



باديكو القابضة
PADICO HOLDING

PADICO HOLDING



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الأداء المالي للسنة المالية 2023
Financial Performance for 2023

Performance Summary and Profitability

Indicators

PADICO's attributable loss to equity holders amounted to USD 11.6 million compared to a profit of USD 24.9 million for 2022. This significant decline is a result of the aggression on Gaza Strip and a consequent downturn in the national economy across various parts of Palestine effecting PADICO's subsidiaries and associates.

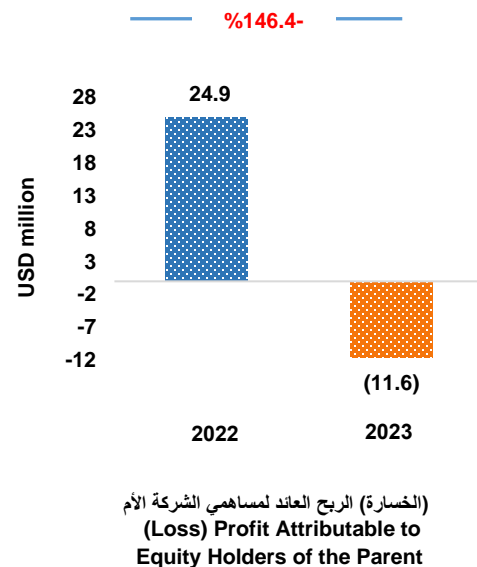
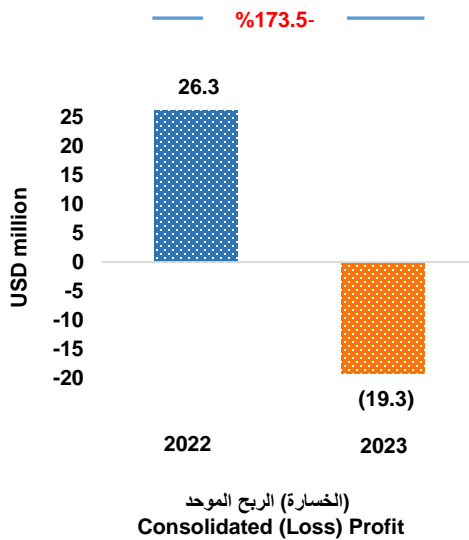
This decline came as a result of losses and provisions recorded by PADICO, its subsidiaries and associates for the direct losses and damages in the Gaza Strip which amounted to USD 73.7 million, of which PADICO's share is USD 35.7 million.

Additionally, there was a tangible decline in the operational performance of subsidiaries and associates during the last quarter of 2023, of which PADICO's share is approximately USD 6 million; the company's profits were anticipated to reach USD 30 million had there not been an aggression on the Gaza Strip.

ملخص الأداء ومؤشرات الربحية

بلغت الخسارة العائدة لمساهمي الشركة 11.6 مليون دولار مقارنة مع ربح بقيمة 24.9 مليون دولار للسنة المالية 2022، ويأتي هذا التراجع الملحوظ نتيجة الدمار الذي حل بأصول وأداء شركات المجموعة إثر العدوان على قطاع غزة وما ترافق معه من تراجع في الاقتصاد الوطني في مختلف أنحاء فلسطين.

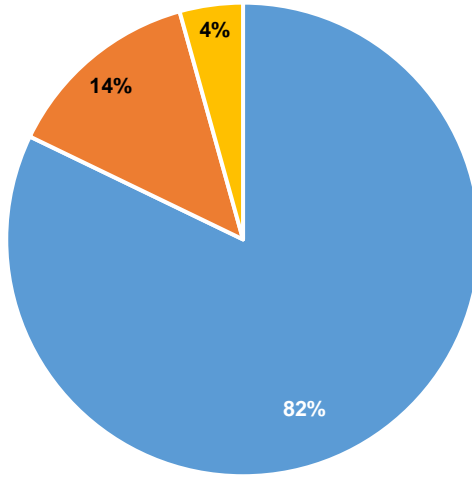
وبلغت الخسائر والأضرار المباشرة والمخصصات التي قيدتها باديكو وشركاتها التابعة والحليفة 73.7 مليون دولار حصة باديكو منها 35.7 مليون دولار، بالإضافة إلى التراجع الملموس في الأداء التشغيلي للشركات التابعة والحليفة خلال الربع الأخير من العام 2023، والذي بلغت حصة باديكو منه حوالي 6 مليون دولار، مما يعني أن أرباح الشركة كانت ستصل إلى حوالي 30 مليون دولار بدون تأثير العدوان على قطاع غزة.





