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# THE FINAL REPORT

## *On the Valuation of Assets of*

The Public Trading Corporation for the Trade of  
Textiles & Electricals in the Aden Governorate,  
The Republic of Yemen

(UNIDO Contract No. 98/008, Project No. DP/YEM/95/003,  
Activity Code: 063000)

**Submitted to:**

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Aden – Yemen, December, 1998

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## **PART I. ASSETS EVALUATION OF PUBLIC CORPORATION FOR THE TRADE OF TEXTILES & ELECTRICALS IN ADEN GOVERNORATE.**

### **Introduction**

In the frame of the new vision of the Government of the Republic of Yemen in restructuring different sectors of the national economy through: the effective participation of the private sector in the socio-economic development and the contribution in solving obstacles facing the public sector through a privatization program, a contract was signed between the UNIDO office in Vienna–Austria and our office for the valuation of assets of the Public Trading Corporation for the Trade of Textiles and Electricals in the Aden Governorate.

The aim of this report is to present the valuation of assets of the Corporation, which includes: properties (lands and buildings), transport facilities (vehicles and machinery), machines and furniture and office equipment, as it is on the valuation day of 25/11/1998, based on the market value and the estimation of the reserve prices for each asset and the its legal status.

To fulfill these objectives, we have followed a systematic methodology in collecting data and their analysis. Main features of the applied methodology are reflected in the following:

- Field compilation of all the assets and the stock and the verification with records;
- Verification of the legal status of each asset;
- Valuation of each asset separately;
- Taking into account the experiences of the property offices and engineering consulting bureaus and dealing agents.
- The application of scientific methods and approaches for the assets valuation. This includes the determination the reserve prices for each asset and by taking into account the current prices of lands and properties, the estimation of prices of transport facilities and office equipment and the determination of the net value of the stock of goods.

- The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR, this in fact the actual exchange price during the valuation period.

This report provides all the essential information related the assets valuation in Tables, which are analyzed and commented in the body text. Moreover, it is provided a complete list of lands and buildings, about which we have some reserves due to the non-availability of formal documents relating to it.

This report is subdivided into a number of sections, each section reflect one of the major asset. It is supplemented by appendixes, which provides essential information about the assets in Corporation branches in other cities: Hadramout, Lahej, Al-Mahra, Shabwa and Abian.

In conclusions, we have summarized our essential findings related to the assets valuation of the Corporation, which will be of valuable help to take further actions.

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## CHAPTER ONE. PROPERTIES

### 1. Property "The Head Quarter"

#### A. Building

##### 1.1 Site

The building is situated in Maalla quarter on the main road following Maalla-traffic lights and beside Jews cemetery: it is a relatively new building constructed 12 years ago.

##### 1.2 Description

It is a 7-storey building constructed of reinforced-concrete structures, with internal separators of aluminium and external blocks with central air-conditioning and 3 lifts.

It consists of a ground floor comprising many areas:

- Celebration hall, height 7m and area 410.27 m<sup>2</sup>;
- Section used by the Islamic Bank, height 6 m and area around 511.56 m<sup>2</sup>;
- Entrance hall and general services, height 6m and area around 376 m<sup>2</sup>;
- Offices identical to those in other floors, the area of each floor is 1067 m<sup>2</sup>;
- The building wall with a length of 492 m.

##### 1.3 Ownership

The construction was terminated in 1986 with the participation of the General Trade Corporation for Textiles and Electric Supplies with 25%, the External Trade Co. with 75%, according to the documentation of the Property Register (Preliminary registration) No.7, dated 24/8/84. A letter of the External Trade Co. addressed to the Corporation General Director, which confirms the reception of part of the property cost of 500,000 Dinar (South Yemeni) according to a reception bill No.5453 dated 7/9/86, which is equivalent to \$1,500,000.

The Corporation share in the building was agreed in the minutes of the common meeting with the Acting Director of the External trade Co. and in the presence of the Ministry Representative and the Corporation director in 94, as follows:

- The first floor fully;
- Half of the second floor;
- Quarter of the third floor (Rooms 419-426);

- Ground hall and its surroundings;
- The external area from the main entrance to the canteen and the end of the meeting hall;
- 25% of rooftops.

#### 1.4 Method of Valuation

The building cost was evaluated entirely and then the 75% share of the Trade Co. was corrected so that the reserve price of 25% belong to the Corporation may be obtained. This is illustrated in the following table:

| Description  | Partial   | Total            |
|--|-----------|------------------|
| <u>Replacement cost of the building and the wall</u> |           |                  |
| - Main building, 7 floors<br>1067 x 7x 420           | 3,136,980 |                  |
| - Celebration hall<br>401 x 300                      | 120,300   |                  |
| -Islamic Bank section (Rented)<br>511 x 300          | 153,300   |                  |
| -General services section<br>376 x 300               | 112,800   |                  |
| -Internal additional corridor<br>80 x 300            | 24,000    |                  |
| - The external wall<br>492 x 50                      | 24,600    |                  |
| The total of the replacement cost                    |           | 3,571,980        |
| Percentage of material depreciation, 35%             | 1,250,193 |                  |
| Functional depreciation, 20%                         | 714,396   |                  |
| Total depreciation                                   | 1,964,589 | 1,964,589        |
| <b>THE RESERVE PRICE</b>                             |           | <b>1,607,391</b> |

-----  
The exchange price for the Yemeni currency, the Rial, in respect toUS\$, 1US\$ = 140.0 YR.

The Corporation share is: 25% x 1,607,391 = \$401,848.

## B. Land

### 2.1 Site

It is the land on which is situated the building known as “the Building of Ministry of Trade and Supply”, in Maalla quarter, with a total area of 12,120 m<sup>2</sup>.

### 2.2 Ownership

As it was mentioned previously, the Corporation owns 25% of the cost of lands and buildings, according to the common meeting between the Corporation Director and the Trade Co. Director in March, 94.

### 2.1 Valuation

The land valuation is carried out entirely and later 25% is corrected from the total cost. The reserve price of the land of 12,120 m<sup>2</sup> is:

$$\text{\$2,545,200 (12,120 x 210)}$$

The Corporation share of the land is:

$$25\% \times 2,545,200 = \text{\$636,300}$$

So, the total share of the Corporation of the entire property is:

$$401,848 + 636,300 = \text{\$1,038,148.}$$

## 2. Property No.259 A (El. Supplies Store No.2)

### A. Building

#### 1.1 Site

The building is situated in Maalla quarter “Maalla Dakka”, bounded by The Trade Co. Store from the north, store in bulk from the south, branched road from the west and workshop owned by Internal Trade Co. from the east.

#### 1.2 Description

The total area 534.30 m<sup>2</sup> (39 x 13.7) with 4.5 height. It is rented store, built with stone, the roof is of steel and wood beams and covered with a concrete layer. The tenant had maintained the building and covered the front view with engraved stone. It is considered an old building.



### 1.3 Ownership

The building is a nationalized one and accordingly its ownership was transferred to the Corporation and nobody claimed on that, registered in Survey Authority and Property Record with a registration No. Corporations 101 dated 6/1/94.

### 1.4 Method of Valuation

The cost of the building was evaluated with the method of replacement cost (the same method applied to the evaluation of the building 65A). The period of utilization of the building was estimated 28 years with annual depreciation rate of 2.5%, i.e. the accumulated depreciation rate 70% (28 x 2.5%), and functional depreciation of 10% since the building needs some future modifications. This may be illustrated in the following table:

| Description                             | Area<br>(m <sup>2</sup> ) | Price<br>(\$/m <sup>2</sup> ) | Cost<br>(\$) |
|---|---------------------------|-------------------------------|--------------|
| Replacement cost                        | 534.30                    | 142.85                        | 76,325       |
| Material depreciation<br>76,325 x 70%   |                           |                               | 53,428       |
| Functional depreciation<br>76,325 x 10% |                           |                               | 7,633        |
| <b>THE RESERVE PRICE</b>                |                           | <b>15,264</b>                 |              |

-----  
The exchange price for the Yemeni currency, the Rial, in respect to US\$, is 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site

It is the land on which the building is situated in Maalla quarter "Maalla Dakka", with the same borders mentioned above in 1.1.

### 2.2 Description

The total area 534.30 m<sup>2</sup> [(39 x 13.7)-9.25] and on it is situated the rented building.

### 2.3 Ownership

The building is a nationalized one and nobody claimed on that, registered in Survey Authority and Property Record with a preliminary registration No. Corporations 101 and dated 6/1/94.

## 2.4 Valuation Method

The land cost was valued according to indicators from properties market, property offices, engineering-consulting bureaus and agents dealing in this region. The price of each square meter is estimated \$157.0. Consequently, the reserve price of this piece of land is \$83,885 (534.3 x 157.0). This valuation was based also by taking into account the following factors:

- The area is a historical trade centre and close to the port and the free trade zone;
- The land is situated on asphalt branched road and close to the main street;
- All services are available;
- Non-availability of free spaces which may be exploited.

## 3. Property No.15 (Textiles Store No. 15)

### A. Building

#### 1.1 Site

The building is situated in Maalla quarter "Maalla Dakka". Bounded from the north by a main road, southward subsidiary road and east- and westward buildings and stores.

#### 1.2 Description

The total area 82.42 m<sup>2</sup> [(8.9 x 10.3)-9.25] with 4.5 height. The building is old and its external walls are made of stone and plaster of 60cm thickness, the internal columns are of stone (60 x 60) cm. the surface is a normal concrete and the roof is wooden beams covered with a concrete layer.

#### 1.3 Ownership

The building is a nationalized one and accordingly its ownership was transferred to the Corporation according to the nationalization law of 1972; however the corporation does not possess any official document proving its property, but nobody claimed on that, and at present it is owned by the corporation.

#### 1.4 Method of Valuation

The cost of the building was evaluated with the method of replacement cost (the same method applied to the evaluation of the building 65A), with accumulated depreciation rate 80% (32 x 2.5%), and functional depreciation, resulted design shortages and

the need of internal modifications and maintenance, of 10%. Hence the reserve price is determined as follows:

| Description                 | Area (m <sup>2</sup> ) | Price (\$/m <sup>2</sup> ) | Cost (\$) |
|-----------------------------|------------------------|----------------------------|-----------|
| Substitution cost           | 82.42                  | 142.85                     | 11,774    |
| Material depreciation 80%   |                        |                            | 9,419     |
| Functional depreciation 10% |                        |                            | 1,177     |
| <b>THE RESERVE PRICE</b>    |                        | <b>1,178</b>               |           |

-----  
 The exchange price for the Yemeni currency, the Rial, in respect to US\$, is 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site

It is the land on which the building known as "Textiles Store No.15", and its borders are the same of building erected on it.

### 2.2 Description

The total area 82.42m<sup>2</sup> which is the same area of the building erected on it.

### 2.3 Ownership

There is no an official documents, but the building is in the ownership of the corporation and there is no disputation about it and it is among the nationalized properties as it was mentioned previously.

### 2.4 Valuation Method

The land cost was evaluated with the same method applied for the other lands with a price of square meter of \$142.85. Hence, the reserve price of the land is equal to \$11,774 (82.42 x 142.85). The estimated price for this land was decreased for the following reasons:

- There is no possibility for the vertical expansion in construction  
 ↳ due to the presence of two additional floors built by the others.

#### 4. Property No. 65A (Property Section and El. Supplies Store No.1)

##### A. Building

##### 1.1 Site

The building is situated in Maalla quarter "Maalla Dakka". It is bounded by a main road and stores of the Trade Co. from the north, another main road and the workshop of Land Transport Corporation from the south, a branched road and stores of Hail Saeed from the east and a branched road and stores of Internal Trade Co. from the west.

##### 1.2 Description

The total area 1638 m<sup>2</sup> (39 x 42) with (3.5 – 6) m height variable according to the inclination of the street land. The building is a big store consisting of two parts: the first with an area of 341 m<sup>2</sup> roofed with steel beams supported by stone walls of 60 cm thickness, wooden beams and plates covered with a layer of concrete were also used, the surface is with tiles. The second part with an area of 1297m<sup>2</sup>, its external surfaces of stone 60cm thickness, the roof is of wood with zinc plates, the surface of usual concrete. The building is an old one.

##### 1.3 Ownership

The building is a nationalized one and accordingly its ownership was transferred to the Corporation and nobody claimed on that, registered in Survey Authority and Property Record with a registration No. Corporations 105 dated 6/1/94.

##### 1.4 Method of Valuation

The cost of the building was evaluated with the method of replacement cost. It was determined according to the current prices for the square meter by the construction engineer visiting the site, which based also on market prices dealt with in the construction and building market with a reduction of the material and functional depreciation. The period of building utilization was estimated 32 years with an annual depreciation rate of 2.5% i.e. the accumulated depreciation rate 80% (32 x 2.5%). The price of the square meter for the first part was estimated \$107.14, and the price of the square meter of the second part was estimated \$92.90. This is due to the difference in specifications, and by taking into account the functional depreciation due to the probable modifications and

maintenance which will be introduced by the investors. All this may be illustrated by the following table:

| Description                              | Area, m <sup>2</sup> | Price, \$/m <sup>2</sup> | Total Replac. Cost | Mat. Depr. 80% | Func. Depr. 10% | Reserve Price |
|--|----------------------|--------------------------|--------------------|----------------|-----------------|---------------|
| The 1 <sup>st</sup> part of the building | 341                  | 107.14                   | 36,535             | 29,228         | 3,654           | 3,653         |
| The 2 <sup>nd</sup> part of the building | 1297                 | 92.9                     | 120,491            | 96,393         | 12,049          | 12,049        |
| The total cost of the building           |                      |                          | 157,026            | 125,621        | 15,703          | 15,702        |

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 The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site

It is the land on which the building is situated in Maalla quarter "Maalla Dakka", with the same borders mentioned above in 1.1.

### 2.2 Description

The total area 1638 m<sup>2</sup> (39 x 42), on which the building No.65A was erected.

### 2.3 Ownership

The Corporation possess a registration document "Corporations" No. 105 and dated 6/1/94 issued by the Survey Authority and Property.

### 2.4 Valuation Method

The land cost was evaluated according to indicators of properties market, which is considered one of the active markets in Aden city where are present a big number of property offices, engineering-consulting bureaus and agents. The price of each square meter is estimated \$170. Consequently, the reserve price of this piece of land is \$278,460 (1638 x 170). This evaluation was based also by taking into account the following factors:

- The area is a historical trade centre and close to the port and the free trade zone;

- The land is situated on main and branched roads;
- All services are available;
- Non-availability of free spaces which may be exploited.

## 5. Central Stores – Dar Sa`ad

### A. Building

#### 1.1 Site

These stores are situated in Dar Sa`ad region, which is far by 12 km from the Head Quarter of the Corporation; It is bounded from the north enclosed area of tax authority and free land, southward petrol station and the Yemeni-Soviet projects, eastward free land and westward Aden-Taiz main road.

#### 1.2 Description

- a) Hangars: These stores were built on part of the land area, its number is 4, with a length of 60m, a width of 30m and a height of 6m. These hangars are of steel structure with columns and beams in a good condition. The roof plates and sided walls were burned during the war of 94. The ground is of reinforced concrete of 20cm thickness, and it is surrounded with walls with cement blocks of 20cm thickness and of 2m height. It was observed that walls with cement blocks were built in the space between the stores wall and Aden-Taiz road arbitrarily.
- b) Stores Administration: It is built from ready-made structured concrete of a length of 25.25m, a width of 4.8m and a height of 3.2m. The electric supply and appliances as well as windows and doors are missing due to their plundering during the war of 94.
- c) Wall surrounding the stores: it is 920m in length and 2.5 in height. It is built with prefabricated concrete structures supported by reinforced concrete columns separated by 4.8m. The wall is in a good condition.

#### 1.3 Ownership

The Corporation posses a preliminary registration number "Corporations" 98 and dated 6/1/94 issued by the Survey Authority and Property Registrar – Aden. The ownership of these stores was

transferred to the corporation following its separation from the Internal Trade Co.

#### 1.4 Valuation

The method of substitution cost described previously was applied, the results are given as follows:

| Description  | Partial<br>(S) | Total<br>(S)   |
|--|----------------|----------------|
| 1st. The replacement cost of hangars (number 4)<br>[(60 x 30) x 4] x 57.14         | 411408         |                |
| - Material depreciation 45%<br>411408 x 45%  | 185134         |                |
| - Functional depreciation 10%<br>411408 x 10%                                      | 41141          |                |
| Reserve price of hangars   |                | 185.133        |
| 2nd. The replacement cost of the administration building<br>(25.25 x 4.8) x 178.57 | 21,643         |                |
| - Material depreciation 50%<br>21643 x 50%   | 10,821         |                |
| - Functional depreciation 10%<br>21643 x 10%                                       | 2,164          |                |
| Reserve price of administration building   |                | 8.658          |
| C. The replacement cost of the wall 920 m long x 92,85                             | 85,422         |                |
| - Material depreciation 33%<br>85422 x 33%   | 28,189         |                |
| - Functional depreciation 5%<br>5422 x 5%  | 4,271          |                |
| <b>The reserve price of the wall</b>   |                | <b>52,962</b>  |
| <b>The reserve price of central stores</b>   |                | <b>246,753</b> |

-----  
The exchange price for the Yemeni currency, the Rial, in respect to US\$, 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site

It is situated in the region of Daar Sa'ad, on which were built hangars "stores" beside the inspect point along the Aden-Taiz road. It is bounded by the same borders of the hangars. This land is situated in strategic site since it is close to the main road Aden-Taiz.

