# QInvest LLC

# CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

31 March 2019

# QInvest LLC

# Condensed Consolidated Interim Financial Statements For the period ended 31 March 2019

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KPMG L.L.C (QFC No 00051) 25 C Ring Road PO Box 4473, Doha State of Qatar Telephone: +974 4457 6444

Fax: 974 4442 5626

Website: www.kpmg.com.qa

Independent auditor's report on review of condensed consolidated interim financial statements to the Board of Directors of QInvest LLC

#### Introduction

We have reviewed the accompanying 31 March 2019 condensed consolidated interim financial statements of QInvest LLC (the 'Bank') and its subsidiaries (together the 'Group'), which comprise:

- the condensed consolidated statement of financial position as at 31 March 2019;
- the condensed consolidated statement of income for the three month period ended 31 March 2019;
- the condensed consolidated statement of changes in equity for the three month period ended 31 March 2019;
- the condensed consolidated statement of changes in restricted investment accounts for the three month period ended 31 March 2019;
- the condensed consolidated statement of cash flows for the three month period ended 31 March 2019; and
- notes to the condensed consolidated interim financial statements.

The Board of Directors of the Bank is responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with Financial Accounting Standards ('FAS') issued by the Accounting and Auditing Organisation for Islamic Financial Institutions ('AAOIFI'). Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

#### Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Independent auditor's report on review of condensed consolidated interim financial statements to the Board of Directors of QInvest LLC (continued)

# Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying 31 March 2019 condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with FAS issued by AAOIFI.

KPMG LLC

KPMG L.L.C.

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17 April 2019

Doha

State of Qatar

#### **Qinvest LLC**

# Condensed consolidated statement of financial position As at 31 March 2019

In thousand QAR 31 March 31 December 2019 2018 (Reviewed) (Audited) **Assets** Cash and bank balances 111,053 103,893 Placements with banks 84,790 165,522 Financing assets 648,626 639,286 Investment securities 2,360,879 2,476,063 Investment in real estate 222,983 223,278 Investment in associates 174,709 171,917 Assets held for sale 77,197 79,148 Other assets 174,021 196,563 **Total assets** 3,854,258 4,055,670 Liabilities Financing liabilities 1,445,477 1,616,131 Liabilities directly associated with the assets held for sale 3,003 3,931 Other liabilities 71,912 100,285 **Total liabilities** 1,520,392 1,720,347 **Equity** Share capital 2,567,500 2,567,500 Share premium 7,800 7,800 Other reserves (13,228)(11,382)Accumulated losses (246, 184)(246, 351)Total equity attributable to shareholders of the Bank 2,315,888 2,317,567 Non-controlling interests 17,978 17,756 **Total equity** 2,333,866 2,335,323 Total liabilities and equity 3,854,258 4,055,670 Off-balance sheet items Restricted investment accounts 556,487 554,044

These condensed consolidated interim financial statements were approved by the Board of Directors on 17 April 2019 and were signed on its behalf by:

Sheikh Jassim Bin Hamad Bin Jassim Bin Jaber Al Thani

Chairman

Tamim Hamad Al-Kawari Chief Executive Officer

Supplementary information to the condensed consolidated interim financial statements.

**QInvest LLC** 

# Condensed consolidated statement of income For the three month period ended 31 March 2019

In thousand QAR

	Three month period ended		
	<b>31 March</b> 31 M		
	2019	2018	
	(Reviewed)	(Reviewed)	
Fee and commission income, net	4,812	8,376	
Income from financing assets	17,396	35,308	
Net gain from investments	22,404	34,052	
Income from placements with banks	1,303	1,416	
Share of results of associates	728	(5,427)	
Other income / (loss)	1,314	(673)	
Total operating revenue	47,957	73,052	
Staff costs	(17,978)	(35,647)	
General and administrative expenses	(9,085)	(11,044)	
Depreciation and amortisation	(943)	(990)	
Total operating expenses	(28,006)	(47,681)	
Operating profit	19,951	25,371	
Finance expenses	(24,242)	(20,854)	
Impairments and credit losses, net	(371)	(2,646)	
Fair value changes on financing assets, net	7,775	3,196	
Profit before tax	3,113	5,067	
Tax expense	(2,814)	(528)	
Net profit	299	4,539	
Attributable to:			
Shareholders of the Bank	168	1,733	
Non-controlling interests	131	2,806	
ŭ	299	4,539	

