12M

2009

Earnings Release

ORASCOM DEVELOPMENT

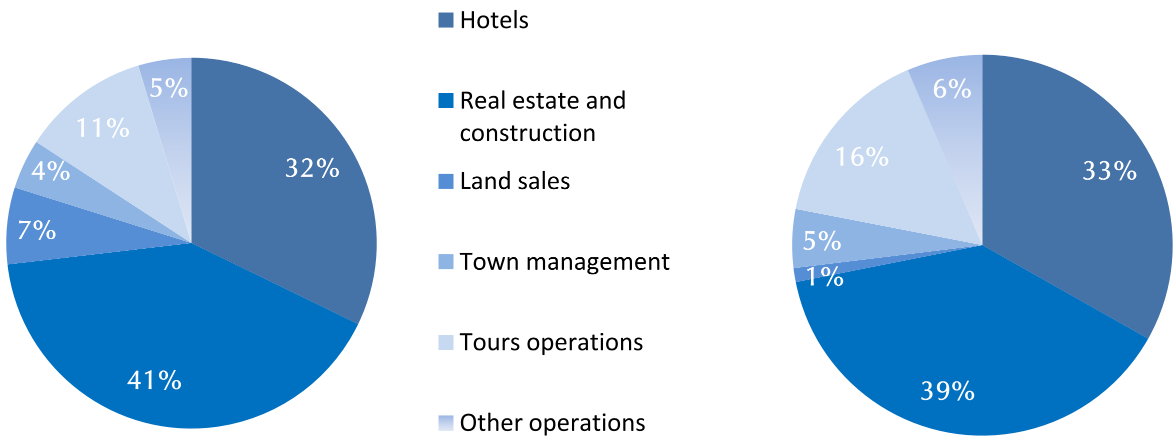
Key financials

Income Statement	31 December 2009	31 December 2008	% Change
Total revenues	586,089,302	568,231,493	3%
Hotels	188,712,723	188,493,940	0.1%
Real estate and construction	240,041,362	220,001,496	9%
Land sales	39,251,409	6,703,498	486%
Town management	25,404,434	28,242,480	-10%
Tours operations	65,450,888	88,352,555	-26%
Other operations	27,228,486	36,437,524	-25%
Gross profit	195,235,494	162,450,568	20%
Profit for the year	138,627,676	115,644,474	20%
Basic and diluted earnings per share (EPS)	4.55	4.33	5%

Revenue distribution by segment

12M 2009

12M 2008



Balance Sheet	31 December 2009	31 December 2008	% Change
Total assets	1,864,099,803	1,659,748,919	12%
Total liabilities	814,353,394	712,744,196	14%
Total equity	1,049,746,409	947,004,723	11%
Net debt[1]	310,271,283	197,914,705	57%
Leverage ratio	0.78	0.75	-
Equity ratio	0.56	0.57	-

Notes:
[1] Net debt is calculated by deducting cash and cash equivalents from total borrowings.

Orascom Development continues to deliver healthy growth

Dear shareholders,

2009 was a challenging yet fairly rewarding year. The economic crises that started towards the end of 2008 continued to affect companies and even countries. This resulted in a reshaping of the international market and it soon became clear that survival would belong only to the fittest.

In such economic turbulence, the best shield is a clear long-term vision with firm implementation strategy. Orascom Development was one of the few survivors that maintained its historical track record of growth, another testimony to the resilience of the Group's business model. The diversity in our business and our long experience in the market allowed us to achieve strong business results despite the challenging economic environment.

Orascom Development managed to endure the financial crisis, proving it is fit to continue to grow and achieve targeted results even in tough times. The Group's ability to withstand the market downturns was highlighted by a growth of 3% in the Group's total revenues reaching CHF 586 million in comparison to CHF 568 for 2008, whereas profit for the period increased by 20% to CHF 139 million in comparison to CHF 116 million for the same period last year. The fact that the Group was prepared for crisis allowed us to take up opportunities and conclude new destinations, namely Cornwall in the United Kingdom, Tivat in Montenegro, and recently in Constanta in Romania. These latest additions have expanded the group's land bank to cover approximately 144 million square meters in nine countries.

The three new projects, together with Andermatt in Switzerland and Chbika in Morocco, are the main contributors to future growth and profitability. The long-term value of the Group comes from both existing and future projects. We sustain our position to avoid burdening new projects with high levels of debt while our mature destinations and hotels continue to serve as the backbone of a consistent cash flow. This stable financial profile coupled with a healthy pipeline of real estate presales allowed us to maintain our execution level, which includes El Gouna presales in addition to the development of the first phase in Jebel Sifah and Salalah Beach (Oman), and also the delivery of the last batch of villas in The Cove (Ras Al Khaimah, U.A.E.) during third quarter of 2009.

