited)	(1,410,720)	(3,847)	(5,929)	33,127	(1,387,369)

16.1 Merger reserve represents the excess value of the consideration paid by the legal acquirer (SHUAA) over the nominal value of the pre-merger share capital of the legal acquiree (ADFG).

16.2 This includes share of cash flow hedge reserve of associate.

17. OTHER OPERATING INCOME

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Other income	301	2,555	12,651	11,932
Board representation fees	(239)	-	6,537	4,731
	62	2,555	19,188	16,663

Other income includes income related to operating activities of certain subsidiaries that are other than the primary activities of ADFG and SHUAA.

18. GENERAL AND ADMINISTRATIVE EXPENSES

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Professional fees	(6,403)	(3,744)	(16,431)	(4,748)
Administration, technology and communication	(4,624)	(4,912)	(14,753)	(6,060)
Office costs	(1,537)	(1,759)	(4,769)	(3,343)
Corporate marketing and branding costs	(1,751)	(1,934)	(5,610)	(2,229)
Business travel expenses	(36)	(206)	(434)	(300)
Others	(2,407)	(5,061)	(9,012)	(3,563)
	(16,758)	(17,616)	(51,009)	(20,243)

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

19. REVERSAL / (CHARGE) OF IMPAIRMENT LOSSES ON FINANCIAL INSTRUMENTS

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Reversal / (charge) of impairment losses on Loans, advances and finance leases	766	(5,770)	5,399	(5,770)
(Charge) / reversal of impairment losses on Receivables and other debit balances	(1,556)	(1,567)	5,609	(1,967)
	<u>(790)</u>	<u>(7,337)</u>	<u>11,008</u>	<u>(7,737)</u>

20. OTHER OPERATING EXPENSES

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Director fee	(806)	(1,050)	(2,180)	(2,650)
Net foreign exchange loss	(3,399)	(2,069)	(1,773)	(2,015)
Others	(404)	(16,556)	(1,745)	(23,271)
	<u>(4,609)</u>	<u>(19,675)</u>	<u>(5,698)</u>	<u>(27,936)</u>

Others includes expense related to operating activities of certain subsidiaries that are other than the primary activities of ADFG and SHUAA.

21. FINANCE COST

Finance cost includes interest of 18,787 (30 September 2019: 20,501) on the Bonds payable.

22. FINANCE CREDIT RELATING TO UNIT HOLDERS

The profit/(loss) for the fund attributable to these third-party holders of units is recognised in the consolidated statement of profit or loss as (finance cost)/finance credit relating to unit holders carried at fair value amounting to 102,115 (30 September 2019: 80,124). As at 30 September 2020, the payables to unit holders amounted to 576,529 (31 December 2019: 654,201).

23. OTHER INCOME/(EXPENSES)

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
One-time transaction claw back (Note 23.1)	-	-	112,882	-
Reversal of rebate payable	-	-	15,509	-
Borrowing deferment income	-	-	10,158	-
Finance lease modification charge	(1,562)	-	(13,426)	-
Gain on sale of financial asset carried at amortised cost	-	-	16,724	-
Bargain purchase gain	-	-	7,100	-
Others	1,810	(5,003)	17,711	(21,837)
	<u>248</u>	<u>(5,003)</u>	<u>166,658</u>	<u>(21,837)</u>

23.1 This relates to a one-time payment associated with a claw back from a previous transaction the Group executed.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

24. EARNINGS/(LOSS) PER SHARE

Basic earnings/(loss) per share has been computed by dividing the net profit/(loss) attributable to the Owners with the weighted average number of ordinary shares outstanding

	<i>1 July to 30 September 2020 (3 months) Unaudited</i>	<i>1 July to 30 September 2019 (3 months) Unaudited</i>	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Profit/(loss) attributable to the Owners	58,673	21,749	63,593	(27,857)
Weighted average number of ordinary shares	2,535,720	2,180,720	2,535,720	1,707,387
Earnings/(loss) per share attributable to Owners	0.023	0.01	0.025	(0.02)

In accordance with the requirements of IFRS 3, following a reverse acquisition (Note 1), the basic earnings per share for the comparative period has been restated. The basic earnings per share for the comparative period was calculated by dividing ADFG's profit attributable to ordinary shareholders in each of those periods by ADFG's historical weighted average number of ordinary shares that were outstanding, multiplied by the exchange ratio established in the business combination agreement.