#### **Qinvest LLC**

# Condensed consolidated statement of financial position As at 31 March 2019

In thousand US\$ 31 March 31 December 2019 2018 **Notes** (Reviewed) (Audited) **Assets** Cash and bank balances 30,509 28,542 Placements with banks 23,294 45,473 Financing assets 178,194 175,628 Investment securities 5 648,593 680,237 Investment in real estate 61,259 61,340 Investment in associates 47,997 47,230 Assets held for sale 7 21,208 21,744 Other assets 47,808 54,001 **Total assets** 1,058,862 1,114,195 Liabilities Financing liabilities 397,109 443,992 Liabilities directly associated with the assets held for sale 7 825 1,080 Other liabilities 19,756 27,551 **Total liabilities** 417,690 472,623 Equity Share capital 705,357 705,357 Share premium 2,143 2,143 Other reserves 11 (3,634)(3,127)Accumulated losses (67,633)(67,679)Total equity attributable to shareholders of the Bank 636,233 636,694 Non-controlling interests 4,939 4,878 **Total equity** 641,172 641,572 Total liabilities and equity 1,058,862 1,114,195 Off-balance sheet items Restricted investment accounts 152,881 152,210

These condensed consolidated interim financial statements were approved by the Board of Directors on 17 April 2019 and were signed on its behalf by:

Sheikh Jassim Bin Hamad Bin Jassim Bin Jaber Al Thani

Chairman

Tamim Hamad Al-Kawari Chief Executive Officer

The accompanying notes from 1 to 14 form an integral part of these condensed consolidated interim financial statements.

**QInvest LLC** 

# Condensed consolidated statement of income For the three month period ended 31 March 2019

		Three month period ended	
		31 March	31 March
	<b>N</b> 1 4	2019	2018
	Notes	(Reviewed)	(Reviewed)
Fee and commission income, net		1,322	2,301
Income from financing assets		4,779	9,700
Net gain from investments	8	6,155	9,355
Income from placements with banks		358	389
Share of results of associates		200	(1,491)
Other income / (loss)	<u>-</u>	361	(185)
Total operating revenue	-	13,175	20,069
Staff costs		(4,939)	(9,793)
General and administrative expenses		(2,496)	(3,034)
Depreciation and amortisation		(259)	(272)
Total operating expenses		(7,694)	(13,099)
Operating profit		5,481	6,970
Finance expenses		(6,660)	(5,729)
Impairments and credit losses, net	9	(102)	(727)
Fair value changes on financing assets, net		2,136	878
Profit before tax	· -	855	1,392
Tax expense		(773)	(145)
Net profit	-	82	1,247
Attributable to:			
Shareholders of the Bank		46	476
Non-controlling interests	-	36	771
	-	82	1,247

QInvest LLC

Condensed consolidated statement of changes in equity
For the three month period ended 31 March 2019

		Attributa					
	Share Capital	Share premium	Other reserves	Accumulated losses	Total equity attributable to shareholders of the Bank	Non- controlling interests	Total equity
As at 1 January 2019 (Audited)	705,357	2,143	(3,127)	(67,679)	636,694	4,878	641,572
Profit Foreign currency translation	-	-	-	46	46	36	82
differences on foreign operations Effective portion of changes in fair	-	-	7,170	-	7,170	-	7,170
value of hedges  Net change in fair value through equity	-	-	(3,232)	-	(3,232)	-	(3,232)
investments Net movement in non-controlling	-	-	(4,445)	-	(4,445)	-	(4,445)
interests	-	-	-	-	-	25	25
As at 31 March 2019 (Reviewed)	705,357	2,143	(3,634)	(67,633)	636,233	4,939	641,172

