

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIOD AND YEAR ENDED
DECEMBER 31, 2016 AND LIMITED REVIEW REPORT

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE-MONTH PERIOD AND YEAR ENDED DECEMBER 31, 2016

	Page
Limited review report	2
Interim consolidated balance sheet	3
Interim consolidated income statement	4
Interim consolidated cash flow statement	5
Interim consolidated statement of changes in shareholders' equity	6
Notes to the interim consolidated financial statements	7 - 14



LIMITED REVIEW REPORT

January 19, 2017

To the shareholders of Red Sea Housing Services Company:
(A Saudi Joint Stock Company)

Scope of review

We have reviewed the accompanying interim consolidated balance sheet of Red Sea Housing Services Company (the "Company") and its subsidiaries (collectively referred to as the "Group") as of December 31, 2016 and the interim consolidated income statement for the three-month period and year ended December 31, 2016, and the interim consolidated statements of cash flows and changes in shareholders' equity for the year then ended and the related notes which form an integral part of these interim consolidated financial statements. These interim consolidated financial statements are the responsibility of the Group's management and have been prepared by them and submitted to us together with all the information and explanations which we required.

We conducted our limited review in accordance with the standard of Review of Interim Financial Reporting issued by the Saudi Organization for Certified Public Accountants. A limited review consists principally of applying analytical procedures to financial data and information and making inquiries of persons responsible for financial and accounting matters. The scope of such limited review is substantially less than an audit conducted in accordance with auditing standards generally accepted in Saudi Arabia, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

Review conclusion

Based on our limited review, we are not aware of any material modifications that should be made to the accompanying interim consolidated financial statements for them to be in conformity with accounting standards generally accepted in Saudi Arabia.

PricewaterhouseCoopers

By: 

Ali H. Al Basri
License Number 409

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Interim consolidated balance sheet
(All amounts in Saudi Riyals thousands unless otherwise stated)

	Note	As at December 31,	
		2016 (Unaudited)	2015 (Audited)
Assets			
Current assets			
Cash and cash equivalents		64,231	58,837
Accounts receivable		316,560	350,471
Advances to suppliers		13,686	16,620
Contract work-in-progress		25,182	5,885
Inventories		203,650	178,186
Prepayments and other receivable		39,785	35,988
		<u>663,094</u>	<u>645,987</u>
Non-current assets			
Properties for rentals		535,808	611,354
Property, plant and equipment		202,880	223,353
Accounts receivable, non-current	4	89,659	64,778
Other non-current assets		65,895	40,154
		<u>894,242</u>	<u>939,639</u>
Total assets		<u>1,557,336</u>	<u>1,585,626</u>
Liabilities			
Current liabilities			
Short-term borrowings		99,942	103,592
Current portion of medium-term borrowings	5	81,635	106,033
Accounts payable		45,988	51,780
Advances from customers		18,101	24,191
Accrued and other liabilities		93,882	99,426
Provision for zakat and income taxes		20,410	16,428
		<u>359,958</u>	<u>401,450</u>
Non-current liabilities			
Medium-term borrowings	5	109,699	172,583
Employee termination benefits		50,426	43,073
Other non-current liabilities		35,432	12,490
		<u>195,557</u>	<u>228,146</u>
Total liabilities		<u>555,515</u>	<u>629,596</u>
Equity			
Equity attributable to shareholders of the Company:			
Share capital		600,000	600,000
Statutory reserve		129,260	120,463
Retained earnings		335,004	300,832
Currency translation adjustments		(58,741)	(52,190)
Total shareholders' equity		<u>1,005,523</u>	<u>969,105</u>
Non-controlling interests		<u>(3,702)</u>	<u>(13,075)</u>
Total equity		<u>1,001,821</u>	<u>956,030</u>
Total liabilities and equity		<u>1,557,336</u>	<u>1,585,626</u>
Contingencies and commitments	7		

The accompanying notes from 1 to 7 form an integral part of these interim consolidated financial statements.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Interim consolidated income statement
(All amounts in Saudi Riyals thousands unless otherwise stated)

