ALLIED FOR ACCOUNTING & AUDITING
(EY)

CHARTERED ACCOUNTANTS
(RSM EGYPT)

TALAAT MOSTAFA GROUP HOLDING COMPANY
"TMG HOLDING" (S.A.E) AND ITS SUBSIDIARIES
INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE THREE AND SIX-MONTHS PERIODS ENDED 30 JUNE 2025
TOGETHER WITH REVIEW REPORT

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

Interim Consolidated Financial Statements
For The Three- and Six-Months Period Ended 30 June 2025

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(RSM EGYPT)
CHARTERED ACCOUNTANTS

ALLIED FOR ACCOUNTING & AUDITING
(EY)

Translation of review report
Originally issued in Arabic

REVIEW REPORT ON INTERIM CONSOLIDATED FINANCIAL STATEMENTS TO THE BOARD OF DIRECTORS OF TALAT MOUSTAFA GROUP HOLDING COMPANY "TMG HOLDING" (S.A.E)

Introduction

We have reviewed the accompanying interim consolidated statement of financial position of **TALAAT MOSTAFA GROUP HOLDING COMPANY "TMG HOLDING" (S.A.E) "The Company"** and its subsidiaries **"The Group"** as of 30 June 2025 as well as the interim consolidated statements of profit or loss and comprehensive income for the three and six months periods ended on 30 June 2025, and the related interim consolidated statements of changes in equity and the cash flows for the six months period then ended, and a summary of significant accounting policies and other explanatory notes, Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Egyptian Accounting Standards and applicable Egyptian Laws, and the decision and interpretations issued by Financial Regulatory Authority (FRA) . Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with the Egyptian Standards on Review Engagement no. (2410) "Review of interim Financial Information performed by the independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing. Consequently, it does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim consolidated financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements does not give a true and fair view, in all material respects, of the interim consolidated financial position of the company as of 30 June 2025, and of its interim consolidated financial performance for the three and six months periods ended on 30 June 2025 and its interim consolidated cash flows for the six months period then ended in accordance with Egyptian Accounting Standards and applicable Egyptian Laws, and the decision and interpretations issued by Financial Regulatory Authority (FRA).

Auditors

Samir Anas Abd Elghfar
FESAA-FEST
(RAA. (10368)
(FRA. 282)
(RSM EGYPT) CHARTERED ACCOUNTANTS

Ashraf Mohamed Mohamed Ismail
FESAA- FEST
RAA (9380)
(FRA. 102)
ALLIED FOR ACCOUNTING & AUDITING (EY)

Cairo: 10 August 2025

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of 30 June 2025

	Note	30 June 2025	(Restated) 31 December 2024
		LE	LE
Assets			
Non-current Assets			
Property, plant and equipment	(4)	74,091,908,473	75,812,139,564
Intangible assets	(5)	37,920,976	43,848,438
Investment properties	(6)	18,859,654,358	14,259,983,098
Right of use assets	(7)	219,430,669	196,322,206
Fixed assets under construction	(8)	13,184,654,508	11,166,992,701
Advances on account of factoring	(9-1)	2,148,145,660	229,008,953
Goodwill	(10)	12,684,129,898	12,743,456,676
Investments accounted for using the equity method	(11)	665,152,565	623,605,610
Financial assets at fair value through other comprehensive income	(12)	1,285,191,041	1,748,816,386
Time deposits and financial investments at amortized cost	(13-2)	9,939,056,332	4,442,204,028
Deferred tax assets	(32)	226,553,451	194,221,364
Total non-current assets		**133,341,797,931**	**121,460,599,024**
Current assets			
Development properties	(14)	120,401,360,204	104,117,856,511
Work in Progress	(15)	32,491,093	37,201,840
Inventory	(16)	7,583,809,438	3,440,526,055
Trade and other receivable	(17)	20,340,814,882	17,786,055,837
Notes receivable for units not yet delivered	(18-1)	20,544,463,918	27,648,152,656
Prepayments and other short – term assets	(19)	36,353,184,755	24,792,981,062
Financial assets at fair value through profit or loss	(20)	510,588,833	517,425,254
Time deposits and financial investments at amortized cost	(13-2)	6,587,126,882	10,462,621,831
Cash and equivalents	(21)	43,095,208,151	44,915,515,409
Total current assets		**255,449,048,156**	**233,718,336,455**
Total assets		**388,790,846,087**	**355,178,935,479**
Equity and liabilities			
Equity			
Authorized capital	(22)	**30,000,000,000**	**30,000,000,000**
Issued and paid-up capital	(22)	20,606,537,860	20,635,622,860
Legal reserve	(23)	472,261,033	432,163,000
General reserve	(24)	-	61,735,404
Foreign currency translation reserve		503,929,296	1,167,370,358
Valuation differences on financial assets through other comprehensive income		997,203,522	1,213,593,330
Treasury Shares	(22)	-	(152,235,725)
Retained earnings		50,814,028,584	45,795,587,523
Equity attributable to shareholders of the Holding Company		**73,393,960,295**	**69,153,836,750**
Non-controlling interests		60,380,198,446	60,725,976,943
Total equity		**133,774,158,741**	**129,879,813,693**

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
As of 30 June 2025

	Note	30 June 2025	(Restated) 31 December 2024
		LE	LE
Non-current Liabilities			
Other long-term liabilities	(25)	51,653,162,100	45,194,793,934
Loans Non-Current Portion	(26)	9,460,367,368	6,757,172,011
Non-current lease liability	(7)	209,365,190	183,083,764
Liabilities against advances on account of factoring	(9-2)	155,319,736	225,477,105
Deferred tax liabilities	(32)	2,594,791,180	1,990,572,661
Total non-current liabilities		**64,073,005,574**	**54,351,099,475**
Current liabilities			
Bank overdrafts		6,411,579	5,927,437
Credit facilities	(26)	1,467,302,383	1,189,880,894
Loans Current Portion	(26)	804,435,912	962,318,948
Current lease liability	(7)	24,655,363	18,456,306
Trade and other payables	(27)	31,658,940,427	29,529,602,683
Customers' advance payments	(28)	106,369,880,217	81,000,925,177
Liabilities against Cheques received from customers on undelivered units	(18-2)	20,544,463,918	27,648,152,656
Dividends payable	(29)	309,057,943	59,915,020
Provisions	(30)	1,140,386,476	1,106,272,259
Income tax payable	(32)	1,697,658,859	2,816,999,525
Creditors other credit balances	(31)	26,920,488,695	26,609,571,406
Total current liabilities		**190,943,681,772**	**170,948,022,311**
Total liabilities		**255,016,687,346**	**225,299,121,786**
Total equity and liabilities		**388,790,846,087**	**355,178,935,479**

- The Company maintains post-dated checks amounted to EGP **162,788,684,084** which represent post-dated checks of undelivered units and not included in statement of financial position starting from 2023 (Note 18-3).

Executive Vice President of Financial Sector	Chief Executive Officer & Managing Director	Chairman
Tarek Al-Naggar	Hesham Talaat Moustafa	Tarek Talaat Moustafa

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For The Three- and Six-Months Period Ended 30 June 2025

	Notes	For The three Months Ended 30 June 2025 LE	(Restated) For The three Months Ended 30 June 2024 LE	For The Six Months Ended 30 June 2025 LE	(Restated) For The Six Months Ended 30 June 2024 LE
Real estate development revenue	(33)	8,817,634,928	5,658,946,061	12,621,847,576	9,134,068,048
Real estate development costs	(33)	(6,176,935,226)	(4,159,309,748)	(9,006,552,509)	(6,711,272,792)
Gross profit from real estate development business		**2,640,699,702**	**1,499,636,313**	**3,615,295,067**	**2,422,795,256**
Hospitality revenue	(33)	3,664,257,512	2,808,271,209	7,171,576,408	5,146,140,399
Hospitality costs	(33)	(1,743,888,835)	(1,298,521,197)	(3,411,607,669)	(2,343,348,659)
Gross profit from hospitality business		**1,920,368,677**	**1,509,750,012**	**3,759,968,739**	**2,802,791,740**
Revenues from activities with periodic yield and service activities	(33)	2,483,456,569	1,765,393,176	4,598,492,230	2,744,549,384
Costs of activities with periodic yield and service activities	(33)	(2,059,274,110)	(1,427,602,381)	(3,366,973,574)	(1,984,736,358)
Gross profit of activities with periodic yield and service activities		**424,182,459**	**337,790,795**	**1,231,518,656**	**759,813,026**
Gross profit		**4,985,250,838**	**3,347,177,120**	**8,606,782,462**	**5,985,400,022**
Investment Properties revaluation surplus	(6)	-	-	2,359,397,514	-
Gain from The Hotels new acquisition	(44)	-	(1,340,885,737)	-	-
Other revenue	(34)	631,014,659	(38,032,259)	1,212,197,907	437,983,846
General and administrative expenses		(358,770,509)	(183,946,203)	(911,904,812)	(520,446,381)
Marketing expenses		(163,619,685)	(150,300,887)	(246,510,189)	(206,713,166)
Foreign currency evaluation differences		106,692,343	(186,326,992)	97,201,840	1,944,998,354
Governmental, Consulting, Donations and other expenses	(35)	(330,415,041)	(276,186,719)	(634,979,431)	(783,131,656)
Provisions formed and ECL		(45,063,743)	28,746,766	33,467,326	(251,068,565)
Operating Income		**4,825,088,862**	**1,200,245,089**	**10,515,652,617**	**6,607,022,454**
Financing revenues	(36)	493,650,975	238,964,044	1,064,920,748	428,467,653
Financing expenses	(37)	(198,247,552)	(210,999,623)	(438,204,573)	(437,092,916)
Net profit (loss) from financing		**295,403,423**	**27,964,421**	**626,716,175**	**(8,625,263)**
The company's share in the profits of investments measured by the equity method		(12,308,865)	16,537,718	17,546,954	16,537,718
Depreciation and amortization	(4,5,7)	(331,490,131)	(178,810,745)	(670,629,373)	(379,777,459)
Net profit for the period before tax		**4,776,693,289**	**1,065,936,483**	**10,489,286,373**	**6,235,157,450**
Income tax	(32)	(992,366,624)	(473,880,687)	(1,664,592,867)	(1,035,096,894)
Deferred tax		(92,534,486)	73,353,774	(713,447,384)	(398,625,293)
Net profit for the period after income tax	(32)	**3,691,792,179**	**665,409,570**	**8,111,246,122**	**4,801,435,263**
Attributable to:					
Shareholders of the Parent Company		2,711,829,082	(65,138,037)	6,405,432,576	2,324,949,912
Non-controlling interests		979,963,097	730,547,607	1,705,813,546	2,476,485,351
		3,691,792,179	**665,409,570**	**8,111,246,122**	**4,801,435,263**
Earnings per Share	(33)	**1,21**	**(0.2)**	**2,82**	**1,02**

Executive Vice President of Financial Sector	Chief Executive Officer & Managing Director	Chairman
Tarek Al-Naggar	Hesham Talaat Moustafa	Tarek Talaat Moustafa

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME
For The Three and The Six Months Period Ended 30 June 2025.