2009 was also a special year as it marked the celebration of 20 successful years for our flagship integrated town, El Gouna (Red Sea, Egypt). 2010 will be a challenging year for most companies, but we believe Orascom Development is better positioned for growth. Existing projects remains on track in their continued development, and new projects promise to be new success stories in delivering increasing value to our shareholders. Most of all, we are now better equipped to overcome future challenges with our diversified portfolio of projects, and we are determined to stay on course as we continue to move forward together.

Samih Sawiris
Chairman & CEO

Amr Sheta
Vice Chairman & Co-CEO

30 March 2010

Performance overview

Total revenues **CHF 586 Million** (2008: CHF 568 Million)	Gross profit **CHF 195 Million** (2008: CHF 162 Million)
Profit for the year **CHF 139 Million** (2008: CHF 116 Million)	Basic and diluted earnings per share **CHF 4.55** (2008: CHF 4.33)

Despite the turbulence in world economies, the Group continued to achieve healthy growth during 2009, delivering improved profitability from our flagship towns El Gouna and Taba Heights in Egypt, along increased contributions from The Cove in UAE, Jebel Sifah and Salalah Beach in Oman, and Haram City, the first integrated affordable housing town in Egypt, while at the same time expanding our foothold in Europe with three new projects.

Total consolidated revenues for 2009 marked 3% growth year on year (y-o-y) reaching CHF 586 million as compared to CHF 568 million for the same period last year - despite all challenges faced in a recessionary environment that affected various segments of the economy. Real estate and construction revenues witnessed a remarkable growth of 9% reaching CHF 240 million in comparison to CHF 220 million in 2008. Despite the decline in room occupancies to 69% in comparison to 81% for 2008, our hotels generated revenues amounting to CHF 189 million in comparison to CHF 188 million for 2008, yet with an improvement in gross profit margin of 31% up from 28% for 2008.

Gross profit marked 20% growth amounting to CHF 195 million as opposed to CHF 162 million realized for the same period last year. Profit for the year (net profit before non-controlling interest) increased by 20% to CHF 139 million against CHF 116 million for the same period last year.

With an existing pipeline of contracted real estate pre-sales of CHF 218 million generated mainly from organic growth within operating destinations, as opposed to CHF 373 million by end of 2008, which stemmed mainly from launching the first wave of residential units in the Sultanate of Oman, we still believe that the Group's operations are in a stable position, further supported by a net debt position of CHF 310 million, and a conservative leverage ratio of 0.78x.

Segmental review

The business segments identified by Orascom Development represent the organizational structure as reflected in its internal management reporting systems. The Group is organized into five Group divisions and other operations. Other operations include mainly mortgage finance, sports, rentals, and others. As at 31 December 2009, the Group divisions were as follows:

2009 CHF	Hotels	Real estate and construction	Land sales[1]	Town Management	Tours operations	Other operations	Total
Total segment revenue	192,949,279	292,809,942	450,820,821	46,596,356	68,293,164	44,358,004	1,095,827,566
Inter-segment revenue	(4,236,556)	(52,768,580)	(411,569,412)	(21,191,923)	(2,842,275)	(17,129,518)	(509,738,264)
Revenue from external customers	**188,712,723**	**240,041,362**	**39,251,409**	**25,404,434**	**65,450,888**	**27,228,486**	**586,089,302**
Cost of revenue	(111,741,065)	(112,974,991)	(13,708,584)	(36,478,643)	(57,587,565)	(27,452,633)	(359,943,483)
Depreciation & amortization	(18,012,131)	(606,373)	(724,974)	(3,809,216)	(2,365,889)	(5,391,742)	(30,910,325)
Gross profit / (loss)	**58,959,527**	**126,459,997**	**24,817,850**	**(14,883,425)**	**5,497,433**	**(5,615,889)**	**195,235,494**
Gross profit margin (%)	31%	53%	63%	-59%	8%	-21%	33%
Segment results	**32,794,635**	**113,708,448**	**23,738,436**	**2,010,990**	**(2,917,528)**	**7,860,650**	**177,195,631**
Unallocated expenses							(24,584,247)
EBT							**152,611,383**
Income tax expense							(13,983,707)
Net profit							**138,627,676**

[1]An intercompany transaction took place in 2009 for 3.6 million m^2 of land at fair market value and was therefore eliminated. The transaction is shown in the land sector.

