

## Flash Result - 1Q2010

## Palestine Real Estate Investment Company

Ticker	ISIN	Current Price	Market Cap	52-week High	52-week Low
PRICO					

Categories	1Q2010	Δ%	Categories	2009	1Q2010
Non - Current Asset	67,949,194	1.38%	Current Ratio	1.77	1.60
Current Asset	19,645,125	39.77%	Debt Ratio (loans /asset)	13.68%	15.24%
Total Asset	87,594,319	8.04%	Debt / Equity (Loan / Equity)	17.62%	21.04%
Non - Current Liabilities	11,815,074	15.86%	Book Value	1.23	1.24
Current Liabilities	12,313,258	55.42%	Market Price	0.81	0.75
Total Liabilities	24,128,332	33.15%	working Capital	6,132,256	7,331,867
Capital	48,575,974	0.00%	Working Capital Turnover	7.56%	8.37%
Total Equity	63,465,987	0.81%	Market Value / Assets	0.49	0.45

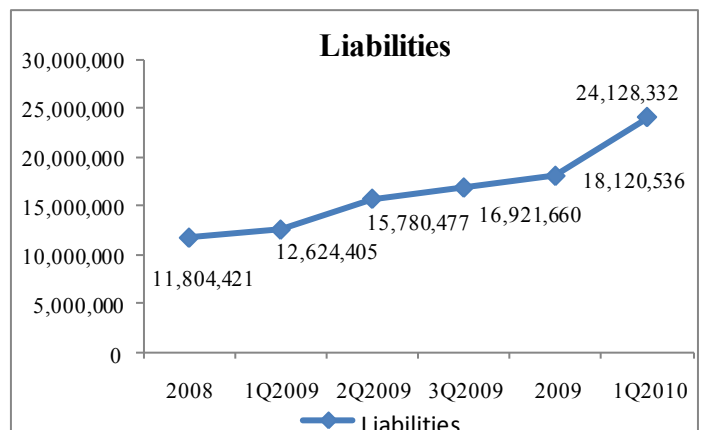
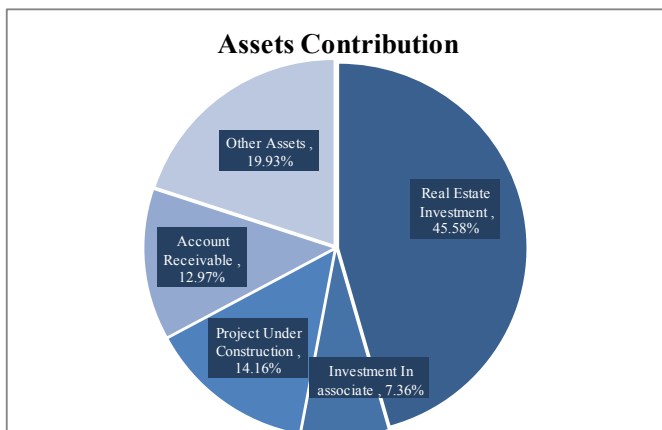
### Total Assets increased by 8.04%

Total Assets Increased by 8.04% attributed to a significant increase of current assets by 39.77% figure of JOD 19.64 million at the end of the 1<sup>st</sup> Q2010 compare to JOD 14.05 Million at the end of the fiscal 2009.

An advance of total assets was ascribed mainly to an increase in account receivables by JOD 2.95 million, also non-current assets also advanced slightly by 1.38% to reach JOD 67.95 Million at the end of the 1<sup>st</sup> Q2010 due an increase of projects under construction by 12%.

Real estate investment hit a figure of JOD 39.92 Million at the end of the 1<sup>st</sup> Q2010 when it constituted approximately 45.5% of total assets and 58.75 % of non- current assets.

Palestine real estate investment company maintained a suitable rate of current –liquidity – ratio when it reached 1.60 times at the end of the 1<sup>st</sup>Q 2010 ; current assets cover current liabilities by 1.6 times . Palestine real estate investment company's financial statements showed a conservative borrowing strategies when bank loans constituted only 15.23% of total assets and 21.04% of total equity , comparing with 13.68% and 17.62% at the end of the fiscal year 2009.



