KUWAIT FINANCE HOUSE K.S.C. AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 SEPTEMBER 2005



AL AIBAN, AL OSAIMI & PARTNERS

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REVIEW REPORT TO THE DIRECTORS OF KUWAIT FINANCE HOUSE K.S.C.

We have reviewed the accompanying consolidated balance sheet of Kuwait Finance House K.S.C. (the bank) and Subsidiaries (the group) at 30 September 2005, and the related consolidated income statement for the three month and nine month periods then ended, and the related consolidated statements of changes in equity and cash flows for the nine month period then ended. These interim condensed consolidated financial statements are the responsibility of the bank's management. Our responsibility is to issue a report on these interim condensed consolidated financial statements based on our review.

We conducted our review in accordance with the International Standard on Review Engagements 2400. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the interim condensed consolidated financial statements are free of material misstatement. A review is limited primarily to inquiries of bank personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not presented fairly, in all material respects, in accordance with the basis of presentation set out in Note 2.

Furthermore, based on our review, the interim condensed consolidated financial statements are in agreement with the books of the bank. We further report that, to the best of our knowledge and belief, no violations of the Commercial Companies Law of 1960, as amended, nor of the articles of association of the bank have occurred that might have had a material effect on the business of the bank or on its financial position.

We further report that, during the course of our review, we have not become aware of any material violations of the provisions of Law No. 32 of 1968, as amended, concerning currency, the Central Bank of Kuwait and the organisation of banking business, and its related regulations.

WALEED A. AL OSAIMI LICENCE NO. 68 A ERNST & YOUNG

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AL-FAHAD & CO.

8 October 2005 Kuwait

CONSOLIDATED INCOME STATEMENT

30 September 2005

		(Unaudited) 3 months ended 30 September 2005	(Unaudited) 3 months ended 30 September 2004	(Unaudited) 9 months ended 30 September 2005	(Unaudited) 9 months ended 30 September 2004
	Note	KD 000's	KD 000's	KD 000's	KD 000's
INCOME					
Murabaha, Istisna'a and leasing income		43,301	34,046	124,485	100,072
Investment income		22,290	8,559	91,238	32,117
Fee and commission income		4,416	3,577	20,190	10,029
Net gain from dealing in foreign currencies		474	262 2,509	1,928	895
Other operating income		1,925		5,904	4,137
		72,406	48,953	243,745	147,250
EXPENSES					
General and administrative expenses		11,822	7,848	39,161	23,219
Depreciation		3,171	1,112	10,477	4,130
Provision for impairment		1,850	2,528	12,326	5,134
		16,843	11,488	61,964	32,483
PROFIT BEFORE ESTIMATED					
DISTRIBUTION TO DEPOSITORS		55,563	37,465	181,781	114,767
Estimated distribution to depositors	3	(23,169)	(20,176)	(84,234)	(63,037)
PROFIT FOR THE PERIOD Provision for contribution to Kuwait Foundation for the Advancement of		32,394	17,289	97,547	51,730
Sciences		(320)	(167)	(953)	(500)
Provision for National Labour Support tax		(474)	(299)	(1,421)	(893)
NET PROFIT FOR THE PERIOD	3	31,600	16,823	95,173	50,337
Attributable to:					
Equity holders of the bank		31,222	16,311	92,920	48,645
Minority interest		378	512	2,253	1,692
		31,600	16,823	95,173	50,337
BASIC EARNINGS PER SHARE	4	29 fils	19 fils	99 fils	57 fils

