Commercial Bank International P.S.C.

REPORTS AND THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

These audited consolidated financial statements are subject to approval of the Central Bank of the UAE and adoption by shareholders at the annual general meeting

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The Board of Directors has pleasure in submitting their report and the audited consolidated financial statements for the year ended 31 December 2020.

Incorporation and registered offices

Commercial Bank International P.S.C. (the "Bank") was incorporated under an Emiri Decree Number 5/91 on 28 April 1991 by His Highness Ruler of Ras Al-Khaimah. The address of the registered office is P.O. Box 793, Ras Al-Khaimah, United Arab Emirates.

Principal activities

The principal activities of the Bank are retail banking, commercial banking, investment banking, Islamic banking, brokerage and asset management and these activities are carried out through its branches in the United Arab Emirates.

Financial position and results

The financial position and results of the Group for the year ended 31 December 2020 are set out in the accompanying consolidated financial statements.

The Group has earned net interest income and income from Islamic financing and investing activities amounting AED 417,602 thousands during the year ended 31 December 2020 (2019: AED 473,379 thousands) and had recorded a net profit of AED 33,678 thousands for the year ended 31 December 2020 (2019 (restated): AED 116,740 thousands).

Directors

The following were the Directors of the Bank at the end of year ended 31 December 2020:

Mr. Saif Ali Al Shehhi	Chairman
Mr. Ali Rashid Al-Mohannadi	Vice Chairman
Mrs. Fareeda Ali Abu Al Fath	
Mr. Mubarak Bin Fahed	
Mr. Faisal Ali Al Tamimi	
Ms. Maitha Saeed Al Falasi	
Dr. Ghaith Hammel Al Ghaith Al Qubaisi	
Mr. Hamad Salah Al Turkait	

Auditors

The consolidated financial statements for the year ended 31 December 2020 have been audited by Deloitte & Touche (M.E.) and, being eligible, offer themselves for reappointment.

By order of the Board of Directors

saif alshehhi (Feb 10, 2021 16:46 GMT+4)

Saif Ali Al Shehhi
Chairman

10 February 2021

Deloitte & Touche (M.E.)
Building 3, Level 6
Emaar Square
Downtown Dubai
P.O. Box 4254
Dubai
United Arab Emirates

Tel: +971 (0) 4 376 8888
Fax:+971 (0) 4 376 8899
www.deloitte.com

INDEPENDENT AUDITOR'S REPORT

The Shareholders
Commercial Bank International P.S.C
United Arab Emirates

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of **Commercial Bank International P.S.C (the "Bank") and its subsidiaries (together the "Group"), United Arab Emirates** which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group, as at 31 December 2020, and its consolidated financial performance and consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the consolidated financial statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (the "IESBA Code") together with the other ethical requirements that are relevant to our audit of the Group's consolidated financial statements in the United Arab Emirates and we have fulfilled our other ethical responsibilities. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

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

Cont'd…

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Key Audit Matters (continued)

Key audit matter	**How our audit addressed the key audit matter**
Valuation and impairment of properties	
The Group owns investment properties, comprising land and buildings located in the United Arab Emirates. Investment properties are measured at a cost of AED 52.2 million and property inventory is carried at the lower of cost and net realisable value of AED 648.6 million as at 31 December 2020. For the purpose of determining whether or not these items are impaired, an assessment of fair value of the properties is carried out at each reporting date by an external valuation firm. We focused on this area as the valuation process requires significant judgements to be applied, in determining the appropriate valuation methodology to be used, and significant estimates to be made. The results of the valuations are highly sensitive to the estimates made, for example the discount rate, price of comparable plots, disposal period and infrastructure cost. Details of property inventory and investment properties are provided in notes 11 and 15 respectively, to the consolidated financial statements.	We assessed the design and implementation and tested operating effectiveness of controls over the valuation of investment properties; We involved our internal real estate valuation specialist to review the valuation report and assess whether the valuation approach and method used are in accordance with the established standards for valuation of the properties. Our internal specialist also assessed the assumptions used by the third party valuers in the valuation process; We evaluated the qualifications, independence, skills and competence of the external valuers; Reviewed the engagement letter with the external valuers to determine if their scope was sufficient for audit purposes; We agreed the inputs into the valuations, where applicable, to supporting documentation, on a sample basis; Reperformed the arithmetical accuracy of the valuations on a sample basis; and Assessed the disclosures in the consolidated financial statements relating to this matter against the requirements of IFRSs.

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Key Audit Matters (continued)

Key audit matter	How our audit addressed the key audit matter
Valuation of unquoted equity investments	
The Group has investments in unquoted equities and funds with a carrying value of AED 153.9 million as at 31 December 2020. These instruments are classified as financial assets at fair value through other comprehensive income and profit or loss. As disclosed in Note 12, the valuation of investments in unquoted equities uses inputs other than observable market data and therefore are inherently subjective. It also requires significant judgement to be applied by management in determining the appropriate valuation methodology and the use of various assumptions, for example future cash flows, discount rates, market risk adjustment etc. Management determines the fair value of these investments by internal valuations or by involving external experts ("management experts") to provide independent valuations of the investments based on valuation techniques as allowed by IFRS 13 Fair Value Measurement. Given the inherent subjectivity and judgment required in the valuation of unquoted investments, which are classified under level 3 of the fair value hierarchy, we determined this to be a key audit matter.	Obtained an understanding of the process adopted by management to determine the fair value of unquoted securities. Assessed the design and implementation of controls over the valuation of unquoted securities. Agreed the valuations performed by management to the amount reported in the financial statements. Assessed the valuation methodology and estimates used in the valuations by consulting with our internal valuations specialists. Agreed the inputs into the valuation to supporting documentation on a sample basis, where applicable. Reperformed the arithmetical accuracy of the valuations. Assessed the competency, objectivity and capabilities of management's experts and for a sample of valuations, evaluated the adequacy and appropriateness of their work with the assistance of our valuation experts. Reviewed the engagement letter with management's experts to determine if their scope was sufficient for audit purposes. We assessed the disclosures in the financial statements relating to this matter against the requirements of IFRSs.

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Key Audit Matters (continued)

Key audit matter	How our audit addressed the key audit matter
IT systems and controls over financial reporting	
We identified IT systems and controls over the Bank's financial reporting as an area of focus due to the extensive volume and variety of transactions which are processed daily by the Bank and rely on the effective operation of automated and IT dependent manual controls. There is a risk that automated accounting procedures and related internal controls are not accurately designed and operating effectively. In particular, the incorporated relevant controls are essential to limit the potential for fraud and error as a result of change to an application or underlying data.	Our audit approach relies on automated controls and therefore the following procedures were designed to test access and control over IT systems: We obtained an understanding of the applications relevant to financial reporting and the infrastructure supporting these applications. We tested IT general controls relevant to automated controls and computer-generated information covering access security, program changes, data centre and network operations. We examined computer generated information used in financial reports from relevant applications and key controls over their report logics. We performed testing on the key automated controls on significant IT systems relevant to business processes.
Measurement of expected credit losses	
The assessment of the Bank's determination of impairment allowances for customer loans requires management to make judgements over the staging of financial assets and measurement of the Expected Credit Loss (ECL). The audit was focused on this matter due to the materiality of the finance receivables to customers (representing 60.5% of total assets) and the complexity of the judgements, assumptions and estimates used in the ECL models. Refer to Note 3.28 to the consolidated financial statements for the accounting policy and Note 41.1 for the credit risk disclosure. The material portion of the non-retail portfolio of finance receivables is assessed individually for the significant increase in credit risk (SICR) and measurement of ECL. This requires management to capture all qualitative and quantitative reasonable and supportable forward-looking information while assessing SICR, or while assessing credit-impaired criteria for the exposure. Management judgement may also be involved in manual staging movements as per the Bank's policies.	We performed the following audit procedures on the computation of the ECL included in the Group's consolidated financial statements for the year ended 31 December 2020: • Gained an understanding of the credit risk management process and the estimation process of determining impairment allowances for loans and advances and tested the operating effectiveness of relevant controls within these processes. • For a sample of exposures, we performed a detailed credit review and challenged the appropriateness of the Group's application of the staging criteria. • Tested the completeness and accuracy of the data used in the calculation of ECL; • Assessed the Conceptual framework used for developing the Group's impairment policy in the context of its compliance with the requirements of IFRS 9. • Assessed ECL modelling methodology, and reasonableness of the assumptions.

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Key Audit Matters (continued)

Key audit matter	How our audit addressed the key audit matter
Measurement of expected credit losses	
The measurement of ECL amounts for retail and non-retail exposures classified as Stage 1 and Stage 2 are carried out by the models with limited manual intervention, It is important that models (PD, LGD, EAD and macroeconomic adjustments) are valid throughout the reporting period and are subject to a validation process by an independent reviewer. The impact of the Covid-19 pandemic and the resulting economic support and relief measurement programmes of UAE governments and central banks have been incorporated in the Bank's measurement of ECL. Measurement of ECL is considered a key Audit matter as the Group applies significant judgements and makes a number of assumptions in developing ECL models.	• Inspected the calculation methodology and traced a sample back to source data for a sample of wholesale and retail exposures. • We evaluated post model adjustments and management overlays in order to assess the reasonableness of these adjustments. • The Bank performed an external validation of the PD and LGD models including macro-economic model during the reporting period. We considered the process of this external validation of the models and its impact on the results of the impairment estimate. • We have evaluated the approach employed by the Bank to measure the impact of Covid-19 on ECL – we evaluated controls over the IFRS 9 governance process that reviews and approves all stage migrations, management overlays to ECL estimates, and macro-economic scenarios and weightings. • For the stage 3 portfolio and for a sample of wholesale exposures we also assessed whether relevant impairment events had been identified in a timely manner and the appropriateness of the provisioning assumptions such as estimated future cash flows, collateral valuations and estimates of recovery. • We assessed the disclosure in the consolidated financial statements relating to this matter against the requirements of IFRSs.

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.

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Other information

The Board of Directors is responsible for the other information. The other information comprises the annual report of the Group. We obtained the Board of Directors' report of the annual report prior to the date of this auditor's report, and the remaining information of the annual report is expected to be made available to us after that date. The other information does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance or conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the remaining information of the annual report of the Group, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs and their preparation in compliance with applicable provisions of UAE Federal Law No. (2) of 2015, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

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

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

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

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

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

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

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

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

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

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

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

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

Report on Other Legal and Regulatory Requirements

As required by the UAE Federal Law No. (2) of 2015, we report that for the year ended 31 December 2020:

- We have obtained all the information we considered necessary for the purposes of our audit;
- The consolidated financial statements have been prepared and comply, in all material respects, with the applicable provisions of the UAE Federal Law No. (2) of 2015;
- The Bank has maintained proper books of account;
- The financial information included in the Directors' report is consistent with the books of account and records of the Bank;
- Note 12 to the consolidated financial statements discloses the Bank purchases or investments in shares during the year ended 31 December 2020;
- Note 45 to the consolidated financial statements discloses material related party transactions and the terms under which they were conducted and principles of managing conflict of interest;

Independent Auditor's Report
To the Shareholders of Commercial Bank International P.S.C (continued)

Report on Other Legal and Regulatory Requirements (continued)

- Based on the information that has been made available to us nothing has come to our attention which causes us to believe that the Bank has contravened during the year ended 31 December 2020 any of the applicable provisions of the UAE Federal Law No. (2) of 2015 or of its Articles of Association which would materially affect its activities or its financial position as at 31 December 2020; and
- No social contributions made during the year ended 31 December 2020.

Further, as required by UAE Federal Law No. (14) of 2018, we report that we have obtained all the information and explanations we considered necessary for the purpose of our audit.

Deloitte & Touche (M.E.)

Musa

Musa Ramahi
Registration No. 872
10 February 2021
Dubai
United Arab Emirates

Consolidated statement of financial position

as at

	Note	31 Dec 2020 AED '000	31 Dec 2019 AED '000 (restated)	1 Jan 2019 AED '000 (restated)
Assets				
Cash and balances with the Central Bank of the UAE	6	**1,522,628**	2,410,568	3,740,658
Derivative financial instruments	43	**33,506**	26,792	29,659
Deposits and balances due from banks	7	**79,863**	190,313	1,262,855
Loans and advances to customers	8	**9,778,359**	11,524,325	12,655,799
Islamic financing and investing assets	9	**593,485**	241,095	205,736
Receivables and other assets	10	**2,508,499**	2,215,502	2,887,122
Property inventory	11	**648,615**	406,572	447,544
Investment securities measured at fair value	12	**167,735**	50,286	61,527
Investment securities measured at amortised cost	13	**1,534,076**	1,237,414	1,009,297
Investment in associates	14	**-**	5,324	9,534
Investment properties	15	**52,277**	56,127	69,988
Intangible assets	16	**53,382**	61,468	71,769
Property and equipment	17	**75,645**	87,740	190,633
Non-current asset held for sale	18	**92,665**	93,782	69,403
Total assets		**17,140,735**	18,607,308	22,711,524
Liabilities and equity				
Liabilities				
Balance due to the Central Bank of the UAE	6	**306,048**	-	60,874
Derivative financial instruments	43	**35,584**	27,409	30,107
Deposits and balances due to banks	19	**1,292,987**	1,692,742	1,820,598
Customers' deposits	20	**10,024,423**	11,254,271	14,617,625
Islamic customers' deposits	21	**457,032**	813,250	637,132
Payables and other liabilities	22	**2,521,941**	2,334,523	3,157,415
Liabilities associated with non-current asset held for sale	18	**12,206**	13,323	13,323
Total liabilities		**14,650,221**	16,135,518	20,337,074
Equity				
Share capital	23	**1,737,383**	1,737,383	1,737,383
Tier 1 Capital Securities	24	**459,125**	459,125	459,125
Reserves	25	**424,774**	481,884	370,188
Accumulated losses		**(192,094)**	(206,914)	(192,552)
Equity attributable to owners of the Bank		**2,429,188**	2,471,478	2,374,144
Non-controlling interests	26	**61,326**	312	306
Total equity		**2,490,514**	2,471,790	2,374,450
Total liabilities and equity		**17,140,735**	18,607,308	22,711,524

To the best of our knowledge, and in accordance with IFRS, the consolidated financial statements present fairly in all material respects the consolidated financial position, financial performance and cash flows of the Group.

Ali Sultan Rakkad (Feb 10, 2021 13:30 GMT+4)

saif alshehhi (Feb 10, 2021 16:46 GMT+4)

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Ali Sultan Rakkad Al Amri
Chief Executive Officer

....
Saif Ali Al Shehhi
Chairman

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

for the year ended 31 December

	Note	2020 AED '000	2019 AED '000 (restated)
Interest income	27	**666,529**	902,119
Income from Islamic financing and investing assets	28	**41,198**	18,975
Total interest income and income from Islamic financing and investing assets		**707,727**	921,094
Interest expense	29	**(274,841)**	(425,184)
Distribution to Islamic depositors	30	**(15,284)**	(22,531)
Net interest income and income from Islamic financing and investing assets		**417,602**	473,379
Fee and commission income	31	**161,311**	259,172
Fee and commission expense	31	**(15,380)**	(24,596)
Net fee and commission income		**145,931**	234,576
Net gain from derecognition of financial asset measured at amortised cost	32	**-**	2,111
Other operating income, net	33	**176,590**	72,964
Net operating income		**740,123**	783,030
General and administrative expenses	34	**(264,120)**	(373,922)
Net impairment loss on financial assets	35	**(399,831)**	(285,214)
Net impairment loss on non-financial assets	36	**(37,170)**	(27,322)
Share of results of associates		**(5,324)**	(4,210)
Profit for the year from continuing operations		**33,678**	92,362
Profit from discontinued operations	18	**-**	24,378
Profit for the year		**33,678**	116,740
Profit for the year attributable to:			
Owners of the Bank		**(27,336)**	116,734
Non-controlling interests	26	**61,014**	6
		33,678	116,740
Earnings per share:			
Basic and diluted earnings per share - continuing operations (AED)	38	**(0.016)**	0.053
Basic and diluted earnings per share - continuing and discontinued operations (AED)	38	**(0.016)**	0.067

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

for the year ended 31 December

	Note	2020 AED '000	2019 AED '000 (restated)
Profit for the year		**33,678**	116,740
Other comprehensive income:			
Items that will not be reclassified subsequently to profit or loss:			
Changes in fair value of financial assets measured at fair value through other comprehensive income		**(11,820)**	(11,039)
Remeasurement of net defined benefit liability		**(3,134)**	(8,361)
Other comprehensive loss for the year		**(14,954)**	(19,400)
Total comprehensive income for the year		**18,724**	97,340
Total comprehensive income for the year attributable to:			
Owners of the Bank		**(42,290)**	97,334
Non-controlling interests	26	**61,014**	6
		18,724	97,340

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

for the year ended 31 December

	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 - restated	1,737,383	459,125	481,884	(206,914)	2,471,478	312	2,471,790
Profit for the year	-	-	-	(27,336)	(27,336)	61,014	33,678
Other comprehensive loss for the year	-	-	(11,820)	(3,134)	(14,954)	-	(14,954)
Total comprehensive income for the year	-	-	(11,820)	(30,470)	(42,290)	61,014	18,724
Transfer to statutory reserve	-	-	3,368	(3,368)	-	-	-
Transfer to general reserve	-	-	3,368	(3,368)	-	-	-
Transfer from general reserve to accumulated losses	-	-	(11,104)	11,104	-	-	-
Transfer from CBUAE specific provision reserve	-	-	(7,388)	7,388	-	-	-
Transfer from CBUAE general provision reserve	-	-	(33,534)	33,534	-	-	-
Balance as at 31 December 2020	**1,737,383**	**459,125**	**424,774**	**(192,094)**	**2,429,188**	**61,326**	**2,490,514**

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

for the year ended 31 December

	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	1,737,383	459,125	397,366	(192,552)	2,401,322	306	2,401,628
Adjustments due to change in accounting policy (note 3.2.1)	-	-	(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 year	-	-	-	116,734	116,734	6	116,740
Other comprehensive loss for the year	-	-	(11,039)	(8,361)	(19,400)	-	(19,400)
Total comprehensive income for the year	-	-	(11,039)	108,373	97,334	6	97,340
Transfer to statutory reserve	-	-	11,104	(11,104)	-	-	-
Transfer to general reserve	-	-	11,104	(11,104)	-	-	-
Transfer from general reserve to accumulated losses	-	-	(22,551)	22,551	-	-	-
Transfer to CBUAE specific provision reserve	-	-	89,544	(89,544)	-	-	-
Transfer to CBUAE general provision reserve	-	-	33,534	(33,534)	-	-	-
Balance as at 31 December 2019 - restated	1,737,383	459,125	481,884	(206,914)	2,471,478	312	2,471,790

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

for the year ended 31 December

	2020 AED '000	2019 AED '000 (restated)
Cash flows from operating activities		
Profit for the year	**33,678**	116,740
Adjustments for:		
Depreciation of property and equipment	**19,981**	23,106
Depreciation of investment property	**3,126**	3,376
Amortisation of intangible assets	**17,177**	16,404
Net impairment loss on financial assets	**399,831**	285,214
Net impairment loss on non-financial assets	**37,170**	27,322
Reversal of impairment of non-current asset held for sale	**-**	(24,379)
Loss/(gain) on disposal of property and equipment	**301**	(4,010)
Gain on disposal of investment properties	**-**	(438)
Amortisation of financial assets measured at amortised cost	**8,375**	7,818
Gain on disposal of financial assets measured at amortised cost		(2,111)
(Gain)/loss on financial assets measured at FVTPL	**(127,515)**	324
Dividend income		(264)
Share of results of associates	**5,324**	4,210
Provision for end of service benefits	**7,003**	5,151
	404,451	458,463
Changes in operating assets and liabilities:		
Decrease/(increase) in balances with the Central Bank of the UAE	**1,612,814**	(1,049,069)
Decrease in deposits and balances due from banks	**-**	183,665
Decrease in loans and advances to customers	**1,061,389**	749,854
Increase in Islamic financing and investing assets	**(352,486)**	(37,358)
Decrease in property inventory	**-**	103,765
(Increase)/decrease in receivables and other assets	**(289,854)**	669,745
Increase/(decrease) in due to the Central Bank of the UAE	**306,048**	(60,874)
Decrease in deposits and balances due to banks	**(399,755)**	(127,856)
Decrease in customers' deposits	**(1,229,848)**	(3,363,354)
(Decrease)/increase in Islamic customers' deposits	**(356,218)**	176,118
Increase/(decrease) in payables and other liabilities	**185,089**	(808,879)
Cash used in operating activities	**941,630**	(3,105,780)
End of service benefits paid	**(7,299)**	(15,746)
Net cash used in operating activities	**934,331**	(3,121,526)
Cash flows from investing activities:		
Purchase of property and equipment	**(12,159)**	(17,798)
Purchase of intangible assets	**(2,417)**	(673)
Purchase of financial assets measured at amortised cost	**(577,988)**	(442,850)
Proceeds from sale of property and equipment	**162**	95,104
Proceeds from sale of investment properties	**-**	10,463
Proceeds from sale/redemption of financial assets measured at amortised cost	**272,886**	206,529
Proceeds from disposal of financial assets measured at FVTOCI	**-**	202
Net settlement of FVTPL assets	**(293)**	-
Dividend received	**-**	264
Net cash used in investing activities	**(319,809)**	(148,759)

for the year ended 31 December

	Note	2020 AED '000	2019 AED '000 (restated)
Cash flows from financing activities:			
Interest paid on Tier 1 Capital Securities		**-**	-
Net cash used in financing activities		**-**	-
Net decrease in cash and cash equivalents		**614,522**	(3,270,285)
Cash and cash equivalents at the beginning of the year		**382,590**	3,652,875
Cash and cash equivalents at the end of the year	39	**997,112**	382,590
Operational cash flows from:			
Interest received		**631,950**	776,957
Income from Islamic financing and investing assets received		**35,738**	20,237
Interest paid		**324,478**	472,897
Distribution to Islamic depositors paid		**21,819**	21,647
Non-cash transactions:			
Repossession of real estate assets from loan and advances to property inventory		**281,958**	84,896

The accompanying notes and appendix form an integral part of these 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 consolidated financial statements incorporate the financial statements of the Bank and its subsidiaries as disclosed below (collectively referred to as the "Group").

