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QD US REAL ESTATE COMPANY

DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

REGISTERED NUMBER FC 031878
31 DECEMBER 2016

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QD US Real Estate Company

Strategic report

The directors, in preparing this Strategic Report, have complied with s414C of the Companies Act 2006.

Principal Activities

QD US Real Estate Company's ('The Group') principal activity is real estate investment.

Business Review

The Statement of Comprehensive Income is set out on page 6 and shows the result for the period. The Group made a profit of $14,861,375 for the period ended 31 December 2016 (2015: $2,080,048).

As at 31 December 2016, the Group holds the following investments in joint ventures

- A city centre mixed use development based in downtown Washington DC. The development is known as CitycenterDC ("CCDC") and consists of two 11 storey apartment buildings for private rented sector, two eleven storey office towers which are fully let with high quality long lease tenants, and 185,000 square feet of high quality retail space located on the ground level of each of the towers.
- A hotel and retail development known as Conrad Washington, based in downtown Washington DC, adjacent to the mixed use CCDC development which will be completed in Q4 2018. The Conrad Washington development will consist of a 360 room luxury hotel for which an operator has already been appointed. The retail element will be located on the ground floor of the hotel; it will comprise 30,000 square feet of net rentable area and has already attracted interest from a number of high end prospective tenants due to the success of the mixed use development.
- An office and retail development located in Long Island, New York. This development branded as "The JACX" will consist of two 15-storey office towers above 43,000 square feet of ground floor retail space which will be tailored towards the tech and media industries. The development is expected to complete in mid-2019 and is already 72% pre-leased.

Key Performance Indicators

A range of performance indicators is used to monitor and manage the business. Those that are particularly important in monitoring the Group's progress in generating value for shareholders are considered to be key performance indicators (KPIs). These KPIs measure past performance and also provide management with information to allow them to manage the business into the future. Yield on investment and profitability per square foot are among the indicators of the performance of the investments.
Income was generated from the Company's share of results from Joint Venture entities:

	2016	2015
	US$	US$
Share of profit from Joint ventures	32,345,048	20,759,969
Profit for the year	14,861,375	2,080,048

Future Developments

Following the sale of all the CCDC condominium units in 2016, which were held by CCDC for Sale H, LLC and CCDC for Sale I, LLC, the Company's joint ventures through its wholly owned subsidiaries, CCDC Condo 1, Inc. CCDC Condo 2, Inc., respectively, the management has approved the phased voluntary liquidation of CCDC Condo 1, Inc. and CCDC Condo 2, Inc. commencing in August 2017. The phased voluntary liquidation will take place over 12 months from commencement date with dissolution expected to be completed in August 2018.

Post Balance Sheet Events
At the date of this report, the directors are not aware of any events that would affect the financial statements for the period ending 31 December 2016 other than the future development referred above.

For and on behalf of the Board

Jean Lamothe
Director
27 September 2017

Directors' report

The directors of QD US Real Estate Company (the "Company") present their directors' report and consolidated financial statements of the Company and its subsidiaries (together referred to as the "Group") for the year ended 31 December 2016.

Principal activities and review of the business

QD US Real Estate Company is a parent company incorporated in the Cayman Islands. The registered office of the Company is located at Maples Corporate Services Ltd PO Box 309 Ugland House, KY1-1104 Cayman Islands. The Company's principal activity is real estate investment.

The shareholder and the shareholding interest in the Company is as follows

Name of shareholder	*Interests*
Qatari Diar Real Estate Investment Company Q.S.C.	100%

Results and dividends

The profit of the Group for the year ended 31December 2016 dealt with in the consolidated financial statements is US$ 14,861,375 (2015: US$ 2,080,048).

The directors are satisfied with the financial performance and the position of the Group for the year ended 31 December 2016.

The directors do not recommend the payment of a dividend in respect of the year to 31 December 2016 (2015: Nil)

Directors

The following directors have held office during the financial year and subsequently:

Khaled Al Sayed (appointed 31 March 2014, resigned 08 April 2017)
Sheikh Jassim Al Thani (appointed 31 March 2014)
Khalid Saad Al Otaibi (appointed 31 March 2014)
Sean N Reid (appointed 31 March 2014, resigned on 15 January 2016)
Thierry Boud'hors (appointed 23 August 2015, resigned 06 February 2017)
Jean Lamothe (appointed 14 July 2016)
Nabeel Al-Buenain (appointed 02 May 2017)

Directors' remuneration

There was no directors' remuneration during the year ended 31 December 2016 (2015: US$ Nil).

Staff numbers and costs

There were no employees and no indemnity provisions during the year ended 31 December 2016 (2015: US$ Nil).

Political contribution

The Group incurred no political expenditure during the year (2015: US$ Nil).

Financial risk management

The Group's operations expose it to a variety of financial risks that include the effects of interest rate risk, currency risk, credit risk, and liquidity risk. The Group has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Group (Note 13).

Strategic report

The Directors have taken exemption from preparing the strategic report as the Financial Statements are prepared in accordance with the small companies regime.

Disclosure of information to auditor

The directors who held office at the date of approval of this directors report confirm that, so far as they are each aware, there is no relevant audit information of which the Group's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Group's auditor is aware of that information. This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Auditors

The auditors, Deloitte and Touche – Qatar are deemed to have been reappointed in accordance with section 487 of the Companies Act of 2006.