	For the three-month period ended December 31,		For the year ended December 31,	
	2016 (Unaudited)	2015 (Unaudited)	2016 (Unaudited)	2015 (Audited)
Revenues	240,065	286,904	1,030,417	1,027,892
Cost of revenues	(185,321)	(206,777)	(769,783)	(771,090)
Gross profit	54,744	80,127	260,634	256,802
Operating expenses				
Selling and marketing	(11,903)	(19,074)	(47,984)	(54,660)
General and administrative	(27,598)	(27,435)	(96,538)	(105,753)
Income from operations	15,243	33,618	116,112	96,389
Other income (expenses)				
Financial charges	(3,362)	(2,665)	(13,202)	(9,299)
Financial income	116	67	1,580	400
Other, net	(971)	(2,211)	(6,177)	(2,896)
Income before foreign income taxes, zakat and non-controlling interests	11,026	28,809	98,313	84,594
Foreign income taxes	(2,310)	(5)	(5,882)	(468)
Zakat	3,573	(1,950)	(2,577)	(8,600)
Income before non-controlling interests	12,289	26,854	89,854	75,526
(Income) loss attributable to non- controlling interests	(554)	241	(1,885)	571
Net income for the period / year	11,735	27,095	87,969	76,097
Earnings per share (Saudi Riyals)				
Income from operations	0.25	0.56	1.94	1.61
Net income for the period / year	0.20	0.45	1.47	1.27

The accompanying notes from 1 to 7 form an integral part of these interim consolidated financial statements.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Interim consolidated cash flow statement
(All amounts in Saudi Riyals thousands unless otherwise stated)

		For the year ended December 31,	
		2016	2015
	Note	(Unaudited)	(Audited)
Cash flows from operating activities			
Net income for the year		87,969	76,097
<u>Adjustments for non-cash items</u>			
Provision for doubtful debts		9,763	(62)
Provision for slow moving inventories		2,985	322
Depreciation of property, plant and equipment and properties for rentals		109,370	111,083
Impairment for property, plant and equipment and properties for rentals		2,999	3,061
(Gain) loss from disposal of property and equipment and properties for rentals		(15)	246
Income (loss) attributable to non-controlling interests		1,885	(571)
<u>Changes in working capital</u>			
Accounts receivable		17,664	(190,360)
Advances to suppliers		2,934	4,550
Contract work-in-progress		(19,297)	129,771
Inventories		52,344	5,492
Prepayments and other receivable and other non-current assets		(4,777)	(5,407)
Accounts payable		(5,792)	(41,004)
Advances from customers		(6,090)	6,537
Accrued and other liabilities		(2,664)	(16,931)
Provision for zakat and income tax		3,982	(1,329)
Employee termination benefits		7,353	10,137
Net cash generated from operating activities		260,613	91,632
Cash flows from investing activities			
Purchase of property, plant and equipment and properties for rentals		(115,679)	(145,133)
Acquisition of a subsidiary		(11,250)	-
Proceeds from disposal of property and equipment and properties for rentals		154	267
Net cash utilized in investing activities		(126,775)	(144,866)
Cash flows from financing activities			
Change in short-term borrowings		(3,650)	(10,002)
Proceeds from medium-term borrowings		26,055	195,517
Repayments of medium-term borrowings		(113,337)	(91,901)
Dividends paid	6	(45,000)	(60,000)
Changes in non-controlling interests		7,488	1
Net cash (utilized in) generated from financing activities		(128,444)	33,615
Net change in cash and cash equivalents			
		5,394	(19,619)
Cash and cash equivalents at beginning of the year		58,837	78,456
Cash and cash equivalents at end of the year		64,231	58,837
<u>Non-cash operating and investing activities:</u>			
• Transfers from properties for rentals; property, plant and equipment to inventories (net book value)		80,793	(2,803)
• Consideration payable for acquisition of a subsidiary	1	13,511	-
• Consideration receivable for disposal of property and equipment	4	18,397	-

The accompanying notes from 1 to 7 form an integral part of these interim consolidated financial statements.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Interim consolidated statement of changes in shareholders' equity
(All amounts in Saudi Riyals thousands unless otherwise stated)

	Note	Share capital	Statutory reserve	Retained earnings	Currency translation adjustments	Total
January 1, 2016 (Audited)		600,000	120,463	300,832	(52,190)	969,105
Net income for the year		-	-	87,969	-	87,969
Transfer to statutory reserve		-	8,797	(8,797)	-	-
Dividends	6	-	-	(45,000)	-	(45,000)
Currency translation adjustments		-	-	-	(6,551)	(6,551)
December 31, 2016 (Unaudited)		600,000	129,260	335,004	(58,741)	1,005,523
January 1, 2015 (Audited)		600,000	112,853	292,345	(34,261)	970,937
Net income for the year		-	-	76,097	-	76,097
Transfer to statutory reserve		-	7,610	(7,610)	-	-
Dividends	6	-	-	(60,000)	-	(60,000)
Currency translation adjustments		-	-	-	(17,929)	(17,929)
December 31, 2015 (Audited)		600,000	120,463	300,832	(52,190)	969,105