Details of the Group's subsidiaries at the end of reporting period is as follows:

Name	**Principal Activity**	**Principal place of business**	**Place of incorporation**	**% of ownership 2020**	**2019**
IFB *	Brokerage	Dubai - the UAE	Dubai - the UAE	99.4	99.4
TRE	Real estate	Dubai - the UAE	Dubai - the UAE	100.0	100.0
AKPI	Real estate	Sharjah - the UAE	Sharjah - the UAE	52.8	52.8
ACDL	Real estate	Antigua and Barbuda	British Virgin Islands	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

* *under liquidation*

2. Application of new and revised IFRSs

2.1 New and revised IFRSs applied with no material effect on the 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 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 F*inancial 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. Application of new and revised IFRSs (continued)

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:

New and revised IFRSs	**Effective for annual periods beginning on or after**
Amendments to IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures* 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 *Presentation of Financial Statements* regarding the classification of liabilities.	1 January 2023
IFRS 17 *Insurance Contracts* establishes the principles for the recognition, measurement, presentation and disclosure of insurance contracts and supersedes IFRS 4 Insurance Contracts.	1 January 2023
Amendments IFRS 3 *Business Combination* updating a reference to the Conceptual Framework	1 January 2022
Amendments to IFRS 16 *Leases* provide lessees with an exemption from assessing whether a COVID-19-related rent concession is a lease modification	1 June 2020
Amendments to IAS 16 *Property, Plant and Equipment* 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 *Provisions, Contingent Liabilities and Contingent Assets* regarding the costs to include when assessing whether a contract is onerous	1 January 2022
Amendments to IFRS 4 *Insurance Contracts,* IFRS 7 F*inancial Instruments: Disclosures*, IFRS 9 *Financial Instruments* and IFRS 16 *Leases* 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 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 consolidated financial statements of the Group in the period of initial application.

3. Significant accounting policies

3.1 Statement of compliance

The consolidated financial statements of the Group are prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB).

3.2 Basis of preparation

The consolidated financial statements have been prepared on the historical cost basis, except for items which are measured at fair value at the end of each reporting period. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Bank takes into account when pricing the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are within the scope of IFRS 16 and measurements that have some similarities to fair value but are not fair value such as net realisable value in IAS 2 or value in use in IAS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies adopted in the preparation of the Group consolidated financial statements are set out below. These policies have been consistently applied to all years presented. During the year the Group has voluntarily changed its accounting policy of land and buildings under property and equipment from revaluation model to cost model. The change in accounting policy has been applied retrospectively. The change in accounting policy is described in detail in note 3.2.1.

3.2.1 Change in accounting policy

During the year 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 is described in note 3.4 and financial impact of change in accounting policy is described below.

Financial impact of change in accounting policy

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

3. Significant accounting policies (continued)

3.2 Basis of preparation (continued)

3.2.1 Change in accounting policy (continued)

	As previously reported AED '000	Restatement AED '000	As restated AED '000
Year ended 31 December 2019			
Impact on profit or loss			
Other operating income	68,969	3,995	72,964
General and administrative expenses	(375,630)	1,708	(373,922)
Net impact on profit or loss		**5,703**	
Impact on other comprehensive income			
Revaluation of properties	3,995	(3,995)	-
Net impact on other comprehensive income		**(3,995)**	
Impact on earnings per share			
Basic and diluted earnings per share from continuing operations (AED)	0.050	0.003	0.053
Basic and diluted earnings per share from continuing and discontinued operations (AED)	0.064	0.003	0.067
Impact on cash flows			
Cash flows from operating activities	(3,121,526)	-	(3,121,526)
Cash flows from investing activities	(148,759)	-	(148,759)
Cash flows from financing activities	-	-	-
Net impact on cash flows		**-**	
As at 1 January 2019			
Impact on assets, liabilities and equity			
Property and equipment	217,811	(27,178)	190,633
Net impact on total assets		**(27,178)**	
Net impact on total liabilities		**-**	
Reserves	397,366	(27,178)	370,188
Net impact on total equity		**(27,178)**	
As at 31 December 2019			
Impact on assets, liabilities and equity			
Property and equipment	113,210	(25,470)	87,740
Net impact on total assets		**(25,470)**	
Net impact on total liabilities		**-**	
Reserves	507,354	(25,470)	481,884
Net impact on total equity		**(25,470)**	

3. Significant accounting policies (continued)

3.3 Basis of consolidation

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

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

The Bank reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Bank has less than a majority of the voting rights of an investee, it considers that it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Bank considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give it power, including:

- the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- potential voting rights held by the Company, other vote holders or other parties;
- rights arising from other contractual arrangements; and
- any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

The financial statements of subsidiaries are prepared for the same reporting period as that of the Bank, using consistent accounting policies.

All significant intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are identified separately from the Group's equity therein. Those interests of non-controlling shareholders that are present ownership interests entitling their holders to a proportionate share of net assets upon liquidation may initially be measured at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement is made on an acquisition-by-acquisition basis. Other non-controlling interests are initially measured at fair value. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Bank and to the non-controlling interests. Losses applicable to the non-controlling interests in excess of the non-controlling shareholders' interest in the subsidiary's equity are allocated against the interests of the Group except to the extent that the non-controlling shareholders have a binding obligation and are able to make an additional investment to cover the losses.

3. Significant accounting policies (continued)

3.4 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

The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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.

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.

3. Significant accounting policies (continued)

3.6 Impairment of tangible assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the assets is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

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

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in the consolidated income statement.

3.7 Intangible assets

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful lives for intangible assets ranges between 4 to 10 years. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

3.8 Property inventory

Properties acquired or constructed with the intention of sale are classified as property inventory. These are stated at the lower of cost and net realisable value. Cost includes transaction costs incurred in respect of the acquisition of those properties. Net realisable value represents the estimated selling price for property inventory less all estimated costs necessary to make the sale. Properties acquired through repossession in settlement of loans and advances are recorded at fair value at the date of repossession including transactions costs incurred in respect of such repossession.

3. Significant accounting policies (continued)

3.9 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

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

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

3.10 Leases

3.10.1 The Group as lessee

The Group assesses whether a contract is or contains a lease, at inception of the contract. The Group recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Group uses its incremental borrowing rate.

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

- fixed lease payments (including in-substance fixed payments), less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options, if the lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented in 'payables and other liabilities' in the consolidated statement of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

3. Significant accounting policies (continued)

3.10 Leases (continued)

3.10.1 The Group as lessee (continued)

The Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.
- the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using the initial discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).
- a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The Group did not make any such adjustments during the periods presented.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Whenever the Group incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under IAS 37. The costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset.

If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The right-of-use assets are presented in ‘property and equipment’ in the consolidated statement of financial position.

The Group applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss.

Variable rents that do not depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognised as an expense in the period in which the event or condition that triggers those payments occurs.

As a practical expedient, IFRS 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Group has not used this practical expedient.

3. Significant accounting policies (continued)

3.10 Leases (continued)

3.10.2 The Group as lessor

The Group enters into lease agreements as a lessor with respect to some of its investment properties.

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Group is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

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

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases. When a contract includes lease and non-lease components, the Group applies IFRS 15 to allocate the consideration under the contract to each component.

3.11 Segment reporting

A segment is a distinguishable component of the Bank that is engaged either in providing products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. Segment income, segment expenses and segment performance include transfers between business segments and between geographical segments. Refer to note 46 on business segment reporting.

3.12 Acceptances

Acceptances are recognised as a financial liability in the consolidated statement of financial position with a contractual right of reimbursement from the customer as a financial asset. Therefore, commitments in respect of acceptances have been accounted for as financial assets and financial liabilities.

3.13 Investment in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

3. Significant accounting policies (continued)

3.13 Investment in associates (continued)

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The requirements of IFRS are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's investment in an associate. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs to sell) with its carrying amount, Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with IAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate, or when the investment is classified as held for sale. When the Group retains an interest in the former associate and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with IAS 39. The difference between the carrying amount of the associate at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate is included in the determination of the gain or loss on disposal of the associate.

In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) when the equity method is discontinued.

When the Group reduces its ownership interest in an associate but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate of the Group, profits and losses resulting from the transactions with the associate are recognised in the Group's consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

3. Significant accounting policies (continued)

3.14 Foreign currencies

The individual financial statements of each group entity are presented in AED, which is the currency of the primary economic environment in which the entity operates (its functional currency). For the purpose of the consolidated financial statements, the results and financial position of each entity are expressed in AED, which is the functional currency of the Bank, and the presentation currency for the consolidated financial statements.

Transaction in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated. Exchange differences are recognised in consolidated income in the period in which they arise.

3.15 Net interest income and income from Islamic products net of distribution to depositors

Interest income and expense for all financial instruments except for those classified as held for trading or those measured or designated as at FVTPL are recognised in 'Net interest income and income from Islamic products net of distribution to depositors' as 'Interest income', 'Income from Islamic financing and investing assets', 'Interest expense' and 'Distribution to depositors' in the profit or loss account using the effective interest method. Interest on financial instruments measured as at FVTPL is included within the fair value movement during the period and is recognised in 'other operating income'.

The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows of the financial instrument through the expected life of the financial instrument or, where appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability. The future cash flows are estimated taking into account all the contractual terms of the instrument.

The calculation of the EIR includes all fees paid or received between parties to the contract that are incremental and directly attributable to the specific lending arrangement, transaction costs, and all other premiums or discounts. For financial assets at FVTPL transaction costs are recognised in profit or loss at initial recognition.

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

3. Significant accounting policies (continued)

3.16 Net fee and commission income

Fee and commission income and expense include fees other than those that are an integral part of EIR (see note 3.15).

The fees included in this part of the Group's consolidated income statement include among other things fees charged for servicing a loan, advisory fee (mainly consisting of advising to wholesale clients on loan structuring) and non-utilisation fees relating to loan commitments when it is unlikely that these will result in a specific lending arrangement. The Group recognises the fee based on five step model as defined in note 3.19.

3.17 Net income from financial instruments at FVTPL

Net income from other financial instruments at FVTPL includes all gains and losses from changes in the fair value of financial assets and financial liabilities at FVTPL. The Group has elected to present the full fair value movement of assets and liabilities at FVTPL in this line, including the related interest income, expense and dividends (if any).

3.18 Dividend income

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

The presentation of dividend income in the consolidated statement of profit or loss depends on the classification and measurement of the equity investment, i.e.:

- for equity instruments designated at FVTOCI dividend income is presented in other operating income; and
- for equity instruments not designated at FVTOCI, dividend income is presented as net income from financial instruments at FVTPL.

3.19 Revenue from sale of property

The Group recognises revenue from sale of property based on a five step model:

- Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that create enforceable rights and obligations and sets out the criteria for every contract that must be met.
- Identify the performance obligation in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.
- Determine the transaction price: The transaction price is the amount of consideration to which the Group expects to be entitled in exchange of transferring promised goods or services to a customer.
- Allocate the transaction price to the performance obligation in the contract: For a contract that has more than one performance obligation, the Group allocates the transaction price to each performance obligation which is an amount that depicts the amount of consideration to which the Group expects to be entitled to in exchange for satisfying each performance obligation.
- Recognise revenue when (or as) the Group satisfies a performance obligation.

For the sale of property, the performance obligation is satisfied when the title of property is transferred to the customer.

3.20 Derivative financial instruments

The Group enters into a variety of derivative financial instruments to manage its exposure to interest rate and foreign exchange rate risk, including interest rate swaps and foreign exchange forward contracts. Further details of derivative financial instruments are disclosed in note 43.

3. Significant accounting policies (continued)

3.20 Derivative financial instruments (continued)

Derivatives are initially recognised at fair value at the date the derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The resulting gain or loss is recognised in the consolidated income statement immediately.

A derivative with a positive fair value is recognised as a financial asset; a derivative with a negative fair value is recognised as a financial liability.

3.21 Embedded derivatives

Derivatives embedded in financial liabilities or other non-financial asset host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of the host contracts and the host contracts are not measured at FVTPL.

An embedded derivative is presented as a non-current asset or a non-current liability if the remaining maturity of the hybrid instrument to which the embedded derivative relates is more than 12 months and is not expected to be realised or settled within 12 months. Other embedded derivatives are presented as current assets or current liabilities.

3.22 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by a group entity are initially measured at their fair values and, if not designated as at FVTPL and not arising from a transfer of a financial asset, are subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with IFRS 9; and
- the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the Group's revenue recognition policies.

Financial guarantee contracts not designated at FVTPL are presented as 'ECL allowance' in 'payables and other liabilities'.

The Group has not designated any financial guarantee contracts as at FVTPL.

3.23 Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with IFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amount of income recognised in accordance with the Group's revenue recognition policies.

Commitments to provide a loan below market rate not designated at FVTPL are presented as 'ECL allowance' in 'payables and other liabilities'. The Group has not designated any commitments to provide a loan below market rated designated at FVTPL.

3. Significant accounting policies (continued)

3.24 Non-current assets held for sale

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal group) and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

When the Group is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria described above are met, regardless of whether the Group will retain a non-controlling interest in its former subsidiary after the sale.

When the Group is committed to a sale plan involving disposal of an investment, or a portion of an investment, in an associate or joint venture, the investment or the portion of the investment that will be disposed of is classified as held for sale when the criteria described above are met, and the Group discontinues the use of the equity method in relation to the portion that is classified a held for sale. Any retained portion of an investment in an associate or a joint venture that has not been classified as held for sale continues to be accounted for using the equity method.

The Group discontinues the use of the equity method at the time of disposal when the disposal results in the Group losing significant influence over the associate or joint venture.

After the disposal takes place, the Group accounts for any retained interest in the associate or joint venture in accordance with IFRS 9 unless the retained interest continues to be an associate or a joint venture, in which case the Group uses the equity method.

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

3.25 Discontinued operations

A discontinued operation is a component of the entity that has been disposed of, abandoned or is classified as held for sale and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale. The results of discontinued operations are presented separately in the statement of profit or loss.

3.26 Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Payments made to Government-managed retirement benefit plans are accounted for as payments to defined contribution plans where the Group’s obligations under the plans are equivalent to those arising in a defined contribution retirement benefit plan.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the Projected Unit Credit Method, with actuarial valuations being carried out at the end of each annual reporting period.

3. Significant accounting policies (continued)

3.26 Retirement benefit costs (continued)

Remeasurements comprising actuarial gains and losses, the effect of the asset ceiling (if applicable) and the return on plan assets (excluding interest, if any) are recognised immediately in the statement of financial position with a charge or credit to the statement of comprehensive income in the period in which they occur. Remeasurements recognised in the statement of comprehensive income are not reclassified. Past service cost is recognised in profit or loss when the plan amendment or curtailment occurs, or when the Group recognises related restructuring costs or termination benefits, if earlier. Gains or losses on settlement of a defined benefit plan are recognised when the settlement occurs.

Interest is calculated by applying a discount rate to the defined benefit liability. Defined benefit costs are split into three categories:

- service costs, which includes current service cost, past service cost and gains and losses on curtailments and settlements;
- interest expense; and
- re-measurements.

The Group recognises service costs within profit or loss as general and administrative expenses (see note 34). Interest expense is recognised within interest expense (see note 29).

3.27 Financial instruments

Financial assets and financial liabilities are recognised in the Group's 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.

3.28 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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

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
- 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).

3.28.1 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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.1 Debt instruments at amortised cost or at FVTOCI (continued)

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.

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. See note 41.1.

In the current and prior reporting period, the Group has not classified any debt instrument at FVTOCI. Further, in the current and prior reporting period the Group has not applied the fair value option and so has not designated debt instruments that meet the amortised cost or FVTOCI criteria as measured at FVTPL.

3.28.2 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 42.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.3 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 3.28.10.

3.28.4 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.

3.28.5 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.

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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.5 Impairment (continued)

- 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.

More information on measurement of ECL is provided in note 41.1, including details on how instruments are grouped when they are assessed on a collective basis.

3.28.6 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.

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 unlikeliness to pay indicators and a backstop if amounts are overdue for 90 days or more.

3.28.7 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. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.8 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 (see note 41.1).

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 wholesale 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. More details are provided in note 41.1.

3.28.9 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.

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. See note 41.1 for more details about 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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.9 Significant increase in credit risk (continued)

For wholesale 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 wholesale 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 (please refer to note 41.1).

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 wholesale 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.

More information about significant increase in credit risk is provided in note 41.1.

3.28.10 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. 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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.10 Modification and derecognition of financial assets (continued)

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.

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.10 Modification and derecognition of financial assets (continued)

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. 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.

3.28.11 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.

3.28.12 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;

3. Significant accounting policies (continued)

3.28 Financial assets (continued)

3.28.12 Presentation of allowance for ECL in the statement of financial position (continued)

- 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.

3.29 Equity instruments and financial liabilities

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

3.29.1 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.

3.29.2 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'.

3.29.2.1 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.

3. Significant accounting policies (continued)

3.29 Equity instruments and financial liabilities (continued)

3.29.2 Financial liabilities (continued)

3.29.2.1 Financial liabilities at FVTPL (continued)

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.

3.29.2.2 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.

3.29.2.3 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.

4. Islamic financing and investing products and Islamic customers' deposits

In addition to conventional banking products, the Group offers its customers certain non-interest based banking products, which are approved by its Sharia'a Supervisory Board.

All Islamic banking products and related transactions are accounted for in accordance with its accounting policies for financial instruments and revenue recognition (see note 3).

4. Islamic financing and investing products and Islamic customers' deposits (continued)

4.1 Definitions

The following terms are used in the consolidated financial statements with the meaning specified:

4.1.1 Murabaha

A contract whereby the Group (the "Seller") sells an asset to its customer (the "Purchaser"), on a deferred payment basis, after purchasing the asset and gaining possession thereof and title thereto, where the Seller has purchased and acquired that asset, based on a promise received from the Purchaser to buy the asset once purchased according to specific Murabaha terms and conditions. The Murabaha sale price comprises the cost of the asset and a pre-agreed profit amount. The Murabaha sale price is paid by the Purchaser to the Seller on an installment basis over the period of the Murabaha as stated in the contract.

4.1.2 Ijarah Munttahiya Bittamleek

An agreement whereby the Group (the "Lessor") leases an asset to its customer (the "Lessee") (after purchasing/acquiring the specified asset, either from a third party seller or from the customer itself, according to the customer's request and based on his promise to lease), against certain rental payments for specific lease term/periods, payable on fixed or variable rental basis.

The Ijarah agreement specifies the leased asset, duration of the lease term, as well as, the basis for rental calculation and the timing of rental payment. The Lessee undertakes under this agreement to renew the lease periods and pay the relevant rental payment amounts as per the agreed schedule and applicable formula throughout the lease term.

The Lessor retains the ownership of the asset throughout the lease term. At the end of the lease term, upon fulfillment of all the obligations by the Lessee under the Ijarah agreement, the Lessor will sell the leased asset to the Lessee at nominal value or as a gift by a separate sale or gift contract at the end of the lease period.

