



Commercial Bank International P.S.C.

REVIEW REPORT AND INTERIM FINANCIAL INFORMATION
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2020

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**The Board of Directors
Commercial Bank International P.S.C.
Dubai
United Arab Emirates**

Introduction

We have reviewed the accompanying condensed consolidated statement of financial position of **Commercial Bank International P.S.C., Dubai, United Arab Emirates** (the "Bank") and its **Subsidiaries** (together referred to as the "Group") as at 30 September 2020 and the related condensed consolidated income statement, comprehensive income, changes in equity and cash flows for the nine month period then ended. Management is responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 - *Interim Financial Reporting* ("IAS 34"). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". A review of 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 interim financial information is not prepared, in all material respects in accordance with IAS 34.

Other Matter

The consolidated financial statements of the Group for the year ended 31 December 2019 were audited by another auditor who expressed an unmodified opinion on those statements on 9 February 2020. The condensed consolidated interim financial information of the Group for the nine month period ended 30 September 2019 were reviewed by another auditor who expressed an unmodified conclusion on that information on 11 November 2019.

Deloitte & Touche (M.E.)



Musa Ramahi
Registration No.: 872
2 November 2020
Dubai
United Arab Emirates




as at 30 September 2020

| | Note | 30 Sep 2020 AED '000 (unaudited) | 31 Dec 2019 AED '000 (audited) ¹ (restated) | 1 Jan 2019 AED '000 (audited) ¹ (restated) |
|---|------|---|--|---|
| Assets | | | | |
| Cash and balances with the Central Bank of the UAE | 8 | 983,381 | 2,410,568 | 3,740,658 |
| Derivative financial instruments | | 38,309 | 26,792 | 29,659 |
| Deposits and balances due from banks | 9 | 1,449,136 | 190,313 | 1,262,855 |
| Loans and advances to customers | 10 | 10,023,843 | 11,524,325 | 12,694,349 |
| Islamic financing and investing assets | | 540,914 | 241,095 | 205,736 |
| Receivables and other assets | | 2,379,861 | 2,215,502 | 2,899,030 |
| Property inventory | | 665,363 | 406,572 | 447,544 |
| Investment securities measured at fair value | 11 | 179,703 | 50,286 | 61,527 |
| Investment securities measured at amortised cost | 12 | 1,728,422 | 1,237,414 | 1,009,297 |
| Investment in associates | | 2,174 | 5,324 | 9,534 |
| Investment properties | | 53,782 | 56,127 | 69,988 |
| Intangible assets | | 54,768 | 61,468 | 71,769 |
| Property and equipment | | 75,204 | 87,740 | 190,633 |
| Non-current asset held for sale | | 93,782 | 93,782 | 69,403 |
| Total assets | | 18,268,642 | 18,607,308 | 22,761,982 |
| Liabilities and equity | | | | |
| Liabilities | | | | |
| Balance due to the Central Bank of the UAE | 8 | 579,580 | - | 60,874 |
| Derivative financial instruments | | 38,930 | 27,409 | 30,107 |
| Deposits and balances due to banks | | 2,122,678 | 1,692,742 | 1,832,506 |
| Customers' deposits | 13 | 9,950,678 | 11,254,271 | 14,617,625 |
| Islamic customers' deposits | | 706,789 | 813,250 | 637,132 |
| Payables and other liabilities | | 2,374,423 | 2,334,523 | 3,195,965 |
| Liabilities associated with non-current asset held for sale | | 13,323 | 13,323 | 13,323 |
| Total liabilities | | 15,786,401 | 16,135,518 | 20,387,532 |
| Equity | | | | |
| Share capital | 14 | 1,737,383 | 1,737,383 | 1,737,383 |
| Tier 1 Capital Securities | 15 | 459,125 | 459,125 | 459,125 |
| Reserves | 16 | 425,791 | 481,884 | 370,188 |
| Accumulated losses | | (201,454) | (206,914) | (192,552) |
| Equity attributable to owners of the Bank | | 2,420,845 | 2,471,478 | 2,374,144 |
| Non-controlling interests | | 61,396 | 312 | 306 |
| Total equity | | 2,482,241 | 2,471,790 | 2,374,450 |
| Total liabilities and equity | | 18,268,642 | 18,607,308 | 22,761,982 |

To the best of our knowledge, and in accordance with the applicable reporting principles for interim financial reporting, the condensed consolidated financial statements present fairly in all material respects the consolidated financial position, financial performance and cash flows of the company.



Ali Sultan Rakkad Al Amri
Chief Executive Officer



Ali Rashid Al Mohannadi
Vice Chairman

¹ The impact of restatement in comparative amounts presented is unaudited.

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

| | Note | Three months period ended | | Nine months period ended | |
|---|------|---|--|---|--|
| | | 30 Sep 2020 AED '000 (unaudited) | 30 Sep 2019 AED '000 (restated) | 30 Sep 2020 AED '000 (unaudited) | 30 Sep 2019 AED '000 (restated) |
| Interest income | | 155,250 | 229,355 | 527,069 | 694,341 |
| Income from Islamic financing and investing assets | | 11,336 | 5,082 | 28,182 | 13,258 |
| Total interest income and income from Islamic financing and investing assets | | 166,586 | 234,437 | 555,251 | 707,599 |
| Interest expense | | (70,411) | (108,866) | (214,546) | (331,024) |
| Distribution to Islamic depositors | | (3,530) | (6,529) | (12,843) | (17,148) |
| Net interest income and income from Islamic financing and investing assets | | 92,645 | 119,042 | 327,862 | 359,427 |
| Fee and commission income | | 27,658 | 55,158 | 130,585 | 179,879 |
| Fee and commission expense | | (3,062) | (2,531) | (12,685) | (18,801) |
| Net fee and commission income | | 24,596 | 52,627 | 117,900 | 161,078 |
| Net gain from derecognition of financial asset measured at amortised cost | | - | 1,665 | - | 2,111 |
| Other operating income, net | 17 | 142,527 | 22,495 | 166,141 | 57,363 |
| Net operating income | | 259,768 | 195,829 | 611,903 | 579,979 |
| General and administrative expenses | | (68,039) | (87,291) | (211,374) | (262,149) |
| Net impairment loss on financial assets | 18 | (187,514) | (74,214) | (366,920) | (236,005) |
| Net impairment loss on non-financial assets | | (8,508) | (1,800) | (20,008) | (1,800) |
| Share of results of associates | | (1,050) | (700) | (3,150) | (2,100) |
| Profit for the period from continuing operations | | (5,343) | 31,824 | 10,451 | 77,925 |
| Loss from discontinued operations | | - | 6 | - | (7) |
| Profit for the period | | (5,343) | 31,830 | 10,451 | 77,918 |
| Profit for the period attributable to: | | | | | |
| Owners of the Bank | | (66,426) | 31,828 | (50,633) | 77,913 |
| Non-controlling interests | | 61,083 | 2 | 61,084 | 5 |
| Profit for the period | | (5,343) | 31,830 | 10,451 | 77,918 |
| Basic and diluted earnings per share – continuing operations (AED) | 19 | (0.038) | 0.018 | (0.029) | 0.045 |
| Basic and diluted earnings per share – continuing and discontinued operations (AED) | 19 | (0.038) | 0.018 | (0.029) | 0.045 |

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



| | Three months period ended | | Nine months period ended | |
|---|---|--|---|--|
| | 30 Sep 2020 AED '000 (unaudited) | 30 Sep 2019 AED '000 (restated) | 30 Sep 2020 AED '000 (unaudited) | 30 Sep 2019 AED '000 (restated) |
| Profit for the period | (5,343) | 31,830 | 10,451 | 77,918 |
| Other comprehensive income <i>Items that will not be reclassified subsequently to profit or loss:</i> | | | | |
| Changes in fair value of financial assets measured at fair value through other comprehensive income | - | 2 | - | 202 |
| Other comprehensive income for the period | - | 2 | - | 202 |
| Total comprehensive income for the period | (5,343) | 31,832 | 10,451 | 78,120 |
| Total comprehensive income attributable to: | | | | |
| Owners of the Bank | (66,426) | 31,830 | (50,633) | 78,115 |
| Non-controlling interests | 61,083 | 2 | 61,084 | 5 |
| Total comprehensive income for the period | (5,343) | 31,832 | 10,451 | 78,120 |

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

Commercial Bank International P.S.C.
Condensed consolidated statement of changes in equity



for the nine months period ended 30 September

| | Share capital AED '000 | Tier 1 Capital Securities AED '000 | Reserves AED '000 | Accumulated losses AED '000 | Equity attributable to owners of the Bank AED '000 | Non- Controlling interests AED '000 | Total AED '000 |
|---|------------------------------|---|----------------------|-----------------------------------|--|--|-------------------|
| 2020 | | | | | | | |
| Balance as at 31 December 2019 - audited and restated | 1,737,383 | 459,125 | 481,884 | (206,914) | 2,471,478 | 312 | 2,471,790 |
| Profit for the period | - | - | - | (50,633) | (50,633) | 61,084 | 10,451 |
| Other comprehensive income for the period | - | - | - | - | - | - | - |
| Total comprehensive income for the period | - | - | - | (50,633) | (50,633) | 61,084 | 10,451 |
| Transfer from general reserve to accumulated losses | - | - | (11,104) | 11,104 | - | - | - |
| Transfer from general provision reserve to accumulated losses | - | - | (33,534) | 33,534 | - | - | - |
| Transfer from specific provision reserve to accumulated losses | - | - | (11,455) | 11,455 | - | - | - |
| Balance as at 30 Sep 2020 – unaudited | 1,737,383 | 459,125 | 425,791 | (201,454) | 2,420,845 | 61,396 | 2,482,241 |