2008 CHF	Hotels	Real estate and construction	Land sales	Town Management	Tours operations	Other operations	Total
Total segment revenue	193,621,505	244,450,421	6,703,498	35,873,034	90,920,252	40,092,603	611,661,313
Inter-segment revenue	(5,127,565)	(24,448,925)	-	(7,630,554)	(2,567,697)	(3,655,079)	(43,429,820)
Revenue from external customers	**188,493,940**	**220,001,496**	**6,703,498**	**28,242,480**	**88,352,555**	**36,437,524**	**568,231,493**
Cost of revenue	(114,238,899)	(125,912,190)	(3,937,180)	(32,637,967)	(73,058,166)	(21,615,511)	(371,399,913)
Depreciation & amortization	(21,408,384)	(463,978)	(315,424)	(2,700,651)	(2,288,724)	(7,203,851)	(34,381,012)
Gross profit (loss)	**52,846,657**	**93,625,328**	**2,450,894**	**(7,096,138)**	**13,005,665**	**7,618,162**	**162,450,568**
Gross profit margin (%)	28%	43%	37%	(25%)	15%	21%	29%
Segment results	**44,401,292**	**70,725,237**	**1,012,746**	**(194,070)**	**8,307,368**	**6,106,988**	**130,359,561**
Unallocated expenses							(4,478,624)
EBT							**125,880,937**
Income tax expense							(10,236,463)
Net profit							**115,644,474**

1- Hotels

Total revenues **CHF 189 Million** (2008: CHF 188 Million)	Gross profit **CHF 59 Million** (2008: CHF 53 Million)
Segment results **CHF 33 Million** (2008: CHF 44 Million)	Operating hotel rooms **6,479** (2008: 6,559)
TRevPAR **CHF 78** (2008: CHF 81)	Occupancy rate **69%** (2008: 81%)

By 2009 year end, Orascom Development's operating hotels achieved an average occupancy rate of 69% (2008: 81%), with an Average Room Rate (ARR) of CHF 62 (2008: CHF 56) and a TRevPAR of CHF 78 (2008: CHF 81). The Group's operating hotel rooms' count reached a total of 6,479 rooms (32 hotels) in Egypt, United Arab Emirates and Jordan as compared to 6,559 rooms (31 hotels) by year end last year.

Egypt

I- El Gouna

El Gouna achieved an average occupancy rate of 73% (2008: 84%) with an ARR of CHF 70 (2008: CHF 72) and a TRevPAR of CHF 91 (2008: CHF 105). The following table illustrates the performance of existing hotels in El Gouna during the twelve months ending 31 December 2009.

El Gouna hotels' KPIs

Hotel	Number of rooms	Occupancy rate	ARR	TRevPAR
Five Star				
Mövenpick Resort	420	77%	94	121
Sheraton Miramar	338	72%	97	119
Steigenberger Golf	268	59%	79	83
Mövenpick Spa	134	68%	104	109
Four Star				
TTC Rihana	434	82%	43	67
ClubMed	239	78%	85	140
TTC Ocean View	234	82%	56	81
Arena Inn	177	70%	35	41
Sultan Bey	115	69%	51	59
Three Star				
Dawar El Omda	66	71%	53	62
Captain's Inn	48	69%	45	64
Turtle's Inn	28	53%	39	33
Two Star				
Ali Pasha	68	50%	41	29
Total El Gouna Hotels[1]	**2,569**	**73%**	**70**	**91**

Notes:
[1] El Gouna offers 15 hotels with 2,760 operating rooms, of which 14 hotels are controlled by the Group, offering a total capacity of 2,594 rooms. The table above excludes "El Khan", 25 rooms, one star hotel, which is 100 % owned by the Group and is leased to third party.

II- Taba Heights

Taba Heights witnessed a decline in room occupancies reaching 64% down from 79% same period last year, mainly as a result of less arrivals from France, which is one of the important feeder markets for this destination. Moreover, ARR reached CHF 45, along a decline in TRevPAR of 20% reaching CHF 55 up from CHF 69. The following table provides an overview of the performance of existing hotels in Taba Heights during the twelve months ending 31 December 2009.

Taba Heights hotels' KPIs

Hotel	Number of rooms	Occupancy rate	ARR	TRevPAR
Five Star				
InterContinental	503	56%	44	50
Hyatt Regency	426	59%	51	55
Sofitel	442	69%	52	66
Marriott	394	65%	43	56
Four Star				
TTC El Wekala	215	75%	25	42
Total Taba Heights Hotels	1,980	64%	45	55

III- Other Hotel, Red Sea

The two Red Sea hotels achieved an average occupancy rate of 85% (2008: 84%) with an ARR of CHF 42 (2008: CHF 51) and a TRevPAR of CHF 75 (2008: CHF 83). The following table provides an overview of the performance of those hotels during the twelve months ending 31 December 2009.