Consolidated Revenues

Consolidated revenues amounted to USD 109.2 million for the year ended 2023, which comprise of **subsidiaries operating revenues** of USD 89.7 million, **PADICO's share of associates' and joint ventures results** of USD 14.8 million and **gains from financial assets portfolio** of USD 4.7 million.



توزيع الإيرادات الموحدة
Consolidated Revenues
Allocation

Consolidated Expenses

Consolidated operating costs and expenses decreased by 5.6 % from USD 75.3 million for the year ended 2022, to USD 71.1 million for the year ended 2023. **G&A expenses** increased by 3.3% from USD 11.9 million to USD 12.3 million. **Finance costs** increased by USD 2.7 million mainly due to the increase in the global interest rates.

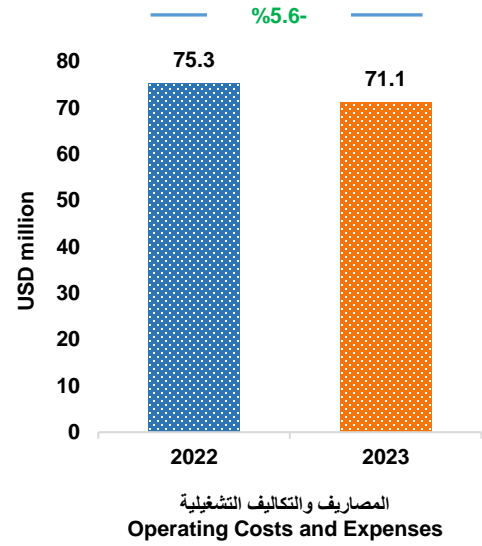
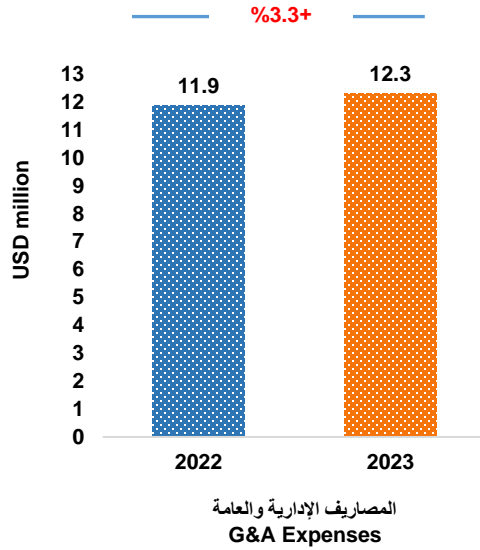
الإيرادات الموحدة

بلغت الإيرادات الموحدة 109.2 مليون دولار في العام 2023، وتتكون من الإيرادات التشغيلية للشركات التابعة التي بلغت 89.7 مليون دولار وحصصة باديكو من نتائج أعمال الشركات الحليفة والمشاريع المشتركة التي بلغت 14.8 مليون دولار، وأرباح محفظة الموجودات المالية التي بلغت 4.7 مليون دولار.