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

Commercial Bank International P.S.C.
Condensed consolidated statement of changes in equity (continued)



for the nine months period ended 30 September

| | Share capital AED '000 | Tier 1 Capital Securities AED '000 | Reserves AED '000 | Accumulated losses AED '000 | Equity attributable to owners of the Bank AED '000 | Non- Controlling interests AED '000 | Total AED '000 |
|---|------------------------------|---|----------------------|-----------------------------------|--|--|-------------------|
| 2019 | | | | | | | |
| Balance as at 31 December 2018 - audited | 1,737,383 | 459,125 | 397,366 | (192,552) | 2,401,322 | 306 | 2,401,628 |
| Restatement (note 26) | - | - | (27,178) | - | (27,178) | - | (27,178) |
| Balance as at 1 January 2019 - restated | 1,737,383 | 459,125 | 370,188 | (192,552) | 2,374,144 | 306 | 2,374,450 |
| Profit for the period | - | - | - | 77,913 | 77,913 | 5 | 77,918 |
| Other comprehensive income for the period | - | - | 202 | - | 202 | - | 202 |
| Total comprehensive income for the period | - | - | 202 | 77,913 | 78,115 | 5 | 78,120 |
| Transfer from general reserve to accumulated losses | - | - | (22,551) | 22,551 | - | - | - |
| Transfer to specific provision reserve to accumulated losses | - | - | 94,323 | (94,323) | - | - | - |
| Balance as at 30 September 2019 – unaudited, restated | 1,737,383 | 459,125 | 442,162 | (186,411) | 2,452,259 | 311 | 2,452,570 |

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

for the nine months period ended 30 September

| | 2020 AED '000 (unaudited) | 2019 AED '000 (unaudited) (restated) |
|--|---------------------------------|---|
| Cash flows from operating activities | | |
| Profit for the period | 10,451 | 77,918 |
| <i>Adjustments for:</i> | | |
| Depreciation of property and equipment | 14,935 | 17,738 |
| Depreciation of investment property | 2,345 | 2,595 |
| Amortisation of intangible assets | 12,735 | 12,321 |
| Impairment of financial assets | 366,920 | 236,005 |
| Impairment of non-financial assets | 20,008 | 1,800 |
| Gain on disposal of property and equipment | (96) | (4,005) |
| Gain on disposal of investment property | - | (833) |
| Write-off of property and equipment | - | 1,134 |
| Gain on disposal of financial assets measured at amortised cost | - | (2,111) |
| Amortisation of financial assets measured at amortised cost | 7,335 | (6,632) |
| Gain on financial assets measured at FVTPL | (128,719) | (2,649) |
| Dividend income | - | (264) |
| Share of results of associates | 3,150 | 2,100 |
| Provision for end of service benefits | 4,282 | 5,358 |
| | 313,346 | 340,475 |
| <i>Changes in operating assets and liabilities:</i> | | |
| Decrease/(increase) in balances with the Central Bank of the UAE | 1,293,946 | (1,140,760) |
| (Increase)/decrease in deposits and balances due from banks | (330,121) | 183,665 |
| Decrease in loans and advances to customers | 851,201 | 765,059 |
| Increase in Islamic financing and investing assets | (301,280) | (8,014) |
| Decrease in property inventory | - | 88,200 |
| (Increase)/decrease in receivables and other assets | (160,585) | 304,524 |
| Increase/(decrease) in due to the central bank of the UAE | 579,580 | (60,874) |
| Increase/(decrease) in deposits and balances due to banks | 429,936 | (129,679) |
| Decrease in customers' deposits | (1,303,593) | (2,111,733) |
| (Decrease)/increase in Islamic customers' deposits | (106,461) | 116,946 |
| Increase/(decrease) in payables and other liabilities | 48,948 | (368,985) |
| Cash from/(used in) operating activities | 1,314,917 | (2,021,176) |
| End of service benefits paid | (6,469) | (6,411) |
| Net cash flows from/(used in) operating activities | 1,308,448 | (2,027,587) |
| Cash flows from investing activities: | | |
| Purchase of property and equipment | (4,270) | (11,579) |
| Purchase of intangible assets | (6,035) | (4,043) |
| Purchase of financial assets measured at amortised cost | (577,311) | (278,516) |
| Net settlement of financial instruments measured at FVTPL | (694) | - |
| Proceeds from sale of property and equipment | 162 | 95,729 |
| Proceeds from sale of investment properties | - | 10,858 |
| Proceeds from sale/redemption of financial assets measured at amortised cost | - | 97,274 |
| Proceeds from redemption of financial assets measured at FVTOCI | - | 206 |
| Dividend received | - | 264 |
| Net cash used in from investing activities | (510,177) | (89,807) |

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



for the nine months period ended 30 September

| | Note | 2020 AED '000 (unaudited) | 2019 AED '000 (unaudited) (restated) |
|---|------|---------------------------------|---|
| Net decrease in cash and cash equivalents | | 798,271 | (2,117,394) |
| Cash and cash equivalents at the beginning of the period | | <u>382,590</u> | <u>3,652,875</u> |
| Cash and cash equivalents at the end of the period | 21 | <u>1,180,861</u> | <u>1,535,481</u> |
| Operational cash flows from: | | | |
| Interest received | | 479,341 | 571,905 |
| Income from Islamic financing and investing assets received | | 28,430 | 11,559 |
| Interest paid | | 260,434 | 315,081 |
| Distribution to Islamic depositors paid | | 16,121 | 16,039 |
| Non-cash transactions: | | | |
| Property inventory acquired in settlement of debts | | 281,958 | - |

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

1. Status and activities

Commercial Bank International P.S.C. (the “Bank”) is a public shareholding company with limited liability incorporated under an Emiri Decree Number 5/91 on 28 April 1991 by His Highness Ruler of Ras Al-Khaimah. The registered office of the Bank is at P.O. Box 793, Ras Al-Khaimah. The Bank is listed on the Abu Dhabi Exchange (Ticker “CBI”). The Bank carries on commercial banking activities through its branches in the United Arab Emirates (“the UAE”).

These condensed consolidated financial statements incorporate the financial statements of the Bank and its subsidiaries as disclosed below (collectively referred to as the “Group”).

| Name | Principal activity | Principal place of business | Place of Incorporation | % of ownership | |
|--|--------------------|-----------------------------|------------------------|----------------|-------|
| | | | | 2020 | 2019 |
| International Financial Brokerage LLC | Brokerage | Dubai - the UAE | Dubai - the UAE | 99.4 | 99.4 |
| Takamul Real Estate LLC | Real estate | Dubai - the UAE | Dubai - the UAE | 100.0 | 100.0 |
| Al Khaleejiah Property Investments LLC | Real estate | Sharjah - the UAE | Sharjah - the UAE | 52.8 | 52.8 |
| Al Caribi Development Limited | Real estate | Antigua and Barbuda Islands | British Virgin | 100.0 | 95.0 |
| CBI Financial Services Limited | SPV | Dubai - the UAE | Cayman Islands | 100.0 | 100.0 |
| CBI Tier 1 Private Ltd | SPV | Dubai - the UAE | Cayman Islands | 100.0 | 100.0 |

2. Application of new and revised IFRSs

2.1 New and revised IFRSs applied with no material effect on the condensed consolidated financial statements

The following new and revised IFRSs, which became effective for annual periods beginning on or after 1 January 2020, have 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 years but may affect the accounting for future transactions or arrangements.

- Revised 'Conceptual Framework for Financial Reporting'.
- Amendments to IFRS 3 *Business Combinations* to clarify the definition of a business.
- Amendments to IFRS 7 *Financial Instruments: Disclosures* and IFRS 9 *Financial Instruments* regarding pre-replacement issues in the context of the IBOR reform.
- Amendments to IAS 1 *Presentation of Financial Statements* and IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* regarding the definition of material.

2.2 New and revised IFRSs in issue but not yet effective and not early adopted

The Group has not yet early applied the following new standards, amendments and interpretations that have been issued but are not yet effective:

| <u>New and revised IFRSs</u> | <u>Effective for annual periods beginning on or after</u> |
|--|--|
| Amendments to IFRS 10 <i>Consolidated Financial Statements</i> and IAS 28 <i>Investments in Associates and Joint Ventures</i> relating to the treatment of the sale or contribution of assets from an investor to its associate or joint venture. | Effective date deferred indefinitely |
| Amendments to IAS 1 <i>Presentation of Financial Statements</i> regarding the classification of liabilities. | 1 January 2023 |
| IFRS 17 <i>Insurance Contracts</i> requires insurance liabilities to be measured at current fulfilment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of consistent, principal based accounting for insurance contracts. | 1 January 2023 |

2. Application of new and revised IFRSs (continued)

2.2 New and revised IFRSs in issue but not yet effective and not early adopted (continued)

| <u>New and revised IFRSs</u> | <u>Effective for annual periods beginning on or after</u> |
|--|---|
| Amendments IFRS 3 <i>Business Combination</i> updating a reference to the Conceptual Framework | 1 January 2022 |
| Amendments to IFRS 4 <i>Insurance Contracts</i> regarding the expiry date of the deferral approach | 1 January 2023 |
| Amendments to IAS 16 <i>Property, Plant and Equipment</i> prohibiting 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 | 1 January 2022 |
| Amendments to IAS 37 <i>Provisions, Contingent Liabilities and Contingent Assets</i> regarding the costs to include when assessing whether a contract is onerous | 1 January 2022 |
| Amendments to IFRS 4 <i>Insurance Contracts</i> , IFRS 7 <i>Financial Instruments: Disclosures</i> , IFRS 9 <i>Financial Instruments</i> and IFRS 16 <i>Leases</i> regarding replacement issues in the context of the IBOR reform | 1 January 2021 |
| Annual Improvements to IFRS 2018 – 2020 Cycle amending IFRS 1, IFRS 9, IFRS 16 and IAS 41. | 1 January 2022 |

Management anticipates that these new standards, interpretations and amendments will be adopted in the Group's condensed consolidated financial statements for the period of initial application and adoption of these new standards, interpretations and amendments may have no material impact on the condensed consolidated financial statements of the Group in the period of initial application.