	For The three Months Ended 30 June 2025	(Restated) For The three Months Ended 30 June 2024	For The Six Months Ended 30 June 2025	(Restated) For The Six Months Ended 30 June 2024
	LE	LE	LE	LE
Profit for the period	**3,691,792,179**	**665,409,570**	**8,111,246,122**	**4,801,435,263**
Other comprehensive income				
Foreign currency translation differences on translation of foreign operations	(516,689,892)	(41,911,951)	(643,085,805)	981,576,936
Income tax related to other comprehensive income	-	4,036,661	-	-
Total comprehensive income for the period	**3,175,102,287**	**627,534,280**	**7,468,160,317**	**5,783,012,199**
Attributable to:				
Holding Company	2,212,431,188	(108,106,282)	5,741,991,514	3,263,091,380
Non-controlling interests	962,671,099	735,640,562	1,726,168,803	2,519,920,819
	3,175,102,287	**627,534,280**	**7,468,160,317**	**5,783,012,199**

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the Six Months Period Ended 30 June 2025

	Issued and paid-up capital	Treasury Shares	Legal reserve	General reserve	Foreign currency translation reserve	Valuation differences on investments through OCI	Retained earnings	Total	Non-controlling Interests	Total Equity
	LE		LE	LE	LE	LE	LE	LE	LE	LE
Balance as of 1 January 2025 before adjustments	**20,635,622,860**	**(152,235,725)**	**432,163,000**	**61,735,404**	**1,071,775,265**	**1,213,593,330**	**47,493,595,935**	**70,756,250,069**	**60,725,976,943**	**131,482,227,012**
Adjustments on Retained Earnings	-	-	-	-	**95,595,093**	-	(1,698,008,412)	**(1,602,413,319)**	-	**(1,602,413,319)**
Balance as of 1 January 2025 after adjustments	**20,635,622,860**	**(152,235,725)**	**432,163,000**	**61,735,404**	**1,167,370,358**	**1,213,593,330**	**45,795,587,523**	**69,153,836,750**	**60,725,976,943**	**129,879,813,693**
Balance resulting from the acquisition		-	-	-	-	(216,389,808)	(23,795,111)	**(240,184,919)**	(43,159,110)	**(283,344,029)**
Transferred to legal reserve	-	-	40,098,033	-	-	-	(40,098,033)	-	-	-
Total comprehensive income	-	-	-	-	(663,441,062)	-	6,405,432,576	**5,741,991,514**	1,726,168,803	**7,468,160,317**
Treasury Stock**	(29,085,000)	152,235,725	-	(61,735,404)	-	-	(61,415,321)	-	-	-
Changes in non-controlling interest shares	-	-	-	-	-	-	(259,966,027)	**(259,966,027)**	(1,585,727,309)	**(1,845,693,336)**
Dividends – Shareholders*	-	-	-	-	-	-	(515,163,447)	**(515,163,447)**	-	**(515,163,447)**
Dividends	-	-	-	-	-	-	(486,553,576)	**(486,553,576)**	(443,060,881)	**(929,614,457)**
Balance as of 30 June 2025	**20,606,537,860**	-	**472,261,033**	-	**503,929,296**	**997,203,522**	**50,814,028,584**	**73,393,960,295**	**60,380,198,446**	**133,774,158,741**

* The holding company distributed dividends amount of 525 million in accordance with the decision of the ordinary general assembly held on March 26, 2025.

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For The Six Months Period Ended 30 June 2024

	Issued and paid-up capital	Treasury Shares	Legal reserve	General reserve	Foreign currency translation reserve	Valuation differences on investments through OCI	Retained earnings	Total	Non-controlling Interests	Total Equity
	LE		LE	LE	LE	LE	LE	LE	LE	LE
Balance as of 1 January 2024 before adjustment	20,635,622,860	-	398,039,965	61,735,404	208,161,064	85,846,680	16,959,407,149	38,348,813,122	666,961,664	**39,015,774,786**
The impact of applying Accounting Standard No. (34) (Note 5)	-	-	-	-	-	-	3,096,949,016	3,096,949,016	-	**3,096,949,016**
Balance as of 1 January 2024 after adjustment	**20,635,622,860**	-	**398,039,965**	**61,735,404**	**208,161,064**	**85,846,680**	**20,056,356,165**	**41,445,762,138**	**666,961,664**	**42,112,723,802**
Transferred to legal reserve	-	-	34,123,035	-	-	-	(34,123,035)	-	-	-
Total comprehensive income	-	-	-	-	913,847,121	67,729,820	2,281,514,439	**3,263,091,380**	2,519,920,819	**5,783,012,199**
Investment acquisition reserve.	-	-	-	-	-	-	15,798,916,546	**15,798,916,546**	-	**15,798,916,546**
Changes in non-controlling interest shares as a result of the acquisition of the investment	-	-	-	-	-	-	-	-	55,141,287,224	**55,141,287,224**
Treasury Stock**	-	(152,235,725)	-	-	-	-	-	**(152,235,725)**	-	**(152,235,725)**
Dividends – Shareholders*	-	-	-	-	-	-	(462,083,703)	**(462,083,703)**	-	**(462,083,703)**
Dividends	-	-	-	-	-	-	(736,028,978)	**(736,028,978)**	-	**(736,028,978)**
Balance as of 30 June 2024	**20,635,622,860**	**(152,235,725)**	**432,163,000**	**61,735,404**	**1,122,008,185**	**153,576,500**	**36,904,551,434**	**59,157,421,658**	**58,328,169,707**	**117,485,591,365**

* The holding company purchased treasury stock for an amount of 152 million in accordance with the decision of the Board of Directors held on April 28, 2024.
** The holding company distributed dividends to shareholders with amount of 462 million in accordance with the decision of the ordinary general assembly held on March 23, 2024.

The attached notes (1) to (44) are an integral part of these interim consolidated financial statements

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For The Six Months Period Ended 30 June 2025

	Note	30 June 2025	(Restated) 30 June 2024
		LE	LE
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the period before tax and non-controlling interest		10,489,286,373	6,235,157,451
Adjustments to:			
Depreciation and Amortization	(8،6, 5,4)	670,629,374	428,915,731
Impairment of Inventory		959,888	-
Investment properties revaluation surplus	(6)	(2,359,397,514)	-
Finance(income)	(36)	(1,064,920,748)	(428,467,653)
(Income) financial investments at amortized cost	(35)	(605,839,926)	(271,438,536)
Income from Investments measured by the equity method	(11)	(17,546,954)	(16,537,718)
Provisions for contingent commitments	(30)	498,712	286,000,000
Provisions no longer needed	(30)	(841,372)	-
Financial leasing expenses	(7)	15,983,478	7,547,910
(Gain) on sale of fixed assets	(4)	(234,817)	(3,249,097)
Expected credit losses		(33,966,038)	(34,931,435)
Foreign currency valuation differences		(97,201,840)	(1,944,998,354)
		6,997,408,616	**4,257,998,299**
Change in development properties		(17,244,642,331)	(7,655,140,005)
Change in Projects under construction		4,710,747	-
Change in inventory		(4,143,283,383)	(1,543,138,982)
Change in receivables and notes receivable		(2,527,661,537)	(6,989,444,754)
Change in other debit balances		(11,270,831,558)	(8,976,210,551)
Change in suppliers and notes payable		2,129,337,744	5,586,527,837
Change in advance payments from customers		25,368,955,040	18,881,181,593
Change in long term liabilities		6,458,368,166	5,084,486,280
Change in financial asset investments at fair value through profit or loss		6,836,421	(163,961,026)
Change in creditors and other credit balances		310,917,289	11,705,701,015
Change in Advanced payment – non-current portion		(1,989,294,076)	-
Provisions used	(30)	(4,997,009)	(25,234,462)
Change in Lease liability		32,480,483	-
Income tax paid	(32)	(2,784,084,585)	(1,988,827,606)
Net cash flows from operating activities		**1,344,220,027**	**18,173,937,638**
CASH FLOWS FROM INVESTING ACTIVITIES			
(Payment) to acquire fixed assets, real estate investment, intangible assets, fixed assets under construction and Goodwill		(3,798,173,340)	(66,135,567,386)
Proceeds from sale of fixed assets	(4)	7,174,457	6,500,829
(Payments) for investments in associates		(24,000,000)	(21,000,000)
(Payments) for investments at fair value through other comprehensive income		463,625,345	-
Proceeds/ (Payments) for time deposits and financial investments at amortized cost		(1,621,913,187)	(14,683,294,210)
Finance income and yields of financial investments and treasury bills received	(22)	1,430,672,451	456,553,262
Net cash flows from Investing activities		**(3,542,614,274)**	**(80,376,807,505)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds (Payment) from loans and Credit facilities		2,822,733,810	(4,315,389,230)
Dividends paid		(752,574,099)	(527,267,170)
Change in non-controlling interest		(345,778,497)	57,661,208,043
Proceeds Treasury shares		-	(152,235,725)
Net cash flow from financing activities		**1,724,381,214**	**52,666,315,918**
NET CHANGE IN CASH AND CASH EQUIVALENTS DURING THE Period		**(474,013,033)**	**(9,536,553,949)**
Acquisition adjustment		-	16,644,937,206
Net foreign currency valuation differences		97,201,840	1,944,998,354
Net foreign currency translation differences from translation of foreign operations		(1,443,980,207)	12,907,979
Cash and cash equivalent at the beginning of the year	(21)	44,909,587,972	7,495,940,619
CASH AND CASH EQUIVALENTS AT THE END OF THE Period	(21)	**43,088,796,572**	**16,562,230,209**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
As of 30 JUNE 2025

1 Overview of the Company and its activities

- Talaat Mostafa Group Holding TMG Holding S.A.E. ("Company" or "Parent Company") was established on 13 February 2007 under the provisions of law 95 of 1992 and its executive regulation.
- The Company was registered with the commercial register number 187398 on April 3, 2007. The Company has a term of 25 years.