QInvest LLC

Condensed consolidated statement of changes in equity
For the three month period ended 31 March 2019

	Attributable to shareholders of the Bank						
	Share Capital	Share premium	Other reserves	Accumulated losses	Total equity attributable to shareholders of the Bank	Non- controlling interests	Total equity
As at 1 January 2018 (Audited)	705,357	2,143	12,419	(36,027)	683,892	33,953	717,845
Profit Foreign currency translation differences	-	-	-	476	476	771	1,247
on foreign operations Effective portion of changes in fair value	-	-	15,492	-	15,492	869	16,361
of hedges Net change in fair value through equity	-	-	(14,777)	-	(14,777)	-	(14,777)
investments Share-based payments	-	-	5,069 (701)	-	5,069 (701)		5,069 (701)
Net movement in non-controlling interests						(5,117)	(5,117)
As at 31 March 2018 (Reviewed)	705,357	2,143	17,502	(35,551)	689,451	30,476	719,927

**QInvest LLC** 

# Condensed consolidated statement of changes in restricted investment accounts For the three month period ended 31 March 2019

			Movements du	ring the period		
	Balance at 1 January 2019 (Audited)	Investment / (repayment)	Revaluation gain/(loss)	Realised income/ (expenses)	Agency fees	Balance at 31 March 2019 (Reviewed)
Restricted investment accounts	152,210	(67)	993	(16)	(239)	152,881
			Movements du	uring the period		
	Balance at 1 January 2018 (Audited)	Investment / (repayment)	Revaluation gain/(loss)	Realised income/ (expenses)	Agency fees	Balance at 31 March 2018 (Reviewed)
Restricted investment accounts	242,355	3,599	(2,118)	4,071	307	248,214

		Three month	n period ended
	<del>-</del>	31 March	31 March
		2019	2018
	Notes	(Reviewed)	(Reviewed)
Operating activities			
Profit before tax		855	1,392
Adjustments to reconcile profit before tax to net cash flows:			
Share of results of associates		(200)	1,491
Net unrealised foreign exchange (gains) / losses		(19)	297
Depreciation and amortization		259	272
Gain on fair value through income statement investments		(674)	(3,942)
Fair value changes on financing assets, net		(2,136)	(878)
Impairments and credit losses, net	9	102	727
Employees' end of service benefits, net		(381)	157
Share based payments	_		701
Net operating profit before changes in operating assets and liabilities		(2,194)	217
Change in placements with banks		-	5,000
Change in other assets		307	(10,286)
Change in other liabilities		(9,498)	811
Net cash flows used in operating activities	_ _	(11,385)	(4,258)
Investing activities			
Purchase of investment securities		(9,583)	(31,238)
Proceeds from disposal of investment securities		41,963	10,000
Net movement in financing assets		5,590	44
Dividends received from associate		549	549
Purchase of equipment and intangible assets	_	(292)	(1)
Net cash flows from / (used in) investing activities	_	38,227	(20,646)
Financing activities			
Net movement in financing liabilities		(46,885)	(662)
Dividend payments	_	(169)	
Net cash flows used in financing activities	_ _	(47,054)	(662)
Net decrease in cash and cash equivalents		(20,212)	(25,566)
Cash and cash equivalents at 1 January		74,015	114,699
Cash and cash equivalents at 31 March	10	53,803	89,133

The accompanying notes from 1 to 14 form an integral part of these condensed consolidated interim financial statements.

# Notes to the condensed consolidated interim financial statements At 31 March 2019

# 1 Legal status and principal activities

QInvest LLC ("QInvest" or "the Bank"), and its subsidiaries (together referred to as the "Group"), is an Islamic investment bank, which has been established as a limited liability company in the Qatar Financial Centre. The Bank was authorised by the Qatar Financial Centre Regulatory Authority ("QFCRA") on 30 April 2007 as a category 1 firm, under approval number 00048. It's registered office is at 39th Floor, Tornado Tower, Street No.213, Majlis Al Tawoon Street, Zone 60, West Bay, Doha, State of Qatar.

