

Union Construction And Investment (UCI)

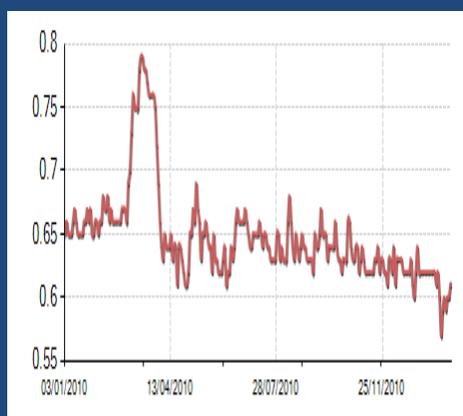
Ticker	UCI
Sector	Investment
ISIN Number	PS4008112055
Current Price	0.61

Market Data

O/S	40,000,000
Currency	USD
Market Cap \$	24,400,000
% of PEX's Cap	0.88%
% of Sector's Cap	5.52%
Within Al Quds Index	No
PE	11.61
P/BV	50.58%

Price Performance 2010

Closing	0.6
High - 2010	0.80
Low - 2010	0.60
Average Volume	103,964
YoY Change	-10.45%



Company Overview

Union Construction & Investment Company PSC (UCI) is a Palestine-based public shareholding company engaged in the construction and housing business within the Palestinian territories. The Company's main activities are constructing and developing residential sub-divisions, commercial complexes, shopping malls, industrial and tourist areas, as well as investment in real estate and properties. The Company, in order to meet the energy and environment requirements, is offering the choice of geothermal technology in its residential and commercial buildings, which provides a low-emission, cost-efficient and renewable source of energy. UCI's projects include Etihad Sub-division, which is a residential avenue on the hills of the Palestinian cities of Al-Beireh and Ramallah, Arkadia Residential Compound at Al Massyoun heights, Mediterra and Al Rawda Avenue in Gaza city

Income Statement

Item (USD)	2009	2010	Change
Revenues	7,159,216	7,030,205	-1.80%
Expenses	784,197	1,056,452	34.72%
Gross Profit	3,489,171	3,157,226	-9.51%
Operating profit	2,962,935	2,337,742	-21.10%
Net Profit	2,636,349	2,100,774	-20.32%

Balance Sheet

Item (USD)	2009	2010	Change
Assets	52,112,479	50,016,250	-4.02%
Liabilities	2,352,366	1,773,595	-24.60%
Equity	49,760,113	48,242,655	-3.05%
Capital	40,000,000	40,000,000	0.00%

Key Ratios

Item	2009	2010
Gross margin (%)	48.74%	44.91%
Operating Margin (%)	41.39%	33.25%
Net Margin (%)	36.82%	29.88%
ROA (%)	5.06%	4.20%
ROE (%)	5.30%	4.35%
EPS	0.07	0.05
Book Value	1.24	1.21
PE	10.17	11.42
P/BV	53.86%	49.75%

Source: Company Reports

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