- The main objective of the Company is participating in the incorporation of shareholding companies or participating in the capital increase of such companies.
- The Company's headquarters and legal domicile is 36, Mosadek St., Dokki – Giza – Arabic Republic of Egypt.
- The interim consolidated financial statements of the Company and its subsidiaries ("Group") for the three months ended 30 June 2025 were issued on 10 August 2025 according to the Board of Directors' resolution issued at that date.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED

- The consolidated financial statements are prepared under the historical cost basis, except for the valuation at fair value for investments and investment properties at fair value through other comprehensive income, and financial assets at fair value through profit or loss.
- The consolidated financial statements are presented in Egyptian Pound which is the Group's functional currency.

Compliance with the Egyptian accounting standards and the instructions of the Financial Supervisory Authority:

- The consolidated financial statements have been prepared in accordance with Egyptian Accounting Standards considering the Egyptian laws and regulations as well as the instructions of the Financial Regulatory Authority issued in January 2022 regarding "Notes receivable for undelivered units", and the authority's instructions over securitization treatments.
-
- The Financial Regulatory Authority issued and declared a statement for some accounting treatments that address real estate development activity in January 2022. The Supreme Committee for Accounting and Auditing Standards decided to take into consideration the various implementations of real estate development companies to grant an option for a specific transitional year of time, authorizing the accounting treatment for real estate developers recognizing cheques received from customers before delivering the property to the customer based on the sales contracts entered into till 31 December 2023, until the delivery of those properties to the customers, under the following conditions:
-
- Allocating a separate account, at the date of receiving the cheques from clients before the delivery of the property, which is to be presented within the financial assets in the consolidated statement of financial position as "Notes receivable for undelivered units" and recognizing financial liabilities within the consolidated statement of financial position as "Liabilities against cheques received from customers".
-
- Recognizing the collected amounts by reducing the cheque balance in "Notes receivable for undelivered units" and transferring an equivalent amount from "Liabilities against cheques received from customers" account to "advances from customers" account.
-

The provisions of Articles (41) bis to (41) bis 8 of the Capital Markets Law No. 95 of 1992 are applied to securitization treatments within the consolidated financial statements

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.1 CHANGES IN ACCOUNTIING POLICIES

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements For The year Ended 31 December2024 .

2.2 BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Parent Company and its subsidiaries as at and For the Period Ended 30 June 2025.

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Voting rights and potential voting rights are considered in assessing whether the group has power over another entity. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control over the subsidiary.

The Group reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control over the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Transactions with non-controlling interests

Transactions with non-controlling interests that do not result in the loss of control by the Holding Company are treated as transactions with the equity holders of the group. If a non-controlling interest is purchased, any difference between the amount paid and this non-controlling interest is recorded in equity, and any profits or losses resulting from the disposal of non-controlling interests are also recorded in equity.

Business combination

Business combination shall apply in accordance with EAS (29) only when "business" is acquired. The acquisition accounting method is used for accounting for business combination when subsidiaries are acquired by the Group. The acquisition cost is measured as the fair value of assets, liabilities, equity, and contingent liabilities at the acquisition date. The value of assets, liabilities, and contingent liabilities are determined at fair value regardless of the non-controlling interest share. While excess of the acquisition cost over the Group's share is recognized in the fair value of the net assets as goodwill. In case the acquisition cost is less than the fair value of net assets, the difference is directly recognized in the consolidated statement of profit or loss.

The following steps are followed in preparing the consolidated financial statements:

a) The investment book value of the Parent Company in each subsidiary is eliminated against the parent company's share in the equity of each subsidiary.
b) Identifying the non-controlling interest in the net consolidated profit or loss of the subsidiaries during the reported period.
c) The non-controlling interest is identified within the net assets of the consolidated subsidiaries and separately presented in shareholders' equity of the Holding Company, that is composed of the non-controlling interests' rights in net assets from:
(1) The amount of non-controlling interests as at the original date of consolidation.
(2) The non-controlling interests' share in the changes in equity since the date of the consolidation.

d) Intergroup balances and transactions, revenues and expenses are eliminated.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.2 BASIS OF CONSOLIDATION (CONTINUED)

The financial statements of the Parent Company and its subsidiaries used in the preparation of the consolidated financial statements are prepared as at the same date.

The consolidated financial statements are prepared using uniform accounting policies for similar transactions and other events with similar circumstances.

Non-controlling interests are presented in the consolidated statement of financial position within equity, separately from the equity of the shareholders of the Parent Company, and the non-controlling interests' share in the Group's profit or loss is presented separately.

Subsidiaries	Nationality	Contribution rate
Companies under direct control		
- 1- Arab Company for Projects and Urban Development*	Egypt	99.99%
- 2- Alex for Real Estate Investments**	Egypt	99.58%
-3- San Stefano for Real Estate Investments******	Egypt	100.00%
***Subsidiaries of Arab Company for Projects and Urban Development**		
- El Rehab for management	Egypt	91.00%
- Engineering company for development building	Egypt	83.36%
- El rehab for securitization	Egypt	100.00%
- Arab Egyptian company for entertainment projects	Egypt	50.00%
- Madinaty for electromechanical energy	Egypt	85.00%
- Madinaty for management	Egypt	88.00%
- Celia for management	Egypt	100.00%
- Alex for coordination and maintenance of gardens	Egypt	93.95%
- Atrium for quality contractors	Egypt	100.00%
- Atrium for projects management	Egypt	99.00%
- Arab for Urban Investment	Egypt	100.00%
- Arab international investment	Cayman Islands	100.00%
- Atrium for advanced building	Egypt	100.00%
- Orion facilities management and Services	Egypt	100.00%
- Newton for advanced technology systems	Egypt	100.00%
- Saini Blues for diving centres and marine activities	Egypt	95.00%
- Talaat Moustafa for Trade and Distribution	Egypt	100.00%
- Madinaty medical centre	Egypt	100.00%
- International Projects Investments	Cayman Islands	100.00%
- Talaat Moustafa Group Saudi Arabia for Real Estate Development	Saudi Arabia	60.00%
- Atrium for quality contractors Saudi Arabia	Saudi Arabia	100.00%
- Talaat Moustafa Group Muscat	Oman	60.00%
****Subsidiaries of Alex for Real Estate Investments**		
- El Rabwa for Entertainment Services	Egypt	95.50%
- May Fair for Entertainment Services	Egypt	95.50%
- Alex for Urban Projects	Egypt	100.00%
- TCA Real Estate	Egypt	82.00%
- Talaat Moustafa Group for International Investment***	Cayman Islands	96.24%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
As of 30 JUNE 2025

2.2 BASIS OF CONSOLIDATION (CONTINUED)

*****Subsidiaries of Talaat Moustafa Group for International Investment**

- TMG for Hotel Investment	Cayman Islands	100.00%
- Icon for Hotel Investment Limited (ADGM)*****	UAE	59.50%
- Icon International for Hotel Investment	Cayman Islands	59.50%
- ******Subsidiaries of Icon International for Hotel Investment**		
- Arab Company for Hotel and Tourism Investments	Egypt	99.99%
- Atrium for Tourism Investment	Egypt	99.99%
- Legacy for Hotels	Egypt	51.00%
- *******Subsidiaries of Arab Company for Hotel and Tourism Investments**		
- Nile Hotels	Egypt	80.00%
- San Stefano for Tourism Investment	Egypt	50.36%
- -Luxor Company for Urban and Tourism Development	Egypt	99.72%
- Egyptian Company for Real Estate Development	Egypt	99.83%
- Alexandria and Saudi Company for Tourism Projects	Egypt	97.90%
- Nova Park Cairo	Egypt	99.99%
- Madinty for Tourism and Urban Projects	Egypt	96.84%
- ********Subsidiaries of San Stefano for Real Estate Investments**		
- Alex for projects management	Egypt	62.50%

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Foreign currency translation

Transactions in foreign currencies are recorded at the rate prevailing at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated using the exchange rate prevailing at the consolidated statement of financial position date. All differences are recognized in the consolidated statement of profit or loss.

Non-monetary items that are measured at historical cost in foreign currency are translated using the exchange rates prevailing at the date of the initial recognition.

Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates prevailing at the date when the fair value is determined.

The financial statements of the subsidiaries denominated in foreign currency are translated to the Parent Company's functional currency which is the Egyptian pound as follows:

A) Assets and liabilities for each financial position presented are translated at the closing rate at the date of that financial position.
B) Income and expenses for each statement of profit or loss presented are translated at exchange rates at the dates of the transactions or using average rate for the year, when more practical.
C) All resulting exchange differences on exchange changes are included as a separate line item within equity, as foreign currency translation differences.

2.3 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

Fixed assets and depreciation

Fixed assets are stated at historical cost net of accumulated depreciation and accumulated impairment losses. Such cost includes the cost of replacing part of fixed assets when that cost is incurred, if the recognition criteria are met. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of fixed assets as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in the consolidated statement of profit or loss when they arise.

Depreciation of an asset begins when it is in the location and condition necessary for it to be capable of operating in the manner intended by management, and is computed using the straight-line method according to the estimated useful life of the asset as follows:

Asset description	**Years**
Premises & constructions	20-80
Means of transport and transportation	5
Tools & equipment	3 - 8
Furniture and fittings	5- 10
Computers	3 - 8
Marine equipment	2 - 10

Fixed assets are derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognizing the asset is included in the consolidated statement of profit or loss when the asset is derecognized.

The assets' residual values, useful lives and methods of depreciation are reviewed at each financial year-end.

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Company assesses at each financial position date whether there is an indication that fixed assets may be impaired. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the consolidated statement of profit or loss.

A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the consolidated statement of profit or loss.