Directors' responsibilities statement

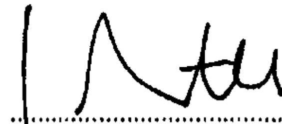
The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards (IFRSs). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, International Accounting Standard 1 requires that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the company's ability to continue as a going concern.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Board



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Jean Lamothe
Director
27 September 2017

Company registration number FC 031878

Deloitte.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
QD US Real Estate Company

Report on the Audit of the Consolidated Financial Statements

Opinion
We have audited the consolidated financial statements of QD US Real Estate Company (the "Company") and its subsidiaries (together referred to as the "Group"), which comprise the consolidated statement of financial position as at 31 December 2016, and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2016, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

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

Other Information
Management is responsible for the other information. The other information comprises the information included in the Directors' report, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

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

As part of an audit in accordance with ISA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risk, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than the one resulting from error, as fraud may involve collusion, forgery, intentional omission, misrepresentations, or the override of internal 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 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 Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosure are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

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

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

Doha – Qatar
September 27, 2017

For **Deloitte & Touche**
Qatar Branch

Midhat Salha
Partner
License No. 257

QD US Real Estate Company
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 December 2016

	Notes	*2016* *US$*	*2015* *US$*
Promote reversal / (expense)	5	**1,809,757**	(1,002,604)
Finance costs	11	**(14,777,518)**	(16,652,010)
General and administrative expenses		**(3,605,221)**	(2,441,965)
OPERATING LOSS		**(16,572,982)**	(20,096,579)
Share of profit of joint ventures	6	**32,345,048**	20,759,969
PROFIT BEFORE INCOME TAX		**15,772,066**	663,390
Deferred tax	8	**(900,146)**	1,464,622
Income tax expense	8	**(10,545)**	(47,964)
NET PROFIT		**14,861,375**	2,080,048
Other comprehensive income		--	--
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		**14,861,375**	2,080,048

The attached notes 1 to 16 form part of these consolidated financial statements.

QD US Real Estate Company
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
At 31 December 2016

	Notes	*2016* *US$*	*2015* *US$*
ASSETS			
Non-current asset			
Investment in joint ventures	6	498,245,786	507,087,147
Current assets			
Due from related party	11	19,006,490	19,001,265
Income tax recoverable		47,964	59,208
Prepayments		9,600	9,600
Bank balances		76,598,875	190,560,418
		95,662,929	209,630,491
TOTAL ASSETS		593,908,715	716,717,638
EQUITY AND LIABILITIES			
Equity			
Share capital	7	292,273	292,273
Share premium	7	220,552,231	220,552,231
Retained earnings	10	113,979,572	99,118,197
Total equity		334,824,076	319,962,701
Non-current liabilities			
Amounts due to related parties	11	142,362,240	277,584,722
Deferred tax liabilities	8	88,239,749	87,339,603
		230,601,989	364,924,325
Liabilities			
Current liabilities			
Accruals and provisions	9	28,347,650	29,463,427
Amount due to related parties	11	135,000	2,319,221
Current tax liabilities	8	—	47,964
		28,482,650	31,830,612
Total liabilities		259,084,639	396,754,937
TOTAL EQUITY AND LIABILITIES		593,908,715	716,717,638

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Jean Lamothe
Director
27 September 2017

The attached notes 1 to 16 form part of these consolidated financial statements.

QD US Real Estate Company
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended 31 December 2016

	Share capital US$	*Share premium US$*	*Retained earnings US$*	*Total US$*
Balance 1 January 2015	292,273	220,552,231	97,038,149	317,882,653
Total comprehensive income for the year	--	--	2,080,048	2,080,048
At 31 December 2015	292,273	220,552,231	99,118,197	319,962,701
Total comprehensive income for the year	--	--	14,861,375	14,861,375
At 31 December 2016	**292,273**	**220,552,231**	**113,979,572**	**334,824,076**

The attached notes 1 to 16 form part of these consolidated financial statements.

QD US Real Estate Company
CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 31 December 2016

	Notes	2016 US$	2015 US$
OPERATING ACTIVITIES			
Profit before income tax		**15,772,066**	663,390
Adjustments for:			
Finance costs	11	**14,777,518**	16,652,010
Share of profit of joint ventures	6	**(32,345,048)**	(20,759,969)
		(1,795,464)	(3,444,569)
Working capital changes:			
Due from related party		**(5,225)**	2,658
Amounts due to related parties		**(2,184,221)**	(10,963,186)
Accruals and provisions		**(1,163,042)**	1,152,661
Cash used in operations		**(5,147,952)**	(13,252,436)
Income tax paid		**--**	--
Net cash used in operating activities		**(5,147,952)**	**(13,252,436)**
INVESTING ACTIVITIES			
Dividends received from joint ventures		**147,805,430**	20,526,300
Additions to investments in joint ventures		**(106,619,021)**	(3,567,437)
Net cash flows from investing activities		**41,186,409**	**16,958,863**
FINANCING ACTIVITY			
Net movements in related party loans		**(150,000,000)**	(20,347,288)
NET DECREASE IN BANK BALANCE		**(113,961,543)**	(16,640,861)
Bank balance at 1 January		***190,560,418***	207,201,279
BANK BALANCE AT 31 DECEMBER		**76,598,875**	190,560,418

The attached notes 1 to 16 form part of these consolidated financial statements.

1. INCORPORATION AND ACTIVITIES

QD US Real Estate Company (the "Company") is a Company incorporated in Cayman Islands in 2010. The registered office of the Company is located at the office of Maples Corporate Services Ltd PO Box 309 Ugland House, KY1-1104 Cayman Islands. The Company's principal activity is real estate investment. The Company commenced commercial operations effective 1 October 2010.

The Company is also registered under the provisions of Her Majesty's Revenue and Customs (HMRC) in the United Kingdom since 30 March 2014.

The objective of the Company is to engage in any act or activity that is not prohibited under any law in force for the time being in the Cayman Islands and in compliance with Islamic Sharia principles.

Controlling party
The shareholder and the shareholding interests in the Company is as follows:

Name of the shareholder	*Interests*
Qatari Diar Real Estate Investment Company Q.S.C.	100%

In the opinion of the directors, the company's ultimate parent company and ultimate controlling party is Qatari Diar Real Estate Investment Company, a company incorporated in the State of Qatar.

The consolidated financial statements of the Group for the year ended 31 December 2016 were authorised for issue by the management on September 22, 2017.