4.1.3 Wakala

An agreement between two parties whereby one party is a fund provider (the "Muwakkil") who provides a certain amount of money (the "Wakala Capital") to an agent (the "Wakeel"), who invests the Wakala Capital in a Sharia'a compliant manner and according to the feasibility study/investment plan submitted to the Muwakkil by the Wakeel. The Wakeel is entitled to a fixed fee (the "Wakala Fee") as a lump sum amount or a percentage of the Wakala Capital. The Wakeel may be granted any excess over and above a certain pre-agreed rate of return as a performance incentive. In principle, wakala profit is distributed on declaration/distribution by the Wakeel.

The Wakeel would bear the loss in case of its default, negligence or violation of any of the terms and conditions of the Wakala Agreement; otherwise the loss would be borne by the Muwakkil, provided the Muwakkil receives satisfactory evidence that such loss was due to force majeure and that the Wakeel neither was able to predict the same nor could have prevented the negative consequences of the same on the Wakala. Under the Wakala agreement the Group may act either as Muwakkil or as Wakeel, as the case may be.

5. Critical accounting judgments and key sources of estimation uncertainty

In the application of the Group's accounting policies, which are described in note 3, the management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

5. Critical accounting judgments and key sources of estimation uncertainty (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

5.1 Critical judgments in applying the Group's accounting policies

The following are the critical judgements, apart from those involving estimations (which are dealt with separately below), that the management has made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

5.1.1 Business model assessment

Classification and measurement of financial assets depends on the results of the SPPI and the business model test (please see financial assets accounting policy in note 3.28). The Group determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Group monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Group's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

5.1.2 Significant increase of credit risk

As explained in note 3.28.5, ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. IFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Group takes into account qualitative and quantitative reasonable and supportable forward looking information. Refer to note 3.28 and note 41.1 for more details.

5.1.3 Establishing groups of assets with similar credit risk characteristics

When ECL are measured on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics. Refer to note 41.1 for details of the characteristics considered in this judgement. The Group monitors the appropriateness of the credit risk characteristics on an ongoing basis to assess whether they continue to be similar. This is required in order to ensure that should credit risk characteristics change there is appropriate re-segmentation of the assets. This may result in new portfolios being created or assets moving to an existing portfolio that better reflects the similar credit risk characteristics of that group of assets. Re-segmentation of portfolios and movement between portfolios is more common when there is a significant increase in credit risk (or when that significant increase reverses) and so assets move from 12-month to lifetime ECL, or vice versa, but it can also occur within portfolios that continue to be measured on the same basis of 12-month or lifetime ECL but the amount of ECL changes because the credit risk of the portfolios differ.

5. Critical accounting judgments and key sources of estimation uncertainty (continued)

5.1 Critical judgments in applying the Group's accounting policies (continued)

5.1.4 Models and assumptions used

The Group uses various models and assumptions in measuring fair value of financial assets as well as in estimating ECL. Judgement is applied in identifying the most appropriate model for each type of asset, as well as for determining the assumptions used in these models, including assumptions that relate to key drivers of credit risk. See note 3.28 and note 41.1 for more details on ECL and note 42 for more details on fair value measurement.

5.1.5 Determining whether it is reasonably certain that an extension or termination option in a lease agreement will be exercised

Extension and termination options are included in a number of tenancy lease agreement entered into by the Group. These terms are used to maximise operational flexibility in terms of managing contracts. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. The assessment is reviewed if a significant event or a significant change in circumstances occurs which affects this assessment.

5.1.6 No reasonable expectation to recover financial asset

Management writes-off its financial assets when there is no reasonable expectation of recovering the financial asset (or a part thereof) including financial assets, which can still be subject to enforcement activity. In making this judgement of 'no reasonable expectation to recover', management considers, among others, factors like number of days past due, values of collaterals, financial position of the borrower and cost of recovery. The judgement is reassessed if management becomes aware of new and reliable information. If on the basis of new information management concludes that there are reasonable expectation to recover financial assets, management recognises recovery income and financial assets or any other non-financial asset received or to be received.

5.1.7 Investment in MURJAN

AKPI, a subsidiary of the Bank, has investment of 50% equity stake in 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.

5.2 Key sources of estimation uncertainty

The following are key estimations that the management has used in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in financial statements:

5.2.1 Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and determining the forward looking information relevant to each scenario

When measuring ECL the Group uses reasonable and supportable forward looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other. Refer to note 41.1 for more details, including analysis of the sensitivity of the reported ECL to changes in estimated forward looking information.

5. Critical accounting judgments and key sources of estimation uncertainty (continued)

5.2 Key sources of estimation uncertainty (continued)

5.2.2 Probability of default

PD constitutes a key input in measuring ECL. PD is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions and expectations of future conditions. See note 41.1 for more details.

5.2.3 Loss Given Default

LGD is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements. See note 41.1.

5.2.4 Fair value measurement and valuation process

Certain assets and liabilities are measured at fair value for financial reporting purposes. The management determines the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value of an asset or a liability, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group uses valuation models or engages third party qualified independent valuers to perform the valuation. Management works closely with the qualified independent valuers to establish the appropriate valuation techniques and inputs to the model. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in notes 11, 15, 17 and 42.

5.2.5 Leasehold property improvements

Management determined the estimated useful life and related depreciation charges for its leasehold property improvements. This estimate is based on an assumption that the Group will renew its annual lease over the estimated useful life. It could change significantly should the annual lease not be renewed. Management will increase the depreciation charge where useful life is less than previously estimated life. If the estimated useful lives of the leasehold property improvement are reduced by one year, the depreciation expense would increase by AED 1.0 million (2019: AED 0.9 million).

5.2.6 Property and equipment, investment properties and intangible assets with finite useful lives

Property and equipment, investment properties and intangible assets with finite useful lives are depreciated over the estimated useful life, which is based on expected usage of the asset, expected physical wear and tear, which depends on operational factors. The management has not considered any residual value as it is deemed immaterial. If the estimated useful lives of the assets are increased by one year, the depreciation expense would reduce by AED 4.2 million (2019: AED 4.5 million)

5.2.7 Obligation for costs to restore the site of leased assets

Under the terms and conditions of number of tenancy lease agreements, the Group has an obligation for costs to restore the site of leased assets. Amount of provision to be recognised under IAS 37 is estimated and those costs are included in the related right-of-use asset. At the end of the reporting period, restoration cost provision included in the right of use assets amounted to AED 5.1 million (2019: AED 5.3 million).

5. Critical accounting judgments and key sources of estimation uncertainty (continued)

5.2 Key sources of estimation uncertainty (continued)

5.2.8 Impairment of property and equipment and investment properties

The Group determines at each reporting date whether there is any objective evidence that the property and equipment and investment properties are impaired. The management estimates the market value of properties based on the current market conditions and comparative transactions conducted by the Group. Whenever the carrying amount of any property exceeds its recoverable amount, an impairment loss is recognised in profit or loss.

5.2.9 Discount rate used to determine the carrying amount of the Group's defined benefit obligation

The determination of the Group's defined benefit obligation depends on certain assumptions, which include selection of the discount rate, expected rate of salary increase and turnover rate. These assumptions are considered to be a key source of estimation uncertainty as relatively small changes in the assumptions used may have a significant effect on the Group's financial statements within the next year. Further information on the carrying amounts of the Group's defined benefit obligation and the sensitivity of those amounts to changes in discount rate are provided in note 22.1.2.

5.2.10 Determination of appropriate rate to discount the lease payments

The determination of the Group's lease liability depends on certain assumptions, including selection of appropriate discount rate. The determination of discount rate is considered to be a key source of estimation uncertainty as relatively small changes in discount rate may have a significant effect on the carrying amounts of lease liabilities and right of use asset. Further information on the carrying amounts of the Group's lease liabilities and right of use asset and the sensitivity of interest expense and depreciation expense to changes in discount rate are provided in note 22.2.

6. 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 rate of 0.11% per annum (2019: interest rates ranging between 2.05% and 2.52% per annum) and overnight deposits carry interest rate of 0.10% per annum. Repurchase agreement borrowings are under TESS relief facility received from the CBUAE and carry interest rate of 0% per annum

	2020 AED '000	**2019 AED '000**
Cash on hand	**77,151**	82,586
Balance due from the Central Bank of the UAE:		
Current account	**-**	109,691
Statutory cash ratio requirements	**205,477**	668,291
Certificates of deposit	**400,000**	1,550,000
Overnight deposits	**840,000**	-
	1,522,628	2,410,568
Balance due to the Central Bank of the UAE:		
Current account	**1,048**	-
Repurchase agreement borrowings	**305,000**	-
	306,048	-

7. Deposits and balances due from banks

	2020 AED '000	2019 AED '000
Demand and call deposits	**79,961**	190,313
ECL allowance	**(98)**	-
	79,863	190,313

8. Loans and advances to customers

	2020 AED '000	2019 AED '000
Retail lending:		
Mortgage loans	**937,741**	1,087,663
Credit cards	**72,631**	116,906
Other	**606,044**	903,972
	1,616,416	2,108,541
ECL allowance	**(71,077)**	(66,644)
	1,545,339	2,041,897
Wholesale lending:		
Loans	**1,309,144**	8,234,783
Overdrafts	**7,078,619**	1,184,551
Trust receipts	**274,272**	378,067
Bills discounted	**375,758**	425,148
	9,037,793	10,222,549
ECL allowance	**(804,773)**	(740,121)
	8,233,020	9,482,428
	9,778,359	11,524,325

9. Islamic financing and investing assets

	2020 AED '000	2019 AED '000
Wholesale lending:		
Murabaha	**267,831**	91,526
Ijarah Munttahiya Bittamleek	**335,053**	155,350
	602,884	246,876
Deferred income	**(6,577)**	(3,055)
	596,307	243,821
ECL allowance	**(2,822)**	(2,726)
	593,485	241,095

10. Receivables and other assets

	Current assets 2020 AED '000	Non-current assets 2020 AED '000	Total 2020 AED '000	Current assets 2019 AED '000	Non-current assets 2019 AED '000	Total 2019 AED '000
Non-financial assets						
Prepayments	**10,541**	**-**	**10,541**	8,117	-	8,117
Advances to acquire properties (i)	**31,850**	**-**	**31,850**	30,000	-	30,000
	42,391	**-**	**42,391**	38,117	-	38,117
Financial assets						
Interest receivable	**7,505**	**-**	**7,505**	30,776	-	30,776
Profit receivable	**6,052**	**-**	**6,052**	2,179	-	2,179
Customer acceptances	**2,244,740**	**-**	**2,244,740**	1,905,926	-	1,905,926
Other	**210,206**	**-**	**210,206**	241,484	-	241,484
	2,468,503	**-**	**2,468,503**	2,180,365	-	2,180,365
ECL allowance			**(2,395)**			(2,980)
			2,466,108			2,177,385
			2,508,499			2,215,502

(i) During the year, the Group has recovered against previously written-down advances to acquire properties, net of impairment charge for the year, of AED 2.6 million (2019: impairment charge of AED 4.8 million) and recognised in 'net impairment loss on non-financial assets'.

11. Property inventory

The property inventory comprises real estate properties held by the Group for the purpose of sale in the ordinary course of business and is carried at lower of cost or net realisable value. The movements in property inventory during the year were as follows:

	2020 AED '000	2019 AED '000
Balance at 1 January	**406,572**	447,544
Properties repossessed during the year	**281,958**	84,896
Net realisable value adjustment during the year	**(39,915)**	(22,103)
Disposals during the year	**-**	(103,765)
Balance at 31 December	**648,615**	406,572

The net realisable value of the Group's property inventory as at 31 December 2020 and 31 December 2019 has been arrived at on the basis of a valuation carried out on the respective dates by independent valuers not related to the Group. Independent valuers have appropriate qualifications and recent experience in the valuation of properties in the relevant locations. The net realisable value was determined based on either the market comparable approach that reflects recent transaction prices for similar properties or on a present value calculation of the estimated future cash flows supported by existing lease and current market rents for similar properties at the same location. The Net realisable value adjustments have been included in profit or loss in the 'Net impairment loss on non-financial assets' line item. All property inventories are within the UAE.

12. Investment securities measured at fair value

The Group has designated the following investments in equity instruments and investment fund as these are investments that the Group plans to hold in the long term for strategic reasons. The Group has also designated investment in equity stake in MURJAN as FVTPL (see note 5.1.7). The table below shows these investments as well as the dividend income recognised from these investments.

	Fair value		Dividend income	
	2020	**2019**	**2020**	**2019**
	AED '000	**AED '000**	**AED '000**	**AED '000**
Investment at FVTOCI				
Investment in quoted shares	**13,752**	14,475	**-**	-
Investment in unquoted shares	**22,019**	33,116	**-**	264
Investment in unquoted investment fund	**2,695**	2,695	**-**	-
	38,466	50,286	**-**	264
Investment at FVTPL				
Investment in unquoted shares (i)	**129,269**	-	**-**	-
	167,735	50,286	**-**	264

(i) This represents an investment in MURJAN. In 2010, the court, on request of shareholders of MURJAN, issued an order to dissolve the company and approve the appointment of liquidators. 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 an order confirming Murjan's title to the land. During 2019, the liquidator placed the land on auction at a price lower than its liabilities, however, no bids were received. The investment was, therefore, carried at Nil value at 31 December 2019.

During the year, to derive the maximum value from the investment in Murjan, the shareholders devised and agreed a plan with the liquidators to subdivide the land into smaller plots and sell them after a marketing period of 24 months. Consequently, the fair value of value of land is increased and the investment is recognised at AED 129.3 million.

An analysis of concentration of investment securities measured at fair value by sector and by region is as follows:

	Within the UAE		Outside the UAE	
	2020	**2019**	**2020**	**2019**
	AED '000	**AED '000**	**AED '000**	**AED '000**
Financial institutions	**31,160**	41,991	**4,611**	5,600
Real estate	**131,964**	2,695	**-**	-
	163,124	44,686	**4,611**	5,600

13. Investment securities measured at amortised cost

	2020 AED '000	2019 AED '000
Investment in debt instruments	704,671	984,429
Investment in Islamic Sukuk	832,407	255,922
	1,537,078	1,240,351
ECL allowance	(3,002)	(2,937)
	1,534,076	1,237,414

The Group holds these investment securities with an average yield of 2.1% to 7.0% per annum (2019: 2.1% to 7.4% per annum). The investment securities are redeemable at par on various maturity dates from 2021 to 2030 (2019: 2020 to 2029). At the end of the reporting period, investment securities aggregating to AED 342.9 [fair value of AED 364.9 million] (2019: Nil) were collateralised against borrowings under repurchase agreement with the CBUAE. See note 6.

14. Investment in associate

Details of the Group's associate at the end of the reporting period are as follows:

Name	Principal Activity	Principal place of Business	Place of incorporation	% of ownership 2019	2018
ARZAQ	Real estate	Sharjah - the UAE	Sharjah - the UAE	48.0	48.0

This associate is accounted for using the equity method in these consolidated financial statements.

Pursuant to a shareholder agreement, the Bank has the right to cast 48% of the votes at shareholder meetings of ARZAQ. At the end of reporting period, the net assets of ARZAQ are in deficit position, consequently investment in associate is carried at Nil value.

15. Investment properties

	2020 AED '000	2019 AED '000
Cost:		
Balance at 1 January	**95,990**	113,271
Disposals during the year	**-**	(17,281)
Balance at 31 December	**95,990**	95,990
Accumulated depreciation and accumulated impairment:		
Balance at 1 January	**39,863**	43,283
Depreciation charge for the year	**3,126**	3,376
Impairment during the year	**724**	460
Eliminated on disposals	**-**	(7,256)
Balance at 31 December	**43,713**	39,863
Carrying value:		
Balance at 31 December	**52,277**	56,127

Fair value of investment properties

The fair value of the Group's investment property as at 31 December 2020 and 31 December 2019 has been arrived at on the basis of a valuation carried out on the respective dates by independent valuers not related to the Group. Independent valuers have appropriate qualifications and recent experience in the valuation of properties in the relevant locations. The fair value was determined based on a present value calculation of the estimated future cash flows supported by existing lease and current market rents for similar properties at the same locations. The interest rate, which is used to discount the future cash flows, reflects current market assessments of the uncertainty and timing of the cash flows.

15. Investment properties (continued)

Details of the Group's investment properties and information about the fair value hierarchy as at 31 December 2020 and 31 December 2019 are as follows:

	Level 1 AED '000	Level 2 AED '000	Level 3 AED '000	Fair value AED '000
31 December 2020	**-**	**-**	**53,700**	**53,700**
31 December 2019	-	-	58,327	58,327

At the end of reporting period, as a result of the indication of a decline in the fair value of investment properties, the Group carried out a review of the recoverable amount of its investment properties. The review led to the recognition of an impairment loss of AED 0.7 million (2019: AED 0.5 million), which has been recognised in profit or loss in the 'net impairment loss on non-financial assets' line item. A 5% decrease in recoverable amount will lead to an impairment charge of AED 2.6 million (2019: AED 2.4 million).

All investment properties are within the UAE. During the year the Group recognised rental income of AED 0.9 million (2019: AED 2.6 million) from investment properties which is included in other operating income in note 33. The group also incurred AED 1.0 million (2019: AED 0.9 million) operating expenses from investment property that generated rental income during the year.

16. Intangible assets

Intangible assets mainly comprise of software and licenses. Significant intangible assets include the 'Core Banking System' and 'Digital Bank Platform'. The carrying amount of these intangible assets is AED 27.1 million and AED 10.2 million respectively (31 December 2019: AED 31.4 million and AED 17.4 million respectively) and will be fully amortised in 6.5 years and 1.5 years respectively (31 December 2019: 7.5 years and 2.5 years respectively).

	2020 AED '000	2019 AED '000
Cost:		
Balance at 1 January	**111,180**	**105,077**
Additions during the year	**2,417**	**673**
Transfer from capital work in progress	**6,674**	**5,430**
Balance at 31 December	**120,271**	**111,180**
Accumulated amortisation:		
Balance at 1 January	**49,712**	**33,308**
Amortisation charge for the year	**17,177**	**16,404**
Balance at 31 December	**66,889**	**49,712**
Carrying value:		
Balance at 31 December	**53,382**	**61,468**

17. Property and equipment

	Freehold land and buildings AED '000	Property Improvements AED '000	Furniture, fixtures, equipment and vehicles AED '000	Right of use assets AED '000	Capital work in progress AED '000	Total AED '000
Cost:						
Balance at 1 January 2019 (restated)	145,917	28,062	48,668	72,048	6,033	300,728
Additions during the year	-	443	229	-	17,126	17,798
Disposals during the year	(95,857)	(3,092)	(296)	-	-	(99,245)
Adjustments	-	-	-	(3,010)	-	(3,010)
Transfer	-	1,540	2,090	-	(9,060)	(5,430)
Balance at 31 December 2019 (restated)	50,060	26,953	50,691	69,038	14,099	210,841
Additions during the year	-	389	5,501	-	6,269	12,159
Disposals during the year	-	(45)	(1,304)	-	-	(1,349)
Adjustments	-	-	-	(1,283)	-	(1,283)
Transfer	-	1,379	8,125	-	(16,178)	(6,674)
Balance at 31 December 2020	**50,060**	**28,676**	**63,013**	**67,755**	**4,190**	**213,694**
Accumulated depreciation and accumulated impairment:						
Balance at 1 January 2019 (restated)	28,726	17,973	41,414	21,982	-	110,095
Depreciation for the year	1,844	3,722	4,188	13,352	-	23,106
Impairment	(58)	-	-	-	-	(58)
Adjustments	-	-	-	(1,891)	-	(1,891)
Disposals	(4,792)	(3,086)	(273)	-	-	(8,151)
Balance at 31 December 2019 (restated)	25,720	18,609	45,329	33,443	-	123,101
Depreciation for the year	1,525	3,738	4,001	10,717	-	19,981
Impairment	(911)	-	-	-	-	(911)
Adjustments	-	-	-	(3,236)	-	(3,236)
Disposals	-	(45)	(841)	-	-	(886)
Balance at 31 December 2020	**26,334**	**22,302**	**48,489**	**40,924**	**-**	**138,049**
Carrying value:						
Balance at 31 December 2020	**23,726**	**6,374**	**14,524**	**26,831**	**4,190**	**75,645**
Balance at 31 December 2019 (restated)	24,340	8,344	5,362	35,595	14,099	87,740

17. Property and equipment (continued)

Fair value of freehold land and buildings

The fair value measurements of the Group's freehold land and buildings as at 31 December 2020 and 31 December 2019 were performed by independent valuers not related to the Group. The valuers have appropriate qualifications and recent experience in the fair value measurement of properties in the relevant locations.