The Bank is authorised by the Qatar Financial Centre Regulatory Authority (the "QFCRA") to conduct the following regulated activities:

- Deposit taking;
- Dealing in investments;
- Arranging deals in investments;
- Providing credit facilities;
- Arranging credit facilities;
- Providing custody services:
- Arranging the provision of custody services;
- Managing investments;
- Advising on investments; and
- Operating a collective investment fund

in or from the Qatar Financial Center, subject to certain restriction and conditions relating to retail customers and in relation to specified products.

The Bank's activities are regulated by the QFCRA and are supervised by a Sharia'a Supervisory Board.

These condensed consolidated interim financial statements of the Group as at and for the three month period ended 31 March 2019 were authorised for issue by the Board of Directors on 17 April 2019.

#### 2 Basis of preparation and accounting policies

#### **Basis of preparation**

These condensed consolidated interim financial statements have been prepared in accordance with Financial Accounting Standards ("FAS") issued by the Accounting and Auditing Organisation for Islamic Financial Institutions ("AAOIFI"), the Shari'a Rules and Principles as determined by the Shari'a Supervisory Board of the Bank and the applicable provisions of the QFCRA rules. In line with the requirements of AAOIFI, for matters that are not covered by FAS, the Group uses the guidance from the relevant International Financial Reporting Standards ("IFRSs") as issued by the International Accounting Standards Board ("IASB"). Accordingly, the condensed consolidated interim financial statements have been prepared in accordance with the guidance provided by International Accounting Standard 34 – 'Interim Financial Reporting'.

These condensed consolidated interim financial statements have been prepared under the historical cost convention, except for financial investments classified as investments at fair value through equity, investments at fair value through income statement, financing assets and other debt instruments classified as fair value through income statement, derivative financial instruments and investment in real estate that have been measured at fair value. Assets held for sale are stated at lower of carrying amount and fair value less cost to sell.

These condensed consolidated interim financial statements are presented in US Dollars thousands ("US\$ '000"), except where otherwise stated, which is Group's presentation and functional currency.

The management of the Group has decided to present the condensed consolidated statement of financial position and condensed consolidated statement of income in Qatari Riyals as well. Those two statements are disclosed at the beginning of these condensed consolidated interim financial statements as supplementary information and do not form part of the reviewed condensed consolidated interim financial statements.

# 2 Basis of preparation and accounting policies (continued)

### Significant accounting policies

The accounting policies adopted in the preparation of these condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2018.

The following new standard have been adopted by the Group in preparation of these condensed consolidated interim financial statements. The new standard do not have an impact on the Group.

Topic Effective date

FAS 28 Murabaha and other deferred payment sales

1 January 2019

### Standards issued but not yet effective

The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's condensed consolidated interim financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

Topic	Effective date
FAS 31 Investment agency	1 January 2020
FAS 33 Investment in sukuk, shares and similar instruments	1 January 2020
FAS 34 Financial reporting for Sukuk-holders	1 January 2020
FAS 35 Risk reserve	1 January 2021

#### Basis of consolidation

The Group's principal subsidiaries as at 31 March 2019 are as below:

Name	Principal Business Activity	Country of Incorporation	Effective sh 31 March 2019	
QInvest Portfoy Yonetimi A.S. Verdi Luxembourg S.a.r.l.	Asset Management Investment in real estate	Turkey Luxembourg	100% 100%	100% 100%
Q Liquidity Limited QInvest Holding Mauritius	Placements Investment holding company	Cayman Islands Mauritius	100% 100%	100% 100%
QInvest Luxembourg S.a.r.l. QI St Edmund's Terrace 2 Limited	Investment holding company	Luxembourg	100%	100%
QI St Ediffulld's Terrace 2 Limited QInvest IBFin LLC	Investment holding company To provide financing facility	Cayman Islands State of Qatar (QFC)	100% 100%	100% 100%
QEthika 1 LLC QInvest Euro PE QFC LLC	Investment holding company Investment holding company	Cayman Islands State of Qatar (QFC)	100% 100%	100% 100%
Q Tomahawk LLC	Investment holding company	Cayman Islands	100%	100%
QInvest Refin LLC Q Alloy S.a.r.I	To provide financing facility To provide financing facility	State of Qatar (QFC) Luxemburg	100% 100%	100% 100%
QSeven 1 LP	Investment in real estate	Cayman Island	91%	91%
Q Magnolia LLC BOH LLC	Investment in real estate Investment holding company	Cayman Island State of Qatar (QFC)	100% 100%	100% 100%
Alloy Holdco LLC	Investment holding company	State of Qatar (QFC)	100%	100%
QInvest RE-Equity LLC Admiral Holdco LLC	Investment holding company Holding company	State of Qatar (QFC) State of Qatar (QFC)	100% 100%	100% 100%
Admiral Operations Limited	Vessel operating company	Cayman Islands	75%	75 <b>%</b>

# 3 Financial risk management

The Group's financial risk management objectives and policies are consistent with those disclosed in the consolidated financial statements as at and for the year ended 31 December 2018.

# 4 Financing assets

	31 March 2019 (Reviewed)	31 December 2018 (Audited)
Fair value through income statement  Murabaha	143,477	138,076
Amortised cost		
Murabaha	36,211	38,745
Less: Expected credit losses	(1,494)	(1,193)
Financing assets at amortized cost	34,717	37,552
Total financing assets	178,194	175,628
The movements in expected credit losses are as follow:		
	31 March 2019	31 December 2018
	(Reviewed)	(Audited)
Balance at beginning of the period / year	1,193	1,940
Net charge / (reversal) during the period / year	301	(747)
Balance at end of the period / year	1,494	1,193
5 Investment securities		
	31 March 2019	31 December 2018
	(Reviewed)	(Audited)
Equity		
Fair value through income statement	511,228	529,645
Fair value through equity	108,738	114,006
	619,966	643,651
Sukuk and other debt instruments		
Fair value through income statement	28,627	27,528
Amortised cost	20,586	29,843
Less: Expected credit losses	(20,586)	(20,785)
·	-	9,058
	648,593	680,237

### 6 Fair value hierarchy of assets and liabilities

### Fair value hierarchy

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

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

# 6 Fair value hierarchy of assets and liabilities (continued)

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at 31 March 2019:

	_	Fair value measurement using		
	Fair value	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets				
Fair value through income statement				
investments	539,855	5,495	144,332	390,028
Fair value through income statement				
financing assets	143,477	-	-	143,477
Fair value through equity investments	108,738	8,960	46,378	53,400
Derivative instruments	23,381	-	23,381	-
Investment in real estate	61,259	<u>-</u>		61,259
Total	876,710	14,455	214,091	648,164
Liabilities				
Derivative instruments	5,069		5,069	

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at 31 December 2018:

		Fair value measurement using		
	Fair value	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets				
Fair value through income statement				
investments	557,173	4,563	156,468	396,142
Fair value through income statement				
financing assets	138,076	-	-	138,076
Fair value through equity investments	114,006	11,103	48,048	54,855
Derivative instruments	29,258	-	29,258	-
Investment in real estate	61,340		<u>-</u>	61,340
Total	899,853	15,666	233,774	650,413
Liabilities				
Derivative instruments	3,782		3,782	

During the three month period ended 31 March 2019, there were no transfers between Level 1 and Level 2 fair value measurements.

The valuation techniques and key assumptions have remained consistent with those disclosed in the annual consolidated financial statements as at and for the year ended 31 December 2018.