Diluted earnings per share as of 30 September 2020 and 30 September 2019 are equivalent to basic earnings per share.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

25. RELATED PARTY TRANSACTIONS AND BALANCES

The Group enters into transactions with companies and entities that fall within the definition of a related party. Related parties represent significant shareholders, directors and key management personnel of the Group, their close family members and entities controlled, jointly controlled or significantly influenced by such parties.

The Group conducts its transactions with related parties on arm's length terms, with any exceptions to be specifically approved by the Board. In all cases, transactions with related parties are required to be conducted in compliance with all relevant laws and regulations. Where a Board member has an actual or perceived conflict of interest over an issue to be considered by the Board, the interested member may not vote on any relevant resolutions and can also be asked by the Chairman not to participate in the relevant Board discussions.

The nature of significant related party transactions and the amounts due to/from related parties was as follows:

	30 September 2020 Unaudited	31 December 2019 Audited
Receivables and other debit balances		
Shareholders	913	2,827
Associates	16,054	1,697
Other related parties	-	4,599
	<u>16,967</u>	<u>9,123</u>
Loan, advances and finance leases		
Associates	<u>105,000</u>	<u>100,931</u>
Borrowings		
Associates	45,869	44,913
Shareholders	75,230	75,280
	<u>121,099</u>	<u>120,193</u>
Payables and other credit balances		
Associates	44,058	42,171
Shareholders	-	83,774
	<u>44,058</u>	<u>125,945</u>

Significant transactions with related parties included in these condensed consolidated interim financial information are as follows:

	1 July to 30 September 2020 (3 months) Unaudited	1 July to 30 September 2019 (3 months) Unaudited	1 January to 30 September 2020 (9 months) Unaudited	1 January to 30 September 2019 (9 months) Unaudited
Directors remuneration	<u>975</u>	<u>1,017</u>	<u>2,349</u>	<u>2,617</u>
Key management compensation:				
Salaries, bonuses and other benefits	2,800	3,387	9,193	14,335
Post-employment benefits	78	124	257	319
	<u>2,878</u>	<u>3,511</u>	<u>9,450</u>	<u>14,654</u>
Revenue earned from related parties				
Other related parties	<u>5,028</u>	<u>6,449</u>	<u>15,015</u>	<u>19,643</u>
Finance cost on the borrowings from significant shareholders	<u>1,373</u>	<u>1,138</u>	<u>3,989</u>	<u>3,375</u>

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

26. FINANCIAL RISK MANAGEMENT

Overview

There were no significant changes in the types of the Group's risk exposures or the processes used by the Group for managing those risk exposures at 30 September 2020 compared to those identified and disclosed in the Group's annual consolidated financial statements for the year ended 31 December 2019, except as discussed below.

COVID-19 pandemic

Due to the COVID-19 pandemic, there has been uncertainty and disruption in the global economy and financial markets. While it is not possible to accurately predict the full impact that COVID-19 will have on the results from operations, financial condition, liquidity and cash flows due to numerous uncertainties, including the duration and severity of the pandemic and containment measures, our compliance with these measures has impacted our day-to-day operations and could disrupt our business and operations.

COVID-19 impact on measurement of ECL

IFRS 9 framework requires the estimation of Expected Credit Loss (ECL) based on current and forecast economic conditions. Accordingly, the Group has reviewed the potential impact of COVID-19 outbreak on the inputs and assumptions for IFRS 9 ECL measurement in light of available information. Overall, the COVID-19 situation remains fluid and is rapidly evolving at this point, which makes it challenging to reliably reflect impacts in our ECL estimates. Notwithstanding this, recognizing that the outbreak is expected to have an impact on the macro-economic environment beyond reasonable doubt, the Group has adjusted the macro-economic factors in the ECL model on the basis of available information.

The Group has also reassessed its exposures as at period end and observed no significant deterioration in credit risk due to COVID-19.

Credit quality analysis and measurement of ECL

The credit quality of financial assets is managed by the Group using internal credit ratings. The Company's cash and bank balances represents high grade assets which are placed with financial institutions with high credit rating. The Group determines based on the credit quality of financial assets whether they are subject to a 12-month ECL or lifetime ECL and, in the latter case, whether they are credit-impaired (loans, advances and finance leases). The Group uses a provision matrix (lifetime ECL) for trade receivables.