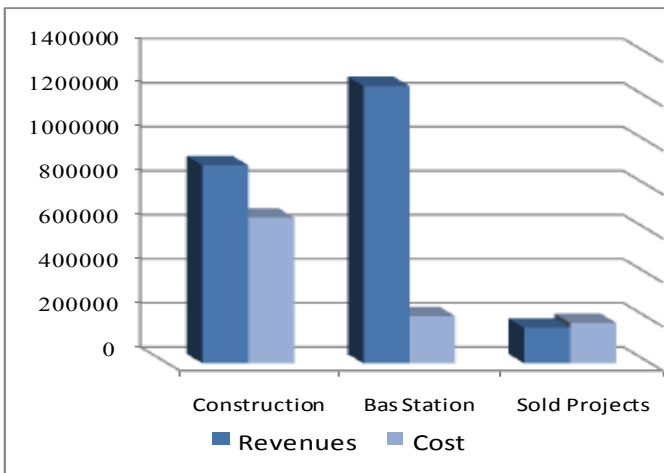
## Liabilities maintained within a suitable conservative rate .

- Total liabilities reported JOD 24.13 million in 1Q2010 as apposed to JOD 18.12 million at the end of 2009 showing an increase of 33.15% driven from a major increase of current liabilities by 55.42% to reach a value of JOD12.32 million which was ascribed mainly to a significant increase of “revenues due within a year” by 749.49% to amount JOD 4.367 at the end of 1<sup>st</sup> Q2010. while non-current liabilities also grew by 15.86% driven mostly from an increase of long term loans by JOD 1.44 million to reach 8.38 million at the end of the first quarter 2010.

Categories	1Q2010	Δ%
Total Revenues	2,321,071	421.01%
Cost of Revenues	1,060,086	406.09%
Gross Profit	1,260,985	434.25%
General Administrative expense	285,949	42.77%
Operating Profit	975,036	2628.06%
Other Revenues ( Losses )	-5,426	-102.38%
Other expenses	483,383	134.57%
Net Income	413,291	613.44%

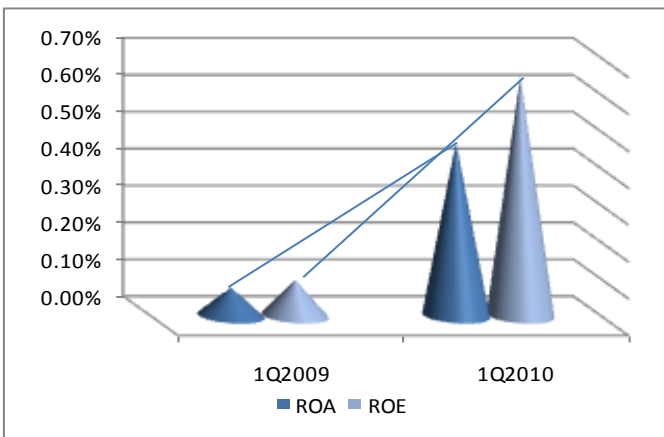
## Operating Revenues increased by 420%

- Operating Revenues reached JOD 2.32 million in the 1Q2010 against a figure of JOD 0.44 million in 1Q2009 increasing by 421.01% driven from a significant advance of construction and bus stations revenues by an amount of JOD 1.71 million, when cost of revenues record a value of JOD 1.26 million to constitute 54% of total revenues.



## Significant Increase of net income at 1Q2010

- General and administrative expenses increased to JOD 0.28 million at the end of the 1Q2010 Compare to JOD 0.20 Million in the first three moth of 2009 . in aggregate operating income advanced gigantically to attain an amount of JOD 0.97 million in the first quarter of 2010 compare to JOD 0.03 Million at the end of 1Q2009 to realize an operating and profit margin of 42.03% and 17.81% respectively .



Categories	1Q2009	1Q2010
Market Price	0.65	0.75
P/BV	0.50	0.61
EPS	0.001	0.009
P/E	169.81	23.80
ROA	0.08%	0.47%
ROE	0.10%	0.65%
Profit Margin	13.00%	17.81%
Operating Margin	8.02%	42.01%

Disclaimer: This report is not an offer to buy or sell nor a solicitation to buy or sell any of the securities mentioned within. The information contained in this report were prepared using information available to the public and sources Sahem Trading & Investment Co believes to be reliable. Sahem Trading & Investment Co does not guarantee the accuracy of the information contained within this report and accepts no responsibility or liability for losses or damages incurred as a result of investment decisions taken based on information provided or referred to in this report. Any analysis of historical facts and data is for information purposes only and past performance of any company or security is no guarantee or indication of future results .