CONSOLIDATED BALANCE SHEET

30 September 20)05
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30 September 2005				
•		(Unaudited) 30 September 2005	(Audited) 31 December 2004	(Unaudited) 30 September 2004
	Note	KD 000's	KD 000's	KD 000's
ASSETS Cash and balances with banks and financial				
institutions		116,253	146,161	113,072
Short-term international murabaha		653,340	380,646	450,521
Receivables		1,754,005	1,484,971	1,447,109
Leased assets		563,515	505,550	480,054
Investments		642,139	565,038	513,103
Trading properties		80,019	127,835	108,775
Investment properties		143,622	105,921	103,972
Other assets		51,220	69,736	73,518
Property and equipment		75,147	72,208	68,995
TOTAL ASSETS		4,079,260	3,458,066	3,359,119
LIABILITIES, DEFERRED REVENUE, FAIR VALUE RESERVE, FOREIGN EXCHANGE TRANSLATION RESERVE AND TOTAL EQUITY				
LIABILITIES				
Due to banks and financial institutions		128,467	121,821	24,364
Depositors' accounts		2,893,327	2,563,185	2,636,228
Other liabilities		197,912	204,807	156,956
TOTAL LIABILITIES		3,219,706	2,889,813	2,817,548
DEFERRED REVENUE		216,220	189,002	183,285
FAIR VALUE RESERVE	5	48,068	31,680	37,415
FOREIGN EXCHANGE TRANSLATION RESERVE	6	(1,662)	•	-
EQUITY ATTRIBUTABLE TO THE EQUITY				
HOLDERS OF THE BANK Share capital	7	109,397	78,141	78,141
Proposed issue of bonus shares	7	100,007	7,814	70,111
Reserves	·	372,293	200,913	173,576
Net profit for the period attributable to equity		,	•	•
holders of the bank		92,920	-	48,645
Proposed cash dividend		574,610 -	286,868 39,070	300,362
TOTAL FOURTVATTDIDUTADIE TO THE				
TOTAL EQUITY ATTRIBUTABLE TO THE EQUITY HOLDERS OF THE BANK		574,610	325,938	300,362
Minority interest		22,318	21,633	20,509
•				
TOTAL EQUITY		596,928	347,571	320,871
TOTAL LIABILITIES, DEFERRED REVENUE,				
FAIR VALUE RESERVE, FOREIGN EXCHANGE		4 070 340	2 150 066	3,359,119
TRANSLATION RESERVE AND TOTAL EQUITY		4,079,260	3,458,066	3,339,119

BADER ABDULMOHSEN AL-MUKHAIZEEM (CHAIRMAN AND MANAGING DIRECTOR)

MOHAMED SULAIMAN AL-OMAR (DEPUTY GENERAL MANAGER)



Kuwait Finance House K.S.C. and Subsidiaries

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) 30 September 2005

so september 2003					Attributable to	Attributable to equity holders of the bank	of the bank					Minority interest	Total equity
				Re	Reserves							KD 000's	KD 000's
	Share capital KD 000's	Proposed issue of bonus shares KD 000's	Share premium KD 000's	Statutory reserve KD 000's	Voluntary reserve KD 000's	Treasury shares KD 000's	Sub total KD 000's	Net profit for the period KD 000's	Sub total KD 000's	Proposed cash dividends KD 000's	Sub total KD 000's		
At I January 2004	71,689	4,301	7,826	137,251	28,542	(867)	172,752	•	248,742	35,844	284,586	20,637	305,223
Movements during the period: Issue of bonus shares Issue of shares for cash	4,301 2,151	(4,301)	4,774	1 1		• •	4,774		- 6,925		6,925		- 6,925
Cash received on cancellation of share options Zakat Cash dividends paid			01		- (4,010) -	,	10 (4,010)		10 (4,010)		10 (4,010) (35,844)		10 (4,010) (35,844)
Net movement in treasury shares Net change in minority interest Net profit for the period					, , ,	- 50	20	48,645	50 - 48,645		50 - 48,645	(1,820)	50 (1,820) 50,337
At 30 September 2004	78,141		12,610	137,251	24,532	(817)	173,576	48,645	300,362		300,362	20,509	320,871
At 1 January 2005	78,141	7,814	12,619	157,119	32,192	(1,017)	200,913		286,868	39,070	325,938	21,633	347,571
Movements during the period: Issue of shares (Note 7) Issue of bonus shares (Note 7)	23,442 7,814	(7,814)	175,816				175,816		199,258		199,258		199,258
Cash received on cancenation of share options Zakat Cash dividends paid		<i>:</i>	90		(4,371)	1 - 1 - 1	30 (4,371)		30 (4,371) -	- - (39,070)	30 (4,371) (39,070)		30 (4,371) (39,070)
Net movement in treasury shares Net change in minority interest Net profit for the period		• • •				(86)	(95)	92,920	92,920		(95)	(1,568)	(95) (1,568) 95,173
At 30 September 2005	109,397	•	188,465	11,/51	179'/7	(1,11)	312,233	075,750	010,4/6		010,475	01677	370,720