The ECL modelling does not differ for Purchased or Originated Credit Impaired ("POCI") financial assets, except that (a) gross carrying value and discount rate are based on cash flows that were recoverable at initial recognition of the asset, rather than based on contractual cash flows, and (b) the ECL is always a lifetime ECL. POCI assets are financial assets that are credit-impaired upon initial recognition, such as impaired loans acquired in a past business combination. ECL for POCI financial assets is always measured on a lifetime basis. The Group therefore only recognizes the cumulative changes in lifetime expected credit losses. Tables below show the credit quality of financial assets of the Group other than cash and bank balances and the ECL recognised thereon.

	30 September 2020					31 December 2019
	Stage 1	Stage 2	Stage 3	POCI	Total	Total
<u>Loans and advances</u>						
Performing	105,310	-	-	-	105,310	160,495
Non-performing	-	-	-	1,384	1,384	37,898
Gross loans and advances	105,310	-	-	1,384	106,694	198,393
Allowance for impairment	(924)	-	-	2,462	1,538	(4,323)
Carrying amount	104,386	-	-	3,846	108,232	194,070

	30 September 2020					31 December 2019
	Stage 1	Stage 2	Stage 3	POCI	Total	Total
<u>Finance leases</u>						
Performing	181,548	-	-	-	181,548	124,633
Non-performing	-	5,227	-	11,289	16,516	47,702
Finance leases	181,548	5,227	-	11,289	198,064	172,335
Allowance for impairment	(1,224)	(24)	-	126	(1,122)	(765)
Carrying amount	180,324	5,203	-	11,415	196,942	171,570

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Credit quality analysis and measurement of ECL

	30 September 2020					31 December 2019
	Stage 1	Stage 2	Stage 3	POCI	Total	Total
<u>Margin Lending</u>						
Performing	67,454	-	-	-	67,454	46,940
Non-performing	-	-	-	1,070	1,070	3,424
Margin Lending	67,454	-	-	1,070	68,524	50,364
Allowance for impairment	-	-	-	(507)	(507)	(202)
Carrying amount	67,454	-	-	563	68,017	50,162

2020	Stage 1 12 months ECL	Stage 2 Lifetime ECL	Stage 3 Lifetime ECL	POCI	Total
<u>Loans, advances and finance leases</u>					
Balance at 1 January	(5,832)	(24)	-	566	(5,290)
Allowance for impairment – Charge for the year	(356)	-	-	(306)	(662)
Write off	-	-	-	-	-
Reversal of allowance	4,240	-	-	1,821	6,061
Other allowances	(200)	-	-	-	(200)
<i>Changes in allowance for impairment</i>	-	-	-	-	-
- Transfer to Stage 1	-	-	-	-	-
- Transfer to Stage 2	-	-	-	-	-
- Transfer to Stage 3	-	-	-	-	-
Closing balance at 30 September	(2,148)	(24)	-	2,081	(91)

The credit loss allowance for trade receivables is determined according to provision matrix presented in the table below. The provision matrix is based on the number of days that an asset is past due, adjusted for forward looking information.

2020	0-30 days	31-180 days	>180 days	Total 30 September 2020	Total 31 December 2019
<u>Trade receivables and managed funds</u>					
Gross carrying amount	22,253	57,060	74,161	153,474	122,591
ECL	(88)	(193)	(16,813)	(17,094)	(22,371)
	22,165	56,867	57,348	136,380	100,220

Liquidity management

Global stress in the markets brought on by the COVID-19 crisis and the decline in oil prices (from ~US\$ 70 in January to currently ~US\$ 40 per barrel) have adversely affected the wider economy and resulted in the lack of liquidity in funding markets. The Group has already taken various measures to manage the funding and liquidity risk including closely monitoring cash flows and forecasts.

The Group is strengthening its liquidity buffer through working capital management and fund-raising initiatives. The Group believes that the current cash and cash equivalents provide sufficient level of liquidity and stability during this time of uncertainty.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

27. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;
- Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly; and
- Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The following table shows an analysis of financial assets recorded at fair value by level of the fair value hierarchy:

30 September 2020 (Unaudited)				
	Level 1	Level 2	Level 3	Total
Financial Assets				
FVTPL				
Equity investments	1,798,041	2,805	2,284	1,803,130
Fixed income investments	89,209	10,565	1,133	100,907
Fund investments	-	110,840	445,096	555,936
FVTOCI				
Equity investments	69,825	-	-	69,825
Fund investments	-	-	48,014	48,014
	<u>1,957,075</u>	<u>124,210</u>	<u>496,527</u>	<u>2,577,812</u>
Financial Liabilities				
FVTPL	22,831	394	-	23,225
Payable to unit holders	-	576,529	-	576,529
	<u>22,831</u>	<u>576,923</u>	<u>-</u>	<u>599,754</u>
31 December 2019 (Audited)				
	Level 1	Level 2	Level 3	Total
Financial Assets				
FVTPL				
-Equity investments	1,950,473	25,129	20,969	1,996,571
-Fixed income investments	48,216	25	1,129	49,370
-Fund investments	-	16,645	297,512	314,157
FVTOCI				
-Equity investments	93,435	-	-	93,435
-Fund investments	-	-	51,656	51,656
	<u>2,092,124</u>	<u>41,799</u>	<u>371,266</u>	<u>2,505,189</u>
Financial Liabilities				
FVTPL	34,230	4,481	-	38,711
Payable to unit holders	-	654,201	-	654,201
	<u>34,230</u>	<u>658,682</u>	<u>-</u>	<u>692,912</u>

Financial assets recorded at fair value

The following is a description of the determination of fair value for financial instruments which are recorded at fair value using valuation techniques. These incorporate the Group's estimate of assumptions that a market participant would make when valuing the instruments.

At fair value through profit or loss:

Investments carried at fair value through profit or loss are valued using market prices in active markets or valuation techniques which incorporate data which is both observable and non-observable. This category includes quoted and unquoted securities and funds which invest in underlying assets which are in turn valued based on both observable and non-observable data. Observable inputs include market prices (from active markets), foreign exchange rates and movements in stock market indices. Unobservable inputs include assumptions regarding expected future financial performance, discount rates and market liquidity discounts.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

27. FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

At fair value through other comprehensive income:

Investments carried at FVTOCI financial assets are valued using quoted prices in active markets, valuation techniques or pricing models and consist of quoted equities, unquoted equities and unquoted funds. These assets are valued using quoted prices or models which incorporate data which is both observable and non-observable.

The non-observable inputs to the models include assumptions regarding the future financial performance of the investee, its risk profile and economic assumptions regarding the industry and geographical jurisdiction in which the investee operates.

Financial assets	Fair value as at		Fair value hierarchy	Valuation technique(s) and Key input(s)	Significant unobservable input(s)	Relationship of unobservable inputs to fair value
	30/09/2020	31/12/19				
	(Unaudited)	(Audited)				
<i>FVTPL</i>						
Equity investments	2,284	20,969	3	Discounted cash flow ¹	Discount rate and growth rate	The higher the discount rate, the lower the fair value
Fixed Income	1,133	1,129	3	Discounted cash flow ¹	Discount rate	The higher the discount rate, the lower the fair value
Fund investments	445,096	297,512	3	NAV ²	Net asset value adjusted with market risk	The higher the market risk, the lower the fair value
<i>FVTOCI</i>						
Fund investments	48,014	51,656	3	NAV ²	Net asset value	The higher the market risk, the lower the fair value

¹Discounted cash flow models are used to fair value our investments. The cash flow model includes assumptions related to future cash inflows/outflows, discount rate and growth rate.

²Net asset value represents the estimated value of a security based on valuations received from the investment or fund manager. The valuation of certain private equity securities is based on the economic benefit we derive from our investment.

Movements in level 3 financial assets measured at fair value

During the period, there were no transfers into/from level 3.

The following table shows a reconciliation of the opening and closing balance of level 3 financial assets which are recorded at fair value:

1 January to 30 September 2020 (9 months) Unaudited							
	Balance at 1 January 2020	Additions	Disposal	(Loss)/gain through P&L	Loss through OCI	Transfers from levels 1 & 2	Balance at 30 September 2020
FVTPL							
Equity Investment	20,969	-	-	(18,685)	-	-	2,284
Fixed Income	1,129	-	-	4	-	-	1,133
Fund Investment	297,512	149,769	-	(2,185)	-	-	445,096
FVTOCI							
Fund Investment	51,656	-	-	-	(3,642)	-	48,014
	371,266	149,769	-	(20,866)	(3,642)	-	496,527

1 January to 30 September 2019 (9 months) Unaudited								
	Balance at 1 January 2019	Acquired through business combination	Additions	Disposal	Loss through P&L	Loss through OCI	Transfers from levels 1 & 2	Balance at 30 September 2019
FVTPL								
Equity Investment	608,161	(539,297)	461,800	(409,546)	(35,414)			85,704
Fixed Income	3,280	-	-	(3,280)	-	-	-	-
Fund Investment	537,475	(156,320)	21,906	(90,000)	(10,802)			302,259
FVTOCI								
Fund Investment	-	48,069	-	-	-	(33)	-	48,036
	1,148,916	(647,548)	483,706	(502,826)	(46,216)	(33)	-	435,999