The accompanying notes from 1 to 7 form an integral part of these interim consolidated financial statements.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES**(A Saudi Joint Stock Company)****Notes to the interim consolidated financial statements****For the three-month period and year ended December 31, 2016 (Unaudited)**

(All amounts in Saudi Riyals thousands unless otherwise stated)

1. General information

Red Sea Housing Services Company (the "Company") and its subsidiaries (collectively the "Group") consist of the Company, a Saudi joint stock company, and its Saudi and foreign subsidiaries and branches. The objectives of the Group, among others, are to purchase land and real estate for the purpose of developing them and to build residential and commercial buildings thereon, and to ultimately sell or lease them. The Group's objectives also include manufacturing non-concrete residential units, general contracting, maintenance, construction of utilities and civil work. In addition, the Group is also involved in manufacturing and sale of paints and providing related services.

The Company is a Saudi joint stock company registered in the Kingdom of Saudi Arabia under commercial registration No 4030286984, pursuant to Ministerial Resolution No. 2532 dated 2 Ramadan 1427 H (September 25, 2006). The registered address of the Company is Jeddah, Al Rawdah District, Prince Mohammad Bin Abdulaziz Street, Kingdom of Saudi Arabia.

The accompanying interim consolidated financial statements include the accounts of the Company and its following subsidiaries, operating under individual commercial registrations:

	Country of incorporation	Effective ownership (%) at December 31,	
		2016	2015
Red Sea Housing Services (Ghana) Limited ("RSG")	Ghana	100%	100%
SARL Red Sea Housing Services Algeria Limited ("RSA")	Algeria	98%	98%
Red Sea Housing Services Company Qatar LLC ("RSQ")	Qatar	49%	49%
Red Sea Housing Services Company Nigeria Limited ("RSN")*	Nigeria	97%	97%
Red Sea Housing Services Company Dubai FZE ("RSD")	UAE	100%	100%
Red Sea Housing Services Company Libya ("RSL")*	Libya	90%	90%
Red Sea Building Materials and Equipments Trading Company ("RSBM")	Saudi Arabia	100%	100%
Red Sea for Specialized Investments Company ("RSSI")*	Saudi Arabia	100%	100%
Premier Paints Company ("PPC")	Saudi Arabia	81%	81%
Red Sea Housing Services (Mozambique), LDA ("RSM")	Mozambique	100%	100%
Red Sea Housing Services LLC ("RSO")	Oman	100%	100%
Red Sea Housing Services Pty Ltd.	Australia	100%	100%
Red Sea Affordable Housing Company ("RSAHC")*	Saudi Arabia	100%	100%
Red Sea Real Estate Development Company ("RSREDC")*	Saudi Arabia	100%	100%
Red Sea Residential City Company ("RSRCC")*	Saudi Arabia	100%	100%
Red Sea Housing Services Singapore Pte. Ltd. ("RSHS")*	Singapore	100%	100%
Red Sea Housing Services Malaysia Sdn. Bhd. ("RSSM")*	Malaysia	100%	100%
Red Sea Housing Services Inc. ("RSC")	Canada	100%	100%
AM Modular Sdn. Bhd. ("AMM")	Malaysia	90%	-

* These subsidiaries have not yet started commercial operations.

The Company also has licenses to operate branches in Papua New Guinea, Abu Dhabi, Afghanistan and Equatorial Guinea. Abu Dhabi, Afghanistan and Equatorial Guinea did not have any operations through December 31, 2016.