3. Significant accounting policies

3.1 Basis of preparation

The condensed consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments, which are carried at fair value.

These condensed consolidated financial statements are prepared in accordance with IAS 34 - *Interim Financial Reporting* issued by the IASB.

The accounting policies used in the preparation of these condensed consolidated financial statements are consistent with those used in the audited consolidated financial statements for the year ended 31 December 2019 except for property and equipment as described in note 26.

These condensed consolidated financial statements do not include all the information required for full annual consolidated financial statements and should be read in conjunction with the Group's 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.

As required by the SCA Notification No. 2624/2008 dated 12 October 2008, accounting policies relating to financial instrument and investment properties have been disclosed in the condensed consolidated financial statements.

3. Significant accounting policies (continued)

3.2 Financial instruments

Financial assets and financial liabilities are recognised in the Group's condensed consolidated statement of financial position when the Group becomes a party to the contractual provisions of the instrument.

Recognised financial assets and financial liabilities are initially measured at fair value. 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.

If the transaction price differs from fair value at initial recognition, the Group will account for such difference as follows:

- if fair value is evidenced by a quoted price in an active market for an identical asset or liability or based on a valuation technique that uses only data from observable markets, then the difference is recognised in profit or loss on initial recognition (i.e. day 1 profit or loss);
- in all other cases, the fair value will be adjusted to bring it in line with the transaction price (i.e. day 1 profit or loss will be deferred by including it in the initial carrying amount of the asset or liability).

After initial recognition, the deferred gain or loss will be released to profit or loss on a rational basis, only to the extent that it arises from a change in a factor (including time) that market participants would take into account when pricing the asset or liability.

3.3 Financial assets

All financial assets are recognised and derecognised on a trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned, and are initially measured at fair value, plus transaction costs, except for those financial assets classified as at FVTPL. Transaction costs directly attributable to the acquisition of financial assets classified as at FVTPL are recognised immediately in profit or loss.

All recognised financial assets that are within the scope of IFRS 9 are required to be subsequently measured at amortised cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.

Specifically:

- debt instruments that are held within a business model whose objective is to collect the contractual cash flows, and that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI), are subsequently measured at amortised cost;
- debt instruments that are held within a business model whose objective is both to collect the contractual cash flows and to sell the debt instruments, and that have contractual cash flows that are SPPI, are subsequently measured at FVTOCI;
- all other debt instruments (e.g. debt instruments managed on a fair value basis, or held for sale) and equity investments are subsequently measured at FVTPL.

However, the Group may make the following irrevocable election / designation at initial recognition of a financial asset on an asset-by-asset basis:

- the Group may irrevocably elect to present subsequent changes in fair value of an equity investment that is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which IFRS 3 applies, in OCI; and



3. Significant accounting policies (continued)

3.3 Financial assets (continued)

- the Group may irrevocably designate a debt instrument that meets the amortised cost or FVTOCI criteria as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch (referred to as the fair value option).

3.3.1 Debt instruments at amortised cost or at FVTOCI

The Group assesses the classification and measurement of a financial asset based on the contractual cash flow characteristics of the asset and the Group's business model for managing the asset.

For an asset to be classified and measured at amortised cost or at FVTOCI, its contractual terms should give rise to cash flows that are solely payments of principal and interest on the principal outstanding (SPPI).

For the purpose of the SPPI test, principal is the fair value of the financial asset at initial recognition. That principal amount may change over the life of the financial asset (e.g. if there are repayments of principal). Interest consists of consideration for the time value of money, for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs, as well as a profit margin. The SPPI assessment is made in the currency in which the financial asset is denominated.

Contractual cash flows that are SPPI are consistent with a basic lending arrangement. Contractual terms that introduce exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement, such as exposure to changes in equity prices or commodity prices, do not give rise to contractual cash flows that are SPPI. An originated or an acquired financial asset can be a basic lending arrangement irrespective of whether it is a loan in its legal form.

An assessment of business models for managing financial assets is fundamental to the classification of a financial asset. The Group determines the business models at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. The Group's business model does not depend on management's intentions for an individual instrument, therefore the business model assessment is performed at a higher level of aggregation rather than on an instrument-by-instrument basis.

The Group may have more than one business model for managing its financial instruments which reflect how the Group manages its financial assets in order to generate cash flows. The Group's business models determine whether cash flows will result from collecting contractual cash flows, selling financial assets or both.

The Group considers all relevant information available when making the business model assessment. However, this assessment is not performed on the basis of scenarios that the Group does not reasonably expect to occur, such as so-called 'worst case' or 'stress case' scenarios. The Group takes into account all relevant evidence available such as:

- how the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way in which those risks are managed; and
- how managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Group determines whether newly recognised financial assets are part of an existing business model or whether they reflect the commencement of a new business model. The Group reassesses its business models each reporting period to determine whether the business models have changed since the preceding period. For the current and prior reporting period the Group has not identified a change in its business models.

3. Significant accounting policies (continued)
3.3 Financial assets (continued)
3.3.1 Debt instruments at amortised cost or at FVTOCI (continued)

When a debt instrument measured at FVTOCI is derecognised, the cumulative gain/loss previously recognised in OCI is reclassified from equity to profit or loss. In contrast, for an equity investment designated as measured at FVTOCI, the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss but transferred within equity.

Debt instruments that are subsequently measured at amortised cost or at FVTOCI are subject to impairment.

3.3.2 Financial assets at FVTPL

Financial assets at FVTPL are:

- assets with contractual cash flows that are not SPPI; and/or
- assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- assets designated at FVTPL using the fair value option.

These assets are measured at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. Fair value is determined in the manner described in note 24.

3.3.3 Reclassifications

If the business model under which the Group holds financial assets changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that results in reclassifying the Group's financial assets. During the current financial year and previous accounting period there was no change in the business model under which the Group holds financial assets and therefore no reclassifications were made. Changes in contractual cash flows are considered under the accounting policy on 'Modification and derecognition of financial assets' see note 3.3.10.

3.3.4 Foreign exchange gains and losses

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- for financial assets measured at amortised cost that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss;
- for debt instruments measured at FVTOCI that are not part of a designated hedging relationship, exchange differences on the amortised cost of the debt instrument are recognised in profit or loss. Other exchange differences are recognised in OCI in the investments revaluation reserve;
- for financial assets measured at FVTPL that are not part of a designated hedge accounting relationship, exchange differences are recognised in profit or loss; and
- for equity instruments measured at FVTOCI, exchange differences are recognised in OCI in the investments revaluation reserve.

3.3.5 Impairment

The Group recognises loss allowances for expected credit losses (ECL) on the financial instruments that are not measured at FVTPL (including loan commitments and financial guarantee contracts). No impairment loss is recognised on equity investments.

3. Significant accounting policies (continued)

3.3 Financial assets (continued)

3.3.5 Impairment (continued)

With the exception of 'Purchased or Originated Credit-Impaired' (POCI) financial assets (which are considered separately below), ECL are required to be measured through a loss allowance at an amount equal to:

- 12-month ECL, i.e. lifetime ECL that result from those default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage 1); or
- full lifetime ECL, i.e. lifetime ECL that result from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

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. For all other financial instruments, ECL are measured at an amount equal to the 12-month ECL.

ECL 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 EIR.

- for undrawn loan commitments, the ECL is the difference between the present value of the difference between the contractual cash flows that are due to the Group if the holder of the commitment draws down the loan and the cash flows that the Group expects to receive if the loan is drawn down; and
- for financial guarantee contracts, the ECL is the difference between the expected payments to reimburse the holder of the guaranteed debt instrument less any amounts that the Group expects to receive from the holder, the debtor or any other party.

The Group measures ECL on an individual basis, or on a collective basis for portfolios of loans that share similar economic risk characteristics. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR, regardless of whether it is measured on an individual basis or a collective basis.

3.3.6 Credit-impaired financial assets

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. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;
- the disappearance of an active market for a security because of financial difficulties; or
- the purchase of a financial asset at a deep discount that reflects the incurred credit losses.

It may not be possible to identify a single discrete event, instead, the combined effect of several events may have caused financial assets to become credit-impaired. The Group assesses whether debt instruments that are financial assets measured at amortised cost or FVTOCI are credit-impaired at each reporting date. To assess if sovereign and corporate debt instruments are credit impaired, the Group considers factors such as bond yields, credit ratings and the ability of the borrower to raise funding.

**3. Significant accounting policies** (continued)**3.3 Financial assets** (continued)**3.3.6 Credit-impaired financial assets** (continued)

A loan is considered credit-impaired when a concession is granted to the borrower due to a deterioration in the borrower's financial condition, unless there is evidence that as a result of granting the concession the risk of not receiving the contractual cash flows has reduced significantly and there are no other indicators of impairment. For financial assets where concessions are contemplated but not granted the asset is deemed credit impaired when there is observable evidence of credit-impairment including meeting the definition of default. The definition of default (see below) includes unlikelihood to pay indicators and a backstop if amounts are overdue for 90 days or more.

3.3.7 Purchased or originated credit-impaired (POCI) financial assets

POCI financial assets are treated differently because the asset is credit-impaired at initial recognition. For these assets, the Group recognises all changes in lifetime ECL since initial recognition as a loss allowance with any changes recognised in profit or loss. A favourable change for such assets creates an impairment gain.

3.3.8 Definition of default

Critical to the determination of ECL is the definition of default. The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL, as default is a component of the probability of default (PD) which affects both the measurement of ECL and the identification of a significant increase in credit risk.

The Group considers the following as constituting an event of default:

- the borrower is past due more than 90 days on any material credit obligation to the Group; or
- the borrower is unlikely to pay its credit obligations to the Group in full.