On 23 May 2024, a Prime Minister's resolution was issued to amend certain Egyptian Accounting Standards by the addition of annex (H), attached to the resolution, to the Egyptian Accounting Standard No. (13) on the impact of changes in foreign exchange rates included in the Egyptian Accounting Standards accompanying the resolution of Minister of Investment No. (110) of 2015.
The annex aims to establish a special accounting treatment to deal with the consequences of the exceptional economic decision related to moving exchange rate by establishing a temporary additional option to Paragraph No. (28) of the amended Egyptian Accounting Standard No. (13). The paragraph requires currency differences to be recognized in the statement of profit or loss for the year during which these differences arise. Instead, the entity, which has outstanding liabilities in foreign currency at the date of unpegging the exchange rates related to fixed assets, real estate investments, intangible assets (except for goodwill), exploration and valuation assets acquired during the year from the beginning of January 2020 until the date of unpegging the exchange rate, is allowed to recognize the receivable currency differences resulting from the translation of such liabilities in the cost of these assets, at the date of unpegging the exchange rate.

2.3 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost.

After initial recognition, intangible assets are carried at cost less any accumulated amortization and any accumulated impairment losses.

Internally generated intangible assets are not capitalized, and expenditure is reflected in the consolidated statement of profit or loss in the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The useful life and the amortization method for an intangible asset with a finite useful life are reviewed at least at each financial year end.

Intangible assets represent computer programs and related licenses and are amortized using the straight-line method over their estimated useful lives.

Goodwill

Goodwill is recognized as an asset at the acquisition date of a business combination. Goodwill is initially measured at cost, which represents the excess of the consideration transferred in the business combination over the Company’s interest in the fair value of the assets, liabilities and contingent liabilities recognized.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group’s cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Goodwill is tested for impairment annually and when circumstances indicate that the carrying value may be impaired. Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised. Impairment losses relating to goodwill cannot be reversed in future periods.

Assets under construction

Assets under construction represent the amounts that are paid for the purpose of constructing or purchasing a fixed asset until it is ready to be used in the operation, upon which it is transferred to a “fixed asset” item. Assets under construction are valued at cost net of impairment loss (if any).

Investment properties

Policy applicable from January 1, 2024

Real estate investments represent lands and buildings that are held to achieve rent or increase in value, or both, and are initially measured at cost. The cost includes the purchase price and any direct expenses related to it.

Transfers

Transfers to and from investment property occur when—and only when—there is a change in use. A change in use occurs when the property meets or ceases to meet the definition of investment property, and there is evidence of a change in use. Management's intention to change the property's use alone does not constitute evidence of a change in use. For a transfer from inventory to investment property, which will be carried at fair value, any difference between the fair value of the property at that date and its carrying amount is recognized in profit or loss.

When an entity completes the construction or development of a self-constructed investment property carried at fair value, the difference between the asset's fair value at that date and its previous carrying amount is recognized in profit or loss.

2.3 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

Disposals

Investment real estate is derecognized (removed from the statement of financial position) upon disposition or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal.

Gains and losses resulting from the discontinuation of use or disposal are determined as the difference between the net disposal proceeds and its net book value and are recognized in profit or loss during the period of discontinuation or disposal.

Measurement after first recognition

The company chose the fair value model for all real estate investments that support obligations that pay a return that is directly linked to the fair value of specific assets or returns from them, including real estate investment, on the basis of their evaluation by experts specialized in evaluation and valuation among those registered in a register designated for that purpose at the General Authority for Financial Supervision.

The profit or loss arising from the change in the fair value of the real estate investment is recognized in the profit or loss for the period in which this change arises.

Real estate investment is excluded from the books when it is disposed of or when it is withdrawn from use and there are no expected economic benefits from its disposal.

The profits or losses resulting from cessation of use of the property or disposal are determined by the difference between the net proceeds of disposal of the property and its net book value and are recognized in profits or losses during the period of cessation of use or disposal of the asset.

Investments in associates

Associates are those companies over which the Company has a significant influence and are not subsidiaries or joint ventures, except for when the investment is classified as non-current asset held for sale according to the Egyptian accounting standard No. 32. Significant influence is assumed when the Company owns, directly or indirectly through its subsidiaries, 20% or more of the voting rights in the investee, unless it can be clearly demonstrated that this ownership does not represent significant influence.

Investments in associates are accounted for, in the consolidated financial statements, using the equity method. At the initial recognition, the investment is recognized at cost and to be adjusted in the subsequent year with the change of the group’s share in the net assets of the associate. The Group’s profit or loss includes its share of the associates’ profit or loss, and the group’s comprehensive income includes its share of the associate’s other comprehensive income.

Financial instruments

A financial instrument is any contract that creates a financial asset for one entity and a financial liability or equity instrument for another entity.

Financial assets

Initial recognition and measurement

Upon initial recognition, the financial assets are classified according to both the Company's business model for managing the financial assets, and the contractual cash flow characteristics of the financial asset. The Company initially measures the financial assets at fair value in addition to transaction costs if they are financial assets that are not classified at fair value through profit or loss, except for customer balances, which do not include a significant financing component.

Subsequent measurement

For the purposes of subsequent measurement, financial assets are classified into four categories:

1- Financial assets at amortized cost (debt instruments)

2- Financial assets at fair value through other comprehensive income with recycling accumulated profits and losses (debt instruments)

3- Financial assets classified at fair value through other comprehensive income without recycling accumulated profits and losses on derecognition (equity instruments)

4- Financial assets at fair value through profit or loss.

2.3 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

Business model assessment

The Company's management assesses the objectives of holding financial assets, which reflects the way the management evaluates the performance of financial investments. The information to be obtained to assess the business model includes the following:

- The Company's investment policy, which is based on achieving returns on investment in the form of interests or selling profits
- The investment year that is commensurate with the management's need for the necessary liquidity
- Reports needed to evaluate investment performance
- The risks that affect the performance of the business model and how to manage it
- The Company's previous experience in dealing with these investments, the duration of their holding and cash flows.
- How to reward investment managers and whether it is based on the fair value of the investment, or the cash flows collected

Financial assets at amortized cost (debt instruments)

The Company classifies financial assets at amortized cost if each of the following two conditions is met:

- The financial asset is held within a business model with the objective to hold financial assets to collect contractual cash flows.
- The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets are subsequently measured at amortized cost using the effective interest rate method and are subject to impairment. Gains and losses are recognized in the consolidated statement of profit or loss when the asset is derecognised, modified or impaired.

The Company's financial assets that are measured at amortized cost include receivables, notes receivable, Company's investments in treasury bills and governmental bonds, other debit balances and due from related parties.

Financial assets at fair value through other comprehensive income (debt instruments)

For debt instruments at fair value through other comprehensive income, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the consolidated statement of profit or loss and are computed in the same manner as for financial assets measured at amortized cost. The remaining changes in fair value changes are recognized in other comprehensive income. Upon derecognition, the cumulative fair value change recognized in other comprehensive income is recycled to profit or loss.

Financial assets at fair value through other comprehensive income (equity instruments)

Upon initial recognition, the Group can elect to irrevocably classify its investments in equity instruments as equity
instruments designated at fair value through other comprehensive income when they meet the definition of equity under EAS 25 *Financial Instruments*: *Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis. Gains and losses from these financial assets are never recycled to profit or loss. Dividends are recognized as income in the consolidated statement of profit or loss when the right to payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset.

Equity instruments designated at fair value through other comprehensive income are not subject to impairment assessment. The Group has elected to classify irrevocably its non-listed equity investments under this category.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are included in the consolidated statement of financial position at fair value with the recognition of net changes in fair value in the profit or loss.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
As of 30 JUNE 2025

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expected credit losses

The Company recognizes the expected credit losses for the following financial assets:

- Financial assets that are measured at amortized cost
- Investments in debt instruments that are measured at fair value through other comprehensive income.

The Company measures the expected credit losses over the lifetime of the financial asset, except for the following financial assets, which are measured as 12-month expected credit losses:

- Debt instruments that have low credit risk at the reporting date.
- Bank balances and debt instruments whose credit risk have not changed since the initial recognition.

The Company assumes that an increase in the expected credit risk is associated with a delay in debt collection for more than 30 days from the maturity date, that the financial asset has failed to pay when the debt is more than 90 days past due, and that it is not expected to pay the financial dues without resorting to liquidation of the collateral.

The expected credit losses are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted approximately to the original effective interest rate.

For receivables and contract assets, the Company applies the simplified approach in calculating expected credit losses. Therefore, the Company does not track changes in credit risk but instead recognizes a loss provision based on lifetime expected credit losses at each reporting date. The Company has established a provision matrix based on its historical experience of credit loss while adjusting for looking forward factors specific to the customers and economic environment.

The allowance for credit losses for financial assets is presented in the consolidated financial statements by deducting it from the balance of the financial asset.

Derecognition

A financial asset (as applicable, part of a financial asset or part of a group of similar financial assets) is derecognized when:

• The contractual rights to the cash flows from the financial asset expire; or

• The Company transfers its rights to receive cash flows from the asset or has accepted an obligation to pay the received cash flows in full without material delay to a third party through a pass-through arrangement; and either (a)

the Company has transferred substantially all of the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Company transfers its rights to receive cash flows from an asset or enters a pass-through arrangement, it assesses whether, and to what extent, it has retained the risks and benefits of ownership. When it neither transfers nor retains substantially all the risks and rewards of the asset, or transfers control of the asset, the Company continues to recognize the transferred asset to the extent of its continuing involvement. In this case, the Company also recognizes a corresponding liability. The transferred asset and the corresponding liabilities are measured on a basis that reflects the rights and obligations that the Company has retained

Initial recognition and measurement

On initial recognition, the financial liabilities are designated at fair value through profit or loss, loans and facilities, suppliers, notes payables or other liabilities.

All financial liabilities are initially recognized at fair value and in the case of loans, borrowings, and credit balances, net of directly attributable transaction costs.

The Company's financial liabilities include suppliers, notes payable, other credit balances, loans, facilities including bank overdraft and other financial liabilities.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Subsequent measurement

The measurement of financial liabilities depends on their classification as shown below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities classified upon initial recognition at fair value through profit or loss.

Financial liabilities at amortized cost (loans)

The most relevant category to the Company. After initial recognition, loans and advances are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the consolidated statement of profit or loss when the liabilities are derecognised and through the effective interest rate amortization process.

Amortized cost is calculated by considering any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortization is recognized as a finance cost in the consolidated statement of profit or loss. This category generally applies to loans and facilities.

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged, cancelled, or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and recognition of a new liability. The difference in the related carrying amounts is recognized in the consolidated statement of profit or loss.

Notes receivable for undelivered units and liabilities on cheques received from customers

The Company recognizes notes receivable for undelivered units within its financial assets at the total undiscounted value of those cheques, and in return, it recognizes a liability for cheques received from customers with the same undiscounted value within its financial liabilities.