The fair value of the freehold land was determined based on the market comparable approach that reflects recent transaction prices for similar properties. The fair value of the buildings was determined based on a present value calculation of the estimated future cash flows supported by existing lease and current market rents for similar properties in the same location. The interest rate, which is used to discount the future cash flows, reflects current market assessments of the uncertainty and timing of the cash flows. Details of the Group’s freehold land and buildings and information about the fair value hierarchy as at 31 December 2020 and 31 December 2019 are as follows:

	Level 1 AED ’000	Level 2 AED ’000	Level 3 AED ’000	Fair value AED ’000
31 December 2020				
Freehold land and buildings	**-**	**-**	**46,080**	**46,080**
31 December 2019				
Freehold land and buildings	-	-	144,369	144,369

At the end of reporting period, the Group carried out a review of the recoverable amount of its properties. The review led to a reversal of impairment loss of AED 0.9 million (2019: reversal of impairment loss of AED 0.06 million), which has been recognised in profit or loss in the ‘net impairment loss on non-financial assets’ line item. A 5% decrease in recoverable amount will lead to an impairment charge of AED 0.03 million (2019: AED 0.5 million).

Right of use assets include premises that the Group has leased. The lease term ranges between 2 to 5 years (2019: 2 to 5 years).

Leases amounting to AED 1.1 million (2019: 1.8 million) expired/amended in the current financial year. New leases for identical underlying assets replaced the expired/pre-amended contracts. This resulted in adjustment to right-of use assets of AED 1.3 million (2019: AED 0.4 million). Details of sensitivity of depreciation expense of right of use assets to changes in discount rate are provided in note 22.2.

18. Discontinued operations

18.1 Subsidiary acquired exclusively with a view for subsequent disposal

The Group had acquired a subsidiary ACDL exclusively with a view for subsequent disposal. At the time of acquisition, management anticipated that disposal would be completed within a period of twelve months and assets and liabilities of the ACDL acquired were classified as held for sale.

During the year, disposal of ACDL did not take place as anticipated. At the end of the reporting period, management reassessed its classification as ‘non-current asset held for sale’ to assess whether CBI should continue to classify it as ‘Non-current asset held for sale’. Based on the reassessment, management concluded that the assets still meets the criteria of IFRS 5 to be classified as ‘non-current asset held for sale’.

18. Discontinued operations (continued)

18.2 Analysis of profit and cash flows for the year from discontinued operations

The results of the discontinued operations included in the profit for the year are set out below.

- **Assets and liabilities comprising the discontinued operations classified as held for sale**

	2020 AED '000	2019 AED '000
Property and equipment	**111,104**	104,064
Other assets	**7,225**	15,126
Total assets	**118,329**	119,190
Other liabilities	**(15,258)**	(13,323)
Net assets	**103,071**	105,867

- **Profit/(loss) from discontinued operations**

	2020 AED '000	2019 AED '000
Fee and commission income	**-**	-
Other operating income	**-**	-
Net operating income	**-**	-
General and administrative expenses	**-**	(47)
Net impairment gain on financial asset	**-**	46
Net impairment gain on non-financial assets	**-**	24,379
	-	24,378
Profit/(loss) from discontinued operations attributable to:		
Owners of the Bank	**-**	24,378
Non-controlling interests	**-**	-
	-	24,378

- **Cash flows from discontinued operations**

	2020 AED '000	2019 AED '000
Net cash used in operating activities	**-**	(1)
Net cash used in investing activities	**-**	-
	-	(1)

- **Earnings per share from discontinued operations**

	2020 AED '000	2019 AED '000
Basic and diluted	**-**	0.014

19. Deposits and balances due to banks

	2020 AED '000	2019 AED '000 (restated)
Demand and call deposits	**79,540**	27,867
Term borrowings	**1,213,447**	1,664,875
	1,292,987	1,692,742

The geographical analysis of deposits and balances due to banks is as follows:

	2020 AED '000	2019 AED '000 (restated)
Within the UAE	**183,658**	312,218
Outside the UAE	**1,109,329**	1,380,524
	1,292,987	1,692,742

20. Customers' deposits

	2020 AED '000	2019 AED '000
Current accounts	**1,890,476**	2,694,664
Saving accounts	**1,098,015**	937,299
Time deposits	**6,803,522**	7,371,529
Other	**232,410**	250,779
	10,024,423	11,254,271

The geographical analysis of customers' deposits is as follows:

	2020 AED '000	2019 AED '000
Within the UAE	**9,444,939**	10,995,464
Outside the UAE	**579,484**	258,807
	10,024,423	11,254,271

21. Islamic customers' deposits

	2020 AED '000	2019 AED '000
Current accounts	**83,304**	69,579
Investment deposits	**344,637**	705,831
Other	**29,091**	37,840
	457,032	813,250

All Islamic customers' deposits are from customers within the UAE.

22. Payables and other liabilities

	Current liabilities 2020 AED '000	Non-current liabilities 2020 AED '000	Total 2020 AED '000	Current liabilities 2019 AED '000	Non-current Liabilities 2019 AED '000	Total 2019 AED '000
Non-financial liabilities						
Unearned commission	**9,178**	**-**	**9,178**	12,114	-	12,114
Liability arising from defined benefit obligation (see 22.1.2)	**38,162**	**-**	**38,162**	35,324	-	35,324
Value Added Tax (VAT) payable	**408**	**-**	**408**	3,586	-	3,586
ECL allowance	**21,619**	**-**	**21,619**	24,081	-	24,081
	69,367	**-**	**69,367**	75,105	-	75,105
Financial liabilities						
Interest payable	**68,001**	**-**	**68,001**	117,638	-	117,638
Profit payable	**2,332**	**-**	**2,332**	8,867	-	8,867
Lease liability (see 22.2)	**12,576**	**16,885**	**29,461**	11,952	23,556	35,508
Cheques and drafts payable	**23,022**	**-**	**23,022**	32,713	-	32,713
Customer acceptances	**2,244,740**	**-**	**2,244,740**	1,905,926	-	1,905,926
Amounts to mitigate value of collaterals for derivatives	**-**	**-**	**-**	68,811	-	68,811
Zakat payable (see 22.3)	**578**	**-**	**578**	2,055	-	2,055
Other	**84,440**	**-**	**84,440**	87,900	-	87,900
	2,435,689	**16,885**	**2,452,574**	2,235,862	23,556	2,259,418
	2,505,056	**16,885**	**2,521,941**	2,310,967	23,556	2,334,523

22.1 Retirement benefit plans

22.1.1 Defined contribution plan

The UAE national employees in the United Arab Emirates are members of the Government-managed retirement pension and social security benefit scheme. As per Federal Labour Law No. 7 of 1999, the Group is required to contribute 15% of the "contribution calculation salary" of the UAE payroll costs to the retirement benefit scheme to fund the benefits. The employees are also required to contribute 5% of the "contribution calculation salary" to the scheme. The only obligation of the Group with respect to the retirement pension and social security scheme is to make the specified contributions. The contributions are charged to the consolidated income statement.

22.1.2 Defined benefit plan

The Group sponsors defined benefit plan for qualifying employees as per the UAE Labour Law. Under the plan the employees' entitlement to the benefit is based upon the employees' salary and length of service, subject to completion of minimum service period.

The most recent actuarial valuations of the present value of the defined benefit obligation were carried out at 31 December 2020 and 31 December 2019 by an independent Actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

22. Payables and other liabilities (continued)

22.1 Retirement benefit plans (continued)

22.1.2 Defined benefit plan (continued)

The principal assumptions used for the purposes of the actuarial valuations were as follows:

	2020	**2019**
Discount rate	**2.20%**	3.16%
Expected rate of salary increase	**3.00%**	3.00%

Amounts recognised in profit or loss in respect of these defined benefit plans are as follows:

	2020 **AED '000**	**2019** **AED '000**
Service cost:		
Current service cost	**5,934**	5,165
Past service cost and gain/(loss) from settlements	**-**	(1,268)
Interest expense	**1,069**	1,254
	7,003	5,151

Amounts recognised in other comprehensive income are as follows:

	2020 **AED '000**	**2019** **AED '000**
Actuarial gains and losses arising from changes in assumptions	**3,134**	8,361
Other remeasurement of net defined benefit liability	**-**	-
	3,134	8,361

The amount included in the statement of financial position arising from the Group's obligations in respect of its defined benefit plans is as follows:

	2020 **AED '000**	**2019** **AED '000**
Present value of defined benefit obligation	**38,162**	35,324

Movements in the present value of defined benefit obligations in the year were as follows:

	2020 **AED '000**	**2019** **AED '000**
Balance at 1 January	**35,324**	37,558
Service cost	**5,934**	3,897
Interest expense	**1,069**	1,254
Remeasurement loss	**3,134**	8,361
Benefits paid during the year	**(7,299)**	(15,746)
Balance at 31 December	**38,162**	35,324

Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate, expected rate of salary increase and turnover rate. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

22. Payables and other liabilities (continued)

22.1 Retirement benefit plans (continued)

22.1.2 Defined benefit plan (continued)

If the discount rate is 50 basis points higher, the defined benefit obligation would decrease by 5.2% (2019: AED 4.9%) and if the discount rate is 50 basis points lower, the defined benefit obligation would increase by 5.6%(2019: 5.3%).

If the expected rate of salary increase increases by 50 basis points, the defined benefit obligation would increase by 5.4% (2019: AED 5.2% million) and If the expected rate of salary increase decreases by 50 basis points, the defined benefit obligation would decrease by 5.1% (2019: 4.8%).

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the changes in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

In presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the statement of financial position.

22.2 Lease liability

Maturity analysis of lease liability is as follows:

	2020 AED '000	2019 AED '000
Year 1	**12,576**	11,952
Year 2	**9,331**	11,636
Year 3	**4,335**	8,844
Year 4	**3,219**	1,626
Year 5	**-**	1,450
Onwards	**-**	-
	29,461	35,508

At the end of the reporting period, the Group is committed to AED 0.2 million (2019: AED 0.9 million) for short-term leases. None of the leases in which the Group is the lessee contain variable lease payment terms. At the end of reporting period, there are no leases that are committed but not commenced.

Discount rate, among others, is the significant assumption that is used in determination of carrying value of right of use assets and lease liability. The sensitivity analyses below have been determined based on a 50 basis points change in discount rate at the end of the reporting period, while holding all other assumptions constant.

	Increase/(decrease) in interest expense		Increase/(decrease) in depreciation expense	
	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000
Discount rate is 50 basis points higher	**136**	**179**	**(112)**	**(136)**
Discount rate is 50 basis points lower	**(137)**	**(183)**	**115**	**139**

22.3 Zakat Payable

Zakat calculations are reviewed and approved annually by the Internal Sharia Supervisory Committee (ISSC). Payments for zakat are transferred to the Zakat Fund in the UAE.

23. 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.

24. 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 coupon is not considered an event of default.

25. Reserves

25.1 Statutory reserve

In accordance with UAE Federal Law and the Bank's Articles of Association, a transfer equivalent to at least 10% of the annual net profit is made annually to the statutory reserve until such reserve equals 50% of the paid up share capital.

25.2 General reserve

In accordance with the Bank's Articles of Association, a transfer equivalent to at least 10% of the annual net profit should be made to a general reserve each year until the value of the reserve is equal to 50% of the nominal value of the issued share capital.

25.3 Investments revaluation reserve

The investments revaluation reserve represents accumulated gains and losses arising on the revaluation of financial assets carried at fair value through other comprehensive income.

25.4 CBUAE provision reserve

CBUAE provision reserve comprise of following

	2020 AED '000	2019 AED '000
Specific provision reserve	**215,989**	223,377
General provision reserve	**-**	33,534
	215,989	256,911

25. Reserves (continued)

25.4 CBUAE provision reserve (continued)

25.4.1 Specific provision reserve

In accordance with the requirements of CBUAE the excess of the credit impairment provisions calculated in accordance with CBUAE requirements over the ECL allowance for stage 3 exposures calculated under IFRS 9 is transferred to 'specific provision reserve' as an appropriation from retained earnings. This reserve is not available for payment of dividends. Had the Group taken provision in accordance with the requirements of the CBUAE, the profit for the year would have been higher by AED 7.3 million (2019: lower by AED 89.5 million).

25.4.2 General provision reserve

In accordance with the requirements of CBUAE the excess of the credit impairment provisions of 1.5% of total credit risk weighted assets calculated in accordance with CBUAE requirements over the ECL allowance of stage 1 and stage 2 exposures calculated under IFRS 9 is transferred to 'general provision reserve' as an appropriation from retained earnings. This reserve is not available for payment of dividends. Had the Group taken provision in accordance with the requirements of the CBUAE, the profit for the year would have been higher by AED 33.5 million (2019: lower by AED 33.5 million).

The movement in these reserves is as follows:

	Statutory reserve AED '000	General reserve AED '000	Investment revaluation reserve AED '000	CBUAE specific provision reserve AED '000	CBUAE general provision reserve AED '000	Total AED '000
2020						
As at 1 January (restated)	268,778	11,104	(54,909)	223,377	33,534	481,884
Other comprehensive loss	-	-	(11,820)	-	-	(11,820)
Transfers	3,368	(7,736)	-	(7,388)	(33,534)	(45,290)
As at 31 December	**272,146**	**3,368**	**(66,729)**	**215,989**	**-**	**424,774**
2019						
As at 1 January (restated)	257,674	22,551	(43,870)	133,833	-	370,188
Other comprehensive loss	-	-	(11,039)	-	-	(11,039)
Transfers	11,104	(11,447)	-	89,544	33,534	122,735
As at 31 December (restated)	268,778	11,104	(54,909)	223,377	33,534	481,884

26. Non-controlling interests

Non-controlling interests in respect of the Group's non-wholly owned subsidiary is set out below.

	% of ownership and voting rights		Profit/(loss) allocated to non-controlling interests for the year		Non-controlling interests	
	2020	2019	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000
IFB	**99.4%**	99.4%	**(1)**	6	**311**	312
AKPI	**52.8%**	52.8%	**61,015**	-	**61,015**	-
			61,014	6	**61,326**	312

26. Non-controlling interests (continued)

Summarised financial information in respect of AKPI that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

	2020 AED '000
Current assets	129,269
Non-current assets	-
Total assets	**129,269**
Current liabilities	-
Non-current liabilities	-
Equity attributable to the owners of AKPI	129,269
Non-controlling interests	-
Total liabilities and equity	**129,269**
Net income from financial assets at FVTPL	129,269
Expenses	-
Profit for the year	**129,269**
Other comprehensive income for the year	-
Total comprehensive income for the year	**129,269**
Profit for the year attributable to:	
Owners of AKPI	129,269
Non-controlling interests	-
	129,269
Total comprehensive income for the year attributable to:	
Owners of AKPI	129,269
Non-controlling interests	-
	129,269

27. Interest income

	2020 AED '000	2019 AED '000
Loans and overdrafts	**603,479**	777,814
Bills discounted	**14,011**	16,382
Debt instruments	**12,247**	35,148
Placements with banks	**36,792**	72,775
	666,529	902,119

28. Income from Islamic financing and investing assets

	2020 AED '000	2019 AED '000
Murabahas	**14,711**	5,577
Ijarah Munttahiya Bittamleek	**12,008**	4,082
Islamic sukuk	**14,433**	9,094
Islamic investment deposits	**46**	222
	41,198	18,975

29. Interest expense

	2020 AED '000	2019 AED '000
Customers' deposits	**221,678**	338,906
Borrowings from banks	**51,038**	83,160
Defined benefit obligation	**1,069**	1,254
Lease liabilities	**1,056**	1,864
	274,841	425,184

30. Distribution to Islamic depositors

	2020 AED '000	2019 AED '000
Islamic customers' deposits	**15,223**	**22,157**
Islamic investment deposits from banks	**61**	**374**
	15,284	**22,531**

31. Net fee and commission income

	2020 AED '000	2019 AED '000
Fee and commission income:		
Commission on trade finance products	**55,515**	65,835
Advisory fee	**39,864**	71,832
Facility processing fee	**23,339**	28,650
Account service fee	**8,109**	38,056
Banking fee and commission	**6,484**	9,769
Insurance commission	**5,680**	7,962
Credit card related fee	**13,284**	22,975
Clearing and settlement fee	**5,689**	6,034
Other	**3,347**	8,059
	161,311	259,172
Fee and commission expense:		
Credit card related expenses	**(8,233)**	(14,128)
Other	**(7,147)**	(10,468)
	(15,380)	(24,596)
	145,931	234,576

32. Net gain from derecognition of financial asset measured at amortised cost

During the year ended 31 December 2019, the Group sold certain financial assets measured at amortised cost in response to changes in regulatory requirements. The table below summarises the carrying amount of derecognised financial assets measured at amortised cost and the gain/(loss) on derecognition.

	Carrying amount		Gain/(loss) from derecognition	
	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000
Sovereign bonds	-	204,418	-	2,111

33. Other operating income, net

	2020 AED '000	2019 AED '000 (restated)
Foreign exchange gains	**22,193**	42,347
Dividend income	**-**	264
Net income/(loss) from financial assets at FVTPL	**127,515**	(324)
Amortisation of day 1 profit	**22,300**	15,588
Other	**4,582**	15,089
	176,590	72,964

34. General and administrative expenses

	2020 AED '000	2019 AED '000 (restated)
Payroll and related expenses	**149,291**	221,718
Contributions to defined contribution plan	**3,118**	3,000
Rent	**1,800**	2,043
Amortisation of intangible assets	**17,177**	16,404
Depreciation on property and equipment	**19,981**	23,106
Depreciation on investment properties	**3,126**	3,376
Directors' expenses	**233**	1,624
Insurance expense	**7,886**	9,882
Consultation fees	**10,317**	32,310
Maintenance costs	**24,469**	24,529
Other	**26,722**	35,930
	264,120	373,922

35. Net impairment loss on financial assets

	2020 AED '000	2019 AED '000
Net ECL charge for the year	**442,576**	342,473
Recoveries against written off loans	**(44,225)**	(63,243)
Bad debts written off	**-**	129
Other	**1,480**	5,855
	399,831	285,214

36. Net impairment loss on non-financial assets

	2020 AED '000	2019 AED '000
Impairment loss on property inventory	**39,915**	22,103
Impairment loss on investment properties	**724**	460
Reversal of impairment loss on property and equipment	**(911)**	(58)
(Reversal)/impairment loss on other non-financial assets	**(2,558)**	4,817
	37,170	27,322

37. Contingent liabilities and commitments

To meet the financial needs of customers, the Group enters into various irrevocable commitments and contingent liabilities. These consist of financial guarantees, letters of credit and other undrawn commitments to provide a loan. Even though these obligations may not be recognised on the consolidated statement of financial position, they do contain credit risk and are therefore part of the overall risk of the Group.

37.1 Letters of credit and guarantees

Letters of credit and guarantees (including standby letters of credit) commit the Group to make payments on behalf of customers in the event of a specific act, generally related to the import or export of goods. Guarantees and standby letters of credit carry a similar credit risk to loans.

The contractual amounts of contingent liabilities are set out in the following table by category. The amounts reflected in the table represent the maximum accounting loss that would be recognised at the end of reporting period if counterparties failed to perform as contracted.

	2020	**2019**
	AED '000	**AED '000**
Guarantees	**2,446,470**	3,174,176
Letters of credit	**276,340**	489,808
	2,722,810	3,663,984

37.2 Other commitments

At any time, the Group has outstanding irrevocable Commitments to provide a loan. These commitments are in the form of approved loan facilities. The amounts reflected in the table below for commitments assume that amounts are fully advanced.

