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THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.

SEPARATE FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT YEAR ENDED DECEMBER 31, 2017

THE LEBANESE COMPANY FOR THE DEVELOPMENT
AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.
SEPARATE FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT
YEAR ENDED DECEMBER 31, 2017

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Deloitte.

Deloitte & Touche
Arabia House
131 Phoenicia Street
Ain Mreisseh, Beirut
P.O. Box 11-961
Lebanon

Tel: +961 (0) 1 364 700
Fax: +961 (0) 1 367 087
www.deloitte.com

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INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.

Opinion

We have audited the accompanying separate financial statements of The Lebanese Company for the Development and Reconstruction of Beirut Central District S.A.L. (the "Company"), which comprise the separate statement of financial position as at December 31, 2016and the separate statement of profit or loss, separate statement of profit or loss and other comprehensive income, separate statement of changes in equity and separate statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying separate financial statements present fairly, in all material respects, the separate financial position of the Company as at December 31, 2016, and its separate financial performance and its separate 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 Auditors' Responsibilities for the Audit of the Separate Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the separate financial statements in Lebanon, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the separate financial statements of the year ended December 31, 2017. We have determined the matter described below to be the key audit matter to be communicated in our report. This matter was addressed in the context of our audit of the separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter. Our description of how our audit addressed this matter is provided in that context.

We have fulfilled the responsibilities described in the *"Auditors' Responsibilities for the Audit of the Separate Financial Statements"* section of our report, including in relation to this matter. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the separate financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying separate financial statements.

Key Audit Matter	How our audit addresses the Key Audit Matter
Impairment of receivables Due to the inherently judgmental nature of the computation of impairment provisions for notes and accounts receivable, there is a risk that the amount of impairment may be misstated. The impairment of notes and accounts receivable is estimated by management through the application of judgment and the use of subjective assumptions. Due to the significance of notes receivable and related estimation uncertainty, this is considered a key audit risk. The notes receivable portfolio generally comprises large balances that are monitored individually by management. The assessment of notes receivable impairment is therefore based on management's knowledge of each individual borrower in addition to a collective assessment of impairment based on a statistical model. Note 7 to the separate financial statements discloses information on notes and accounts receivable and related impairment provision.	These risks were addressed by us as follows: • Specific impairment allowances are calculated on an individual basis when collection of the full amount is no longer probable. We have performed a detailed credit assessment on all notes and accounts receivable in excess of a defined threshold and assessed the accuracy of the specific provision booked by the Company. • Where impairment allowance was calculated on a collective basis, we tested the completeness and accuracy of the underlying information used in the impairment model by agreeing details to the Company's source systems as well as re-performing the calculation of the modelled impairment allowances. For the key assumptions in the model, we assessed whether those assumptions were appropriate in the circumstances.

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

Management is responsible for the preparation and fair presentation of the separate financial statements in accordance with IFRSs, and for such internal control as management determines is necessary to enable the preparation of the separate financial statements that are free from material misstatement, whether due to fraud or error. In preparing the separate financial statements, management is responsible for assessing the Company'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 Company or to cease operations, or has no realistic alternative but to do so.

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

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

Our objectives are to obtain reasonable assurance about whether the separate 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 ISA 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 separate financial statements.

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

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company'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 separate 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 Company to cease to continue as a going concern.

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

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

The partners in charge of the audit resulting in this independent auditors' report are Nada Maalouf for Deloitte & Touche and Nadim Dimashkieh for Ernst & Young.

Beirut, Lebanon June 8, 2018	Deloitte & Touche	Ernst & Young

THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.
SEPARATE STATEMENT OF FINANCIAL POSITION

ASSETS	Notes	December 31, 2017 US$	December 31, 2016 US$
Cash and bank balances	5	32,254,555	101,606,788
Prepayments and other debit balances	6	60,551,319	42,173,223
Accounts and notes receivable, net	7	363,675,671	509,328,764
Investment in asset-backed securities	8	23,744,295	45,363,975
Inventory of land and projects in progress	9	1,156,512,095	1,091,875,392
Investment properties, net	10	595,974,193	606,421,737
Investments in joint ventures, subsidiaries and associates	11	288,281,680	287,775,155
Fixed assets, net	12	50,623,262	53,326,162
Total Assets		2,571,617,070	2,737,871,196
LIABILITIES			
Bank overdrafts and short term facilities	13	230,725,628	309,752,719
Accounts payable and other liabilities	14	158,236,369	124,539,556
Dividends payable	15	60,296,491	64,458,148
Deferred revenues and other credit balances	16	60,171,247	60,302,664
Term bank loans	17	298,176,170	296,285,256
Total Liabilities		807,605,905	855,338,343
EQUITY			
Issued capital at par value US$10 per share:	18		
100,000,000 class (A) shares		1,000,000,000	1,000,000,000
65,000,000 class (B) shares		650,000,000	650,000,000
		1,650,000,000	1,650,000,000
Legal reserve	19	169,554,373	169,554,373
(Accumulated losses)/retained earnings		(55,543,208)	98,034,327
Deficit on treasury shares' activity	20	-	(35,055,847)
Total Equity		1,764,011,165	1,882,532,853
Total Liabilities and Equity		2,571,617,070	2,737,871,196

THE ACCOMPANYING NOTES FORM AN INTEGRAL PART OF THESE SEPARATE FINANCIAL STATEMENTS

THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.
SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Notes	Year Ended December 31, 2017 US$	2016 US$
Revenues from land sales		94,500	203,259,282
Revenues from rented properties		59,926,750	56,447,311
Revenues from rendered services	21	6,619,836	5,928,756
Total revenues		66,641,086	265,635,349
Cost of land sales		(17,487)	(44,242,109)
Depreciation of and charges on rented properties	22	(27,059,101)	(31,477,801)
Cost of rendered services	23	(5,463,106)	(4,377,885)
Total cost of revenue		(32,539,694)	(80,097,795)
Gain on sale and disposal of investment properties	10	3,834,195	2,154,937
Net revenues from operations		37,935,587	187,692,491
General and administrative expenses	24	(32,849,395)	(32,696,069)
Depreciation of fixed assets	12	(2,850,027)	(3,485,221)
Provision for impairment	6(c,d), 7(d,e), 8 & 11	(81,613,861)	(15,804,629)
Loss on rescheduled receivables	7	(685,432)	(16,693,309)
Write-off of receivables	7(a,c)	(14,472,573)	(1,567,308)
Provision for contingencies	14(e)	(14,250,000)	(17,400,000)
Other expense		(818,613)	(152,202)
Other income	25	177,842	130,084
Taxes, fees and stamps	14(c)	(419,081)	(528,996)
Interest income	26	22,082,860	18,763,244
Interest expense	27	(33,956,742)	(35,904,036)
Loss on exchange		(1,058,755)	(1,045,822)
(Loss) / profit before tax		(122,778,190)	81,308,227
Income tax benefit / (expense)	14(c)	4,256,502	(18,164,878)
(Loss) / profit for the year		(118,521,688)	63,143,349
Other comprehensive income		-	-
Total comprehensive (loss) / income for the year		(118,521,688)	63,143,349

THE ACCOMPANYING NOTES FORM AN INTEGRAL PART OF THESE SEPARATE FINANCIAL STATEMENTS

THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.

SEPARATE STATEMENT OF CHANGES IN EQUITY

	Share Capital	Legal Reserve	Retained Earnings/ (Accumulated Losses)	Deficit on Treasury Shares' Activity	Treasury Shares	Total
	US$	US$	US$	US$	US$	US$
Balance at January 1, 2016	1,650,000,000	163,240,038	76,578,117	(21,382,494)	(32,165,728)	1,836,269,933
Total comprehensive income for the year 2016	-	-	63,143,349	-	-	63,143,349
Allocation to legal reserve from 2016 profit	-	6,314,335	(6,314,335)	-	-	-
Distribution of dividends (Note 15 & 20)	-	-	(35,372,804)	(13,673,353)	32,165,728	(16,880,429)
Balance at December 31, 2016	1,650,000,000	169,554,373	98,034,327	(35,055,847)	-	1,882,532,853
Total comprehensive loss for the year 2017	-	-	(118,521,688)	-	-	(118,521,688)
Transfer to retained earnings	-	-	(35,055,847)	35,055,847	-	-
Balance at December 31, 2017	1,650,000,000	169,554,373	(55,543,208)	-	-	1,764,011,165

THE ACCOMPANYING NOTES FORM AN INTEGRAL PART OF THESE SEPARATE FINANCIAL STATEMENTS

THE LEBANESE COMPANY FOR THE DEVELOPMENT AND RECONSTRUCTION OF BEIRUT CENTRAL DISTRICT S.A.L.

SEPARATE STATEMENT OF CASH FLOWS

	Notes	Year Ended December 31, 2017 US$	2016 US$
Cash flows from operating activities			
(Loss) / profit for the year before income tax		(122,778,190)	81,308,227
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation	28(a)	16,554,573	20,652,234
Gain on sale and disposal of investment properties	10	(3,834,195)	(2,154,937)
(Gain) / loss on sale of fixed assets		(13,446)	152,202
Provision for end-of-service indemnity and other charges, net	14(d)	378,108	1,099,904
Provision for impairment	6(c,d), 7(d,e), 8 & 11	81,613,861	15,804,629
Provision for contingencies	14(e)	14,250,000	17,400,000
Loss on rescheduled receivables	7	685,432	16,693,309
Write-off of receivables	7(a, c)	14,472,573	1,567,308
Interest income	26	(22,082,860)	(18,763,244)
Interest expense	28(b)	35,909,685	36,294,022
Changes in working capital:			
Prepayments and other debit balances	6&28(d)	(8,103,568)	7,456,302
Accounts and notes receivable	7	60,270,340	(71,379,587)
Inventory of land and projects in progress	28(c)	(64,636,703)	10,356,912
Accounts payable and other liabilities	14	33,763,187	(18,491,638)
Deferred revenues and other credit balances	28(d)	(3,420,017)	(41,677,312)
Interest received		19,496,932	21,628,561
Taxes paid		(16,145,307)	-
Net cash provided by operating activities		36,380,405	77,946,892
Cash flows from investing activities:			
Acquisition of fixed assets	12	(793,059)	(1,146,749)
Acquisition of investment properties	10	(3,997,395)	(992,049)
Proceeds from sale of investment properties	10	5,211,000	4,430,934
Proceeds from sale of fixed assets	12	22,966	134,844
Investments in joint ventures, subsidiaries and associates	11	(2,905,638)	(3,994,496)
Investment in asset-backed securities		12,629,680	24,117,778
Net cash provided by investing activities		10,167,554	22,550,262
Cash flows from financing activities:			
Term bank loans	17	1,890,914	169,334,082
Dividends paid	15	(4,161,657)	(13,667,388)
Interest paid		(34,602,358)	(34,912,048)
Short term Bank facilities	13	(100,000,000)	(63,997,094)
Net cash (used in) / provided by financing activities		(136,873,101)	56,757,552
Net change in cash and cash equivalents		(90,325,142)	157,254,706
Cash and cash equivalents--Beginning of the year	28(e)	38,854,069	(118,400,637)
Cash and cash equivalents--End of the year	28(e)	(51,471,073)	38,854,069

THE ACCOMPANYING NOTES FORM AN INTEGRAL PART OF THESE SEPARATE FINANCIAL STATEMENTS

1. FORMATION AND OBJECTIVE OF THE COMPANY

The Lebanese Company for the Development and Reconstruction of Beirut Central District S.A.L. (SOLIDERE) (the "Company") was established as a Lebanese joint stock company on May 5, 1994 based on Law No. 117/91, and was registered on May 10, 1994 under Commercial Registration No. 67000.The articles of incorporation of the Company were approved by Decree No. 2537 dated July 22, 1992.

The objective of the Company is to acquire real estate properties, to finance and ensure the execution of all infrastructure works in the Beirut Central District (BCD) area, to prepare and reconstruct the BCD area, to reconstruct or restore the existing buildings, to erect buildings and sell, lease or exploit such buildings and lots and to develop the landfill on the seaside.

The duration of the Company is 25 years, beginning from the date of establishment. An extraordinary general assembly dated June 29, 1998 resolved to amend the duration of the Company to be 75 years beginning from the date of establishment. During 2005, the Council of Ministers approved the extension of the duration of the Company for 10 years.

The Company, based on law No.117/91 mentioned above, was exempt from income tax for a period of ten years beginning on the date of formation. As such beginning May 10, 2004, the Company became subject to income tax.

An extraordinary general assembly dated November 13, 2006 resolved to amend the objective of the Company to include providing services and consultancy in real estate development for projects outside the BCD area and all over the world.

During 2007, the Company granted Solidere International Limited (an associate) the right to use the "Solidere" brand in the execution of real estate projects outside the Beirut Central District area of Lebanon.

The Company's shares are listed on the Beirut stock exchange. In its meeting held on December 1, 2016, the Board of Directors approved the delisting of the Company's GDR's from the London Stock Exchange. On August 14, 2017, the holders of the GDR's were notified by the Depositary that the existing GDR facility will be terminated effective August 25, 2017. The delisting was finalized prior to 2017 year end.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

2.1 New and Amended Standards and Interpretations

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Company's annual consolidated financial statements for the year ended December 31, 2016 except for the adoption of amended standards and interpretations effective as of January 1, 2017, noted below:

Amendments to IAS 7 Statement of Cash Flows: Disclosure Initiative

The amendments require entities to provide disclosure of changes in their liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes such as foreign exchange gains or losses.