### 2.2 Description

The total area of the land 36,000 m<sup>2</sup> (360 x 100), it is surrounded by a prefabricated concrete of 920 m long. On it were built 4 hangars and a building for stores administration. This area is in concordance with the preliminary registration document.

### 2.3 Ownership

The land is registered with the name of the Corporation according a preliminary registration number "corporations" 98 and dated 6/1/94 in the Survey Authority and Property Register, and no body disputes with the Corporation on that.

### 2.4 Valuation

The land was evaluated according to the indicators of property market and by consulting agents in this region with a price of the square meter \$20. Hence the reserve price of this piece of land with an area 36000 m<sup>2</sup> is \$720,000 (36,000 x 20).

It should be underlined that the land price was decreased in general in all the Aden city due to the general economic recession, the offer increase of lands in this region, decline of demand, non-availability of some of general services. Moreover, the price of the square meter for this land differs from the front side close to the main road and parts far from it; All these factors lead to that the reserve price of the square meter was estimated \$20.

## 6. Property of Al-Mimdara Centre

### A. Building

#### 1.1 Site

The building is situated in Sheikh Othman quarter – Al-Mimdara section. It is 10 km far from the head quarter. It is located on the main road from this part close to a taxi station and



surrounded by building except from the south side which is a main road.

## 1.2 Description

The total area is 45 m<sup>2</sup> (7.5 x 6) with 3.5 m height. It is a ground storey building, with a roof of wooden beams covered with a concrete layer, the front side of the building is a terrace covered with asbestos; it is rented.

## 1.3 Ownership

The corporation does not possess any formal document proofing its ownership of the building, according to the administration these documents were lost; however the Corporation has erected this building and it is registered in its documents.

## 1.4 Method of Valuation

It was evaluated by the same method for the other buildings, with a price of the square meter of \$142.85 as per properties and contracts in this quarter. The material depreciation was estimated 40% (16 years x 2.5%), and the functional depreciation 15% since the building is small and the possibility of future modifications. Hence, the reserve price is determined as follows:

| Description                                | Cost (\$)    |
|--|--------------|
| Replacement cost<br>45 x 142.85            | 6,428        |
| Material depreciation 40%<br>6,438 x 40%   | 2,571        |
| Functional depreciation 15%<br>6,438 x 15% | 964          |
| <b>THE RESERVE PRICE</b>                   | <b>2,893</b> |

-----  
The exchange price for the Yemeni currency, the Rial, in respect to US\$, 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site and Description

It is the land on which the building is the property is situated and known as 'Property of Al-Mimbara Centre', its total area is 45 m<sup>2</sup> which equal to the building area (7.5 x 6).

## 2.2 Ownership

The Corporation does not possess any formal document showing its ownership of the land.

## 2.3 Valuation Method

The land cost was valued according to current prices in this quarter, and according to the estimation of property offices and agents, since this land is located on a main road and in the quarter centre close to the taxi station and availability of common services. The reserve price of the square meter was estimated \$85, and the reserve price of the land with an area of 45m<sup>2</sup> is \$3,825.

# 7. Property of Little-Aden Centre

## A. Building

### 1.1 Site

The building is situated in little-Aden close to the vegetable central market in the city centre, bounded from the north by a subsidiary street, southward a main road and a taxi station, eastward vegetable market and westward small private stores.

### 1.2 Description

It is a separate open-sided ground storey building, its external walls are of cement blocks with a thickness of 20cm, the roof is of wooden beams covered with a concrete layer, windows and doors are of red wood with steel reinforcement. Since the area on which the building was erected is irregular (cross form), the actual area was calculated as follows (see the sketch):

$$161.34 - [(2.15 \times 4.6) + (3.66 \times 2.1) + (2.1 \times 3.6) + (4.6 \times 1.81)] = 127.87 \text{ m}^2.$$

### 1.3 Ownership

The corporation does not possess any formal document proofing its ownership of the building; however the Corporation has constructed this building, which was verified by us. The building is rented.

### 1.4 Method of Valuation

It was valued by the same method for the other buildings, with a price of the square meter of \$157.14. The period of its utilization was estimated 18 years with an accumulative material

amortization rate of 45%. Hence, the reserve price is determined as follows:

| Description   | Cost (\$)    |
|---|--------------|
| Replacement cost<br>$127.87 \times 157.14$          | 20,093       |
| Material depreciation 45%<br>$20093 \times 45\%$    | 9,042        |
| Functional depreciation 10%<br>$20,093 \times 10\%$ | 2,009        |
| <b>The RESERVE PRICE</b>                            | <b>9,042</b> |

The exchange price for the Yemeni currency, the Rial, in respect to US\$, is 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site

In little-Aden and it is the land on which the building known 'Property of little-Aden Centre' was constructed and with the same borders.

### 2.2 Description

Its area is 161,34 m<sup>2</sup> (12.26 x 13.16).

### 2.3 Ownership

The Corporation does not possess any formal document showing its ownership of the land, but the Corporation considers that it is own property and no body has any claim on that.

### 2.4 Valuation Method

The reserve price of the square meter is \$128.50 due to the recession of properties market in this area. Under such conditions, it is probable the decrease in land prices, and the reserve cost of the land is \$20,732 (161.34 x 128.50).

## 8. Property, Lands No. 10, 11

### 1. Site

It is situated in Maalla "Maalla Dakka" and close to the Aden mountain road, it is bounded from the north by a subsidiary

road and blinds institute. southward the mountain road, east- and westward residence buildings.

## 2. Description

The total area is 822.2 m<sup>2</sup> (15.5 x 53.045) without walls and free without any building.

## 3. Ownership

The Corporation owns this land as per the preliminary registration number "Corporations" 103 and dated 6/1/94 for the same area of 822.2m<sup>2</sup>, and as per a rent contract with the Ministry of Housing dated 27/7/92. The duration of the rent is 33 years, the contract indicates to the construction of a commercial centre. However, this land is a subject of dispute between the Corporation and Hail Saeed Group and Co. and the case is in the Meena Court.

## 4. Method of Valuation

The land is evaluated with the highest possible price since it is a free land, which can be utilized for any commercial project in a region where a free space is extremely rare. It is close to the mountain road forming an extension of the main road of Maalla, which is of great importance to the other commercial centres. Moreover the common services are available. Hence the land prices in area are extremely high, and the reserve price of a square meter is estimated \$400, that means the reserve price of the land is \$328,880 (822.2 x 400).

## 9. Property October Hangar (No.3 Maalla-Kabsa)

### A. Building

#### 1.1 Site

It is situated in Maalla quarter (Al-Kabsa area), northward residence buildings, south- and eastward stores of Trade Co. and westward glass store surrounded by a wall.

#### 1.2 Description

The total area is 1818 m<sup>2</sup> (60 x 30.3) with 8m height. Its structure is of steel and the roof is of aluminum. One floor only.

### 1.3 Ownership

It is constructed on a land owned by the state, no disputes about it, registered in the Survey Authority and Property Register as preliminary registration "Corporations" No.99 dated 6/1/94 and rented until the end of 98.

### 1.4 Method of Valuation

The hangar valuation was carried out according to the current prices, the price of a square meter was estimated \$64, the material amortization was estimated 45%, so that the reserve price of the hangar with an area of 1,818m<sup>2</sup> is obtained as follows:

| Description                             | Cost (\$)     |
|---|---------------|
| Estimated current prices<br>= 1818 x 64 | 116,352       |
| Material depreciation<br>= 116352 x 45% | 52,358        |
| <b>The RESERVE PRICE</b>                | <b>63,994</b> |

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The exchange price for the Yemeni currency, the Rial, in respect to US\$, is 1US\$ = 140.0 YR.

The functional amortization was not considered since hangars are in a good condition.

## B. Land

### 2.1 Site and Description

It is located in Maalla-Kabsa. It is the land on which is erected October hangar No.3. Its area is 3215.68m<sup>2</sup>.

### 2.2 Ownership

Registered in the Survey Authority and Property Register with a preliminary registration "Corporation" No.99 and dated 6/1/94.

### 2.3 Valuation

The reserve price of a square meter is estimated \$62.5, i.e. the reserve price of the land with area of the land is:  
\$200980 (62.5 x 3215.68).

## 10. Al-Gala Stores (187B)

### A. Building

#### 1.1 Site

It is situated in Maalla quarter, Ministry of Housing Street, beside telephone administration and in front of Faculty of Engineering-University of Aden from one side and 14-October Corporation for publishing and Shamsan Sport Club from the other side.

#### 1.2 Description

It is an old building forming a big store, its walls are of stone and its roofs are of metals covered with zinc plates.

The store's area registered in the Survey Authority is 1035m<sup>2</sup>, although the actual area verified by the engineer in the field is greater than the documented one by 500m<sup>2</sup>. moreover there a non-documented closure area of 700m<sup>2</sup>.

#### 1.3 Ownership

The building is a nationalized one and its property was transferred to the Corporation as it is indicated in the memoriam of the Minister of Foreign Affaires, with a ref. 01/146/512/386 and dated 27/6/92, which was related to the owners compensation. No disputes about it, registered in the Survey Authority and Property Register as preliminary registration "Corporations" No.102 dated 6/1/94.

#### 1.4 Method of Valuation

The building valuation was carried out according to the substitution cost with the deduction of material and functional amortization. so the reserve price was determined as follows:

| Description                                    | Cost (\$)     |
|--|---------------|
| Replacement Cost of the building<br>1035 x 150 | 155,250       |
| Material depreciation 50%<br>50% x 155,250     | 77,625        |
| Functional depreciation 10%<br>10% x 155,250   | 15,525        |
| <b>THE RESERVE PRICE</b>                       | <b>68,572</b> |

The exchange price for the Yemeni currency, the Rial, in respect to US\$, 1US\$ = 140.0 YR.

## B. Land

### 2.2 Site and Description

It is the land on which are erected Al-Gala Stores (No.187B) and located in Maalla. Its registered area is 1035m<sup>2</sup>. Its site in the centre of Maalla quarter.

### 2.2 Ownership

Registered in the Survey Authority and Property Register with a preliminary registration "Corporation" No.102 and dated 6/1/94.

### 2.3 Valuation

The land under valuation is a strategic location, and accordingly prices in this area, according the estimations of property offices and consulting centres are high, so the reserve price of a square meter is estimated \$330, i.e. the reserve price of the land with area of 1035m<sup>2</sup> is:

\$341,550 (330 x 1035).

## 11. Property of Daar Sa`ad Centre

### A. Building

#### 1.1 Site

It is situated in on the main road of Daar Sa`ad quarter and close to two streets, one main and the other subsidiary.

#### 1.2 Description

Its total area is 112,9 m<sup>2</sup> (10,65 x 10,60) with a height of 3.5 m, the external walls are of cement blocks and the roof is reinforced concrete.

#### 1.3 Ownership

The Corporation does not posses any formal document proofing its ownership of this building, but it considers that it constructed it and at present the building is rented, no body claims on it.

#### 1.4 Method of Valuation

The general condition of the building is good. The building valuation was carried out according to the current prices in this region, where: the estimated price of a square meter is \$142.85, the

estimated period of utilization is 16 years, with a material depreciation rate of 40% ( $16 \times 2.5$ ) and a functional depreciation of 10% due to shortages in construction and the possibility of further expansion, so the reserve price of the building is determined as follows:

| Description   | Cost (\$)    |
|---|--------------|
| Replacement Cost of the building<br>$112.9 \times 142.85$ | 16,128       |
| Material depreciation 40%<br>$40\% \times 16,128$         | 6,451        |
| Functional depreciation 10%<br>$10\% \times 16,128$       | 1,613        |
| <b>THE RESERVE PRICE</b>                                  | <b>8,064</b> |

The exchange price for the Yemeni currency, the Rial, in respect to US\$, 1US\$ = 140.0 YR.

## B. Land

### 2.1 Site and Description

It is the land on which is erected the building known as property of Daar Sa'ad and located in on a main road and subsidiary street.

### 2.2 Ownership

There is no a formal document showing the proprietorship of the Corporation of this land.

### 2.3 Valuation

The reserve price of a square meter in this site was estimated \$150.0, due to its feature in situating in a main road and a subsidiary street in the region centre and the availability of general services, so the reserve price of this land of  $112.9 \text{ m}^2$  is \$16935 ( $112.9 \times 150$ ).

## 12. Property of Refrigeration Workshop

### A. Building

#### 1.1 Site

It is situated in Maalla – Dakka quarter, beside nutrients distribution centre, north- and southward common streets, eastward Trade Co. store and westward Drugs Corporation stores.



## 1.2 Description

Its total area is 369.20 m<sup>2</sup> (26 x 14.2) with a height of 6.0 m, which is the building area owned by the Corporation. It is built of stone and bricks with wall thickness of 60cm. Internally, columns are of stone with dimensions 60x60, the roof is carried by wooden beams supported by columns and covered by an ordinary concrete. The ground is of concrete as well. Additional columns were built to prevent further bending of wooden beams, but in a bad manner. The building is an old one.

## 1.3 Ownership

The building is a nationalized one and accordingly its ownership was transferred to the Corporation; on body has done any claim in this regard. Registered in the Survey Authority and Property Register with a preliminary registration "Corporation" No.104 and dated 6/1/94.

## 1.4 Method of Valuation

The building valuation was carried out according to the replacement cost (same method for property No.65A). The estimated period of utilization is 32 years, with an annual material depreciation rate of 2.5% i.e. the accumulative depreciation rate is 80% (2.5%x32), and a functional depreciation of 15% due to the bad condition of the building and the need of an overall maintenance. So, the reserve price of the building is determined as follows:

| Description                             | Area (m <sup>2</sup> ) | Price (\$/m <sup>2</sup> ) | Cost (\$) |
|---|------------------------|----------------------------|-----------|
| Substitution cost<br>369.2 x 142.85     | 369.2                  | 142.85                     | 52,742    |
| Material depreciation<br>80% x 52,742   |                        |                            | 42,194    |
| Functional depreciation<br>10% x 52,742 |                        |                            | 7,911     |
| <b>THE RESERVE PRICE</b>                |                        | <b>2,637</b>               |           |

The exchange price for the Yemeni currency, the Rial, in respect to US\$, is 1US\$ = 140.0 YR.

The reason behind the decline of the reserve price of the building is referred to that the construction of the upper floor was carried out without

taking into account the building capacity, which lead to the wooden beams bending; this presents a serious danger for the ground floor.

## B. Land

### 2.1 Site

It is the land on which is erected the building situated in Maalla-Dakka with the same boundaries in 1.1.

### 2.2 Description

Its total area is 550.80 m<sup>2</sup> (the land configuration is not regular). Part of the building, of an area 181.6m<sup>2</sup>, was occupied illegally, the remaining area of 369.2m<sup>2</sup> belong to the corporation, on part of which is located the refrigeration workshop.

### 2.3 Ownership

Registered in the Survey Authority and Property Register with a preliminary registration "Corporation" No.104 and dated 6/1/94. It

### 2.4 Valuation

The land valuation was performed by indicators of property market, dealing agents and consulting bureaus, where the price of a square meter was estimated \$142.85, so the reserve price of the land is \$52,740 (142.85 x 369.2). This estimation was done basing on the following factors:

- The region is a historical trade centre close to Aden port and Aden free zone,
- The land is located on main and subsidiary roads,
- All services are available,
- No free spaces are available in this area.

However, it cost was relatively diminished due to:

- Part of the building is occupied illegally by others,
- On the building were built (illegally) two additional floors, which presents an obstacle for further expansion.

Finally, at the end of this section, Table 1.1 gives a full list of properties, which we have some reserves on it, because it was not found and formal document showing its legal status as a property of the Corporation.