CONSOLIDATED STATEMENT OF CASH FLOWS

30 September 2005

	(Unaudited) 9 months ended 30 September 2005	(Unaudited) 9 months ended 30 September 2004
Note	KD 000's	KD 000's
OPERATING ACTIVITIES Net profit for the period Adjustment for:	95,173	50,337
Depreciation	10,477	4,130
Provision for impairment	12,326	5,134
Changes in operating assets and liabilities	117,976	59,601
(Increase) decrease in operating assets:		
Exchange of deposits	(64,389)	(8,548)
Receivables	(555,370)	79,262
Leased assets	(66,796)	(191,920)
Trading properties	47,815	32,445
Other assets	17,234	13,418
Increase (decrease) in operating liabilities:	•	•
Due to banks and financial institutions	6,64 6	(39,313)
Depositors' accounts	330,142	336,067
Other liabilities	(10,055)	(14,726)
Deferred revenue	27,218	875
Net cash (used in) from operating activities	(149,579)	267,161
INVESTING ACTIVITIES		
Purchase of investments, net	(62,337)	(62,193)
Purchase of investment properties, net	(39,176)	(4,363)
Purchase of property and equipment	(11,951)	(37,873)
Net cash used in investing activities	(113,464)	(104,429)
FINANCING ACTIVITIES		
Issue of shares	199,258	6,925
Cash received on cancellation of shares options	30	10
Cash dividends paid	(39,070)	(35,844)
Payment of Zakat	(4,371)	(4,010)
Net movement in treasury shares	(95)	50
Net cash from (used in) financing activities	155,752	(32,869)
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(107,291)	129,863
Cash and cash equivalents at the beginning of the period	339,315	238,426
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD 8	232,024	368,289

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

1 ACTIVITIES

The interim condensed consolidated financial statements of Kuwait Finance House K.S.C. (the bank) and Subsidiaries (the group) for the period ended 30 September 2005 were authorised for issue in accordance with a resolution of the board of directors on 8 October 2005.

The group comprises Kuwait Finance House K.S.C. and its subsidiaries. The bank is a public shareholding company incorporated in Kuwait on 23 March 1977 and was registered as an Islamic Bank with the Central Bank of Kuwait on 24 May 2004. It is engaged principally in providing banking services, the purchase and sale of properties, leasing, project construction for its own account as well as for third parties and other trading activities without practising usury. Trading activities are conducted on the basis of purchasing various goods and selling them on Murabaha at negotiated profit margins which can be settled in cash or on instalment credit basis. The bank's registered head office is at Abdulla Al-Mubarak Street, Murqab, Kuwait.

All activities are conducted in accordance with Islamic Shareea'a, as approved by the bank's Fatwa and Shareea'a Supervisory Board.

2 BASIS OF PRESENTATION

The interim condensed consolidated financial statements of the group have been prepared in accordance with International Accounting Standard 34, Interim Financial Reporting. The accounting policies used in the preparation of the interim condensed consolidated financial statements are consistent with those used in the preparation of the annual consolidated financial statements for the year ended 31 December 2004.

The impairment provision for finance facilities complies in all material respects with the specific provision requirements of the Central Bank of Kuwait. In this respect, the Central Bank of Kuwait requires a general provision of 2% on all finance facilities not subject to specific provision.

The adoption of the revised accounting standards that formed part of the International Accounting Standards Board's improvements project and are applicable from 1 January 2005, has had no material impact on the interim condensed consolidated financial statements during the period ended 30 September 2005.

The adoption of IAS 1 revised "Presentation of Financial Statements" during the period has resulted in amendments to the presentation of minority interest. Minority interest is now presented within equity.

During the period, the bank consolidated three previously unconsolidated subsidiaries – Al Nakheel United Real Estate Company K.S.C. (Closed), Kuwait Finance House (Bahrain) B.S.C. and Kuwait Finance House (Malaysia) and equity accounted for associates namely, First Takaful Insurance Company K.S.C. (Closed), Liquidity Management Centre Company B.S.C. (Closed), Gulf Investment House K.S.C. (Closed), A'ayan Leasing and Investment Company K.S.C. (Closed) and National Bank of Sharjah PSJC. Previously, these associates and unconsolidated subsidiaries were carried at cost.

On consolidation, the groups share of the accumulated retained earnings of the subsidiaries as of 1 January 2005 amounting to KD 6,065 thousand along with results of the nine month period ended 30 September 2005 amounting to KD 10,750 thousand have been included in the consolidated income statement for the period ended 30 September 2005. On equity accounting, the group's share of the post acquisition results of the associates amounting to KD 9,861 thousand has been included in the consolidated income statement for the period ending 30 September 2005.

