

Summary of the Preliminary Results of PEX – Listed Companies

Main Information:	
Name of the company:	Palestine Real Estate Investment Limited
Sector:	Investment
Trading symbol:	PRICO
ISIN Number:	PS4001111948
Date of Registration:	1994/09/19
Type of Market (First/ Second):	Second
Authorized Capital:	63,762,486 JOD
Subscribed Capital:	63,762,486 JOD
Paid-in Capital:	63,762,486 JOD
Name of the Chairman of the Board:	Nimer Abdul Wahed
Name of the Chief Executive Officer/ General Manager:	A committee from mother company (PADICO)
Name of the Internal Auditor:	The Internal Audit Department in the mother company (PADICO)
Name of the External Auditor:	Ernst & Young
Location (Head Office):	Rawabi - Palestine
Telephone Number:	0097022948222
E-mail:	Prico@prico.ps

Information about the Annual Report & General Assembly Meeting:	
Approximate date for the publication of the Annual Report:	31/03/2026
The site where the Annual Report shall be displayed for viewing by the public:	The Company website (www.prico.ps) and the web site of the Palestine Exchange
The proposed date for the annual Ordinary General Assembly Meeting:	18/05/2026

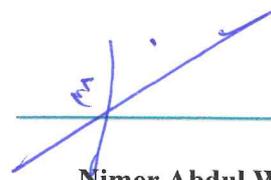
Preliminary Results Comparison:		Currency: JOD	
Item	31/12/2025 (Unaudited)	31/12/2024 (Audited)	
1. Total assets:	50,586,879	55,047,251	
a) Non-current assets:	34,495,517	37,926,167	
b) Current assets:	16,091,362	17,121,084	
2. Total Liabilities:	26,295,357	32,774,601	
a) Non-current liabilities:	7,167,330	9,472,347	
b) Current liabilities:	19,128,027	23,302,254	
c) Unrestricted investments accounts (Islamic Banks):	--	--	
d) Restricted investments accounts (Islamic Banks):	--	--	
3. Total Equity:	24,291,522	22,272,650	
a) Equity attributable to equity holders of the company	18,951,106	16,964,646	
b) Non-controlling interests	5,340,416	5,308,004	
4. Net Operating Income/ (Loss)	1,461,644	1,255,240	
5. Net Income/ (Loss) before Tax	(360,025)	(1,642,274)	
6. Provision for Income Tax	(195,297)	(87,884)	
7. Net Income/ (Loss) after Tax:	(555,322)	(1,730,158)	
a) Attributable to equity holders of the company	(422,375)	(1,592,213)	
b) Non-controlling interests	(132,947)	(137,945)	
8. Other Comprehensive Income	2,408,835	(2,423,799)	
9. Total Comprehensive Income (7+8)	1,853,513	(4,153,957)	
a) Equity Holders of the Company	1,986,460	(4,016,012)	
b) Non-controlling interests	(132,947)	(137,945)	
10. Summary of the Company's Financial Performance for 2024:			



Bader Akleek
Finance Manager

Date:

2026 / 02 / 10



Nimer Abdul Wahed
Chairman

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PALESTINE REAL ESTATE INVESTMENT COMPANY P.L.C

CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025

Palestine Real Estate Investment Company (PRICO)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2025