When cheques are collected before the property is delivered, the collected amounts are recognized by reducing the

balance of cheques receivable for undelivered units against the cash collected and transferring part of the liability corresponding for the cheques in the account of liabilities for cheques with the same value of the collected amounts to the account of advances from customers.

When real estate revenue is established, the receipts related to the recognized revenues are recognized by reducing the balance of cheque receivables for undelivered units with the value of the receivables related to the recognized units, closing part of the liability corresponding to the cheques in the account of liabilities for cheques of the same value.

Securitization

The Company excludes notes receivable that are sold during securitization transactions from the accounting books and recognizes the difference between the present value and the cash value received through securitization transactions within the financing expenses in the consolidated statement of profit and loss.

Finished units

Finished units are stated at the lower of cost or net realizable value. The net realizable value is estimated at the selling price under normal circumstances less the expected cost of selling expenses for that inventory, and any decrease in the selling value from the book cost is charged to the consolidated statement of profit or loss.

Inventories

Inventories are stated at the lower of cost or net realizable value, The net realizable value is estimated at the selling price in normal conditions, less the expected cost of selling expenses for that inventory.

The inventory of supplies for hotels bought since the opening of the hotel and required for operation is to be measured at fair value and the decrease of the fair value to be recorded in the consolidated statement of profit or loss.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Receivables, sundry receivables and notes receivable

Receivables and sundry receivables are stated at amortized cost less any impairment losses.

Suppliers and accrued expenses

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the suppliers to the Company or not.

Related party transactions

Related parties are represented in major shareholders, directors and key management personnel of the Company, and entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Board of Directors.

Pension scheme for workers

The Company makes contributions to the General Authority for Social Insurance scheme under the provisions of social insurance law 79 of 1975. The Company's contribution is charged to the consolidated statement of income according to the accrual basis, and according to this scheme, the Company's obligation is limited to the value of that contribution.

Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of a past

event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are reviewed at the financial position date and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision should be the present value of the expected expenditures required to settle the obligation. Where discounting (present value) is used, the increase in the provision due to the passage of time is recognized in the consolidated statement of profit or loss as a finance cost.

Legal reserve

Referring to the provisions of Law 159 of year 1981 and according to the Company’s Articles of Association, 5% of the net profits of the year is to be transferred to the legal reserve until this reserve reaches 50% of the issued capital. The reserve is not distributable.

Revenue recognition

The Company recognizes revenues from contracts with customers by applying a five-step model as depicted within EAS no. 48:

Step 1: Identify the contract(s) with a customer. The contract is defined as an agreement between two or more parties that creates enforceable rights and obligation, and set the criteria that should be satisfied for each contract,

Step 2: Identify the performance obligations in the contract. Performance obligation is a promise in a contract with a customer to transfer to the customer either: a good or service

Step 3: Determine the transaction price. Transaction price is the amount of consideration to which an entity expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Step 4: Allocate the transaction price to the performance obligations in the contract. If the contract contains more than one performance obligation, the Company will allocate the transaction price to each obligation at an amount reflecting the consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognize revenue when (or as) the entity satisfies a performance obligation.

- The Company satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:
a) the entity's performance does not create an asset with an alternative use and the entity has an enforceable right to payment for performance completed to date

b) the entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced

c) the customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

- As for performance obligations, the Company recognizes revenues over time, if one of the above criteria is met.

- When the Company satisfies a performance obligation by transferring a promised service, it is originally established based on the contract against the amount of the contract corresponding to the performance obligation, when the amount against the contract received from the client exceeds the amount of revenue generated resulting in payments from the client (contract obligation).

- Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, when appropriate, can be measured reliably

Satisfaction of performance obligations
- For each performance obligation, an entity shall determine whether it satisfies the performance obligation over time or at a point in time, requiring professional judgement, to determine the most appropriate method to recognize revenue.

Determining the transaction prices
- The Company should determine the transaction prices related to its contracts with customers. The Company estimates the impact of any variable consideration in the contract.

Transfer of control in contract with customers
-If the Company satisfies the performance obligation at a point in time, revenue is recognized when the customer obtains a control over the asset

Significant financing component
-The Company must adjust an amount against the promised contract against the time value of money if the contract includes a significant financing component.

Revenue recognition

Real estate sales - sale of completed units
-Revenue from the sale of contracted residential, professional, commercial and administrative units is recognized when control is transferred to customers, whether these units have been fully or partially implemented at a value that reflects the expected value of the Company against those units. Revenue for these units is recognized at a point in time, net, for units over which control has been transferred to customers.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Sales of lands
-The Company recognises revenue on sale of lands when the control of ownership has been transferred to the buyer which occurs when the units are actually delivered, provided the completion of utility works. Revenue from lands is recognized at a point in time for lands for which the control has been transferred to customers.

Investment revenues
Revenue from share dividends is recorded when there is right to receive it.

Finance income
Finance income is recognised as it accrues using the effective interest rate (EIR) method. EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter year, where appropriate, to the net carrying amount of the financial asset or liability.

Income from services rendered to customers
Income arising from providing services to customers is recognised when services are rendered. Income from services provided to customers is included in the periodic yield revenues in the consolidated statement of profit or loss.

Recognition of real estate activity costs
The minutes of handing over saleable units to customers and realizing activity revenues for those units are the basis on which the activity costs related to them are recognized, which are as follows:

Direct and indirect costs

The construction costs of the saleable units according to the payment certificates of the contractors and suppliers that are approved by the Company’s department of technical affairs are recoded in “work in progress” item and the costs to be distributed to the sold units according to the following basis:

- A villa’s share in the land cost and the unit’s share in the land cost which were distributed based on land area of each unit to the total area of the units in the project.
- The unit’s share in the actual and estimated costs that were distributed based on the contracts and invoices of each sector of units, villas and shops in each phase.
- The unit’s share in the indirect actual and estimated costs which was distributed based on the direct costs of each sector in each phase.

Leases:
The Company assesses at the inception of the contract whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of a specific asset for a year of time in exchange for consideration.

The Company as a lessee
The Company recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

- Lease liabilities: At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term using the implicit interest rate in the lease if readily determinable, or the incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- Right-of-use assets: The Company recognizes right-of-use assets at the commencement date of the lease. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received (if any) , in addition to an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

After the commencement date, a lessee shall measure the right-of-use asset at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on the lease term, if ownership of the leased asset transferred to the Company at the end of the lease term or if the Company will exercise the purchase option. Otherwise, Right-of-use assets are depreciated over the shorter of the lease term and the estimated useful lives of the assets.

-The Company elected not to apply the standard for leases of 'low-value' assets or short-term year contracts.

The Company as a lessor
The Company classifies each of its leases as either an operating lease or finance lease.

A lease is classified as a finance lease if the lease transfers substantially all the risks and rewards incidental to ownership of an underlying asset.

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset.

Finance lease: the Company recognizes assets held under a finance lease in its statement of financial position and present them as a receivable at an amount equal to the net investment in the lease

The Company shall use the interest rate implicit in the lease to measure the net investment in the lease.

The net investment in the lease comprises the payments for the right to use of the underlying asset during the lease term that are not received at the commencement date.

The Company shall recognise finance income over the lease term, based on a pattern reflecting a constant year rate of return on the lessor's net investment in the lease.

Operating lease: the Company shall recognise lease payments from operating leases as income on either a straight-line basis or another systematic basis. The lessor shall apply another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

All the Company's leases are currently classified as operating leases.

Impairment

Impairment of non-financial assets
The Company assesses at each reporting date whether there is an indication that a non-financial asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an assets or cash-generating units (CGU) fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used.

A previously recognized impairment loss is only reversed if there has been a change in the assumptions used to determine the asset’s recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit or loss.

Treasury shares

Treasury shares are recorded with the acquisition cost and deducted from the owners' equity in the balance sheet; any gain or loss proceeds of buying or selling these treasury shares are being recorded in the owner’s equity.

Significant accounting judgements and estimates

The preparation of these consolidated financial statements requires management to make judgments and estimates that affect the amounts of revenues, expenses, assets and liabilities, accompanying disclosures, and the disclosure of contingent liabilities, at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

Estimates and their associated assumptions are reviewed on a regular basis. Amendments to these estimates are recognized in the year during which these estimates are reviewed.

Significant judgements and estimates that have a significant effect on the consolidated financial statements of the Company are discussed below.

Judgements

Revenue recognition of selling completed units and lands

When making its judgements, the management took into consideration the detailed requirements of recognizing revenue arising from selling goods as stated in Egyptian Accounting Standard No. (48) “Revenue from Contracts with Customers”, including deciding whether significant risks and rewards have been transferred.

Estimates

impairment of receivables and other receivables

An estimate of the collectible number of receivables, notes receivables and other receivables is made when collection of the full amount is no longer probable. For individually significant amounts, this estimation is performed on an individual basis. Amounts which are not individually significant, but which are past due, are assessed collectively and a provision applied according to the length of time past due, based on historical recovery rates.

Useful lives of fixed assets

The Company's management determines the estimated useful lives fixed assets for calculating amortization. This estimate is determined after considering the expected usage of the asset or physical wear and tear. Management reviews the estimated useful lives and amortization method on a regular basis to ensure that the amortization method and year are consistent with the expected pattern of future economic benefits arising from these assets.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Taxes

The Company is subject to income tax imposed in Egypt. Significant judgements must be made in order to determine the total current and deferred tax provisions. The Company based its provisions upon reasonable estimates, taking into consideration the potential consequences of inspection operations conducted by Egyptian tax authorities. The amount of this provision is based on a number of factors including experience in previous tax inspections and varying interpretations of tax regulations by the Company and the tax authority responsible. Such differences in interpretation may arise on several topics in accordance with the circumstances prevailing in Egypt at the time.

Deferred tax assets for unused and retained tax losses are recognized so that they are expected to be offset by taxable profits that could be covered using such losses. Significant management judgements must determine the amount of deferred tax assets that could be recognized, based on the potential timing and level of future taxable profits, besides future tax planning strategies.

Income tax

Income tax is calculated in accordance with the Egyptian tax law.

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the tax authority.

Deferred income tax

Deferred income tax is recognized using the liability method on temporary differences between the amount attributed to an asset or liability for tax purposes (tax base) and it is carrying amount in the financial position (accounting base) using the applicable tax rate.

Deferred tax asset is recognized when it is probable that the asset can be utilized to reduce future taxable profits and the asset is reduced by the portion that will not create future benefit.