Other hotels, Red Sea KPIs

Hotel	Number of rooms	Occupancy rate	ARR	TRevPAR
Five Star				
Royal Azur	480	85%	42	74
Four Star				
Club Azur	339	85%	41	78
Total Other Hotels, Red Sea	819	85%	42	75

Other Countries

I- United Arab Emirates

The soft opening of "The Cove Rotana Resort and Spa", a four star hotel, took place early February 2009, offering 335 rooms. By end of 2009, The Cove Rotana Resort and Spa achieved an average occupancy rate of 56% with an ARR of CHF 160, and a TRevPAR of CHF 163.

II- Jordan

The Group fully owns Marina Town Plaza, a four star hotel located in the country's first integrated resort project, Tala Bay. Marina Town Plaza hotel commenced operations during the second quarter of 2008. Marina Town Plaza achieved an average occupancy rate of 39% (2008: 52%) with an ARR of CHF 91 (2008: CHF 31), and a TRevPAR of CHF 54 (2008: CHF 15). The following table provides an overview of the performance of hotels in other countries in the MENA region during the twelve months ending 31 December 2009.

Other countries KPIs

Hotel	Number of rooms	Occupancy rate	ARR	TRevPAR
United Arab Emirates				
The Cove	335	56%	160	163
Jordan				
Marina Town Plaza	267	39%	91	54
Total Other countries	602	48%	134	112

Floating hotels

The Group holds 51% stake in ten Nile cruisers (classified as floating hotels), that were part of the acquisition of Garranah, offering a total of 509 cabinets. Floating hotels achieved an average occupancy rate of 68% (2008: 74%) with an ARR of CHF 71 (2008: CHF 26), and a TRevPAR of CHF 75 (2008: CHF 33). The following table provides an overview of the performance of floating hotels during the twelve months ending 31 December 2009.

Floating hotels KPIs

Hotel	Number of rooms	Occupancy rate	ARR	TRevPAR
Egypt				
Da vinici	69	88%	50	70
Tarot	66	50%	43	28
Nile Azur	60	80%	47	49
Star of Luxor	54	46%	44	33
Fleurette	48	91%	31	46
Sun Azur	38	41%	27	25
Oberoi Zahra	27	63%	699	654
Champollion II	48	39%	39	20
Nile Angel[1]	48	80%	31	46
Champollion I[2]	51	88%	28	56
Total floating hotels	509	68%	71	75

[1] The Group acquired Nile Angel during 2009
[2] The Group acquired Champollion I during 2009

2- Real estate and construction

Total revenues **CHF 240 Million** (2008: CHF 220 Million)	Gross profit **CHF 126 Million** (2008: CHF 94 Million)
Segment results **CHF 114 Million** (2008: CHF 71 Million)	Total value of contracted units **CHF 218 Million** (2008: CHF 373 Million)
Contracted units **3,456 units** (2008: 3,020 units)	Total value of deferred income **CHF 273 Million** (2008: CHF 378 Million)

Considering that our real estate portfolio witnessed a healthy growth in terms of product diversity and land bank, it is imperative that we categorize our real estate products into classes that can be applied to all without exception. The process of categorizing real estate product classes took into consideration three important factors: (1) price in comparison to the project's local market; (2) target market social strata; (3) and product location and amenities.

Star (luxury)

Products that fall in to the "star" category are the highest value in terms of real estate classification in the respectful regional or local market. When it comes to structural determination and social strata, this product targets the high socio-economic status market or "upper uppers"; wealth is abundant and finances are not a determinant factor in purchase, but rather luxury and exclusivity. Property acquisition is usually not the first. Such properties are strategically set in the destination's premium locations, with the best offered views and first-rate amenities and services.

Smart (high)

Products that fall into the "smart" category are considerably high in value, but not the highest, in comparison to the local and regional market values of the product classified. The social stratification of this market falls under the category of "lower uppers", where customers are from the high-end of the social realm, however, wealth was acquired and meant to be spent, but spent wisely with some consideration to the property value. Such properties are set in favorable locations but with less consideration to views and services, while giving more importance to investment opportunities in property purchase.

Economic (medium)

Products that fall into the "economic" category are average or second-rate in value in comparison to the respected regional and local market. They are usually targeting the middle-income market looking for the purchase of an affordable primary or secondary home. Property value is of utmost importance to this market, whereas location, view, and amenities come in second.

Basic affordable (budget)

Products that fall into the "affordable" category come under the low priced, affordable classification in terms of regional and local market values. The social stratum of the target market is "lower", where customers are of a lower income looking to cover their basic needs in terms of purchase. Properties in this category are strictly primary homes. These products come with basic amenities and services.

