

KAMCO Research

Al Argan International Real Estate Co.

15-May-12

Financial Results Announcement for Q1-2012 (Kuwait S.E)

| Profitability | Q1-2011 | Q1-2012 | % Change |
|---------------------------------|---------|-----------|-------------|
| Net Profit - KWD | 360,823 | 1,354,468 | 275.4% |
| Earnings Per Share (fils) | 1.41 | 5.29 | 275.2% |
| Return on Average Equity (ROAE) | 6.63% | 1.53% | |
| Return on Average Assets (ROAA) | 3.83% | 0.90% | |

| Balance Sheet Summary (KWD) | 31-Mar-11 | 31-Mar-12 | % Change |
|-----------------------------|-------------|-------------|-------------|
| Assets: | | | |
| Current Assets | 20,078,621 | 24,759,419 | 23.3% |
| Non-current Assets | 87,071,257 | 88,703,151 | 1.9% |
| Total Assets | 107,149,878 | 113,462,570 | 5.9% |
| Shareholders' Equity* | 61,857,871 | 68,270,414 | 10.37% |
| Liabilities: | | | |
| Current Liabilities | 20,749,856 | 28,040,780 | 35.14% |
| Non-current Liabilities | 24,542,151 | 17,151,376 | (30.1%) |
| Total Liabilities | 45,292,007 | 45,192,156 | (0.2%) |

^{*} Shareholders' equity may include minority interest

| Year-to-Date Trading Indicators & Current Valuation Multiples | | | | | |
|---------------------------------------------------------------|--------|--------------------|-------|--|--|
| Volume (Shrs '000) | 11,900 | P/E (x) | 43.81 | | |
| Value (KWD '000) | 14 | P/B (x) | 0.64 | | |
| Closing Price (KWD) | 0.170 | Dividend Yield | 0.00% | | |
| Book Value Per Share (KWD) | 0.266 | YTD Share Turnover | 4.49% | | |
| Current Market Capitalization (KWD Million) | 45 | Beta | 0.42 | | |

NA: Not Applicable, NM: Not Meaningful

Source: KAMCO Research & Kuwait Stock Exchange

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