The definition of default is appropriately tailored to reflect different characteristics of different types of assets. Overdrafts are considered as being past due once the customer has breached an advised limit or has been advised of a limit smaller than the current amount outstanding.

When assessing if the borrower is unlikely to pay its credit obligation, the Group takes into account both qualitative and quantitative indicators. The information assessed depends on the type of the asset, for example in corporate lending a qualitative indicator used is the breach of covenants, which is not relevant for retail lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis. The Group uses a variety of sources of information to assess default which are either developed internally or obtained from external sources.

3.3.9 Significant increase in credit risk

The Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to the impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Group will measure the loss allowance based on lifetime rather than 12-month ECL. The Group's accounting policy is not to use the practical expedient that financial assets with 'low' credit risk at the reporting date are deemed not to have had a significant increase in credit risk. As a result, the Group monitors all financial assets, issued loan commitments and financial guarantee contracts that are subject to impairment for significant increase in credit risk.

3. Significant accounting policies (continued)**3.3 Financial assets** (continued)**3.3.9 Significant increase in credit risk** (continued)

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognised. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort, based on the Group's historical experience and expert credit assessment including forward-looking information.

Multiple economic scenarios form the basis of determining the probability of default at initial recognition and at subsequent reporting dates. Different economic scenarios will lead to a different probability of default. It is the weighting of these different scenarios that forms the basis of a weighted average probability of default that is used to determine the ECL.

For corporate lending, forward-looking information includes the future prospects of the industries in which the Group's counterparties operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various internal and external sources of actual and forecast economic information. For retail lending, forward looking information includes the same economic forecasts as corporate lending with additional forecasts of local economic indicators, particularly for regions with a concentration to certain industries, as well as internally generated information of customer payment behaviour. The Group allocates its counterparties to a relevant internal credit risk grade depending on their credit quality. The quantitative information is a primary indicator of significant increase in credit risk and is based on the change in credit worthiness of borrowers measured by rating downgrade which result in higher PD as per staging criteria.

The PDs used are forward looking and the Group uses the same methodologies and data used to measure the loss allowance for ECL.

The qualitative factors that indicate significant increase in credit risk are reflected in PD models on a timely basis. However, the Group still considers separately some qualitative factors to assess if credit risk has increased significantly. For corporate lending there is particular focus on assets that are included on a 'watch list' given an exposure is on a watch list once there is a concern that the creditworthiness of the specific counterparty has deteriorated. For retail lending the Group considers the expectation of forbearance and payment holidays, credit scores and events such as unemployment, bankruptcy, divorce or death.

As a back-stop when an asset becomes 30 days past due, the Group considers that a significant increase in credit risk has occurred and the asset is in stage 2 of the impairment model, i.e. the loss allowance is measured as the lifetime ECL, unless the Group has reasonable and supportable information that demonstrates otherwise.

3.3.10 Modification and derecognition of financial assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. In addition, the introduction or adjustment of existing covenants of an existing loan would constitute a modification even if these new or adjusted covenants do not yet affect the cash flows immediately but may affect the cash flows depending on whether the covenant is or is not met (e.g. a change to the increase in the interest rate that arises when covenants are breached).

The Group renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms.

3. Significant accounting policies (continued)

3.3 Financial assets (continued)

3.3.10 Modification and derecognition of financial assets (continued)

The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness) and amendments to covenants.

When a financial asset is modified the Group assesses whether this modification results in derecognition. In accordance with the Group's policy a modification results in derecognition when it gives rise to substantially different terms. To determine if the modified terms are substantially different from the original contractual terms the Group considers the following:

- Qualitative factors, such as contractual cash flows after modification are no longer SPPI, change in currency or change of counterparty, the extent of change in interest rates, maturity and covenants. If these do not clearly indicate a substantial modification, then;
- A quantitative assessment is performed to compare the present value of the remaining contractual cash flows under the original terms with the contractual cash flows under the revised terms, with both amounts discounted at the original effective interest. If the difference in present value is substantial the Group deems the arrangement is substantially different leading to derecognition.

In the case where the financial asset is derecognised the loss allowance for ECL is remeasured at the date of derecognition to determine the net carrying amount of the asset at that date. The difference between this revised carrying amount and the fair value of the new financial asset with the new terms will lead to a gain or loss on derecognition. The new financial asset will have a loss allowance measured based on 12-month ECL except in the rare occasions where the new loan is considered to be originated credit impaired. This applies only in the case where the fair value of the new loan is recognised at a significant discount to its revised par amount because there remains a high risk of default which has not been reduced by the modification. The Group monitors credit risk of modified financial assets by evaluating qualitative and quantitative information, such as if the borrower is in past due status under the new terms.

When the contractual terms of a financial asset are modified and the modification does not result in derecognition, the Group determines if the financial asset's credit risk has increased significantly since initial recognition by comparing:

- the remaining lifetime PD estimated based on data at initial recognition and the original contractual terms; with
- the remaining lifetime PD at the reporting date based on the modified terms.

For financial assets modified as part of the Group's forbearance policy, where modification did not result in derecognition, the estimate of PD reflects the Group's ability to collect the modified cash flows taking into account the Group's previous experience of similar forbearance action, as well as various behavioural indicators, including the borrower's payment performance against the modified contractual terms. If the credit risk remains significantly higher than what was expected at initial recognition the loss allowance will continue to be measured at an amount equal to lifetime ECL. The loss allowance on forborne loans will generally only be measured based on 12-month ECL when there is evidence of the borrower's improved repayment behaviour following modification leading to a reversal of the previous significant increase in credit risk.

Where a modification does not lead to derecognition the Group calculates the modification gain/loss comparing the gross carrying amount before and after the modification (excluding the ECL allowance). Then the Group measures ECL for the modified asset, where the expected cash flows arising from the modified financial asset are included in calculating the expected cash shortfalls from the original asset.

The Group derecognises a financial asset only when the contractual rights to the asset's cash flows expire (including expiry arising from a modification with substantially different terms), or when the financial asset and substantially all the risks and rewards of ownership of the asset are transferred to another entity.

3. Significant accounting policies (continued)

3.3 Financial assets (continued)

3.3.10 Modification and derecognition of financial assets (continued)

If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control 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.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain/loss that had been recognised in OCI and accumulated in equity is recognised in profit or loss, with the exception of equity investment designated as measured at FVTOCI, where the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain/loss allocated to it that had been recognised in OCI is recognised in profit or loss.

A cumulative gain/loss that had been recognised in OCI is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts. This does not apply for equity investments designated as measured at FVTOCI, as the cumulative gain/loss previously recognised in OCI is not subsequently reclassified to profit or loss.

3.3.11 Write-off

Loans and debt securities are written off when the Group has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Group determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off, or in the case of retail loan, when the amounts are over 180 days past due, whichever occurs sooner. A write-off constitutes a derecognition event. The Group may apply enforcement activities to financial assets written off. Recoveries resulting from the Group's enforcement activities will result in impairment gains.

3.3.12 Presentation of allowance for ECL in the statement of financial position

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

- for financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets;
- for debt instruments measured at FVTOCI: no loss allowance is recognised in the statement of financial position as the carrying amount is at fair value. However, the loss allowance is included as part of the revaluation amount in the investments revaluation reserve;
- for loan commitments and financial guarantee contracts: as a provision; and
- where a financial instrument includes both a drawn and an undrawn component, and the Group cannot identify the ECL on the loan commitment component separately from those on the drawn component, the Group presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision.

3.4 Equity and financial liabilities

Debt and equity instruments issued by a group entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

3. Significant accounting policies (continued)

3.4.1 Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs. Repurchase of the Group's own equity instruments is recognised and deducted directly in equity. No gain/loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments.

3.4.2 Financial liabilities

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Group or a contract that will or may be settled in the Group's own equity instruments and is a non-derivative contract for which the Group is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Group's own equity instruments.

Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities'.

3.4.2.1 Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is 1) contingent consideration of an acquirer in a business combination to which IFRS 3 applies, 2) held for trading, or 3) it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been acquired principally for the purpose of repurchasing 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 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.

A financial liability other than a financial liability held for trading or contingent consideration of an acquirer in a business combination may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise; or
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and IFRS 9 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value with any gains or losses arising on changes in fair value recognised in profit or loss to the extent that they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liabilities.

3.4.2.2 Other financial liabilities

Other financial liabilities are initially measured at fair value, net of transaction costs. Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The EIR is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

3. Significant accounting policies (continued)**3.4 Equity and financial liabilities** (continued)**3.4.2 Financial liabilities** (continued)**3.4.3 Derecognition of financial liabilities**

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

When the Group exchanges with the existing lender one debt instrument into another one with substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, the Group accounts for substantial modification of terms of an existing liability or part of it as an extinguishment of the original financial liability and the recognition of a new liability.

3.5 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation, including property under construction for such purposes. Investment properties are measured initially at its cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is calculated so as to write off the cost of investment properties using the straight line method over their estimated useful lives of 25 years.

Investment properties are accounted for as acquisitions on the date when ownership passes to the Group under the contract for the purchase of the relevant property, pending which event payments in respect of investment property acquisitions are included in 'receivable and other assets'.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of asset is recognised in the consolidated income statement in the period of derecognition.

4. Basis for consolidation

The condensed consolidated financial statements incorporate the condensed financial statements of the Bank and the entities controlled by the Bank (its subsidiaries). Control is achieved where the Bank has:

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

The condensed financial statements of subsidiaries are prepared using similar policies as those used by the Bank. All significant inter-group company balances, income and expense items are eliminated on consolidation.

5. Estimates and judgments

The preparation of condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed consolidated financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that were applied to the audited consolidated financial statements as at and for the year ended 31 December 2019.

6. Seasonality of results

No income of seasonal nature was recorded in the condensed consolidated financial statements for the nine months periods ended 30 September 2020 and 2019.