Total real estate and construction revenues achieved a growth of 9% amounting to CHF 240 million against CHF 220 million for 2008. The operating cycle of real estate construction starts when the Group enters into agreements to sell the real estate off-plan and the buyer has the right to adjust the interior architecture. Revenues are recognized when units are delivered to buyers either as fully completed units or as constructed but unfinished. By end of 2009, the Group's total contracted area reached 232,594 m^2 as opposed to 202,535 m^2 in the twelve month ending 2008. Total value of deferred income amounted to CHF 273 million in comparison to CHF 378 million for 2008.The following tables give an overview of the Group's real estate and construction segment in operating towns, projects under development, and also affordable housing products as at 31 December 2009.

	Average selling price/m^2		Total value of contracted units[1] (CHF millions)		Number of contracted units	
	2009	2008	2009	2008	2009	2008
A- Destination indicators						
I- Egypt						
El Gouna						
Star	5,718	3,780	6.4	2.3	3	2
Smart	4,111	3,716	61.2	24.5	92	29
Economic	3,647	2,692	30.4	48.7	61	135
El Gouna subtotal	4,026	2,985	97.9	75.5	156	166
Riyad Resort						
Economic	1,223	1,388	2.6	0.9	30	8
Riyad Resort subtotal	1,223	1,388	2.6	0.9	30	8
Fayoum						
Economic	792	1,193	4.7	21.8	35	81
Basic affordable	127	196	0.03	0.34	4	31
Fayoum subtotal	765	1,107	4.7	22.2	39	112
Haram City						
Basic affordable	306	233	55.5	37.0	3,139	2,321
Haram City subtotal	306	233	55.5	37.0	3,139	2,321
Egypt subtotal	752	662	160.7	135.5	3,364	2,607
II- UAE						
The Cove						
Smart	3,022	2,364	1.6	15.0	3	21
The Cove subtotal	3,022	2,364	1.6	15.0	3	21
UAE subtotal	3,022	2,364	1.6	15.0	3	21
III-Oman						
Jebel Sifah						
Star	3,450	3,006	12.4	34.4	11	40
Smart	2,972	2,636	10.5	97.2	20	173
Jebel Sifah subtotal	3,214	2,724	22.9	131.6	31	213
Salalah Beach						
Star	3,553	3,059	22.5	67.2	21	37
Smart	2,215	2,129	10.7	24.0	37	142
Salalah Beach subtotal	2,976	2,744	33.2	91.2	58	179
Oman subtotal	3,068	2,732	56.1	222.7	89	392
B-Product class indicators						
Star subtotal	3738	3055	41.4	103.9	35	79
Smart subtotal	3533	2631	83.9	160.7	152	365
Economic subtotal	2299	1929	37.6	71.4	126	224
Basic affordable subtotal	306	233	55.5	37.3	3,143	2,352
Total real estate	939	1,843	218.4[1]	373.3	3,456	3,020

Notes:
[1] Total value of contracted units reflects balances secured from the pre-sales of residential units off the master plan, which only applies to tourism real estate products. However, this does not apply to the basic affordable products.

I- Egypt

Although each real estate product class offered by the Group achieved a healthy growth in average selling price per square meter, the overall average selling price for all product class offered by the Group witnessed a decline as a result of changes to the real estate product mix; whereby products offered under the basic affordable class (commonly known as budget housing) accounted for 91% of total number of contracted units, and 78% of total contracted area, thus distorting the over average selling price per square meter for the Group.

El Gouna

Property values maintained its healthy upward trend over the last twelve months across all product categories, another testimony to El Gouna's positioning as a mature town, whereby the destination's average selling price reached CHF 4,026/m^2 compared to CHF 2,985/m^2 for the same period last year, a growth of 35%.

By the end of 2009, total value of contracted units amounted to CHF 98 million, 156 pre-sold units representing a total area of 24,319 m^2 in comparison to CHF 76 million, 166 pre-sold units representing a total area of 25,303 m^2, with a 30% increase in the total value of presales as a result of the increase in average selling price per square meter.

Riyad Resort

During the second quarter of 2008, the Group launched a private compound comprising 256 apartments, covering a total area of 129,815 m^2 in Makadi Bay south of Hurghada, Egypt. This project is attached to Club Azur and Royal Azur hotels, where homeowners can enjoy full access to all the amenities and facilities offered by the two hotels. The Group's average selling price per square meter in this project declined by 12% to CHF 1,223 down from CHF 1,388 in 2008, as a result of the change in the product mix and pre-sales of more apartments, while growing the number of contracted units to 30 units (8 units in 2008).

Byoum

In the first phase of Byoum, the project is planned to offer 127 villas and 200 apartments with full access to an attached marina and a four star hotel with an expected capacity of 48 guest rooms, which was launched during the third quarter of 2008, covering a total area of 400,000 m^2. By end of 2009, the total value of contracted units amounted to CHF 4 million (26 pre-sold units), at an average selling price of CHF 1,068/m^2.