Amendments to IAS 12 Income Taxes: Recognition of Deferred Tax Assets for Unrecognised Losses

The amendments clarify that an entity needs to consider whether tax law restricts the sources of taxable profits against which it may take deductions on the reversal of deductible temporary difference related to unrealized losses. Furthermore, the amendments provide guidance on how an entity should determine future taxable profits and explain the circumstances in which taxable profit may include the recovery of some assets for more than their carrying amount.

Annual Improvements Cycle - 2014-2016
Amendments to IFRS 12 Disclosure of Interests in Other Entities: Clarification of the scope of disclosure requirements in IFRS 12

The amendments clarify that the disclosure requirements in IFRS 12, other than those in paragraph B10-B16, apply to an entity's interest in a subsidiary, a joint venture or an associate (or a portion of its interest in a joint venture or an associate) that is classified (or included in a disposal group that is classified) as held for sale.

The adoption of the above amendments (where applicable) did not have a significant impact on the Company's financial position or performance.

2.2 New and Revised IFRS in Issue But Not Yet Effective

The Company has not yet applied the following new and revised IFRSs and IASs that have been issued but are not yet effective:

New and revised IFRSs and IASs	Effective for annual periods beginning on or after
IFRS 9 Financial Instruments (revised versions in 2009, 2010, 2013 and 2014)	January 1, 2018

IFRS 9 issued in November 2009 introduced new requirements for the classification and measurement of financial assets. IFRS 9 was subsequently amended in October 2010 to include requirements for the classification and measurement of financial liabilities and for derecognition, and in November 2013 to include the new requirements for general hedge accounting. Another revised version of IFRS 9 was issued in July 2014 mainly to include a) impairment requirements for financial assets and b) limited amendments to the classification and measurement requirements by introducing a 'fair value through other comprehensive income' (FVTOCI) measurement category for certain simple debt instruments.

A finalized version of IFRS 9 which contains accounting requirements for financial instruments, replacing IAS 39 Financial Instruments: Recognition and Measurement. The standard contains requirements in the following areas:

- **Classification and measurement**: Financial assets are classified by reference to the business model within which they are held and their contractual cash flow characteristics. The 2014 version of IFRS 9 introduces a 'fair value through other comprehensive income' category for certain debt instruments. Financial liabilities are classified in a similar manner to under IAS 39, however there are differences in the requirements applying to the measurement of an entity's own credit risk.
- **Impairment**: The 2014 version of IFRS 9 introduces an 'expected credit loss' model for the measurement of the impairment of financial assets, so it is no longer necessary for a credit event to have occurred before a credit loss is recognized
- **Hedge accounting**: Introduces a new hedge accounting model that is designed to be more closely aligned with how entities undertake risk management activities when hedging financial and non-financial risk exposures.
- **Derecognition**: The requirements for the derecognition of financial assets and liabilities are carried forward from IAS 39.

New and revised IFRSs and IASs	**Effective for annual periods beginning on or after**
Amendments to IFRS 9 *Financial Instruments*: Relating to prepayment features with negative compensation. This amends the existing requirements in IFRS 9 regarding termination rights in order to allow measurement at amortized cost (or, depending on the business model, at fair value through other comprehensive income) even in the case of negative compensation payments.	January 1, 2019
Amendments to IFRS 7 *Financial Instruments: Disclosures* relating to disclosures about the initial application of IFRS 9	When IFRS 9 is first applied
Annual Improvements to IFRS Standards 2015–2017 Cycle amending IFRS 3, IFRS 11, IAS 12 and IAS 23.	January 1, 2019
IFRIC 22 Foreign Currency Transactions and Advance Consideration The interpretation addresses foreign currency transactions or parts of transactions where: • there is consideration that is denominated or priced in a foreign currency; • the entity recognises a prepayment asset or a deferred income liability in respect of that consideration, in advance of the recognition of the related asset, expense or income; and • the prepayment asset or deferred income liability is non-monetary.	January 1, 2018
IFRIC 23 Uncertainty over Income Tax Treatments The interpretation addresses the determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under IAS 12. It specifically considers: • Whether tax treatments should be considered collectively; • Assumptions for taxation authorities' examinations; • The determination of taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates; and The effect of changes in facts and circumstances.	January 1, 2019
Amendments to IFRS 2 Share Based Payment regarding classification and measurement of share based payment transactions.	January 1, 2018
Amendments to IFRS 4 Insurance Contracts: Relating to the different effective dates of IFRS 9 and the forthcoming new insurance contracts standard.	January1, 2018

New and revised IFRSs and IASs	**Effective for annual periods beginning on or after**
Amendments to IFRS 15 Revenue from Contracts with Customers to clarify three aspects of the standard (identifying performance obligations, principal versus agent considerations, and licensing) and to provide some transition relief for modified contracts and completed contracts.	January 1, 2018
Amendments to IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures* (2011) relating to the treatment of the sale or contribution of assets from and investor to its associate or joint venture	Effective date deferred indefinitely
IFRS 16 *Leases* IFRS 16 specifies how an IFRS reporter will recognise, measure, present and disclose leases. The standard provides a single lessee accounting model, requiring lessees to recognise assets and liabilities for all leases unless the lease term is 12 months or less or the underlying asset has a low value. Lessors continue to classify leases as operating or finance, with IFRS 16's approach to lessor accounting substantially unchanged from its predecessor, IAS 17.	January 1, 2019
Amendments to IAS 28 Investment in Associates and Joint Ventures: Relating to long-term interests in associates and joint ventures. These amendments clarify that an entity applies IFRS 9 Financial Instruments to long-term interests in an associate or joint venture that form part of the net investment in the associate or joint venture but to which the equity method is not applied.	January 1, 2019
Amendments to IAS 40 Investment Property: Amends paragraph 57 to state that an entity shall transfer a property to, or from, investment property when, and only when, there is evidence of a change in use. A change of use occurs if property meets, or ceases to meet, the definition of investment property. A change in management's intention for the use of a property by itself does not constitute evidence of a change in use. The paragraph has been amended to state the list of examples therein is non-exhaustive.	January 1, 2018
IAS 28 *Investment in Associates and Joint Ventures* Amendments resulting from annual improvement 2014 – 2016 Cycle (clarifying certain fair value measurements)	January 1, 2018
IFRS 7 *Financial Instruments: Disclosures* relating to the additional hedge accounting disclosures (and consequential amendments) resulting from the introduction of the hedge accounting chapter in IFRS9	When IFRS9 is first applied

New and revised IFRSs and IASs	Effective for annual periods beginning on or after
IFRS 17 Insurance Contracts IFRS 17 requires insurance liabilities to be measured at a current fulfilment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of a consistent, principle-based accounting for insurance contracts. IFRS 17 supersedes IFRS 4 Insurance Contracts as of January 1, 2021.	January 1, 2021
IFRS 15 *Revenue from Contracts with Customers* In May 2014, IFRS 15 was issued which established a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. IFRS 15 will supersede the current revenue recognition guidance including IAS 18 *Revenue*, IAS 11 *Construction Contracts* and the related interpretations when it becomes effective. The core principle of IFRS 15 is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the standard introduces a 5 step approach to revenue recognition: • Step 1: Identify the contract(s) with a customer • Step 2: Identify the performance obligations in the contract. • Step 3: Determine the transaction price • Step 4: Allocate the transaction price to the performance obligations in the contract. • Step 5: Recognize revenue when (or as) the entity satisfies a performance obligation Under IFRS 15, an entity recognizes when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer. Far more prescriptive guidance has been added in IFRS 15 to deal with specific scenarios. Furthermore, extensive disclosures are required by IFRS 15.	January 1, 2018

Management anticipates that these new standards, interpretations and amendments will be adopted in the Company's separate financial statements as and when they are applicable. Except for IFRS 9, IFRS 15 and IFRS 16, the adoption of these new standards, interpretations and amendments, will not have a significant impact on the separate financial statements of the Company in the period of initial application.

Management anticipates that IFRS 15 and IFRS 9 will be adopted in the Company's separate financial statements for the annual period beginning January 1, 2018 and that IFRS 16 will be adopted in the Company's separate financial statements for the annual period beginning January 1, 2019. The Company is currently assessing the quantitative impact of the above mentioned new standards on its separate financial statements at the transition date. However, management do not expect a significant impact upon transition.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of presentation and statement of Compliance

The separate financial statements have been prepared in accordance with International Financial Reporting Standards.

The separate financial statements are presented in U.S. Dollars.

These separate financial statements relate to Solidere and do not include the Company's share in the results and equity of the joint ventures, subsidiaries and associates.

Separate financial statements are prepared for statutory reasons. Consolidated financial statements are prepared and are available at the Company's headquarters.

The separate financial statements are prepared under the historical cost convention.

In view of the long term nature and particulars of the Company's operations, the separate financial statements are presented on the basis that the operations have realization and liquidation periods spread over the duration of the Company and which are subject to market conditions and other factors commonly associated with real estate development projects; as such, the separate statement of financial position is shown as "unclassified" without distinction between current and long-term components. However classification of financial position items is disclosed in Note 34.

The significant accounting policies are set out below:

B. Foreign Currencies:

The functional and presentation currency is the U.S. Dollars, in accordance with the applicable law, which reflects the economic substance of the underlying events and circumstances of the Company. Transactions denominated in other currencies are translated into U.S. Dollars at the exchange rates prevailing at the dates of the transactions. Monetary assets and liabilities stated in currencies other than the U.S. Dollar are re-translated at the rates of exchange prevailing at the end of the year. The resulting exchange gain or loss is reflected in the separate statement of profit or loss and other comprehensive income. 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.

C. Financial Instruments:

Financial assets and financial liabilities are recognized in the Company's separate statement of financial position when the Company becomes a party to the contractual provisions of the instrument.

When a financial instrument gives rise to a contractual obligation on the part of the Company to deliver cash or another financial asset or to exchange another financial instrument under conditions that are potentially unfavorable, it is classified as a financial liability. The instrument is an equity instrument if, and only if, both conditions (a) and (b) below are met:

(a) The instrument includes no contractual obligation to deliver cash or another financial asset to another entity; or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the issuer.

(b) If the instrument will or may be settled in the Company's own equity instruments; it is a non-derivative that includes no contractual obligation for the Company to deliver a variable number of its own equity instruments; or a derivative that will be settled only by the Company exchanging a fixed amount of cash or another financial asset for a fixed number of its own equity instruments.

Financial assets within the scope of IAS 39 are classified as financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments or available-for-sale financial assets, as appropriate. When financial assets are recognized initially, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

The Company determines the classification of its financial assets on initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year end.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Loans and Receivables:

Loans and receivables which include investment in asset-backed securities are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, loans and receivables are carried at amortized cost using the effective interest method less any allowance for impairment. Gains and losses are recognized in the separate statement of profit or loss and other comprehensive income when the loans and receivables are derecognized or impaired as well as through the amortization process.

Held-to-Maturity Investment Securities:

Held-to-maturity investments are non-derivative assets with fixed or determinable payments and fixed maturity that the Company has the positive intent and ability to hold to maturity, and which are not designated as at fair value through profit or loss or as available-for-sale.

Held-to maturity investments are carried at amortized cost.

Impairment and Uncollectibility of Financial Assets:

An assessment is made at each statement of financial position date to determine whether there is objective evidence that a financial asset or group of financial assets may be impaired. If such evidence exists, the estimated recoverable amount of that asset or group of assets and any impairment loss are determined based on the net present value of expected future cash flows discounted at original effective interest rates. Impairment losses are recognized in the separate statement of profit or loss and other comprehensive income.

If the Company determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognized are not included in a collective assessment of impairment.

Fair Value Measurement:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the separate financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair measurement as a whole:

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the separate financial statements on a recurring basis, the Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

Derecognition:

Financial assets

A financial asset (or where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized where:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset, or has assumed an obligation to pay the received cash flow in full without material delay to a third party under a 'pass through' arrangement, and
- Either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is derecognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

When continuing involvement takes the form of a written and/or purchased option (including a cash settled option or similar provision) on the transferred asset, the extent of the Company's continuing involvement is the amount of the transferred asset that the Company may repurchase, except that in the case of a written put option (including a cash settled option or similar provision) on an asset measured at fair value, the extent of the Company's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

Financial liabilities:

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability and the difference in the respective carrying amount is recognized in profit or loss.

Offsetting:

Financial assets and financial liabilities are only offset and the net amount is reported in the separate statement of financial position when there is a legally enforceable right to set-off the recognized amounts and the Company intends to either settle on a net basis, or to realize the asset and settle the liability simultaneously.

D. Inventory of Land and Projects in Progress:

Inventory of land and projects in progress are stated at the lower of cost and estimated net realizable value. Costs include appraisal values of real estate plots constituting the contributions in kind to capital (A shares), in addition to capitalized costs. Capitalized costs comprise the following:

- Project direct costs and overheads related to the properties development, construction and project management as a whole, as well as acquisition, zoning, and eviction costs.
- Indirect costs, such as overheads, which were partially allocated to inventory of land and projects in progress.
- Borrowing cost as defined in Note 3 (N).