7. Financial risk management

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

Summarised information of the Group's credit risk exposure per class of financial asset (subject to impairment) is provided in following table.

| | 30 September 2020 | | | 31 December 2019 | | |
|--|--|--|--|--|--|--|
| | Gross carrying amount AED '000 (unaudited) | ECL allowance AED '000 (unaudited) | Carrying Amount AED '000 (unaudited) | Gross carrying amount AED '000 (audited) | ECL allowance AED '000 (audited) | Carrying amount AED '000 (audited) |
| Balances with the Central Bank of the UAE | | | | | | |
| Stage 1 | 983,381 | - | 983,381 | 2,327,982 | - | 2,327,982 |
| Deposits and balances due from banks | | | | | | |
| Stage 1 | 1,451,946 | (2,810) | 1,449,136 | 190,313 | - | 190,313 |
| Loans and advances to customers - retail lending | | | | | | |
| Stage 1 | 1,458,674 | (9,136) | 1,449,538 | 1,831,549 | (13,091) | 1,818,458 |
| Stage 2 | 176,130 | (16,740) | 159,390 | 175,602 | (19,405) | 156,197 |
| Stage 3 | 73,627 | (24,156) | 49,471 | 101,390 | (34,148) | 67,242 |
| | 1,708,431 | (50,032) | 1,658,399 | 2,108,541 | (66,644) | 2,041,897 |
| Loans and advances to customers - wholesale lending | | | | | | |
| Stage 1 | 5,738,570 | (28,091) | 5,710,479 | 6,842,027 | (24,927) | 6,817,100 |
| Stage 2 | 1,734,681 | (138,292) | 1,596,389 | 1,880,300 | (91,888) | 1,788,412 |
| Stage 3 | 1,668,974 | (610,398) | 1,058,576 | 1,500,222 | (623,306) | 876,916 |
| | 9,142,225 | (776,781) | 8,365,444 | 10,222,549 | (740,121) | 9,482,428 |
| Islamic financing and investing assets - wholesale lending | | | | | | |
| Stage 1 | 545,101 | (4,187) | 540,914 | 243,821 | (2,726) | 241,095 |
| Receivables and other assets | | | | | | |
| Stage 1 | 2,332,701 | (2,289) | 2,330,412 | 2,178,467 | (2,963) | 2,175,504 |
| Stage 2 | 1,107 | (76) | 1,031 | 1,898 | (17) | 1,881 |
| Stage 3 | - | - | - | - | - | - |
| | 2,333,808 | (2,365) | 2,331,443 | 2,180,365 | (2,980) | 2,177,385 |
| Investment securities measured at amortised cost | | | | | | |
| Stage 1 | 1,732,356 | (3,934) | 1,728,422 | 1,240,351 | (2,937) | 1,237,414 |
| Loan commitments, letters of credit and financial guarantee contracts | | | | | | |
| Stage 1 | 4,651,989 | (10,032) | 4,641,957 | 5,314,114 | (12,923) | 5,301,191 |
| Stage 2 | 273,294 | (5,011) | 268,283 | 327,833 | (6,679) | 321,154 |
| Stage 3 | 22,080 | (3,982) | 18,098 | 19,200 | (4,479) | 14,721 |
| | 4,947,363 | (19,025) | 4,928,338 | 5,661,147 | (24,081) | 5,367,066 |
| | 22,844,611 | (859,134) | 21,985,477 | 24,175,069 | (839,489) | 23,335,580 |

7. Financial risk management (continued)**7.1 Covid-19 and its impact on ECL**

With the onset of Covid-19 pandemic in first quarter of 2020 and the resultant economic disruption globally, governments and their central banks have extended economic relief measures including liquidity support to offset the adverse economic impact on individuals and corporates. In the determination of ECL, the Group has considered the potential impact on its portfolio within the available information around the economic uncertainties caused by the Covid-19 pandemic, including financial support and relief measures of the CBUAE. The Group has taken into account the specific guidelines issued by the CBUAE with regards to the TESS and guidance issued by IASB.

Identification of SICR event

As explained in note 3.3.9, if there is a significant increase in credit risk since initial recognition, the Group measures the loss allowance based on lifetime rather than 12-month ECL i.e. financial assets are migrated from stage 1 to stage 2. A SICR event occurs when there has been a significant increase in the risk of a default occurring, over the expected life of a financial instrument. The Group continuously reviews its portfolio for other indicators of unlikeliness to meet its financial obligations, any financial deterioration beyond temporary liquidity stress and whether it is likely to be short term, because of Covid-19, or longer term.

In line with the CBUAE guidance to support the economy, the Group has initiated a program of payment relief for its impacted customers by deferring interest/principal due, for a period of three month to nine months until the end of December 2020. These payment reliefs are considered as short-term liquidity support to address borrower cash flow issues. The relief offered to customers may indicate a potential SICR event, however, management believes that the extension of these payment reliefs do not automatically trigger a SICR event and do not warrant a stage migration for the purposes of calculating ECL, as these should in fact support customer affected by the Covid-19 outbreak and help them to resume regular payments. The Group has divided its customers benefitting from payment deferrals into two groups. Group 1 are those customers that are temporarily and mildly impacted whereas Group 2 consists of those customers that are significantly impacted. At this stage, it is challenging to isolate and individually differentiate a customer's short-term liquidity constraints against a permanent change in lifetime credit risk at a point in time, hence this process will be continuously reviewed to determine the impact on ECL on reporting date. This is also in line with the expectations of the CBUAE as referred in the TESS guidelines.

Reasonableness of Forward Looking Information and probability weights

The overall impact of Covid-19 is subject to very high level of uncertainty as there is limited forward-looking information available in these times of high volatility, however the Group is continuously reviewing its portfolio as new information becomes available. The Group had previously performed historical analysis and identified key economic variables impacting credit risk and ECL for each portfolio as part of model calibration exercise with qualitative expert judgement included as part of the process. Forecast of these economic variables (the "base, and downside economic scenario") are obtained from the CBUAE. Expert judgmental overlay has been exercised on wholesale portfolio in line with the CBUAE guidance to incorporate uncertainty in measuring ECL. The Group has limited unsecured portfolio across retail segment, hence we do not anticipate any significant increase in ECL due to Covid-19 impact.

The Group has applied industry specific and account level adjustments for significant wholesale exposures that are expected to be most impacted due to Covid-19. The increase in these judgmental overlays has resulted in an additional ECL of AED 43.8 million for the Group. The full assessment of impact of such uncertain economic environment is challenging and the Group will continue to reassess its position and the related impact on a regular basis. As with any economic forecasts, the forward-looking forecasts and the probability of such event occurrences are subject to significant uncertainty and therefore the actual outcomes in remaining quarters may be significantly different to those currently projected.

7. Financial risk management (continued)

7.1 Covid-19 and its impact on ECL (continued)

The Group has fully utilized the CBUAE TESS facility on 15th April 2020 in tune of AED 454.5 million and started the process of the extending the relief to eligible customers that were directly or indirectly impacted by Covid-19 pandemic. As on reporting date, the relief has been extended to 2,666 customers across retail and wholesale portfolio with total amount of relief as AED 382.2 million. As per CBUAE directives, any settlement or cancellations of relief, if requested by customer are re-allocated to other eligible customers on a weekly basis.

The table below summarises the relief provided to customer by product:

| | Number of Borrowers (unaudited) | Amount of Deferment allowed AED '000 (unaudited) |
|---|--|---|
| Retail lending | | |
| Mortgage loan | 223 | 16,583 |
| Credit card and other unsecured lending | 2,382 | 86,078 |
| | 2,605 | 102,660 |
| Wholesale lending | | |
| Loans and advances to customers | 61 | 279,548 |
| Islamic financing and investing assets | - | - |
| | 61 | 279,548 |
| | 2,666 | 382,208 |

The table below summarises identified group 1 and group 2 customers with their gross exposure and ECL at the end of reporting period.

| | Gross exposure AED '000 (unaudited) | ECL AED '000 (unaudited) |
|---|--|---|
| Retail lending | | |
| Group 1 | 626,384 | 13,939 |
| Group 2 | - | - |
| | 626,384 | 13,939 |
| Wholesale lending (including Islamic financing and investing assets) | | |
| Group 1 | 1,795,607 | 5,836 |
| Group 2 | 733,228 | 50,528 |
| | 2,528,834 | 56,364 |
| | 3,155,218 | 70,303 |

The table below summarises total changes and stage migration since 31 December 2019 in gross carrying amount of customers who have been extended relief.

7. Financial risk management (continued)
7.1 Covid-19 and its impact on ECL (continued)

| | Stage 1 AED '000 | Stage 2 AED '000 | Stage 3 AED '000 | Total AED '000 |
|---------------------------------|---------------------|---------------------|---------------------|-------------------|
| Retail lending | | | | |
| As at 31 December 2019 | 598,983 | 92,298 | 7,264 | 698,545 |
| Transfer to stage 1 | 33,565 | (33,565) | - | - |
| Transfer to stage 2 | (64,682) | 71,862 | (7,180) | - |
| Transfer to stage 3 | (7,933) | (17,367) | 25,300 | - |
| Change in exposure | (60,708) | (8,742) | (9,178) | (78,628) |
| New financial assets recognised | 6,467 | - | - | 6,467 |
| As at 30 September 2020 | <u>505,692</u> | <u>104,486</u> | <u>16,206</u> | <u>626,384</u> |
| Wholesale lending | | | | |
| As at 31 December 2019 | 1,972,096 | 602,306 | - | 2,574,402 |
| Transfer to stage 1 | 135,347 | (135,347) | - | - |
| Transfer to stage 2 | (127,486) | 127,486 | - | - |
| Change in exposure | (98,762) | 53,194 | - | (45,568) |
| As at 30 September 2020 | <u>1,881,195</u> | <u>647,639</u> | <u>-</u> | <u>2,528,834</u> |

The change of stage 1 and stage 2 ECL for wholesale and retail customers since 31 December 2019 is as follows:

| | AED '000 (unaudited) |
|---|-------------------------|
| Retail | |
| Mortgage loan | (331) |
| Credit card | (1,914) |
| Other | (4,375) |
| | <u>(6,620)</u> |
| Wholesale (including Islamic financing and investing assets) | |
| Real estate | 418 |
| Construction | 18,487 |
| Trade | 5,671 |
| Manufacturing | (94) |
| Transport, storage and communication | (295) |
| Gas, electricity and water | 13,878 |
| Other | 7,790 |
| | <u>45,855</u> |
| Other | |
| Deposits and balances due from banks | 2,810 |
| Investment securities measured at amortised cost | 997 |
| | <u>3,807</u> |
| | <u>43,042</u> |

8. Cash and balances with the Central Bank of the UAE

In the table below, statutory cash ratio requirements with the Central Bank of the UAE represent mandatory reserve deposits and are not available for use in the Group's day-to-day operations. Cash on hand and current accounts and other balances are non-interest bearing. Certificates of deposit carry interest rates ranging between 0.12% per annum (2019: 2.05% and 2.52% per annum). Repurchase agreement borrowings are under TESS relief facility received from the CBUAE and carry interest rate of 0% per annum.