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

27. FAIR VALUE OF FINANCIAL INSTRUMENTS (continued)

Gains and losses on level 3 financial assets included in the consolidated statement of profit or loss for the period are detailed as follows:

	<i>1 January to 30 September 2020 (9 months) Unaudited</i>	<i>1 January to 30 September 2019 (9 months) Unaudited</i>
Realised and unrealised losses	(20,866)	(46,216)

Impact on fair value of level 3 financial assets measured at fair value of changes to key assumptions

The following table shows the impact on the fair value of level 3 instruments of using reasonably possible alternative assumptions by class of instrument:

	<i>30 September 2020 Unaudited</i>	<i>Effect of reasonably possible alternative assumptions</i>	<i>30 September 2019 Unaudited</i>	<i>Effect of reasonably possible alternative assumptions</i>
	<i>Carrying Amount</i>		<i>Carrying amount</i>	
<u>Held at FVTPL</u>				
Equity Investment	2,284	114	85,704	4,285
Fixed Income	1,133	57	-	-
Fund Investment	445,096	22,255	302,259	15,113
<u>Held at FVTOCI</u>				
Fund Investments	48,014	2,400	48,036	2,402
	496,527	24,826	435,999	21,800

In order to determine reasonably possible alternative assumptions, the Group adjusted key unobservable models inputs as follows:

- For debt securities, the Group adjusted the probability of default and loss given default assumptions by increasing and decreasing the fair value of the instrument by 5%.
- For fund and equity investments, the Group adjusted the liquidity discount rate assumptions used in the valuation model within a range of reasonably possible alternatives. The extent of the adjustment varied according to the characteristics of each investment.

The fair values of the Group's other financial instruments are not materially different from their carrying values.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

28. SEGMENTAL INFORMATION

For management purpose the Group is organized into three operating segments, all of which are based on business units:

Asset Management manages real estate funds and projects, investment portfolios and funds in the regional equities, fixed income and credit markets. It also provides investment solutions to clients with a focus on alternative investment strategies.

Investment banking provides corporate finance advisory, transaction services, private placement, public offerings of equity and debt securities and structured products. It also creates market liquidity on OTC fixed income products.

Corporate manages principal investments, non-core assets, corporate developments, treasury and other shared services related to the Group.

	<i>1 January to 30 September 2020 (Unaudited)</i>			
	<i>Asset Management</i>	<i>Investment Banking</i>	<i>Corporate</i>	<i>Total</i>
Net fee and commission income	83,234	1,508	78,180	162,922
Advisory income	13,095	18,207	384	31,686
Net interest income	-	-	10,338	10,338
Trading income	320	2,539	(458)	2,401
Other operating income	17,806	-	1,382	19,188
Total revenues	114,455	22,254	89,826	226,535
Staff costs	(44,516)	(10,549)	(37,088)	(92,153)
General and administrative expenses	(20,687)	(5,609)	(24,713)	(51,009)
Depreciation and amortization	(24,145)	(6,602)	(11,717)	(42,464)
Provision for impairment losses on financial instruments	1,142	321	9,545	11,008
Other operating expenses	(2,436)	(941)	(2,321)	(5,698)
Total expenses	(90,642)	(23,380)	(66,294)	(180,316)
Profit/(loss) before other income and finance cost	23,813	(1,126)	23,532	46,219
Fair value losses from investments	420	(652)	(168,949)	(169,181)
Loss from derivative financial liability	-	-	(3,923)	(3,923)
Share of profit from investment in associates	-	-	21,199	21,199
Finance cost	(3,960)	(2,189)	(127,086)	(133,235)
Finance credit relating to unit holders	-	-	102,115	102,115
Other income/(expenses)	16,870	1,481	205,733	224,084
Profit/(loss) for the period from continuing operations	37,143	(2,486)	52,621	87,278
Less: Profit for the period attributable to NCI	114	-	23,571	23,685
Profit/(loss) for the period attributable to Owners	37,029	(2,486)	29,050	63,593
Revenue generated from external customer (fee & commission)	83,234	1,508	78,180	162,922
Revenue generated from within the group (fee & commission)	8,339	-	-	8,339
	91,573	1,508	78,180	171,261
	<i>As at 30 September 2020 (Unaudited)</i>			
	<i>Asset Management</i>	<i>Investment Banking</i>	<i>Corporate</i>	<i>Total</i>
Assets	1,107,282	386,928	3,928,881	5,423,091
Liabilities	447,053	245,291	2,920,898	3,613,242

Notes to the condensed consolidated interim financial information
for the period from 1 January 2020 to 30 September 2020 (continued)**28. SEGMENTAL INFORMATION** (continued)

The results of the discontinued operations and assets/liabilities pertaining to the disposal group classified as held for sale are included in the 'Corporate' operating segment (Note 32).