E. Investment Properties:

Investment properties which represent properties held to earn rent and/or for capital appreciation are measured initially at cost and subsequent to initial recognition are stated at cost less accumulated depreciation and any impairment in value.

Depreciation is computed using the straight-line method over the estimated useful lives of the properties, excluding the cost of land, based on the following annual rates:

	2017	2016
Buildings	2%	2%
Furniture, fixtures, equipment and other assets	8%-20%	4%-15%

The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met. Other subsequent expenditure is capitalized only when it increases future economic benefits of the related item of investment properties. All other expenditure is recognized in the separate statement of profit or loss and other comprehensive income as the expense is incurred.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by the end of owner occupation, commencement of an operating lease to another party or completion of construction or development.

Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sell.

F. Investments in Subsidiaries:

The Company's investments in subsidiaries are accounted for under the cost method of accounting. Subsidiaries are entities that the Company controls. The Company controls an investee if and only if the Company has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns.

G. Investments in Associates and Joint ventures:

The Company's investments in associates and joint ventures are accounted for under the equity method of accounting in the consolidated financial statements and at cost in the separate financial statements.

An associate is an entity over which the Company has significant influence. 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.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

H. Fixed Assets:

Fixed assets are stated at cost net of accumulated depreciation and any impairment in value. Depreciation is computed using the straight-line method over the estimated useful lives of the assets based on the following annual rates:

	2017	2016
Buildings	2%-6%	2%
Marina	2%	2%
Furniture and fixtures	8%	9%
Freehold improvements	8%	9%
Machines and equipment	6%-20%	15%-20%

Expenditure incurred to replace a component of an item of fixed assets that is accounted for separately is capitalized and the carrying amount of the component that is replaced is written off. Other subsequent expenditure is capitalized only when it increases future economic benefits of the related item of fixed assets. All other expenditure is recognized in the separate statement of profit or loss and other comprehensive income as the expense is incurred.

I. Impairment of Tangible Assets:

At each statement of financial position date, the carrying amounts of tangible assets (investment properties, fixed assets and inventory of land and projects in progress) are reviewed to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any.

Recoverable amount is defined as the higher of:

- Fair value that reflects market conditions at the balance sheet date less cost to sell, if any.
- Value in use assessed as the present value of estimated future cash flows expected to arise from the continuing use of the asset and from its disposal at the end of its useful life, only for applicable assets with cash generation units, as applicable.

Where an impairment loss subsequently reverses, the carrying amount of the asset 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 recognized for the asset in prior years. A reversal of an impairment loss is recognized immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase. The impairment loss is recognized in the separate statement of profit or loss and other comprehensive income.

J. Treasury Shares:

Own equity instruments which are reacquired (treasury shares) are deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Gains on sale of treasury shares are recorded under a reserve account in equity. Losses in excess of previously recognized gains are charged to retained earnings.

K. Revenue Recognition:

Revenue on land and real estate sales transactions is recognized on the basis of the full accrual method as and when the following conditions are met:

- A sale is consummated and contracts are signed;
- The buyer's initial (in principle over 25% of sales price) and continuing investments are adequate to demonstrate a commitment to pay for the property;
- The Company's receivable is not subject to future subordination; and
- The Company has transferred to the buyer the usual risks and rewards of ownership in a transaction that is in substance a sale and the Company does not have a substantial continuing involvement with the property.

If any of the above conditions is not met, the initial payments received from buyers are recorded under deferred revenues and other credit balances. Amounts are released to revenue as and when the above conditions are fulfilled.

Financial assets (including treasury shares) received in return for the sale of land and real estate are valued at fair market value.

Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease.

Interest income is recognized as interest accrues using the effective interest method, by reference to the principal outstanding and the applicable interest rate.

Revenue from rendering of services is recognized when the outcome of the transaction can be estimated reliably, by reference to the stage of completion of the transaction at the date of the statement of financial position.

Revenue from broadband network services is recognized when the service is rendered.

L. Cost of Land Sales:

Cost of properties sold is determined on the basis of the built up area (BUA) - permitted right to build in square meters - on the sold plots based on the terms of the sales agreements. The cost of one square meter of BUA is calculated by dividing, total estimated cost of the land development project over total available BUA after deducting of the BUA relating to recuperated properties and those relating to the religious and public administrations.

M. Cash and Cash Equivalents:

For the purpose of the statement of cash flows, cash and cash equivalents consists of cash in hand, bank balances, and short-term deposits with an original maturity of three months or less, net of outstanding bank overdrafts and short-term facilities with an original maturity of three months or less.

N. Borrowing Costs:

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets and inventory of land and projects in progress, which are assets that necessarily take a substantial period of time to be ready for their intended use, are added to the cost of those assets, until such time that the assets are substantially ready for their intended use.

All other borrowing costs are reflected in the separate statement of profit or loss and other comprehensive income in the period in which they are incurred.

O. Bank Borrowings:

Interest-bearing bank loans and overdrafts are initially measured at the fair value of the consideration received, less directly attributable costs and are subsequently measured at amortized cost, using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognized in profit or loss over the term of the borrowings through the amortization process, using the effective interest rate method.

P. Trade and other payables:

Trade and other payables are initially measured at fair value. Due to their short-term nature, the carrying amount of trade and other payables approximates their fair values as of the date of the separate statement of financial position. Average maturity dates of trade payables range between 30-90 days. Short duration payables with no stated interest rate are measured at original invoice amount unless the effect of imputing interest is significant.

Q. Taxation:

Current Tax

Income tax is determined and provided for in accordance with the Lebanese income tax law. Income tax expense is calculated based on the taxable profit for the year. Taxable profit differs from net profit as reported in the separate statement of profit or loss and other comprehensive income because it excludes items of income or expense that are taxable or deductible in future years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates enacted at the balance sheet date. Provision for income tax is reflected in the separate statement of financial position net of taxes previously settled in the form of withholding tax. Taxable losses are allowed to be carried forward for the following three consecutive years.

Rental income is subject to the built property tax in accordance with the Lebanese tax law.

Deferred tax

Deferred income tax is provided, using the liability method, on all temporary differences at the date of the separate statement of financial position between the tax bases of assets and liabilities and their carrying amounts.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on laws that have been enacted at the date of the separate statement of financial position.

Deferred income tax assets are recognized for all deductible temporary differences and carry-forward of unused tax assets and unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax assets and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Taxes payable on unrealized revenues are deferred until the revenue is realized.

Current tax and deferred tax relating to items that are credited or charged directly to other comprehensive income are recognized directly in other comprehensive income.

R. Provisions:

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

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the date of the statement of financial position, 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 these cash flows.

S. Employees' End-of-Service Indemnities:

The Company provides end-of-service indemnity to its employees. The entitlement to these benefits is based on the employees' final salary and length of service, subject to the completion of a minimum service period and for those employees wishing to settle their accounts. The expected costs of these benefits are accrued over the period of employment.

T. Dividends on shares

Dividends on shares are recognized as a liability and deducted from equity when they are approved by the general assembly of the Company's shareholders. Interim dividends are deducted from equity when they are declared and no longer at the discretion of the Company.

Dividends for the year that are approved after the reporting date are disclosed as an event after the reporting date.

4. CRITICAL ACCOUNTING JUDGMENTS AND USE OF ESTIMATES

In the application of the accounting policies described in Note 3 above, management is required to make judgments, 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.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized 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.

The most significant estimate made by the Company is the determination of the aggregate cost of the Beirut Central District Project and the fair value of the investment properties.

Going Concern

The Company's management has made an assessment of the Company's ability to continue as a going concern and is satisfied that the Company has the resources to continue in business for the foreseeable future. Furthermore, management is not aware of any material uncertainties that may cast significant doubt upon the Company's ability to continue as a going concern. Therefore the separate financial statements continue to be prepared on the going concern basis.

Impairment of Accounts and Notes Receivable and Investment in Assets-Backed Securities

An estimate of the collectible amount of accounts and notes receivable and investment in asset-backed securities is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision is set up according to the length of time past due, based on historical recovery rates.

Any difference between the amounts actually collected in future periods and the amounts expected to be collected will be recognized in the separate statement of profit or loss and other comprehensive income.

Impairment of Investment in Joint Ventures, Subsidiaries and Associates

The Company assesses at each reporting date whether there is indication that an investment may be impaired. If any indication exists the Company estimates the investment's recoverable amount. When the cost of the investment exceeds the recoverable amount, the investment is considered impaired and a provision for impairment is setup representing the difference between the investment's recoverable amount and its carrying value. The provision is charged to the separate statement of profit or loss and other comprehensive income.

Estimation of Net Realizable Value for Inventory of Property and Investment Properties

Inventory property is stated at the lower of cost and net realizable value (NRV). NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment. NRV in respect of inventory of property under construction and investment properties is assessed with reference to market prices at reporting date for similar completed property, less estimated cost to complete construction, and an estimate of the time value of money to the date of completion.

5. CASH AND BANK BALANCES

	December 31, 2017 US$	December 31, 2016 US$
Cash on hand	56,248	43,904
Checks under collection	-	7,619,915
Current accounts	3,823,663	3,494,414
Short term deposits	28,374,644	90,448,555
	32,254,555	101,606,788

Short term deposits mature between January and March 2018 (December 31, 2016: Short term deposits mature between January and March 2017). The average yield on the term deposits for the year ended December 31, 2017 was approximately 4.36% (3.93% for the year ended December 31, 2016).

6. PREPAYMENTS AND OTHER DEBIT BALANCES

	December 31, 2017 US$	December 31, 2016 US$
Advance payments to contractors	9,586,688	1,240,297
Advances to employees	1,481,278	1,443,628
Accrued interest income (a)	24,088,516	21,502,588
Prepaid expenses	7,612,518	7,205,798
Deferred tax assets (b)	6,012,500	1,612,500
Due from joint ventures, subsidiaries, associates and related parties (c)	1,141,281	4,063,679
Other debit balances, net (d)	10,628,538	5,104,733
	60,551,319	42,173,223

(a) Accrued interest income consists of the following:

	December 31, 2017 US$	December 31, 2016 US$
Interest on bank deposits and asset-backed securities (Note 8)	368,308	435,671
Interest on notes and accounts receivable	2,336,042	2,960,346
Interest on long term loan to a joint venture (Note 11(a))	21,384,166	18,106,571
	24,088,516	21,502,588

(b) Deferred tax assets consist of the following:

	December 31,	
	2017	2016
	US$	US$
Deferred tax asset on unrealized profits from sales to a joint venture (Note 11 (a))	1,612,500	1,612,500
Deferred tax asset on carry forward taxable losses (Note 14(c))	4,400,000	-
	6,012,500	1,612,500

(c) Due from joint ventures, subsidiaries, associates and related parties consist of the following:

	December 31,	
	2017	2016
	US$	US$
Solidere International Limited (Associate)	21,647	23,325
Solidere Management Services S.A.L. (Subsidiary)	95,813	1,851,229
Solidere Management Services S.A.L. (Offshore) (Subsidiary)	5,640,969	5,640,969
Solidere International Holdings S.A.L (Holding) (Subsidiary)	8,629	8,629
City Makers S.A.R.L. (Related party)	6,791	84,731
Beirut Waterfront Development S.A.L. (Joint venture)	13,097	-
Beirut Real Estate Management and Services S.A.L. (Joint Venture)	-	3,394
BCD Cinemas S.A.L. (Associate)	987,120	2,084,187
Less: Provision for impairment	(5,632,785)	(5,632,785)
	1,141,281	4,063,679

The above balances are interest free and are of a current nature.

The movement of provision for impairment is as follows:

	December 31,	
	2017	2016
	US$	US$
Beginning of the year	5,632,785	5,002,785
Additions	-	630,000
End of the year	5,632,785	5,632,785

(d) Other debit balances are stated net of provisions in the amount of US$2,850,839 as at December 31, 2017 (December 31, 2016: provisions in the amount of US$2,850,839). The movement of the provisions was as follows:

	December 31,	
	2017	2016
	US$	US$
Balance, beginning of the year	2,850,839	500,000
Transfer from accounts and notes receivables (Note 7 (d))	-	804,710
Additions	-	1,546,129
Balance, end of the year	2,850,839	2,850,839

7. ACCOUNTS AND NOTES RECEIVABLE, NET

	December 31,	
	2017	2016
	US$	US$
Notes receivable (a)	542,608,904	646,481,645
Accounts receivable (b)	4,543,890	4,538,917
Reserve account receivable from BCD 1 Fund (Note 8)	1,669,657	3,175,715
Deferred charges from securitization of notes (Note 8)	10,785,886	9,279,831
Receivables from tenants (c)	55,099,614	55,511,817
Less: Unearned interest (a)	(92,512,336)	(119,467,402)
Less: Provision for problematic receivables (d)	(128,205,944)	(69,191,759)
Less: Provision for collectively assessed receivables (e)	(30,314,000)	(21,000,000)
	363,675,671	509,328,764

The Company's credit risk exposure in notes and accounts receivable is spread over 28 counter-parties; 14 customers constitute 90% of the total exposure and 14 customers constitute the remaining 10% as of December 31, 2017 (as of December 31, 2016, 31 counter-parties; 16 customers constitute 90% of the total exposure and 15 customers constitute the remaining 10%).