Haram City

During May 2007, Orascom Housing Communities (OHC) commenced actual construction of the first phase of Haram City, an integrated Budget Housing project in the 6th of October Governorate, Egypt. The site comprises a total area of 8.4 million m^2 of land adjacent to the Egyptian Media Production City.

By end of 2009, the Group's increased marketing and sales efforts led to a surge in the volume of units contracted, whereby total value of contracted and delivered units amounted to CHF 56 million with a total of 3,139 units, sold at an average selling price of CHF 17,686 per unit (CHF 306/m^2). Today, Haram City is home to approximately 10,000 inhabits representing 2,688 families.

II- United Arab Emirates

Total value of contracted units amounted to CHF 2 million with an average selling price of CHF 3,022/m^2 compared to CHF 15 million with an average selling price of CHF 2,364/m^2 for the same period last year. The cumulative balance of delivered units reached 187 units with a total of 6 units delivered during 2009. Total contracted area reached 515 m^2 in comparison to a total area of 6,342 m^2 for 2008.

III- Oman

During Q4 2007, the Group held the simultaneous launch for two of its projects in Oman, namely Jebel Sifah and Salalah Beach. By the end of 2009, the total value of contracted units amounted to CHF 56 million for a total of 89 units (18,296 m^2) at an average selling price of approximately CHF 3,068/m^2, with a 12% growth in comparison to CHF 2,732 for 2008.

1- Jebel Sifah

By end of 2009, total value of contracted units amounted to CHF 23 million for a total of 31 pre-sold units at an average selling price of approximately CHF 3,214/m^2. Total contracted area reached 7,134 m^2.

2- Salalah Beach

By end of 2009, total value of contracted units amounted to CHF 33 million for a total of 58 pre-sold units at an average selling price of approximately CHF 2,976/m^2. Total contracted area reached 11,162 m^2.

3- Land sales

Total revenues
CHF 39 Million
(2008: CHF 7 Million)

Gross profit
CHF 25 Million
(2008: CHF 2 Million)

Segment results
CHF 24 Million
(2008: CHF 1 Million)

Revenues from sale of land, sale of land rights and the associated cost are recognized when land is delivered and the significant risk of ownership and control has been transferred to the buyer. Growth in segment performance is mainly attributed to selling a plot of land to a third party to develop a hotel and also sales of mansions plots in the Sultanate of Oman.

4- Town management

Total revenues
CHF 25 Million
(2008: CHF 28 Million)

Gross profit
CHF 15 Million losses
(2008: CHF 7 Million losses)

Segment results
CHF 2 Million
(2008: CHF 0.19 Million losses)

Town management refers to all revenues generated from municipal facilities mainly from utilities. It includes revenues from utilities (such as electricity, irrigation, and telephone lines), community services (such as: airport, museum, sporting club, and bakeries), urban services (such as: garbage collection, security, and fire brigade), and commercial services (such as: fish farm). Town management revenues are generated in operating towns, namely El Gouna (Egypt), Taba Heights (Egypt), The Cove (UAE) and Haram City (Egypt).

5- Tours operations

Total revenues
CHF 65 Million
(2008: CHF 88 Million)

Gross profit
CHF 5 Million
(2008: CHF 13 Million)

Segment results
CHF 3 Million losses
(2008: CHF 8 Million)

Tour operations reflect revenues generated mainly from tour packages offered for tourist groups as well as revenues generated from tour transportations. The following table provides an overview of the performance of tours operations categorized according to the type of service (tours and transportation) during the twelve months ending 31 December 2009:

Type of service	2009	2008	% Change
I- Tour operations			
Number of guests	88,305	144,905	-39%
Average revenue per guest (CHF)	507	456	11%
II- Tour transportation			
Number of vehicles	113	135	-16%
Average daily revenue per vehicle (CHF)	180	163	10%

6- Other operations

Total revenues
CHF 27 Million
(2008: CHF 36 Million)

Gross profit
CHF 6 Million losses
(2008: CHF 8 Million)

Segment results
CHF 8 Million
(2008: CHF 6 Million)

Other operations revenues cover all revenue items that are not classified under any of the other five segments. Other operations revenues include rentals of villas and apartments, shops, marina berths, and housing. Also, income is generated from hospital services, mortgage financing, educational services, limousine rentals, laundry, marina berths rentals and some other facilities.