	2020	**2019**
	AED '000	**AED '000**
Loan commitments	**2,183,135**	1,997,163
Capital commitments	**1,567**	1,805
	2,184,702	1,998,968

38. Basic and diluted earnings per share

Earnings per share are calculated by dividing the profit for the year attributed to the owners of the Bank less interest paid on Tier 1 Capital Securities by the weighted average number of shares in issue throughout the period as follows:

	From continuing operations		From continuing and discontinued operations	
	2020	**2019 (restated)**	**2020**	**2019 (restated)**
(Loss)/profit for the period attributable to owners of the Bank (AED '000)	**(27,336)**	92,362	**(27,336)**	116,734
Interest on Tier 1 Capital Securities (AED '000)	**-**	-	**-**	-
	(27,336)	92,362	**(27,336)**	116,734
Weighted average number of shares in issue ('000)	**1,737,383**	1,737,383	**1,737,383**	1,737,383
Basic and diluted earnings per share (AED)	**(0.016)**	0.053	**(0.016)**	0.067

39. Cash and cash equivalents

Cash and cash equivalents included in the consolidated statement of cash flows comprise the following consolidated statement of financial position amounts:

	2020 AED '000	**2019 AED '000**
Cash and balances with the Central Bank of the UAE	**1,522,628**	2,410,568
Deposits and balances due from banks	**79,961**	190,313
	1,602,589	2,600,881
Less: Statutory reserve with the Central Bank of the UAE (note 6)	**(205,477)**	(668,291)
Less: Certificates of deposit with an original maturity of more than 90 days.	**(400,000)**	(1,550,000)
	997,112	382,590

40. Classification of financial assets and financial liabilities

40.1 Non-derivative financial assets and financial liabilities

	At fair value		At amortised cost		Total	
	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000
Non-derivative financial assets						
Cash and balances with the Central Bank of the UAE	**-**	-	**1,522,628**	2,410,568	**1,522,628**	2,410,568
Deposits and balances due from banks	**-**	-	**79,961**	190,313	**79,961**	190,313
Loans and advances to customers	**-**	-	**10,654,209**	12,331,090	**10,654,209**	12,331,090
Islamic financing and investing assets	**-**	-	**596,307**	243,821	**596,307**	243,821
Receivables and other assets	**-**	-	**2,468,503**	2,180,365	**2,468,503**	2,180,365
Investment securities at fair value	**167,735**	50,286	**-**	-	**167,735**	50,286
Investment securities measured at amortised cost	**-**	-	**1,537,078**	1,240,351	**1,537,078**	1,240,351
	167,735	50,286	**16,858,686**	18,596,508	**17,026,421**	18,646,794
Derivative financial assets - FVTPL	**33,506**	26,792	**-**	-	**33,506**	26,792
	201,241	77,078	**16,858,686**	18,596,508	**17,059,927**	18,673,586
Non-derivative financial liabilities						
Balance due to the Central Bank of the UAE	**-**	-	**306,048**	-	**306,048**	-
Deposits and balances due to banks	**-**	-	**1,292,987**	1,692,742	**1,292,987**	1,692,742
Customers' deposits	**-**	-	**10,024,423**	11,254,271	**10,024,423**	11,254,271
Islamic customers' deposits	**-**	-	**457,032**	813,250	**457,032**	813,250
Payables and other liabilities	**-**	-	**2,452,574**	2,259,418	**2,452,574**	2,259,418
	-	-	**14,533,064**	16,019,681	**14,533,064**	16,019,681
Derivative financial liabilities - FVTPL	**35,584**	27,409	**-**	-	**35,584**	27,409
	35,584	27,409	**14,533,064**	16,019,681	**14,568,648**	16,047,090

41. Financial risk management

The Group has exposure to the following primary risks from its use of financial instruments. The exposures to these risks and how they arise has remained unchanged from last year.

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

The following section discusses the Group's risk management policies which remain unchanged from last year.

41.1 Credit risk

Credit risk is the risk that a customer or counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group's main income generating activity is lending to customers and therefore credit risk is a principal risk. Credit risk mainly arises from loans and advances to customers and other banks (including related commitments to lend such as loan or credit card facilities), investments in debt securities and derivatives that are an asset position. The Group considers all elements of credit risk exposure such as counterparty default risk, geographical risk and sector risk for risk management purposes.

41.1.1 Management of credit risk

The Group's credit committee is responsible for managing the Group's credit risk by:

- Ensuring that the Group has appropriate credit risk practices, which is based on an approved risk appetite framework, including an effective system of internal control, to consistently determine adequate allowances in accordance with the Group's stated policies and procedures, IFRS and relevant supervisory guidance.
- Identifying, assessing and measuring credit risk across the Group, from an individual instrument to a portfolio level.
- Creating credit policies to protect the Group against the identified risks including the requirements to obtain collateral from borrowers, to perform robust ongoing credit assessment of borrowers and to continually monitor exposures against internal risk limits.
- Limiting concentrations of exposure by type of asset, counterparties, industry, credit rating, geographic location etc.
- Establishing a robust control framework regarding the authorisation structure for the approval and renewal of credit facilities.
- Developing and maintaining the Group's risk grading to categorise exposures according to the degree of risk of default. Risk grades are subject to regular reviews.
- Developing and maintaining the Group's processes for measuring ECL including monitoring of credit risk, incorporation of forward looking information and the method used to measure ECL.
- Ensuring that the Group has policies and procedures in place to appropriately maintain and validate models used to assess and measure ECL.
- Establishing a sound credit risk accounting assessment and measurement process that provides it with a strong basis for common systems, tools and data to assess credit risk and to account for ECL. Providing advice, guidance and specialist skills to business units to promote best practice throughout the Group in the management of credit risk.

The internal audit function performs regular audits making sure that the established controls and procedures are adequately designed and implemented.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.2 Significant increase in credit risk

As explained in note 3 the Group monitors all financial assets that are subject to 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.

Internal credit risk ratings

In order to minimise credit risk, the Group has tasked its credit management committee to develop and maintain the Group's credit risk grading to categorise exposures according to their degree of risk of default. The Group's credit risk grading framework comprises ten categories. The credit rating information is based on a range of data that is determined to be predictive of the risk of default and applying experienced credit judgement. The nature of the exposure and type of borrower are taken into account in the analysis. Credit risk grades are defined using qualitative and quantitative factors that are indicative of risk of default.

The credit risk grades are designed and calibrated to reflect the risk of default as credit risk deteriorates. As the credit risk increases the difference in risk of default between grades changes. Each exposure is allocated to a credit risk grade at initial recognition, based on the available information about the counterparty. All exposures are monitored and the credit risk grade is updated to reflect current information. The monitoring procedures followed are both general and tailored to the type of exposure.

The following data are typically used to monitor the Group's exposures:

- Payment record, including payment ratios and ageing analysis;
- Extent of utilisation of granted limit;
- Forbearances (both requested and granted);
- Changes in business, financial and economic conditions;
- Credit rating information supplied by external rating agencies;
- For retail exposures: internally generated data of customer behaviour, affordability metrics etc.; and
- For wholesale exposures: information obtained by periodic review of customer files including review of audited financial statements, analysis of market data such as prices of credit default swaps (CDS) or quoted bonds where available, assessment for changes in the financial sector in which the customer operates etc.

The Group uses credit risk grades as a primary input into the determination of the term structure of the PD for exposures. The Group collects performance and default information about its credit risk exposures analysed by jurisdiction or region and by type of product and borrower as well as by credit risk grading. The information used is both internal and external depending on the portfolio assessed. The table below provides a mapping of the Group's internal credit risk grades to external ratings.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.2 Significant increase in credit risk (continued)

Risk grade	Description	Moody's rating
1	Low to fair risk	Aaa
2+	Low to fair risk	Aa1
2	Low to fair risk	Aa2
2-	Low to fair risk	Aa3
3+	Low to fair risk	A1
3	Low to fair risk	A2
3-	Low to fair risk	A3
4+	Low to fair risk	Baa1
4	Low to fair risk	Baa2
4-	Standard monitoring	Baa3
5+	Standard monitoring	Ba1
5	Standard monitoring	Ba2
5-	Standard monitoring	Ba3
6+	Watch and special monitoring	B1
6	Watch and special monitoring	B2
6-	Watch and special monitoring	B3
7+	Watch and special monitoring	Caa1
7	Watch and special monitoring	Caa2
7-	Watch and special monitoring	Caa3
8	Default: Substandard	Ca - C
9	Default: Doubtful	Ca - C
10	Default: Impaired	Ca - C

The Group uses different criteria to determine whether credit risk has increased significantly per portfolio of assets. The criteria used are both quantitative changes in PDs as well as qualitative. The table below summarises certain indicative qualitative indicators assessed.

	Qualitative indicators assessed
Retail lending	Internal rating downgrade, changes in performance behaviour of borrower or portfolio (past due days), LTV ratio (for mortgage loans), extension to the terms granted, actual or expected forbearance or restructuring, blacklisted employers or loss of job, adverse change in economic conditions, uncollateralised bullet payment loans.
Wholesale lending	Significant change in operating results of a borrower, significant adverse change in regulatory, economic or technological environment, actual or expected forbearance or restructuring, early signs of cash flows and liquidity problems, past due days, internal ratings downgrade, significant increase in exposure at default due to change in collateral value, uncollateralised bullet payment loans.
Due from banks	Significant increase in credit spread, external credit ratings
Debt instruments	Significant increase in credit spread, external credit ratings
Financial guarantee contract	Increase in credit risk of other financial instruments of the borrower

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.2 Significant increase in credit risk (continued)

Loan commitments are assessed along with the category of loan the Group is committed to provide, i.e. commitments to provide mortgages are assessed using similar criteria to mortgage loans, while commitments to provide a wholesale loan are assessed using similar criteria to wholesale loans.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due unless the Group has reasonable and supportable information that demonstrates otherwise.

The Group has monitoring procedures in place to make sure that the criteria used to identify significant increases in credit are effective, meaning that significant increase in credit risk is identified before the exposure is defaulted or when the asset becomes 30 days past due. The Group performs periodic back-testing of its ratings to consider whether the drivers of credit risk that led to default were accurately reflected in the rating in a timely manner.

41.1.3 Incorporation of forward-looking information

The Group incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. The expected credit losses have been determined using two forward-looking scenarios – Baseline and Adverse. The ECL is calculated for each scenario and weighted by the likelihood of that scenario occurring.

Based on the historical data on key macroeconomic indicators provided by governmental body and monetary authority, the Group formulates a 'base case' view of the future direction of the economic outlook that drives the default rates of each portfolio of financial instruments. The baseline scenario represents a most-likely outcome and is aligned with information used by the Group for other purposes such as strategic planning and budgeting and other business activities. The adverse scenario represent more pessimistic outcomes.

The Group redeveloped macroeconomic models to address the deficiencies identified in the existing models. Using robust macroeconomic modelling methodology, Group identified and documented the key macroeconomic factors that drives the change in default rates of each portfolio of financial instruments. Following macroeconomic data and forecasts published by governmental bodies and monetary authorities such as the CBUAE, IMF, and World Bank have been utilized by the Group to incorporate forward-looking information into the PD term structure of each of the scenario.

- Real estate AD (average residential price, AED/m2)
- ECI (year-on-year % change)
- Oil Production (thousand barrels per day)
- Average oil price per barrel (USD)
- Inflation, average consumer price index (year-on-year % change)
- Emirates interbank offer rate: EIBOR
- Dubai stock price index: Dubai Financial Market General Index
- Annual UAE real investment (AED billion 2010 prices)
- Annual UAE imports (AED billion 2010 prices)
- Annual UAE real consumption (AED billion 2010 prices)

Predicted relationships between the key macroeconomic indicators and default rates of respective portfolios of financial assets have been developed based on analyzing historical data over the past 8 years. Models are reviewed and monitored for appropriateness at the end of each reporting period.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.3 Incorporation of forward-looking information (continued)

The table below summarises the principal macroeconomic indicators included in the economic scenarios used at 31 December 2020 for the years 2021 to 2023, for the UAE, which is the country where the Group operates and therefore is the country that has a material impact on ECL.

	2021	2022	2023
Real estate AD (average residential price, AED/m2)			
▪ Base scenario	9,889	11,253	11,453
▪ Adverse scenario	8,091	9,240	9,499
ECI (year-on-year % change)			
▪ Base scenario	1.30%	2.20%	2.60%
▪ Adverse scenario	1.17%	1.72%	2.56%
Oil Production (thousand barrels per day)			
▪ Base scenario	3,035	3,144	3,092
▪ Adverse scenario	2,686	3,054	3,090
Average oil price per barrel (USD)			
▪ Base scenario	44.01	45.66	64.11
▪ Adverse scenario	37.41	38.81	60.15
Inflation, average consumer price index (year-on-year % change)			
▪ Base scenario	1.50%	2.00%	2.00%
▪ Adverse scenario	0.50%	1.53%	1.85%
Emirates interbank offer rate: EIBOR			
▪ Base scenario	0.79%	1.92%	3.74%
▪ Adverse scenario	0.94%	2.30%	4.49%
Dubai stock price index: Dubai Financial Market General Index			
▪ Base scenario	2,104	2,434	2,451
▪ Adverse scenario	1,619	1,623	1,634
Annual UAE real investment (AED billion 2010 prices)			
▪ Base scenario	44	50	52
▪ Adverse scenario	37	41	42
Annual UAE imports (AED billion 2010 prices)			
▪ Base scenario	247	283	291
▪ Adverse scenario	212	239	244
Annual UAE real consumption (AED billion 2010 prices)			
▪ Base scenario	110	125	129
▪ Adverse scenario	95	107	110

The table below summarises the principal macroeconomic indicators included in the economic scenarios used at 31 December 2019 for the years 2019 to 2021, for the United Arab Emirates, which is the country where the Group operates and therefore is the country that has a material impact on ECL.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.3 Incorporation of forward-looking information (continued)

	2019	2020	2021
Oil prices (USD per barrel)			
▪ Base scenario	65.9	64.5	64.2
▪ Adverse scenario	35.0	35.5	40.8
Dubai real estate change			
▪ Base scenario	(2.5%)	0.5%	1.5%
▪ Adverse scenario	(13.8%)	(9.3%)	3.1%
Economic composite indicator			
▪ Base scenario	1.6%	2.6%	3.0%
▪ Adverse scenario	(5.0%)	(2.4%)	(1.0%)

The Group has performed a sensitivity analysis on how ECL on the main portfolios will change if the key macroeconomic indicators used to calculate ECL change by 5%. The table below outlines the total ECL per portfolio as at 31 December 2020 and 31 December 2019, if the assumptions used to measure ECL remain as expected (amount as presented in the statement of financial position), as well as if each of the key assumptions used change by plus or minus 5%. The changes are applied in isolation and are applied to each probability weighted scenario used to develop the estimate of expected credit losses. In reality, there will be interdependencies between the various economic inputs and the exposure to sensitivity will vary across the economic scenarios.

2020	Retail lending AED '000	Wholesale lending AED '000	Due from banks AED '000	Investment securities AED '000
Real estate AD (average residential price, AED/m2)				
▪ +5%	**(956)**	**-**	**-**	**-**
▪ -5%	**1,135**	**-**	**-**	**-**
ECI (year-on-year % change)				
▪ +5%	**(449)**	**(1)**	**-**	**-**
▪ -5%	**422**	**1**	**-**	**-**
Average oil price per barrel (USD)				
▪ +5%	**(1)**	**(1,341)**	**(3)**	**(89)**
▪ -5%	**-**	**1,153**	**3**	**77**
Oil Production (thousand barrels per day)				
▪ +5%	**(50)**	**-**	**-**	**-**
▪ -5%	**62**	**-**	**-**	**-**
Annual UAE real investment (AED billion 2010 prices)				
▪ +5%	**(5)**	**(12,297)**	**(25)**	**(765)**
▪ -5%	**6**	**16,194**	**33**	**1,003**
Annual UAE imports (AED billion 2010 prices)				
▪ +5%	**-**	**(20)**	**-**	**-**
▪ -5%	**-**	**24**	**-**	**1**

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.3 Incorporation of forward-looking information (continued)

2019	Retail lending AED '000	Wholesale lending AED '000	Due from banks AED '000	Investment securities AED '000
Oil prices (USD per barrel)				
▪ +5%	(9)	7	-	-
▪ -5%	9	5	-	-
Dubai real estate change	(91)	649	-	-
▪ +5%	91	(651)	-	-
▪ -5%				
Economic composite indicator				
▪ +5%	(424)	-	-	-
▪ -5%	432	-	-	-

If the weightage assigned to base scenario is changed by 20%, the impact on ECL would range between AED 10 million to AED 15 million. Retail lending and wholesale lending in the table above include loan commitments and financial guarantee contracts.

41.1.4 Measurement of ECL

Following risk parameters have been used by the Bank to measure the ECL:

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

As explained above these parameters are generally derived from internally developed statistical models and other historical data and they are adjusted to reflect probability-weighted forward-looking information.

PD is the predicted probability that a pool of obligors will default over the predefined future time horizon. For each portfolio of financial instruments, PDs are estimated using robust statistical models – rating models for wholesale facilities and roll rate models for retail facilities. These statistical models are based on internally compiled data comprising both quantitative and qualitative factors. Macroeconomic adjustment of the PD has been carried out as described above to reflect forward-looking information

LGD is an estimate of the loss arising on default. The Group estimates the LGD based on the difference between contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from any collateral. The LGD models for secured assets consider forecasts of future collateral valuation taking into account sale discounts, time to realisation of collateral, cross collateralisation and seniority of claim, cost of realisation of collateral and cure rates (i.e. exit from non-performing status). LGD models for unsecured assets consider time of recovery, recovery rates and seniority of claims. The calculation is on a discounted cash flow basis, where the cash flows are discounted using the original EIR of the loan.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.4 Measurement of ECL (continued)

EAD is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdowns on committed facilities. The Group's modelling approach for EAD reflects expected changes in the balance outstanding over the lifetime of the loan exposure that are permitted by the current contractual terms, such as amortisation profiles, changes in utilisation of undrawn commitments and credit mitigation actions taken before default. The Group uses EAD models that reflect the characteristics of the portfolios.

The Group measures ECL considering the risk of default over the maximum contractual period (including extension options) over which the entity is exposed to credit risk and not a longer period, even if contract extension or renewal is common business practice. However, for financial instruments such as credit cards, revolving credit facilities and overdraft facilities that include both a loan and an undrawn commitment component, the Group's contractual ability to demand repayment and cancel the undrawn commitment does not limit the Group's exposure to credit losses to the contractual notice period. For such financial instruments the Group measures ECL over the period that it is exposed to credit risk and ECL would not be mitigated by credit risk management actions, even if that period extends beyond the maximum contractual period. These financial instruments do not have a fixed term or repayment structure and have a short contractual cancellation period. However, the Group does not enforce, in the normal day-to-day management, the contractual right to cancel these financial instruments. This is because these financial instruments are managed on a collective basis and are cancelled only when the Group becomes aware of an increase in credit risk at the facility level. This longer period is estimated taking into account the credit risk management actions that the Group expects to take to mitigate ECL, e.g. reduction in limits or cancellation of the loan commitment.

41.1.5 Groupings based on shared risks characteristics

When ECL are measured on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics such as instrument type, credit risk grade, utilisation band and collateral type. The groupings are reviewed on a regular basis to ensure that each group is comprised of homogenous exposures.

41.1.6 Credit quality

Credit risk concentrations

An analysis of the Group's credit risk concentrations per class of financial asset, subject to impairment, is provided in the following tables. The amounts in the table represent gross carrying amounts. For loan commitments and financial guarantee contracts, the amounts in the table represent the amounts committed or guaranteed, respectively.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

Concentration by sector	**2020 AED '000**	**2019 AED '000**
Balances with Central Bank of the UAE		
Central bank	**1,445,477**	2,327,982
Deposits and balances due from banks		
Other banks	**79,961**	190,313
Loans and advances to customers		
Retail lending		
Mortgages	**937,741**	1,087,663
Unsecured lending	**678,675**	1,020,878
	1,616,416	2,108,541
Wholesale lending		
Real estate	**2,666,704**	2,568,482
Construction	**740,800**	916,438
Trade	**1,553,648**	1,904,910
Manufacturing	**512,257**	626,982
Transport, storage and communication	**238,681**	350,131
Gas, electricity and water	**511,003**	386,921
Other	**2,814,700**	3,468,685
	9,037,793	10,222,549
Islamic financing and investing assets		
Wholesale lending		
Real estate	**165,508**	-
Construction	**42,481**	25,237
Trade	**17,887**	26,542
Manufacturing	**51,867**	27,521
Transport, storage and communication	**-**	7,436
Other	**318,564**	157,085
	596,307	243,821
Receivables and other assets		
Construction	**92,383**	190,687
Trade	**1,998,558**	1,527,040
Manufacturing	**143,510**	180,063
Other	**234,052**	282,575
	2,468,503	2,180,365
Investment securities measured at amortised cost		
Sovereign	**1,367,439**	1,240,351
Other	**169,639**	-
	1,537,078	1,240,351
Loan commitments, letters of credit and financial guarantee contracts		
Retail lending	**213,922**	205,919
Real estate	**271,851**	145,275
Construction	**2,603,861**	3,121,401
Trade	**520,751**	686,021
Manufacturing	**463,013**	582,508
Transport, storage and communication	**62,192**	41,957
Gas, electricity and water	**58,184**	59,875
Other	**712,171**	818,191
	4,905,945	5,661,147
	21,687,480	24,175,069

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

Concentration by region

	2020 AED '000	2019 AED '000
The UAE	**19,594,829**	22,456,314
The GCC	**816,928**	902,602
Other Arab countries	**11,798**	15,254
Europe	**58,642**	123,089
The USA	**15,331**	89,266
Asia	**932,063**	325,535
Other	**257,889**	263,009
	21,687,480	24,175,069

Credit risk exposure per class of financial asset, internal rating and stage

An analysis of the Group's credit risk exposure per class of financial asset (subject to impairment), internal rating and stage without taking into account the effects of any collateral or other credit enhancements is provided in the following tables. These amounts in the table represent gross carrying amounts. For loan commitments and financial guarantee contracts, the amounts in the table represent the amounts committed or guaranteed, respectively.