The Company's credit exposure in receivables from tenants is spread over a large number of counter-parties, however, 3 tenants constitute 71% of the total exposure as of December 31, 2017 (3 tenants constitute 61% of the total exposure as of December 31, 2016).

The average yield on accounts and notes receivable is mainly dependent on the Libor rate.

(a) Notes receivable, which resulted mainly from sales carry the following maturities and are distributed as follows:

	December 31,	
	2017	2016
	US$	US$
Doubtful balances	262,668,437	56,775,831
Overdue but not impaired	7,692,516	49,720,273
2017	-	89,476,563
2018	35,046,420	93,197,764
2019	50,454,047	110,853,603
2020 and above	186,747,484	246,457,611
	542,608,904	646,481,645

During 2017, the Company did not reschedule any payments for customers (December 31, 2016: the Company rescheduled the payments of six customers whose aggregate notes receivable balance amounted to US$273,060,241 resulting in a loss amounting to US$16,693,309 recorded in the separate statement of profit or loss and other comprehensive income).

During 2017, the Company wrote-off doubtful receivables from a land sale made in previous years in the amount of US$13,667,440 as per the settlement agreement with the debtor and recorded under "Write-off of receivables" in the separate statement of profit or loss and other comprehensive income.

Subsequent to year end, the Company signed an addendum to one land sale contract entered into in previous years which resulted in write-off of receivables in the amount of US$11,868,468 in 2018. These receivables were fully provided for as at December 31, 2017 under "Provision for impairment" in the separate statement of profit or loss and other comprehensive income.

(b) Accounts receivable carry the following maturities:

	December 31,	
	2017	2016
	US$	US$
Doubtful balances	4,487,025	-
Overdue but not impaired	-	1,751,920
2017	-	2,786,997
2018	56,865	-
	4,543,890	4,538,917

(c) The balance due from the Lebanese Ministry of Foreign Affairs and Immigrants regarding the rent of property 1134 Zokak Blat for the use of the Economic and Social Commission for Western Asia - ESCWA amounted to US$ 39,052,116 as of December 31, 2017 (US$ 29,485,884 as of December 31, 2016).

During 2017, the Company wrote-off doubtful receivables from tenants in the amount of US$ 805,133 recorded under "Write-off of receivables" in the separate statement of profit or loss and other comprehensive income (US$1,567,308 during the year 2016).

(d) The movement of the provision for problematic receivables is as follows:

	December 31,	
	2017	**2016**
	US$	**US$**
Balance at the beginning of the year	69,191,759	100,659,973
Transfer from provision for contingencies (Note 14(e))	-	5,670,000
Transfer to prepayments and other debit balances (Note 6(d))	-	(804,710)
Additions	60,910,748	-
Write-off	(1,896,563)	(36,333,504)
Balance at the end of the year	128,205,944	69,191,759

(e) During 2017, the Company setup a provision in the amount of US$9,314,000 against collectively assessed receivables (2016: US$10,000,000).

8. INVESTMENT IN ASSET-BACKED SECURITIES

During 2013, the Company signed an agreement with a local financial institution to securitize notes receivable with an aggregate nominal value of US$185million relating to 4 customers creating Beirut Central District SIF 1 Fund (the BCD 1 Fund). As a result, the Company collected an amount of US$93,821,227, net of reserve account and transaction costs.

The Company subscribed to the following notes issued by the BCD 1 Fund:

Class of Notes	Total Issuance	Subscription Amount	Carrying Amount December 31,		Interest Rate
			2017	2016	
	US$	US$	US$	US$	%
Loans and receivables:					
Class A	130,000,000	28,000,000	-	-	5
Class B	45,000,000	45,000,000	22,573,845	35,203,525	5
	175,000,000	73,000,000	22,573,845	35,203,525	
Held-to-Maturity:					
Class C	10,160,450	10,160,450	10,160,450	10,160,450	-
	10,160,450	10,160,450	10,160,450	10,160,450	
Provision for impairment	-	-	(8,990,000)	-	
	185,160,450	83,160,450	23,744,295	45,363,975	

Class A Notes are redeemable on a semi-annual basis. Class B Notes are also redeemable on a semi-annual basis provided the redeemable portion of Class A Notes is settled and funds are available. Class A and Class B Notes are classified as "loans and receivables". Class B Notes are subordinated to Class A Notes. Class C Notes are subordinated to Class A and Class B Notes and will be repaid by the BCD 1 Fund solely if excess funds are available from collection of assets. Class C Notes are classified as held-to-maturity.

Interest on Class B Notes is non-cumulative and is paid solely from available funds after payment of the BCD 1 Fund's dues for the related periods.

During 2016, the BCD 1 Fund redeemed all class A notes and started redeeming Class B Notes.

During 2017, the Company setup provision for impairment in the amount of US$8,990,000 recorded under "Provision for impairment" in the separate statement of profit or loss and other comprehensive income (US$ nil in 2016).

Furthermore, the Company earned an amount of US$ nil during 2017 (US$374,471 during 2016) representing its share in additional income allocated by the BCD 1 Fund to Class "A" Note holders based on the approval of the note holders assembly held, recorded under "Interest income" in the separate statement of profit or loss and other comprehensive income (Note 26).

Interest income on Class B Notes in the amount of US$1,428,401 for the year 2017 (US$1,198,028 on Class A & B for the year 2016) is recorded under "Interest income" in the separate statement of profit or loss and other comprehensive income (Note 26).

The Company placed a reserve account in the amount of US$6,650,000, as stipulated by the BCD 1 Fund's regulations, to cover any shortfall in payments of principal and interest of the asset-backed securities issued by the BCD 1 Fund and to cover the senior expenses of the BCD 1 Fund. According to the BCD 1 Fund regulations, the reserve account balance should be maintained at US$6,650,000. During 2017, an amount of US$1,506,058 was used to cover the shortfall in payments (US$4,351,398 during 2016).

The decrease in the reserve account in the aggregate of US$10,785,886 up to December 31, 2017 (US$9,279,831 up to December 31, 2016) was recorded under "Deferred charges from securitization of notes under "Accounts and notes receivables, net" and will be covered from any subsequent distribution made by the BCD 1 Fund (Note7).

The movement of the reserve account receivable from BCD 1 Fund presented under accounts receivable (Note 7), is as follows:

	December 31,	
	2017	2016
	US$	US$
Balance at the beginning of the year	3,175,715	7,350,579
Additions	-	176,534
To cover shortfall in payments of principal and interest	(1,506,058)	(4,351,398)
Balance at the end of the year	1,669,657	3,175,715

9. INVENTORY OF LAND AND PROJECTS IN PROGRESS

	December 31,	
	2017	2016
	US$	US$
Land and land development works, net (a)	1,030,558,146	985,595,510
Real estate development projects, net (b)	125,953,949	106,279,882
	1,156,512,095	1,091,875,392

(a) Land and land development works include the following cost items:

	December 31, 2017 US$	December 31, 2016 US$
Acquired properties (a.1)	970,823,554	970,823,554
Pre-acquisition costs (a.2)	9,412,802	9,412,802
Infrastructure costs (a.3)	916,377,447	877,070,669
Eviction costs (a.4)	260,351,968	260,351,968
Capitalized costs (a.5)	105,559,958	99,886,613
Cumulative costs	2,262,525,729	2,217,545,606
Less: Cost of land sold, net (a.6)	(1,049,594,744)	(1,049,577,257)
Cost of land transferred to real estate development projects (Note 9 (b))	(176,019,718)	(176,019,718)
Cost of infrastructure transferred to real estate development projects	(6,353,121)	(6,353,121)
	1,030,558,146	985,595,510

(a.1) Acquired properties consist mainly of the aggregate initial appraised value attributed to the plots included in the BCD area of US$1,170,001,290 net of the recuperated properties. The aggregate appraised value is determined in accordance with Decree No. 2236 (dated February 19, 1992 based on the decision of the Higher Appraisal Committee, which was established in accordance with Law No. 117/91). Acquired properties include the value of purchased and exchanged properties as well.

Law No. 117/91 stated the requirements for property recuperation and exemption. In this respect properties appraised at US$255million were recuperated by original owners and properties appraised at US$133million were not claimed for recuperation.

(a.2) Pre-acquisition costs include technical and master plan studies incurred during the set up period of the Company.

(a.3) Infrastructure costs consists of the following:

	December 31,	
	2017	2016
	US$	US$
Sea front defense	329,106,283	298,251,637
Work executed in the traditional BCD area	209,972,849	206,701,120
Land reclamation and treatment	103,328,440	103,271,117
Electricity power station	42,890,188	42,863,072
Borrowing costs (Note 27)	47,228,527	46,016,789
Other costs	183,851,160	179,966,934
	916,377,447	877,070,669

(a.4) Eviction costs represent the costs of relocating previous settlers out of the BCD area which were mainly paid through the Central Fund for the Displaced (a public authority).This caption is stated net of US$22.2million as of December 31, 2017 (US$22.2million as of December 31, 2016) representing a 10% charge on recuperated properties appraised values collected from original owners other than religious and governmental recuperated properties.

(a.5) Capitalized costs represent allocation of direct overheads. Costs capitalized during the year ended December 31, 2017 before indirect cost reallocation amounted to US$5.7 million (US$7.6 million during the year ended December 31, 2016) (Note 24).

(a.6) During 2016, a sale entered into in 2014 was derecognized and as a result the cost of land amounting US$ 5,283,000 was recorded under inventory of land and land development.

(b) Real estate development projects include the following:

	December 31,	
	2017	2016
	US$	US$
Construction and rehabilitation of buildings	779,301,017	759,626,950
Cost of land (Note 9 (a))	176,019,718	176,019,718
Cumulative costs	955,320,735	935,646,668
Less: Cost transferred to investment properties, net	(754,965,156)	(754,965,156)
Cost transferred to fixed assets	(30,237,375)	(30,237,375)
Cost of real estate sold	(44,164,255)	(44,164,255)
	125,953,949	106,279,882

During 2017, the Company allocated interest expense to real estate development projects in the amount of US$741,205 (US$129,589 during 2016) (Note 27).

During 2016, the Company transferred a net aggregate amount of US$31,460,734 to investment properties representing cost of land and buildings of various completed projects (Note10).

10. INVESTMENT PROPERTIES, NET

	Balance as at December 31, 2016 US$	Additions US$	Transfers from/to fixed assets US$	Transfers from/to projects US$	Disposals and Sales US$	Balance as at December 31, 2017 US$
Cost:						
Land	115,179,450	-	315,369	-	(648,828)	114,845,991
Buildings	554,174,871	3,496,412	382,244	-	(900,204)	557,153,323
Other assets	36,191,555	500,983	-	-	(9,392)	36,683,146
	705,545,876	3,997,395	697,613	-	(1,558,424)	708,682,460
Accumulated Depreciation						
Buildings	81,393,960	11,043,505	61,201	-	(172,227)	92,326,439
Other assets	17,730,179	2,661,041	-	-	(9,392)	20,381,828
	99,124,139	13,704,546	61,201	-	(181,619)	112,708,267
Net Book Value	606,421,737					595,974,193

	Balance as at December 31, 2015 US$	Additions US$	Transfers from/to fixed assets US$	Transfers from/to projects US$	Disposals and Sales US$	Balance as at December 31, 2016 US$
Cost:						
Land	115,724,562	-	-	-	(545,112)	115,179,450
Buildings	523,529,395	785,287	(15,050)	31,850,897	(1,975,658)	554,174,871
Other assets	36,384,717	206,762	(9,761)	(390,163)	-	36,191,555
	675,638,674	992,049	(24,811)	31,460,734	(2,520,770)	705,545,876
Accumulated Depreciation						
Buildings	66,967,180	14,671,553	-	-	(244,773)	81,393,960
Other assets	15,234,719	2,495,460	-	-	-	17,730,179
	82,201,899	17,167,013	-	-	(244,773)	99,124,139
Net Book Value	593,436,775					606,421,737

Investment properties include rented and available for rent properties. These represent "Beirut Souks", "BCD Cinemas", a property leased out to the Ministry of Foreign Affairs and Emigrants for use by an international agency, residential complexes, an embassy complex, and other restored buildings.

Disposals of land, building and other assets resulted in a gain of US$3,834,195 recorded under "Gain on sale and disposal of investment properties" in the separate statement of profit or loss and other comprehensive income for the year ended December 31, 2017 (US$2,154,937 for the year ended December 31, 2016).

Depreciation for investment properties in the amount of US$13,704,546 for the year 2017 (US$17,167,013 for the year 2016) is recorded under "Charges on rented properties" in the separate statement of profit or loss and other comprehensive income (Note 22).

The fair value of the investment properties based on a valuation by an independent expert is approximately US$1.33 billion as of December 31, 2017 (US$1.33 billion as of December 31, 2016 based on a market capital approach estimated by the management).

The Company classifies investment properties within level 2 in the hierarchy of fair value measurement (Note 35).