Operating results for the period are not necessarily indicative of the results that may be expected for the year ending 31 December 2005.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

3 ESTIMATED DISTRIBUTION TO DEPOSITORS AND NET PROFIT FOR THE PERIOD ATTRIBUTABLE TO EQUITY HOLDERS OF THE BANK

Management of the bank is of the opinion that the estimated distribution to depositors is presented for information purposes only, and accordingly the estimated distribution to depositors and the net profit for the nine month period attributable to equity holders should not be relied upon to indicate distribution of profit to all parties concerned for the nine month period ended 30 September 2005, or for the year ending 31 December 2005.

The actual profit to be distributed to all parties concerned will be determined by the board of directors of the bank in accordance with the bank's articles of association, based on the annual audited results for the year ending 31 December 2005.

4 BASIC EARNINGS PER SHARE

Basic earnings per share are based on the net profit for the nine month period attributable to equity holders of the bank of KD 92,920 thousand (30 September 2004: KD 48,645 thousand) and the weighted average number of ordinary shares outstanding during the nine month period of 936,597 thousand (30 September 2004: 849,088 thousand) after adjusting for treasury shares held by the group.

The basic earnings per share of the comparative period has been restated on account of the bonus shares issued during the nine month period ended 30 September 2005.

5 FAIR VALUE RESERVE

Changes in fair value of available for sale investments are reported in the fair value reserve. Management of the bank is of the opinion that since a significant proportion of this reserve is attributable to its depositors and would be allocated to depositors on realisation, the reporting of this reserve as a separate item on the consolidated balance sheet enables a fairer presentation than its inclusion under equity.

The movement on the fair value reserve is analysed as follows:

	(Unaudited) 30 September 2005 KD 000's	(Audited) 31 December 2004 KD 000's	(Unaudited) 30 September 2004 KD 000's
Balance at beginning of the period	31,680	19,776	19,776
Change in fair value during the period	32,188	15,314	17,804
Gain realised during the period	(15,800)	(3,410)	(165)
Balance at end of the period	48,068	31,680	37,415

6 FOREIGN EXCHANGE TRANSLATION RESERVE

The foreign exchange translation reserve arises on the consolidation of foreign subsidiaries and equity accounting of foreign associates. On consolidation, assets and liabilities of foreign entities are translated into Kuwaiti dinars at the period end rates of exchange and the results of these entities are translated into Kuwaiti dinars at the average rates of exchange for the period. On equity accounting, the carrying value of the associates is translated into Kuwaiti dinars at the period end rates of exchange and the results of the associates are translated into Kuwaiti dinars at the average rates of exchange for the period. All foreign exchange translation adjustments are taken to the foreign exchange translation reserve until disposal at which time they are recognised in the consolidated income statement.

Management of the bank is of the opinion that since a significant proportion of this reserve is attributable to its depositors and would be allocated to depositors on realisation, the reporting of this reserve as a separate item on the consolidated balance sheet enables a fairer presentation than its inclusion under equity.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

7 SHARE CAPITAL

The ordinary and extraordinary general assembly meeting of the shareholders of the bank held on 14 March 2005 approved an increase in the authorised share capital from KD 78,141 thousand to KD 85,955 thousand (by way of an issuance of 10% bonus shares amounting to KD 7,814 thousand) and by 234,421,665 shares with a nominal value of 100 fils per share amounting to KD 23,442 thousand plus premium of 750 fils per share amounting to KD 175,816 thousand. Accordingly, the authorised, issued and fully paid-up share capital at 30 September 2005 comprises 1,093,968 thousand (31 December 2004: 781,406 thousand) shares of 100 fils each.

8 CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the consolidated statement of cash flows comprise the following balance sheet amounts:

	(Unaudited) 30 September 2005 KD 000's	(Audited) 31 December 2004 KD 000's	(Unaudited) 30 September 2004 KD 000's
Cash and balances with banks and financial institutions	116,253	146,161	113,072
Short-term international murabaha — maturing within 3 month of contract date	180,160	193,154	263,764
Exchange of deposits – maturing after 3 months of contract date	(64,389)		(8,547)
	232,024	339,315	368,289

9 CONTINGENCIES AND COMMITMENTS

At the balance sheet date there were outstanding contingencies and commitments entered into in the ordinary course of business in respect of the following:

	(Unaudited)	(Audited)	(Unaudited)
	30 September	31 December	30 September
	2005	2004	2004
	KD 000's	KD 000's	KD 000's
Acceptances and letters of credit	44,773	36,846	42,552
Guarantees	183,316	160,842	160,114
	228,089	197,688	202,666
Capital commitments	226,216	244,460	201,577