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs)

2.1. New and revised IFRSs that are mandatorily effective

The following new and revised IFRS became effective for an accounting period beginning on or after 1 January 2016 have been adopted in these consolidated financial statements.

- IFRS 14 *Regulatory Deferral Accounts*
- Amendments to IAS 1 *Presentation of Financial Statements* relating to Disclosure initiative
- Amendments to IFRS 11 *Joint arrangements* relating to accounting for acquisitions of interests in joint operations
- Amendments to IAS 16 *Property, Plant and Equipment* and IAS 38 *Intangible Assets* relating to clarification of acceptable methods of depreciation and amortisation
- Amendments to IAS 16 *Property, Plant and Equipment* and IAS 41 *Agriculture* to bring in bearer plants into the scope of IAS 16
- Amendments to IAS 27 *Separate Financial Statements* relating to accounting investments in subsidiaries, joint ventures and associates to be optionally accounted for using the equity method in separate financial statements
- Amendments to IFRS 10 *Consolidated Financial Statements*, IFRS 12 *Disclosure of Interests in Other Entities* and IAS 28 *Investment in Associates and Joint Ventures* relating to applying the consolidation exception for investment entities
- Annual Improvements to IFRSs 2012 – 2014 Cycle covering amendments to IFRS 5, IFRS 7, IAS 19 and IAS 34

The application of these revised IFRSs has not had any material impact on the amounts reported for the current and prior years but may affect the accounting for future transactions or arrangements.

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (CONTINUED)

2.1. New and revised IFRSs in issue but not yet effective

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

New and revised IFRSs	Effective for annual periods beginning on or after
Annual Improvements to IFRS Standards 2014 – 2016 Cycle amending IFRS 1, IFRS 12 and IAS 28	The amendments to IFRS 1 and IAS 28 are effective for annual periods beginning on or after January 1, 2018, the amendment to IFRS 12 for annual periods beginning on or after January 1, 2017
Amendments to IAS 12 *Income Taxes* relating to the recognition of deferred tax assets for unrealised losses	January 1, 2017
Amendments to IAS 7 *Statement of Cash Flows* to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities.	January 1, 2017
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
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.	January 1, 2018
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 intentions for the use of a property by itself does not constitute evidence of a change in use. The paragraph has been amended to state that the list of examples therein is non-exhaustive.	January 1, 2018

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (CONTINUED)

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

New and revised IFRSs	Effective for annual periods beginning on or after
Amendments to IFRS 7 *Financial Instruments: Disclosures* relating to disclosures about the initial application of IFRS 9.	When IFRS 9 is first applied
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 IFRS 9.	When IFRS 9 is first applied
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 finalised version of IFRS 9 which contains accounting requirements for financial instruments, replacing IAS 39 Financial Instruments: Recognition and Measurement.

IFRS 9 *Financial Instruments* (revised versions in 2009, 2010, 2013 and 2014) (continued)

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 recognised.

- **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.

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (CONTINUED)

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

New and revised IFRSs	**Effective for annual periods beginning on or after**
IFRS 15 *Revenue from Contracts with Customers*	January 1, 2018
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: Recognise revenue when (or as) the entity satisfies a performance obligation.	
Under IFRS 15, an entity recognises 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.	
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
IFRS 16 *Leases*	January 1, 2019
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.	

2. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (CONTINUED)

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

New and revised IFRSs	Effective for annual periods beginning on or after
Amendments to IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures* (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

Management anticipates, except as mentioned below, the adoption of these Standards and Interpretations in future periods will have no material financial impact on the consolidated financial statements of the Group in the period of initial application, other than certain presentation and disclosure changes.

Management anticipates that IFRS 15, IFRS 9, revised IFRS 7 and IFRS 16 will be adopted in the Group's consolidated financial statements for the annual period beginning January 1, 2018 and January 1, 2019, as applicable. The application of these standards may have significant impact on amounts reported in the consolidated financial statements and may result in more extensive disclosures.

3. SIGNIFICANT ACCOUNTING POLICIES

Statement of compliance
The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs).

Basis of preparation

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair value.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

For financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:
(i) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
(ii) Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
(i) Level 3 inputs are unobservable inputs for the asset or liability.

The consolidated financial statements are presented in United States Dollars ("US$"), which is the Group's functional and presentation currency.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of consolidation
The consolidated financial statements comprise the financial statements of QD US Real Estate Company and its subsidiaries (hereinafter referred to as the "Group").

Subsidiaries
Subsidiaries are those entities controlled by the Company. Control is achieved when the Company is exposed, or has rights to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. The Company controls an investee if and only if the Company has all of the following:

- Power over the investee (ie 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 the amounts of the investors returns

The Company reassess whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the statement of comprehensive income from the date the Company gains control until the date the Company ceases to control the subsidiary.

The Company's subsidiaries included in these consolidated financial statements are as follows:

			Group's effective shareholding %	
Name of the subsidiary	*Country of incorporation*	*Principal activities*	*31 December 2016*	*31 December 2015*
QD US Parcel A (Residential) Company	Cayman Islands	Real estate investments	**100%**	100%
QD US Parcel A (Condo 1) Company	Cayman Islands	Real estate investments	**100%**	100%
QD US Parcel A (Condo 2) Company	Cayman Islands	Real estate investments	**100%**	100%
QD US Parcel A (Office) Company	Cayman Islands	Real estate investments	**100%**	100%
QD US Parcel A (Retail) Company	Cayman Islands	Real estate investments	**100%**	100%
CCDC Parcel B Hotel Corporation (UK) Ltd	United Kingdom	Real estate investments	**100%**	100%
CCDC Parcel B Retail Corporation (UK) Ltd	United Kingdom	Real estate investments	**100%**	100%
LIC Gotham (UK) Ltd	United Kingdom	Real estate investments	**100%**	--

Transactions eliminated on consolidation
All material inter-group balances and transactions, and any unrealised gains from intra-group transactions are eliminated in preparing the consolidated financial statements.