On April 1, 2016, the Group acquired 90% equity interest in AMM, a limited liability company registered in Malaysia, against a purchase consideration of Saudi Riyals 26.2 million. The excess of purchase consideration over the preliminary fair values assigned to net assets acquired has not resulted in any significant goodwill in the accompanying interim consolidated balance sheet as at December 31, 2016. The Group management expects to finalize the purchase price allocation exercise by March 2017 and resulting adjustments, if any, will be recorded accordingly. The accompanying interim consolidated financial statements include the results of AMM with effect from April 1, 2016 (date of acquisition). Under the terms of the purchase agreement, the purchase consideration will be paid in four instalments, of which the first instalment of Saudi Riyals 11.3 million was paid on the date of acquisition. The instalment due in the next 12 months is shown under "Accrued and other liabilities" and the remaining two instalments are shown under "Other non-current liabilities" in the accompanying interim consolidated balance sheet as at December 31, 2016.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

At December 31, 2016, property, plant and equipment include RSL's facilities which are currently under construction in Libya, with a carrying value of Saudi Riyals 24.2 million (2015: Saudi Riyals 28.0 million), net of impairment loss against certain assets of Saudi Riyals 18.2 million (2015: Saudi Riyals 15.1 million). Management is continuously monitoring and assessing the carrying value of such facilities.

The accompanying interim consolidated financial statements were approved by the Company's Board of Directors on January 19, 2017.

2. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these interim consolidated financial statements are set out below. These policies have been consistently applied to all periods presented.

2.1 Basis of preparation

The accompanying interim consolidated financial statements have been prepared under the historical cost convention on the accrual basis of accounting, and in compliance with the accounting standards issued by the Saudi Organization for Certified Public Accountants ("SOCPA"). Significant accounting policies adopted by the Group in the preparation of such interim consolidated financial statements are in conformity with those described in the Group's audited consolidated financial statements for the year ended December 31, 2015.

The interim consolidated financial statements for the three-month period and the year ended December 31, 2016 have been prepared in accordance with SOCPA's Standard of Accounting for Interim Financial Reporting, on the basis of integrated periods, which views each interim period as an integral part of the financial year. Accordingly, revenues, gains, expenses and losses of the period are recognized during the period. The accompanying interim consolidated financial statements include all adjustments comprising mainly of normal recurring accruals considered necessary by the Company's management to present fairly the statements of the financial position, results of operations and cash flows.

These interim consolidated financial statements and notes should be read in conjunction with the annual audited consolidated financial statements and the related notes for the year ended December 31, 2015.

2.2 Critical accounting estimates and judgments

The preparation of interim consolidated financial statements in conformity with generally accepted accounting standards in Saudi Arabia requires the use of certain critical estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the reporting date of the interim consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

2.3 Investments in subsidiaries

Subsidiaries are entities over which the Group has the power to govern the financial and operating policies to obtain economic benefit generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The acquisition method of accounting is used to account for the acquisition of subsidiaries. The cost of an acquisition is measured as the fair value of the assets given or liabilities incurred or assumed at the date of acquisition, plus costs directly attributable to the acquisition. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. Goodwill arising from acquisition of subsidiaries is reported under "Other non-current assets" in the interim consolidated balance sheet. Goodwill is tested annually for impairment and carried at cost, net of impairment losses.

Inter-company transactions, balances and unrealized gains and losses on transactions between the Group companies are eliminated.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

2.4 Segment reporting

(a) Business segment

A business segment is group of assets, operations or entities:

- (i) engaged in revenue producing activities;
- (ii) results of operations of which are continuously analyzed by management in order to make decisions related to resource allocation and performance assessment; and
- (iii) financial information is separately available.

(b) Geographical segment

A geographical segment is group of assets, operations or entities engaged in revenue producing activities within a particular economic environment that are subject to risks and returns different from those operating in other economic environments.

2.5 Foreign currency translations

(a) Reporting currency

These interim consolidated financial statements are presented in Saudi Riyals which is the reporting currency of the Company.

(b) Transactions and balances

Foreign currency transactions are translated into Saudi Riyals using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at the year-end exchange rates of monetary assets and liabilities denominated in foreign currencies other than Saudi Riyals are recognized in the interim consolidated income statement.

(c) Group companies

The results and financial position of foreign subsidiaries having reporting currencies other than Saudi Riyals are translated into Saudi Riyals as follows:

- (i) assets and liabilities for each balance sheet presented are translated at the closing exchange rate at the date of that balance sheet;
- (ii) income and expenses for each income statement are translated at average exchange rates; and
- (iii) components of the equity accounts are translated at the exchange rates in effect at the dates the related items originated.

Cumulative adjustments resulting from the translations of the financial statements of the foreign subsidiaries into Saudi Riyals are reported as a separate component of equity.

When investment in foreign subsidiaries is disposed off or sold, currency translation differences that were recorded in equity are recognized in interim consolidated income statement as part of gain or loss on disposal or sale.