- **Balances with Central Bank of the UAE**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	1,445,477	-	-	-	1,445,477
Gross carrying amounts	**1,445,477**	**-**	**-**	**-**	**1,445,477**
ECL allowance	-	-	-	-	-
Carrying amount	**1,445,477**	**-**	**-**	**-**	**1,445,477**
31 December 2019					
Low to fair risk	2,327,982	-	-	-	2,327,982
Gross carrying amounts	2,327,982	-	-	-	2,327,982
ECL allowance	-	-	-	-	-
Carrying amount	2,327,982	-	-	-	2,327,982

- **Deposits and balances due from banks**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	79,961	-	-	-	79,961
Gross carrying amounts	**79,961**				**79,961**
ECL allowance	(98)	-	-	-	(98)
Carrying amount	**79,863**	**-**	**-**	**-**	**79,863**

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Deposits and balances due from banks** (continued)

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2019					
Low to fair risk	190,313	-	-	-	190,313
Gross carrying amounts	190,313	-	-	-	190,313
ECL allowance	-	-	-	-	-
Carrying amount	190,313	-	-	-	190,313

- **Loans and advances to customers - retail lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	782,303	-	-	-	782,303
Standard monitoring	28,010	-	-	-	28,010
Watch	-	702,297	-	-	702,297
Substandard	-	-	54,691	-	54,691
Doubtful	-	-	7,725	-	7,725
Impaired	-	-	41,390	-	41,390
Gross carrying amounts	**810,313**	**702,297**	**103,806**	**-**	**1,616,416**
ECL allowance	(9,041)	(41,263)	(20,773)	-	(71,077)
Carrying amount	**801,272**	**661,034**	**83,033**	**-**	**1,545,339**
31 December 2019					
Low to fair risk	1,765,949	-	-	-	1,765,949
Standard monitoring	65,600	-	-	-	65,600
Watch	-	175,602	-	-	175,602
Substandard	-	-	46,717	-	46,717
Doubtful	-	-	18,513	-	18,513
Impaired	-	-	36,160	-	36,160
Gross carrying amounts	1,831,549	175,602	101,390	-	2,108,541
ECL allowance	(13,091)	(19,405)	(34,148)	-	(66,644)
Carrying amount	1,818,458	156,197	67,242	-	2,041,897

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loans and advances to customers - wholesale lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	1,766,802	-	-	-	1,766,802
Standard monitoring	3,604,063	-	-	-	3,604,063
Watch	-	1,942,183	-	-	1,942,183
Substandard	-	-	701,463	-	701,463
Doubtful	-	-	74,295	-	74,295
Impaired	-	-	948,987	-	948,987
Gross carrying amounts	**5,370,865**	**1,942,183**	**1,724,745**	**-**	**9,037,793**
ECL allowance	(28,041)	(120,540)	(656,192)	-	(804,773)
Carrying amount	**5,342,824**	**1,821,643**	**1,068,553**	**-**	**8,233,020**
31 December 2019					
Low to fair risk	3,052,249	-	-	-	3,052,249
Standard monitoring	3,789,778	-	-	-	3,789,778
Watch	-	1,880,300	-	-	1,880,300
Substandard	-	-	191,254	-	191,254
Doubtful	-	-	55,298	-	55,298
Impaired	-	-	1,253,670	-	1,253,670
Gross carrying amounts	6,842,027	1,880,300	1,500,222	-	10,222,549
ECL allowance	(24,927)	(91,888)	(623,306)	-	(740,121)
Carrying amount	6,817,100	1,788,412	876,916	-	9,482,428

- **Islamic financing and investing assets - wholesale lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	79,907	-	-	-	79,907
Standard monitoring	516,400	-	-	-	516,400
Gross carrying amounts	**596,307**	**-**	**-**	**-**	**596,307**
ECL allowance	(2,822)	-	-	-	(2,822)
Carrying amount	**593,485**	**-**	**-**	**-**	**593,485**
31 December 2019					
Low to fair risk	72,047	-	-	-	72,047
Standard monitoring	171,774	-	-	-	171,774
Gross carrying amounts	243,821	-	-	-	243,821
ECL allowance	(2,726)	-	-	-	(2,726)
Carrying amount	241,095	-	-	-	241,095

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Receivables and other assets**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	1,499,818	-	-	-	1,499,818
Standard monitoring	966,034	-	-	-	966,034
Watch	-	2,651	-	-	2,651
Gross carrying amounts	**2,465,852**	**2,651**	**-**	**-**	**2,468,503**
ECL allowance	(2,328)	(67)			(2,395)
Carrying amount	**2,463,524**	**2,584**	**-**	**-**	**2,466,108**
31 December 2019					
Low to fair risk	1,636,028	-	-	-	1,636,028
Standard monitoring	542,439	-	-	-	542,439
Watch	-	1,898	-	-	1,898
Gross carrying amounts	2,178,467	1,898	-	-	2,180,365
ECL allowance	(2,963)	(17)	-	-	(2,980)
Carrying amount	2,175,504	1,881	-	-	2,177,385

- **Investment securities measured at amortised cost**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	1,005,343	-	-	-	1,005,343
Standard monitoring	531,735	-	-	-	531,735
Gross carrying amounts	**1,537,078**	**-**	**-**	**-**	**1,537,078**
ECL allowance	(3,002)	-	-	-	(3,002)
Carrying amount	**1,534,076**	**-**	**-**	**-**	**1,534,076**
31 December 2019					
Low to fair risk	1,240,351	-	-	-	1,240,351
Gross carrying amounts	1,240,351	-	-	-	1,240,351
ECL allowance	(2,937)	-	-	-	(2,937)
Carrying amount	1,237,414	-	-	-	1,237,414

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loan commitments, letters of credit and financial guarantee contracts**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
31 December 2020					
Low to fair risk	2,182,538	-	-	-	2,182,538
Standard monitoring	2,505,566	-	-	-	2,505,566
Watch	-	192,273	-	-	192,273
Substandard	-	-	3,780	-	3,780
Doubtful	-	-	600	-	600
Impaired	-	-	21,188	-	21,188
Gross carrying amounts	**4,688,104**	**192,273**	**25,568**	**-**	**4,905,945**
ECL allowance	(12,210)	(4,421)	(4,988)	-	(21,619)
Net exposure	**4,675,894**	**187,852**	**20,580**	**-**	**4,884,326**
31 December 2019					
Low to fair risk	2,523,590	-	-	-	2,523,590
Standard monitoring	2,790,524	-	-	-	2,790,524
Watch	-	327,833	-	-	327,833
Substandard	-	-	1,699	-	1,699
Doubtful	-	-	382	-	382
Impaired	-	-	17,119	-	17,119
Gross carrying amounts	5,314,114	327,833	19,200	-	5,661,147
ECL allowance	(12,923)	(6,679)	(4,479)	-	(24,081)
Net exposure	5,301,191	321,154	14,721	-	5,637,066

The carrying amounts of the Group's financial assets at fair value (not subject to impairment) as disclosed in note 40 best represents the assets' maximum exposure to credit risk.

Expected credit loss allowance

This table summarises the ECL allowance/impairment allowance at the end of reporting period by class of financial asset.

	2020 AED '000	2019 AED '000
Deposits and balances due from banks	**98**	-
Loans and advances to customers - retail lending	**71,077**	66,644
Loans and advances to customers - wholesale lending	**804,773**	740,121
Islamic financing and investing assets - wholesale lending	**2,822**	2,726
Receivables and other assets	**2,395**	2,980
Other financial assets measured at amortised cost	**3,002**	2,937
Contingencies and commitments	**21,619**	24,081
	905,786	839,489

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

The tables below analyse the movement of the ECL allowance during the year per class of financial assets.

- **Deposits and balances due from banks**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	-	-	-	-	-
Financial assets recognised	98	-	-	-	98
As at 31 December 2020	**98**	**-**	**-**	**-**	**98**
As at 1 January 2019	2,249	-	-	-	2,249
Financial assets derecognised	(2,249)	-	-	-	(2,249)
As at 31 December 2019	-	-	-	-	-

- **Loans and advances to customers - retail lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	13,091	19,405	34,148	-	66,644
Transfer to stage 1	3,221	(3,136)	(85)	-	-
Transfer to stage 2	(4,857)	11,176	(6,319)	-	-
Transfer to stage 3	(361)	(1,644)	2,005	-	-
Change in credit risk	(202)	19,269	10,009	-	29,076
Write-offs	(410)	(4,946)	(18,735)	-	(24,091)
New financial assets recognised	82	1,385	-	-	1,467
Financial assets derecognised	(1,523)	(246)	(250)	-	(2,019)
As at 31 December 2020	**9,041**	**41,263**	**20,773**	**-**	**71,077**
As at 1 January 2019	31,356	29,021	35,826	-	96,203
Transfer to stage 1	3,430	(3,430)	-	-	-
Transfer to stage 2	(2,333)	5,405	(3,072)	-	-
Transfer to stage 3	(1,054)	(2,549)	3,603	-	-
Change in credit risk	(10,614)	(1,245)	17,920	-	6,061
Write-offs	(955)	(6,350)	(17,775)	-	(25,080)
New financial assets recognised	1,133	927	3,296	-	5,356
Financial assets derecognised	(7,872)	(2,374)	(5,650)	-	(15,896)
As at 31 December 2019	13,091	19,405	34,148	-	66,644

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loans and advances to customers - wholesale lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	24,927	91,888	623,306	-	740,121
Transfer to stage 1	7,834	(7,834)	-	-	-
Transfer to stage 2	(4,825)	20,409	(15,584)	-	-
Transfer to stage 3	(237)	(10,234)	10,471	-	-
Change in credit risk	1,925	28,092	352,421	-	382,438
Write-offs	-	(824)	(314,292)	-	(315,116)
New financial assets recognised	120	-	-	-	120
Financial assets derecognised	(1,703)	(957)	(130)	-	(2,790)
As at 31 December 2020	**28,041**	**120,540**	**656,192**	**-**	**804,773**
As at 1 January 2019	41,817	133,685	241,412	-	416,914
Transfer to stage 1	17,087	(17,087)	-	-	-
Transfer to stage 2	(4,400)	4,400	-	-	-
Transfer to stage 3	(834)	(28,560)	29,394	-	-
Change in credit risk	(28,330)	(121)	352,693	-	324,242
Write-offs	-	(30)	(192)	-	(222)
New financial assets recognised	4,019	-	-	-	4,019
Financial assets derecognised	(4,432)	(399)	(1)	-	(4,832)
As at 31 December 2019	24,927	91,888	623,306	-	740,121

- **Islamic financing and investing assets - wholesale lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	2,726	-	-	-	2,726
Change in credit risk	(691)	-	-	-	(691)
Write-offs	971	-	-	-	971
Financial assets derecognised	(184)	-	-	-	(184)
As at 31 December 2020	**2,822**	**-**	**-**	**-**	**2,822**
As at 1 January 2019	719	-	8	-	727
Change in credit risk	2,010	-	-	-	2,010
Write-offs	-	-	(8)	-	(8)
Financial assets derecognised	(3)	-	-	-	(3)
As at 31 December 2019	2,726	-	-	-	2,726

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Receivables and other assets**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	2,963	17	-	-	2,980
Transfer to stage 1	8	(8)	-	-	-
Transfer to stage 2	(256)	256	-	-	-
Change in credit risk	(389)	(198)	-	-	(587)
New financial assets recognised	2	-	-	-	2
As at 31 December 2020	**2,328**	**67**	**-**	**-**	**2,395**
As at 1 January 2019	4,937	1,140	-	-	6,077
Transfer to stage 1	2	(2)	-	-	-
Transfer to stage 2	(215)	215	-	-	-
Change in credit risk	(1,780)	(1,336)	-	-	(3,116)
New financial assets recognised	19	-	-	-	19
As at 31 December 2020	2,963	17	-	-	2,980

- **Investment securities measured at amortised cost**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	2,937	-	-	-	2,937
Change in credit risk	371	-	-	-	371
New financial assets recognised	310	-	-	-	310
Financial assets derecognised	(616)	-	-	-	(616)
As at 31 December 2020	**3,002**	**-**	**-**	**-**	**3,002**
As at 1 January 2019	440	-	-	-	440
Change in credit risk	2,037	-	-	-	2,037
New financial assets recognised	548	-	-	-	548
Financial assets derecognised	(88)	-	-	-	(88)
As at 31 December 2019	2,937	-	-	-	2,937

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loan commitments, letters of credit and financial guarantee contracts**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	12,923	6,679	4,479	-	24,081
Transfer to stage 1	557	(557)	-	-	-
Transfer to stage 2	(172)	177	(5)	-	-
Transfer to stage 3	(230)	(142)	372	-	-
Change in credit risk	(1,075)	(1,735)	145	-	(2,665)
New financial guarantees and commitments recognised	696	-	-	-	696
Financial guarantees and commitments derecognised	(489)	(1)	(3)	-	(493)
As at 31 December 2020	**12,210**	**4,421**	**4,988**	**-**	**21,619**
As at 1 January 2019	17,094	5,976	11,671	-	34,741
Transfer to stage 1	285	(285)	-	-	-
Transfer to stage 2	(307)	351	(44)	-	-
Transfer to stage 3	-	(247)	247	-	-
Change in credit risk	(3,802)	889	(7,373)	-	(10,286)
New financial guarantees and commitments recognised	233	2	-	-	235
Financial guarantees and commitments derecognised	(580)	(7)	(22)	-	(609)
As at 31 December 2019	12,923	6,679	4,479	-	24,081

More information about the significant changes in the gross carrying amount of financial assets during the period that contributed to changes in the loss allowance, is provided in the table below:

- **Balances with the Central Bank of the UAE**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	2,327,982	-	-	-	2,327,982
Change in exposure	(882,505)	-	-	-	(882,505)
As at 31 December 2020	**1,445,477**	**-**	**-**	**-**	**1,445,477**
As at 1 January 2019	3,569,222	-	-	-	3,569,222
Change in exposure	(1,241,240)	-	-	-	(1,241,240)
As at 31 December 2019	2,327,982	-	-	-	2,327,982

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Deposits and balances due from banks**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	190,313	-	-	-	190,313
Change in exposure	(112,928)	-	-	-	(112,928)
New financial assets recognized	5,849	-	-	-	5,849
Financial assets derecognised	(3,273)	-	-	-	(3,273)
As at 31 December 2020	**79,961**	**-**	**-**	**-**	**79,961**
As at 1 January 2019	1,265,104	-	-	-	1,265,104
Change in exposure	85,011	-	-	-	85,011
Financial assets derecognised	(1,159,802)	-	-	-	(1,159,802)
As at 31 December 2019	190,313	-	-	-	190,313

- **Loans and advances to customers - retail lending**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	1,831,549	175,602	101,390	-	2,108,541
Transfer to stage 1	35,499	(35,314)	(185)	-	-
Transfer to stage 2	(659,321)	674,897	(15,576)	-	-
Transfer to stage 3	(43,195)	(20,967)	64,162	-	-
Change in exposure	(164,452)	(73,905)	(3,966)	-	(242,323)
Write-offs	(10,664)	(17,310)	(41,578)	-	(69,552)
New financial assets recognised	9,630	11,674	-	-	21,304
Financial assets derecognised	(188,733)	(12,380)	(441)	-	(201,554)
As at 31 December 2020	**810,313**	**702,297**	**103,806**	**-**	**1,616,416**
As at 1 January 2019	2,853,378	128,644	109,912	-	3,091,934
Transfer to stage 1	23,881	(23,717)	(164)	-	-
Transfer to stage 2	(129,760)	143,157	(13,397)	-	-
Transfer to stage 3	(58,216)	(15,955)	74,171	-	-
Change in exposure	(380,639)	(28,206)	(7,241)	-	(416,086)
Write-offs	(36,308)	(25,412)	(47,862)	-	(109,582)
New financial assets recognised	162,992	6,601	7,119	-	176,712
Financial assets derecognised	(603,779)	(9,510)	(21,148)	-	(634,437)
As at 31 December 2019	1,831,549	175,602	101,390	-	2,108,541

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loans and advances to customers - wholesale lending**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	6,842,027	1,880,300	1,500,222	-	10,222,549
Transfer to stage 1	317,933	(317,933)	-	-	-
Transfer to stage 2	(708,041)	774,351	(66,310)	-	-
Transfer to stage 3	(284,649)	(118,520)	403,169	-	-
Change in exposure	74,584	(229,995)	203,874	-	48,463
Write-offs	-	(4,285)	(316,210)	-	(320,495)
New financial assets recognised	42,837	-	-	-	42,837
Financial assets derecognised	(913,826)	(41,735)	-	-	(955,561)
As at 31 December 2020	**5,370,865**	**1,942,183**	**1,724,745**	**-**	**9,037,793**
As at 1 January 2019	6,875,839	2,048,156	1,152,987	-	10,076,982
Transfer to stage 1	406,856	(406,856)	-	-	-
Transfer to stage 2	(567,434)	567,434	-	-	-
Transfer to stage 3	(60,857)	(345,898)	406,755	-	-
Change in exposure	445,418	41,095	(37,441)	-	449,072
Write-offs	-	(2,256)	(26,846)	-	(29,102)
New financial assets recognised	905,161	-	-	-	905,161
Financial assets derecognised	(1,162,956)	(21,375)	4,767	-	(1,179,564)
As at 31 December 2019	6,842,027	1,880,300	1,500,222	-	10,222,549

- **Islamic financing and investing assets - wholesale lending**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	243,821	-	-	-	243,821
Change in exposure	36,715	-	-	-	36,715
New financial assets recognized	323,207	-	-	-	323,207
Financial assets derecognised	(7,436)	-	-	-	(7,436)
As at 31 December 2020	**596,307**	**-**	**-**	**-**	**596,307**
As at 1 January 2019	205,402	-	1,061	-	206,463
Change in exposure	84,710	-	-		84,710
Financial assets derecognised	(46,291)	-	(1,061)	-	(47,352)
As at 31 December 2019	243,821	-	-	-	243,821

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Receivables and other assets**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	2,178,467	1,898	-	-	2,180,365
Transfer to stage 1	867	(867)	-	-	-
Transfer to stage 2	(30,215)	30,215	-	-	-
Change in exposure	548,297	(28,595)	-	-	519,702
Financial assets derecognised	(231,564)	-	-	-	(231,564)
As at 31 December 2020	**2,465,852**	**2,651**	**-**	**-**	**2,468,503**
As at 1 January 2019	2,835,030	10,664	-	-	2,845,694
Transfer to stage 1	233	(233)	-	-	-
Transfer to stage 2	(31,953)	31,953	-	-	-
Transfer to stage 3	-	(9,093)	9,093	-	-
Change in exposure	(586,086)	(31,393)	(9,093)	-	(626,572)
New financial assets recognised	4,577	-	-	-	4,577
Financial assets derecognised	(43,334)	-	-	-	(43,334)
As at 31 December 2019	2,178,467	1,898	-	-	2,180,365

- **Investment securities measured at amortised cost**

	Stage 1 AED '000	Stage 2 AED '000	Stage 3 AED '000	POCI AED '000	Total AED '000
As at 1 January 2020	1,240,351	-	-	-	1,240,351
Change in exposure	(79,312)	-	-	-	(79,312)
New financial assets recognised	576,777	-	-	-	576,777
Financial assets derecognised	(200,738)	-	-	-	(200,738)
As at 31 December 2020	**1,537,078**	**-**	**-**	**-**	**1,537,078**
As at 1 January 2019	1,009,737	-	-	-	1,009,737
Change in exposure	181,460	-	-	-	181,460
New financial assets recognised	253,800	-	-	-	253,800
Financial assets derecognised	(204,646)	-	-	-	(204,646)
As at 31 December 2019	1,240,351	-	-	-	1,240,351

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Loan commitments, letters of credit and financial guarantee contracts**

	Stage 1 AED '000	**Stage 2 AED '000**	**Stage 3 AED '000**	**POCI AED '000**	**Total AED '000**
As at 1 January 2020	5,314,114	327,833	19,200	-	5,661,147
Transfer to stage 1	153,150	(153,131)	(19)	-	-
Transfer to stage 2	(58,337)	59,236	(899)	-	-
Transfer to stage 3	(42,295)	(12,536)	54,831	-	-
Change in exposure	(914,684)	(28,520)	(47,525)	-	(990,729)
New financial guarantees and commitments recognised	237,977	-	-	-	237,977
Financial guarantees and commitments derecognised	(1,821)	(609)	(20)	-	(2,450)
As at 31 December 2020	**4,688,104**	**192,273**	**25,568**	**-**	**4,905,945**
As at 1 January 2019	5,573,398	354,408	36,808	-	5,964,614
Transfer to stage 1	51,382	(51,382)	-	-	-
Transfer to stage 2	(106,765)	106,996	(231)	-	-
Transfer to stage 3	(88)	(7,993)	8,081	-	-
Change in exposure	102,340	(73,663)	(25,283)	-	3,394
New financial guarantees and commitments recognised	160,696	1,212	-	-	161,908
Financial guarantees and commitments derecognised	(466,849)	(1,745)	(175)	-	(468,769)
As at 31 December 2019	5,314,114	327,833	19,200	-	5,661,147

The contractual amount outstanding on financial assets that were written off during the reporting period and are still subject to enforcement activity is AED 360.3 million (2019: AED 117.9 million).

