



الشركة العقارية التجارية للإستثمار

Aqariya Commercial & Investment Company

Ref: AC-21-13

التاريخ: 15 شباط، 2021

السّادة/ بورصة فلسطين المحترمين،،
إنتباه السيد/ أحمد عويضة - الرئيس التنفيذي المحترم،
نابلس.

الموضوع: الإفصاح عن البيانات المالية الأولية لعام 2020

تحية وبعد،،

بالإشارة إلى الموضوع أعلاه واستناداً لأحكام قانون الأوراق المالية ونظام الإفصاح الساري،
مرفق طيه البيانات المالية الأولية كما في 2020/12/31 الخاصة بالشركة العقارية التجارية
للاستثمار.

وتفضلوا بقبول فائق الاحترام والتقدير،،


ليلى زايد
مديرة العمليات


- نسخة هيئة سوق رأس المال الفلسطينية

Aqariya Trading Investment Company
Statement of Financial Position
As at 31 December 2020

	Notes	2020 USD	2019 USD
Assets			
Current Assets			
Cash and Cash Equivalents	5	872,966	128,945
Accounts Receivable, Net	6	3,608,014	1,995,623
Financial Investments Through Profit & Loss	7	53,597	53,597
Inventory	8	1,367,980	1,186,725
Total Current Assets		5,902,557	3,364,890
Cheques Under Collection - Long Term		2,131,932	1,125,333
Financial Investments Through Other Comprehensive Income	9	147,863	174,460
Property Investments	10	6,127,826	7,996,264
Property, Plant and Equipment, Net	11	104,553	51,062
Assets Right of Use	2	35,372	50,372
Total Non Current Assets		8,547,546	9,397,491
Total Assets		14,450,103	12,762,381
Liabilities and Owners' Equity			
Current Liabilities			
Postdated Checks Payable		194,850	34,323
Accounts Payable	12	833,493	720,276
Other Current Liabilities	13	1,524,287	996,959
Bank Loans - Short Term	14	996,404	793,138
Lease Liability - Short Term	2	11,881	11,881
Total Current Liabilities		3,560,915	2,556,577
Provision for End of Service Indemnity	15	55,863	43,648
Bank Loans - Long Term Portion	14	1,780,387	2,062,801
Lease Liability - Long Term Portion	2	23,491	38,491
Total Liabilities		5,420,656	4,701,517
Owners' Equity			
Paid in Capital	1	7,757,405	7,757,405
Statutory Reserve		341,524	245,260
Changes In Fair Value Reserve	9	(31,874)	(37,817)
Retained Earnings		962,392	96,016
Total Owners' Equity		9,029,447	8,060,864
Total Liabilities and Owners' Equity		14,450,103	12,762,381

The accompanying Notes Form an Integral Part of these Consolidated Financial Statements

Finance Manager
 Walid QATTQAT

Operation Manager
 Labeeh Zayed



Aqariya Trading Investment Company
Statement of Income and Comprehensive Income
For the Year Ended 31 December 2020

	Notes	2020 USD	2019 USD
Revenues			
Revenues From Sales of Lands and Apartments		4,871,053	2,689,628
Rent			
Operating Costs and Cost of Lands		<u>(3,392,925)</u>	<u>(1,977,469)</u>
Gross Profit	16	1,478,128	712,159
General and Administrative Expenses	17	(389,568)	(247,263)
Right of Use Amortization	2	<u>(15,000)</u>	<u>(15,000)</u>
Gross Profit from Operations		1,073,560	449,896
Bad Debt Expense		-	(75,000)
(Loss) From Revaluation of Financial Investments Through Profit & Loss Statement		-	(7,052)
Currency Exchange Gain		59,724	52,225
Other Revenues		<u>9,778</u>	<u>342,683</u>
Net Profit before Tax		1,143,062	762,752
Income Tax Expense		<u>(180,422)</u>	<u>(130,292)</u>
Net Profit for the Year		962,640	632,460
Items of Other Comprehensive Income			
Items that will not be further reclassified into Profit or Loss			
Changes In Fair Value of Financial Investments Through OCI		5,943	20,602
Total Other Comprehensive Income Items		5,943	20,602
Total Other Comprehensive Income for the Year		968,583	653,062

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Finance Manager
Walid QATTQAT



Operation Manager
Labeeh Zayed