11. INVESTMENTS IN JOINT VENTURES, SUBSIDIARIES AND ASSOCIATES

	% of Ownership		December 31,	
	2017	2016	2017	2016
	%	%	US$	US$
Investment in Beirut Waterfront Development S.A.L. (Joint venture) (a)	50	50	11,385,075	11,385,075
Long term loan to Beirut Waterfront Development S.A.L.(Joint venture) (a)			36,540,000	36,540,000
Investment in Beirut Real Estate Management and Services S.A.L. (Joint venture)	45	45	9,000	9,000
Investment in Solidere Management Services S.A.L. (Subsidiary)	100	100	124,933	124,933
Investment in Solidere Management Services S.A.L. (Offshore) (Subsidiary) (b)	100	100	249,600	249,600
Investment in Solidere International Holdings S.A.L. (Subsidiary)	100	100	218,599,600	218,599,600
Investment in Solidere International Limited (Associate)	39.11	39.11	22,076,503	22,076,503
Investment in BCD Cinemas S.A.L (Associate)	40	40	8,000	8,000
Investment in Beirut Hospitality Company S.A.L. (Holding) (Subsidiary)	100	100	10,000,000	10,000,000
Investment in STOW Waterfront Holding S.A.L.	1.68	-	506,000	-
Due from Beirut Hospitality Company S.A.L. (Holding) (Subsidiary), and its subsidiaries			33,730,882	31,331,244
Less: Provision for impairment (b)			(44,947,913)	(42,548,800)
			288,281,680	287,775,155

(a) The Company entered into a joint venture agreement on February 11, 2004, with Stow Waterfront S.A.L. (Holding) to establish Beirut Waterfront Development S.A.L. with a 50% stake in the joint venture's total capital amounting to US$19,900. During the year 2006, the capital of the joint venture was increased to US$12,819,900 without changing the Company's share in the capital. The main activity of the joint venture is to develop, operate, manage, exploit and sell real estate properties in the Marina area in Beirut Central District.

As per the terms of the agreement, on December 31, 2005, the Company sold properties with an aggregate cost of US$10,100,000 from inventory of land and projects in progress, to the joint venture for a total consideration of US$31,600,000. As a result of the sale transaction, the Company realized 50% of the gain on the sale in the amount of US$10,750,000 in profit or loss in 2005 and deferred the unrealized gain on sales in the amount of US$10,750,000, recorded under "deferred revenues and other credit balances" in the statement of financial position, to be realized after realization of the sale of the properties to third parties (Note 16).

On June 27, 2006, the Company granted Beirut Waterfront Development S.A.L. a long term loan against issuance of bonds for a total amount of US$25.2million. This loan is subject to an annual interest of Libor + 2% but not less than 9%, payable on June 30 of each year. The total amount of this loan was due on June 30, 2011. During 2011, the maturity of the above loan was extended to June 30, 2016 with the same terms and conditions of the previous agreement and the accumulated interest up to June 30, 2011 in the amount of US$11,340,000 was capitalized with the original principal. Interest in the amount of US$32,715,900 as of December 31, 2017 (US$29,427,300 as of December 31, 2016) is deferred under "Deferred revenues and other credit balances" in the separate statement of financial position (Note 16) of which US$21,384,166 is accrued under "Prepayments and other debit balance" caption (US$18,106,571 as of December 31, 2016) (Note 6(a)). The deferred interest will be realized when income from the principal activity of the joint venture is realized (Note 16).

During 2015, the general assembly of shareholders of the joint venture approved a capital increase. The Company subscribed, in cash, in the capital increase for an amount of US$4,975,125 representing its share in the increase.

(b) Due from Beirut Hospitality Company S.A.L. (Holding) and its subsidiaries includes:

	December 31,	
	2017	**2016**
	US$	**US$**
Beirut Hospitality Company S.A.L. (Holding)	33,458,009	6,275,299
BHC 1 S.A.L.	-	4,078,149
BHC 3 S.A.L.	272,873	272,873
BHC 4 S.A.L.	-	385,740
BHC 5 S.A.L.	-	12,002,238
MATS S.A.L.	-	8,316,945
	33,730,882	31,331,244

During 2017, the Company set up additional provision against impairment of the investment and the receivables due from Beirut Hospitality Company S.A.L. (Holding) and its subsidiaries amounting to US$2.4million (US$3.4 million in 2016) recorded under "Provision for impairment" in the separate statement of profit or loss and other comprehensive income.

During 2016, the Company set up a provision against impairment of the investment in Solidere management Services S.A.L (Offshore) amounting US$249,600 recorded under "Provision for impairment" in the separate statement of profit or loss and other comprehensive income (Note 29).

12. FIXED ASSETS, NET

	Balance as at December 31, 2016	Additions	Transfer to Investment Properties and Projects in Progress	Disposals and Sales	Balance as at December 31, 2017
	US$	US$	US$	US$	US$
Cost:					
Land	6,172,238	-	(315,369)	-	5,856,869
Buildings	39,590,845	135,171	(382,244)	-	39,343,772
Marina	7,866,624	108,000	-	-	7,974,624
Furniture and fixture	5,489,013	1,346	-	-	5,490,359
Freehold improvements	13,975,776	70,779	-	(21,000)	14,025,555
Machines and equipment	38,510,284	477,763	-	(40,750)	38,947,297
	111,604,780	793,059	(697,613)	(61,750)	111,638,476
Accumulated Depreciation:					
Buildings	7,705,331	977,991	(61,201)	-	8,622,121
Marina	1,652,364	150,711	-	-	1,803,075
Furniture and fixtures	4,062,743	265,895	-	-	4,328,638
Freehold improvements	8,442,720	792,458	-	(11,480)	9,223,698
Machines and equipment	36,415,460	662,972	-	(40,750)	37,037,682
	58,278,618	2,850,027	(61,201)	(52,230)	61,015,214
Net Book Value	53,326,162				50,623,262

	Balance as at December 31, 2015	Additions	Transfer to Investment Properties and Projects in Progress	Disposals and Sales	Balance as at December 31, 2016
	US$	US$	US$	US$	US$
Cost:					
Land	6,172,238	-	-	-	6,172,238
Buildings	39,476,586	12,000	122,570	(20,311)	39,590,845
Marina	7,866,624	-	-	-	7,866,624
Furniture and fixture	5,480,874	8,139	-	-	5,489,013
Freehold improvements	14,824,601	432,919	107,840	(1,389,584)	13,975,776
Vehicles	3,092,625	65,624	-	-	3,158,249
Equipment	28,984,863	365,620	8,845	(266,735)	29,092,593
Computers	5,789,629	262,447	207,366	-	6,259,442
	111,688,040	1,146,749	446,621	(1,676,630)	111,604,780
Accumulated Depreciation:					
Buildings	6,931,516	773,815	-	-	7,705,331
Marina	1,494,239	158,125	-	-	1,652,364
Furniture and fixtures	3,726,488	336,255	-	-	4,062,743
Freehold improvements	8,310,734	1,521,570	-	(1,389,584)	8,442,720
Machines and equipment	35,720,004	695,456	-	-	36,415,460
	56,182,981	3,485,221	-	(1,389,584)	58,278,618
Net Book Value	55,505,059				53,326,162

The depreciation for the year ended December 31, 2017 and 2016 is included under "Depreciation of fixed assets" in the separate statement of profit or loss and other comprehensive income.

13. BANK OVERDRAFTS AND SHORT TERM FACILITIES

	December 31,	
	2017	2016
	US$	US$
Bank overdrafts	83,725,628	62,752,719
Short term facilities	147,000,000	247,000,000
	230,725,628	309,752,719

As of December 31, 2017 and 2016, the Company has fully utilized its bank overdrafts' limits.

Short term facilities mature within a period of one year.

Short term facilities consist of the following:

Facility Amount	Maturity Date	Interest Rate	Covenants	Outstanding Balance December 31, 2017	Outstanding Balance December 31, 2016
US$		%		US$	US$
75,000,000	3-Feb-17	5.00	(a)	-	75,000,000
35,000,000	3-Feb-18	5.50	(b)	35,000,000	35,000,000
50,000,000	31-Jul-18	6.25	(c)	50,000,000	75,000,000
12,000,000	28-Dec-18	7.85	(d)	12,000,000	12,000,000
50,000,000	25-Dec-18	BRR+0.25 (min. 7.25%)	(e)	50,000,000	50,000,000
				147,000,000	247,000,000

(a) During 2017, the Company signed a repayment schedule for this short term facility and it was transferred to term loans (Note 17).

(b) The covenants of the facility stipulate that the Company maintains a maximum debt to equity ratio of 1:2 and a maximum equity balance of US$ 1 billion.

(c) During 2017, the US$75,000,000 short-term facility was restructured to become US$50,000,000 as a short-term facility and US$25,000,000 as an overdraft facility. The covenants of the facility stipulate that the Company maintains a minimum equity of US$ 1billion, a minimum equity to assets ratio of 40%, and a maximum debt to equity ratio of 50%.

(d) The covenants of the facility stipulate that the Company should maintain a minimum total equity balance of US$1billion, a minimum equity to assets ratio of 40% and a maximum debt to equity ratio of 1.2:1.

(e) The covenants of the agreement stipulate that the Company maintains a minimum equity balance of US$ 1 billion, a maximum debt to equity ratio of 50% and a minimum equity to assets ratio of 40%.

Interest expense on bank overdrafts for the year ended December 31, 2017 amounted to US$5,367,633 and is recorded under "Interest expense" in the separate statement of profit or loss and other comprehensive income (US$15,423,439 for the year ended December 31, 2016) (Note 27).

Interest expense on short term facilities for the year ended December 31, 2017 amounted to US$9,984,421(US$11,124,650 for the year ended December 31, 2016) and is recorded under "Interest expense" in the separate statement of profit or loss and other comprehensive income (Note 27).

14. ACCOUNTS PAYABLE AND OTHER LIABILITIES

	December 31,	
	2017	2016
	US$	US$
Accounts payable (a)	46,933,131	30,032,201
Accrued charges and other credit balances (b)	39,340,142	16,031,781
Taxes payable (c)	28,160,232	35,921,515
Provision for end-of-service indemnity and other charges (d)	13,012,538	13,669,389
Provision for contingencies (e)	27,752,135	25,817,178
Accrued interest payable	1,307,327	1,381,974
Due to a joint venture (f)	-	21,720
Due to related parties (g)	1,730,864	1,663,798
	158,236,369	124,539,556

(a) Accounts payable as of December 31, 2017 and 2016 include balances in the aggregate amount of US$13.8million due to the Lebanese Government in consideration of the exchange of assets agreement explained in Note 30 (f).

(b) Accrued charges and other credit balances consists of the following:

	December 31,	
	2017	2016
	US$	US$
Deposits from tenants	2,934,747	3,006,000
Accrued municipality expenses	1,000,000	1,000,000
Accruals for project costs	20,458,651	2,166,455
Accruals for employees and management benefits	750,000	2,270,000
Accruals for utilities costs	3,984,496	2,803,170
Other	10,212,248	4,786,156
	39,340,142	16,031,781

(c) Taxes payable consist of the following:

	December 31, 2017 US$	December 31, 2016 US$
Value added tax (VAT) payable (c.1)	5,808,396	5,220,330
Accrued income tax (c.2)	254,693	16,400,000
Additional tax assessment (c.3)	14,931,963	5,821,392
Taxes withheld	697,130	620,016
Property tax payable	6,468,050	7,859,777
	28,160,232	35,921,515

Rental income is subject to the built-up property tax in accordance with the Lebanese tax law.

(c.1) Value added tax (VAT)

Revenues, expenses and assets are recognized net of the amount of VAT except, where the VAT incurred on a purchase of assets or services is not recoverable from VAT authority, in which case the VAT is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable.

The net amount of VAT recoverable from, or payable to, the VAT authority is included as part of receivables or payables in the statement of financial position.

(c.2) Income tax

The applicable tax rate in Lebanon is 17% as of October 26. 2017 (earlier periods: 15%) according to the Lebanese income tax law.

The accrued income tax for the years 2017 and 2016 was estimated as follows:

	December 31,	
	2017	**2016**
	US$	**US$**
(Loss)/profit before tax	(127,028,190)	81,308,227
Add: Non-deductible provisions and charges	119,907,680	59,887,728
Less: Rent revenue from built up property (Net)	(20,885,808)	(20,096,768)
Taxable (loss)/profit	(28,006,318)	121,099,187
Applicable tax rate	15.39%	15%
Accrued income tax	-	18,164,878
Less: Reversal of deferred tax assets	-	(1,500,000)
Less; Tax on interest previously settled	-	(264,878)
Add: Brought forward balance	254,693	-
Accrued income tax payable	254,693	16,400,000
Total accrued income tax	-	16,400,000
Add: Tax on interest previously settled	143,498	264,878
(Less)/ add: Deferred tax asset (Note 6 (b))	(4,400,000)	1,500,000
Income tax (benefit)/expense	(4,256,502)	18,164,878

(c.3) Additional Tax Assessment

	December 31,	
	2017	**2016**
	US$	**US$**
Opening	5,821,392	8,400,000
Transfer from provision for contingencies (Note 14(e))	12,271,843	-
Settlements	(3,161,272)	(2,578,608)
Ending	14,931,963	5,821,392

The Company's accounts for the years 2007 to 2010 were reviewed in 2012 and the final assessments were issued in 2012 and 2013 resulting in aggregate additional tax liability of US$8,447,000 after objections filed by the Company.

During 2016, the Company's accounts and income tax returns for the years 2011 and 2012 were reviewed by the tax authorities. The final outcome of the examination was issued on February 8, 2018 following management's appeal submitted on May 3, 2017 and the additional tax liability amounts to US$8,344,945.