Current and deferred tax shall be recognized as income or an expense and included in the consolidated statement of profit or loss for the year, except to the extent that the tax arises from a transaction or event which is recognized, in the same or a different year, directly in equity.

Borrowing

Borrowings are initially recognized at the value of the consideration received. Amounts maturing within a year
are classified as current liabilities, unless the Company has the right to postpone the settlement for a year exceeding one year after the financial position date, then the loan balance should be classified as long-term liabilities.

Borrowing cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial year of time to get ready for their intended use or sale are capitalised as part of the cost of the assets. All other borrowing costs are expensed in the year in which they are incurred. The borrowings costs are represented in interest and other finance costs that Company pay to obtain the funds.

Expenses

All expenses including operating expenses, general and administrative expenses and other expenses are recognized and charged to the consolidated statement of income in the financial year in which these expenses were incurred.

Cash and cash equivalent

For preparing the consolidated cash flow statement, cash and cash equivalent consist of cash at banks and cash on hand, time deposits and treasury bills that will be due within three months and bank cheques under collection, payable upon request which are considered a complementary part of the Company's assets management system less bank overdrafts.

2 BASIS OF PREPARATION FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE SIGNIFICANT ACCOUNTING POLICIES APPLIED (CONTINUED)

2.3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Dividends
Dividends are recognized as an obligation for the year when the general assembly issues the decision to make distributions.

Fair value measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, if market participants act in their economic best interest.

A fair value measurement of a non-financial asset considers a market participant’s ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
For assets traded in an active market, fair value is determined by reference to quoted market bid prices.

The fair value of interest-bearing items is estimated based on discounted cash flows using interest rates for items with similar terms and risk characteristics.

For unquoted assets, fair value is determined by reference to the market value of a similar asset or is based on the expected discounted cash flows.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the separate financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Fair value measurements are those derived from quoted prices in an active market (that are unadjusted) for identical assets or liabilities.
- Level 2 – Fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- Level 3 – Fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation at the end of each reporting year.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities based on the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

3 - Segment information
The major segments in the Company are real estate, tourism and periodic-yield income sectors (Note 33). Profit and investments related to other segments are currently insignificant and not required to be reported in accordance with accounting standard No. 41 and are not disclosed separately in the consolidated financial Statement

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS as of 30 June 2025

4 – PROPERTY, PLANT AND EQUIPMENT

	Lands	Premises & constructions	Means of transport and transportation	Tools & equipment	Furniture & fittings	Computers	Total
	LE	LE	LE	LE	LE	LE	LE
Cost							
On 1 January 2025	**48,567,386,583**	**24,495,587,134**	**914,131,792**	**2,112,539,474**	**3,012,595,401**	**568,253,919**	**79,670,494,303**
Additions during the period / year	-	85,530,435	51,128,003	138,813,567	154,991,722	38,971,729	469,435,456
Disposals	-	-	(3,035,518)	(4,525,458)	(6,397,678)	(683,335)	(14,641,989)
Transfer to Development properties	(4,695,886)	(86,476)	-	-	-	-	(4,782,362)
CTA	(1,148,535,390)	(314,219,852)	(157,757)	(17,783,691)	(38,702,483)	(1,040,775)	(1,520,439,948)
On 30 June 2025	**47,414,155,307**	**24,266,811,241**	**962,066,520**	**2,229,043,892**	**3,122,486,962**	**605,501,538**	**78,600,065,460**
Accumulated depreciation							
On 1 January 2025	-	**(1,491,025,298)**	**(468,904,112)**	**(676,722,177)**	**(850,112,184)**	**(371,590,968)**	**(3,858,354,739)**
Depreciation for the period / year	-	(284,503,511)	(62,011,585)	(143,039,224)	(145,470,841)	(43,069,628)	(678,094,789)
Accumulated depreciation of disposals	-	-	3,035,510	2,134,656	1,976,903	555,280	7,702,349
Accumulated depreciation of Assets transferred	-	28,105	-	-	-	-	28,105
CTA	-	10,910,674	14,777	4,830,382	4,557,346	248,908	20,562,087
On 30 June 2025	**-**	**(1,764,590,030)**	**(527,865,410)**	**(812,796,363)**	**(989,048,776)**	**(413,856,408)**	**(4,508,156,987)**
Net book value on 30 June 2025	**47,414,155,307**	**22,502,221,211**	**434,201,110**	**1,416,247,529**	**2,133,438,186**	**191,645,130**	**74,091,908,473**
Net book value on 31 December 2024	**48,567,386,583**	**23,004,561,836**	**445,227,680**	**1,435,817,297**	**2,162,483,217**	**196,662,951**	**75,812,139,564**

	LE	LE
Proceeds from sale of fixed assets		7,174,457
Cost of disposed fixed assets	(14,641,989)	
Accumulated depreciation of disposed assets	7,702,349	
Net book value of fixed assets disposed		(6,939,640)
Fixed Assets Disposal Gain		**234,817**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
As of 30 JUNE 2025

4 – PROPERTY, PLANT AND EQUIPMENT – (CONTINUED)

	Lands	Premises & constructions	Means of transport and transportation	Tools & equipment	Furniture & fittings	Computers	Total
	LE	LE	LE	LE	LE	LE	LE
Cost							
On 1 January 2024	**1,022,239,960**	**5,243,116,351**	**647,226,048**	**983,991,757**	**1,089,547,996**	**194,888,096**	**9,181,010,208**
Additions	28,841,761,464	8,093,062,768	214,851,237	410,600,171	1,455,716,470	356,019,449	**39,372,011,559**
Transfer from projects under construction	-	6,062,088,771	56,399,628	471,788,215	158,631,338	10,380,429	**6,759,288,381**
Transfer to Development properties	-	(1,537,116)	-	-	-	-	**(1,537,116)**
Disposals	-	(45,077)	(4,345,121)	(22,443,530)	(7,173,062)	(8,466,846)	**(42,473,636)**
Reclassification from intangible assets (Note 5)	-	-	-	-	-	15,432,791	**15,432,791**
CTA	18,703,385,159	5,098,901,437	-	268,602,861	315,872,659	-	**24,386,762,116**
On 31 December 2024	**48,567,386,583**	**24,495,587,134**	**914,131,792**	**2,112,539,474**	**3,012,595,401**	**568,253,919**	**79,670,494,303**
Accumulated depreciation							
On 1 January 2024	-	(975,336,920)	(374,680,462)	(584,791,153)	(635,804,404)	(145,094,525)	**(2,715,707,464)**
Depreciation for the year	-	(477,718,021)	(98,403,620)	(86,988,681)	(206,042,943)	(223,643,479)	**(1,092,796,744)**
Accumulated depreciation of disposals	-	8,051	4,198,923	15,478,684	6,104,368	8,371,111	**34,161,137**
Accumulated depreciation to transfer assets	-	1,082,683	-	-	-	-	**1,082,683**
Reclassification from intangible assets (Note 5)	-	-	-	-	-	(13,917,240)	**(13,917,240)**
CTA	-	(39,061,091)	(18,953)	(20,421,027)	(14,369,205)	2,693,165	**(71,177,111)**
On 31 December 2024	-	**(1,491,025,298)**	**(468,904,112)**	**(676,722,177)**	**(850,112,184)**	**(371,590,968)**	**(3,858,354,739)**
Net book value on 31 December 2024	**48,567,386,583**	**23,004,561,836**	**445,227,680**	**1,435,817,297**	**2,162,483,217**	**196,662,951**	**75,812,139,564**
Net book value on 31 December 2023	**1,022,239,960**	**4,267,779,431**	**272,545,586**	**399,200,604**	**453,743,592**	**49,793,571**	**6,465,302,744**

	LE	LE
Proceeds from sale of fixed assets		12,354,373
Cost of disposed fixed assets	(42,473,636)	
Accumulated depreciation of disposed assets	34,161,137	
Net book value of fixed assets disposed		(8,312,499)
Fixed Assets Disposal Gain		**4,041,874**

5 INTANGIBLE ASSETS

	30 June 2025	31 December 2024
	LE	LE
Beginning balance	**67,298,424**	**38,394,489**
Additions During the period / year	3,479,563	44,336,726
Reclassification of fixed assets (Note 4)	-	(15,432,791)
CTA	(785,208)	-
	69,992,779	**67,298,424**
Accumulated amortization at the beginning of the period / year	**(23,449,986)**	**(27,942,935)**
Reclassification of fixed assets (Note 4)	-	13,917,240
Amortization for the period / year	(8,813,332)	(8,901,721)
CTA	191,515	(522,570)
	(32,071,803)	**(23,449,986)**
Balance at the end of the period / year	**37,920,976**	**43,848,438**

6 INVESTMENT PROPERTIES

	Land	Premises & constructions	Total	31 December 2024
	LE	LE	LE	LE
On 1 January 2025	**511,318,882**	**13,748,664,216**	**14,259,983,098**	**6,473,244,313**
Additions during the period / year	718,862,180	1,042,227,734	1,761,089,914	17,229,252
Transferred from Development Properties	65,394,184	902,273,904	967,668,088	2,845,369,064
Disposals	(255,524,721)	(255,524,720)	(511,049,441)	-
Accumulated depreciation of disposals	-	22,565,185	22,565,185	-
Evaluation during the period / year	-	2,359,397,514	2,359,397,514	4,924,140,469
Net book value on 30 June 2025	**1,040,050,525**	**17,819,603,833**	**18,859,654,358**	**14,259,983,098**

The company has applied the provisions of the Egyptian Accounting Standard No. (34) Modified 2024 Real Estate Investment issued on 3 March 2024 by Prime Minister No. (636) For the year 2024 using the fair value model for the financial period beginning 1 January 2024. The amendments shall be applied retroactively in accordance with the Egyptian Accounting Standard No. (5) Accounting policies and changes in accounting estimates and errors while demonstrating the cumulative effect of the application of the fair value model first by adding it to the balance of profits or losses carried over at the beginning of the financial period beginning 1 January 2024.