- الإيرادات التشغيلية للشركات التابعة
Subsidiaries operating revenues
- حصصة باديكو من نتائج أعمال الشركات الحليفة و المشاريع المشتركة
PADICO's share of associates' results and joint ventures
- أرباح محفظة الموجودات المالية
Gains from financial assets portfolio

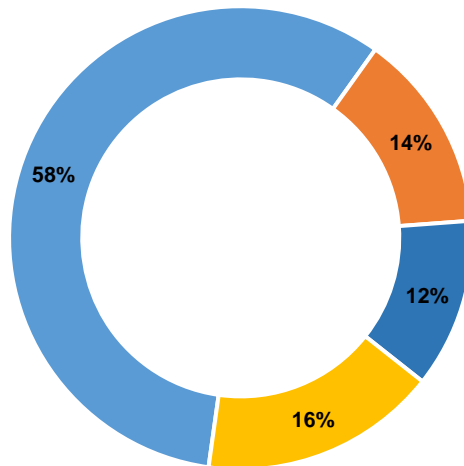
المصاريف الموحدة

انخفضت المصاريف والتكاليف التشغيلية الموحدة بنسبة 5.6% من 75.3 مليون دولار في العام 2022 الى 71.1 مليون دولار في العام 2023، فيما ارتفعت المصاريف الإدارية والعمومية بنسبة 3.3% من 11.9 مليون دولار مقارنة مع 12.3 مليون دولار. وارتفعت مصاريف التمويل بمبلغ 2.7 مليون دولار نتيجة لارتفاع الفوائد العالمية بشكل رئيسي.



Consolidated Assets

Total consolidated assets amounted to USD 730.4 million as of December 31, 2023. Consolidated assets consist of 10.8% current assets and 89.2% non-current assets. The following chart shows the distribution of the company's assets.



توزيع الموجودات
Assets Allocation

الموجودات الموحدة

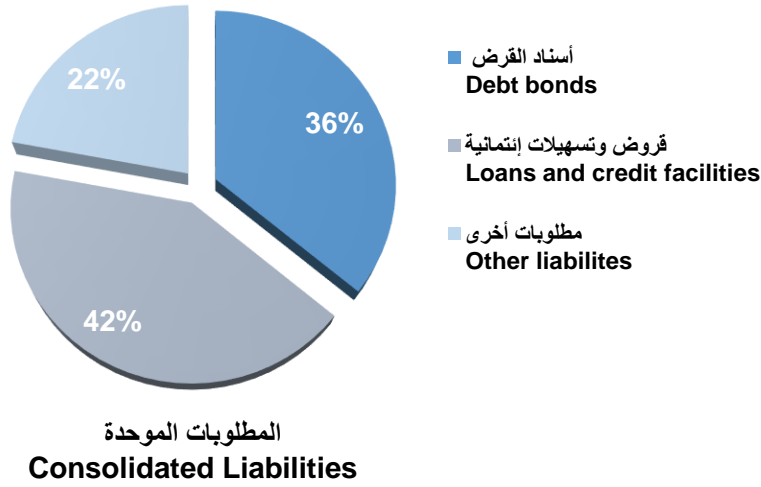
بلغت **الموجودات الموحدة** 730.4 مليون دولار كما في 31 كانون الأول 2023. وتتكون الموجودات الموحدة من 10.8% موجودات متداولة و 89.2% موجودات غير متداولة. يبين الرسم البياني أدناه توزيع موجودات الشركة.

- استثمارات في شركات حليفة والمشاريع المشتركة
Investment in associates and joint ventures
- ممتلكات ومعدات ومشاريع تحت التنفيذ
PPE and Project in progress
- نقد وموجودات مالية
Cash and financial portfolio
- موجودات أخرى
Other assets



Consolidated Liabilities

Total liabilities amounted to USD 334.2 million as of December 31, 2023. **Borrowings**, which comprise of 77.9% of total liabilities, have decreased by 2.3 % from USD 266.5 million as of December 31, 2022, to USD 260.4 million as of December 31, 2023 .The following chart shows the distribution of the company's liabilities.



Consolidated Equity

Total consolidated equity amounted to USD 396.2 million as of December 31, 2023, **Equity attributable to PADICO's shareholders** amounted to USD 333.3 million, the book value per share amounted to USD 1.76 as of December 31 ,2023 compared to USD 1.82 at the end of 2022.

المطلوبات الموحدة

بلغ مجموع **المطلوبات** 334.2 مليون دولار كما في 31 كانون الأول من العام 2023 ، ويشكل الاقتراض 77.9% من مجموع المطلوبات، والذي انخفض بنسبة 2.3 % من 266.5 مليون دولار في 31 كانون الأول 2022 إلى 260.4 مليون دولار في 31 كانون الأول 2023. يبين الرسم البياني أدناه توزيع مطلوبات الشركة.