The Company's accounts and income tax returns for the years 2013 until 2017 are still subject to examination and final assessment by the tax authorities.

The VAT declarations for the years 2013 until 2017 are still subject to examination and final tax assessment by the VAT authority. Any additional tax liability is pending the results of this review.

(d) The movement of provision for end-of-service indemnity and other charges is as follows:

	December 31,	
	2017	**2016**
	US$	**US$**
Balance at the beginning of the year	13,669,389	13,910,342
Additions	1,304,294	3,038,903
Settlements	(1,034,959)	(918,891)
Write-back	(926,186)	(1,938,999)
Transfer to provisions for contingencies (Note 14(e))	-	(421,966)
Balance at the end of the year	13,012,538	13,669,389

(e) The movement of provision for contingencies is as follows:

	December 31,	
	2017	**2016**
	US$	**US$**
Balance at the beginning of the year	25,817,178	13,665,212
Additions	14,250,000	17,400,000
Transfer from provision for end-of-service indemnity (Note 14(d))	-	421,966
Settlements	(43,200)	-
Transfer to additional tax assessment (Note 14(c))	(12,271,843)	-
Transfer to provision for problematic receivables (Note 7(d))	-	(5,670,000)
Balance at the end of the year	27,752,135	25,817,178

Management initiated a comprehensive exercise during the year ended December 31, 2017, to address some discrepancies and ensure the accuracy of the share register and other commitments and contingent liabilities. Following the completion of the exercise, Management addressed the shortage and set up a provision of US$4million to cover probable liabilities in this regard, recorded under "provision for contingencies" in the separate statement of profit or loss and other comprehensive income for the year ended December 31, 2017, and is the process of regularizing discrepancies.

During 2017, the Company set up an employee redundancy provision in the amount of US$6million recorded under "Provision for contingencies" in the separate statement of profit or loss and other comprehensive income for the year ended December 31, 2017.

Furthermore, the Company setup during 2017 a provision for claims raised by one of its customers in the amount of US$2,750,000 after the issuance of the arbitration ruling dated December 18, 2017, recorded under provision for contingencies in the separate statement of profit or loss and other comprehensive income.

(f) Due to a joint venture represents the balance due to Beirut Waterfront Development S.A.L. (joint venture) as of December 31, 2016.

(g) Due to a related party includes:

	December 31,	
	2017	2016
	US$	US$
GroupMed Insurance and Reinsurance Company SAL	1,659,099	-
GroupMed Insurance Brokers – Lebanon SAL	71,765	1,663,798
	1,730,864	1,663,798

15. DIVIDENDS PAYABLE

General Assembly Date	Dividend Per share	Declared	Settled/ Distributed up to December 31, 2017	December 31, 2017 Payable	December 31, 2016 Payable
	US$	US$	US$	US$	US$
June 29, 1996	0.2	30,918,413	29,482,259	1,436,154	1,442,075
June 30, 1997	0.25	40,367,172	37,733,848	2,633,324	2,643,693
June 29, 1998	0.25	39,351,753	36,189,222	3,162,531	3,214,339
June 23, 2003	Stock dividend	19,625,550	19,606,235	19,315	19,315
June 12, 2006	0.6	94,831,106	90,804,742	4,026,364	4,092,045
June 22, 2007	1	155,093,702	148,585,985	6,507,717	6,671,372
July 15, 2008	1	155,090,832	145,887,533	9,203,299	9,326,855
July 13, 2009	1.15	176,479,957	166,282,078	10,197,879	10,524,168
July 19, 2010	1.15	175,228,434	163,548,759	11,679,675	11,934,042
August 1, 2011	0.4	60,912,291	57,681,955	3,230,336	3,338,232
August 1, 2011	Stock dividend	85,987,850	85,987,850	-	-
July 30, 2012	0.25	39,316,239	36,221,388	3,094,851	3,247,927
July 30, 2012	Stock dividend	42,744,616	42,744,616	-	-
July 13, 2015	0.1	16,015,415	14,268,400	1,747,015	2,212,064
July 13, 2015	Stock dividend	36,859,996	36,859,996	-	-
June 27, 2016	0.1	16,302,491	12,944,460	3,358,031	5,792,021
June 27, 2016	Stock dividend	19,070,313	19,070,313	-	-
		1,204,196,130	1,143,899,639	60,296,491	64,458,148

The General Assembly held on June 27, 2016 decided to distribute dividends on the basis of US$0.1 per share and to distribute class (A) and class (B) shares from its treasury shares on the basis of 1 share for every 80 shares for a total consideration of US$35million and issued the related share certificates. As a result, the Company recorded cash dividends payable in the amount of US$16.3million. Stock dividends with an aggregate weighted average cost of US$33million were distributed at an average market price of US$9.35 resulting in a loss of US$14million recorded under "Retained earnings" under equity. The total distribution tax amounted to US$1.7million. An amount of approximately US$12.9million was settled up to December 31, 2017. (US$10.5million was settled up to December 31, 2016).

The outstanding balance of unpaid dividends relates mostly to unclaimed dividends and dividends pertaining to undelivered class (A) shares.

16. DEFERRED REVENUES AND OTHER CREDIT BALANCES

	December 31,	
	2017	2016
	US$	US$
Cash down payments and commitments on sale contracts	3,043,643	3,024,028
Deferred rental revenue and related deposits	13,661,704	17,101,356
Unrealized gain on sale of properties to a joint venture (Note 11 (a))	10,750,000	10,750,000
Deferred interest revenue on a loan to a joint venture (Note 11 (a))	32,715,900	29,427,300
	60,171,247	60,302,684

Deferred rental revenue and related deposits represent down payments on lease and rental agreements and reservation deposits for the rental of real estate properties.

17. TERM BANK LOANS

2017 US$	2016 US$	Maturity Date	Interest Rate %	Loan Repayment and Covenants	Outstanding Balance December 31, 2017 US$	Outstanding Balance December 31, 2016 US$
24,559,903	24,596,798	February 1, 2018	6.25	(a)	4,559,903	24,486,779
15,000,000	15,000,000	February 1, 2018	5.75	(b)	5,000,000	15,000,000
35,000,000	35,000,000	April 5, 2018	6.5	(c)	10,000,000	15,000,004
3,255,000	3,255,000	December 31, 2018	6.5	(d)	649,081	1,300,071
50,000,000	50,000,000	June 30, 2019	5.5	(e)	42,500,000	49,999,236
24,000,000	24,000,000	August 4, 2019	BRR-1.15	(f)	12,000,000	18,000,000
50,000,000	50,000,000	December 31, 2019	6.25	(g)	37,492,965	37,499,166
75,000,000	-	November 3, 2020	BRR-0.75	(h)	60,000,000	-
40,000,000	40,000,000	December 30, 2021	BRR-0.85	(i)	28,000,000	35,000,000
100,000,000	100,000,000	June 25, 2022	6.25	(j)	89,999,943	100,000,000
19,300,000	-	December 8, 2024	BRR-0.85	(k)	7,974,278	-
					298,176,170	296,285,256

(a) The repayment of the loan will be through 4 equal quarterly installments of US$5,000,000 each, starting February 1, 2017, and the remaining balance to be settled on February 1, 2018. Subsequent to year end, the Company settled the loan balance at maturity.

(b) The repayment of the loan will be through 3 equal installments of US$5,000,000 each, on February 1, 2017, May 1, 2017 and the final settlements on February 1, 2018. An amount of US$10,000,000 was settled during 2017. The covenants of the loan stipulate that the Company should maintain a minimum equity balance of US$1billion, a minimum equity to assets ratio of 40% and a maximum debt to equity ratio of 50%. Subsequent to yearend, the Company settled the loan balance at maturity.

(c) During 2017, the loan was restructured and the final repayment of US$10million will be paid in one installment on April 5, 2018. The covenants of the loan stipulate that the Company should maintain a debt to equity ratio of 2:1, current ratio of 1:1 and maintain a minimum built-up area of 750,000 sqm. An amount of US$5million was settled during 2017 (US$10million was settled during 2016 prior to due date).

(d) The purpose of the loan is the purchase of an apartment, plot 1456 of Mina el Hosn. Accordingly, the Company granted the bank a first degree mortgage over the above mentioned apartment. The repayment of the loan will be through 5 annual payments of US$651,000 each, starting December 31, 2014. An amount of US$651,000 was settled during 2017 (US$651,000 was settled during 2016).

(e) During 2016, the loan was restructured and will be paid through 4 equal semi-annual installments of US$5,000,000 each, starting June 30, 2017, with the final remaining balance to be settled on June 30, 2019. An amount of US$5million was settled during June 2017 and only 50% of the second annual payment of US$2.5million was settled during December 2017. The other 50% of the second annual payment was rescheduled to March 2018. The covenants of the loan stipulate that the Company should maintain a maximum debt to equity ratio of 1:1 and a minimum current ratio of 1.2:1.

(f) The repayment of the loan will be through 4 equal annual installments of US$6million each, starting August 4, 2016 with the final settlements on August 4, 2019. An amount of US$6million was settled during 2017 (US$6million was settled during 2016). The covenants of the loan stipulate that the Company should maintain total debt to equity not to exceed 1:2 and net banks debt to equity not to exceed 1:3. Also, the covenants of the loan stipulate that the Company should maintain a minimum of 750,000 square meters of built up floor space in BCD and US$1billion in net tangible assets free from any liens.

(g) The repayment of the loan will be through 4 equal annual installments of US$12,500,000 each, starting after the end of the grace period on December 30, 2016. An amount of US$12,500,000 was settled during 2016. The installment of US$12,500,00 due on December 30, 2017 was rescheduled into two equal installments amounting each to US$6,250,000 due on March 31, 2018 and June 30, 2018. These two installments will be subject to interest at a rate of 6.75% p.a. (an amount of US$12,500,000 was settled during 2016.

(h) During 2017, the loan was restructured and will be paid through 3 equal installments of US$15,000,000 each, starting November 3, 2017, with the final remaining balance of US$30,000,000 to be settled on November 3, 2020. An amount of US$15million was settled during 2017. The covenants of the loan stipulate that the Company should maintain a maximum debt to equity ratio of 1:2 and tangible net asset not to fall below US$ 1,000,000,000.

(i) The repayment of the loan will be through 6 annual installments, with the first installment of US$5million due on December 30, 2016, and the remaining 5 equal installments of US$7million due annually with the final settlement on December 30, 2021. An amount of US$7million was settled during 2017 (US$5million was settled during 2016). The covenants of the loan stipulate that the Company should maintain total debt to equity not to exceed 1:2 and net banks debt to equity not to exceed 1:3. Also, the covenants of the loan stipulate that the Company should maintain a minimum of 750,000 square meters of built up floor space in BCD and US$1billion in net tangible assets free from any liens.

(j) The repayment of the loan will be through 10 semi-annually installments of US$10million each, starting December 25, 2017 with the final settlements on June 25, 2022. An amount of US$10,000,000 was settled during 2017. The covenants of the loan stipulate that the Company should maintain a minimum equity balance of US$1billion, a minimum equity to assets ratio of 40% and a maximum debt equity ratio of 50%.

(k) The purpose of the loan is to finance the project of North Souks Department Stores. During 2017, US$8million was disbursed from the loan balance. The remaining balance to be disbursed gradually before the ending of the grace period of 3 years. The repayment of the loan will be through 4 annual settlements starting with 12% of the loan balance one year after the end of the grace period, 30% after 2 years, 39% after 3 years and the final settlement of the remaining balance after 4 years. The covenants of the loan stipulate that the Company should maintain debt to equity ratio not to exceed 1:2, net banks debt to equity not to exceed 1:3, and to maintain a minimum of 750,000 square meters of built-up floor space in BCD. Also, the covenants of the loan stipulate that the Company should maintain US$1billion in net tangible assets free from any liens.

Term bank loans carry the following maturities:

	December 31,	
	2017	2016
	US$	US$
2017	-	91,151,003
2018	99,458,984	65,635,849
2019	96,742,965	75,498,404
2020	57,956,914	27,000,000
2021	29,392,283	27,000,000
2022	13,109,911	10,000,000
2023	1,515,113	-
	298,176,170	296,285,256

Early redemption of term bank loans is not subject to penalty provided the redemption is in accordance with the terms and conditions stated in the loans agreements

Interest expense on term bank loans for the year 2017 amounted to US$20,455,273 (US$9,604,981 for the year 2016) and is recorded under "Interest expense" in the separate statement of profit or loss and other comprehensive income (Note 27).

18. CAPITAL

Capital as at December 31, 2017 and 2016 consists of 165,000,000 shares of US$10 par value, authorized and fully paid and divided in accordance with Law 117/91 into the following:

- Class "A", amounting to 100,000,000 shares represented contribution in kind of properties in the BCD, based on the resolutions of the High Appraisal Committee. All Class A shares were deemed to have been issued and outstanding since the establishment of the Company.
- Class "B", amounting to 65,000,000 shares represented capital subscription in cash and are all issued and fully paid at the establishment of the Company.

Class "A" and Class "B" shares have the same rights and obligations.

As of December 31, 2016 the Company had 12,161,627 Class A shares listed on the London Stock Exchange in the form of Global Depository Receipts (GDR).