As discussed above in the significant increase in credit risk section, under the Group's monitoring procedures a significant increase in credit risk is identified before the exposure has defaulted, and at the latest when the exposure becomes 30 days past due. This is the case mainly for loans and advances to customers and Islamic financing and investing assets and more specifically for retail lending exposures because for wholesale lending and other exposures there is more borrower specific information available which is used to identify significant increase in credit risk. The table below provides an analysis of the gross carrying amount of loans and advances to customers and Islamic financing and investing assets by risk grade and past due status.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

- **Past due but not impaired**

	Loans and advances to customers		Islamic financing and investing assets	
	2020 **AED '000**	**2019** **AED '000**	**2020** **AED '000**	**2019** **AED '000**
Low to fair risk				
Past due up to 30 days	**22,525**	24,460	**-**	301
Standard monitoring				
Past due up to 30 days	**254,271**	172,442	**-**	-
Past due 31 - 60 days	**-**	190,722	**-**	-
Watch				
Past due up to 30 days	**164,457**	151,057	**-**	-
Past due 31 - 60 days	**100,349**	103,576	**-**	-
Past due 61 - 90 days	**288,427**	45,509	**-**	-
Past due 91 - 180 days	**4,237**	1,121	**-**	-
Past due of more than 180 days	**256,651**	406,916	**-**	-
	1,090,917	1,095,803	**-**	301

- **Neither past due nor impaired**

	Loans and advances to customers		Islamic financing and investing assets	
	2020 **AED '000**	**2019** **AED '000**	**2020** **AED '000**	**2019** **AED '000**
Low to fair risk	**2,526,582**	4,795,935	**79,908**	71,747
Standard monitoring	**3,380,872**	3,492,215	**516,400**	171,775
Watch	**1,830,358**	1,345,526	**-**	-
	7,737,812	9,633,676	**596,308**	243,522

Modified financial assets

As a result of the Group's forbearance activities financial assets might be modified. The following tables refer to modified financial assets where modification does not result in derecognition.

	2020 **AED '000**	**2019** **AED '000**
Financial assets (with ECL allowance based on lifetime ECL) modified during the period		
Gross carrying amount before modification	**780,587**	96,719
ECL allowance before modification	**(56,179)**	(5,204)
Net amortised cost before modification	**724,408**	91,515
Net modification gain/(loss)	**-**	-
Net amortised cost after modification	**724,408**	91,515

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.6 Credit quality (continued)

	2020 AED '000	2019 AED '000
Financial assets modified since initial recognition at a time when ECL allowance was based on lifetime ECL		
Gross carrying amount of financial assets for which loss allowance has changed in the period from lifetime to 12-month ECL cost after modification	-	-

41.1.7 Impact of Covid-19 on credit risk

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 program and guidance issued by IASB.

Identification of SICR event

As explained in note 41.1.2, 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 an initial period of nine months until the end of December 2020. The CBUAE has extended the TESS program to June 2021 to extend bridge loans to help impacted customers recover. The Group will be participating in this program on a case to case basis as per internal credit guidelines. 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 who are not expected to face substantial changes in their creditworthiness, beyond liquidity issues, caused by the Covid-19 crisis whereas Group 2 customers are expected to face substantial changes in their creditworthiness, in addition to liquidity issues that will be addressed by payment deferrals. This analysis has been done based on the industry of the customer or its employer as well as changes in the customer's risk profile during COVID. In line with the CBUAE Addendum to the Joint Guidance, dated 27 October 2020, those customers in Group 2 which were classified as stage 1 are downgraded to Stage 2 effective from 30 September 2020.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.7 Impact of Covid-19 on credit risk (continued)

Reasonableness of Forward Looking Information and probability weights

As noted in the CBUAE guidance on Treatment of IFRS9 Expected Credit Loss in the context of the Covid-19 crisis, dated 27 October 2020, Group has re-introduced the macroeconomic scenarios in ECL with an effective date of 30 September 2020. As explained in note 41.1.3, through robust modelling technique, the Group has identified key macroeconomic variables influencing credit risk of each portfolio. Forecasts for these economic variables (for both baseline and adverse economic scenario) are obtained from governmental bodies and monetary authorities such as the CBUAE, IMF, and World Bank, which reflect the current and forecasted economic impacts in the fallout of Covid. In line with the Joint Guidance, the Group has applied judgmental overlays on the forecasts to commensurate with economic impact observed so far, with the near-term outlook and with the ongoing nature of the pandemic. Additionally, Expert judgmental overlay has been exercised on wholesale portfolio in line with the CBUAE guidance to incorporate uncertainty in measuring ECL.

The table below summarises the relief provided to customer (both TESS and non-TESS customers) by product as at 31 December2020:

	Number of Borrowers	Amount of deferment allowed AED '000	Gross exposure AED '000	ECL AED '000
31 December 2020				
Retail lending				
▪ **Stage 1**				
Group 1	349	2,501	58,619	1,395
Group 2	-	-	-	-
	349	**2,501**	**58,619**	**1,395**
▪ **Stage 2**				
Group 1	213	1,315	45,705	3,314
Group 2	2,305	90,140	597,682	32,186
	2,518	**91,455**	**643,387**	**35,500**
▪ **Stage 3**	**130**	**2,464**	**12,439**	**5,528**
Total retail lending	**2,997**	**96,420**	**714,445**	**42,423**
Wholesale lending				
▪ **Stage 1**				
Group 1	16	77,736	1,139,732	2,271
Group 2	-	-	-	-
	16	**77,736**	**1,139,732**	**2,271**
▪ **Stage 2**				
Group 1	2	2,795	19,661	748
Group 2	22	106,010	376,656	23,878
	24	**108,805**	**396,317**	**24,626**
▪ **Stage 3**	**2**	**2,691**	**11,165**	**5,562**
Total wholesale lending	**42**	**189,232**	**1,547,214**	**32,459**
	3,039	**285,652**	**2,261,659**	**74,882**

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.7 Impact of Covid-19 on credit risk (continued)

The tables below analyse the movement of the ECL allowance during the year by sector per class of financial assets.

- **Loans and advances to customers - retail lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	5,486	9,464	-	-	14,950
Mortgages	10	2,859	19	-	2,888
Unsecured lending	(4,101)	23,177	5,509	-	24,585
As at 31 December 2020	**1,395**	**35,500**	**5,528**		**42,423**

- **Loans and advances to customers - wholesale lending**

	Stage 1 12 months ECL AED '000	Stage 2 Life time ECL AED '000	Stage 3 Life time ECL AED '000	POCI Life time ECL AED '000	Total AED '000
As at 1 January 2020	2,480	30,883	-	-	33,363
Real estate	(265)	(1,388)	-	-	(1,653)
Construction	71	(2,917)	-	-	(2,846)
Trade	(126)	(4,547)	2,572	-	(2,101)
Manufacturing	(223)	3,090	2,990	-	5,857
Other	334	(495)	-	-	(161)
As at 31 December 2020	**2,271**	**24,626**	**5,562**	**-**	**32,459**

The Group has used updated macro-economic indicators and incorporated Covid- 19 impact through stressed macro-economic variables with the institutions like IMF and World Bank. The Group has not applied any additional judgmental overlay on the ECL output.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.8 Collateral held as security and other credit enhancements

The Group holds collateral or other credit enhancements to mitigate credit risk associated with financial assets. The Group holds financial instruments of AED 5,206 million (2019: AED 5,070 million) for which no loss allowance is recognised because of collateral at the end of the reporting period. The estimated value of collaterals held at end of the reporting period is AED 10,145 million (2019: AED 10,121 million). This value of the collateral is only considered to the extent that mitigates the credit risk. There was no change in the Group's collateral policy during the year. The main types of collateral and the types of assets these are associated with are listed below.

Derivatives

The Group enters into derivatives bilaterally under International Swaps and Derivative Association (ISDA) master netting agreements. ISDA master netting agreements give either party the legal right of offset on termination of the contract or on default of the other party. No financial instruments subject to master netting agreements are setoff in the statement of financial position. The Group executes a credit support annex in conjunction with each ISDA agreement, which requires the Group and each counterparty to post collateral to mitigate credit risk. Collateral is also posted daily in respect of derivatives transacted. The collateral posted with regards to open derivatives is cash or marketable securities.

Reverse sale and repurchase agreements (Reverse REPO)

Reverse sale and repurchase agreement (Reverse REPO) lending are collateralised by marketable securities. These lending agreements require the Group and each counterparty to post collateral to mitigate credit risk. Collateral is also posted daily in respect of shortfall in value of collaterals. The collateral posted with regards to Reverse REPO is cash or marketable securities.

Mortgage lending

The Group holds residential properties as collateral for the mortgage loans it grants to its customers. The Group monitors its exposure to retail mortgage lending using the LTV ratio, which is calculated as the ratio of the gross amount of the loan, or the amount committed for loan commitments, to the value of the collateral. The valuation of the collateral excludes any adjustments for obtaining and selling the collateral. At 31 December 2020 the net carrying amount of credit impaired mortgage lending was AED 69.0 million (2019: AED 41.2 million) and the value of the respective collateral was AED 83.2 million (2019: AED 28.0 million).

Personal lending

The Group's personal lending portfolio consists of unsecured loans and credit cards.

41. Financial risk management (continued)

41.1 Credit risk (continued)

41.1.8 Collateral held as security and other credit enhancements (continued)

Wholesale lending

The Group requests collateral (including properties, equity shares and cash margins) and guarantees for wholesale lending (including loan commitments and financial guarantee contract). The most relevant indicator of wholesale customers' creditworthiness is an analysis of their financial performance and their liquidity, leverage, management effectiveness and growth ratios. For this reason, the valuation of collateral held against wholesale lending is not routinely updated. The valuation of such collateral is updated if the loan is put on "watch-list" and is therefore monitored more closely.

For credit-impaired loans the Group obtains appraisals of collateral to inform its credit risk management actions. At 31 December 2020 the net carrying amount of credit impaired loans and advances to wholesale customers was AED 1,747.5 million (2019: AED 1,519.4 million) and the value of the respective collateral was AED 1,086.3 million (2019: AED 892.3 million).

Investment securities

The Group holds investment securities measured at amortised cost. The investment securities held by the Group are sovereign bonds which are not collateralised.

Assets obtained by taking possession of collateral

The Group obtained the following financial and non-financial assets during the year by taking possession of collateral held as security against loans and advances and held at the year end. The Group's policy is to realise collateral on a timely basis. The Group does not use non-cash collateral for its operations.

	2020 **AED '000**	**2019** **AED '000**
Property	**258,791**	84,896
Other	**-**	16,900
	258,791	101,796

41. Financial risk management (continued)

41.2 Liquidity risk

Liquidity risk is the risk that the Group does not have sufficient financial resources to meet its obligations as they fall due, or will have to do so at an excessive cost. This risk arises from mismatches in the timing of cash flows which is inherent in all banking operations and can be affected by a range of Group-specific and market-wide events.

41.2.1 Management of liquidity risk

Liquidity risk is managed by the Treasury in line with the regulatory and internal policies and guidelines.

The Group's approach to managing liquidity risk is to ensure that it has adequate funding from diversified sources at all times and that it can withstand any major shocks to its liquidity position. Funds are raised using a broad range of instruments including customer deposits, money market instruments and capital. The Treasury monitor the liquidity profile of financial assets and liabilities and the projected cash flows arising from existing and future business. Treasury maintains a portfolio of short-term liquid assets and inter-bank placements to ensure that sufficient liquidity is maintained. The daily liquidity position is monitored and regular liquidity stress testing is conducted under a variety of scenarios covering both normal and abnormal market conditions. The Group's liquidity policy is set by the Board of Directors and is subject to annual review. Adherence to the policies is monitored by the Group Risk Management Department and Assets and Liability Committee (ALCO).

41.2.2 Exposure to liquidity risk

The key measures used by the Group for measuring liquidity risk are advances to stable resources (which is a regulatory measure) as well as the ratio of net liquid assets, i.e., total assets by maturity against total liabilities by maturity.

The Bank performs product-wise behavioural analysis for its financial instruments (including financial guarantee contracts) in order to analyse and ascertain appropriate level of liquidity requirements.

The following table summarises the maturity profile of the cash flows of the Group's financial assets and financial liabilities at the end of the reporting period based on their carrying amounts. The amounts disclosed in the table are determined on the basis of their earliest possible contractual maturity.

Repayments which are subject to notice are treated as if notice were to be given immediately. However, the management expects that many customers will not request repayment on the earliest date the Group could be required to pay and the table does not reflect the expected cash flows indicated by the Group's deposit retention history.

41. Financial risk management (continued)

41.2 Liquidity risk (continued)

41.2.2 Exposure to liquidity risk (continued)

- **As at 31 December 2020**

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	No fixed Maturity AED '000	Total AED '000
Non-derivative financial assets						
Cash and balances with the Central Bank of the UAE	1,522,628	-	-	-	-	**1,522,628**
Deposits and balances due from banks	79,961	-	-	-	-	**79,961**
Loans and advances to customers including Islamic financing and investing assets	2,279,348	782,972	866,749	4,816,103	2,505,344	**11,250,516**
Receivables and other assets	987,112	1,018,472	462,919	-	-	**2,468,503**
Investment securities at fair value	-	-	-	-	167,735	**167,735**
Investment securities measured at amortised cost	165,198	15,328	195,588	1,160,964	-	**1,537,078**
	5,034,247	1,816,772	1,525,256	5,977,067	2,673,079	**17,026,421**
Derivative financial assets	33,506	-	-	-	-	**33,506**
	5,067,753	**1,816,772**	**1,525,256**	**5,977,067**	**2,673,079**	**17,059,927**
Non-derivative financial liabilities						
Balance due to the Central Bank of the UAE	306,048	-	-	-	-	**306,048**
Deposits and balances due to banks	152,300	367,314	330,584	367,315	75,474	**1,292,987**
Customers' deposits including Islamic customers' deposits	1,992,559	2,465,502	2,863,678	85,271	3,074,445	**10,481,455**
Payables and other liabilities	947,678	1,021,025	466,986	16,885	-	**2,452,574**
	3,398,585	3,853,841	3,661,248	469,471	3,149,919	**14,533,064**
Derivative financial liabilities	35,584	-	-	-	-	**35,584**
Issued financial guarantee contacts	1,614,988	489,837	266,227	75,418	-	**2,446,470**
Loan commitments	-	-	1,913,809	269,326	-	**2,183,135**
	5,049,157	**4,343,678**	**5,841,284**	**814,215**	**3,149,919**	**19,198,253**
Liquidity gap	**18,596**	**(2,526,906)**	**(4,316,028)**	**5,162,852**	**(476,840)**	**(2,138,326)**

41. Financial risk management (continued)

41.2 Liquidity risk (continued)

41.2.2 Exposure to liquidity risk (continued)

- **As at 31 December 2019**

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	No fixed Maturity AED '000	Total AED '000
Non-derivative financial assets						
Cash and balances with the Central Bank of the UAE	1,092,277	250,000	400,000	-	668,291	2,410,568
Deposits and balances due from banks	190,313	-	-	-	-	190,313
Loans and advances to customers including Islamic financing and investing assets	1,469,788	1,012,342	714,572	7,288,709	2,089,500	12,574,911
Receivables and other assets	815,975	714,614	649,776	-	-	2,180,365
Investment securities at fair value	-	-	-	-	50,286	50,286
Investment securities measured at amortised cost	-	78,201	200,739	961,411	-	1,240,351
	3,568,353	2,055,157	1,965,087	8,250,120	2,808,077	18,646,794
Derivative financial assets	26,792	-	-	-	-	26,792
	3,595,145	2,055,157	1,965,087	8,250,120	2,808,077	18,673,586
Non-derivative financial liabilities						
Balance due to the Central Bank of the UAE	-	-	-	-	-	-
Deposits and balances due to banks	21,459	-	422,412	1,248,871	-	1,692,742
Customers' deposits including Islamic customers' deposits	2,490,688	2,834,290	2,973,249	114,751	3,654,543	12,067,521
Payables and other liabilities	816,076	762,152	676,997	4,193	-	2,259,418
	3,328,223	3,596,442	4,072,658	1,367,815	3,654,543	16,019,681
Derivative financial liabilities	27,409	-	-	-	-	27,409
Issued financial guarantee contacts	2,180,067	546,813	278,104	169,192	-	3,174,176
Loan commitments	-	-	-	-	1,997,163	1,997,163
	5,535,699	4,143,255	4,350,762	1,537,007	5,651,706	21,218,429
Liquidity gap	(1,940,554)	(2,088,098)	(2,385,675)	6,713,113	(2,843,629)	(2,544,843)

41. Financial risk management (continued)

41.2 Liquidity risk (continued)

The table below presents a maturity analysis of the Group's financial liabilities. The sum of the balances depicted in the maturity analysis do not reconcile with the carrying amount of the liabilities as disclosed in the consolidated statement of financial position. This is because the maturity analysis incorporates, on an undiscounted basis, all cash flows relating to principal and future interest payments.

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	No fixed Maturity AED '000	Total AED '000
31 December 2020						
Non-derivative financial liabilities						
Balance due to the Central Bank of the UAE	306,048	-	-	-	-	306,048
Deposits and balances due to banks	152,301	370,410	336,433	377,733	75,474	1,312,351
Customers' deposits including Islamic customers' deposits	1,996,838	2,489,684	2,903,112	89,480	3,074,445	10,553,559
Payables and other liabilities	947,678	1,021,025	466,986	16,885	-	2,452,574
	3,402,865	**3,881,119**	**3,706,531**	**484,098**	**3,149,919**	**14,624,532**
Derivative financial liabilities	35,584	-	-	-	-	35,584
Issued financial guarantee contacts	1,614,988	489,837	266,227	75,418	-	2,446,470
Loan commitments	-	-	1,913,809	269,326	-	2,183,135
	5,053,437	**4,370,956**	**5,886,567**	**828,842**	**3,149,919**	**19,289,721**
31 December 2019						
Non-derivative financial liabilities						
Balance due to the Central Bank of the UAE	-	-	-	-	-	-
Deposits and balances due to banks	21,459	-	443,021	1,330,388	-	1,794,868
Customers' deposits including Islamic customers' deposits	2,501,688	2,869,261	3,039,040	121,633	3,654,543	12,186,165
Payables and other liabilities	816,076	762,152	676,997	4,193	-	2,259,418
	3,339,223	3,631,413	4,159,058	1,456,214	3,654,543	16,240,451
Derivative financial liabilities	27,409	-	-	-	-	27,409
Issued financial guarantee contacts	2,180,067	546,813	278,104	169,192	-	3,174,176
Loan commitments	-	-	-	-	1,997,163	1,997,163
	5,546,699	4,178,226	4,437,162	1,625,406	5,651,706	21,439,199

41. Financial risk management (continued)

41.3 Market risk

Market risk is the risk that changes in market prices, such as interest rate, equity prices, foreign exchange rates and credit spreads will affect the Group's income and/or the value of the financial instrument. The Group manages its market risk in order to achieve an optimum return while maintaining market risk exposure within prudent limits.