	2025	2024
	JOD	JOD
Assets		
Non-current assets		
Property, plant, and equipment	179,794	195,104
Right-of-use assets	2,361,472	2,481,746
Investment properties	14,981,250	15,291,673
Intangible assets	5,353,312	5,912,703
Investment in associate	72,792	96,853
Projects in progress	3,007,000	757,019
Financial assets at fair value through other comprehensive income items	7,984,488	12,468,376
Long-term accounts receivable	555,409	722,693
	<u>34,495,517</u>	<u>37,926,167</u>
Current assets		
Inventories and ready for sale properties	9,748,336	10,097,479
Accounts receivable	2,295,732	2,987,401
Other current assets	2,412,403	1,821,470
Financial assets at fair value through profit or loss	950	1,065
Cash and short-term deposits	1,633,941	2,213,669
	<u>16,091,362</u>	<u>17,121,084</u>
Total assets	<u><u>50,586,879</u></u>	<u><u>55,047,251</u></u>
Equity and liabilities		
Equity		
Paid-in share capital	63,762,486	63,762,486
Share premium	9,372,579	9,372,579
Treasury shares	(12,767)	(12,767)
Statutory reserve	934,090	934,090
Fair value reserve	(1,329,333)	(6,360,835)
Reserve arising from the acquisition of non-controlling interests	(1,841,636)	(1,841,636)
Accumulated losses	(51,934,313)	(48,889,271)
Equity attributable to equity holders of the parent	<u>18,951,106</u>	<u>16,964,646</u>
Non-controlling interests	5,340,416	5,308,004
Net equity	<u>24,291,522</u>	<u>22,272,650</u>
Non-current liabilities		
Long-term loans	2,707,547	4,884,420
Deferred tax liabilities	135,472	135,472
Provision for employees' indemnity	290,615	371,804
Long-term lease liabilities	2,822,421	2,759,509
Other non-current liabilities	1,211,275	1,321,142
	<u>7,167,330</u>	<u>9,472,347</u>
Current liabilities		
Current portion of long-term loans and credit facilities	3,085,987	10,869,998
Short-term lease liabilities	188,404	207,796
Income tax provision	1,453,289	1,297,402
Other current liabilities	14,400,347	10,927,058
	<u>19,128,027</u>	<u>23,302,254</u>
Total liabilities	<u>26,295,357</u>	<u>32,774,601</u>
Total equity and liabilities	<u><u>50,586,879</u></u>	<u><u>55,047,251</u></u>

Palestine Real Estate Investment Company (PRICO)

CONSOLIDATED INCOME STATEMENT

For the year ended December 31, 2025

	2025	2024
	<u>JOD</u>	<u>JOD</u>
Revenues from contracts with customers	330,119	145,953
Rent and service revenues	3,379,150	3,406,197
Direct operating costs	(191,721)	(90,264)
Other operating costs	<u>(2,055,904)</u>	<u>(2,206,646)</u>
	1,461,644	1,255,240
General and administrative expenses	(1,079,722)	(446,334)
Finance costs	(480,113)	(1,216,661)
Depreciation and amortization	(12,880)	(20,368)
Change in fair value of investment properties	<u>(523,029)</u>	<u>(523,073)</u>
	(634,100)	(951,196)
Gains from financial assets portfolio	285,647	285,762
Provision for expected credit losses, net	(21,099)	(501,427)
PRICO's share of associate's results of operations	(24,061)	(73,724)
Impairment losses on intangible assets	-	(1,018,696)
Recovery of impairment of ready for sale properties	51,920	18,280
Other (expenses) revenues, net	<u>(18,332)</u>	<u>598,727</u>
Loss for the Year before income tax	<u>(360,025)</u>	<u>(1,642,274)</u>
Income tax expense	<u>(195,297)</u>	<u>(87,884)</u>
Loss for the Year	<u>(555,322)</u>	<u>(1,730,158)</u>
Attributable to:		
Equity holders of the parent	(422,375)	(1,592,213)
Non-controlling interests	<u>(132,947)</u>	<u>(137,945)</u>
	<u>(555,322)</u>	<u>(1,730,158)</u>
Basic and diluted loss per share attributable to equity holders of the parent	<u>(0,007)</u>	<u>(0,025)</u>

Palestine Real Estate Investment Company (PRICO)

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended December 31, 2025

	<u>2025</u>	<u>2024</u>
	JOD	JOD
Loss for the year	(555,322)	(1,730,158)
Other comprehensive income items		
<i>Items that will not be reclassified to profit or loss in subsequent periods:</i>		
Change in fair value of financial assets at fair value through other comprehensive income items	<u>2,408,835</u>	<u>(2,423,799)</u>
Other comprehensive income items for the Year	<u>2,408,835</u>	<u>(2,423,799)</u>
Total comprehensive income for the Year	<u><u>1,853,513</u></u>	<u><u>(4,153,957)</u></u>
Attributable to:		
Equity holders of the parent	1,986,460	(4,016,012)
Non-controlling interests	<u>(132,947)</u>	<u>(137,945)</u>
	<u><u>1,853,513</u></u>	<u><u>(4,153,957)</u></u>

Palestine Real Estate Investment Company (PRICO)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended December 31, 2025

