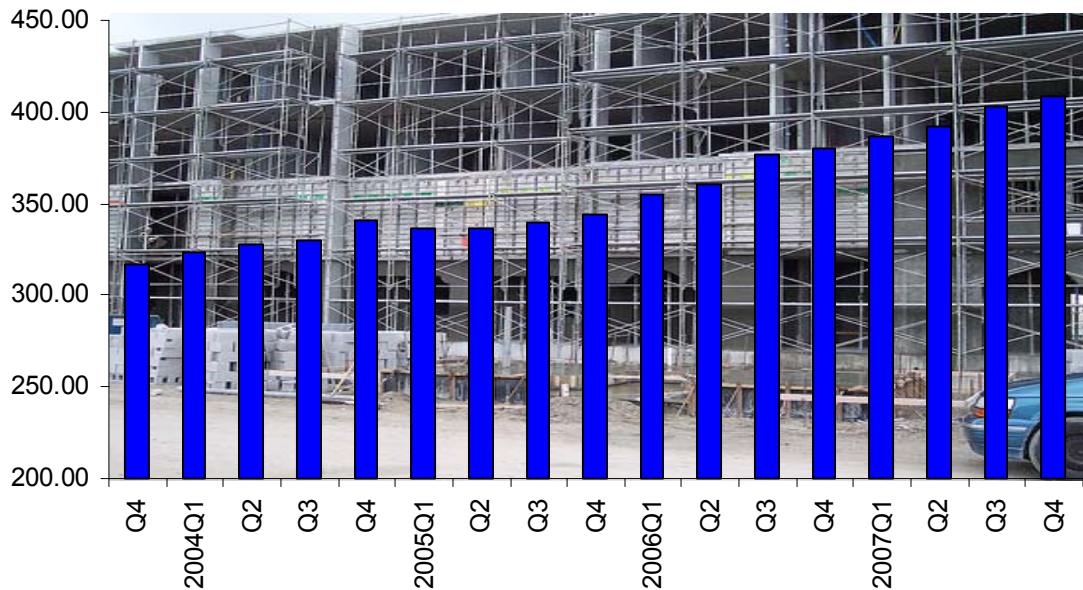


# Construction Cost Index

## 2007 Fourth Quarter



Quarter	Index	Year	Average Index
4 <sup>th</sup> Quarter 2007	408	2007	397
3 <sup>rd</sup> Quarter 2007	403	2006	368
2 <sup>nd</sup> Quarter 2007	392	2005	339
1 <sup>st</sup> Quarter 2007	387	2004	330
4 <sup>th</sup> Quarter 2006	380	2003	303

The Boyadjian & Associates construction cost index is prepared by our cost management department on a quarterly basis and aims to give you a general outlook within a rapidly changing construction industry. There has been confusion in the past as to what is meant by construction cost. Construction contractor may refer to construction costs as the cost of his labor and material. The developer will refer to construction costs as either the tender price from the contractor (ie cost of labor, material and profit) or to the ultimate cost of the project which will include professional fees, plan approval fees, escalation, loss of interest, etc. Throughout this document our construction cost index is determined by labor rates, productivity, material prices and the competitive condition of the Lebanese market.