8. Cash and balances with the Central Bank of the UAE (continued)

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|--|---------------------------------|-------------------------------|
| Cash on hand | 59,036 | 82,586 |
| Balances with the Central Bank of the UAE: | | |
| Current account | - | 109,691 |
| Statutory cash ratio requirements | 324,345 | 668,291 |
| Certificates of deposit | 600,000 | 1,550,000 |
| | <u>983,381</u> | <u>2,410,568</u> |
| Balance due to the Central Bank of the UAE: | | |
| Current account | 169,580 | - |
| Repurchase agreement borrowings | 410,000 | - |
| | <u>579,580</u> | <u>-</u> |

9. Deposits and balances due from banks

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|-----------------------------|---------------------------------|-------------------------------|
| Demand and call deposit | 83,941 | 190,313 |
| Term deposits | 1,294,542 | - |
| Islamic investment deposits | 73,463 | - |
| | <u>1,451,946</u> | <u>190,313</u> |
| Less: ECL allowance | (2,810) | - |
| | <u>1,449,136</u> | <u>190,313</u> |

10. Loans and advances to customers

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|---------------------------|---------------------------------|-------------------------------|
| Retail lending: | | |
| Mortgage loans | 975,610 | 1,087,663 |
| Credit cards | 82,785 | 116,906 |
| Other | 650,036 | 903,972 |
| | <u>1,708,431</u> | <u>2,108,541</u> |
| Less: ECL allowance | (50,032) | (66,644) |
| | <u>1,658,399</u> | <u>2,041,897</u> |
| Wholesale lending: | | |
| Loans | 7,140,893 | 8,234,783 |
| Overdrafts | 1,311,080 | 1,184,551 |
| Trust receipts | 409,079 | 378,067 |
| Bills discounted | 281,173 | 425,148 |
| | <u>9,142,225</u> | <u>10,222,549</u> |
| Less: ECL allowance | (776,781) | (740,121) |
| | <u>8,365,444</u> | <u>9,482,428</u> |
| | <u>10,023,843</u> | <u>11,524,325</u> |

11. Investment securities measured at fair value

The Group has designated the certain investments in equity instruments and investment fund at FVTOCI as these are the investments that the Group plans to hold in the long term for strategic reasons. The Group has also classified certain investment in equity instruments at FVTPL. The table below shows fair value of these investments.

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|--|---------------------------------|-------------------------------|
| Investment securities measured at fair value through other comprehensive income | | |
| Investment in quoted shares | 14,475 | 14,475 |
| Investment in unquoted shares | 33,116 | 33,116 |
| Investment in unquoted investment fund | 2,695 | 2,695 |
| | <u>50,286</u> | <u>50,286</u> |
| Investment securities measured at fair value through profit or loss | | |
| Investment in unquoted shares (note 11.1) | 129,417 | - |
| | <u>179,703</u> | <u>50,286</u> |

11.1 Investment in unquoted shares measured at FVTPL

AKPI, a subsidiary of the Bank, has investment of 50% equity stake in Al Murjan Real Estate LLC (Murjan). In 2010, the court, on request of shareholders of Murjan, issued an order to dissolve the company and approved appointment of liquidators.

Since Murjan is managed by liquidators, AKPI assessed that it does not exercise any control or significant influence over Murjan and investment in Murjan is classified as financial assets measured at FVTPL.

Liquidation proceedings were put on hold due to an inheritance dispute over the land owned by Murjan. During 2019, the dispute over land was decided with order confirming Murjan's title to the land. During 2019, liquidator placed land on auction at a price lower than its liabilities, however, no bids were received. Investment was, therefore, carried at Nil value at 31 December 2019.

During the period, to derive the maximum value from investment in Murjan, shareholders devised and agreed a plan with liquidators to subdivide land into smaller plots and sell it after a marketing period of 24 months. Consequently, the fair value of value of land is increased and investment is recognised at AED 129.4 million.

12. Investment securities measured at amortised cost

The table below shows investment securities at amortised cost held by the Group at the end of the reporting period. The Group holds these investment securities with an average yield of 2.1% to 7.4% per annum (2019: 2.1% to 7.4% per annum). The investment securities are redeemable at par on various maturity dates from 2020 to 2028 (2017: 2020 to 2028).

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|-------------------------------|---------------------------------|-------------------------------|
| Investment in debt instrument | 899,581 | 984,429 |
| Investment in Islamic Sukuk | 832,775 | 255,922 |
| | <u>1,732,356</u> | <u>1,240,351</u> |
| Less: ECL allowance | (3,934) | (2,937) |
| | <u>1,728,422</u> | <u>1,237,414</u> |

13. Customers' deposits

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|------------------|---------------------------------|-------------------------------|
| Current accounts | 2,059,103 | 2,694,664 |
| Savings accounts | 1,027,462 | 937,299 |
| Time deposits | 6,642,675 | 7,371,529 |
| Other | 221,438 | 250,779 |
| | <u>9,950,678</u> | <u>11,254,271</u> |

14. Share capital

The authorised, issued, and paid up capital of the Bank comprises 1,737,383,050 shares of AED 1 each (2019: 1,737,383,050 shares of AED 1 each). Fully paid up shares carry one vote per share and carry a right to dividends.

15. Tier 1 Capital Securities

On 23 December 2015, the Bank issued Tier 1 Capital Securities (the "Capital Securities") through an SPV, CBI Tier 1 Private Ltd, (the "Issuer") amounting to USD 125 million (AED 459.125 million). These Capital Securities are perpetual and carry an interest rate of 6.50 % (calculated based on the relevant Six- Years Mid Swap Rate plus 4.71 percent per annum) during the "initial period". After the initial period, at every reset date, interest would be calculated for the next reset period at the relevant Six-Year Mid Swap Rate plus a margin of 4.71 percent per annum. Interest is payable semi-annually in arrears on these Capital Securities. The "Initial Period" is the period (from and including) the Issue Date to (but excluding) the First Call Date. The "Reset Date" is the First Call Date and every sixth anniversary thereafter. These Capital Securities are callable by the Bank beginning from 23 December 2021 "First Call date" and every interest payment date thereafter.

Tier 1 Capital Securities are perpetual, subordinated and unsecured. The Bank may elect not to pay a coupon at its own discretion. The holder of the Capital Securities does not have a right to claim the coupon and an election by the Bank not to service the coupon is not considered an event of default.

16. Reserves

The movements in the reserves during the period were as follows:

| | Statutory reserve AED '000 | General reserve AED '000 | Investment revaluation reserve AED '000 | Specific provision reserve AED '000 | General provision reserve AED '000 | Total AED '000 |
|---|----------------------------------|--------------------------------|--|--|---|-------------------|
| 2020 | | | | | | |
| As at 1 January (audited) (restated) | 268,778 | 11,104 | (54,909) | 223,377 | 33,534 | 481,884 |
| Other comprehensive income/(loss) | - | - | - | - | - | - |
| Transfers | - | (11,104) | - | (11,455) | (33,534) | (56,093) |
| As at 30 September (unaudited) | <u>268,778</u> | <u>-</u> | <u>(54,909)</u> | <u>211,922</u> | <u>-</u> | <u>425,791</u> |

16. Reserves (continued)

| | Statutory reserve AED '000 | General reserve AED '000 | Investment revaluation reserve AED '000 | Specific provision reserve AED '000 | General provision reserve AED '000 | Total AED '000 |
|--|----------------------------------|--------------------------------|--|--|---|-------------------|
| 2019 | | | | | | |
| As at 1 January (audited) (restated) | 257,674 | 22,551 | (43,870) | 133,833 | - | 370,188 |
| Other comprehensive income | - | - | 202 | - | - | 202 |
| Transfers | - | (22,551) | - | 94,323 | - | 71,772 |
| As at 30 September (unaudited) (restated) | <u>257,674</u> | <u>-</u> | <u>(43,668)</u> | <u>228,156</u> | <u>-</u> | <u>442,162</u> |

17. Other operating income, net

| | 2020 AED '000 (unaudited) | 2019 AED '000 (unaudited) |
|---|---------------------------------|---------------------------------|
| Foreign exchange gains | 16,930 | 32,815 |
| Net gain from financial assets at FVTPL | 128,719 | 2,649 |
| Dividend income | - | 264 |
| Other | 20,492 | 21,635 |
| | <u>166,141</u> | <u>57,363</u> |

18. Net impairment loss on financial assets

| | 2020 AED '000 (unaudited) | 2019 AED '000 (unaudited) |
|--------------------------------------|---------------------------------|---------------------------------|
| Net ECL charge for the period | 404,836 | 269,643 |
| Recoveries against written off loans | (36,655) | (36,820) |
| Bad debts written off | - | 125 |
| Other | (1,261) | 3,057 |
| | <u>366,920</u> | <u>236,005</u> |

