

**UNITED NATIONS OFFICE FOR PROJECT SERVICES  
(UNOPS)****FINANCIAL AUDIT REPORT****29 October 2025**

|                                 |  |
|---------------------------------|--|
| <b>Project name:</b>            | <b>House Reconstruction in Gaza (Phase II)</b> |
| <b>Project number:</b>          | <b>21353-001</b>                               |
| <b>Country:</b>                 | <b>Jerusalem office</b>                        |
| <b>Auditor:</b>                 | <b>BDO LLP</b>                                 |
| <b>Period subject to audit:</b> | <b>10 December 2021 to 31 July 2024</b>        |

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## Acronyms and abbreviations

|       |  |
|-------|--|
| IAIG  | Internal Audit and Investigations Group              |
| IESBA | International Ethics Standards Board for Accountants |
| ISA   | International Standards on Auditing                  |
| UNOPS | United Nations Office for Project Services           |
| US\$  | United States Dollars                                |

## Financial audit report

### Audit opinion on the project financial statement

#### Unmodified opinion

We have audited the accompanying project financial statement for the project 'House Reconstruction in Gaza (Phase II)' ("the project") (oneUNOPS project ID 21353-001), which is implemented and managed by the UNOPS Office in Jerusalem, for the period from 10 December 2021 to 31 July 2024.

In our opinion, the financial statement gives a true and fair view of, in all material respects, the income and expenditure of the project 'House Reconstruction in Gaza (Phase II)' ("the project") (oneUNOPS project ID 21353-001), for the period from 10 December 2021 to 31 July 2024 in conformity with the terms of the agreements and in accordance with International Public Sector Accounting Standards.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those provisions and standards are further described in the 'Auditor's responsibility for the audit of the project financial statement' section of this report.

We are independent of UNOPS in accordance with the IESBA Code of Ethics for Professional Accountants. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Management responsibility for the financial statement

Management is responsible for the preparation and fair presentation of the financial statement in accordance with International Public Sector Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of a financial statement that is free from material misstatement, whether due to fraud or error.

#### Auditor's responsibility for the audit of the project financial statement

The objectives of our audit are set out in the terms of reference for the audits of UNOPS projects, as issued by the Internal Audit and Investigations Group (IAIG) of UNOPS, and include obtaining reasonable assurance about whether the project financial statement is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of the project financial statement.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also identify and assess the risks of material misstatement of the project financial statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to

provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Use of this report

This report is made solely to UNOPS, in accordance with terms of reference defined by UNOPS. Our work has been undertaken so that we might state to UNOPS those matters we are required to state to it in accordance with UNOPS's terms of reference and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than UNOPS, for our work, for this report, or for the opinions we have formed.

### Project financial statement

This is attached as Annex I to this report.

DS  
BDO LLP

**BDO LLP**  
55 Baker Street  
London W1U 7EU

29 October 2025

**Responsibility statement by management**

This is attached as Annex II to this report.

**Annex I – Project financial statement**

Date: 21-Aug-2025

Ref. Project No: 21353-001

Funding: KfW German Development Bank

Dear Sir/Madam,

**Subject: Final Financial Report**

We enclose the **Final Financial Report** for project **21353-001 - PHASE II - House Reconstruction in Gaza**, which commenced in year **2018** and indicates the final income and expense of the project.

We draw your attention to the following:

- a. Total funds received: **US\$34,710,440** which includes interest earned: **US\$ 1,566,310**
- b. Incurred expenditure and management fee: **US\$ 34,227,405**
- c. Fund Balance: **US\$ 483,034**

If you have any questions, please do not hesitate to contact the UNOPS project manager within 3 months from the date of this letter, else the statement will be considered complete and final for the project.

Yours Sincerely,



 - Deputy CFO

**FINAL FINANCIAL REPORT**

Project: 21353-001: PHASE II - House Reconstruction in Gaza

Funding(s): 1669 KfW German Development Bank

As on: 21-Aug-2025

Currency: USD

**Income**

|                         |              |                       |
|-------------------------|--------------|-----------------------|
| <b>Contribution</b>     |              |                       |
|                         | 2018         | 21,409,410            |
|                         | 2019         | 2,931,996             |
|                         | 2021         | 4,504,795             |
|                         | 2022         | 4,264,392             |
|                         |              | <hr/>                 |
|                         |              | 33,110,593            |
| <br><b>Interest</b>     |              |                       |
|                         | 2018         | 104,602               |
|                         | 2019         | 427,009               |
|                         | 2020         | 160,845               |
|                         | 2021         | 50,148                |
|                         | 2022         | 83,098                |
|                         | 2023         | 291,993               |
|                         | 2024         | 315,876               |
|                         | 2025         | 132,738               |
|                         |              | <hr/>                 |
|                         |              | 1,566,310             |
| <br><b>Transfers</b>    |              |                       |
|                         | 2019         | 33,537                |
|                         |              | <hr/>                 |
|                         |              | 33,537                |
| <br><b>Total Income</b> | <br><b>A</b> | <br><b>34,710,440</b> |
|                         |              | <hr/>                 |