Statement of comprehensive income

For the year ended 31 December 2009

CHF	31 December 2009	31 December 2008
Revenue	586,089,302	568,231,493
Cost of sales	(390,853,808)	(405,780,925)
Gross profit	**195,235,494**	**162,450,568**
Investment revenue	13,217,393	6,218,991
Gains from investments in associates	187,701	2,042,562
Other gains and losses	11,526,448	750,507
Provisions	(15,741,235)	(754,213)
General and administrative expenses	(32,864,762)	(30,112,567)
Finance costs	(18,949,656)	(14,714,911)
Profit before tax	**152,611,383**	**125,880,937**
Income tax expense	(13,983,707)	(10,236,463)
Profit for the year	**138,627,676**	**115,644,474**
Other comprehensive income		
Exchange differences arising on translation of foreign operations	(34,750,611)	(47,849,349)
Cash flow hedge (net of tax)	725,041	(3,049,255)
Net loss arising on revaluation of available for sales	(85,800)	-
Total comprehensive income for the year (net of tax)	(34,111,370)	(50,898,604)
Total comprehensive income for the year	**104,516,306**	**64,745,870**
Profit for the period attributable to:		
Owners of the parent company	105,682,059	96,287,373
Non-controlling interest	32,945,617	19,357,101
	138,627,676	**115,644,474**
Total comprehensive income attributable to:		
Owners of the parent company	74,872,555	48,438,024
Non-controlling interest	29,643,751	16,307,846
	104,516,306	**64,745,870**
Earnings per share		
Basic	**4.55**	**4.33**
Diluted	**4.55**	**4.33**

Consolidated statement of financial position

As at 31 December 2009

CHF	31 December 2009	31 December 2008
Assets		
Non-current assets		
Property, plant and equipment	1,010,775,182	856,492,405
Goodwill	30,432,009	33,368,405
Investment in associates	8,129,189	36,898,629
Non-current receivables	101,427,266	45,746,621
Finance lease receivable	6,110,881	-
Other financial assets	95,927,598	45,482,274
Total non-current assets	1,252,802,125	1,017,988,334
Current assets		
Inventories	202,618,963	174,904,697
Trade and other receivables	164,804,834	136,036,375
Finance lease receivable	2,101,401	-
Due from related parties	31,049,887	15,019,414
Other financial assets	701,500	1,338,713
Other current assets	132,121,875	137,316,347
Cash and cash equivalent	77,899,218	177,145,039
Total current assets	611,297,678	641,760,585
Total assets	1,864,099,803	1,659,748,919
Equity and liabilities		
Capital and reserves		
Issued capital	568,881,621	580,491,450
Share premium	183,348,356	183,348,356
Treasury shares	-	(28,426)
Reserves	(185,888,053)	(155,463,552)
Retained earnings	299,997,254	194,315,195
Equity attributable to equity holders of the parent	866,339,178	802,663,023
Non-controlling interest	183,407,231	144,341,700
Total attributable to equity holders of the parent and non-controlling interest	1,049,746,409	947,004,723
Non-current liabilities		
Borrowings	161,378,525	152,987,442
Trade and other payables	71,476,141	30,059,744
Retirement benefit obligation	166,161	101,274
Notes payable	13,426,089	8,510,669
Deferred tax liabilities	8,655,802	9,238,722
Other financial liabilities	18,652,924	16,751,721
Total non-current liabilities	273,755,642	217,649,572
Current liabilities		
Trade and other payables	102,219,680	64,059,838
Borrowings	226,791,976	222,072,302
Due to related parties	122,850	33,350,469
Current tax liabilities	10,873,384	8,368,915
Provisions	46,159,372	7,555,868
Other current liabilities	154,430,490	159,687,232
Total current liabilities	540,597,752	495,094,624
Total liabilities	814,353,394	712,744,196
Total equity and liabilities	1,864,099,803	1,659,748,919