Interests in joint ventures
A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The parties in a joint venture are bound by a contractual arrangement which gives those parties joint control of the arrangement. Joint control exists only when decisions about the relevant activities require the unanimous consent of the parties that control the arrangement.

The Group's investments in joint ventures are accounted for under the equity method in the Group's consolidated financial statements. Under the equity method the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the group's share of net assets in the joint venture since the acquisition date.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Interests in joint ventures (continued)
The statement of comprehensive income reflects the Group's share of the results of the operations of the joint venture. Any change in other comprehensive income of those investees is presented as part of the Group's other comprehensive income. In addition, when there has been a change recognised directly in the equity of the joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture are eliminated to the extent of the interest in the joint venture. The aggregate of the Group's share of profit or loss of a joint venture is shown on the face of the statement of comprehensive income outside operating profit and represents profit or loss after tax of the joint venture.

The financial statements of the joint venture are prepared for the same reporting period as the Group. Adjustments are made where necessary, to bring the accounting policies in line with those of the Group. All of the Group's properties held to earn rental income or for capital appreciation purposes are accounted for as investment properties and are measured using the fair value model.

Impairment of non-financial assets
The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating units fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less cost to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded subsidiaries or other available fair value indicators.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had not impairment loss been recognized for the asset in prior years. Such reversal is recognized in the consolidated statement of comprehensive income unless the asset is carried at re-valued amount, in which case the reversal is treated as a revaluation increase.

Financial instruments
Financial instruments comprise financial assets and financial liabilities.

Financial assets consist of loan to a related party and bank balances. Financial liabilities consist of amounts due to a related party and accrued expenses.

Initial recognition
Date of recognition
All financial assets and liabilities are initially recognised on the trade date, i.e., the date at which the Group becomes a party to the contractual provisions of the instrument.

Initial measurement of financial instruments
The classification of financial instruments at initial recognition depends upon the purpose for which the financial instruments were acquired and the characteristics of the financial instruments. All financial instruments are measured initially at their fair value, plus, in the case of financial assets and financial liabilities not at fair value through profit or loss, any directly attributable incremental costs of acquisition or issue. Transaction cost directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in consolidated statement of comprehensive income

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Subsequent measurement
The subsequent measurement of financial assets depends on their classification as described below:

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial recognition, such financial assets are subsequently measured at amortised cost using the effective interest rate ("EIR") method, less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the consolidated statement of comprehensive income.

Bank balances
Bank balances comprise of bank balances with original maturity of three months or less.

Due from related parties
Due from related parties are non-derivative financial assets, with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assests are subsequently measured at amortized cost using the effective interest rate, lease impairment.

Due to related parties
Due to related parties are non-derivative financial liabilities and are carried at amortised cost, using the effective interest rate method.

Payables and accruals
Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

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

Impairment and collectability of financial assets
An assessment is made at the end of each reporting period to determine whether there is objective evidence that a specific financial asset may be impaired. If such evidence exists, any impairment loss is recognised in the consolidated statement of comprehensive income. Impairment is determined as follows:

(a) For assets carried at fair value, impairment is the difference between cost and fair value;
(b) For assets carried at cost, impairment is the difference between cost and the present value of future cash flows discounted at the current market rate of return for a similar financial asset.
(c) For assets carried at amortised cost, impairment is the difference between carrying amount and the present value of future cash flows discounted at the original effective interest rate.

Derecognition of financial assets and liabilities
Financial assets
The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Financial liabilities
A financial liability is derecognised 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 amounts is recognised in the consolidated statement of comprehensive income.

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

Foreign currencies
Transactions in currencies other than the Group's functional currency (foreign currencies) are recognised at the rates of exchange prevailing on the dates of the transactions. At each balance sheet date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are translated 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.

Dividend distributions
Dividend distributions are at the discretion of the Group. A dividend distribution to the Group's shareholders is accounted for as a deduction from retained earnings. A proposed dividend is recognised as a liability in the period in which it is approved in the meeting of the Board of Directors.

Taxation
Income tax expense recognised in the consolidated statement of comprehensive income represents the tax payable on taxable income for the period in accordance with Tax Laws in the United Kingdom. The Group shall pay income tax on the basis of the current rates of taxation as set out in the Laws.

Deferred income tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on laws that have been enacted at the end of the reporting period.

Deferred tax assets and liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes related to the same taxable entity and same taxation authority.

4. CRITICAL JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Critical accounting judgements
The following are the critical judgements, apart from those involving estimations, that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in consolidated financial statements:

Classification of investments
Note 7 of the consolidated financial statements describes that Group's investments in various companies as joint ventures of the Group although the Group owns 90% of the share capital of the investee companies, 80% in the case of LIC. The management of the Group assessed whether or not Group has control over these entities based on whether the Group has practical ability to control the relevant activities of these entities unilaterally. After assessment, management concluded that the Group jointly controls the relevant activities with its co-venturer and accordingly classified the same as investment in joint ventures.

Accounting policy for measurement of investment properties
Management of the Group is required to choose as its accounting policy either the fair value model or the cost model and shall apply this policy to all of its investment property, except if it holds an investment property as a lessee under an operating lease, under which it is required to hold these investment properties only at fair value.

The Group has chosen to adopt the fair value model for the purposes of measuring its investment properties (including properties carried in the books of joint ventures) in the consolidated statement of financial position.

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

Functional currency
The primary objective of the Group is to generate returns in US$, which is the capital raising currency. Also, the day-to-day activities of the Group are managed and the performance is evaluated in US$. Therefore, the management considers US$ as the currency that most faithfully represents the economic effects of the underlying transactions, events and conditions.

Estimation uncertainty
The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the consolidated statement of financial position date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year:

Fair value measurements
Investment properties of the joint ventures are measured at fair value for the Group financial reporting purposes. In estimating the fair value of the properties, the Group engages third party qualified valuers to perform the valuation. The management committee if any works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

Impairment of receivables
An estimate of the collectible amount of loan to a related party 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 applied according to the length of time past due, based on historical recovery rates.