حقوق الملكية الموحدة

بلغت **حقوق الملكية الموحدة** 396.2 مليون دولار كما في 31 كانون الأول من العام 2023، فيما بلغت **حقوق الملكية العائدة لمساهمي باديكو** 333.3 مليون دولار وبذلك تكون القيمة الدفترية للسهم الى 1.76 دولار كما في 31 كانون الأول من العام 2023 مقارنة مع 1.82 دولار في نهاية العام 2022.



Share and Profitability Indicators

مؤشرات السهم والربحية

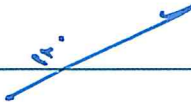
Item	2022	2023	البند
Listed shares (Million share)	250.0	250.0	عدد الاسهم المدرجة (مليون سهم)
Book value per share (USD)	1.82	1.76	القيمة الدفترية للسهم نهاية العام (دولار)
Closing price (USD)	1.40	1.19	سعر اغلاق السهم نهاية العام (دولار)
EPS - Cent	11.3	(5.9)	حصة السهم من الأرباح - سنت
P/B	0.77	0.68	مضاعف القيمة الدفترية للسهم (مرة)
Trading volume (Million share)	93.74	28.37	حجم التداول (مليون سهم)
Trading value (Million USD)	120.14	38.39	قيمة التداول (مليون دولار)
Turnover ratio (%)	37.49	11.35	معدل دوران السهم (%)
Highest traded price during the year (USD)	1.50	1.46	أعلى سعر تداول خلال العام (دولار)
Lowest trading price during the year (USD)	1.08	1.02	أدنى سعر تداول خلال العام (دولار)

Summary of the Preliminary Results of PEX – Listed Companies

Main Information:	
Name of the company:	Palestine Development and Investment Ltd.
Sector:	Investment
Trading symbol:	PADICO
ISIN Number:	PS400211937
Date of Registration:	14/10/1993
Type of Market (First/ Second):	first
Authorized Capital:	300,000,000 USD
Subscribed Capital:	250,000,000 USD
Paid-in Capital:	250,000,000 USD
Name of the Chairman of the Board:	Mr. Bashar Masri
Name of the Chief Executive Officer:	Mr. Abdallah Sabat
Name of the Internal Auditor:	-
Name of the External Auditor:	Ernst & Young
Location (Head Office):	Rawabi - Palestine
Telephone Number:	0097022948222
E-mail:	Info@padico.com

Information about the Annual Report & General Assembly Meeting:	
Approximate date for the publication of the Annual Report:	23/03/2024
The site where the Annual Report shall be displayed for viewing by the public:	The company's website (www.padico.com), and the website of the Palestine Exchange
The proposed date for the annual Ordinary General Assembly Meeting:	23/04/2024

Preliminary Results Comparison:		Currency: USD	
Item		31/12/2023 (Unaudited)	31/12/2022 (Audited)
1.	Total assets:	730,385,000	797,455,000
	a) Non-current assets:	651,834,000	716,723,000
	b) Current assets:	78,551,000	80,732,000
2.	Total Liabilities:	334,179,000	352,793,000
	a) Non-current liabilities:	232,570,000	257,349,000
	b) Current liabilities:	101,609,000	95,444,000
	c) Unrestricted investments accounts (Islamic Banks):		
	d) Restricted investments accounts (Islamic Banks):		
3.	Total Equity:	396,206,000	444,662,000
	a) Equity attributable to equity holders of the company	333,321,000	366,403,000
	b) Non-controlling interests	62,885,000	78,259,000
4.	Net Operating Income/ (Loss)	24,655,000	50,610,000
5.	Net Income/ (Loss) before Tax	(18,280,000)	28,418,000
6.	Provision for Income Tax	(1,063,000)	(2,098,000)
7.	Net Income/ (Loss) after Tax:	(19,343,000)	26,320,000
	a) Attributable to equity holders of the company	(11,555,000)	24,888,000
	b) Non-controlling interests	(7,788,000)	1,432,000
8.	Other Comprehensive Income	(7,349,000)	(11,660,000)
9.	Total Comprehensive Income (7+8)	(26,692,000)	14,660,000
	a) Equity Holders of the Company	(17,421,000)	18,579,000
	b) Non-controlling interests	(9,271,000)	(3,919,000)
10.	Summary of the Company's Financial Performance for 2023:		
	Attached the company's financial performance.		