19. Basic and diluted earnings per share

Earnings per share are calculated by dividing the profit for the period attributed to the owners of the Bank by the weighted average number of shares in issue throughout the period as follows:

| | From continuing operations | | From continuing and discontinued operations | |
|--|----------------------------|-----------------------------------|---|-----------------------------------|
| | 2020 (unaudited) | 2019 (unaudited) (restated) | 2020 (unaudited) | 2019 (unaudited) (restated) |
| Profit for the period attributable to owners of the Bank (AED'000) | <u>(50,633)</u> | <u>77,906</u> | <u>(50,633)</u> | <u>77,913</u> |
| Weighted average number of shares in issue ('000) | <u>1,737,383</u> | <u>1,737,383</u> | <u>1,737,383</u> | <u>1,737,383</u> |
| Basic and diluted earnings per share (AED) | <u>(0.029)</u> | <u>0.045</u> | <u>(0.029)</u> | <u>0.045</u> |

20. Contingent liabilities and commitments

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|--|---------------------------------|-------------------------------|
| Letters of credit and guarantees: | | |
| Guarantees | 2,594,222 | 3,174,176 |
| Letters of credit | <u>267,361</u> | <u>489,808</u> |
| | <u>2,861,583</u> | <u>3,663,984</u> |
| Other commitments: | | |
| Loan Commitments | 2,085,780 | 1,997,163 |
| Capital commitments | <u>1,766</u> | <u>1,805</u> |
| | <u>2,087,546</u> | <u>1,998,968</u> |

21. Cash and cash equivalents

Cash and cash equivalents included in the condensed consolidated statement of cash flows comprise the following:

| | 30 September 2020 AED '000 (unaudited) | 31 December 2019 AED '000 (audited) | 30 September 2019 AED '000 (unaudited) |
|--|--|---|--|
| Cash and balances with the Central Bank of the UAE | 983,381 | 2,410,568 | 3,443,350 |
| Deposits and balances due from banks | <u>1,451,946</u> | <u>190,313</u> | <u>402,113</u> |
| | <u>2,435,327</u> | <u>2,600,881</u> | <u>3,845,463</u> |
| Less: Statutory reserve with the Central Bank of the UAE | (324,345) | (668,291) | (659,982) |
| Less: CDs with original maturity of more than 90 days | (600,000) | (1,550,000) | (1,650,000) |
| Less: Deposits and balances due from banks with original maturity of more than 90 days | <u>(330,121)</u> | <u>-</u> | <u>-</u> |
| | <u>1,180,861</u> | <u>382,590</u> | <u>1,535,481</u> |

22. Related party transactions

a) The Group enters into transactions with companies and entities that fall within the definition of a related party as contained in IAS 24 *Related Party Disclosures*. Related parties comprise companies under common ownership and/or common management and control, their shareholders and key management personnel. Transactions with associate and other related parties are made on substantially the same terms, as those prevailing at the same time for comparable transactions with external customers and parties.

b) Related party balances at the end of the reporting period were as follows:

| | Terms % | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|---|------------|---------------------------------|-------------------------------|
| <i>Subsidiaries</i> | | | |
| Financial guarantee contract | | - | 25,000 |
| <i>Associate</i> | | | |
| Loans and advances to customers | 5.0 | 94,611 | 95,000 |
| Receivables and other assets | - | 16,910 | 16,910 |
| <i>Key management personnel (including directors)</i> | | | |
| Loans and advances to customers | 2.75 - 3.0 | 13,943 | 3,934 |
| Customers' deposits | 2.5 | 7,066 | 1,193 |
| <i>Other related parties</i> | | | |
| Loans and advances to customers | | - | 542,204 |
| Deposits and balances due from banks | - | 2,526 | 8,020 |
| Deposits and balances due to banks | - | 16,779 | 23,533 |
| Customers' deposits | - | - | 300,314 |
| Interest rate swaps (Notional amount) | - | 36,730 | 36,730 |
| Tier 1 capital securities | 6.5 | 459,125 | 459,125 |

c) Significant transactions with related parties during the period were as follows:

| | 2020 AED '000 (unaudited) | 2019 AED '000 (unaudited) |
|---|---------------------------------|---------------------------------|
| <i>Associate</i> | | |
| Interest income | 3,059 | 2,213 |
| <i>Key management personnel (including directors)</i> | | |
| Interest income | 383 | 252 |
| Interest expense | 82 | 56 |
| Directors' expenses | 233 | 1,162 |
| Compensation of key management personnel | 15,109 | 11,984 |
| <i>Other related parties</i> | | |
| Interest income | - | 17,386 |
| Interest expense | - | 5,805 |

23. Operating segments

Operating Segments are identified on the basis of internal reports about the components of the Group that are regularly reviewed by the Group's CEO in order to allocate resources to the segment and to assess its performance. The Group's reportable segments under IFRS 8 are therefore as follows:

- Wholesale banking;
- Retail banking;
- Treasury;
- Real estate (financial position and results of real estate subsidiary TRE);
- Other

The segmental information provided to the Group's CEO for the reportable segments for the period ended 30 September 2020 and 30 September 2019 were as follows:

| | Wholesale Banking AED '000 | Retail banking AED '000 | Treasury AED '000 | Real estate AED '000 | Other AED '000 | Total AED '000 |
|---|---|--|------------------------------|-------------------------------------|---------------------------|---------------------------|
| Nine months period ended 30 September 2020 (unaudited) | | | | | | |
| Net interest income from external customers | 223,647 | 55,073 | 49,441 | - | (299) | 327,862 |
| Inter-segmental net interest income | (4,062) | 16,295 | 2,204 | (5,185) | (9,252) | - |
| Fee and commission income | 110,862 | 19,752 | 23 | - | (52) | 130,585 |
| Fee and commission expense | (2,625) | (9,423) | (631) | - | (6) | (12,685) |
| Other operating income, net | 159,888 | 2,470 | 2,567 | 701 | 515 | 166,141 |
| Impairment losses and provisions, net | (357,360) | (30,761) | (1,796) | 3,159 | (170) | (386,928) |
| General and administrative expenses excluding depreciation and amortisation | (97,556) | (72,649) | (10,354) | (1,220) | 420 | (181,359) |
| Depreciation and amortisation | (16,002) | (10,271) | (1,397) | (2,345) | - | (30,015) |
| Share of results of associates | (3,150) | - | - | - | - | (3,150) |
| Profit/(loss) for the period | <u>13,642</u> | <u>(29,514)</u> | <u>40,057</u> | <u>(4,890)</u> | <u>(8,844)</u> | <u>10,451</u> |
| As at 30 September 2020 (unaudited) | | | | | | |
| Assets | <u>11,232,801</u> | <u>1,658,399</u> | <u>4,249,534</u> | <u>285,172</u> | <u>842,736</u> | <u>18,268,642</u> |
| Liabilities | <u>10,583,483</u> | <u>2,211,315</u> | <u>2,741,188</u> | <u>1,135</u> | <u>249,280</u> | <u>15,786,401</u> |

Non-current asset held for sale and associated liabilities are presented in 'Wholesale banking' segment.

23. Operating segments (continued)

| | Wholesale banking AED '000 | Retail Banking AED '000 | Treasury AED '000 | Real estate AED '000 | Other AED '000 | Total AED '000 |
|--|----------------------------------|-------------------------------|----------------------|----------------------------|-------------------------|--------------------------|
| Nine months period ended 30 September 2019 (unaudited) (restated) | | | | | | |
| Net interest income from | | | | | | |
| external customers | 193,050 | 140,661 | 16,024 | - | 9,692 | 359,427 |
| Inter-segmental net | | | | | | |
| interest income | 5,357 | - | - | (5,357) | - | - |
| Fee and commission | | | | | | |
| income | 113,212 | 66,667 | - | - | - | 179,879 |
| Fee and commission | | | | | | |
| expense | (3,025) | (14,901) | (771) | - | (104) | (18,801) |
| Other operating income, net | 22,877 | 14,722 | 13,652 | 3,587 | 4,636 | 59,474 |
| Impairment losses and provisions, net | (175,550) | (61,810) | (445) | - | - | (237,805) |
| General and administrative expenses excluding depreciation and amortisation | (33,308) | (74,171) | (3,575) | (1,863) | (116,578) | (229,495) |
| Depreciation and amortisation | (3,612) | (11,622) | (346) | (2,914) | (14,160) | (32,654) |
| Share of results of associates | (2,100) | - | - | - | - | (2,100) |
| Loss from discontinued operations | - | - | - | - | (7) | (7) |
| Profit/(loss) for the period | <u>116,901</u> | <u>59,546</u> | <u>24,539</u> | <u>(6,547)</u> | <u>(116,521)</u> | <u>77,918</u> |
| As at 31 December 2019 (audited) (restated) | | | | | | |
| Assets | <u>11,732,868</u> | <u>2,157,117</u> | <u>3,976,640</u> | <u>285,211</u> | <u>455,472</u> | <u>18,607,308</u> |
| Liabilities | <u>9,418,160</u> | <u>4,558,679</u> | <u>1,696,134</u> | <u>445</u> | <u>462,100</u> | <u>16,135,518</u> |

The Group conducted all of its operation in the UAE, there is no operation outside the UAE apart from non-current asset held for sale and associated liabilities.

24. Fair value of financial instruments

This note provides information about how the Group determines the fair value of various financial assets and financial liabilities.