	Attributable to equity holders of the parent									
	Paid-in share capital JOD	Share premium JOD	Treasury shares JOD	Statutory reserve JOD	Fair value reserve JOD	Reserve resulting from acquisition of non-controlling interests JOD	Accumulated losses JOD	Total JOD	Non-controlling interests JOD	Total equity JOD
2025										
Balance as at January 1, 2025	63,762,486	9,372,579	(12,767)	934,090	(6,360,835)	(1,841,636)	(48,889,271)	16,964,646	5,308,004	22,272,650
Loss for the year	-	-	-	-	-	-	(422,375)	(422,375)	(132,947)	(555,322)
Other comprehensive income items	-	-	-	-	2,408,835	-	-	2,408,835	-	2,408,835
Total comprehensive income for the year	-	-	-	-	2,408,835	-	(422,375)	1,986,460	(132,947)	1,853,513
Losses from the sale of financial assets at fair value through other comprehensive income, recognized directly in accumulated losses	-	-	-	-	2,622,667	-	(2,622,667)	-	-	-
Change in non-controlling interests	-	-	-	-	-	-	-	-	165,359	165,359
Balance as at December 31, 2025	63,762,486	9,372,579	(12,767)	934,090	(1,329,333)	(1,841,636)	(51,934,313)	18,951,106	5,340,416	24,291,522
2024										
Balance as at January 1, 2024	63,762,486	9,372,579	(12,767)	934,090	(4,868,065)	(1,841,636)	(46,366,029)	20,980,658	4,594,117	25,574,775
Loss for the year	-	-	-	-	-	-	(1,592,213)	(1,592,213)	(137,945)	(1,730,158)
Other comprehensive income items	-	-	-	-	(2,423,799)	-	-	(2,423,799)	-	(2,423,799)
Total comprehensive income for the year	-	-	-	-	(2,423,799)	-	-	(2,423,799)	-	(2,423,799)
Losses from the sale of financial assets at fair value through other comprehensive income, recognized directly in accumulated losses	-	-	-	-	(2,423,799)	-	(1,592,213)	(4,016,012)	(137,945)	(4,153,957)
Change in non-controlling interests	-	-	-	-	-	-	-	-	851,832	851,832
Balance as at December 31, 2024	63,762,486	9,372,579	(12,767)	934,090	(6,360,835)	(1,841,636)	(48,889,271)	16,964,646	5,308,004	22,272,650

Palestine Real Estate Investment Company (PRICO)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended December 31, 2025

	2025	2024
	JOD	JOD
Operating activities		
Loss for the year before income tax	(360,025)	(1,642,274)
Adjustments for:		
Depreciation and amortization	768,091	1,000,702
Change in fair value of investment properties	523,029	523,073
PRICO's share of associate's results of operations	24,061	73,724
Provision for expected credit losses	21,099	501,427
Provision for employee's indemnity	28,489	27,724
Gains from financial assets portfolio	(285,647)	(285,762)
Finance cost	685,501	1,427,928
Impairment losses on intangible assets	-	1,018,696
Loss on disposal of intangible assets	-	158,511
Recovery of impairment of ready for sale properties	(51,920)	(18,280)
Recognized deferred revenues	166,668	(676,966)
Recovery of unnecessary provisions	-	(664,553)
Other non-cash items	35	15,903
	1,519,381	1,459,853
Working capital adjustments:		
Accounts receivable	1,091,690	1,050,162
Long-term lease liabilities	35,500	-
Inventories and ready for sale properties	(54,641)	35,487
Other current assets	(590,933)	3,291,904
Other current liabilities	2,635,918	378,077
Other non-current liabilities	(109,867)	(449,769)
Employees' indemnity paid	(116,775)	(67,960)
Tax paid	(35,489)	(56,698)
Net cash from operating activities	4,374,784	5,641,056
Investing Activities		
Sale of financial assets at fair value through other comprehensive income	6,885,249	1,686,406
Purchase of financial assets at fair value through other comprehensive income	-	(1,029,405)
Purchase of property, plant, and equipment	(21,091)	(6,867)
Project in progress	(2,249,981)	(750,231)
Dividends received	285,647	285,762
Net cash from investing activities	4,899,824	185,665
Financing Activities		
Payments of long-term loans and credit facilities	(9,412,418)	(4,288,982)
Payments of long-term lease liabilities	(254,266)	(230,831)
Finance costs paid	(353,011)	(1,255,208)
Change in non-controlling interest	165,359	851,832
Change in restricted cash	28,576	(48,932)
Net cash used in financing activities	(9,825,760)	(4,972,121)
(Decrease) increase in cash and cash equivalents	(551,152)	854,600
Cash and cash equivalents, beginning of the Year	2,095,174	1,240,574
Cash and cash equivalents, end of the Year	1,544,022	2,095,174