Consolidated statement of changes in equity

For the year ended 31 December 2009

CHF	Issued capital	Share premium	Treasury shares	Hedging-reserves	Equity trans-action Costs	Investments revaluation reserve	General reserves	Foreign currencies translation reserve	Reserve from common control transactions	Retained earnings	Attributable to equity holders of the parent	Non-controlling interest	Total
Balance at 1 January 2008	**532,523,450**	-	-	-	-	-	**62,166,157**	**(4,691,674)**	**(177,062,429)**	**102,826,928**	**515,762,432**	**158,000,095**	**673,762,527**
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	1,155,982	(39,207,619)	(28,081)	(2,675,576)	(40,755,294)	(7,094,055)	(47,849,349)
Loss from cash flow hedging	-	-	-	(3,049,255)	-	-	-	-	-	-	(3,049,255)	-	(3,049,255)
Profit for the year	-	-	-	-	-	-	-	-	-	96,287,373	96,287,373	19,357,101	115,644,474
Total comprehensive income for the year	-	-	-	**(3,049,255)**	-	-	**1,155,982**	**(39,207,619)**	**(28,081)**	**93,611,797**	**52,482,824**	**12,263,046**	**64,745,870**
Transaction costs	-	-	-	-	-	-	-	-	(23,828,906)	-	(23,828,906)	-	(23,828,906)
Transfer to reserve	-	-	-	-	-	-	2,123,530	-	-	(2,123,530)	-	-	-
Reserve from common control transactions	-	-	-	-	-	-	(65,445,669)	-	65,445,669	-	-	-	-
Purchase of shares (treasury shares)	-	-	(28,426)	-	-	-	-	-	-	-	(28,426)	-	(28,426)
Issue of ordinary shares for cash	35,975,000	182,245,000	-	-	-	-	-	-	-	-	218,220,000	-	218,220,000
Issue of ordinary shares for further swaps following initial transaction	11,993,000	1,103,356	-	-	-	-	-	-	26,958,743	-	40,055,099	(32,899,967)	7,155,132
Change in non-controlling interest from acquisitions /disposals	-	-	-	-	-	-	-	-	-	-	-	6,978,526	6,978,526
Balance at 31 December 2008	**580,491,450**	**183,348,356**	**(28,426)**	**(3,049,255)**	-	-	-	**(43,899,293)**	**(108,515,004)**	**194,315,195**	**802,663,023**	**144,341,700**	**947,004,723**
Balance at 1 January 2009	580,491,450	183,348,356	(28,426)	(3,049,255)	-	-	-	(43,899,293)	(108,515,004)	194,315,195	802,663,023	144,341,700	947,004,723
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	-	(31,448,745)	-	-	(31,448,745)	(3,301,866)	(34,750,611)
Gain from cash flow hedging	-	-	-	725,041	-	-	-	-	-	-	725,041		725,041
Available- for -sale financial assets	-	-	-	-	-	(85,800)	-	-	-	-	(85,800)		(85,800)
Profit for the year	-	-	-	-	-	-	-	-	-	105,682,059	105,682,059	32,945,617	138,627,676
Total comprehensive income for the year	-	-	-	**725,041**	-	**(85,800)**	-	**(31,448,745)**	-	**105,682,059**	**74,872,555**	**29,643,751**	**104,516,306**
Reissuance of treasury shares	-	-	28,426	-	-	-	-	-	-	-	28,426	-	28,426
Reserve from common control transactions	-	-	-	-	-	-	-	-	463,501	-	463,501	-	463,501
Share Capital Reduction	(11,609,829)	-	-	-	-	-	-	-	-	-	(11,609,829)	-	(11,609,829)
Non controlling interest s share in equity of consolidated subsidiaries	-	-	-	-	-	-	-	-	-	-	-	9,421,780	9,421,780
Equity transaction cost of share capital transaction	-	-	-	-	(78,498)	-	-	-	-	-	(78,498)	-	(78,498)
Balance at 31 December 2009	**568,881,621**	**183,348,356**	-	**(2,324,214)**	**(78,498)**	**(85,800)**	-	**(75,348,038)**	**(108,051,503)**	**299,997,254**	**866,339,178**	**183,407,231**	**1,049,746,409**

About the Group

Orascom Development Holding AG (Orascom Development) is a leading developer of fully integrated towns that include hotels, private villas and apartments, leisure facilities such as golf courses, marinas and supporting infrastructure. Orascom Development's diversified portfolio of projects is spread over nine jurisdictions, with primary focus on touristic towns and recently affordable housing.

Orascom Touristic Establishments (OTE) was established in1989 setting the first step in building the Group's track record in the development of integrated towns. After some name changes and reorganization, the main business was held under Orascom Hotels & Development (OHD). Since the settlement of the public exchange offer by Orascom Development for OHD, Orascom Development became the new parent of OHD. Orascom Development has a dual listing, with a primary listing on the main board of the SIX Swiss Exchange (ISIN: CH0038285679) and a secondary listing on the EGX Egyptian Exchange (ISIN: EGG676K1D011). In December 2009, the Group modified its secondary listing on the EGX. While the Group's shares had previously been trading on both the SIX and the EGX in Swiss Francs, Orascom Development at that time procured the issuance and listing of Egyptian Depositary Receipts (EDRs; each EDR representing 1/20 of the Group's share) which are currently trading on the EGX in Egyptian pounds. The objective of this modification is to improve trading and liquidity on the EGX.

Today, Orascom Development operates in nine jurisdictions (Egypt, Jordan, UAE, Oman, Switzerland, Morocco, United Kingdom, Montenegro and Romania) and is continuously seeking development opportunities in untapped yet attractive locations all over the world. The Group has four existing projects: El Gouna, the flagship project, a fully-fledged town on the Red Sea coast (Egypt). Taba Heights, on the Sinai Peninsula (Egypt), is the Group's second tourism destination following El Gouna's business model. The Cove (Ras Al Khaimah, UAE) is the Group's first development experience outside Egypt. Haram City, an integrated town dedicated to affordable housing in Egypt, catering for the mass population.

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