Table 1.1: List of reserved properties (no legal status)

| No. | Property                                 | Location & Description  | Legal Ownership  | Remarks  |
|-----|--|---|--|--|
| 1.  | October Store                            | Maalla - Dakka, stone building, total area 606.6m <sup>2</sup>  | In Corporation possession, no legal document.  | Another side claims the ownership of this property                               |
| 2.  | Property Store - Ba-Sharahil Building    | Maalla-Dakka, cement block building, total area 1099m <sup>2</sup>  | In Corporation possession, no legal document.  | It is considered a property of other side, who does not make any claim till now. |
| 3.  | Maalla - Dakka Store, beside Meat Centre | Maalla-Dakka, stone building, area was not determined.  | In Corporation possession, no legal document   | It is considered a property of other side, who makes claim at present.           |
| 4.  | Municipality - Market Roof - Crater      | Crater, a number of rooms were built on roofs, its area 1728m <sup>2</sup>                                | It was purchased by Meat Corpo. in 82, per agreement between Directors of the two corp. At present it is occupied illegally by some persons. | Since it is occupied, the Corporation claims of it, but of no avail.             |
| 5.  | Washing Machines Store and Workshop      | Maalla-Dakka, stone building, it was not allowed to determine its area.                                   | The Corporation does posses any legal document.  | Occupied illegally by a person since 94.   |
| 6.  | Property Store - Corner                  | Maalla-Dakka, old building built of brick covered with cement, without roofs, area is 130m <sup>2</sup> . | The Corp. does not posses any legal document. It constructed the building..  | Occupied illegally by a person.  |
| 7.  | Fukum Store                              | Fukum region, building of cement blocks, its area 383 m <sup>2</sup> .                                    | The Corp. does not posses any legal document. It constructed the building.   | Occupied illegally by a military officier.                                       |
| 8.  | Part of the Property No. 259(A)          | Maalla - Dakka, old bulding of stone, area 1073m <sup>2</sup> .   | Nationalized property, transferred to the Corp. ownership.   | It was dispensed to the formal General Director.                                 |
| 9.  | Property - Cars Yard                     | Maalla, at the backside of Al-Amoudi Building. 2000m <sup>2</sup> , with wall                             | No legal ownership document  | Under the possession of the Corp. It belongs to the Dedication Ministry.         |

## CHAPTER TWO. TRANSPORT FACILITIES

The expected life of any vehicle or machinery (in public property) is estimated, as it is dealt with in Yemen, five years from the date of commissioning the vehicle or the machinery. During this period, it is possible to evaluate the annual depreciation and consequently determination the cost of the vehicle during its expected life. Following its expected life, it can be sold as scrap or metal for fusion.

Since vehicles and machinery listed in Table 2.1 and Table 2.2 of this report had exceeded much its expected life, it is not possible to evaluate its present cost by calculating percentage of the annual depreciation. However, since Yemen is non-industrial country in which the import of vehicles and machinery is limited, the demand creates for it a value despite its life is expired, moreover the continuous maintenance and the replacement of old parts by new ones supported this situation.

So, the vehicle cost depends on these factors, the vehicle condition, the offer and the demand factors, the import, the currency depreciation and other factors.

### 1. Ownership

Transport facilities list in Table 2.1 and 2.2 are owned by the Corporation, nobody has any claim on that, however, documents of the old ones are not available.

### 2. Method of Valuation

1. Data in the attached tables was prepared based on the site investigation of these vehicles and cars, after verifying the numbers of chassis and engine and the vehicle property as well, except a limited cases where that verification was not possible.

2. The expected life of all these vehicles and machinery is terminated, so the book unit is zero. So, the prices corresponding each of the items mentioned in Tables 2.1 & 2.2 are the result of the estimated values, which were reduced by 20%.

The total cost of vehicles, machinery and structures is:

1. From Table 2.1, the total estimated cost of vehicles and machinery is \$14143.

2. Table 2.2 contains data of defected bodied, tires in bad condition and engines lacking essential parts etc., but it is not allowed to sell it as scrap or metal for fusion, so the estimated cost of these vehicles is \$4000.
3. The overall total estimated cost of all these vehicles, machinery and scrap is the sum of values mentioned in 1 and 2 and equal to \$18,142 .

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Table (II.1): List of owned vehicles and machinery

| No.                 | Vehicle No. |                     | Vehicle Type | Chassis No. | Engine No. | Model   | Colour | Suitability for Use | Estimated Cost, \$ | Technical Remarks   |
|---------------------|-------------|---------------------|--------------|-------------|------------|---------|--------|---------------------|--------------------|---|
|                     | Old         | New                 |              |             |            |         |        |                     |                    |   |
| 1                   | 4106        | /10411<br>C         | Coaster Bus  | 12-364      | 317111     | 1981    | Blue   | Suitable            | 2,143              | Half of tires in good condition, entirely corrosive body, chairs and roof in bad condition. |
| 2                   | 5870        | /15531<br>C         | Coaster Bus  | 2001037     | 569112     | 1982    | White  | Out of order        | 1,786              | Required full engine repair, chairs and roof destructed, good tires.                        |
| 3                   | 5229        | /15425<br>C         | Essoso Bus   | 7100682     | 501996     | 1989    | White  | Out of order        | 1,071              | Defected roof, front glass, chairs, lights.   |
| 4                   | 1946        | C/4550              | Pickup       | 110-3011    | 1978831    | 1980    | Red    | Out of order        | 357                | Destructed body, chairs, tires. Requires full maintenance.                                  |
| 5                   | 2534        | 3/4918              | Pickup       | 11-135907   | 21978      | 1978    | Blue   | Suitable            | 1,071              | Corrosive body, engine consume oil.   |
| 6                   | 5869        | C/4786              | Toyota       | 102745      | 221148     | 1983    | Green  | Out of order        | 3,571              | Normal body without frame, engine and clutch to be maintained.                              |
| 7                   | 8875        | D/4785              | Fork Lift    | 45-12482    | 1060964    | 1984    | Orange | Suitable            | 2,143              | Good structure, engine leaks oil.   |
| 8                   | 849         | Non Taxed<br>Number | Toyota       | 41596       | 185634     | Unknown | Blue   | Out of order        | 357                | Defected body, tires, roof, frame, engine lacking parts.                                    |
| 9                   | 1884        | D/4784              | Toyota       | 39109       | 132151     | 1975    | Blue   | Out of order        | 1,429              | Wooden roof, without frame, defected engine and tires.                                      |
| 10                  | 237         | Non Taxed<br>Number | Fork Lift    | 41290       | 194352     | 1984    | Orange | Out of order        | 214                | Safe structure, engine lacking parts, unsuitable tires.                                     |
| <b>Total Amount</b> |             |                     |              |             |            |         |        |                     | <b>14,142</b>      |   |

The exchange rate of the yemeni currency, the Rial with respect to US\$ was adopted as 1US\$=140 YR.

Table (II.2): List of Vehicles for Public Sale

| No.                 | Vehicle No. | Vehicle Type | Chassis No. | Engine No. | Model | Estimated Cost, \$ | Technical Remarks  |
|---------------------|-------------|--------------|-------------|------------|-------|--------------------|--|
| 1                   | 4622        | Suzuki       | 747066      | 291030     | 1981  | 142                | Structure only, engine fully lacking parts, defected tires, chairs and doors defected or missing, it can be treated as scrap only. |
| 2                   | 4630        | Suzuki       | 121312      | 291385     | 1981  | 142                |  |
| 3                   | 8651        | Suzuki       | 130188      | 313329     | 1983  | 142                |  |
| 4                   | 4624        | Suzuki       | 747199      | 291415     | 1981  | 142                |  |
| 5                   | 7587        | Suzuki       | 757721      | 309022     | 1983  | 142                |  |
| 6                   | 4636        | Suzuki       | 121059      | 290497     | 1981  | 142                |  |
| 7                   | 8717        | Suzuki       | 758778      | 313294     | 1983  | 142                |  |
| 8                   | 4626        | Suzuki       | 121246      | 291083     | 1981  | 142                |  |
| 9                   | 7586        | Suzuki       | 757830      | 309511     | 1983  | 142                |  |
| 10                  | 8215        | Pickup       | 40202       | 2035625    | 1981  | 142                | Engine lacking parts, defected body, tires   |
| 11                  | 2532        | Pickup       | 15955       | 1905362    | 1979  | 142                | Externally defected body.  |
| 12                  | 2529        | Pickup       | 118409      | 1666962    | 1976  | 142                |  |
| 13                  | 4536        | Pickup       | 52344       | 629826     | 1981  | 142                | Engine lacking parts, defected body, tires   |
| 14                  | 2535        | Pickup       | 14832       | 1899032    | 1979  | 142                | Engine lacking parts, defected body, tires   |
| 15                  | 6188        | Niva         | 157735      | 5144040    | 1981  | 71                 | Engine lacking parts, defected body, tires.  |
| 16                  | 4781        | Niva         | 158924      | 5148348    | 1981  | 71                 |  |
| 17                  | 912         | Niva         | 158151      | -          | -     | 71                 |  |
| 18                  | 2461        | Toyota       | 41722       | 185840     | 1979  | 714                | Engine lacking parts, defected body, tires.  |
| 19                  | 2514        | Toyota       | 14258       | 185034     | 1978  | 714                | Engine lacking parts, defected body, tires.  |
| 20                  | 1850        | Coaster Bus  | 1430        | 732250     | 1977  | 371                | Engine lacking parts, defected body, chairs, tires   |
| <b>Total Amount</b> |             |              |             |            |       | <b>4000</b>        |  |

Remark: All the mentioned scrap is not taxed.

\* The exchange rate of the yemeni currency, the Rial with respect to US\$ was adopted as 1US\$=140 YR.

## CHAPTER THREE. FURNITURE & OFFICE EQUIPMENT

Furniture and office equipment owned by the Corporation were listed and compiled on 1/12/1998 (inventory list). Furniture items may be classified into:

1. Office furniture, wooden or metallic,
2. Computer devices and its peripherals,
3. Calculating machines,
4. Printing and photocopying devices,
5. Air conditions.

The total cost of these items was found to be equal \$19,488 (Corresponding details are given in Tables 3.1 and 3.2). The essential data provided in these tables may be commented as follows:

1. Table 3.1 contains details related to furniture, wooden and metallic, with their respective names, fax machine, telephones, typing machine and coffers. The total cost of items provided in this table is \$7,419.
2. Table 3.2 contains the computer device and its peripherals, photocopying machine and air-conditions. The reserve cost of these items after taking into account material and functional amortization is \$12,069.

### 1. Ownership

All furniture and office equipment items, which were listed, are the proprietorship of the Corporation. It should be noted down that most of these items are old, its purchasing date was when the Corporation was founded, its documentation is missing. Some of these items are in a good condition. Further, some of the items registered in accounting ledgers were missing during the war of 94.

### 2. Valuation Method

The valuation of furniture and office equipment items was carried out in its actual state, since it went beyond its expected life which is estimated of 10 years. The valuation was done based on the break-up value.

The valuation of the computer and its peripherals, photocopier and air-conditions was carried out on the basis of the reserve price (the substitution cost corrected by the material and functional amortization) so that the market value is obtained.



Table 3.1: Furniture and Office Equipment

| No                  | Item   | Quantity | Cost(\$)     | Remark |
|---------------------|--|----------|--------------|--------|
| 1.                  | Desks, metallic, 4 drawers                     | 7        | 220          |        |
| 2.                  | Desks, metallic, imported, 5 drawers           | 2        | 36           |        |
| 3.                  | Desks, metallic, imported, 6 drawers           | 3        | 56           |        |
| 4.                  | Cupboard, metallic, imported, door of 2 pieces | 23       | 613          |        |
| 5.                  | Cupboard, metallic, imported, door of 4 pieces | 43       | 1146         |        |
| 6.                  | Cupboard, metallic, imported, 3 drawers        | 4        | 101          |        |
| 7.                  | Cupboard, metallic, imported, door of 4 pieces | 10       | 357          |        |
| 8.                  | Cupboard, metallic, imported, 6 drawers        | 3        | 86           |        |
| 9.                  | Desk, metallic, imported, simple               | 2        | 28           |        |
| 10.                 | Cupboard, metallic, opened                     | 1        | 11           |        |
| 11.                 | Chairs, metallic, imported, rotating with arm  | 8        | 228          |        |
| 12.                 | Chairs, metallic, rear part & sponge seat      | 77       | 330          |        |
| 13.                 | Chairs, wooden, locally made                   | 8        | 24           |        |
| 14.                 | Desks, wooden, 2 drawers, locally made         | 4        | 71           |        |
| 15.                 | Desks, wooden, 3 drawers, locally made         | 79       | 1693         |        |
| 16.                 | Desks, wooden, 4 drawers, locally made         | 8        | 183          |        |
| 17.                 | Desks, wooden, 6 drawers, locally made         | 7        | 200          |        |
| 18.                 | Cupboard, wooden, 2-pieces door, locally made  | 7        | 114          |        |
| 19.                 | Desk, wooden, locally made                     | 4        | 78           |        |
| 20.                 | Shelves, metallic, imported                    | 15       | 478          |        |
| 21.                 | Fax-Mail Machine                               | 1        | 304          |        |
| 22.                 | Calculating Machines                           | 3        | 169          |        |
| 23.                 | Ceiling Fans                                   | 4        | 57           |        |
| 24.                 | Telephone apparatus, with display              | 1        | 36           |        |
| 25.                 | Internal phones                                | 2        | 14           |        |
| 26.                 | Printing Machine, Arabic                       | 3        | 179          |        |
| 27.                 | Coffers, steel, for cash                       | 3        | 455          |        |
| 28.                 | Voltage Stabilizer, Lare                       | 1        | 152          |        |
| <b>TOTAL AMOUNT</b> |  |          | <b>7,419</b> |        |

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 The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.

Table 3.2 Office Equipment

| No.                 | Item  | Substitution Cost ( \$ ) | Material Amortization, 12.5% | Functional Amortization, 20% | Reserve Price ( \$ ) |
|---------------------|---|--------------------------|------------------------------|------------------------------|----------------------|
| 1.                  | Computer, System's Unit, AS400<br>(Amort. Rate 10%) | 24,170                   | 9,668                        | 4,834                        | 9,668                |
| 2.                  | Monitor Screen, AS400                               | 1040                     | 416                          | 208                          | 416                  |
| 3.                  | Monitor Screen 3476                                 | 400                      | 160                          | 80                           | 160                  |
| 4.                  | Printer 2341  | 800                      | 320                          | 160                          | 320                  |
| 5.                  | Air-conditioning Units                              | 1,100                    | 275                          | 220                          | 605                  |
| 6.                  | Photocopying Machine, Sharp                         | 3,000                    | 1,500                        | 600                          | 990                  |
| <b>TOTAL AMOUNT</b> |   | <b>30,510</b>            | <b>12,339</b>                | <b>6,102</b>                 | <b>12,069</b>        |

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 The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

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## CHAPTER FOUR. WORKSHOP MACHINES

The Corporation possesses a carpentry workshop adequate for utilization. It contains essentially one machine with the following specifications:

Machine Type: Supreme Eltiot 789, Size 16 5/8.

Its book value in accountancy ledgers is zero. However, since it is still in operating condition, its valuation was performed by the repeated estimation approach with a reserve price of \$2,000.

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## CHAPTER FIVE. STOCK OF GOODS

The goods stock owned by the Corporation at the date of valuation consists of the following items: Radio and TV spare parts, ready made costumes for children, shoes, male and female different sizes of clothes.

An inventory was made for all the stocks in the following stores:

- Maalla Store "Maalla Centre",
- Little – Aden Store "Little Aden.

The inventory was prepared in detailed lists of stocks, which may be classified into two categories:

- Stagnated stock,
- Defected Stock.

The valuation of the stagnated stock was performed by the reserve price according to the net sale value method, since prices of the same class of goods in the Yemeni market is less than those fixed by the Corporation by 30-40%. The reserve price of these stocks is determined as it is illustrated in the following table:

| No.          | Store       | Stock Type                  | Sale Prices (\$) | Reserve Price (\$) | Remarks |
|--------------|-------------|-----------------------------|------------------|--------------------|---------|
| 1.           | Maalla      | Radio and TV spare parts    | 954              | 572                |         |
| 2.           | Little-Aden | Different clothes and shoes | 2,166            | 1,083              |         |
| 3.           | Maalla      | Different clothes and shoes | 13,808           | 6,904              |         |
| <b>TOTAL</b> |             |                             | <b>16,928</b>    | <b>8,559</b>       |         |

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 The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

The value of the defected stock, according to prices fixed by the Corporation, is \$331, and it is not applied any reserve price.

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## **PART TWO. HISTORICAL COST OF ASSETS OF PUBLIC CORPORATION FOR THE TRADE OF TEXTILES & ELECTRICALS BRANCHES IN OTHER GOVERNORATES**

### **Introduction**

We have carried out, in the first part of this report, the evaluation of the fixed assets of the Public Corporation for the trade of Textiles & Electricals in Aden Governorate, and we have exposed the applied method of evaluation according to the established contract in this regard.

In this second part, we provide a full survey of the fixed assets of the Corporation in other Governorates according to its historical cost obtained from the last general budgets of respective branches.

Taking into account that this report is concerned essentially with the privatisation project of the Corporation, which comes within the frame of privatisation programs of the public sector, it is necessary to consider the real existence of the other branches, which are at present independent bodies, by the exposition of its fixed assets.

In this context, we have obtained this historical data by referring to the last general budgets prepared for these branches at the time of the preparation of this report, however its dates are varied according to the closing dates of the final accounts of these branches. The date of each budget will be indicated when the data related to each specific branch will be provided. The evaluation of the fixed assets was performed in terms of the US\$ according to the considered rate, which is 140YR for each US\$.