# 7 Assets held for sale

	31 March 2019	31 December 2018
	(Reviewed)	(Audited)
Assets		
Cash and cash equivalents	4	309
Fixed assets	19,797	20,222
Trade and other receivables	1,407	1,213
	21,208	21,744
Liabilities		
Trade and other payables	825	1,080

# 8 Net gain from investments

	Three month period ended		
	Note	31 March 2019	31 March 2018
		(Reviewed)	(Reviewed)
Net income from financial investments	8.1	4,961	6,601
Net income from investments in real estate		1,194	2,361
Net income from investment in property lease	_		393
	_	6,155	9,355

# 8.1 Net income from financial investments

	Three month period ended	
	31 March 2019 (Reviewed)	31 March 2018 (Reviewed)
Income from investments carried at fair value through income		
statement, net	3,536	5,328
Income from investments carried at fair value through equity	1,540	302
Income from investments carried at amortized cost, net	(115)	971
	4,961	6,601

# 9 Impairment and credit losses, net

	Three month period ended	
	31 March 2019	31 March 2018
	(Reviewed)	(Reviewed)
Financing assets	301	126
Investment securities	(199)	851
Other assets	<u>-</u>	(250)
	102	727

## 10 Cash and cash equivalents

Cash and cash equivalents comprise the following balances with original maturity less than 90 days.

	Three month period ended	
	31 March 2019	31 March 2018
	(Reviewed)	(Reviewed)
Cash and bank balances	30,509	19,748
Short-term placements (original maturity of less than three months)	23,294	69,385
	53,803	89,133

#### 11 Other reserves

#### 11.1 Foreign currency translation reserve

The foreign currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations.

#### 11.2 Fair value reserve

The investments fair value reserve includes the cumulative net change in the fair value of fair value through equity investments, excluding impairment losses, until the investment is derecognized. This also includes the Bank's share of the fair value changes on fair value through equity investments of an associate.

#### 11.3 Hedging reserve

The hedging reserves are used to record gains or losses on derivatives that are designated and qualify as net investment in foreign operations hedges and cash flow hedges that are recognised in the reserves. Amounts are reclassified to income statement when the associated hedged transaction affects income statement.

## 12 Contingent liabilities, commitments and provisions

	31 March 2019 (Reviewed)	31 December 2018 (Audited)
Investment commitments	22,203	39,662
Forward foreign exchange contracts	358,973	344,868
Cross currency swaps/ profit rate swaps	158,902	158,902
Other contingent liabilities	52,311	52,322
Operating lease commitments	1,206	2,004
Unutilised financing commitments	2,839	3,659

### 13 Related parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related parties include entities over which the Group exercises significant influence, major shareholders, directors and key management personnel of the Group.

# 13 Related parties (continued)

The following table provides the total amount of transactions that have been entered into with related parties during the three month periods ended 31 March 2019 and 2018, as well as balances with related parties as at 31 March 2019 and 31 December 2018:

	31 March 2019 (Reviewed)	31 December 2018 (Audited)
Balance sheet items:  Assets:		
Placements and bank balances	4,055	20,737
Other assets	998	862
Off balance sheet items:		
Forward foreign exchange contracts outstanding	237,001	231,959
Restricted investment accounts	20,618	19,436
	Three month period ended	
	31 March 2019	31 March 2018
	(Reviewed)	(Reviewed)
Income statement items:		
Financing income	-	(28)
Fee and commission income	40	750
Placement income	92	39

Key management personnel of the Group comprise the Board of Directors and key members of management having authority and responsibility for planning, controlling and directing the activities of the Group.

## Transactions with key management personnel:

	Three month period ended	
	31 March	31 March 2018
	2019	
	(Reviewed)	(Reviewed)
Salaries and other benefits	657	901
Incentives	520	1,818
Employee share option plan	-	(729)
Post-employment benefits	49	132

### 14 Comparative figures

The comparative figures have been reclassified, where necessary, to preserve consistency with the current period. Such reclassifications did not have any effect on the consolidated net profits, net assets or equity for the comparative period.