2.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand and with banks and other short-term highly liquid investments with maturities of three months or less from the purchase date.

2.7 Accounts receivable

Accounts receivable are carried at original invoice amount less provision for doubtful debts. A provision against doubtful debts is established when there is a significant doubt that the Group will not be able to collect all amounts due according to the original terms of the receivables. Such provisions are charged to the interim consolidated income statement and reported under "General and administrative expenses". When accounts receivable are uncollectible, they are written-off against the provision for doubtful debts. Any subsequent recoveries of amounts previously written-off are credited against "General and administrative expenses" in the interim consolidated income statement.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

2.8 Inventories

Inventories are carried at the lower of cost or net realizable value. Cost is determined on the weighted-average method. The cost of finished products includes the cost of raw materials, direct labor and manufacturing overheads.

Net realizable value is the estimated selling price in the ordinary course of business, less the costs of completion and selling expenses.

2.9 Properties for rentals

Properties held for long-term rental yields, which are not occupied by the Group, are recorded at cost less accumulated depreciation. Land is not depreciated. Depreciation is charged to the interim consolidated income statement, using the straight-line method, to allocate the costs of the related assets to their residual values over the estimated useful lives of 4 to 25 years.

Maintenance and normal repairs which do not materially extend the estimated useful life of an asset are charged to the interim consolidated income statement as and when incurred. Gains and losses on disposals are determined by comparing proceeds with the carrying amounts and are included in the interim consolidated income statement.

2.10 Property, plant and equipment

Property, plant and equipment are carried at cost less accumulated depreciation and accumulated impairment losses. Projects under construction are carried at cost, net of accumulated impairment losses, if any, until ready for intended use and eligible for depreciation. Land is not depreciated. Depreciation is charged to the interim consolidated income statement, using the straight-line method, to allocate the costs of the related assets to their residual values over the following estimated useful lives:

	Number of years
• Buildings and residential houses	10 - 40
• Machinery and equipment	4 - 15
• Furniture, fixtures and office equipment	4 - 5
• Vehicles	4 - 8

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are included in the interim consolidated income statement.

Maintenance and normal repairs which do not materially extend the estimated useful life of an asset are charged to the interim consolidated income statement as and when incurred. Major renewals and improvements, if any, are capitalized and the assets so replaced are retired.

2.11 Impairment of non-financial assets

Non-financial assets (other than goodwill and intangible assets with indefinite useful lives) are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Goodwill and intangible assets with indefinite useful lives, if any, are reviewed for impairment annually. An impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount which is the higher of an asset's fair value less cost to sell and value in use. For the purpose of assessing impairment, assets are grouped at lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill and intangible assets that suffered impairment are reviewed for possible reversal of impairment at each reporting date. Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit is increased to the revised estimate of its recoverable amount, but the increased carrying amount should not exceed the carrying amount that would have been determined, had no impairment loss been recognized for the assets or cash-generating unit in prior years. A reversal of an impairment loss is recognized as income immediately in the interim consolidated income statement. Impairment losses on goodwill and intangible assets with indefinite useful lives are not reversible.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

2.12 Borrowings

Borrowings are recognized at the proceeds received, net of transaction costs incurred, if any. Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are capitalized as part of those assets. Other borrowing costs are charged to the interim consolidated income statement.

2.13 Accounts payable and accruals

Liabilities are recognized for amounts to be paid for goods and services received, whether or not billed to the Group.

2.14 Provisions

Provisions are recognized when; the Group has a present legal or constructive obligation as a result of a past event; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated.

2.15 Zakat and income taxes

The Company is subject to zakat in accordance with the regulations of the General Authority for Zakat and Tax ("GAZT"). Foreign shareholders in the consolidated Saudi Arabian subsidiaries are subject to income taxes. Income tax provision related to the foreign shareholders in such subsidiaries are charged to the non-controlling interests. Provision for zakat for the Company and zakat related to the Company's ownership in the Saudi Arabian subsidiaries is charged to the interim consolidated income statement. Additional zakat payable, if any, at the finalization of the Company's assessments are accounted for when determined by the GAZT.

Foreign subsidiaries and branches are subject to income taxes in their respective countries of domicile, except RSD, which is not subject to any zakat or income taxes in the UAE. Such income taxes are charged to the interim consolidated income statement.