7 RIGHT OF USE ASSETS

	30 June 2025	31 December 2024
	LE	**LE**
Cost		
Beginning balance	216,022,892	81,513,931
Additions at period / year	34,990,856	134,508,961
CTA	(3,174,242)	-
Total cost at the period / year	**247,839,506**	**216,022,892**
Accumulated depreciation		
Accumulated depreciation on 1 January 2025	**(19,700,686)**	**(135,857)**
Amortization expense period / year	(9,253,325)	(17,592,132)
CTA	545,174	(1,972,697)
Total accumulated depreciation at the period / year	**(28,408,837)**	**(19,700,686)**
	219,430,669	**196,322,206**

* On 15 November 2023, the Company signed a contract with the Armed Forces Land Projects Agency to exploit a plot of land with an area of 10,360 square meters, in the area of the first phase of the Mamsha Ahl Masr project, facing the Four Seasons Nile Plaza Hotel, for a fifty years starting from 15 November 2023 and ending on 14 November 2073, the plot of land was received by Nova Park Cairo Company on 4 December 2023, in order to begin to achieve the above-mentioned objective.

** On 22 October 2024, the company signed a contract with El-Shamla Holding company (Saudi company) for administrative premises for 10 years ending on 31 August 2033 by Talaat Mustafa Saudi for real estate development.

***On April 1,2025 the company signed a contract with Al-Eskan international for real estate development company (Saudi company) for administrative premises for 5 years ending on 30 March 2033 by Talaat Mustafa Saudi for real estate development.

The carrying values of lease liabilities during the year

	30 June 2025	31 December 2024
	LE	**LE**
Beginning balance	201,540,070	71,334,255
Additions	34,990,856	134,508,961
Interests on finance leases	15,830,082	32,323,510
Payments during the period / year	(15,391,540)	(35,576,249)
CTA	(2,948,915)	(1,050,407)
	234,020,553	**201,540,070**

	30 June 2025	31 December 2024
	LE	**LE**
Lease liability – current	24,655,363	18,456,306
Lease liability – non-current	209,365,190	183,083,764
	234,020,553	**201,540,070**

8 FIXED ASSETS UNDER CONSTRUCTION

	30 June 2025	31 December 2024
	LE	LE
Four Seasons Madinty hotel project	6,645,180,237	5,400,314,431
Four Seasons Sharm El Sheikh Hotel Extension project	1,248,550,424	1,247,493,525
Four Seasons Nile Plaza hotel project	1,201,240,247	1,134,216,607
Four Seasons San Stefano hotel project	174,450,585	156,952,086
Four Seasons Luxor hotel project	874,237,379	708,237,036
Radison Marsa Alam hotel project	1,244,926,406	1,102,288,140
Mariott Mena House hotel project	237,968,530	222,709,930
Mariott Al Zamalek hotel project	14,224,969	-
Nille Kempinski hotel project	85,034,995	80,943,969
Steigenberger Al Tahrir hotel project	-	8,355,148
Sofitel Winter Palace hotel project	-	9,883,887
Sofitel Old Cataract Aswan hotel project	1,710,792	-
Movenpick Aswan hotel project	21,629,714	-
Madinty Medical Centre project	638,438,339	457,750,027
Mamsha ahl masr project	10,296,394	6,924,686
Administrative premises	678,616,530	597,195,288
Software	108,148,967	33,727,941
	13,184,654,508	**11,166,992,701**

9 ADVANCE AND LIABILITIES AGAINST FIXING FACTORING RATE

On 6 June 2021, The Arab Urban Investment Company, one of the subsidiaries, entered into a contractual agreement with Banque Misr, National Bank of Egypt and Banque du Caire. The Company requested the banks to fix the rate of return to obtain the present value of the commercial papers withdrawn to the buyers of the project units sold by factoring the commercial papers of its project clients.

9-1 Advances on account of factoring – Assets

	30 June 2025	31 December 2024
	LE	LE
Advance payments to banks on account of factoring	229,008,953	381,681,591
Amortization of an advance payment for the period / year	(76,336,317)	(152,672,638)
Advances on account of factoring	**152,672,636**	**229,008,953**
Non – Current Other Advanced Payment	1,995,473,024	-
	2,148,145,660	**229,008,953**

9-2 Liabilities against advances on account of factoring

	30 June 2025	31 December 2024
	LE	LE
Liabilities against advances on account of factoring	334,772,460	468,314,190
Discounted present value	(109,296,357)	(129,605,405)
Accrued interest during the period / year	(11,424,845)	20,310,051
Payment during the period / year	(58,731,522)	(133,541,731)
	155,319,736	**225,477,105**

10 GOODWILL

	30 June 2025	Goodwill impairment	31 December 2024
	LE	LE	LE
Arab Company for Projects and Urban Development	10,640,980,656	-	10,700,307,434
Alexandria Company for Real Estate Investment	2,043,149,242	-	2,043,149,242
	12,684,129,898	**-**	**12,743,456,676**

Impairment test for goodwill

The Group performed its annual impairment test for goodwill in December 2024. The recoverable amount of goodwill has been determined based on a value in use calculation of the cash generating unit (CGU), using cash flow projections approved by senior management covering a ten-year period. The pre-tax discount rate of 27.14% applied to cash flow projections beyond the ten-year year are extrapolated using a terminal growth rate of 5%. The Group has also performed a sensitivity analysis by varying these input factors by a reasonable possible margin. The Group recorded an impairment of goodwill amounting to LE 557,134,823.

Key assumptions used in value in use calculations and sensitivity to changes in assumptions

- Annual revenue growth rate during the forecast period
- Discount rate
- Long-term growth rates (terminal value) used to extrapolate cash flows beyond the forecast period

Annual revenue growth rate during the forecast period

Annual revenue growth rate assumptions are based on average growth rates achieved in the year preceding the start of the budget period. These are increased over the budget year for anticipated market conditions.

Discount rates

Discount rates represent the current market assessment of the risks specific to each CGU, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its weighted average cost of capital (WACC). The WACC takes into account both debt and equity. The cost of equity is derived from the expected return on investment by the Group's investors. The cost of debt is based on the interest-bearing borrowings the Group is obliged to service. Segment-specific risk is incorporated by applying individual beta factors. The beta factors are evaluated annually based on publicly available market data. Adjustments to the discount rate are made to factor in the specific amount and timing of the future tax flows in order to reflect a pre-tax discount rate.

Growth rate estimates

Assumptions are based on published industry research.

Sensitivity to changes in assumptions

With respect to management's assessment of value in use of the cash generating unit, management believes that no reasonably possible change in any of the above key assumptions would cause the carrying value of the CGU to materially exceed its recoverable amount.

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated.

11 INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

	Contribution percentage	30 June 2025	31 December 2024
		LE	LE
Thabat company for limited constructions	50%	339,000,000	339,000,000
Bedaya for Mortgage Finance Co.	33,3%	131,402,010	113,855,056
Alex for tourism development company	40%	94,538,634	94,538,633
Beyman Egypt retail and trading	16,66%	44,532,362	44,532,362
Atrium For Real estate Projects Co.	25%	28,635,596	28,635,596
Hill / TMG for Projects and Construction Management*	49%	3,036,463	3,036,463
Orion for Consumer financing	32%	24,000,000	-
Cairo Medical City Co.	10%	7,500	7,500
		665,152,565	**623,605,610**

	1 January 2025	Additions	Company's share in Equity	30 June 2025
	LE	LE	LE	LE
Investments measured by the equity method	**623,605,610**	24,000,000	17,546,955	**665,152,565**

*The Board of directors approved the liquidation of Hill /TMG for Constructions and Projects Management. The liquidation process is still in progress through judicial liquidators.

** Although the Company owns less than 20% of certain companies, the management considers classifying this investment within investments in associates due to the significant influence the Company has over these companies, in addition to the Group's representation in the company's Board of Directors.

12 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	30 June 2025	31 December 2024
	LE	LE
TMG for real estate and tourism investment	1,200,467,120	1,200,467,120
TCA Real Estate *	-	471,812,658
Or for financial investment	25,994,000	25,994,000
Eskan for insurance	24,504,414	24,504,414
Tameer for real estate financing	33,656,228	25,468,915
Egyptian company for marketing and distribution	500,000	500,000
Rockland	26,496	26,496
Tansy financial	26,496	26,496
East Port Said free industrial zone development company	16,287	16,287
	1,285,191,041	**1,748,816,386**

13 TIME DEPOSITS AND FINANCIAL INVESTMENTS AT AMORTIZED COST

	30 June 2025	31 December 2024
	LE	LE
Short-term investments in treasury bills and governmental bonds	6,587,602,531	10,463,560,019
Term deposits and long-term investments	9,939,291,234	4,442,532,223
Expected Credit Losses	(710,551)	(1,266,383)
	16,526,183,214	**14,904,825,859**

13 TIME DEPOSITS AND FINANCIAL INVESTMENTS AT AMORTIZED COST (CONTINUED)

13-2 Short Term Investment

This item amounted to LE **6,587,126,882** on 30 June 2025 and it consists of treasury bills with a maturity date by maximum 30 June 2026.

	30 June 2025	31 December 2024
	LE	LE
Treasury bills	3,834,805,232	6,026,043,694
Governmental bonds	347,144,799	341,491,052
Time deposits	2,405,652,500	4,096,025,273
Expected Credit Losses	(475,649)	(938,188)
	6,587,126,882	**10,462,621,831**

13-1 Long-term investments

	30 June 2025	31 December 2024
	LE	LE
Governmental bonds	8,069,673,784	2,370,043,583
Time deposits	1,869,617,450	2,072,488,640
Expected Credit Losses	(234,902)	(328,195)
	9,939,056,332	**4,442,204,028**

Governmental bonds

This item amounted to **8,416,818,583** LE on 30 June 2025 as follows:

No.	Nominal Value	Yield	Maturity
54010	153,749,000	15%:18%	2025
956010	1,147,500,000	14%: 25%	2026
673515	807,500,000	14%: 35%	2027
4320006	5,890,000,000	16%: 34%	2028
351000	351,000,000	14%	2029
40000	40,000,000	14%	2030
6394541	**8,389,749,000**		

	30 June 2025	31 December 2024
	LE	LE
Face value	8,389,749,000	2,712,749,000
Issuance Premium / (Discount)	27,069,583	(1,214,365)
Balance of governmental bonds	**8,416,818,583**	**2,711,534,635**

Time Deposits

	30 June 2025	31 December 2024
	LE	LE
2025	1,417,158,395	4,096,025,273
2026	988,494,105	203,163,840
2027	4,617,450	4,324,800
2032	373,000,000	373,000,000
2033	373,000,000	373,000,000
2034	373,000,000	373,000,000
2035	373,000,000	373,000,000
2036	373,000,000	373,000,000
Total	**4,275,269,950**	**6,168,513,913**

14 DEVELOPMENT PROPERTIES

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	104,117,856,511	89,847,247,605
Additions during the period / year	25,610,223,554	39,649,905,137
Transferred from fixed assets	4,754,257	454,433
Transferred to Investment properties	(967,668,088)	(2,845,369,064)
Transferred to Projects under constructions	-	(4,271,410,657)
Realized costs of delivered units charged to the consolidated statement of profit or loss	(8,363,806,030)	(17,563,691,282)
Realized costs of activities with periodic yields charged to the consolidated statement of profit or loss	-	(699,279,661)
Balance at the end of the period / year	**120,401,360,204**	**104,117,856,511**

It includes the following costs:

- Lands.
- Amounts paid to contractors, including infrastructure costs.
- Capitalized borrowing costs, designs, planning, site preparation, professional legal fees indirect and other costs.