Impairment of non-financial assets
Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell calculation is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is generally based on the discounted cash flow model. The cash flows are derived from the budget and do not include the restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset base of the cash generating unit being tested.

5. PROMOTE EXPENSES

Promote expenses are provisions payable to Hines CCDC Partners LLC, a co-venturer. Based on the joint venture agreement, once the land uses reach 95% stabilization, the Group will reduce its ownership in the joint ventures to circa 83.5% from 90% by transferring the difference to the co-venturer without any consideration.

Provision for promote expenses will be utilised to reduce carrying value of investment in joint ventures once the actual expense has been determined when all the underlying properties reach 95% stabilization, which is expected to take place in the third quarter of 2017. As at 31 December 2016, the Group assessed the provision for promote expenses for office, retail and residential properties based on management's best estimate.

6. INVESTMENT IN JOINT VENTURES

The Group has the following investments in joint ventures:

	Group effective shareholding as at 31 December		*Group's share of net assets as at 31 December*	
	2016	*2015*	*2016*	*2015*
	US$	*US$*	*US$*	*US$*
Name of joint venture				
CCDC Residential Rental L.L.C. (i)	90%	90%	**82,052,527**	140,537,291
CCDC For Sale II L.L.C. (ii)	90%	90%	**2,416,784**	8,420,051
CCDC For Sale I L.L.C. (iii)	90%	90%	**2,244,044**	7,512,833
CCDC Office L.L.C. (iv)	90%	90%	**245,784,095**	289,799,786
CCDC Retail L.L.C. (v)	90%	90%	**50,960,000**	50,789,057
CCDC Hotel L.L.C. (vi)	90%	49.15%	**40,981,373**	8,298,646
CCDC Retail Parcel B L.L.C. (vii)	90%	49.15%	**7,354,220**	1,729,483
LIC Site B-1 JV Holdings LP. (viii)	80%	-	**66,452,743**	--
			498,245,786	507,087,147

The Group's investment in the joint venture entities are as follows:

(i) *CCDC Residential Rental L.L.C.*
The Group holds 90% of the ownership interest in CCDC Residential Rental L.L.C., which was registered and incorporated on 28 February 2011. The entity is primarily engaged in the development and construction of two apartment buildings within the CityCenterDC mixed-use development project.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016	*2015*
	US$	*US$*
Share of joint venture's statement of financial position:		
Total assets	**231,339,547**	260,847,504
Total liabilities	**140,170,073**	104,694,959
Equity	**91,169,474**	156,152,545
Proportion of the Group's ownership	**90%**	90%
Carrying amount of the investment	**82,052,527**	140,537,291
Share of joint ventures results		
Total (loss) / income	**(12,001,037)**	15,549,296
Total expenses	**(16,274,437)**	(12,306,760)
(Loss) / profit for the year	**(28,275,474)**	3,242,536
Group's share of (loss) / profit for the year	**(25,447,927)**	2,918,283

6. INVESTMENT IN JOINT VENTURES (CONTINUED)

(ii) *CCDC For Sale H L.L.C.*
The Group holds 90% of the ownership interest in CCDC For Sale H L.L.C., which was registered and incorporated on 28 February 2011. The entity is engaged in the development and construction of the "For Sale" residential building on the parcel of the land adjacent to H Street in the CityCenterDC mixed-use development project. As at 31 December 2016 all units in the condominiums have been sold.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016	*2015*
	US$	*US$*
Share of joint venture's statement of financial position:		
Total assets	**3,508,610**	9,496,794
Total liabilities	**823,306**	141,182
Equity	**2,685,304**	9,355,612
Proportion of the Group's ownership	**90%**	90%
Carrying amount of the investment	**2,416,784**	8,420,051
Share of joint ventures results		
Total income	**6,486,215**	14,633,750
Total expenses	**(7,052,523)**	(11,877,768)
(Loss) / profit for the year	**(566,308)**	2,755,982
Group's share of (loss) / profit for the year	**(509,632)**	2,480,384

(iii) *CCDC For Sale I L.L.C.*
The Group holds 90% of the ownership interest in CCDC For Sale I L.L.C., which was registered and incorporated on 28 February 2011. The entity is engaged in the development and construction of the "For Sale" residential building on the parcel of land adjacent to I Street in the CityCenterDC mixed-use development project. As at 31 December 2016 all units in the condominiums have been sold.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016	*2015*
	US$	*US$*
Share of joint venture's statement of financial position:		
Total assets	**3,287,952**	8,457,751
Total liabilities	**794,583**	110,159
Equity	**2,493,369**	8,347,592
Proportion of the Group's ownership	**90%**	90%
Carrying amount of the investment	**2,244,044**	7,512,833
Share of joint ventures results		
Total income	**2,429,047**	14,694,528
Total expenses	**(4,494,270)**	(11,734,832)
(Loss) / profit for the year	**(2,065,223)**	2,959,696
Group's share of (loss) / profit for the year	**(1,858,720)**	2,663,726

6. INVESTMENT IN JOINT VENTURES (CONTINUED)

(iv) *CCDC Office L.L.C.*
The Group holds 90% of the ownership interest in CCDC Office L.L.C., which was registered and incorporated on 28 February 2011. The Company is engaged in the development and construction of two office buildings in the CityCenterDC mixed-use development project.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016 US$	*2015* US$
Share of joint venture's statement of financial position:		
Total assets	**615,476,713**	565,668,518
Total liabilities	**342,383,274**	243,668,756
Equity	**273,093,439**	321,999,762
Proportion of the Group's ownership	**90%**	90%
Carrying amount of the investment	**245,784,095**	289,799,786
Share of joint ventures results		
Total income	**63,460,522**	38,750,801
Total expenses	**(20,773,352)**	(25,465,024)
Profit for the year	**42,687,170**	13,285,777
Group's share of profit for the year	**38,418,453**	11,957,199