## CHAPTER SIX. ASSETS OF HADRAMOUT GOVERNORATE BRANCH

The data related to the fixed assets, of the branch of the Public Corporation for the Trade of Textiles & Electricals in Hadramout Governorate, was obtained from the last prepared branch balance sheet, that is the ended year in 31 21 1995. It can be observed firstly, that the branch assets are distributed in a number of districts of Hadramout Governorate, and secondly, that these assets consist from the following items: buildings, transport facilities, furniture & office accessories and exhibition furniture, moreover, photocopiers, coffers and stocks.

| NO.        | ASSET DESCRIPTION                    | HISTORICAL<br>COST (\$) |
|------------|--------------------------------------|-------------------------|
| <b>I.</b>  | <b>BUILDINGS:</b>                    |                         |
| I.1        | <b>Al-Mukalla Buildings:</b>         |                         |
|            | * Administration Building.           | 14,842                  |
|            | * Stores Buildings.                  | 62,885                  |
|            | * Exhibition Hall Building (Hajar)   | 1,430                   |
|            | <b>Total</b>                         | <b>79,157</b>           |
| I.2        | <b>Seyon Buildings:</b>              |                         |
|            | * Administration Building.           | 10,707                  |
|            | * Stores Buildings.                  | 23,111                  |
|            | * Exhibition Hall Building (AlHuta). | 2,833                   |
|            | * Exhibition Hall Building (Shibam). | 868                     |
|            | * Hall Building (Huraidah).          | 2,220                   |
|            | <b>Total</b>                         | <b>39,739</b>           |
| I.3        | <b>Al- Shehr Buildings:</b>          |                         |
|            | * Stores Buildings.                  | 19,521                  |
|            | * Exhibition Hall Building.          | 8,829                   |
|            | <b>Total</b>                         | <b>28,350</b>           |
| I.4        | <b>Al- Qutan Buildings:</b>          |                         |
|            | * Stores Buildings.                  | 21,221                  |
|            | <b>Total</b>                         | <b>21,221</b>           |
| <b>II.</b> | <b>TRANSPORT FACILITIES:</b>         |                         |
| II.1       | <b>Al-Mukalla:</b>                   |                         |
|            | * Small Vehicles.                    | 4,422                   |
|            | * Truck (Lorry) Vehicles.            | 2,500                   |
|            | * Motorcycles.                       | 400                     |
|            | <b>Total</b>                         | <b>7,322</b>            |
| II.2       | <b>Seyon:</b>                        |                         |
|            | * Truck (Lorry) Vehicles.            | 2,928                   |

|       |  |                |
|-------|--|----------------|
|       | <b>Total</b>                             | <b>2,928</b>   |
| II.3  | <b>Al-Qutan:</b>                         |                |
|       | * Small Vehicles.                        | 1.883          |
|       | * Truck (Lorry) Vehicles.                | 5.136          |
|       | <b>Total</b>                             | <b>9,947</b>   |
| III.  | <b>FURNITURE &amp; OFFICE EQUIPMENT:</b> |                |
| III.1 | <b>Al-Mukalla:</b>                       |                |
|       | * Office Furniture.                      | 2.398          |
|       | * Furniture and Exhibition Shelves.      | 5.153          |
|       | * Cycle-styling Machine (Roneo)          | 144            |
|       | * Typewriters Machines.                  | 434            |
|       | * Steel Coffers.                         | 755            |
|       | <b>Total</b>                             | <b>8,884</b>   |
| III.2 | <b>Seyon:</b>                            |                |
|       | * Office Furniture.                      | 863            |
|       | * Furniture and Exhibition Shelves.      | 4.252          |
|       | * Typewriters Machines.                  | 100            |
|       | * Steel Coffers.                         | 193            |
|       | <b>Total</b>                             | <b>5,408</b>   |
| III.3 | <b>Al-Shehr:</b>                         |                |
|       | * Office Furniture.                      | 314            |
|       | * Furniture and Exhibition Shelves.      | 1.591          |
|       | * Cycle-styling Machine (Danza).         | 75             |
|       | * Typewriters Machines.                  | 61             |
|       | * Steel Coffers.                         | 344            |
|       | <b>Total</b>                             | <b>2,385</b>   |
| III.4 | <b>Al-Qutan:</b>                         |                |
|       | * Office Furniture.                      | 432            |
|       | * Furniture and Exhibition Shelves.      | 614            |
|       | * Typewriters Machines.                  | 86             |
|       | * Calculating Machines.                  | 822            |
|       | * Steel Coffers.                         | 167            |
|       | <b>Total</b>                             | <b>2,121</b>   |
| IV.   | <b>EQUIPMENT &amp; TOOLS:</b>            |                |
| IV.1  | <b>Al-Mukalla:</b>                       | 1,625          |
|       | <b>Total</b>                             | <b>1,625</b>   |
| V.    | <b>STOCK</b>                             | <b>235,933</b> |
|       | <b>GRAND TOTAL</b>                       | <b>445,020</b> |

The exchange price for the Yemeni Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.

## CHAPTER SEVEN. ASSETS OF LAHEJ GOVERNORATE BRANCH

The data related to the fixed assets, of the branch of the Public Corporation for the Trade of Textiles & Electricals in Lahej Governorate, was obtained from the last prepared branch balance sheet, that is at the ended year in 31/12/1997. The constituents of these assets do not differ from other branches, and are distributed in the governorate districts and villages as well.

| NO.                | ASSET DESCRIPTION  | HISTORICAL<br>COST (\$) |
|--------------------|--|-------------------------|
| 1.                 | <b>BUILDINGS:</b>  |                         |
|                    | * Administration Building.                               | 3,370                   |
|                    | * Central Store Building / Al-Huta.                      | 2,776                   |
|                    | * Sale Exhibition & Store Building / AlWahat.            | 1,300                   |
|                    | * Sale Exhibition Building / Al-Maghfa.                  | 3,640                   |
|                    | * Sale Exhibition & Store / Radfan.                      | 17,264                  |
|                    | * Two Stores & Annexes.                                  | 24,144                  |
|                    | * Administration Building & Annexes.                     | 6,546                   |
|                    | <b>Total</b>   | <b>59,040</b>           |
| 2.                 | <b>TRANSPORT FACILITIES:</b>                             |                         |
|                    | * Vehicles.  | 10,304                  |
|                    | <b>Total</b>   | <b>10,304</b>           |
| 3.                 | <b>FURNITURE &amp; OFFICE EQUIPMENT:</b>                 |                         |
|                    | * Reception-Room Furniture.                              | 74                      |
|                    | * Gas Cylinder.  | 2,500                   |
|                    | * Refrigerator "Zeel".                                   | 107                     |
|                    | * Equipment & Tools.                                     | 978                     |
|                    | <b>Total</b>   | <b>3,585</b>            |
| 4.                 | <b>STOCK:</b>  |                         |
|                    | * Stock of Textiles & Clothes &<br>Electric Accessories. | 45,887                  |
|                    | <b>Total</b>   | <b>45,887</b>           |
| <b>GRAND TOTAL</b> |  | <b>118,816</b>          |

The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.



## CHAPTER EIGHT. ASSETS OF AL-MAHRA GOVERNORATE BRANCH

The data related to the fixed assets, of the branch of the Public Corporation for the Trade of Textiles & Electricals in Al-Mahra Governorate, was obtained from the last prepared branch balance sheet, that is at the ended year in 31 21 1996.

| NO.                | ASSET DESCRIPTION                        | HISTORICAL<br>COST (\$) |
|--------------------|--|-------------------------|
| 1.                 | <b>BUILDINGS:</b>                        |                         |
|                    | * Stores Buildings.                      | 12,530                  |
|                    | * Exhibition Halls Buildings.            | 3,419                   |
|                    | * Administration Building.               | 6,438                   |
|                    | * Employees Hostel .                     | 5,835                   |
|                    | <b>Total</b>                             | <b>28,222</b>           |
| 2.                 | <b>TRANSPORT FACILITIES:</b>             |                         |
|                    | * Vehicles & Transport Facilities        | 3,663                   |
|                    | <b>Total</b>                             | <b>3,663</b>            |
| 3.                 | <b>FURNITURE &amp; OFFICE EQUIPMENT:</b> | 2,728                   |
|                    | * Furniture & Office Accessories         |                         |
|                    | <b>Total</b>                             | <b>2,728</b>            |
| 4.                 | <b>STOCK:</b>                            |                         |
|                    | * Textiles & Clothes.                    | 1,775                   |
|                    | * Electric Accessories                   | 18,279                  |
|                    | * Domestic Appliances.                   | 1,126                   |
|                    | * Spare Parts.                           | 5,378                   |
|                    | <b>Total</b>                             | <b>26,558</b>           |
| <b>GRAND TOTAL</b> |  | <b>61,171</b>           |

The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.

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## CHAPTER NINE. ASSETS OF SHABWA GOVERNORATE BRANCH

The data related to the fixed assets, of the branch of the Public Corporation for the Trade of Textiles & Electricals in Shabwa Governorate, was obtained from the last prepared branch balance sheet, that is at the ended year in 31/21/1991.

| NO. | ASSET DESCRIPTION                        | HISTORICAL<br>COST (\$) |
|-----|--|-------------------------|
| 1.  | <b>BUILDINGS:</b>                        |                         |
|     | * Buildings & Administrative Services.   | 13.630                  |
|     | * Buildings of General Services.         | 42.604                  |
|     | * Employees Hostel .                     | 9,123                   |
|     | <b>Total</b>                             | <b>65,357</b>           |
| 2.  | <b>TRANSPORT FACILITIES:</b>             |                         |
|     | * Vehicles & Transport Facilities        | 7,875                   |
|     | <b>Total</b>                             | <b>7,875</b>            |
| 3.  | <b>FURNITURE &amp; OFFICE EQUIPMENT:</b> |                         |
|     | * Furniture & Office Accessories         | 4,347                   |
|     | <b>Total</b>                             | <b>4,347</b>            |
| 4.  | <b>EQUIPMENT &amp; TOOLS:</b>            | <b>354</b>              |
|     | <b>Total</b>                             | <b>354</b>              |
|     | <b>GRAND TOTAL</b>                       | <b>77,933</b>           |

The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.

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## CHAPTER TEN. ASSETS OF ABIAN GOVERNORATE BRANCH

The data related to the fixed assets, of the branch of the Public Corporation for the Trade of Textiles & Electricals in Abian Governorate, was obtained from the last prepared branch balance sheet, that is at the ended year in 31 21 1994.

| NO.                | ASSET DESCRIPTION                        | HISTORICAL<br>COST (\$) |
|--------------------|--|-------------------------|
| 1.                 | <b>BUILDINGS:</b>                        |                         |
|                    | *General Administration Building         | 2,097                   |
|                    | * Central Store Building                 | 11,295                  |
|                    | <b>Total</b>                             | <b>13,392</b>           |
| 2.                 | <b>TRANSPORT FACILITIES:</b>             |                         |
|                    | * Vehicles & Transport Facilities        | 3,231                   |
|                    | <b>Total</b>                             | <b>3,231</b>            |
| 3.                 | <b>FURNITURE &amp; OFFICE EQUIPMENT:</b> |                         |
|                    | Vehicles & Transport Facilities          | 2,222                   |
|                    | <b>Total</b>                             | <b>2,222</b>            |
| <b>GRAND TOTAL</b> |  | <b>18,845</b>           |

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The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1US\$ = 140.0 YR.

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## CONCLUSIONS

It was shown in this report that the valuation of the assets of the General Corporation for Textiles and Electric supplies was fulfilled. This was performed by the determination of reserve prices of those assets at the period of the report preparation. The essential figures are given in the following tables:

## The Executive Summary of the Assets Evaluation of the Public Corporation for the Trade of Textiles & Electricals, Aden

|      |   | Location      | Area (m <sup>2</sup> ) | Reserved Price of the Building (\$) | Reserved Price of the Land (\$) | Total Reserved Price (\$) | Remarks   |
|------|---|---------------|------------------------|-------------------------------------|---------------------------------|---------------------------|---|
| I.   | <b>Properties:</b>  |               |                        |                                     |                                 |                           |   |
| I.1  | Property of the General Administration Building               | Maalla        | 12,120                 | 401,848                             | 636,300                         | 1,038,148                 | This amount represents the Corporation Share, which is 25% of the total cost.                           |
| I.2  | Property 259A   | Maalla/Dekka  | 534,30                 | 15,264                              | 83,885                          | 99,149                    | Non possibility of the vertical expansion due to the presence of two additional floors built by others. |
| I.3  | Property No. 15 (Textiles Store No.15)                        | Maalla/Dekka  | 82,42                  | 1,178                               | 11,774                          | 12,952                    |   |
| I.4  | Property No. 65A (Prop. Department & El. icticals Store No.1) | Maalla/Dekka  | 1,638                  | 15,702                              | 278,460                         | 294,162                   |   |
| I.5  | CentralStore(Daar Saa'd)                                      | Dar Saa'd     | 36,000                 | 246,753                             | 720,000                         | 966,753                   |   |
| I.6  | Al-Memdara Centre Property                                    | Sheikh Othman | 45                     | 2,893                               | 3,825                           | 6,718                     |   |
| I.7  | Little Aden Centre Property                                   | Little Aden   | 161,34                 | 9,042                               | 20,732                          | 29,774                    | The building area is 127,87 m <sup>2</sup>  |
| I.8  | Properties (10 & 11)  | Maalla/Dekka  | 822,2                  | —                                   | 328,880                         | 328,880                   |   |
| I.9  | October Hunger No.3   | Maalla/Labsa  | 3215,68                | 63,994                              | 200,980                         | 264,974                   | The Hunger Area is 1,818 m <sup>2</sup>   |
| I.10 | Al-Gala Stores No, 187B                                       | Maalla        | 1,035                  | 62,100                              | 341,550                         | 403,650                   |   |
| I.11 | Daar Saa'd Centre Prop.                                       | Dar Saa'd     | 112,9                  | 8,064                               | 16,935                          | 24,999                    |   |
| I.12 | Refrigeration Workshop Property                               | Maalla/Dekka  | 369,20                 | 2.637                               | 52,740                          | 55,377                    | Non possibility of vertical expansion due to the presence of additional building by others.             |
|      | <b>TOTAL</b>  |               |                        | <b>829,475</b>                      | <b>2,696,061</b>                | <b>3,525,536</b>          |   |

The exchange rate of the yemeni currency, the Rial, with respect to the US\$, was adopted as 1US\$=140YR.

Continue. The Executive Summary of the Fixed Assets of The Public  
Corporation for the Trade of Textiles & Electricals in Aden  
Governorate.

| No.                              | Asset            | Quantity | Taxation | Type    | Model     | The Estimated Cost (\$) | Serviceability |
|----------------------------------|------------------|----------|----------|---------|-----------|-------------------------|----------------|
| <b>II. TRANSPORT FACILITIES:</b> |                  |          |          |         |           |                         |                |
| 1.                               | Toyota Bus       | 1        | Settled  | Coaster | 1981      | 2,143                   | Serviceable    |
| 2.                               | Toyota Bus       | 1        | Settled  | Coaster | 1982      | 1,786                   | Out of Order   |
| 3.                               | Issoso Bus       | 1        | Settled  |         | 1989      | 1,071                   | Out of Order   |
| 4.                               | Pick-Up Toyota   | 1        | Settled  | Toyota  | 1980      | 357                     | Out of Order   |
| 5.                               | Pick-Up Toyota   | 1        | Settled  | Toyota  | 1978      | 1,071                   |                |
| 6.                               | Bus              | 1        | Settled  | Toyota  | 1983      | 3,571                   | Out of Order   |
| 7.                               | Bus              | 1        | Settled  | Toyota  | 1975      | 1,429                   | Out of Order   |
| 8.                               | Lorry            | 1        | Non-Set  | Toyota  | Not Known | 357                     | Out of Order   |
| 9.                               | Fork Lift        | 1        | Settled  | Toyota  | 1984      | 2,143                   |                |
| 10.                              | Fork Lift        | 1        | Non-Set  | Toyota  | 1984      | 214                     | Out of Order   |
| 11.                              | Small Car (Jeep) | 9        | Non-Set  | Sizuki  | 81 83     | 1,278                   | Scrap          |
| 12.                              | Pick-Up Vehicles | 5        | Non-Set  | Toyota  | 79/81     | 710                     | Scrap          |
| 13.                              | Pick-Up Vehicles | 3        | Non-Set  | Niva    | 1981      | 213                     | Scrap          |
| 14.                              | Russian Vehicles | 2        | Non-Set  | Toyota  | 78 79     | 1,428                   | Scrap          |
| 15.                              | Lorry            | 1        | Non-Set  | Coaster | 1977      | 371                     | Scrap          |
| <b>TOTAL</b>                     |                  |          |          |         |           | <b>18,142</b>           |                |

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The exchange price for the Yemeni currency, the Rial, in respect to the US\$, was adopted as 1USS = 140.0 YR.