24.1 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The fair value of financial assets and financial liabilities are determined as follows:

- Fair value of all quoted investments measured at fair value through profit or loss and at fair value through other comprehensive income are based on quoted bid prices in an active market;

24. Fair value of financial instruments (continued)
24.1 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (continued)

- Fair value of all unquoted equity investments and unquoted investment funds measured at fair value through other comprehensive income is mainly based on market approach based valuation technique using price/book value multiple of trading peers and precedent transactions. These price/book values multiples and precedent transactions are unobservable inputs; and
- Fair value of all derivatives is calculated using discounted cash flows. Discounted cash flow analysis is performed using the applicable yield curve for the duration of the instruments for non-optional derivatives, and option pricing models for optional derivatives. Derivatives are measured using quoted rates and yield curves derived from quoted rates matching maturities of the contracts.

The table below summarises the Group's financial instruments fair value according to fair value hierarchy:

| | Level 1 | | Level 2 | | Level 3 | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| | 2020 AED '000 | 2019 AED '000 | 2020 AED '000 | 2019 AED '000 | 2020 AED '000 | 2019 AED '000 |
| Financial assets at fair value through other comprehensive income | | | | | | |
| Equity shares | 14,475 | 14,475 | - | - | 33,116 | 33,116 |
| Investment funds | - | - | - | - | 2,695 | 2,695 |
| | 14,475 | 14,475 | - | - | 35,811 | 35,811 |
| Financial assets at fair value through other profit or loss | | | | | | |
| Equity shares | - | - | - | - | 129,417 | - |
| Positive fair value of derivatives financial assets | - | - | 38,309 | 26,792 | - | - |
| | - | - | 38,309 | 26,792 | 129,417 | - |
| | 14,475 | 14,475 | 38,309 | 26,792 | 165,228 | 35,811 |
| Financial liabilities at fair value through other profit or loss | | | | | | |
| Negative fair value of derivatives financial assets | - | - | 38,930 | 27,409 | - | - |
| | - | - | 38,930 | 27,409 | - | - |

For level 3 fair valuation, the higher the unobservable input of price/book value multiple, the higher the fair value. The price/book value multiple used in valuation ranges between AED 0.91X to AED 0.95X (2019: AED 0.91X to AED 0.95X). There were no transfers between Level 1 and 2 during the periods ended 30 September 2020 and 2019.

Reconciliation of Level 3 fair value measurements of financial assets

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|---|---------------------------------|-------------------------------|
| Balance at the beginning of the period/year | 35,811 | 45,523 |
| Total gain recognised in profit or loss | 129,417 | - |
| Total losses in other comprehensive income | - | (9,510) |
| Redemption | - | (202) |
| | 165,228 | 35,811 |

24. Fair value of financial instruments (continued)

24.1 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (continued)

The financial liabilities subsequently measured at fair value are classified as level 2 in the fair value hierarchy. There are no financial liabilities classified as fair value as level 3 in the fair value hierarchy.

All gains and losses included in other comprehensive income relate to FVTOCI (quoted investments or unquoted investments) held at the end of the period and are reported as changes in 'Investment revaluation reserve'.

24.2 Fair value of financial instruments carried at amortised cost

Except as detailed below, the directors consider that the carrying amounts of financial assets and financial liabilities recognised at amortised cost in the consolidated financial statements approximate their fair values.

| | Carrying amount | | Fair value | |
|--|---------------------------------|-------------------------------|---------------------------------|-------------------------------|
| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
| Investment securities measured at amortised cost | 1,728,422 | 1,237,414 | 1,729,953 | 1,262,240 |

25. Capital management

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

Regulatory capital

The Bank calculates its Capital Adequacy Ratio in line with guidelines issued by the Central Bank of the UAE. The Group's regulatory capital position at the end of reporting period under Basel III is as follows:

| | 2020 AED '000 (unaudited) | 2019 AED '000 (audited) |
|---|---------------------------------|-------------------------------|
| CET1 capital before transitional adjustment | 1,660,259 | 1,754,694 |
| Transitional adjustment | 43,042 | - |
| CET1 capital after transitional adjustment | 1,703,301 | 1,754,694 |
| AT1 capital | 459,125 | 459,125 |
| T2 capital | 166,295 | 175,167 |
| Total capital base | 2,328,721 | 2,388,986 |
| Credit risk | 13,303,635 | 14,013,333 |
| Market risk | 8,995 | 10,594 |
| Operational risk | 1,489,725 | 1,494,604 |
| Total risk weighted assets | 14,802,355 | 15,518,531 |
| CET1 capital ratio | 11.51% | 11.31% |
| Tier 1 capital ratio | 14.61% | 14.27% |
| Total capital ratio | 15.73% | 15.39% |

26. Restatement

During the period the Group has voluntarily changed its accounting policy of land and buildings under property and equipment from revaluation model to cost model. Management believes that change will result in financial statements providing reliable and more relevant information about the effects of transactions, other events or conditions on the Group's financial position, financial performance or cash flows.

The Group has applied change in accounting policy using the full retrospective approach, with restatement of the comparative information. New accounting policy and financial impact of change in accounting policy is described below.

26.1 New accounting policy for property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and impairment loss, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance expenses are charged to the consolidated income statement in the period in which they are incurred.

Capital work in progress is carried at cost, less any recognised impairment loss. Such properties are classified to the appropriate categories of property and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation is charged so as to write off the cost of assets, other than land and capital work in progress, using the straight-line method, over the estimated useful lives of the respective assets. Freehold land is not depreciated. The estimated useful lives of the assets for the calculation of depreciation are as follows:

| | |
|---|-------------|
| Buildings | 25 years |
| Property improvements | 4 - 7 years |
| Furniture, fixtures, equipment and vehicles | 4 years |
| Right of use assets | 2 - 5 years |

An item of property and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. The gain or loss arising on the disposal or retirement of an item of property and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in consolidated income statement.

26.2 Financial impact of restatement

The table below shows the amount of adjustment for each financial statement line item affected by restatement for prior periods.

| | As previously reported AED '000 (unaudited) | Restatement AED '000 (unaudited) | As restated AED '000 (unaudited) |
|---|--|--|--|
| Period ended 30 September 2019 | | | |
| Impact on profit or loss | | | |
| Other operating income | 53,368 | 3,995 | 57,363 |
| General and administrative expenses | (263,430) | 1,281 | (262,149) |
| Net impact on profit or loss | | <u>5,276</u> | |
| Impact on other comprehensive income | | | |
| Revaluation of properties | 3,995 | (3,995) | - |
| Net impact on other comprehensive income | | <u>(3,995)</u> | |

26. Restatement (continued)

26.2 Financial impact of restatement (continued)

| | As previously reported AED '000 (unaudited) | Restatement AED '000 (unaudited) | As restated AED '000 (unaudited) |
|--|--|--|--|
| Period ended 30 September 2019 | | | |
| Impact on earnings per share | | | |
| Basic and diluted earnings per share from continuing operations (AED) | 0.042 | 0.003 | 0.045 |
| Basic and diluted earnings per share from continuing and discontinued operations (AED) | 0.042 | 0.003 | 0.045 |
| Impact on cash flows | | | |
| Cash flows from operating activities | (2,027,587) | - | (2,027,587) |
| Cash flows from investing activities | (89,807) | - | (89,807) |
| Cash flows from financing activities | - | - | - |
| Net impact on cash flows | | <u>-</u> | |
| As at 1 January 2019 | | | |
| Impact on assets, liabilities and equity | | | |
| Property and equipment | 217,811 | <u>(27,178)</u> | 190,633 |
| Net impact on total assets | | <u>(27,178)</u> | |
| Net impact on total liabilities | | <u>-</u> | |
| Reserves | 397,366 | <u>(27,178)</u> | 370,188 |
| Net impact on total equity | | <u>(27,178)</u> | |
| As at 31 December 2019 | | | |
| Impact on assets, liabilities and equity | | | |
| Property and equipment | 113,210 | <u>(25,470)</u> | 87,740 |
| Net impact on total assets | | <u>(25,470)</u> | |
| Net impact on total liabilities | | <u>-</u> | |
| Reserves | 507,354 | <u>(25,470)</u> | 481,884 |
| Net impact on total equity | | <u>(25,470)</u> | |

27. Approval of the condensed consolidated financial statements

The condensed consolidated financial statements were approved by the Board of Directors and authorised for issue on 02 November 2020.

Glossary of abbreviations

| | |
|-----------|---|
| AED | United Arab Emirates Dirham |
| AKPI | Al Khaleejiah Property Investments LLC |
| AT1 | Additional Tier 1 |
| Basel III | Basel III: International regulatory framework for banks |
| CBI | Commercial Bank International PSC |
| CBUAE | Central Bank of the UAE |
| CDs | Certificates of Deposit |
| CEO | Chief Executive Officer |
| CET1 | Common Equity Tier 1 |
| ECL | Expected Credit Losses |
| EIR | Effective Interest Rate |
| EPS | Earnings Per Share |
| FVTOCI | Fair Value Through Other Comprehensive Income |
| FVTPL | Fair Value Through Profit or Loss |
| IAS | International Accounting Standard |
| IASB | International Accounting Standards Board |
| IASs | International Accounting Standards |
| IFB | International Financial Brokerage LLC |
| IFRIC | International Financial Reporting Interpretations Committee |
| IFRS | International Financial Reporting Standard |
| IFRSs | International Financial Reporting Standards |
| LGD | Loss Given Default |
| LLC | Limited Liability Company |
| Murjan | Al Murjan Real Estate LLC |
| OCI | Other Comprehensive Income |
| PD | Probability of Default |
| POCI | Purchased or Originated Credit Impaired |
| SCA | Securities and Commodities Authority of the UAE |
| SIC | Standard Interpretations Committee |
| SICR | Significant Increase in Credit Risk |
| SPPI | Solely Payments of Principal and Interest on the principal amount outstanding |
| SPV | Special Purpose Vehicle |
| T2 | Tier 2 |
| TESS | Targeted Economic Support Scheme |
| the UAE | the United Arab Emirates |
| TRE | Takamul Real Estate LLC |