The accounting policies of each of the reportable segments are consistent with those of the Group.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

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29. MATURITY PROFILE

The maturity profile of assets and liabilities as of the reporting date, determined on the basis of the remaining contractual maturity is as follows. Where assets have no contractual maturity date (*) management has made an estimate of the maturity date based on the liquidity of the asset and their intention.

	<i>Less than 3 Months</i>	<i>3-12 Months</i>	<i>1-5 years</i>	<i>More than 5 years</i>	<i>Grand total</i>
Cash and deposits with banks	290,497	39,366	-	-	329,863
Receivables and other debit balances	54,285	112,168	25,135	-	191,588
Loans, advances and finance leases	172,248	83,970	116,973	-	373,191
Financial assets at fair value through profit or loss (FVTPL)*	1,279,758	776,495	401,171	2,549	2,459,973
Financial assets at fair value through other comprehensive	-	69,825	48,014	-	117,839
Investments in associates*	12,992	69,400	563,188	-	645,580
Property and equipment*	122	1,205	52,995	20,856	75,178
Goodwill and other intangible assets*	-	-	23,759	1,194,663	1,218,422
Assets of disposal groups classified as held for sale*	-	11,457	-	-	11,457
Total Assets	1,809,902	1,163,886	1,231,235	1,218,068	5,423,091
Borrowings	1,190,993	334,447	519,124	247,619	2,292,183
Payables and other credit balances	280,772	215,062	54,608	2,800	553,242
Other financial liabilities	87,216	50,000	54,072	-	191,288
Payables to unit holders	-	-	-	576,529	576,529
Equity *	-	-	-	1,809,849	1,809,849
Total Liabilities and Equity	1,558,981	599,509	627,804	2,636,797	5,423,091
Net liquidity gap	250,921	564,377	603,431	(1,418,729)	-
Cumulative liquidity gap – 30 September 2020 (Unaudited)	250,921	815,298	1,418,729	-	-
Cumulative liquidity gap – 31 December 2019 (Audited)	537,296	585,838	722,780	-	-

30. COMMITMENTS AND CONTINGENT LIABILITIES

	<i>30 September 2020 Unaudited</i>	<i>31 December 2019 Audited</i>
Contingent liabilities	46,664	94,996

As at 30 September 2020, the Group has capital commitments of 133,323 (2019: 206,933) with respect to the project development.

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Notes to the condensed consolidated interim financial information for the period from 1 January 2020 to 30 September 2020 (continued)

(Currency - Thousands of U.A.E. Dirhams)

31. CLIENTS' FUNDS UNDER MANAGEMENT

A subsidiary of the Group is licensed as a financial services company regulated by the Central Bank of the United Arab Emirates. As at 30 September 2020, clients' assets amounting to 7.2 billion (31 December 2019: 7 billion) were managed in a fiduciary capacity, without risk or recourse to the Group. These funds are off balance sheet items and do not constitute part of the Group's assets.

32. DISCONTINUED OPERATIONS

Assets of a disposal group classified as held for sale	30 September 2020 Unaudited	31 December 2019 Audited
Assets held for sale (note 32.1)	11,457	11,457
Assets of a disposal group classified as held for sale (note 32.2)	-	16,762
	11,457	28,219

32.1 Includes value of a plot of land received as distribution in kind from an associate amounting to 4,000 (31 December 2019: 4,000) and an investment of 7,457 (31 December 2019: 7,457). The Group intends to sell the assets in the near term.

32.2 During the period, the Group decided to wind down activities of SHUAA Capital International Limited instead of exiting this asset by way of sale.

33. SUBSEQUENT EVENT

On 28 October 2020, the Company issued a USD 150 million unsecured 3-year bond with a 7.5% fixed rate coupon. The purpose of the issuance was to refinance existing debt. On 2 November 2020 the Company refinanced in full the USD 100 million bond issued in November 2017 by ADFG FC Limited.

34. COMPARATIVES FIGURES

Certain comparative figures have been reclassified/regrouped, wherever necessary, as to conform to the presentation adopted in this condensed consolidated interim financial information.