| No.   | Asset                    | Quantity | The Reserved Price (\$) | Remarks |
|---|--------------------------|----------|-------------------------|---------|
| <b>III. FURNITURE &amp; OFFICE ACCESSORIES:</b> |                          |          |                         |         |
| 1.  | Diverse Steel Bureau     | 12       | 312                     |         |
| 2.  | Diverse Steel Cupboard   | 84       | 2,314                   |         |
| 3.  | Steel Chairs & Desks     | 87       | 586                     |         |
| 4.  | Steel Shelves            | 15       | 478                     |         |
| 5.  | Steel Coffers            | 3        | 455                     |         |
| 6.  | Wood Bureaus             | 98       | 2,147                   |         |
| 7.  | Wood Cupboards           | 7        | 114                     |         |
| 8.  | Wood Chairs & Desks      | 12       | 102                     |         |
| 9.  | PC IBM AS400             | 1        | 10,564                  |         |
| 10.   | Calculating Machines     | 3        | 169                     |         |
| 11.   | Photo-apparatus          | 1        | 900                     |         |
| 12.   | Telephones & Fax Mail    | 4        | 354                     |         |
| 13.   | Air Conditioners         | 2        | 605                     |         |
| 14.   | Ceiling Fans             | 5        | 209                     |         |
| 15.   | Type Writers (Arabic)    | 3        | 179                     |         |
|   | <b>Total</b>             |          | <b>19,488</b>           |         |
| <b>IV. WORKSHOP MACHINES:</b>                   |                          |          |                         |         |
|   | Carpentry Machine.       | 1        | 2,000                   |         |
|   | <b>Total</b>             |          | <b>2,000</b>            |         |
| <b>V. GOODS STOCK:</b>                          |                          |          |                         |         |
| 1.  | Radio & TV Spare Parts.  | 1        | 572                     |         |
| 2.  | Diverse Clothes & Shoes. |          | 7,987                   |         |
|   | <b>Total</b>             |          | <b>8,559</b>            |         |
| <b>GRAND TOTAL</b>                              |                          |          | <b>3,573,725</b>        |         |

The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

From the above executive summary, which is related to the evaluation of assets of the Public Corporation for the Trade of Textiles and Electricals in Aden Governorate, it is advantageous to note down the following remarks:

- 1- The Corporation properties of buildings and lands had distributed in different regions of Aden, although the majority is located in Maalla district. These properties were evaluated according to the reserve price, this is applied to lands on which buildings are located in addition to the cost of the building itself. The buildings can be classified into new buildings, buildings of average age and old buildings. However, the location of old buildings in commercial centres in Aden gave them a value. Regarding the legal status of these properties, they can be classified as follows:
  - Properties owned by the Corporation and its is under its disposition and supported by preliminary registration documents.
  - Properties under the Corporation disposition but not supported by formal documents, it belongs by the Corporation either as a result of the Law of Nationalization of foreign companies of 1972 or it was constructed by the Corporation.
  - Properties captured by others, some of them viewed by courts (under reservation).
- 2- The major part of transport facilities owned by the Corporation in Aden is a need of a major maintenance so that it will become for use. The other part was evaluated as a scrap since it is absolutely not suitable for use due to the loss of a number of parts, moreover it was subjected to corrosion due to lack of maintenance and negligence.
- 3- Furniture and office equipment owned by the Corporation is either old wooden and metallic office furniture, such as tables, chairs and cupboards, or electric equipment and a single personal computer, IBM type with peripherals, which represents 54% of the total cost of furniture and office equipment.
- 4- The major part of the goods stock consists of various clothes and shoes, which represents the highest share of stock (93%), but the biggest part is stagnated defected.



Finally, the report concluded the determination of the overall reserve price of assets of the Public Corporation for the Trade of Textiles & Electricals in Aden Governorate, which is provided in the following table:

| No. | Asset                          | Overall Reserve Price (\$) |
|-----|--------------------------------|----------------------------|
| 1.  | Properties:                    |                            |
|     | - Buildings                    | 829,475                    |
|     | - Lands                        | 2,696,061                  |
| 2.  | Transport Facilities           | 18,142                     |
| 3.  | Furniture and Office Equipment | 19,488                     |
| 4.  | Workshop Machines              | 2,000                      |
| 5.  | Stock of Goods                 | 8,559                      |
|     | <b>GRAND TOTAL</b>             | <b>3,573,725</b>           |

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The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

Regarding the assets of the Corporation Branches in the southern and eastern governorates, the executive summary can be provided as follows:

**The Executive Summary for the Assets of the Branches of the Public Corporation for Textiles & Electric Accessories.**

| No. | Asset                                | Location  | Historical Cost (\$) | Remarks |
|-----|--------------------------------------|-----------|----------------------|---------|
| I.  | <b>BUILDINGS:</b>                    |           |                      |         |
|     | <b>*Hadramout Governorate Branch</b> | Hadramout |                      |         |
|     | - Administrative Buildings.          |           | 25,549               |         |
|     | - Stores Buildings.                  |           | 126,738              |         |
|     | - Exhibition Buildings.              |           | 16,180               |         |
|     | <b>Total</b>                         |           | <b>168,467</b>       |         |
|     | <b>* Lahej Governorate Branch</b>    | Lahej     |                      |         |
|     | - Administrative Buildings.          |           | 9,916                |         |
|     | - Stores Buildings.                  |           | 26,920               |         |
|     | - Exhibition Buildings.              |           | 22,204               |         |
|     | <b>Total</b>                         |           | <b>59,040</b>        |         |
|     | <b>* Al-Mahra Governorate Branch</b> | Al-Mahra  |                      |         |
|     | - Administrative Buildings.          |           | 6,438                |         |
|     | - Stores Buildings.                  |           | 12,530               |         |
|     | - Exhibition Buildings.              |           | 3,419                |         |
|     | - Employees Residence Building.      |           | 3,835                |         |
|     | <b>Total</b>                         |           | <b>26,222</b>        |         |
|     | <b>* Shabwa Governorate Branch</b>   | Shabwa    |                      |         |
|     | - Administrative Buildings.          |           | 13,630               |         |
|     | - General Services Buildings.        |           | 42,604               |         |
|     | - Exhibition Buildings.              |           | 9,123                |         |
|     | - Employees Residence Building.      |           |                      |         |
|     | <b>Total</b>                         |           | <b>65,357</b>        |         |

|   |           |               |
|---|-----------|---------------|
| <b>* Abian Governorate Branch</b>               | Abian     |               |
| - Administration Building.                      |           | 2,097         |
| - Central Store Building.                       |           | 11,295        |
| <b>Total</b>                                    |           | <b>13,392</b> |
| <b>II. TRANSPORT FACILITIES:</b>                |           |               |
| <b>*Hadramout Governorate Branch</b>            | Hadramout |               |
| - Small Vehicles.                               |           | 6,305         |
| - Lorry Vehicles                                |           | 10,564        |
| - Motor Cycles.                                 |           | 400           |
| <b>Total</b>                                    |           | <b>17,269</b> |
| <b>* Lahej Governorate Branch</b>               | Lahej     |               |
| - Transport Facilities.                         |           | 10,304        |
| <b>Total</b>                                    |           | <b>10,304</b> |
| <b>* Al-Mahra Governorate Branch</b>            | Al-Mahra  |               |
| - Cars & other Transport Facilities.            |           | 3,663         |
| <b>Total</b>                                    |           | <b>3,663</b>  |
| <b>* Shabwa Governorate Branch</b>              | Shabwa    |               |
| - Cars & other Transport Facilities.            |           | 7,875         |
| <b>Total</b>                                    |           | <b>7,875</b>  |
| <b>* Abian Branch</b>                           | Abian     |               |
| - Cars & other Transport Facilities.            |           | 3,231         |
| <b>Total</b>                                    |           | <b>3,231</b>  |
| <b>III. FURNITURE &amp; OFFICE ACCESSORIES:</b> |           |               |
| <b>*Hadramout Branch</b>                        | Hadramout |               |
| - Office Furniture.                             |           | 4,007         |
| - Furniture & Exhibition Shelves.               |           | 11,610        |
| - Copying Machines.                             |           | 912           |
| - Type Writers.                                 |           | 681           |
| - Calculating Machines.                         |           | 822           |
| - Steel Coffers.                                |           | 1,459         |
| <b>Total</b>                                    |           | <b>19,491</b> |

|  |           |  |                |
|--|-----------|--|----------------|
| <b>Total</b>   |           |  |                |
| <b>* Lahej Branch</b>                                |           |  |                |
| - Machines, & Equipment.                             | Lahej     |  | 978            |
| - Furniture & Office Accessories.                    |           |  | 2,681          |
| <b>Total</b>   |           |  | <b>3,659</b>   |
| <b>* Al-Mahra Branch</b>                             |           |  |                |
| - Furniture & Office Accessories.                    | Al-Mahra  |  | 2,728          |
| <b>Total</b>   |           |  | <b>2,728</b>   |
| <b>* Shabwa Branch</b>                               |           |  |                |
| - Furniture & Office Accessories.                    | Shabwa    |  | 4,347          |
| <b>Total</b>   |           |  | <b>4,347</b>   |
| <b>* Abian Branch</b>                                |           |  |                |
| - Furniture & Office Accessories.                    | Abian     |  | 2,222          |
| <b>Total</b>   |           |  | <b>2,222</b>   |
| <b>IV. TOOLS &amp; EQUIPMENT:</b>                    |           |  |                |
| <b>* Hadramout Governorate Branch</b>                |           |  |                |
| - Tools & Equipment.                                 | Hadramout |  | 1,625          |
| <b>Total</b>   |           |  | <b>1,625</b>   |
| <b>V. STOCK:</b>                                     |           |  |                |
| <b>* Hadramout Branch</b>                            |           |  |                |
| - Diverse Stock.                                     | Hadramout |  | 235,933        |
| <b>Total</b>   |           |  | <b>235,933</b> |
| <b>* Lahej Branch</b>                                |           |  |                |
| - Stock of Textiles, Clothes & Electric Accessories. | Lahej     |  | 45,887         |
| <b>Total</b>   |           |  | <b>45,887</b>  |
| <b>* Al-Mahra Branch</b>                             |           |  |                |
| - Stock of Textiles.                                 | Al-Mahra  |  | 1,775          |
| - Stock of El Accessories.                           |           |  | 18,279         |
| - Stock of Appliances.                               |           |  | 1,126          |
| - Stock of Spare Parts.                              |           |  | 5,378          |
| <b>Total</b>   |           |  | <b>26,558</b>  |

-----  
The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

From the above shown executive table of the branches assets of the Public Corporation for the Trade of Textiles & Electricals in other Governorates, it can be noted the following remarks:

- 1- The building cost in Hadramout Branch represents the major part of Corporation buildings in branches, followed by the building cost in Shabwa Branch. Although the cost is historical, the building and land cost is always in a sharp increase. this is concluded from our experience and practice in evaluating the Corporation Assets in Aden.
- 2- However, the obtained cost of vehicles and other transport facilities may be does not represent the actual cost, since these assets are always subjected to utilization and depreciation comparing with lands and buildings.
- 3- The previous remark is valid for furniture as well, its cost in Hadramout Branch represents the major part, between the other governorates, followed by Shabwa Branch. It is well known that furniture is characterized by the increase of its annual depreciation, and hence we do not exclude that this furniture, in its major part, is old and approached the end of its expected life.
- 4- Despite the increase of the stock cost in the Corporation Branches: Hadramout, Lahej and Al-Mahra, we do not exclude that the essential part of this stock, especially textiles and clothes, stagnated and defected stock, which is similar to the stock of textiles, clothes and shoes in Aden.

Finally, it can be concluded the following table summarizing the assets cost in the Corporation Branches in the southern and eastern governorates:

| No.                | Asset                            | Overall Historical Cost (\$) |
|--------------------|----------------------------------|------------------------------|
| 1.                 | Properties                       | 332,478                      |
| 2.                 | Transport Facilities             | 42,342                       |
| 3.                 | Furniture and Office Accessories | 32,447                       |
| 4.                 | Tools & Equipment                | 1,625                        |
| 5.                 | Stock of Goods                   | 308,378                      |
| <b>GRAND TOTAL</b> |                                  | <b>717,270</b>               |

-----  
The exchange price for the Yemeni currency, the Rial, in respect to the US\$, is 1US\$ = 140.0 YR.

\*\*\*\*\*

# APPENDIXES

**Appendix No. 1**

**Additional Documents and References**

| No. | Description   | No. of Pages |
|-----|---|--------------|
| 1.  | Documents related to the Building of the Ministry of Trade and Supply | 15           |
| 2.  | Documents related to the Landed Property No. 259                      | 2            |
| 3.  | Documents related to the Landed Property No. 65                       | 2            |
| 4.  | Documents related to the Central Stores / Dar Saa'd                   | 3            |
| 5.  | Documents related to the Land No. 11,10, Maalla                       | 2            |
| 6.  | Documents related to the October Hangar No. 3, Maalla – Kabsa         | 2            |
| 7.  | Documents related to the Gala Stores No. 187B                         | 2            |
| 8.  | Documents related to the Property of Refrigeration Workshop           | 2            |
| 9.  | Photos for some of the sites  |              |



*True Translation of Documents written in Arabic*

*The Republic of Yemen  
Ministry of Foreign Affairs  
Minister Office*

*Mr. Abdulla Al-Gifri  
Deputy Minister of Finance  
Good Greetings*

*Referring to the instruction of the Prime Minister, we authorize you to sign the agreement endorsed with Mr. Anthony Bernard Bess, related to the compensation that he should received on behalf of the Nationalized Bess Group of Companies in accordance with the law No. 37 for 1969.*

*Best Regards.*

*Abdul Karim Ali Al-Iraini  
Minister of Foreign Affairs*

*Ref: 01/146/512/386  
Date: 27/6/1992*

True Translation of Documents written in Arabic

The Republic of Yemen  
Ministry of Supply & Trade

No.

To:

The Secretary of Surveying and Land Registry Corporation  
Branch of Aden

Subject Request of Documentation of the Building property, situated in  
Maalla attached to the Public Sector Corporations

Referring to our letter, Ref. *وت ت/م ع/م د/ش* and dated 8 May 1993 concerning the documentation.

We request you to register the property of the building, which consists of seven storeys with a stadium and an external building for the commercial dealings in Maalla, in front of traffic signals, as follows:

The share of the External Trade Co. in the building is 75%.

The share of the General Corporation for the Trade of Textiles & Electrical Appliances in the building is 25%.

We hope that you cooperate in carrying on the documentation by referring to the layout of the building.

Regards.

Assistant Secretary  
Ministry of Supply & Trade  
Branch of Aden

Copy to:

- Minister of Supply & Trade
- Secretary, Ministry of Supply & Trade, Aden Branch
- Governor of Aden
- General Director, The Foreign Trade Ministry
- General Director, General Corporation for the Trade of Textiles & Electrical Appliances

True Translation of Documents written in Arabic

Date: 23/9/1993

Ref:

To:

*The Secretary of Surveying and Land Registry Corporation*

*Subject/ Request for a specialist visit to determine the share of the two parts in the Building of the Ministry of Supply & Trade, Branch of Aden – Maalla*

*Referring to our previous letter Ref. And dated 25/7/93, in response to which you have registered the building, its area and the share of the General Corporation for the Trade of Textiles and Electrical Appliances as 25%, and the share of the Company for External Trade as 75%.*

*Based on that, you are requested to send a specialist for a field visit to the building, to determine the share each part in the building. It consists of six floors and the ground floor. Each floor contains a number of rooms with different dimensions. Moreover, there is an external annexed building for commercial dealing and the surrounding wall.*

*We expect to prepare a technical report, which will a formal reference giving the possibility to each part to deal with its share as it is convenient to it. The Company will take the charge of any expenses.*

*Ali Ahmed Al-Siahi  
Assistant secretary*

*Ministry for Supply and Trade – Aden Branch*

*Copy:*

True Translation of Documents written in Arabic

People's Democratic Republic of Yemen  
National Company for External Trade  
(Corporation as per the Law No.37 for 1996)

Gen. Corporation for Trade  
Main Office  
P.O. No. 90  
Crater - Aden

Date: 15 September 87  
Ref: 2.24.104/87

To:

The General director,  
The General Corporation for the Trade of Textiles &  
Electrical Appliances, Aden

Subject: The Construction Cost of the Building of Ministry  
of Industry, Trade & Supply

The cost of construction of the building of Ministry of Industry,  
Trade & Supply was (2,090,795.685) Dinar, Two million and ninety  
thousand and seven hundred and ninety five Dinar and six hundred and  
eighty five fils only. According to the attached list.

Hence, we send to you our bill No. 163/86 dated 31 12 86 with  
an amount of (522,698.921) Dinar, Five hundred and twenty two  
thousand and six hundred and ninety eight Dinar and nine hundred and  
twenty one fils only, which is your contribution with 25% of the  
construction cost.

We have received from side an amount of (500,000.000) Dinar  
with a voucher No. 5453 dated 7/9/86. So, you are requested the  
remaining amount of (22,698.921) Dinar.

Regards.

Sultan A. Hamid  
General Director

True Translation of Documents written in Arabic

Abstract of Minutes of the Meeting held between the Acting General Director of the Company for External Trade and the General director of the General Corporation for the Trade of Textiles & Electrical appliances about the distribution of the building named by the Ministry Branch- Aden and situated in Maalla -Aden

Three meetings were held on 8/3/94, on 21/3/94 and on 19/3/94.