19. LEGAL RESERVE

In conformity with the Company's articles of incorporation and the Lebanese Code of Commerce, 10 % of the annual net income is required to be transferred to legal reserve until this reserve equals one third of capital. This reserve is not available for dividend distribution.

20. TREASURY SHARES

Treasury shares as at December 31, 2016 represent 1,975,093 class (A) and (B) treasury shares of which 396,344 shares represent Global Depository Receipts (GDR)). Treasury shares are stated at the weighted average cost. The Treasury shares were distributed as stock dividends to shareholders.

According to its articles of incorporation, the Company may purchase up to 10% of its share capital without the existence of free reserves, provided that it shall resell these shares within a period not exceeding eighteen months.

21. REVENUES FROM RENDERED SERVICES

	Year Ended December 31, 2017	Year Ended December 31, 2016
	US$	US$
Services rendered to related parties (Note 29)	1,743,645	1,339,212
Broadband network revenues	4,876,191	4,589,544
	6,619,836	5,928,756

22. DEPRECIATION OF AND CHARGES ON RENTED PROPERTIES

	Year Ended December 31, 2017	Year Ended December 31, 2016
	US$	US$
Depreciation expense (Note 10)	13,704,546	17,167,013
Property taxes	5,558,530	6,532,111
Manpower	7,250,605	8,368,397
Advertising	116,949	106,658
Electricity, maintenance and other related charges	8,478,570	8,109,359
Recoveries from tenants	(8,050,099)	(8,805,737)
	27,059,101	31,477,801

Manpower includes reallocated salaries, benefits and related charges in the aggregate amount of US$4,718,990 during the year ended December 31, 2017 (US$5,887,222 during the year ended December 31, 2016) (Note 24).

23. COST OF RENDERED SERVICES

	Year Ended December 31, 2017	Year Ended December 31, 2016
	US$	US$
Cost of services rendered to related parties (Note 24)	1,743,645	1,339,212
Broadband network cost of services rendered	3,719,461	3,038,673
	5,463,106	4,377,885

24. GENERAL AND ADMINISTRATIVE EXPENSES

	Year Ended December 31,	
	2017	2016
	US$	US$
Salaries, benefits and related charges	19,681,684	19,751,339
Termination indemnities	4,343,441	5,222,708
Board of directors' remuneration	300,000	300,000
Professional services	2,773,408	2,246,355
Promotion and advertising	655,483	790,132
Utilities, office, maintenance and other similar expenses	2,752,391	2,706,171
Travel and accommodation	644,687	477,741
Other expenses	1,698,301	1,201,623
	32,849,395	32,696,069

The Company reallocated salaries, benefits and related charges and administrative expenses amounting to US$5,673,345 to construction cost during the year ended December 31, 2017 (US$7,594,496 during the year ended December 31, 2016) (Note 9).

The Company reallocated salaries, benefits and related charges amounting to US$4,718,990 to charges on rented property during the year ended December 31, 2017 (US$5,887,222 during the year ended December 31, 2016) (Note 22).

The Company reallocated salaries, benefits and related charges amounting to US$1,743,645 to cost of rendered services during the year ended December 31, 2017 (US$1,339,212 during the year ended December 31, 2016) (Note 23).

25. OTHER INCOME

	Year Ended December 31,	
	2017	2016
	US$	US$
Income from events and activities	163,287	76,862
Gain on sale of fixed assets	13,446	-
Other	1,109	53,222
	177,842	130,084

26. INTEREST INCOME

	Year Ended December 31,	
	2017	2016
	US$	US$
Interest income from notes and accounts receivable	17,984,242	12,976,406
Interest income from banks	2,670,217	4,588,810
Interest income from asset-backed securities (Note 8)	1,428,401	1,198,028
	22,082,860	18,763,244

27. INTEREST EXPENSE

	Year Ended December 31,	
	2017	2016
	US$	US$
Interest expense on short and medium term facilities (Note 13)	9,984,421	11,124,650
Interest expense on bank overdrafts (Note 13)	5,367,633	15,423,439
Interest expense on term bank loans (Note 17)	20,455,273	9,604,981
Interest expense allocated to infrastructure costs (Note 9 (a.3))	(1,211,738)	(260,397)
Interest expense allocated to real estate development projects (Note 9 (b))	(741,205)	(129,589)
Bank commissions and charges	102,358	140,952
	33,956,742	35,904,036

28. NOTES TO THE CASH FLOW STATEMENT

(a) Depreciation was applied as follows:

	Year Ended December 31,	
	2017	2016
	US$	US$
Depreciation of fixed assets (Note 12)	2,850,027	3,485,221
Depreciation of investment properties (Note 10)	13,704,546	17,167,013
Depreciation charge for the year	16,554,573	20,652,234

(b) Interest expense consists of the following:

	Year Ended December 31,	
	2017	2016
	US$	US$
Interest charged as period cost (Note 27)	33,956,742	35,904,036
Interest expense allocated to inventory of land and projects in progress (Note 27)	1,952,943	389,986
Total interest expense	35,909,685	36,294,022

(c) Non-cash transactions in operating and investing activities include transfers from inventory of land and projects in progress to investment properties in the amount of US$ Nil (Note 10) as of December 31, 2017 (US$31,460,734 as of December 31, 2016).

(d) Non-cash transactions in operating activities include accrued interest income on long term loan to a joint venture in the amount of US$3,288,600 for the year ended December 31, 2017 (US$3,251,973 for the year ended December 31, 2016) which was excluded from prepayments and other debit balances against deferred revenues and other credit balances.

(e) Cash and cash equivalents comprise the following:

	Year Ended December 31,	
	2017	2016
	US$	US$
Cash on hand (Note 5)	56,248	43,904
Checks under collection (Note 5)	-	7,619,915
Current accounts (Note 5)	3,823,663	3,494,414
Short term deposits (Note 5)	28,374,644	90,448,555
Bank overdrafts (Note 13)	(83,725,628)	(62,752,719)
	(51,471,073)	38,854,069

29. RELATED PARTIES TRANSACTIONS

These represent transactions with related parties, i.e. significant shareholders, directors and senior management of the Company, and companies of which they are principal owners and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Company's management.

Cash and bank balances include US$ 9,641,538 as of December 31, 2017 (US$60,885,394 as of December 31, 2016) representing current accounts and short term deposits with a local bank who is a significant but minority shareholder of the Company.

Bank overdrafts and short term facilities include US$44,094,022 as of December 31, 2017 (US$110,727,635 as of December 31, 2016) representing short term facilities and overdrafts with a local bank who is a significant but minority shareholder of the Company.

Term loans include US$ 60,000,000 as of December 31, 2017 representing a term loan with a local bank who is a significant but a minority shareholder of the Company.

Included under "Interest expense" in the separate statement of profit or loss and other comprehensive income an amount of US$11,114,650 for the year ended December 31, 2017 (US$6,184,788 for the year ended December 31, 2016) representing interest expense on short term facilities, overdrafts and term loans with a local bank who is a significant but minority shareholder of the Company.

Certain directors are members of the boards of directors of banks with whom the Company has various banking activities.

Gross balances with subsidiaries, associates and joint ventures reflect receivable balance amounted to US$40,504,948 as of December 31, 2017 (US$41,005,988 as of December 31, 2016) and are disclosed in Notes 6, 11 and 14.

Accrued interest income on a long term loan granted by the Company to Beirut Waterfront Development S.A.L., a joint venture, amounted to US$21,375,900 as of December 31, 2017 (US$18,087,300 as of December 31, 2016), Notes 6(a) and 11(a).

During 2017, the Company rendered services to Solidere Management Services S.A.L., a subsidiary, in the aggregate amount of US$1,743,645 (US$1,339,212 for the year 2016) (Note 21).

Total benefits of executives and members of the Board of Directors (including salary, bonus, remuneration and others), included within "General and administrative expenses", for the year ended December 31, 2017 amounted to US$2,706,400 (US$2,996,398 for the year ended December 31, 2016).

Furthermore, the Company set up a provision for impairment in the amount of US$2,399,113 during 2017 (US$3,378,900 during 2016) against its investment in and receivables from its hospitality subsidiaries (Note 11).

In addition, during 2016 the Company set up a provision for impairment in the amount of US$ 249,600 against its investment in a subsidiary (Note 11) and US$630,000 during 2016 against a receivable from a subsidiary (Note 6).

Income arising and expenses incurred from the Company's transactions with other related parties, other than those disclosed in the financial statements, do not form a significant portion of the Company's operations.

30. COMMITMENTS AND CONTINGENCIES

(a) An agreement between the Company and the Council for Development and Reconstruction ("CDR") was promulgated through Decree No. 5665 dated September 21, 1994, duly approved by the Council of Ministers. By virtue of this agreement, the Company was granted 291,800sqm of the reclaimed land surface (totaling 608,000 sqm) against the execution by the Company of the sea landfill and infrastructure works.

(b) The total projected cost for completion of the BCD project has been estimated by management to be approximately US$2billion. This amount is used as a base for the determination of cost of sales.

(c) Commitments for contracted works not executed as of December 31, 2017 amounted to approximately US$136 million (US$100 million as of December 31, 2016).

(d) The Company has submitted to the "CDR" claims aggregating to US$13.6million representing mainly change orders to infrastructure works in the traditional BCD which were incurred by the Company on behalf of the Government. These claims were neither approved nor confirmed by the concerned party nor recorded as receivables in the accompanying financial statements.

(e) The Company is a defendant in various legal proceedings and has litigations pending before the courts and faces several claims raised by contractors. On the basis of advice received from the external legal counsel and the Company's technical department, the directors are of the opinion that any negative outcome thereof, if any, would not have a material adverse effect on the financial position of the Company.

(f) On June 7, 1997, the Company signed an exchange agreement with the Lebanese Government. By virtue of this agreement, the Company acquired additional built up area of approximately 58,000sqm and 556,340 Class A shares in exchange for approximately 15,000sqm and the payment of US$38.7million to restore governmental buildings. US$25million have already been paid and accounted for and the balance of US$13.8million continues to be included under accounts payable. According to the terms of the agreement, the Company undertook to build a governmental building and to conclude ten finance leases over seven years for certain buildings belonging to the Lebanese Government. In 1999, the government canceled the exchange and finance lease agreement. The implementation and the effect of cancellation is not yet determined and has not been reflected in the accompanying financial statements.

(g) In prior periods, the Company submitted to the Ministry of Culture and Higher Education claims totaling US$17.7million representing compensation for delays that resulted from excavation works. These claims were not yet approved nor confirmed by the concerned authorities nor recorded as receivables in the accompanying financial statements.

(h) For the purpose of enhancing and improving land value in Zokak Al Blat area and to settle the recuperation of a lot in that area, the Company signed in 2002 an agreement with the Armenian Orthodox prelacy to demolish the building on the recuperated lot and to transfer corresponding building rights to another adjacent lot with minimum building rights of 4,900sqm against ceding of owners' shares from both lots. Additionally, a built up area of 5,335sqm (US$2,700,000) remains as a contingent loss to the Company in case the prelacy decides to build this area within the next 10 years following this agreement. During November 2010, an agreement was signed by both parties in which it was agreed that November 2010 would be the start date for the 10 years period as it represents the date of finalization of Parcellation and massing of plots number 1137 and 1138 of Zokak Al Blat area subject to the said agreements.

(i) The Company is defendant in a lawsuit raised by a Group of jewelers and the jewelers syndicate. The Company appealed the court's decision in which the Company was required to register certain commercial shops in Beirut Souks. The case was deferred until April 4, 2016 and then deferred to June 13, 2016. This lawsuit is still pending until final decision by the supreme court. In 2017, other separate lawsuits were filed in connection with the original lawsuit and are still pending before the supreme court.

(j) The Company is a party in a claim of a delay penalty estimated at around US$300,000 for not executing a judgment. Moreover, the Company has appealed the case in front the civil court to cancel this judgment. The case was postponed to February 12, 2016 when the judge condemned the Company to pay the plaintiff a fine of LBP150million. The Company challenged this judgment before the court of appeal on February 19, 2016 and obtained from the latter a stay of execution on March 10, 2016 which shall remain in force until the case is determined by the court of appeal. The case is currently pending before this Court and no hearing has been fixed yet.

(k) The Company has commitments and contingencies in the form of letters of guarantee in the amount of US$3,131,764 as at December 31, 2017 (as at December 31, 2016 commitments and contingencies in the form of letters of guarantee in the amount of US$10,536,966).

31. CAPITAL MANAGEMENT

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions. No changes were made in the objectives, policies or processes during the years ended December 31, 2017 and 2016.

The capital structure of the Company consists of debt and equity. Debt consists of total liabilities less cash and bank balances. Equity comprises capital, reserves, retained earnings, cumulative change in fair value and deficit on treasury shares' activity less treasury shares.