41.3.1 Management of market risk

The Board of directors has set risk limits based on sensitivity analysis and notional limits which are closely monitored by the Risk Management Department, reported frequently to Senior Management and discussed monthly by the ALCO.

The Group separates its exposure to market risk between trading and non-trading portfolios with overall responsibility vested in the ALCO. The Risk Management Department is responsible for the development of detailed risk management policies and for the day to day review of their implementation subject to the review and approval by ALCO.

41.3.2 Exposure to interest rate risk

The principal risk to which interest bearing financial instruments are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. The Group manages the risk principally through monitoring interest rate gaps, matching the re-pricing profile of assets and liabilities. The ALCO monitors compliance with these limits and is assisted by the Risk Management Department for day to day monitoring of activities. The table below analyses the Group's interest rate risk exposure on financial assets and liabilities. The Group's assets and liabilities are included at carrying amount and categorised by the earlier of contractual re-pricing or maturity dates.

- **As at 31 December 2020**

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	Total AED '000
Interest sensitive financial assets					
Cash and balances with the Central Bank of the UAE	400,000	-	-	-	**400,000**
Deposits and balances due from banks	-	-	-	-	**-**
Loans and advances to customers including Islamic financing and investing assets	5,705,061	905,947	-	-	**6,611,008**
Investment securities measured at amortised cost	165,198	15,328	195,587	1,160,965	**1,537,078**
	6,270,259	921,275	195,587	1,160,965	**8,548,086**
Interest sensitive financial liabilities					
Deposits and balances due to banks	(1,292,987)	-	-	-	**(1,292,987)**
Customers' deposits including Islamic customers' deposits	(2,982,342)	(2,415,680)	(2,820,455)	(74,697)	**(8,293,174)**
	(4,275,329)	(2,415,680)	(2,820,455)	(74,697)	**(9,586,161)**
Effect of derivatives held	(1,312)	-	-	-	**(1,312)**
Net interest gap	**1,993,618**	**(1,494,405)**	**(2,624,868)**	**1,086,268**	**(1,039,387)**
Impact on profit and loss if interest rates had been 200 bps higher	**25,106**	**(18,834)**	**(13,664)**	**43,629**	**36,237**

41. Financial risk management (continued)

41.3 Market risk (continued)

41.3.2 Exposure to interest rate risk (continued)

- **As at 31 December 2019**

	Less than 3 months AED '000	3 to 6 months AED '000	6 to 12 months AED '000	More than 1 year AED '000	Total AED '000
Interest sensitive financial assets					
Cash and balances with the Central Bank of the UAE	900,000	250,000	400,000	-	1,550,000
Deposits and balances due from banks	-	-	-	-	-
Loans and advances to customers including Islamic financing and investing assets	6,458,086	1,025,525	-	-	7,483,611
Investment securities measured at amortised cost	-	78,201	200,738	961,411	1,240,350
	7,358,086	1,353,726	600,738	961,411	10,273,961
Interest sensitive financial liabilities					
Deposits and balances due to banks	(1,692,742)	-	-	-	(1,692,742)
Customers' deposits including Islamic customers' deposits	(3,251,118)	(2,782,837)	(2,930,429)	(97,274)	(9,061,658)
	(4,943,860)	(2,782,837)	(2,930,429)	(97,274)	(10,754,400)
Effect of derivatives held	346	-	-	-	346
Net interest gap	2,414,572	(1,429,111)	(2,329,691)	864,137	(480,093)
Impact on profit and loss if interest rates had been 200 bps higher	34,683	(18,011)	(12,127)	32,407	36,952

41.3.3 Exposure to currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates and arises from financial instruments denominated in a foreign currency. The Group's functional currency is the AED. The Board of Directors has set limits on positions by currency. Positions are closely monitored to ensure positions are maintained within established limits. At the end of the reporting period, the Group had the following significant net exposure denominated in foreign currencies:

	Net spot position		Forward position		Total	
	2020 AED '000	**2019 AED '000**	**2020 AED '000**	**2019 AED '000**	**2020 AED '000**	**2019 AED '000**
Currency						
USD	**(185,503)**	(203,153)	**(3,145)**	9,366	**(188,648)**	(193,787)
GBP	**1**	15,389	**40**	(15,526)	**41**	(137)
JPY	**90**	87	**-**	-	**90**	87
EUR	**(948)**	(6,567)	**900**	6,008	**(48)**	(559)
Other	**2,096**	2,709	**70**	-	**2,166**	2,709

Foreign currency sensitivity analysis

The following table details the Group's sensitivity to a 10% adverse change in the relevant foreign currency position against AED both for a long and short position in order to assess the impact of loss on profit and loss.

41. Financial risk management (continued)

41.3 Market risk (continued)

41.3.3 Exposure to currency risk (continued)

	2020 AED '000	2019 AED '000
GBP	**4**	14
JPY	**9**	9
EUR	**5**	56

There are no exchange rate risks relating to financial assets and financial liabilities denominated in USD, which is pegged to the AED.

41.3.4 Other price risk

The Group is exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Group does not actively trade these investments.

Equity price sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to equity price risks at the end of the reporting period.

If equity prices had been 5% higher/lower, profit or loss and other comprehensive income for the year would have been higher/lower by AED 6.4 million (2019: Nil) and AED 1.9 million (2019: AED 2.5 million) respectively.

42. Fair value of financial instruments

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

42.1 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 (note 12) are based on quoted bid prices in an active market;
- Fair value of all unquoted equity investments and unquoted investment funds measured at fair value through other comprehensive income (note 12) 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. Fair value of investment in MURJAN is calculated by taking proportionate share of the fair value of its assets (real estate) and liabilities; and
- Fair value of all derivatives (note 43) 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.

42. Fair value of financial instruments (continued)

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

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	**13,752**	14,475	**-**	-	**22,019**	33,116
Investment funds	**-**	-	**-**	-	**2,695**	2,695
Financial assets at fair value through profit or loss						
Equity shares	**-**	-	**-**	-	**129,269**	-
Positive fair value of derivatives financial assets	**-**	-	**33,506**	26,792	**-**	-
Financial liabilities at fair value through profit or loss						
Negative fair value of derivatives financial liabilities	**-**	-	**35,584**	27,409	**-**	-

For level 3 fair valuation measured using price/book value multiple, the higher the unobservable input of price/book value multiple, the higher is fair value. The price/book value multiple used in valuation ranges between 0.90X to 0.91X (2019: 0.91X to 0.95X). For level 3 fair valuation of MURJAN measured using proportionate share of the fair value of its assets (real estate) and liabilities, the higher the net asset value, the higher is fair value.

There were no transfers between Level 1 and 2 during the years ended 31 December 2020 and 2019.

Reconciliation of Level 3 fair value measurements of financial assets

	2020 AED '000	2019 AED '000
Balance at January 1	**35,811**	45,523
Total gains/(losses) in profit or loss	**129,269**	-
Total gains/(losses) in other comprehensive income	**(11,097)**	(9,510)
Redemption	**-**	(202)
Balance at December 31	**153,983**	35,811

The financial liabilities subsequently measured at fair value are classified as level 2 in the fair value hierarchy.

There are no financial liabilities classified at 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'.

42.2 Fair value of the Group's financial assets and financial liabilities that are measured 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.

42. Fair value of financial instruments (continued)

42.2 Fair value of the Group's financial assets and financial liabilities that are measured at amortised cost (continued)

	Carrying amount		Fair value	
	2020 AED '000	**2019 AED '000**	**2020 AED '000**	**2019 AED '000**
Investment securities measured at amortised cost	**1,534,076**	1,237,414	**1,574,703**	1,262,240

Investment securities measured at amortised cost are quoted instruments and categorised as level 1 in the fair value hierarchy. The fair value is determined using unadjusted quoted market prices.

43. Derivative financial instruments

Derivative financial instruments are utilised by the Group primarily to satisfy the requirements of its customers and are also used to a limited extent to manage the Group's own exposure to currency, interest rate and other market risks. The derivatives most frequently used by the Group are as follows:

Swaps

Swaps are commitments to exchange one set of cash flows for another. For interest rate swaps, counter-parties generally exchange fixed and floating rate interest payments in a single currency without exchanging principal. For currency swaps, fixed interest payments and principal are exchanged in different currencies. For cross-currency rate swaps, principal, fixed and floating interest payments are exchanged in different currencies.

Foreign exchange forwards contracts

Foreign exchange forwards contracts are contractual agreements to either buy or sell a specified currency at a specified price and date in the future. Forwards are customised contracts transacted in the over-the counter market.

The table below shows the positive and negative fair values of derivative financial instruments, which are equivalent to the market values, together with the notional amounts. The notional amounts, which provide an indication of the volumes of the transactions outstanding at the year end, do not necessarily reflect the amounts of future cash flows involved. The notional amounts indicate the volume of transactions outstanding at the year end and are indicative of neither the market risk nor the credit risk.

	Foreign exchange forward contracts		Interest rate swaps		Total	
	2020 AED '000	**2019 AED '000**	**2020 AED '000**	**2019 AED '000**	**2020 AED '000**	**2019 AED '000**
Positive fair value	**1**	19	**33,505**	26,773	**33,506**	26,792
Negative fair value	**3**	179	**35,581**	27,230	**35,584**	27,409
Maturity of notional amount						
Upto 3 months	**11,553**	24,250	**-**	-	**11,553**	24,250
3 to 6 months	**-**	-	**-**	322,416	**-**	322,416
6 to 12 months	**-**	-	**140,000**	-	**140,000**	-
1 to 5 years	**-**	-	**59,260**	1,084,114	**59,260**	1,084,114
More than 5 years	**-**	-	**309,004**	1,118,290	**309,004**	1,118,290
	11,553	24,250	**508,264**	2,524,820	**519,817**	2,549,070

44. Capital management

The Group's lead regulator, the Central Bank of the UAE, sets and monitors regulatory capital requirements.

The Group's objectives when managing capital are:

- To safeguard the Group's ability to continue as a going concern and to increase returns for shareholders; and
- To comply with regulatory capital requirements set by the Central Bank of the UAE.

In implementing current capital requirements, the Group calculates its capital adequacy ratio in accordance with the Basel III guidelines issued by the Central Bank of the UAE. Under these regulations, minimum capital requirements are monitored at three levels, namely Common Equity Tier 1 ('CET1'), Tier 1 ('T1') and Total Capital.

44.1 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 is analysed into different tiers:

- Common Equity Tier 1 Capital, which includes Common shares issued by a bank, Share premium resulting from the issue of instruments included in CET1, retained earnings, legal reserves, statutory reserves, accumulated other comprehensive income and other disclosed reserves, minority interest, which are eligible for inclusion in CET1 and regulatory adjustments applied in the calculation of CET1;
- Additional Tier 1 Capital (AT1);
- Tier 1 capital, which is the total of Common equity Tier 1 (CET1) Capital and Additional Tier 1 (AT1) capital;
- Tier 2 capital, which includes general provisions (Collective allowance for impairment subject to a limit of 1.25% of credit 'Risk Weighted Assets' (RWA)), perpetual equity instruments not included in Tier 1 capital and Instruments which are eligible for inclusion of Tier 2 e.g. subordinated loan.

The additional capital buffers (Capital Conservation Buffer (CCB) and Countercyclical Capital Buffer (CCyB) - maximum up to 2.5% for each buffer) introduced under Basel III guidelines are over and above the minimum CET1 requirement of 7%.

For 2020, CCB is required at 2.5% of the Capital base. CCyB is not yet in effect and is not required to be maintained for 2020.

For the purpose of Basel III capital adequacy reporting, only financial subsidiaries are consolidated. Commercial subsidiaries are excluded from consolidated reporting.

The bank's RWA are weighted as to their relative credit, market, and operational risk. Credit risk includes both on and off-balance sheet risks. Market risk is defined as the risk of losses in on and off-balance sheet positions arising from movements in market prices and includes interest rate risk, foreign exchange risk, equity exposure risk, commodity risk, and options risk. Operational risk is defined as the risk of loss resulting from inadequate or failed internal processes, people or systems, or from external events. The bank is following the standardised measurement approach for credit, market and operational risk, as per Basel Requirements.

The Group has complied with all externally imposed capital requirements throughout the period.

44. Capital management (continued)

44.1 Regulatory capital (continued)

The Group's regulatory capital position at the end of reporting period under Basel III is as follows:

	2020 AED '000	2019 AED '000 (restated)
Capital base		
Share capital	**1,737,383**	1,737,383
Statutory reserve	**269,376**	266,008
General reserve	**3,368**	11,104
Accumulated other comprehensive income	**(61,915)**	(50,095)
Accumulated losses	**(198,160)**	(148,550)
Non-controlling interests	**311**	312
CET1 capital (prior to regulatory deductions)	**1,750,363**	1,816,162
Regulatory deductions		
Intangible assets	**(53,382)**	(61,468)
Total CET1 capital	**1,696,981**	1,754,694
Additional Tier 1 (AT1) Capital	**459,125**	459,125
Total AT1 capital	**459,125**	459,125
Total Tier 1 Capital	**2,156,106**	2,213,819
Eligible general provision	**158,761**	175,167
Total Tier 2 (T2) Capital	**158,761**	175,167
Total capital base	**2,314,867**	2,388,986
Risk weighted assets		
Credit risk	**12,700,872**	14,013,333
Market risk	**8,468**	10,594
Operational risk	**1,489,725**	1,494,604
Total risk weighted assets	**14,199,065**	15,518,531
CET1 capital ratio	**11.95%**	11.31%
Tier 1 capital ratio	**15.18%**	14.27%
Total capital ratio	**16.30%**	15.39%

44.2 Capital allocation

The Group also assesses internally its capital requirements taking into consideration its growth requirements and business plans, and quantifies its regulatory and risk/economic capital requirements within its integrated ICAAP Framework. Risks such as interest rate risk on the banking book, concentration risk, stress testing, strategic risk, legal and compliance risk, and reputational risk are all part of the ICAAP.

The Group also calculates Risk Adjusted Return on Capital (RAROC) for credit applications that are priced on a risk-adjusted basis.

45. Related party transactions

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.

45. Related party transactions (continued)

	Terms %	2020 AED '000	2019 AED '000
Balances at the end of the reporting period			
Subsidiaries			
Financial guarantee contract		**5,000**	25,000
Associate			
Loans and advances to customers	**3.3**	**92,576**	95,000
Receivables and other assets	**-**	**16,910**	16,910
Key management personnel (including directors)			
Loans and advances to customers	**2.85 - 3.0**	**13,778**	3,934
Customers' deposits	**2.5**	**7,722**	1,193
Other related parties			
Loans and advances to customers	**-**	**-**	542,204
Deposits and balances due from banks	**-**	**-**	8,020
Deposits and balances due to banks	**-**	**31,501**	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
Transactions during the reporting period			
Associate			
Interest income		**3,850**	2,924
Key management personnel (including directors)			
Interest income		**519**	325
Interest expense		**117**	66
Directors' expenses		**233**	1,624
Compensation of key management personnel (i)		**21,166**	17,515
Other related parties			
Interest income		**-**	22,781
Interest expense		**-**	7,787
Interest paid on Tier 1 Capital Securities		**-**	-

(i) These include long-term benefits amounting to AED 1.7 million (2019: AED 0.8 million) and termination benefits of Nil million (2018: AED 2.9 million).

46. 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;
- Other

46. Operating segments (continued)

The segmental information provided to the Group's CEO for the reportable segments for the years ended 31 December 2020 and 31 December 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
Year ended 31 December 2020						
Net interest income from external customers	284,585	70,344	63,718	-	(1,045)	**417,602**
Inter-segmental net interest income	(5,383)	21,125	5,462	(6,936)	(14,268)	**-**
Fee and commission income	136,638	24,641	32	-	-	**161,311**
Fee and commission expense	(1,908)	(12,646)	(817)	-	(9)	**(15,380)**
Other operating income, net	39,075	3,457	3,482	130,161	415	**176,590**
Impairment losses and provisions, net	(366,792)	(57,010)	1,045	(14,074)	(170)	**(437,001)**
General and administrative expenses excluding depreciation and amortisation	(127,150)	(89,709)	(13,203)	(1,238)	7,464	**(223,836)**
Depreciation and amortisation	(21,399)	(13,873)	(1,886)	(3,126)	-	**(40,284)**
Share of results of associates	(5,324)	-	-	-	-	**(5,324)**
Gain from discontinued operations	-	-	-	-	-	**-**
Profit/(loss) for the period	**(67,658)**	**(53,671)**	**57,833**	**104,787**	**(7,613)**	**33,678**
As at 31 December 2020						
Assets	11,163,910	1,545,339	3,208,539	397,268	825,679	**17,140,735**
Liabilities	10,604,778	2,166,200	1,634,619	480	244,144	**14,650,221**

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

46. Operating segments (continued)

	Wholesale banking AED '000	Retail banking AED '000	Treasury AED '000	Real estate AED '000	Other AED '000	Total AED '000
Year ended 31 December 2019						
Net interest income from external customers	258,688	178,796	25,602	-	10,293	473,379
Inter-segmental net interest income	7,098	-	-	(7,098)	-	-
Fee and commission income	179,404	79,768	-	-	-	259,172
Fee and commission expense	(8,601)	(14,901)	(968)	-	(126)	(24,596)
Other operating income, net	33,233	17,988	15,181	3,907	4,766	75,075
Impairment losses and provisions, net	(216,242)	(83,980)	(249)	(10,231)	(1,834)	(312,536)
General and administrative expenses excluding depreciation and amortisation	(43,488)	(109,841)	(5,264)	(1,890)	(170,553)	(331,036)
Depreciation and amortisation	(6,999)	(12,894)	(719)	(3,696)	(18,578)	(42,886)
Share of results of associates	(4,210)	-	-	-	-	(4,210)
Loss from discontinued operations	24,379	-	-	-	(1)	24,378
Profit/(loss) for the period	223,262	54,936	33,583	(19,008)	(176,033)	116,740
As at 31 December 2019						
Assets	11,732,868	2,157,117	3,976,640	285,211	455,472	18,607,308
Liabilities	9,418,160	4,558,679	1,696,134	445	462,100	16,135,518

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

47. Transfer of financial assets

The Group enters into transactions resulting in transfers of financial assets. As explained in note 3.28.10, a transfer of a financial asset may result in derecognition of the asset in its entirety, recognition of the Group's retained interest in the asset and an associated liability for amounts it may have to pay, or continued recognition of the financial asset in its entirety and recognition of a collateralised borrowing for the proceeds received.

Transfers of financial assets that are not derecognised in their entirety

When the transfer does not result in derecognition, it is viewed as a secured financing transaction, with any consideration received resulting in a corresponding liability. The Group is not entitled to use these financial assets for any other purposes. The most common transactions under which the Group has continued involvement of the transferred assets are:

- **Sale and repurchase agreements:** under these agreements the Group may sell securities subject to a commitment to repurchase them. The securities are retained on the balance sheet as the Group retains substantially all the risks and rewards of ownership. The consideration received is accounted for as a financial liability at amortised cost.

47. Transfer of financial assets (continued)

	Carrying amount		Fair value	
	2020 AED '000	2019 AED '000	2020 AED '000	2019 AED '000
Assets transferred	**342,939**	-	**364,931**	-
Associated liabilities	**305,000**	-	**305,000**	-
Net position	**37,939**	-	**59,931**	-

48. Approval of the financial statements

The consolidated financial statements for the year ended 31 December 2020 were approved by the Board of Directors and authorised for issue on 10 February 2021.

Glossary of abbreviations

ACADL	Al Caribi Antigua Development Limited
ACDL	Al Caribi Development Limited
AED	United Arab Emirates Dirham
AKPI	Al Khaleejiah Property Investments LLC
ARZAQ	Arzaq Holdings (Private J.S.C.)
AT1	Additional Tier 1
Basel III	Basel III: International regulatory framework for banks
CBI	Commercial Bank International PSC
CBUAE	the Central Bank of the UAE
CDs	Certificates of Deposit
CDS	Credit Default Swaps
CEO	Chief Executive Officer
CET1	Common Equity Tier 1
ECL	Expected Credit Losses
EIR	Effective Interest Rate
EPS	Earnings Per Share
EUR	Euro
FVTOCI	Fair Value Through Other Comprehensive Income
FVTPL	Fair Value Through Profit or Loss
GBP	British pound sterling
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
JPY	Japanese yen
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
the GCC	the Gulf Cooperation Council
the UAE	the United Arab Emirates
the USA	the United States of America
TRE	Takamul Real Estate LLC
USD	United States dollar