Nimer Abdul Wahed
 Chief Financial Officer

Date:
 2024 / 03 / 03


Abdallah Sabat
 Chief Executive Officer

PALESTINE DEVELOPMENT AND INVESTMENT
LIMITED LIABILITY HOLDING COMPANY (PADICO)
CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2023

Palestine Development and Investment Limited (PADICO)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2023
(U.S. \$ 000's)

	2023	2022
	U.S. \$	U.S. \$
<u>Assets</u>		
Non-current assets		
Property, plant and equipment	80,566	114,749
Intangible assets	15,374	26,247
Investment properties	26,163	28,560
Projects in progress	22,286	28,524
Right-of-use assets	8,301	9,018
Investment in associates and joint ventures	425,289	430,100
Financial assets at fair value through other comprehensive income	68,660	72,681
Long-term accounts receivable	3,617	5,796
Biological assets	1,578	1,048
	<u>651,834</u>	<u>716,723</u>
Current assets		
Biological assets	2,068	2,002
Inventories and ready for sale properties	20,962	24,251
Accounts receivable and other current assets	36,937	35,579
Financial assets at fair value through profit or loss	5,994	6,341
Cash and short-term deposits	12,590	12,559
	<u>78,551</u>	<u>80,732</u>
Total assets	<u>730,385</u>	<u>797,455</u>
<u>Equity and liabilities</u>		
Equity		
Paid-in share capital	250,000	250,000
Share premium	16,932	16,932
Treasury shares	(76,816)	(60,623)
Statutory reserve	34,458	34,033
Voluntary reserve	1,594	1,594
Fair value reserve	(77,146)	(72,587)
Foreign currency translation reserve	2,841	4,028
Retained earnings	181,458	193,026
Equity attributable to equity holders of the parent	<u>333,321</u>	<u>366,403</u>
Non-controlling interests	62,885	78,259
Total equity	<u>396,206</u>	<u>444,662</u>
<u>Liabilities</u>		
Non-current liabilities		
Long-term loans and borrowings	93,280	112,732
Debt bonds	120,000	120,000
Provision for employees' indemnity	5,723	6,059
Long-term lease liabilities	8,341	10,732
Other non-current liabilities	5,226	7,826
	<u>232,570</u>	<u>257,349</u>
Current liabilities		
Short-term portion of long-term loans, borrowings and credit facilities	47,104	33,815
Accounts and notes payable	9,750	13,384
Short-term lease liabilities	1,028	1,332
Income tax provision	3,378	3,354
Other current liabilities	40,349	43,559
	<u>101,609</u>	<u>95,444</u>
Total liabilities	<u>334,179</u>	<u>352,793</u>
Total equity and liabilities	<u>730,385</u>	<u>797,455</u>

Palestine Development and Investment Limited (PADICO)

CONSOLIDATED INCOME STATEMENT
For the Year Ended December 31, 2023
(U.S. \$ 000's)