The two parts were agreed definitely on the following:

- I. The share of the Company for External Trade 75% as follows:
  1. Sixth floor entirely
  2. Fifth floor entirely
  3. Fourth floor entirely
  4. Ground floor entirely
  5. Half of the second floor
  6.  $\frac{3}{4}$  of the third floor
  7. Main hall of meeting and lectures and its surroundings
  8. The opened area starts from the back door of the meeting hall passing by the back main door till the first door of the area directing to the main road of Maalla beside the traffic.
  
- II. The share of the General Corporation for the Trade of Textiles and Electrical Appliances
  1. First floor entirely
  2. Half of the second floor
  3.  $\frac{1}{4}$  of the third floor starting from Room No.419 till Room No. 426.
  4. Ground hall and its surroundings starting from the first corner of the attendance area of the Ministry till the hall area and rooms surrounding it
  5. The external area starting from the main entrance door till the canteen area entirely till the last corner of the meeting hall, the first main door is considered belonging to the Corporation.

But the front area of the building will be for common use (i.e. for both parts). The upper ceiling floors of the building should be used by any of the two parts; in case of necessity of its use, the shares should be according to same percentage of 25% and 75%.

Public Services of Air-Conditions, Electricity and Water

It should be treated in common manner. In case of using two separate meters, the same percentage of 25% and 75% should be applied.

True Translation of Documents written in Arabic

Debts, Rights and Accounts

A cheque with the remaining amount of the property of 25% for the Company of External Trade should be prepared by the General Corporation for the Trade of Textiles and Electrical Appliances, and should be handed when the agreement will be signed.

The advanced amount of 90,000 Rial for cleaning, should be paid by the Company to the Director of General Corporation for the Trade of Textiles and Electrical Appliances.

The settlement accounts between the two parts should be carried out between the two parts within one week.

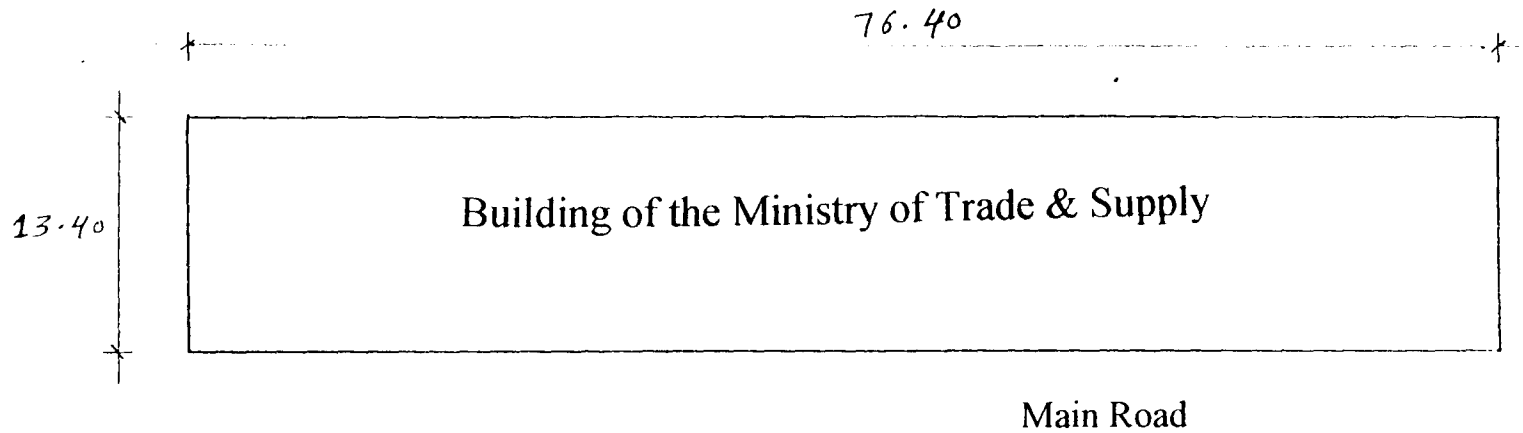
The overall expenses of drawings and documentation should be charged by 25% by the Corporation and 75% by the Company.

Signed by:

Salem A. Yassin  
General Director  
Gen. Corp. Trade

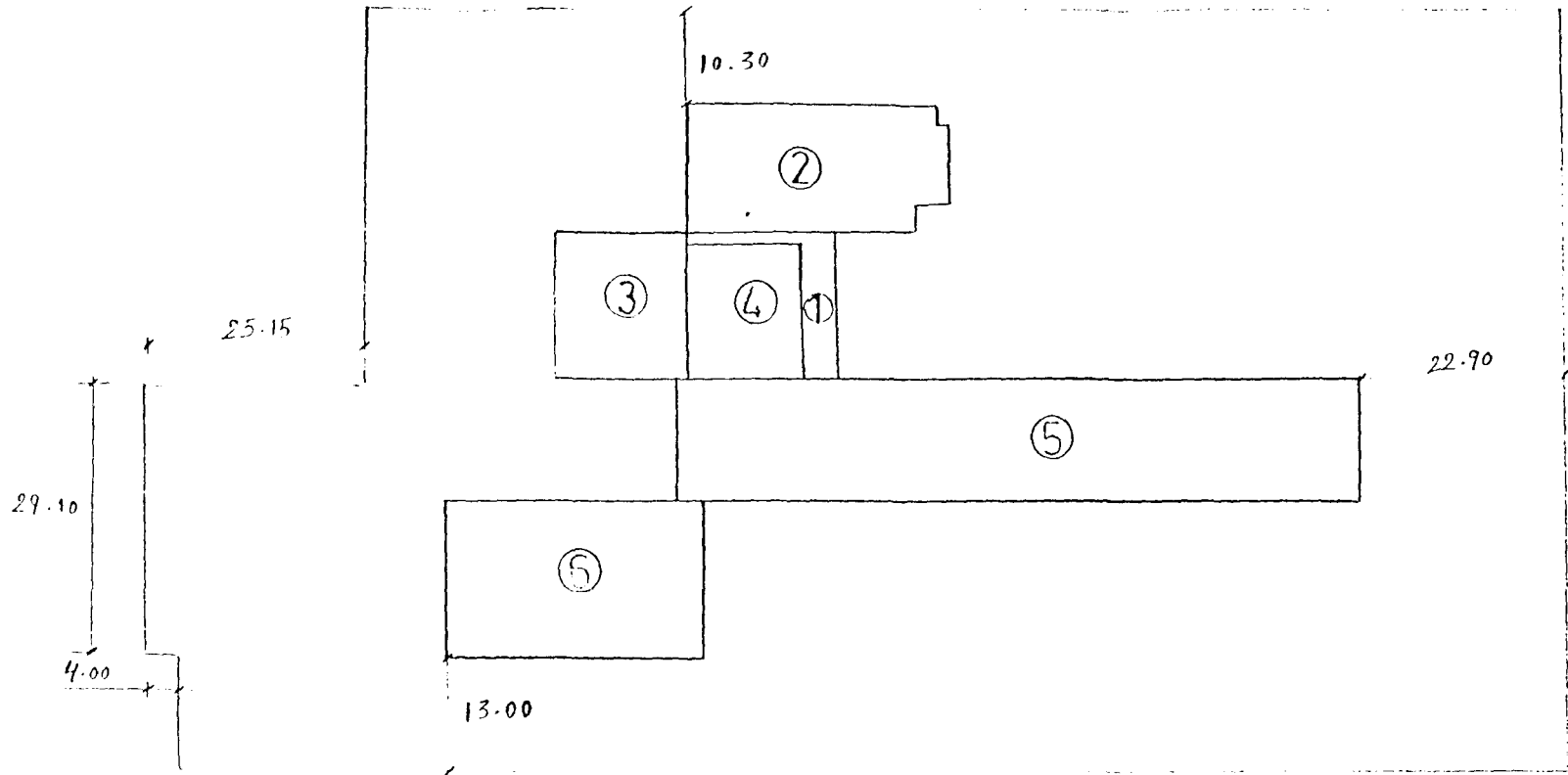
Sultan A. Hamid  
Acting General Director  
Company for External Trade

A. Kade Fadek  
Representative  
Ministry Supply



Scale 1: 400

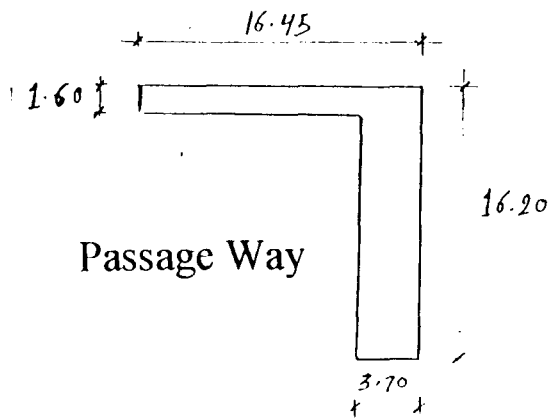
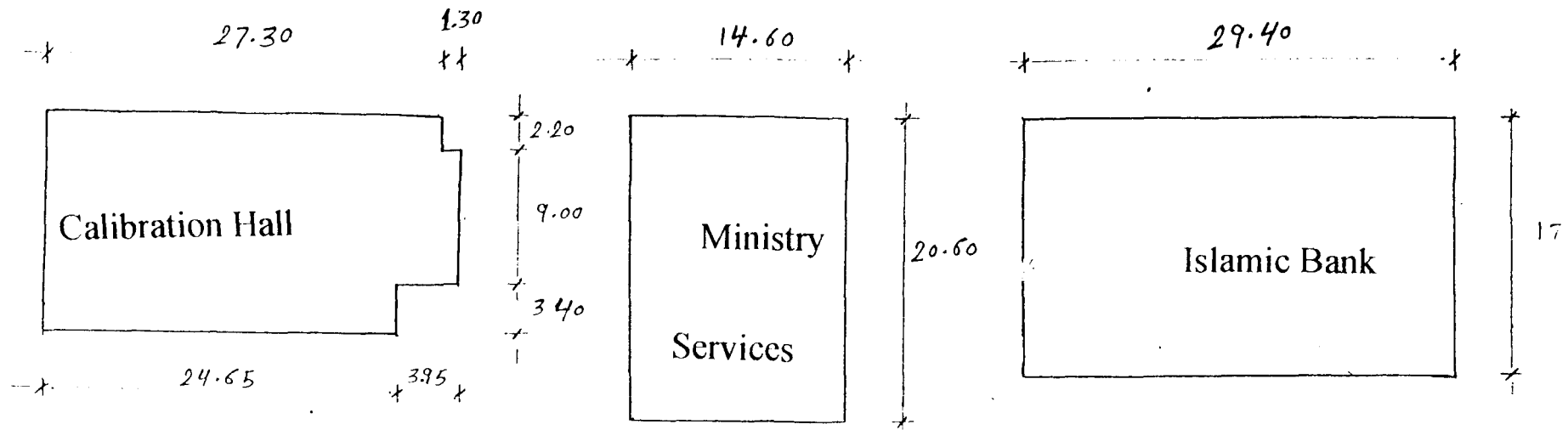
- Building Site: Maalla
- Building Area: 76.40 x 1340 m
- Building Height: around 26.65 m
- Construction materials of walls: blocks with concrete columns
- Construction materials of the roof: re-enforced concrete
- Number of floors: 7 floors
- Building life: 14 years.



Building of the Ministry of Trade and Supply  
With its Annexes  
 Scale 1 : 750

1. Corridor
2. Calibration Hall
3. Ministry Services
4. Green Area
5. Ministry Building
6. Islamic Bank





Annexes of the Ministry of Trade & Supply  
Scale 1: 400

- Number of floors: One
- Construction materials of the roof: re-enforced concrete
- Construction materials of walls: blocks
- Building life: 14 years approximately
- Height of the Bank: 6 m approximately
- Height of Services: 6 m approximately
- Height of the Hall: 7 m approximately
- Height of the Passage: 4 m approximately

True Translation of Documents written in Arabic

To:

The General Directors of:  
The Company for External Trade,  
The General Corporation for the Trade of Textiles and Electrical  
Appliances

Subject Technical Report about your Agreement to share the  
Ministry Building

Referring to your minutes of the meetings held on 21.3.94 and on  
11.4.94 to prepare the technical report related to your agreement, we  
inform you with the following:

- The total area of the ministry including the external area is  
estimated as (12120) m<sup>2</sup>
- The utilized area for construction is estimated as (2465.67) m<sup>2</sup>
- The surrounding non-utilized area is estimated as (9654.33)  
m<sup>2</sup>
- The area each floor is estimated as (1067.88) m<sup>2</sup>

First: The share of the External Trade Co. is 75% of the building, which  
is as follows:

- Items 1,2,3,4, the area of each is estimated as (1067.88) m<sup>2</sup>
- Item 5, half of the second floor is estimated as (533.94) m<sup>2</sup>  
And include rooms numbered as(301-311) and between them –  
the eastern half (Layout No. 1)
- Item 6,  $\frac{3}{4}$  the third floor is estimated as (800.91) m<sup>2</sup> and  
includes rooms numbered as (401-419) and between them  
(Layout No. 2)
- Item 7, the area of the celebration hall and its surroundings is  
estimated as (2465.67) m<sup>2</sup> (Layout No.3)
- Item 8, the area of 75% of the surrounding area of the building,  
which is not utilized, is estimated as (8482.5) m<sup>2</sup> (Layout No.4)

Second: The share of the General Corporation for Textiles and Electrical  
Appliances is 25% of the building as follows:

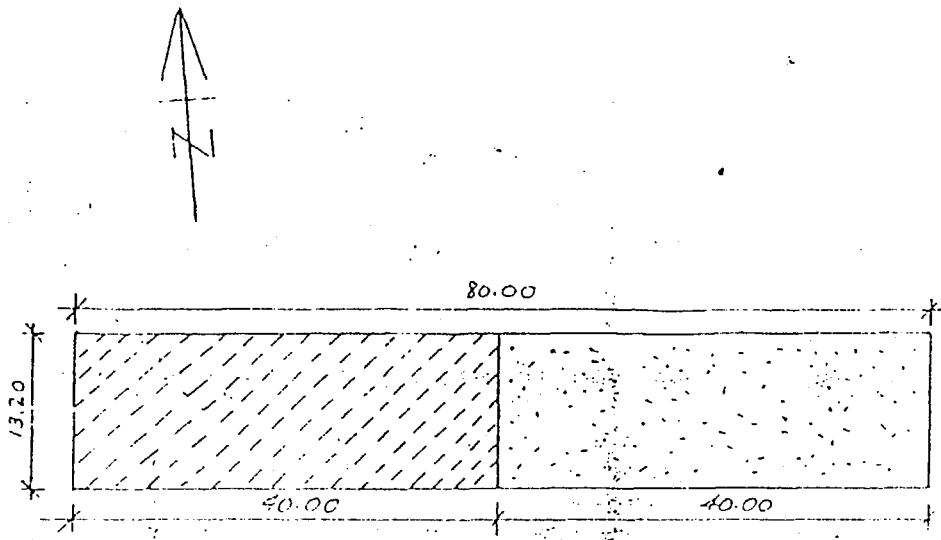
- Item 1, the area of the first floor is estimated as (1067.88) m<sup>2</sup>

True Translation of Documents written in Arabic

- Item 2, the area of half of the second floor is estimated as (2465.67) m<sup>2</sup>, and includes rooms numbered as (312-325) and between them – the western half- (Layout No.1)
- Item 3, the area of 1/4 of the third floor is estimated as (266.97) m<sup>2</sup>, and include rooms numbered (half 419 – 426) and between them – the western part (Layout No.2)
- Item 4, the area of the ground floor and its surroundings of rooms is estimated as (474.50) m<sup>2</sup> (Layout No.3)
- Item 5, the area of 25% of the non-utilized surrounding area of the building is estimated as (2827.5) m<sup>2</sup> (Layout No.4)
- The area shared by the two parts is estimated as (810.0) m<sup>2</sup> (Layout No.5)

Engineer Hamed A. Majeed

12/4/1994

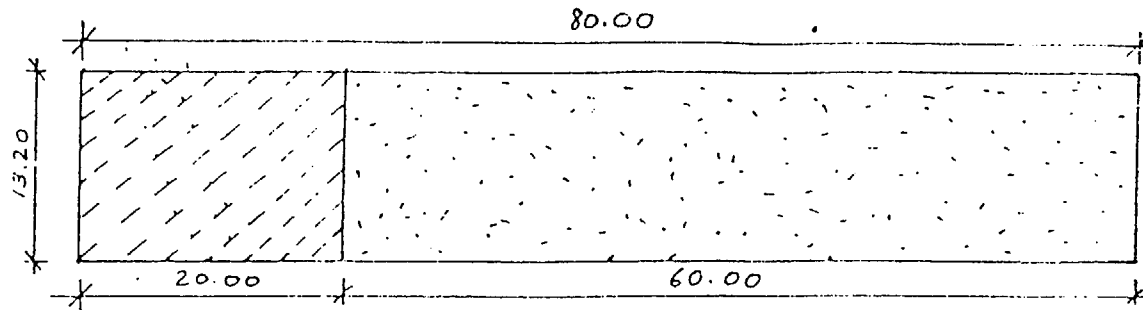


Layout No. (1)