The Company monitors capital on the basis of the debt-to-capital ratio (gearing ratio). The gearing ratio as at December 31, 2017 and 2016 was as follows:

	2017	2016
	US$	US$
Total liabilities	807,605,905	855,338,343
Less: Cash and bank balances	(32,254,555)	(101,606,788)
Total debt	775,351,350	753,731,555
Total equity	1,764,011,165	1,882,532,853
Gearing ratio	0.44	0.40

32. RISK MANAGEMENT

The Company's principal financial liabilities comprise bank loans, bank overdrafts and short term facilities, deferred revenues and other credit balances, dividends payable and accounts payable and other liabilities. The main purpose of these financial liabilities is to raise funds for the Company's operations. The Company has various financial assets such as accounts and notes receivable and cash and bank balances, which arise directly from its operations. The main risks arising from the Company's financial instruments are interest rate risk, liquidity risk, foreign currency risk and credit risk. The Board of Directors reviews and agrees policies for managing each of these risks which are summarized below:

(a) Interest Rate Risk:

The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other conditions held constant, on the Company's profit before tax.

	Increase/ Decrease in Basis Points	Effect on Profit before Tax
		US$
2017:		
US Dollar	+50	547,816
US Dollar	-25	(273,908)
2016:		
US Dollar	+50	1,053,345
US Dollar	-25	(526,673)

(b) Foreign Currency Risk:

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates. The Company is not materially exposed to currency risk since the majority of its financial assets and liabilities are denominated in U.S. Dollars which has been stable since many years against the local currency.

(c) Credit Risk:

The Company's credit risk is primarily attributable to its liquid funds, receivables and other debit balances. The amounts presented in the statement of financial position are stated at net realizable value, estimated by the Company's management based on prior experience and the current economic conditions.

The Company's liquid funds are placed with prime banks.

The Company trades mostly with recognized, credit worthy third parties and monitors receivable balances and collection on an ongoing basis.

The Company's credit risk exposure with respect to accounts and notes receivable is disclosed under Note 7.

The Company's maximum exposure to credit risk is the carrying amount as disclosed in Notes 5, 6, 7 and 8.

The Company's financial assets are mainly located in Lebanon.

(d) Liquidity Risk:

Liquidity risk is the risk that an institution will be unable to meet its net funding requirements. Liquidity risk can be caused by market disruptions or credit downgrades, which may cause certain sources of funding to dry up immediately.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts and short term bank facilities and term bank loans.

As of December 31, 2017, the Company's current liabilities exceeded its current assets. In order for the Company to meet its funding requirements and obligations, management developed a plan to restructure and renegotiate its bank loans and facilities for longer maturities. Furthermore, management setup a new sales strategy and collection incentives to increase its liquidity. The plan was approved by the Board of Directors during its meeting held on May 30, 2018.

The table below summarizes the maturity profile of the Company's liabilities as of December 31, based on contractual undiscounted liabilities:

	December 31, 2017				
	No Maturity	Less than 3 Months	3-12 Months	1 to 5 Years	Total
	US$	US$	US$	US$	US$
Bank overdrafts and short term facilities	83,725,628	2,207,500	151,518,333	-	237,451,461
Accounts payable and other liabilities	28,994,788	28,948,321	-	-	57,943,109
Dividends payable	60,296,491	-	-	-	60,296,491
Deferred revenues and other credit balances	49,421,247	-	-	-	49,421,247
Term bank loans	-	22,022,815	98,727,469	212,388,141	333,138,425
Non-financial liabilities	111,043,260	-	-	-	111,043,260
	333,481,414	53,178,636	250,245,802	212,388,141	849,293,993

	December 31, 2016				
	No Maturity	Less than 3 Months	3-12 Months	1 to 5 Years	Total
	US$	US$	US$	US$	US$
Bank overdrafts and short term facilities	62,752,719	110,060,123	137,141,072	-	309,953,914
Accounts payable and other liabilities	22,490,754	10,170,541	-	-	32,661,295
Dividends payable	64,458,148	-	-	-	64,458,148
Deferred revenues and other credit balances	49,552,684	-	-	-	49,552,684
Term bank loans	-	7,747,586	84,069,554	242,898,953	334,716,093
Non-financial liabilities	102,628,261	-	-	-	102,628,261
	301,882,566	127,978,250	221,210,626	242,898,953	893,970,395

33. OPERATING SEGMENT

For management purposes, the Company is organized into business units according to their operations and has two reportable segments as follows:

- Real estate sales
- Real estate rental and rendered services

No operating segments have been aggregated to form the above reportable operating segments. Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit and loss and is measured consistently with operating profit or loss in the financial statements.

	December 31, 2017		
	Real Estate Sales	Real Estate Rental and Rendered Services	Total
	US$	US$	US$
Total assets	1,928,394,116	643,222,954	2,571,617,070
Total liabilities	607,121,217	200,484,688	807,605,905

	December 31, 2016		
	Real Estate Sales	Real Estate Rental and Rendered Services	Total
	US$	US$	US$
Total assets	2,083,607,310	654,263,886	2,737,871,196
Total liabilities	651,683,605	203,654,738	855,338,343

	2017			
	Real Estate Sales	Real Estate Rental and Rendered Services	Unallocated	Total
	US$	US$	US$	US$
Revenues	94,500	66,546,586	-	66,641,086
Cost of revenues	(17,487)	(32,522,207)	-	(32,539,694)
Gain on sale of investment properties	-	3,834,195	-	3,834,195
Net revenues from operations	77,013	37,858,574	-	37,935,587
General and administrative expenses	(29,564,456)	(3,284,939)	-	(32,849,395)
Depreciation of fixed assets	(2,565,024)	(285,003)	-	(2,850,027)
Provision for impairment	(77,137,000)	(2,077,748)	(2,399113)	(81,613,861)
Provision for contingencies	(14,250,000)	-	-	(14,250,000)
Write-off of receivables	(13,667,440)	(805,133)	-	(14,472,573)
Loss from rescheduled receivables	(685,432)	-	-	(685,432)
Other expenses	(818,613)	-	-	(818,613)
Other income	177,842	-	-	177,842
Taxes, fees and stamps	(419,081)	-	-	(419,081)
Interest income	22,082,860	-	-	22,082,860
Interest expense	(33,956,742)	-	-	(33,956,742)
Loss on exchange	(1,058,755)	-	-	(1,058,755)
Profit before tax	(151,784,828)	31,405,751	(2,399,113)	(122,778,190)
Income tax benefit	4,256,502	-	-	4,256,502
Profit for the year	(147,528,326)	31,405,751	(2,399,113)	(118,521,688)

	2016			
	Real Estate Sales	Real Estate Rental and Rendered Services	Unallocated	Total
	US$	US$	US$	US$
Revenues	203,259,282	62,376,067	-	265,635,349
Cost of revenues	(44,242,109)	(35,855,686)	-	(80,097,795)
Gain on sale of investment properties	-	2,154,937	-	2,154,937
Net revenues from operations	159,017,173	28,675,318	-	187,692,491
General and administrative expenses	(29,426,462)	(3,269,607)	-	(32,696,069)
Depreciation of fixed assets	(3,136,699)	(348,522)	-	(3,485,221)
Provision for impairment	(10,000,000)	(1,546,129)	(4,258,500)	(15,804,629)
Provision for contingencies	(17,400,000)	-	-	(17,400,000)
Write-off of receivables	-	(1,567,308)	-	(1,567,308)
Loss from rescheduled receivables	(16,693,309)	-	-	(16,693,309)
Other expenses	(152,202)	-	-	(152,202)
Other income	130,084	-	-	130,084
Taxes, fees and stamps	(528,996)	-	-	(528,996)
Interest income	18,763,244	-	-	18,763,244
Interest expense	(35,904,036)	-	-	(35,904,036)
Loss on exchange	(1,045,822)	-	-	(1,045,822)
Profit before tax	63,622,975	21,943,752	(4,258,500)	81,308,227
Income tax expense	(18,164,878)	-	-	(18,164,878)
Profit for the year	45,458,097	21,943,752	(4,258,500)	63,143,349

34. CLASSIFICATION OF STATEMENT OF FINANCIAL POSITION ITEMS

	December 31,	
ASSETS	2017	2016
	US$	US$
Current Assets		
Cash and banks balances	32,254,555	101,606,788
Prepayments and other debit balances - Current portion	57,797,538	36,497,044
Accounts and notes receivables, net - Current portion	159,317,902	186,831,642
Investment in assets-backed securities - Current portion	12,213,080	12,790,114
Total Current Assets	261,583,075	337,725,588
Non-Current Assets		
Prepayments and other debit balances - Non-current portion	2,753,781	5,676,179
Accounts and notes receivables, net - Non-current portion	204,357,769	322,497,122
Investments in assets-backed securities - Non-current portion	11,531,215	32,573,861
Inventory of land and projects in progress	1,156,512,095	1,091,875,392
Investment properties, net	595,974,193	606,421,737
Investment in joint ventures, subsidiaries and associatesf	288,281,680	287,775,155
Fixed assets, net	50,623,262	53,326,162
Total Non-Current Assets	2,310,033,995	2,400,145,608
TOTAL ASSETS	2,571,617,070	2,737,871,196
LIABILITIES		
Current Liabilities		
Bank overdrafts and short term facilities	230,725,628	309,752,719
Accounts payable and other liabilities - Current portion	120,221,679	85,052,989
Dividends payable	60,296,491	64,458,148
Deferred revenue and other credit balances - Current portion	16,705,347	20,125,364
Term bank loans - Current portion	99,458,984	91,151,003
Total Current Liabilities	527,408,129	570,540,223
Non-Current Liabilities		
Accounts payable and other liabilities – Non-current portion	38,014,690	39,486,567
Deferred revenue and other credit balances – Non-current portion	43,465,900	40,177,300
Term bank loans – Non-current portion	198,717,186	205,134,253
Total Non-Current Liabilities	280,197,776	284,798,120
TOTAL LIABILITIES	807,605,905	855,338,343
EQUITY		
Issued capital at par value US$10 per share:		
100,000,000 class (A) shares	1,000,000,000	1,000,000,000
65,000,000 class (B) shares	650,000,000	650,000,000
	1,650,000,000	1,650,000,000
Legal reserve	169,554,373	169,554,373
Retained earnings	(55,543,208)	98,034,327
Deficit on treasury shares' activity	-	(35,055,847)
Total Equity	1,764,011,165	1,882,532,853
TOTAL LIABILITIES AND EQUITY	2,571,617,070	2,737,871,196

35. FAIR VALUE MEASUREMENT

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained in Note 3.

The summary of the Company's classification of each class of assets and liabilities and their fair values are as follows:

		December 31, 2017				
		Carrying	Fair Value			
	Notes	Amount	Level 1	Level 2	Level 3	Total
		US$	US$	US$	US$	US$
Financial Assets measured at:						
Amortized cost						
Cash and bank balances	5	32,254,555	56,248	32,198,307	-	32,254,555
Other debit balances	6	42,091,816	-	-	42,091,816	42,091,816
Accounts and notes receivable	7	363,675,671	-	-	363,675,671	363,675,671
Investment in asset-backed securities	8	23,744,295	-	36,251,326	-	36,251,326
		461,766,337	56,248	68,449,633	405,767,487	474,273,368
Financial Liabilities measured at:						
Amortized cost						
Bank overdrafts and short term facilities	13	230,725,628	-	230,725,628	-	230,725,628
Accounts payable and other liabilities	14	57,943,109	-	-	57,943,109	57,943,109
Dividends payable	15	60,296,491	-	-	60,296,491	60,296,491
Deferred revenues and other credit balances	16	49,421,247	-	-	49,421,247	49,421,247
Term bank loans	17	298,176,170	-	299,001,357	-	299,001,357
		696,562,645	-	529,726,985	167,660,847	697,387,832
Non-financial Assets measured at:						
Amortized cost						
Investment properties	10	595,974,193	-	1,334,877,006	-	1,334,877,006
		595,974,193	-	1,334,877,006	-	1,334,877,006

	Notes	December 31, 2016				
		Carrying Amount	Fair Value			
			Level 1	Level 2	Level 3	Total
		US$	US$	US$	US$	US$
Financial Assets measured at:						
Amortized cost						
Cash and bank balances	5	101,606,788	7,663,819	93,942,969	-	101,606,788
Other debit balances	6	33,354,925	-	-	33,354,925	33,354,925
Accounts and notes receivable	7	509,328,764	-	-	509,328,764	509,328,764
Investment in asset-backed securities	8	45,363,975	-	59,172,459	-	59,172,459
		689,654,452	7,663,819	153,115,428	542,683,689	703,462,936
Financial Liabilities measured at:						
Amortized cost						
Bank overdrafts and short term facilities	13	309,752,719	-	309,752,719	-	309,752,719
Accounts payable and other liabilities	14	32,661,295	-	-	32,661,295	32,661,295
Dividends payable	15	64,458,148	-	-	64,458,148	64,458,148
Deferred revenues and other credit balances	16	49,552,684	-	-	49,552,684	49,552,684
Term bank loans	17	296,285,256	-	297,150,241	-	297,150,241
		752,710,082	-	606,902,960	146,672,107	753,575,067
Non-financial Assets measured at:						
Amortized cost						
Investment properties	10	606,421,737	-	1,334,877,006	-	1,334,877,006
		606,421,737	-	1,334,877,006	-	1,334,877,006

The fair value of financial assets and financial liabilities was determined using the discounted cash flow method based on a discount rate equivalent to the market interest rate.

The fair value of the investment properties was estimated by management based on market comparability approach.

There have been no transfers between Level 1, Level 2 and Level 3 during the year.

36. APPROVAL OF FINANCIAL STATEMENTS

The Board of Directors approved the financial statements for the year ended December 31, 2017 on June 8, 2018.