The Company and its Saudi Arabian subsidiaries withhold taxes on certain transactions with non-resident parties, including dividend payments to foreign shareholders of the Saudi Arabian subsidiaries, if any, in the Kingdom of Saudi Arabia as required under Saudi Arabian Income Tax Law.

2.16 Employee termination benefits

Employee termination benefits required by Saudi Labor and Workman Law are accrued by the Company and its Saudi Arabian subsidiaries and charged to the interim consolidated income statement. The liability is calculated at the current value of the vested benefits to which the employee is entitled, should the employee leave at the balance sheet date. Termination payments are based on employees' final salaries and allowances and their cumulative years of service, as stated in the laws of Saudi Arabia.

The foreign subsidiaries provide currently for employee termination and other benefits as required under the laws of their respective countries of domicile. There are no funded or unfunded benefit plans established by the foreign subsidiaries.

2.17 Revenues

Revenues from sale of goods are recognized upon delivery of products.

Revenues from contracts are recognized on the percentage-of-completion method, measured by the percentage of actual cost incurred to-date to estimated total cost for each contract. When the contract is at an early stage and its outcome cannot be reliably estimated, revenue is recognized to the extent of costs incurred, which are considered recoverable. Contract costs include all direct material and labor costs and those indirect costs related to the contracts. Changes in cost estimates and losses on uncompleted contracts are recognized in the period they are determined. Costs and estimated earnings in excess of billings on uncompleted contracts are included in current assets as contract work-in-progress and billings in excess of costs incurred and estimated earnings, if any, are included in current liabilities as contract work-in-progress.

Rental income is recognized on the accrual basis in accordance with terms of the contracts entered into with tenants.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

2.18 Selling, marketing, general and administrative expenses

Selling, marketing, general and administrative expenses include direct and indirect costs not specifically part of cost of revenues as required under generally accepted accounting standards. Allocations between cost of revenues and selling, marketing, general and administrative expenses, when required, are made on a consistent basis.

2.19 Dividends

Dividends are recorded in the interim consolidated financial statements in the period in which they are approved by the shareholders of the Company.

2.20 Operating leases

Rental expense under operating leases is charged to the interim consolidated income statement over the terms of the respective lease. Long-term prepayments of annual rentals for operating leases related to leasehold land and lump sum consideration paid to acquire the right to lease a plot of land from a previous lessee is classified as non-current in the interim consolidated balance sheet and is amortized over the period of the related lease agreements.

2.21 Statutory reserve

In accordance with the Regulations for Companies in the Kingdom of Saudi Arabia, the Company is required to transfer 10% of net income for the year to a statutory reserve until such reserve equals 50% of its share capital. The statutory reserve in the accompanying interim consolidated financial statements is the statutory reserve of the Company. This reserve currently is not available for distribution to the shareholders of the Company.

2.22 Earnings per share

Earnings per share for the three-month periods and years ended December 31, 2016 and 2015 have been computed by dividing the operating income and net income for such periods by the weighted average number of 60 million shares outstanding during such periods.

2.23 Reclassification

For better presentation, certain reclassifications between cost of sales, selling and marketing expenses and general and administrative expenses have been made to the 2015 comparative financial information to conform to 2016 presentation.

3. Segment information

The Group's operations are principally in the following business segments:

- Manufacturing and sale of non-concrete residential and commercial buildings;
- Rentals of properties; and
- Manufacturing and sale of paints and related services.

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

Selected financial information as of December 31, 2016 and 2015 and for the years then ended, summarized by the above business segments, is as follows:

2016 (Unaudited)	Non-concrete residential and commercial buildings	Rentals of properties	Paints and related services	Total
Total assets	808,777	661,556	87,003	1,557,336
Revenues	563,253	403,614	63,550	1,030,417
Net income (loss)	22,372	69,776	(4,179)	87,969
2015 (Audited)				
Total assets	728,671	780,598	76,357	1,585,626
Revenues	545,334	438,771	43,787	1,027,892
Net income (loss)	10,224	73,931	(8,058)	76,097

During the year ended December 31, 2016, approximately 67% of the total revenues from non-concrete residential and commercial buildings segment were derived from 6 customers (2015: approximately 56% from 6 customers).

During the year ended December 31, 2016, approximately 79% of the total revenues from rental segment were derived from 6 customers (2015: approximately 84% from 5 customers).