**Project Expenses**

|      |                        |           |
|------|------------------------|-----------|
| 2018 | Project(s) Expense     | 1,273,171 |
|      | Management Fees        | 89,122    |
|      | Net Exchange Gain/Loss | (11)      |
|      |                        | <hr/>     |
|      |                        | 1,362,282 |
| 2019 | Project(s) Expense     | 4,515,928 |
|      | Management Fees        | 316,115   |
|      | Net Exchange Gain/Loss | 814       |
|      |                        | <hr/>     |
|      |                        | 4,832,858 |
| 2020 | Project(s) Expense     | 6,699,089 |
|      | Management Fees        | 468,936   |
|      | Net Exchange Gain/Loss | (289)     |
|      |                        | <hr/>     |
|      |                        | 7,167,736 |
| 2021 | Project(s) Expense     | 8,958,214 |
|      | Management Fees        | 627,075   |
|      | Net Exchange Gain/Loss | 307       |
|      |                        | <hr/>     |
|      |                        | 9,585,596 |
| 2022 | Project(s) Expense     | 5,846,334 |
|      | Management Fees        | 409,243   |
|      | Net Exchange Gain/Loss | (482)     |
|      |                        | <hr/>     |
|      |                        | 6,255,096 |
| 2023 | Project(s) Expense     | 3,822,421 |
|      | Management Fees        | (163,787) |
|      | Net Exchange Gain/Loss | (206)     |
|      |                        | <hr/>     |
|      |                        | 3,658,428 |
| 2024 | Project(s) Expense     | 1,277,395 |
|      | Management Fees        | 89,418    |
|      | Net Exchange Gain/Loss | (670)     |
|      |                        | <hr/>     |
|      |                        | 1,366,143 |
| 2025 |                        |           |

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|                                       |            |
|---------------------------------------|------------|
| Project(s) Expense                    | (965)      |
| Management Fees                       | (68)       |
| Net Exchange Gain/Loss                | 299        |
|                                       | <hr/>      |
|                                       | (734)      |
| <b>Total Expense</b>                  | <b>B</b>   |
|                                       | <hr/>      |
| <b>Project Cash Balance - Surplus</b> | <b>A-B</b> |
|                                       | <hr/>      |
|                                       | 483,034    |

### Notes:

i. All amounts are in USD. Transactions in non-USD have been converted to USD at the UN operational rate of exchange as on the date of the voucher.

Certified by:

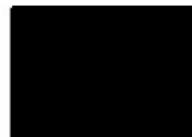
Deputy CFO

**Comment:**

Date: 21-Aug-2025  
Report run on: 21-Aug-2025

| Audit Period 10/12/2021 to 07/31/2024 |  |                     | 2021 January to 09th December 2021 |  |                    | 1st August 2024 to 31st December 2024 |                            |                     |
|---------------------------------------|--|---------------------|------------------------------------|--|--------------------|---------------------------------------|----------------------------|---------------------|
| Account                               | Account_Description                    | SUM of Amount       | Account                            | Account_Description                    | SUM of Amount      | Account                               | Account_Description        | SUM of Amount       |
| 58005                                 | Foreign Exch Transaction Gain          | \$51                | 58010                              | Foreign Exch Translation Gain          | \$0                | 58005                                 | Foreign Exch Transaction C | -\$658              |
| 58053                                 | Revaluation gain - Accounts Receivable | \$0                 | 71105                              | UNOPS ICA Fee                          | \$172,929          | 58053                                 | Revaluation gain - Account | -\$293              |
| 58054                                 | Revaluation gain - Accounts Payable    | \$0                 | 71115                              | ICA Annual Leave Accrual               | -\$17,981          | 71105                                 | UNOPS ICA Fee              | \$1,076             |
| 58055                                 | Revaluation gain - PO balances         | \$0                 | 71210                              | GSS_UNOPS Supervised ICA               | \$16,197           | 71115                                 | ICA Annual Leave Accrual   | -\$5,339            |
| 71105                                 | UNOPS ICA Fee                          | \$421,211           | 71215                              | LSS_UNOPS Supervised ICA               | \$44,800           | 71220                                 | LICA PF Org Contribution   | \$161               |
| 71115                                 | ICA Annual Leave Accrual               | \$8,973             | 71220                              | LICA PF Org Contribution               | \$9,934            | 72725                                 | GainLoss Disposal of Fixe  | \$500               |
| 71135                                 | UNOPS ICA Danger Pay                   | \$4,685             | 71225                              | ICA Insurance UNOPS                    | \$2,262            | 72825                                 | Dep Exp - ITC              | \$7                 |
| 71210                                 | GSS_UNOPS Supervised ICA               | \$27,919            | 71260                              | Daily Subsistence Allow-Local          | \$558              | 75215                                 | Mobile Telephone Charges   | \$215               |
| 71215                                 | LSS_UNOPS Supervised ICA               | \$247,980           | 72105                              | Svc Co-Construction & Engineer         | \$7,000            | 77005                                 | GSS non-person related (e  | -\$256              |
| 71220                                 | LICA PF Org Contribution               | \$28,100            | 72120                              | Svc Co-Trade and Business Serv         | \$87,761           | 78015                                 | Foreign Exch Transaction I | \$1                 |
| 71225                                 | ICA Insurance UNOPS                    | \$4,656             | 72126                              | Svc Co-Security                        | \$5,472            | 78035                                 | Realized Loss              | \$0                 |
| 71620                                 | Daily Subsistence Allow-Local          | \$2,182             | 72155                              | Svc Co-Public Admin, Politics          | \$77,200           | 78045                                 | Realized Gain              | -\$3                |
| 72105                                 | Svc Co-Construction & Engineer         | \$108,244           | 72160                              | Svc Co-Education & Health Serv         | \$574              | 79005                                 | Facilities&Admin-Implemen  | -\$254              |
| 72115                                 | Svc Co-Natural Resources & Env         | \$1,976             | 72165                              | Svc Co-Social Svcs, Social Sci         | \$5,401            | <b>Grand Total</b>                    |                            | <b>-\$4,842</b>     |
| 72126                                 | Svc Co-Security                        | \$41,657            | 72215                              | Fuel, petroleum and other oils         | \$36,991           | <b>Total for 2021-2024 period</b>     |                            | <b>\$20,865,263</b> |
| 72130                                 | Svc Co-Transportation Services         | \$21,301            | 72275                              | Security related goods and mat         | \$211              |                                       |                            |                     |
| 72140                                 | Svc Co-Information Technology          | \$1,167             | 72280                              | Other Materials and Goods              | \$528              |                                       |                            |                     |
| 72155                                 | Svc Co-Public Admin, Politics          | \$60,300            | 72305                              | Grants to Instt & other Benef          | \$7,394,665        |                                       |                            |                     |
| 72165                                 | Svc Co-Social Svcs, Social Sci         | \$2,131             | 72410                              | Machinery and Equipment                | \$144              |                                       |                            |                     |
| 72215                                 | Fuel, petroleum and other oils         | \$46,033            | 72425                              | Furniture                              | \$840              |                                       |                            |                     |
| 72280                                 | Other Materials and Goods              | \$65                | 72605                              | Acquisition of Communc Equip           | \$2,129            |                                       |                            |                     |
| 72305                                 | Grants to Instt & other Benef          | \$8,058,915         | 72615                              | Acquisition of Audio Visual Eq         | \$1,680            |                                       |                            |                     |
| 72410                                 | Machinery and Equipment                | \$12,408            | 72630                              | Inform Technology Supplies             | \$1,900            |                                       |                            |                     |
| 72425                                 | Furniture                              | \$864,524           | 72825                              | Dep Exp - ITC                          | \$825              |                                       |                            |                     |
| 72625                                 | Acquis of Computer Software            | \$614               | 73110                              | Rental - Other                         | \$14,585           |                                       |                            |                     |
| 72825                                 | Dep Exp - ITC                          | \$903               | 73135                              | Leased Vehicles                        | \$101,590          |                                       |                            |                     |
| 73106                                 | Cost recovery for Rent & Common S      | \$2,398             | 73230                              | Maint, Oper of Transport Equip         | \$2,119            |                                       |                            |                     |
| 73110                                 | Rental - Other                         | \$57,521            | 75125                              | LSS non-person related                 | \$19,200           |                                       |                            |                     |
| 73135                                 | Leased Vehicles                        | \$220,329           | 75205                              | Courier Charges                        | \$60               |                                       |                            |                     |
| 73225                                 | Maintenance of Equipment               | \$2,131             | 75215                              | Mobile Telephone Charges               | \$5,573            |                                       |                            |                     |
| 73230                                 | Maint, Oper of Transport Equip         | \$24,666            | 76290                              | Connectivity Charges                   | \$10,023           |                                       |                            |                     |
| 75125                                 | LSS non-person related                 | \$106,277           | 75305                              | Stationery & Office Supp               | \$4,667            |                                       |                            |                     |
| 76205                                 | Courier Charges                        | \$97                | 75435                              | Printing and Publications              | \$321              |                                       |                            |                     |
| 75215                                 | Mobile Telephone Charges               | \$8,658             | 75515                              | Bank Charges - Payments                | -\$152             |                                       |                            |                     |
| 75230                                 | Connectivity Charges                   | \$12,720            | 75720                              | Land Storage&Handling charges          | \$4,950            |                                       |                            |                     |
| 76305                                 | Stationery & other Office Supp         | \$2,536             | 76005                              | Reimb to UNDP for Supp Svcs            | \$2,214            |                                       |                            |                     |
| 75335                                 | Hospitality Catering                   | \$876               | 77005                              | GSS non-person related (engager        | \$11,000           |                                       |                            |                     |
| 75405                                 | Audit Fees                             | \$20,400            | 77010                              | Mngmt and Reporting Svcs               | \$395,543          |                                       |                            |                     |
| 75420                                 | Capacity Assessment                    | \$421               | 78020                              | Foreign Exch Translation Loss          | -\$179             |                                       |                            |                     |
| 75435                                 | Printing and Publications              | \$6,562             | 78035                              | Realized Loss                          | \$282              |                                       |                            |                     |
| 75490                                 | Miscellaneous Expenses                 | \$478               | 78045                              | Realized Gain                          | -\$129             |                                       |                            |                     |
| 75505                                 | Insurance                              | \$10,933            | 78053                              | Revaluation loss - Accounts Receivable | \$0                |                                       |                            |                     |
| 75720                                 | Land Storage&Handling charges          | \$50,290            | 79005                              | Facilities&Admin-Implement             | \$583,257          |                                       |                            |                     |
| 76005                                 | Reimb to UNDP for Supp Svcs            | \$2,619             | <b>Grand Total</b>                 |  | <b>\$9,086,945</b> |                                       |                            |                     |
| 77005                                 | GSS non-person related (engagement     | \$23,958            |                                    |  |                    |                                       |                            |                     |
| 77010                                 | Mngmt and Reporting Svcs               | \$884,771           |                                    |  |                    |                                       |                            |                     |
| 78015                                 | Foreign Exch Transaction Loss          | \$21                |                                    |  |                    |                                       |                            |                     |
| 78035                                 | Realized Loss                          | \$446               |                                    |  |                    |                                       |                            |                     |
| 78045                                 | Realized Gain                          | -\$589              |                                    |  |                    |                                       |                            |                     |
| 78053                                 | Revaluation loss - Accounts Receivable | \$0                 |                                    |  |                    |                                       |                            |                     |
| 78054                                 | Revaluation loss - Accounts Payable    | \$0                 |                                    |  |                    |                                       |                            |                     |
| 78055                                 | Revaluation loss - PO balances         | \$0                 |                                    |  |                    |                                       |                            |                     |
| 79005                                 | Facilities&Admin-Implement             | \$378,947           |                                    |  |                    |                                       |                            |                     |
| <b>Grand Total</b>                    |  | <b>\$11,783,161</b> |                                    |  |                    |                                       |                            |                     |