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

10 CURRENCY RISK

The group had the following net exposures denominated in foreign currencies:

	(Unaudited) 30 September 2005 KD 000's equivalent	(Audited) 31 December 2004 KD 000's equivalent	(Unaudited) 30 September 2004 KD 000's equivalent
U.S. Dollars	5,681	83,994	35,567
Sterling Pounds	303	1,197	1,204
Japanese Yen	84	645	690
Euros	(10,069)	1,346	1,489
Gulf Co-operation Council currencies	(757)	(10,557)	(13,177)
Others	398	1,530	1,043

11 RELATED PARTY TRANSACTIONS

Certain related parties (directors and officers of the group, their families and companies of which they are principal owners) were depositors and financing facilities customers of the group, in the ordinary course of business. Such transactions were made on substantially the same terms, including profit rates and collateral, as those prevailing at the same time for comparable transactions with unrelated parties and did not involve more than a normal amount of risk. These transactions are approved by the Ordinary General Assembly of the shareholders of the bank.

Details of the interests of Board Members and Executive Officers are as follows:

Kuwait Finance House K.S.C. and Subsidiaries

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) 30 September 2005

11 RELATED PARTY TRANSACTIONS (continued)

	The nu	The number of Board Members or	dembers or						
		Executive Officers	sers	The	The number of related parties	ed parties	:	Values	
	(Unaudited) 30 September 2005	(Unaudited) (Audited) 30 September 31 December 2005 2004	(Unaudited) 30 September 2004	(Unaudited) 30 September 2005	(Audited) 31 December 2004	(Unaudited) 30 September 2004	(Unaudited) 30 September 2005 KD 000's	(Audited) 31 December 2004 KD 000's	(Unaudited) 30 September 2004 KD 000's
Board Members		e est	٣	4	6	"	155		215
ringite actities Credit cards	, v	4		- 00	• •	, 0	16	6	18
Deposits	7	· ••	9	48	48	47	2,471	1,634	2,054
Collateral against finance facilities	-	•	1	•	•	1	5	•	•
Executive Officers									
Finance facilities	13	19		9	9	7	315	698	720
Credit cards	16	=	14	19	5	21	32	•	25
Deposits	15	19	15	63	19	<i>L</i> 9	719	1,315	855
Collateral against finance facilities	7	7	∞	•	•	•	738	1,645	1,653

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

12 SEGMENTAL ANALYSIS

Primary segment information

For management purposes the group is organised into three major business segments:

30 September 2005 (Unaudited)	_		Retail and corporate	Other	
	Treasury KD 000's	Investment KD 000's	banking KD 000's	segments KD 000's	Total KD 000's
Operating income	2,262	84,970	154,478	2,035	243,745
Net profit for the period	862	34,646	58,890	775	95,173
Total assets	764,012	1,000,542	2,275,129	39,577	4,079,260
Total liabilities, deferred revenue, fair value reserve, foreign exchange translation reserve and total equity	144,195	242,941	2,971,401	720,723	4,079,260
30 September 2004 (Unaudited)	Treasury KD 000's	Investment KD 000's	Retail and corporate banking KD 000's	Other segments KD 000's	Total KD 000's
Operating income	12,870	34,121	94,496	5,763	147,250
Net profit for the period	2,831	14,340	31,436	1,730	50,337
Total assets	664,280	841,626	1,799,324	53,889	3,359,119
Total liabilities, deferred revenue, fair value reserve, foreign exchange translation reserve and total equity	33,467	132,651	2,504,591	688,410	3,359,119

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED)

30 September 2005

12 SEGMENTAL ANALYSIS (continued)

Secondary segment information

The group operates in different geographical areas as designated below:

	Do	mestic	Inte	ernational	Tot	tal
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
	30 September					
	2005	2004	2005	2004	2005	2004
	KD 000's					
Operating income	172,265	131,119	71,480	16,131	243,745	147,250
Net profit for the period	67,263	44,774	27,910	5,563	95,173	50,337
the process and possess		,				
Total assets	3,167,685	2,906,735	911,575	452,384	4,079,260	3,359,119
Total liabilities, deferred revenue, fair value reserve, foreign exchange translation reserve and						-
total equity	3,888,669	3,341,027	190,591	18,092	4,079,260	3,359,119

13 FIDUCIARY ASSETS

The aggregate value of assets held in a trust or fiduciary capacity by the bank at 30 September 2005 amounted to KD 260,335 thousand (31 December 2004: KD 155,266 thousand and 30 September 2004: KD 213,953 thousand).