The Group's operations are conducted in Saudi Arabia, UAE, Ghana, Papua New Guinea, Algeria, Malaysia and certain other locations. Selected financial information as of December 31, 2016 and 2015 and for the years then ended, summarized by geographic area, is as follows:

2016 (Unaudited)	Saudi Arabia	UAE	Ghana	Papua New Guinea	Algeria	Malaysia	Other	Total
Properties for rentals	495,031	780	-	1,504	25,124	-	13,369	535,808
Property, plant and equipment	77,371	46,220	30,944	17,977	1,071	2,951	26,346	202,880
Revenues	660,572	66,878	125,349	41,820	27,598	99,879	8,321	1,030,417
Net income (loss)	107,755	(25,575)	5,212	951	2,174	8,331	(10,879)	87,969
2015 (Audited)								
Properties for rentals	552,559	3,548	-	2,908	26,331	-	26,008	611,354
Property, plant and equipment	90,483	49,947	33,718	19,483	800	8	28,914	223,353
Revenues	743,497	153,378	34,365	74,581	9,144	-	12,927	1,027,892
Net income (loss)	99,098	2,671	(15,258)	2,568	(409)	(399)	(12,174)	76,097

RED SEA HOUSING SERVICES COMPANY AND SUBSIDIARIES
(A Saudi Joint Stock Company)
Notes to the interim consolidated financial statements
For the three-month period and year ended December 31, 2016 (Unaudited)
(All amounts in Saudi Riyals thousands unless otherwise stated)

4. Accounts receivable, non-current

a) During the year ended December 31, 2016, the Company executed a novation agreement with Petromin Corporation ("Petromin"), an affiliate, to transfer the lease of a plot of land in King Abdullah Economic City ("KAEC") for a consideration of Saudi Riyals 19.2 million resulting in a net gain of Saudi Riyals 8.0 million which is included under "Other, net" in the interim consolidated income statement. Under the terms of the agreement, the consideration amount will be paid in equal annual instalments of approximately Saudi Riyals 1.2 million over the remaining lease term of 16.5 years. The Company also exited from a lease agreement with Emaar, The Economic City, for another plot of land in KAEC and wrote-off cost incurred on such plot of land of Saudi Riyals 8.0 million which is also included under "Other, net" in the interim consolidated income statement.

b) During 2016, the Company has filed a legal case in Houston, Texas, USA against one of the customers (based in Sunin Angola), its subsidiaries and its directors demanding repayment of receivable balances due from such customer. The customer has recently failed to meet its obligations for timely transfer of funds to the Company as per the repayment schedule due to certain restrictions on repatriation of the funds in foreign currency out of Angola. The lawyer of the Company, based on the preliminary assessment, expects to have an outcome of this legal case within 24 months from the date of the filing of the legal case. The Group management believes that the eventual outcome will not result in any significant loss to the Group. Total outstanding balance from such customer including the current portion amounted to Saudi Riyals 88.7 million as of December 31, 2016.

5. Medium-term borrowings

These represent medium-term loans obtained from commercial banks in Saudi Arabia and UAE mainly. These loans are denominated in Saudi Riyals and UAE Dirhams and generally bear financial charges based on prevailing market rates which are based on inter-bank offer rates. The aggregate maturities of these loans, based on their respective repayment schedules, are spread in 2017 through 2022. These loans are principally secured by promissory notes and assignment of contract proceeds. The medium-term borrowing agreements contain covenants requiring maintenance of certain financial ratios, lenders' prior approval for change in ownership structure of the Company, retention of a certain proportion of profits in the business and certain other matters.

6. Dividends

The shareholders of the Company in their General Assembly meeting held on 13 Rajab 1437 H (April 20, 2016) approved dividends of Saudi Riyals 0.75 per share (2015: Saudi Riyals 1.00 per share), amounting to Saudi Riyals 45.0 million (2015: Saudi Riyals 60.0 million), which were fully paid during the year ended December 31, 2016.

7. Contingencies and commitments

- At December 31, 2016, the Group had outstanding bank guarantees and letters of credit amounting to approximately Saudi Riyals 68.9 million and Saudi Riyals 0.02 million, respectively (2015: Saudi Riyals 46.7 million and Saudi Riyals 1.8 million, respectively), issued in the normal course of business.
- Rental commitments under operating lease contracts amounted to Saudi Riyals 20.8 million at December 31, 2016 (2015: Saudi Riyals 28.1 million) over a period ranging from one to thirty six years. Also see Note 4.