Project Finance Advisor-UNOPS Copenhagen



## Annex II – Responsibility Statement by Management



Internal Audit and Investigations Group

### Appendix C – Responsibility Statement by Management

#### UNITED NATIONS OFFICE FOR PROJECT SERVICES

oneUNOPS Project ID: 21353-001 House Reconstruction in Gaza

#### Responsibility Statement by Management

The United Nations Office for Project Services (UNOPS) management is responsible for the preparation, integrity and fair presentation of the Financial/Income/Income-Expenditure Statements of the UNOPS Project ID. 21353-001 House Reconstruction in Gaza. The Statement presented has been prepared in accordance with the requirements of the applicable UNOPS regulations and rules.

We do hereby state that, in our opinion:

#### Financial Statement

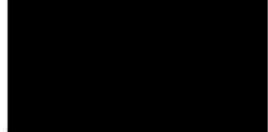
The Financial Statement as reported, presents fairly in all material aspects, the expenditure of US\$11,783,161 incurred by the UNOPS office for the period from 10th December 2021 to 31st July 2024 in accordance with the accounting policies set out in the Notes to the Statement and in conformity with approved activities and budgets of UNOPS Project ID. 21353-001 House Reconstruction in Gaza



Name: [Redacted]

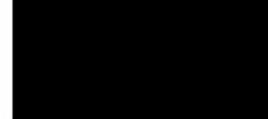
Title: Project Finance Advisor  
Unit: Finance Group

Place: Copenhagen  
Date: 03/10/2025



Title: Country Director  
Office: Jerusalem

Place: Jerusalem  
Date: 8 Oct 2025



Title: Finance Officer  
Office: Jerusalem

Place: Jerusalem  
Date: 8.10.2025