	2023	2022
	U.S. \$	U.S. \$
<u>Revenues</u>		
Revenue from contracts with customers	82,572	87,435
PADICO's share of profit of associates and joint ventures	14,758	40,413
Gain from financial assets portfolio	4,718	3,778
Gain from sale of investment properties	7,104	7,410
	<u>109,152</u>	<u>139,036</u>
<u>Expenses</u>		
Operating costs and expenses	(71,056)	(75,265)
General and administrative expenses	(12,313)	(11,925)
Finance costs	(15,468)	(12,758)
Depreciation and amortization	(1,128)	(1,236)
	<u>9,187</u>	<u>37,852</u>
Other provisions and expenses, net	<u>(26,545)</u>	<u>(1,268)</u>
(Loss) Profit before income tax from continuing operations	(17,358)	36,584
Income tax expense	(1,063)	(2,098)
(Loss) Profit for the year from continuing operations	(18,421)	34,486
Loss for the year from discontinued operations	(922)	(8,166)
(Loss) Profit for the year	<u>(19,343)</u>	<u>26,320</u>
Attributable to:		
Equity holders of the parent	(11,555)	24,888
Non-controlling interests	(7,788)	1,432
	<u>(19,343)</u>	<u>26,320</u>
Basic and diluted earnings per share from (loss) profit for the year attributable to equity holders of the parent (U.S. \$)	<u>(0.059)</u>	<u>0.113</u>
Basic and diluted earnings per share from (loss) profit for the year from continuing operations attributable to equity holders of the parent (U.S. \$)	<u>(0.055)</u>	<u>0.150</u>

Palestine Development and Investment Limited (PADICO)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended December 31, 2023

(U.S. \$ 000's)

	<u>2023</u>	<u>2022</u>
	<u>U.S. \$</u>	<u>U.S. \$</u>
(Loss) Profit for the year	(19,343)	26,320
Other comprehensive income items		
<i>Items to be reclassified to consolidated income statement in subsequent periods:</i>		
Foreign currency translation differences	(1,736)	(9,746)
PADICO's share of other comprehensive income of associates and joint ventures	<u>(473)</u>	<u>(2,636)</u>
	<u>(2,209)</u>	<u>(12,382)</u>
<i>Items not to be reclassified to consolidated income statement in subsequent periods:</i>		
Net (loss) profit of financial assets at fair value through other comprehensive income	(7,270)	1,873
PADICO's share of other comprehensive income of associates	<u>2,130</u>	<u>(1,151)</u>
	<u>(5,140)</u>	<u>722</u>
Other comprehensive income items for the year	<u>(7,349)</u>	<u>(11,660)</u>
Total comprehensive income for the year	<u>(26,692)</u>	<u>14,660</u>
Attributable to:		
Equity holders of the parent	(17,421)	18,579
Non-controlling interests	<u>(9,271)</u>	<u>(3,919)</u>
	<u>(26,692)</u>	<u>14,660</u>

Palastine Development and Investment Limited (PADICO)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the Year Ended December 31, 2023
(U.S. \$ 000's)

	Attributable to equity holders of the parent										
	Paid-in share capital	Share premium	Treasury shares	Statutory reserve	Voluntary reserve	Fair value reserve	Foreign currency translation reserve	Retained earnings	Total	Non-controlling interests	Total equity
2023	250,000	16,932	(60,623)	34,033	1,594	(72,587)	4,028	193,026	366,403	78,259	444,662
Balance as at January 1, 2023	-	-	-	-	-	-	-	(11,555)	(11,555)	(7,788)	(19,343)
Loss for the year	-	-	-	-	-	-	-	-	-	(1,483)	(7,349)
Other comprehensive income items	-	-	-	-	-	(4,679)	(1,187)	-	(5,866)	-	-
Total comprehensive income for the year	-	-	-	425	-	(4,679)	(1,187)	(11,555)	(17,421)	(9,271)	(26,692)
Transfer to statutory reserve	-	-	-	-	-	-	-	(425)	-	-	-
Transfer of fair value reserve of equity instruments designated at FVTOCI	-	-	-	-	-	120	-	(120)	(16,193)	-	(16,193)
Repurchase of common shares	-	-	(16,193)	-	-	-	-	-	-	-	-
Distributed cash dividends from subsidiaries	-	-	-	-	-	-	-	-	-	(923)	(923)
Acquisition of a non-controlling interests	-	-	-	-	-	-	-	532	532	(2,783)	(2,251)
Change in non-controlling interests	-	-	-	-	-	-	-	-	-	(2,397)	(2,397)
Balance as at December 31, 2023	250,000	16,932	(76,816)	34,458	1,594	(77,146)	2,841	181,458	333,321	62,885	396,206
2022	250,000	16,932	(2,362)	32,681	1,594	(73,125)	10,775	169,459	405,954	85,279	491,233
Balance as at January 1, 2022	-	-	-	-	-	-	-	24,888	24,888	1,432	26,320
Profit for the year	-	-	-	-	-	-	-	-	-	-	-
Other comprehensive income items	-	-	-	-	-	438	(6,747)	-	(6,309)	(5,351)	(11,660)
Total comprehensive income for the year	-	-	-	-	-	438	(6,747)	24,888	18,579	(3,919)	14,660
Transfer to statutory reserve	-	-	-	1,352	-	-	-	(1,352)	-	-	-
Transfer of fair value reserve of equity instruments designated at FVTOCI	-	-	-	-	-	100	-	(100)	(58,261)	-	(58,261)
Repurchase of common shares	-	-	(58,261)	-	-	-	-	-	-	-	-
Distributed cash dividends from subsidiaries	-	-	-	-	-	-	-	-	-	(2,073)	(2,073)
Acquisition of a non-controlling interests	-	-	-	-	-	-	-	131	131	(1,028)	(897)
Balance as at December 31, 2022	250,000	16,932	(60,623)	34,033	1,594	(72,587)	4,028	193,026	366,403	78,259	444,662