Scale 1:500

- Half of the second floor attached to the Company of External Trade
- Half of the second floor attached to the General Corporation for the Trade of Textiles & Electrical Appliances





Layout No. (2)

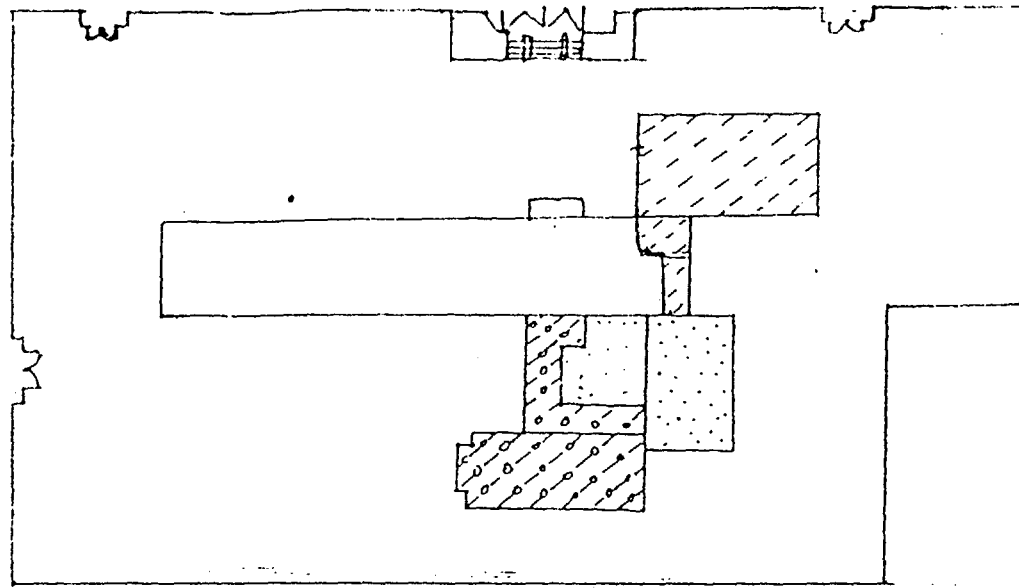
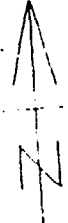
Scale 1:500

-  $\frac{3}{4}$  the third floor attached to the Company of External Trade



-  $\frac{1}{4}$  the third floor attached to the General Corporation for the Trade of Textiles & Electrical Appliances





Layout No. (3)

Scale 1:1000

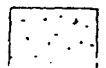
- Building attached to the Company of External Trade

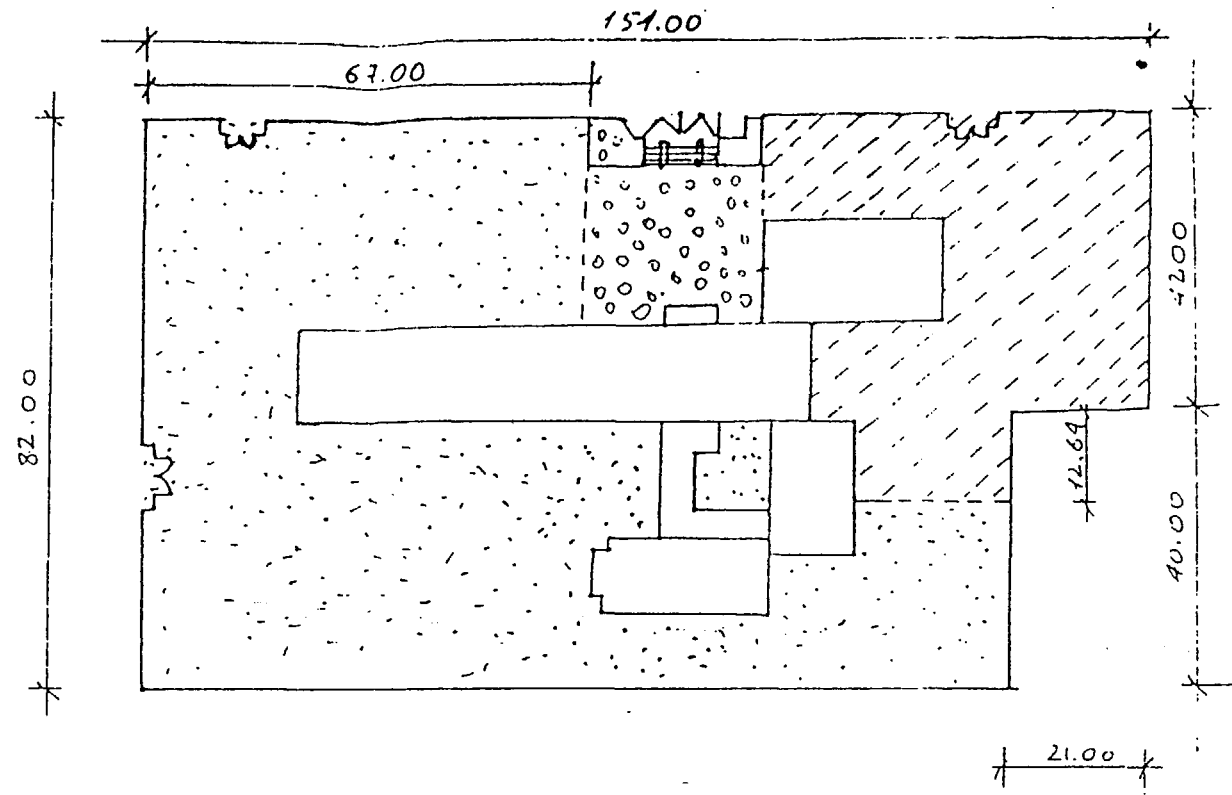


- Building attached to the General Corporation for the Trade of Textiles & Electrical Appliances






- Building for common use (by both parts)





Layout No. (4)

Scale 1:1000

- Building attached to the Company of External Trade 
- Building attached to the General Corporation for the Trade of Textiles & Electrical Appliances 
- Building for common use (by both parts) 

جزء من مستودع الكهرمان رقم (٢٥٩٠) المملوك  
المعد - بجانب ورشة السكره

هوتع العقار /  
صبت بمائنه  
المهندس

الموضوع: بجانب ورشة السكره  
المطلقة المعد

الجمهورية العربية  
مصلحة المساحة والسجل العقار  
قطر - عدن

قيد اولي (موسسات)

قيد الوتيقه برقمه (١٠١)

انه في يوم الخميس الموافق ١٠/١/١٩٩٤ م

تم قيد الوتيقه باسم المرئسه العامه لبقية الامتلاك والكهرمان  
ومساحتها خمسمائة واربعه وثلاثون متر مربع و ٢٠٪ من المتر تقطه

وكيل الصلحه



المدرسه  
ع

المختص  
١٤  
١٦

طببق الاصل  
من المحفوظات  
مصلحة المساحة والسجل العقاري - عدن









هوية العقار / ارضيه رقم (١١) طريق دار سعد بلخ  
صبي عسايه / المهندسين / ٢ / الشعب

الموقع ارضيه  
المنطقه ٢ / الشعب

المجوزيه المصليه  
مصلحة المساحه والسجل العقاري  
قطر - عدن

قيده اولي (مؤسسه)

قيده الوثيقيه برقم (٩٨)

انه في يوم الخميس الموافق ١٠ / ١ / ١٩٩٤ م

تم قيده الوثيقيه باسم المؤسسه العامه لتجارته الاقساء والكهربائيه  
ومساحتها اسيه وثلاثون الف متر مربع فقط

وليس الصلح



المدير العام  
[Signature]

المختص  
١٩٤  
[Signature]

طبق الاصل  
من المحفوظات  
مصلحة المساحه والسجل العقاري - عدن

سوم ميا لبنا  
 مع حيا  
 ارضيه حوشه  
 اسماعه للمبارك

|               |                   |
|---------------|-------------------|
| 360           | 100<br>صفا<br>360 |
| ارضيه<br>(11) |                   |

مدرجه  
 عطفه  
 بنزل  
 في كنفه

المنايع للمنيه  
 الموفيه

ارضيه  
 حفرة  
 على ابعاد  
 مختلفه

الموقع بحوشه بيوكا  
 البنايين ابي كنهان على ارتفاع  
 يوجد في الموقع هجر  
 كبير بنيه من  
 رستما لموترو  
 كما يوجد في الجزء الجنوبي  
 من ارضه (5 مكات)  
 كما يوجد اكد جرد مساحه  
 مع الجود استايه اش

36000 = 36000  
 (11) (360 x 100)

عائنه 2 / عتبه الله علىه

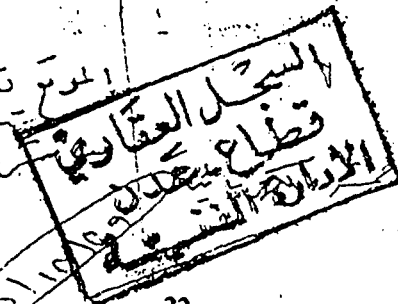
كـع 92 / 11 / 92  
 السيد

العنوان:

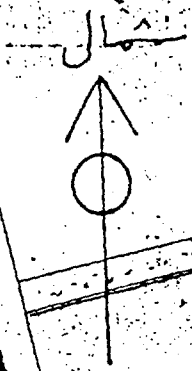
ارضيه ركنه (11)  
 حايه دار حرد  
 دار حرد  
 ارضيه

صاحب ارضيه

الموسم لعام 1990

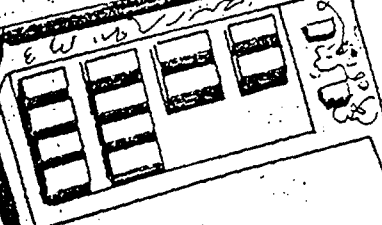


الموقع تقع خلف نطقه دا  
 1990  
 1990



مستودعات لبيع الحبوب  
للحكومة للتصدير والبيانات  
مستودع قطع الفسيار  
المستودع  
وزارة التجارة والتوزيع

مستودع  
الحبوب  
للحكومة  
للبيع  
للأورثوذكس المركزي  
للحكومة  
للبيع



١٩

موقع العقار / ارضيه رقم (١١/١٠) مشروع المجمع التجاري السكني  
صبت مساحته / المهندسين  
المعلا

الموضوع ايجاب مقدم الموقوف  
المنطقة المد

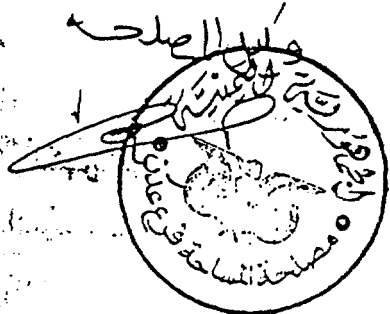
الجمهورية العربية  
مصلحة المساحة والتسجيل العقاري  
قطر - عدن

قيد اولي (موسسات)

قيد الوثيقه برقم (١٠٣)

انه في يوم الخميس الموافق ١١/٦/١٩٩٤م

تم قيد الوثيقه باسم المؤسسة العامة للاقتصاد والكهربائيات  
ومساحتها اثنان واثنان وعشرون متر مربع و ٠,٠٠ من المتر تقطير



المدير العام  
[Signature]

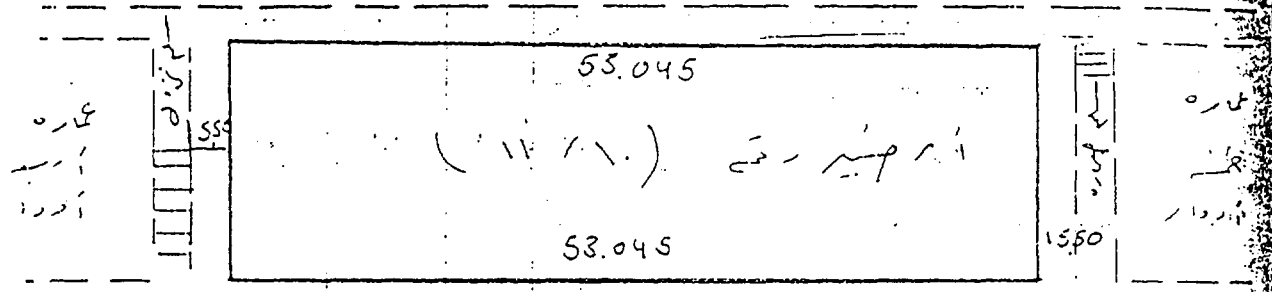
المختص  
[Signature]

طبق الاصل  
من المحفوظات  
مصلحة المساحة والتسجيل العقاري - عدن

١٧  
1:500  
رقم (١٣)  
٢٩٤/٢/١٣

مدير المقياس

طابقه سفلى



طابقه اعلى

السجل العقاري  
قطاع عدلي  
الادارة الفنية

تتمتع صاحب المالك  
(١١، ١٠)  
822.20 متر مربع

في - شقة ريدج درين  
تتبع بيضو عبد العزيز  
البريدية من الجزء الجنوبي  
وتكون مقسمة شقة درج من  
الجزء الجنوبي وتكون شقة  
تتمتع من الجزء الشمالي  
أما الجزء الشمالي من شقة  
دخول من الجزء الجنوبي  
الجزء الشمالي من شقة

822.20 متر مربع  
(١١، ١٠)

تتمتع ويملكه من شقة  
شقة

عبد الله بن منير

٩٢ / ١٤ / ١٥

شقة (١١، ١٠) متر مربع

الجزء الجنوبي من شقة

السجل العقاري  
٢٥

شقة



هو تاريخ العقار / سقيته اتم (٣) المسمى كسبه  
صت ماينه  
المؤسسة

الموضوع كسبه  
المنطقة المسمى

الجمهورية العربية  
مصلحة المساحة والتسجيل العقاري  
قطر - عدن

قيد اولي (موسسات)

قيد الوثيقة برقم (٩٩)

انه في يوم الخميس الموافق ١٠/١/١٩٩٤م  
تم قيد الوثيقة باسم المؤسسة العامة لتجارة الأقمشة والكفرايات  
ومساحتها ثلاثة ألاف وثمان مائة وخمسة عشر متر مربع و٦٨/١٠ من المتر مربعة



المدرسة  
[Handwritten signature]

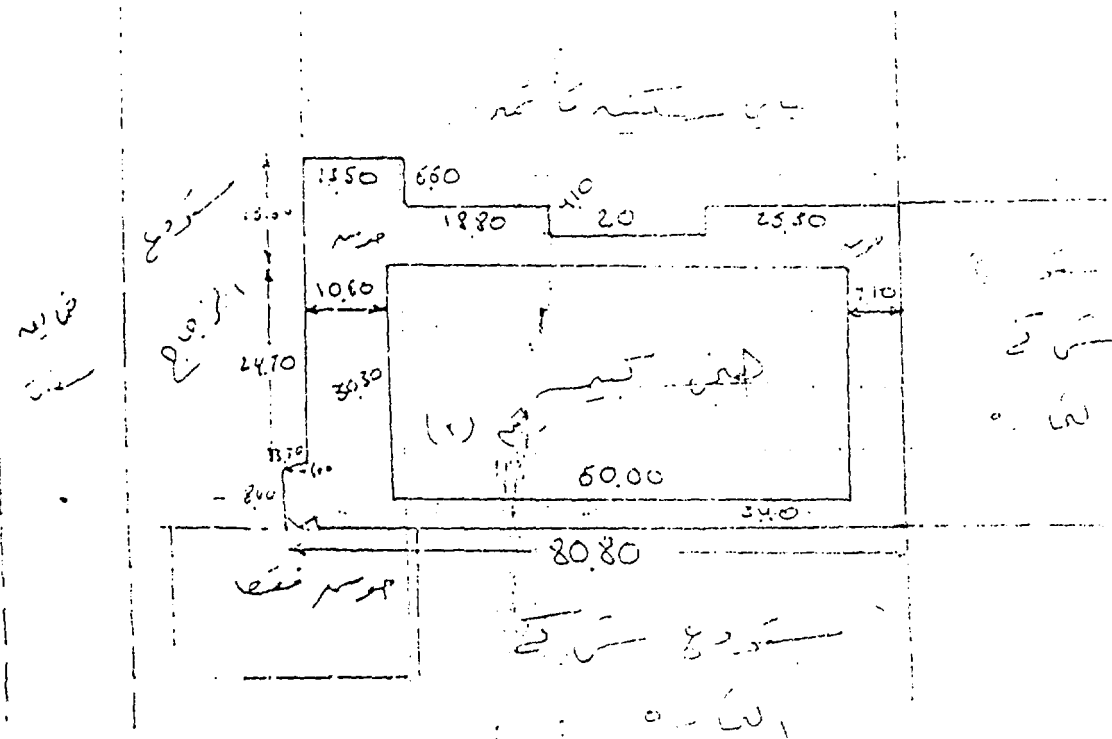
المختص

مطلب الاصل  
من المحفوظات  
مصلحة المساحة والتسجيل العقاري عدن

مساحة الأرض ١٨١٨ متر مربع

٢٤/٤

٢٩٤١/٤  
١٠٠٠٠



المساحة المبنية ١٨١٨ متر مربع  
 المساحة المغطاة ١٣٩٧.٦٨ متر مربع  
 المساحة الكلية ٣٢١٥.٦٨ متر مربع  
 المساحة المبنية ١٨١٨ متر مربع  
 المساحة المغطاة ١٣٩٧.٦٨ متر مربع  
 المساحة الكلية ٣٢١٥.٦٨ متر مربع