(v) *CCDC Retail L.L.C.*
The Group holds 90% of the ownership interest in CCDC Retail L.L.C., which was registered and incorporated on 28 February 2011. The Company is engaged in the development and construction of retail space within the six buildings (two office buildings, two apartment buildings, and two for-sale residential buildings) in the CityCenterDC mixed-use development project.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016 US$	*2015* US$
Share of joint venture's statement of financial position:		
Total assets	**165,273,778**	135,052,922
Total liabilities	**108,651,556**	78,620,637
Equity	**56,622,222**	56,432,285
Proportion of the Group's ownership	**90%**	90%
Carrying amount of the investment	**50,960,000**	50,789,057
Share of joint ventures results		
Total income	**34,143,684**	11,134,000
Total expenses	**(7,919,585)**	(10,311,359)
Profit for the year	**26,224,099**	822,641
Group's share of profit for the year	**23,601,689**	740,377

6. INVESTMENT IN JOINT VENTURES (CONTINUED)

(vi) *CCDC Hotel L.L.C*
The Group holds 90% of the ownership interest in CCDC Hotel L.L.C, which was registered and incorporated on 24 April 2014. The Company is engaged in the development and construction of a 360 room hotel adjacent to CityCenterDC mixed-use development. The project is now in construction phase, with mass excavation completed as at 31 December 2016. The project was funded 49.15% by the Group, which increased to 90% following construction commencement on 31 May 2016.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016	*2015*
	US$	*US$*
Share of joint venture's statement of financial position:		
Total assets	**52,186,038**	17,382,806
Total liabilities	**6,651,179**	499,484
Equity	**45,534,859**	16,883,322
Proportion of the Group's ownership	**90%**	49.15%
Carrying amount of the investment	**40,981,373**	8,298,646
Share of joint ventures results		
Total income	**958,411**	--
Total expenses	**(77,404)**	--
Profit for the year	**881,007**	--
Group's share of profit for the year	**792,906**	--

(vii) *CCDC Retail Parcel B L.L.C*
The Group holds 90% of the ownership interest in CCDC Retail Parcel B L.L.C., which was registered and incorporated on 24 April 2014. The Company is engaged in the development and construction of 30,000SF of retail space within the hotel development and adjacent to the CityCenterDC mixed-use development. . The project is now in construction phase, with mass excavation completed as at 31 December 2016. The project was funded 49.15% by the Group, which increased to 90% following construction commencement on 31 May 2016.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016	*2015*
	US$	*US$*
Share of joint venture's statement of financial position:		
Total assets	**11,649,760**	3,645,123
Total liabilities	**3,478,404**	121,279
Equity	**8,171,356**	3,523,844
Proportion of the Group's ownership	**90%**	49.15%
Carrying amount of the investment	**7,354,220**	1,729,483
Share of joint ventures results		
Total expenses	**(363,248)**	--
Loss for the year	**(363,248)**	--
Group's share of loss for the year	**(326,923)**	--

6. INVESTMENT IN JOINT VENTURES (CONTINUED)

(viii) *LIC Site B-1 JV Holdings LP*
The Group holds 80% of the ownership interest in LIC Site B-1 JV Holdings LP., which was registered and incorporated on 22 June 2016. The Company is engaged in the development and construction of 1.1 million SF of office space and 43,000SF of retail space in Long Island, New York. The project is now in construction phase, with mass excavation 80% completed as at 31 December 2016.

The following table summarises the financial information of the Group's investment in the joint venture entity.

	2016 *US$*	*2015* *US$*
Share of joint venture's statement of financial position:		
Total assets	**110,750,943**	--
Total liabilities	**27,685,014**	--
Equity	**83,065,929**	--
Proportion of the Group's ownership	**80%**	--
Carrying amount of the investment	**66,452,743**	--
Share of joint ventures results		
Total expenses	**(2,905,997)**	--
Loss for the period	**(2,905,997)**	--
Group's share of loss for the period	**(2,324,798)**	--

The joint ventures' financial statements are prepared using Generally Accepted Accounting Principles in the United States of America. The following significant adjustments were made to align the joint ventures' financial statements with the accounting policies of the Group (amounts shown are aggregate figures for all joint ventures):

	2016 *US$*	*2015* *US$*
Reclassification to investment property	**981,000,000**	955,000,000
Reclassification to inventories	--	29,231,050
Recognition of deferred tax liabilities	**4,768,961**	2,022,825
Recognition of fair value losses	**(5,681,059)**	(5,073,363)

The fair value adjustment was done based on valuations produced by an independent valuer.

At 31 December, the movements in the investment in joint ventures were as follows:

	2016 *US$*	*2015* *US$*
At 1 January	**507,087,147**	503,286,041
Additional investments	**106,619,021**	3,567,437
Dividends received	**(147,805,430)**	(20,526,300)
Share of profit for the year	**32,345,048**	20,759,969
At 31 December	**498,245,786**	507,087,147

6. INVESTMENT IN JOINT VENTURES (CONTINUED)

By September 15, 2016, the underlying joint ventures, CCDC Residential Rental L.L.C., CCDC Office L.L.C., and CCDC Retail L.L.C., achieved stabilized occupancy. As agreed between the Company and Hines CCDC Partners LLC, any distributions received from the mortgage loan proceeds or after the stabilized occupancy have been allocated based on the estimated percentages after the date of conversion of 83.5% to the wholly owned subsidiaries of the Company and 16.5% to Hines CCDC Partners LLC. Investment in joint ventures will be adjusted to reflect the actual percentages after the finalisation of conversion in 2017 (See Note 5).