Palestine Development and Investment Limited (PADICO)

CONSOLIDATED STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2023
(U.S. \$ 000's)

	2023	2022
	U.S. \$	U.S. \$
<u>Operating Activities</u>		
(loss) Profit for the year before income tax from continuing operations	(17,358)	36,584
loss for the year from discontinued operations	(922)	(8,166)
(loss) Profit before income tax for the year	(18,280)	28,418
Adjustments for:		
Depreciation and amortization	9,504	11,200
Finance costs	15,764	14,189
PADICO's share of results of operations from associates and joint ventures	(14,758)	(40,413)
Impairment of property, plant and equipment and projects in progress	24,066	5,159
Impairment of intangible assets and Inventories and ready for sale properties	11,798	132
Gain from financial assets portfolio	(4,718)	(3,778)
Gain from sale of investment properties	(786)	(1,414)
Net non-cash items from discontinued operations	-	(405)
Derecognition of a subsidiary	(2,323)	-
Other non-cash items	(851)	1,925
	19,416	15,013
Working capital adjustments:		
Accounts receivable and other current assets	(3,481)	7,679
Inventories, ready for sale properties and biological assets	527	1,283
Accounts and notes payable	(886)	3,040
Other current liabilities	2,147	3,417
Other non-current liabilities	(2,063)	(1,688)
Income tax and employees indemnity paid	(1,970)	(1,815)
Net cash from operating activities	13,690	26,929
<u>Investing Activities</u>		
Purchase of shares in associates	-	(14,952)
Financial assets at fair value through other comprehensive income	(223)	83
Joint ventures	(300)	(251)
Purchase of property, plant and equipment	(6,738)	(6,596)
Sale of property, plant and equipment	131	922
investment properties	1,771	17,714
Projects in progress	(13,693)	(14,383)
Intangible assets	-	(273)
Net cash flow from sale of discontinued operations	-	2,048
Net cash flow from derecognition of a subsidiary	(1,088)	-
Cash dividends from associates	28,658	27,312
Dividends received	4,585	3,832
Net cash from investing activities	13,103	15,456
<u>Financing Activities</u>		
Distributed cash dividends paid	(987)	(2,348)
Repurchase of common shares	(16,193)	(58,261)
Long-term loans and borrowings	4,462	26,380
Acquisition of non-controlling interests	(2,251)	(897)
Change in restricted cash	199	707
Finance costs paid	(17,204)	(12,366)
Change in non-controlling interests	1,871	-
Payments of lease long-term liabilities	(843)	(912)
Term deposits maturing over a period longer than three months	(1,200)	-
Net cash used in financing activities	(32,146)	(47,697)
Decrease in cash and cash equivalents	(5,353)	(5,312)
Net foreign currency translation differences	(378)	(2,181)
Cash and cash equivalents, beginning of the year	10,573	18,066
Cash and cash equivalents, end of year	4,842	10,573