المساحة المبنية ١٨١٨ متر مربع  
 المساحة المغطاة ١٣٩٧.٦٨ متر مربع  
 المساحة الكلية ٣٢١٥.٦٨ متر مربع

١٥/١١/٢٠١١

المعهد العقاري  
 قطاع الإسكان  
 الإدارة العامة

المعهد الوطني للدراسات والبحوث

البيروت - لبنان

مستودع الجلاء / موقع العقاد  
المدن / ضمت مع  
المعهد

الموضوع: اتمام المعهد  
المنطقة المتدا

المجمورية العربية  
مصلحة المساحة والسجل العقاد  
قضاء - عددا

قيد اوكي (موسسات)

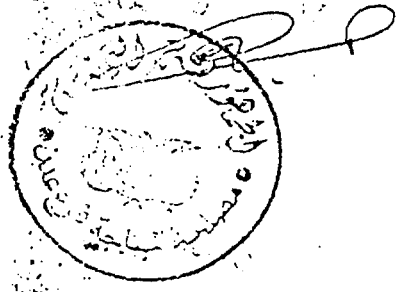
قيد الوتيقه برقمه (١٠٢)

انه في يوم الخميس الموافق ١١/٦/١٩٩٤  
تم قيد الوتيقه باسم الموسسه العامه لتجابه الامشه والكهربا كيا  
ومساحتها الف وخمسه وثلاثون متر مربع فقط

وكيل الصلاحه

المدرسه

المختص  
١١/٦



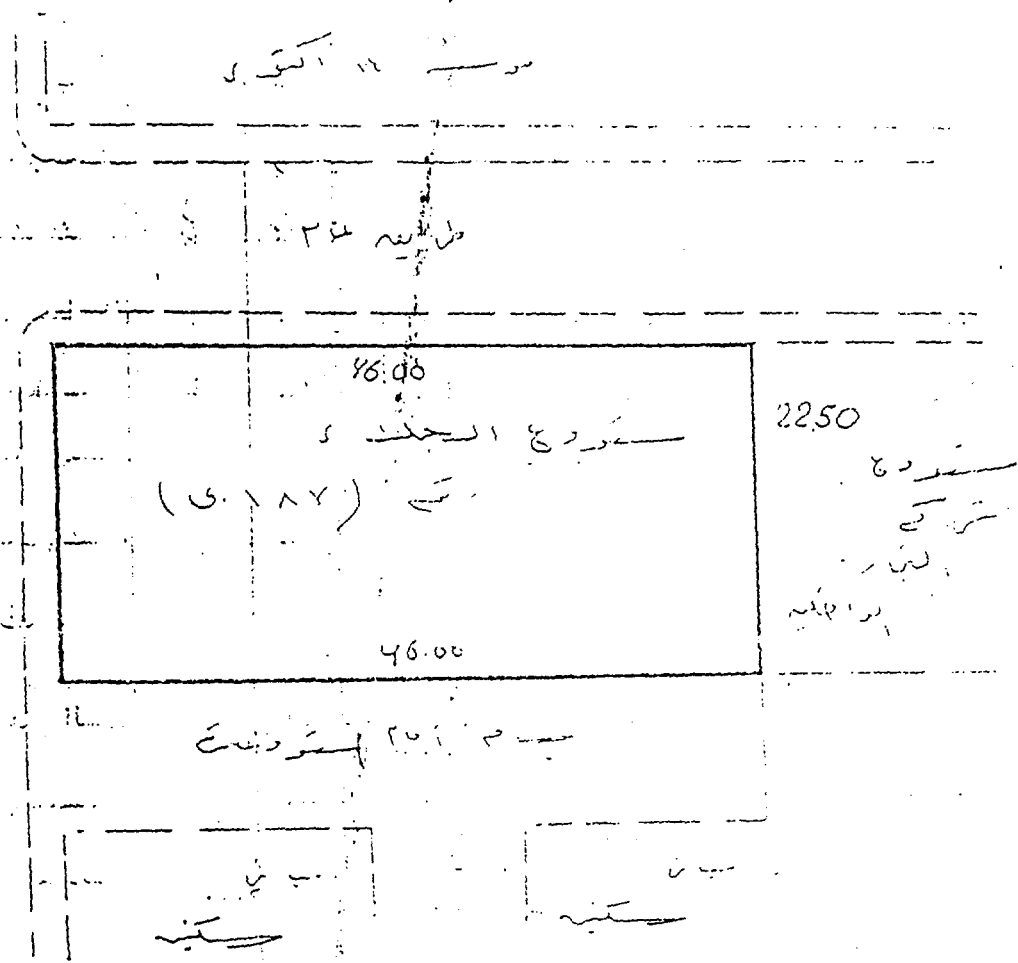
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طبق الامثل  
من المحفوظات  
مصلحة المساحة والسجل الزراعي عددا



خريطة ١٤  
 بمقياس ١:٥٠٠ (١:٥٠٠)  
 ٢٩٤/٢١٤

الجور واليمنية  
 رثاء مجلس البر  
 صلحه الم والسجل  
 قطعا مدر



التي رهنه رهنه شركة نفط ملاحية

الشركة بين  
 سنة من

ساحه الم : 103500 متر

ساحه الم : 103500 متر

التاريخ : ١٢ / ١٤ / ٩٢ م

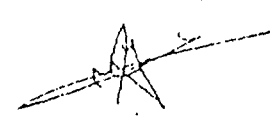
المساحة : 103500 متر

منظمة : 103500 متر

المنظمة : 103500 متر

التاريخ : ١٢ / ١٤ / ٩٢ م

مختار  
 ٢٩٤/٢١٤



المساحة العقارية

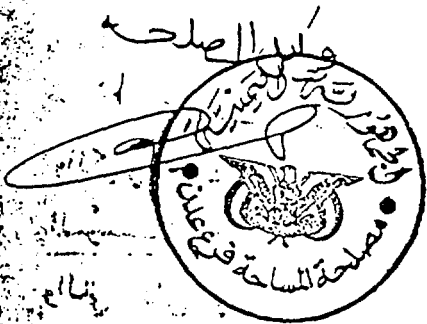
موقع العقار / ورشة تشليح بجانب دائرة توزيع المواد  
صبي ميسية / الفذاشيه / المسد  
المهندس

الجمهوريه الجديده  
مصلحة المساحة والسجل العقاري  
قطر - عددا

الموضوع: بجانب دائرة توزيع المواد  
المساحة: المسد الفذاشيه

قيد اولي (موسسة)

قيد الوثيقه برقم (١٠٤)  
انه في يوم الخميس الموافق ١١/٦/١٩٩٤ م  
تم قيد الوثيقه باسم المؤسسة العامه لبيع وخدمات الكهروميكانيكا  
ومساحتها اثنان مائة وخمسون متر مربع و ٨٠٪ من الترفيقه



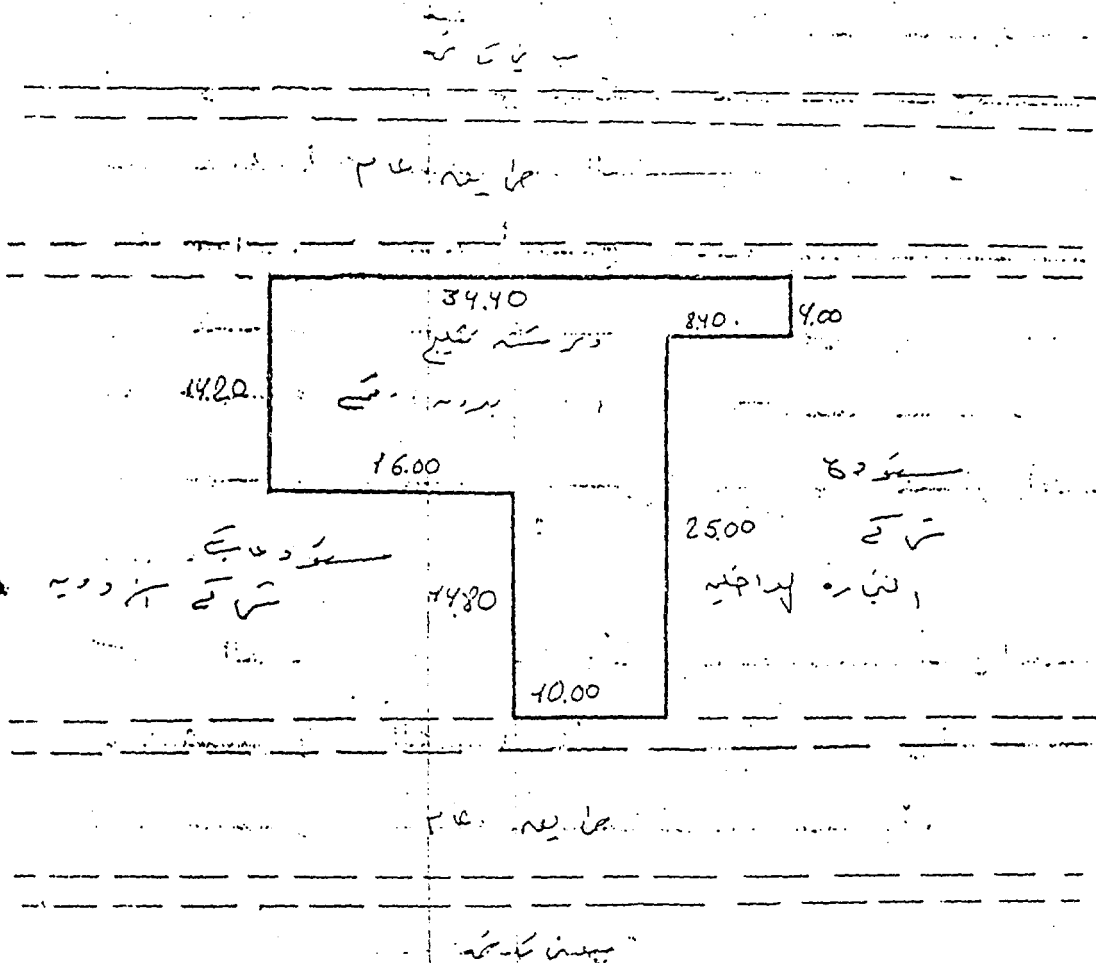
المدرسه

المختص

طبق الاصل  
من المحفوظات  
مساحة المساحة والسجل العقاري

بمساحة ( 500 متر )  
٣٩٤ / ٣٧

قطعة رقم ٥٥٥



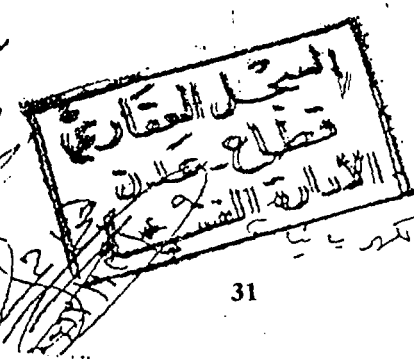
مساحة

مساحة

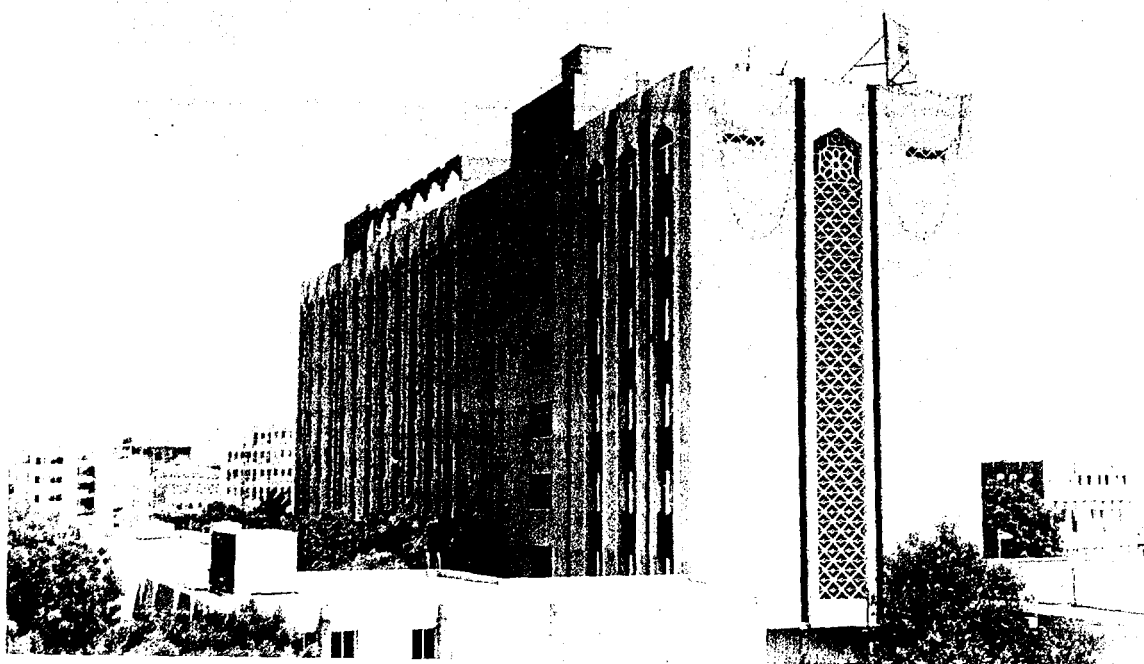
مساحة  
القطعة قدر ١٠٠ م  
والسورده كدر  
١٠ سورده  
البناء بين سورده

مساحة وخطه من  
مساحة العمارات : 550.80 متر  
مساحة  
التاريخ : ١١ / ١١ / ٩٦ م  
اليوم :  
المنطقة :  
المنوان :  
المديرية :  
التوقيع :

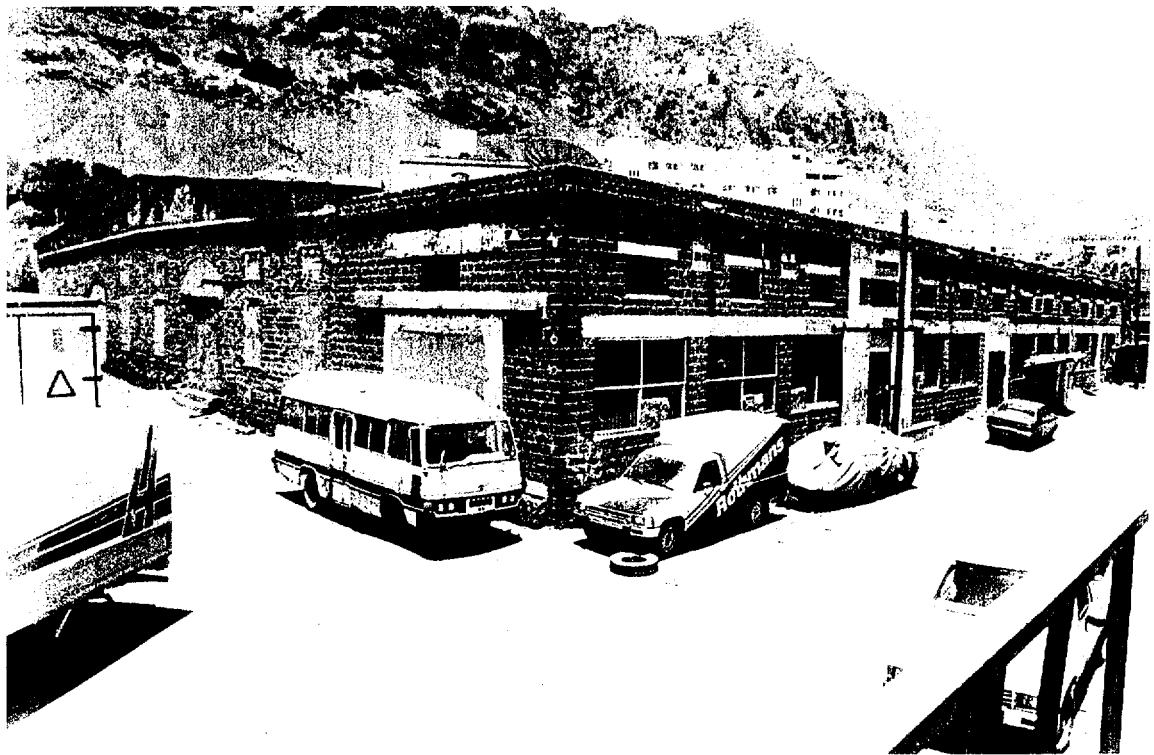
مساحة  
550.80 متر



مساحة  
المساحة



(Building of the Ministry of the Trade and Supply)



(Property No. 65)





(Central Stores / Dar Saa'd)



(Gala Stores No.187B)