7. SHARE CAPITAL

The authorised share capital of the Group is US$ 292,273 (2015: US$ 292,273) divided into 29,227,307 (2015: 29,227,307) participating shares of US$ 0.01 par value. These shares are divided further into 144,450 (2015: 144,450) voting shares and 29,082,857 (2015: 29,082,857) non-voting shares authorised for issue to Qatari Diar Real Estate Investment Company Q.S.C. Both classes of shares are issuable at US$ 10 per share, with the excess above par values credited to a share premium reserve.

The share premium reserve is available for use only in the circumstances prescribed in the Company's Articles of Association.

Quantitative information about the Company's capital is provided in the table below. These shares are entitled to dividends when declared and to payment of a proportionate share of the Company's net asset value upon winding up of the Company.

At 31 December, the issued share capital is as follows:

			31 December 2016		
	Number of shares	*Par value* US$	*Share capital* *US$*	*Share premium* *US$*	*Total* *US$*
Shares:					
Voting shares	144,450	0.01	1,445	1,443,056	1,444,501
Non-voting shares	29,082,857	0.01	290,828	219,109,175	219,400,003
	29,227,307		292,273	220,552,231	220,844,504

			31 December 2015		
	Number of shares	*Par value* US$	*Share capital* *US$*	*Share premium* *US$*	*Total* *US$*
Shares:					
Voting shares	144,450	0.01	1,445	1,443,056	1,444,501
Non-voting shares	29,082,857	0.01	290,828	219,109,175	219,400,003
	29,227,307		292,273	220,552,231	220,844,504

The Net Asset Value (NAV) calculated per the Company's equity under IFRS is as follows:

31 December 2016	*Voting shares*	*Non-voting shares*
Share capital and share premium (US$)	1,444,501	219,400,003
Retained earnings (US$)	563,321	113,416,251
Equity at 31 December 2016 (US$)	2,007,822	332,816,254
No. of shares in issue	144,450	29,082,857
Net Asset Value per share (US$)	13.90	11.44

7. SHARE CAPITAL (CONTINUED)

31 December 2015	*Voting Shares*	*Non-voting shares*
Share capital and share premium (US$)	1,444,501	219,400,003
Retained earnings (US$)	489,871	98,628,326
Equity at 31 December 2015 (US$)	1,934,372	318,028,329
No. of shares in issue	144,450	29,082,857
Net Asset Value per share (US$)	13.39	10.94

8. TAX

The Group is subject to corporate income tax in the United Kingdom and the United State of America for the share of taxable profit attributable to the Group's subsidiaries. The reconciliation between the accounting basis results and the tax basis results is as follows:

	2016 US$	*2015 US$*
Corporation tax:		
Current year	–	47,964
Adjustments in respect of prior years	**10,545**	--
	10,545	47,964
Deferred tax	**900,146**	(1,464,622)
Total tax expense / (credit)	**910,691**	(1,416,658)

Corporation tax is calculated at 20 percent (2015: 20 percent) of the estimated taxable profit for the year.

Taxation for other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

The credit for the year can be reconciled to the profit in the statement of comprehensive income as follows:

	2016 US$	*2015 US$*
Profit before tax on continuing operations	**15,772,063**	663,390
Adjustment for non-deductible items	**(34,152,304)**	--
Allowable Loss on continuing operations	**(18,380,241)**	663,390
Tax at the UK corporation tax rate of 20% (2015: 20%)	**(3,676,049)**	132,678
Tax effect of expenses that are not deductible in determining taxable profit	**5,972,036**	(2,884,131)
Change in unrecognised deferred tax assets	**903,848**	1,268,675
Effect of different tax rates of operations in other jurisdictions	**(2,299,689)**	66,120
Prior year adjustment	**10,545**	--
Tax expense / (credit) for the year	**910,691**	(1,416,658)

8. TAX (CONTINUED)

In addition to the amount charged to the statement of comprehensive income, the following amounts relating to tax have been recognized directly in equity:

	2016 *US$*	*2015* *US$*
Current tax	--	--
Deferred tax:		
Arising on fair value gains	**88,239,749**	87,339,603
Total income tax recognised directly in equity	**88,239,749**	87,339,603

Group relief is surrendered in accordance with the provisions of Part 5 of the Corporation Tax Act 2010. Where losses exceed amounts surrendered to other members of the QD US Real Estate Group, these losses will be carried forward.

	2016 *US$*	*2015* *US$*
Deferred tax liabilities:		
Joint ventures	**88,239,749**	87,339,603

Deferred tax is arising from taxable temporary difference associated with the investment in joint ventures due to fair valuation of underlying property. Tax rate used was 35%, the US tax rate applicable to the subsidiaries directly holding the investments in joint ventures.

9. ACCRUALS AND PROVISIONS

	2016 *US$*	*2015* *US$*
Provision for promote expenses (Note 5)	**27,357,535**	29,167,292
Other accrued expenses	**990,115**	296,135
	28,347,650	29,463,427

10. RETAINED EARNINGS

	US$
Balance at 1 January 2015	97,038,149
Net profit for the year	2,080,048
Balance at 31 December 2015	99,118,197
Net profit for the year	14,861,375
Balance at 31 December 2016	**113,979,572**

Included within retained earnings as at 31 December 2016 is an amount of US$ 24,529,084 (2015: US$ 11,906,245) that represents unrealised profits arising on revaluation of the underlying property of the Group's investments in joint ventures.

11. RELATED PARTY DISCLOSURES

Related parties represent associated entities, shareholder, directors and key management personnel of the Group, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Group's management.

Transactions with related parties included in the consolidated statement of comprehensive income is as follows:

	2016 *US$*	*2015* *US$*
Finance costs	**14,777,518**	16,652,010
General and administrative expenses	**2,944,011**	2,025,177

Balances with related parties included in the consolidated statement of financial position are as follows:

	2016		*2015*	
	Receivables ***US$***	***Payables*** ***US$***	*Receivables* *US$*	*Payables* *US$*
Shareholder:				
Qatari Diar Real Estate Investment Company Q.S.C.(i)	**19,001,265**	**142,362,240**	19,001,265	277,639,346
Other related parties:				
Qatari Diar UK Ltd.	--	**80,377**	--	910,668
QD Americas Inc.	**5,225**	**54,623**	--	1,353,929
	19,006,490	**142,497,240**	19,001,265	279,903,943

Note:

(i) Amounts due to related parties include facilities granted by Qatari Diar Real Estate Investment Company Q.S.C. amounting to $ 592,000,000 of which the Group has drawn down $250,000,000. Monies owing are due in one installment on 30 November 2021 or such extended date as agreed by the lender at its discretion. The facility has an effective date of 01 December 2016 and carries interest at 3 month US$ libor plus 5.5% per annum.

	2016 *US$*	*2015* *US$*
Amounts due to related parties presented in the consolidated statement of financial position as:		
Current portion	**135,000**	2,319,221
Non-current portion	**142,362,240**	277,584,722
	142,497,240	279,903,943

Terms and conditions of transactions with related parties

Transactions with related parties are made at terms agreed by the Directors. Outstanding balances at the reporting date are unsecured, interest free and the settlement occurs in cash, except for the loans from related party, which carries interest at market rates. There have been no guarantees provided or received for any related party receivables or payables.

Compensation of key management personnel

There was no remuneration paid to key management during the year.

12. COMMITMENTS AND CONTINGENCIES

At 31 December 2016, the Group has contingent liabilities as follows:

a. Capital commitments with Hines CCDC Partners Parcel B LLC amounting to US$ 241.39 million (2015: US$ 240.61 million). These commitments relate to the cost of construction of the CCDC Parcel B Hotel and Retail projects.

b. Capital commitments with Tishman Speyer amounting to US$ 567.23 million (2015: US$ Nil). These commitments relate to the cost of construction of the office and retail development at Long Island City in New York

13. FINANCIAL RISK MANAGEMENT

Objective and policies
The Group's principal financial liabilities comprise of amounts due to related parties and other accrued expenses. The main purpose of these financial liabilities is to manage the working capital requirements for the Group's operations. The Group has bank balances as financial assets, which arise directly from its operations as well as due from related party.

The main risks arising from the Group's financial instruments are market risk, credit risk and liquidity risk. The management reviews and agrees policies for managing each of these risks, which are summarised below.

Market risk
Market risk is the risk that changes in market prices, such as foreign exchange rates and interest will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Group is in the process of setting acceptable parameters, based on value at risk that may be accepted and monitored on a daily basis.

Interest rate risk
Interest rate risk arises due to the changes in market interest rates, affecting the floating rate financial instruments of the Group. At the reporting date, the Group had no floating rate financial assets or financial liabilities, on which the Group would be exposed to interest rate risk (2015: Nil).

Currency risk
Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The Group does not hedge its exposures to currency risk.

There are no financial instruments exposed to foreign currency fluctuations at the reporting date (2015: Nil).

Credit risk
Credit risk is the risk that one party to a financial instrument will fail to discharge a financial obligation and cause the other party to incur a financial loss, and arises from the operations of the Group. The Group's exposure to credit risk is indicated by the carrying amount of its financial assets, which consists primarily of bank balances.

The Group seeks to limit its credit risk with respect to banks by dealing with reputable banks. The Group's exposure to credit risk arises from the default of the counterparty, with a maximum exposure equal to the carrying amount of these financial assets in the consolidated statement of financial position.

Liquidity risk
Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the its reputation.

The Group limits its liquidity risk by ensuring financing facilities are available from its shareholder, through capital calls or loans.

13. FINANCIAL RISK MANAGEMENT (CONTINUED)

Liquidity risk (continued)

The table below summarises the maturities of the Group's undiscounted financial liabilities at 31 December, based on contractual payment dates and current market interest rates.

2016	*Less than 1 year US$*	*1 to 5 years US$*	*> 5 years US$*	*Total US$*
Amounts due to related parties	**135,000**	**142,362,240**	--	**142,497,240**
Other accrued expenses	**990,115**	--	--	**990,115**
Total	**1,125,115**	**142,362,240**	--	**143,487,355**

2015	*Less than 1 year US$*	*1 to 5 years US$*	*> 5 years US$*	*Total US$*
Amounts due to related parties	2,319,221	277,584,722	--	279,903,943
Other accrued expenses	296,135	--	--	296,135
Total	2,615,356	277,584,722	--	280,200,078

Capital management

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximise shareholder value. The Group manages its capital structure and makes adjustments to it in light of changes in business conditions. No changes were made in the objectives, policies or processes during the period ended 31 December 2016 and 2015.

Capital comprises share capital, share premium and retained earnings and is measured at 31 December 2016 US$ 334,824,076 (2015: US$ 319,962,701).

14. FAIR VALUE OF FINANCIAL INSTRUMENTS

Financial instruments comprise financial assets and financial liabilities. Financial assets consist of bank balances and due from related party. Financial liabilities consist of amounts due to related parties and other accrued expenses.

Fair values of financial instruments are not materially different from their carrying values.

15. AUDITORS' REMUNERATION

Fees payable to Deloitte & Touche – Qatar and their associates for the audit of the Group's consolidated accounts for the year ended 31 December 2016 were US$ 45,600 (2015: US$ 48,000).

Fees payable to Deloitte & Touche – Qatar and their associates for non-audit services to the Group for the year ended 31 December 2016: Nil (2015: Nil).

16. EVENTS AFTER THE REPORTING PERIOD

Following the sale of all condominium units in 2016, which were held by CCDC for Sale H, LLC and CCDC for Sale I, LLC, the Company's joint ventures through its wholly owned subsidiaries, CCDC Condo 1, Inc. CCDC Condo 2, Inc., respectively, the management has approved the phased voluntary liquidation of CCDC Condo 1, Inc. and CCDC Condo 2, Inc. commencing in August 2017. The phased voluntary liquidation will take place over 12 months from commencement date with dissolution expected to be completed in August 2018.