Infrastructure costs are allocated on the projects and represent a portion of the project’s estimated cost to complete, to determine the cost of the recognized revenue.

15 WORK IN PROGRESS

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	37,201,840	-
Additions and transferred from fixed assets during the period / year	233,167,284	482,034,999
Realized costs of delivered units charged to the consolidated statement of profit or loss	(237,878,031)	(444,833,159)
Balance at the end of the period / year	**32,491,093**	**37,201,840**

16 INVENTORY

	30 June 2025	31 December 2024
	LE	LE
Inventory of units	6,249,494,620	2,202,842,265
operating equipment and supplies	1,180,154,150	1,089,077,149
Inventory - Hotels	154,160,668	148,606,641
	7,583,809,438	**3,440,526,055**

17 TRADE AND OTHER RECEIVABLE

	30 June 2025	31 December 2024
	LE	LE
Receivables	3,903,818,987	2,570,289,854
Notes Receivables	17,009,307,724	15,723,700,684
Receivables and Notes Receivables - Hotels	412,817,805	255,392,061
	21,325,944,516	**18,549,382,599**
Present value	(826,260,692)	(577,360,312)
Expected credit loss of notes receivable	(128,048,790)	(138,736,464)
Expected credit loss of receivables	(30,820,152)	(47,229,986)
	20,340,814,882	**17,786,055,837**

The maturity date analysis of receivables and notes receivable are as follows:

	Total	One year	More than one year	More than two years	More than three years	More than four years	More than five years
	LE	LE	LE	LE	LE	LE	LE
30 June 2025	**21,325,944,516**	8,809,573,724	3,476,540,712	3,377,111,518	2,205,498,579	1,375,980,900	2,081,239,083
31 December 2024	**18,549,382,599**	6,890,601,218	3,175,651,694	2,996,777,903	2,265,294,842	1,228,780,004	1,992,276,938

18/1 NOTES RECEIVABLE FOR UNDELIVERED UNITS

The maturity date analysis of notes receivable for undelivered units is as follows:

	Total	One year	More than one year	More than two years	More than three years	More than four years	More than five years
	LE	LE	LE	LE	LE	LE	LE
30 June 2025	**20,544,463,918**	994,064,972	2,451,517,050	1,697,001,195	1,523,815,249	1,951,298,486	11,926,766,966
31 December 2024	**27,648,152,656**	2,375,296,654	3,387,817,230	3,048,497,931	2,394,914,908	2,638,626,571	13,802,999,362

18/2 LIABILITIES AGAINST CHEQUES RECEIVED FROM CUSTOMERS FOR UNDELIVERED UNITS

Liabilities For Postponed Cheques	**30 June 2025**	**31 December 2024**
	LE	**LE**
Advance payments - customers (Al Rehab Project)	156,344,905	212,212,625
Advance payments - customers (Madinaty Project)	6,849,850,637	12,225,830,414
Advance payments - customers (Celia Project)	1,101,585,851	1,282,122,097
Advance payments - customers (Noor Project)	12,436,682,525	13,927,987,520
	20,544,463,918	**27,648,152,656**

18/3 POST-DATED CHECKS (NOT INCLUDED IN STATEMENT OF FINANCIAL POSITION)

The Company maintains post-dated checks amounted to EGP **162,788,684,084** which represent post-dated checks of undelivered units and not included in statement of financial position starting from 2023. These checks represent future instalments according to payment schedule of each customer according to Company’s policies.

	Total	One year	More than one year	More than two years	More than three years	More than four years	More than five years
	LE	LE	LE	LE	LE	LE	LE
30 June 2025	**162,788,684,084**	10,898,697,198	13,960,847,926	14,457,718,088	19,739,992,585	19,098,553,811	84,632,874,476

19 PREPAYMENTS AND OTHER SHORT – TERM ASSETS

	30 June 2025	31 December 2024
	LE	LE
Advance payments - contractors and suppliers	15,241,656,578	9,944,628,994
Withholding taxes - Tax Authority	1,405,766,589	678,612,578
Deposits with others	5,120,853,203	3,145,006,838
Letters of credit	478,451,630	378,628,923
Prepaid expenses	2,885,323,789	2,274,441,966
Amounts paid on the account of “Investments of Companies Under Incorporation”	154,841,746	43,361,746
Sundry receivables	8,665,134,153	6,059,658,847
Other debit balances -hotels	1,949,664,442	2,082,763,794
	35,901,692,130	**24,607,103,686**
Accrued revenues	517,457,547	277,369,324
Expected credit losses for debit balances	(65,964,922)	(91,491,948)
	36,353,184,755	**24,792,981,062**

20 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2025	31 December 2024
	LE	LE
Investment in funds	221,562,020	227,706,581
Investment in shares	48,857,700	52,661,703
Investment certificates	240,169,113	237,056,970
	510,588,833	**517,425,254**

21 CASH AND CASH EQUIVALENTS

	Local Currency	Foreign Currency	30 June 2025	31 December 2024
	LE	LE	LE	LE
Banks - current accounts	8,959,992,439	12,500,044,588	21,460,037,027	21,861,624,015
Cash on Hand	139,005,013	42,386,394	181,391,407	197,532,686
Treasury bills	1,083,435,826	184,461,439	1,267,897,265	257,422,271
Time deposits	4,380,024,251	13,249,785,788	17,629,810,039	21,827,602,779
Cash on hand and at banks - hotels	1,093,913,279	1,552,506,262	2,646,419,541	798,721,996
Cash on hand and at banks	**15,656,370,808**	**27,529,184,471**	**43,185,555,279**	**44,942,903,747**
Expected credit losses	(142,023)	(90,205,105)	(90,347,128)	(27,388,338)
Cash on hand and at banks - Net	**15,656,228,785**	**27,438,979,366**	**43,095,208,151**	**44,915,515,409**

For the purpose of preparing the consolidated statement of cash flows, the cash and cash equivalents consist of the following:

	30 June 2025	31 December 2024
	LE	LE
CASH AND CASH EQUIVALENTS	43,095,208,151	44,915,515,409
Bank overdrafts	(6,411,579)	(5,927,437)
Cash and cash equivalents	**43,088,796,572**	**44,909,587,972**

22 CAPITAL

The Company's authorized capital amounts to LE 50,000,000 (Fifty million Egyptian pounds) and the issued and paid-up capital amounted to LE 6,000,000 (Six million Egyptian pounds) of LE 10 (Ten Egyptian pounds) par value each, on 3 April 2007.

According to the Extraordinary General Assembly Meeting dated on 6 October 2007, the Company's authorized capital was increased by LE 29,950,000,000 to become LE 30,000,000,000 and the issued and paid-up capital was increased to become LE 18,152,035,500 divided over 1,815,203,550 shares of LE 10-par value each, through shares swap with the subsidiaries. It was recorded in the commercial register on 28 October 2007.

According to the Extraordinary General Assembly Meeting dated on 28 October 2007, the Company's issued, and paid-up capital was increased through a public and private placement to become LE 20,302,035,500 divided over 2,030,203,550 shares. The increased amount of LE 2,150,000,000 was paid with a premium share amounted to LE 1,6 per share by total premium amount of LE 344,000,000, recorded in the commercial register on November 25, 2007.

According to the Extraordinary General Assembly Meeting dated on 24 March 2010, the issued capital was reduced by the treasury stocks amounted of LE 169,720,520-par value, and 1 year has elapsed since its acquisition. Issued capital becomes LE 20,132,314,980 (Twenty billion and one hundred and thirty-two million and fourteen thousand and nine hundred and eighty pound) distributed over 2,013,231,498 shares. It was recorded in the commercial register on 18 May 2010.

The Extraordinary General Assembly Meeting dated 30 September 2011 approved to increase the issued and paid-up capital through issuing bonus shares, deducted from the retained earnings, to become LE 20,635,622,860 dividends over 2,063,562,286 shares. It was recorded in the commercial register on 24 May 2011.

According to the decision of the extraordinary general assembly dated March 26, 2025, the issued capital was reduced by the value of the treasury shares, whose nominal value EGP 29,085,000, so that the issued capital became EGP 20,606,537,860 distributed over 2060653786 shares and this was recorded in the commercial register on May 25, 2025.

23 LEGAL RESERVE

Legal reserve amounting to LE 472,261,033 at 30 June 2025 represents the transferred amount of the share's premium amounted to LE 344,000,000, with LE 1,6-share premium per share, part of the premium amounted to LE 185,880,702 was used to cover the IPO expenses, the remaining balance of LE 158,119,298 was transferred to the legal reserve, as well 5% of the net profit of the retained earnings of the prior years was also transferred to the legal reserve.

24 GENERAL RESERVE

The General Reserve balance reached zero as at 30 June 2025, compared to EGP 61,735,404 as at 31 December 2024, and the full balance was used according to the resolution of the Extraordinary General Assembly dated March 26, 2025, the balance of the general reserve amounting to EGP 61,735,404 was used to cover part of the value of the treasury shares that were executed in May 2025.The used balance of the general reserve includes amount of LE 25,747,613 represents the different results from shares swap of the company with the subsidiaries amounted according to the Extra Ordinary General Assembly Meeting dated 6 October 2007 to transfer the difference to general reserve. In addition to the amount of LE 35,987,791 represent the difference between the par value and the book value of the treasury shares that were redeemed according to the extraordinary general assembly resolution dated 24 March 2010.

25 OTHER LONG-TERM LIABILITIES

	30 June 2025	31 December 2024
	LE	LE
Notes Payable – more than one year	22,892,500,163	17,344,625,772
Maintenance deposits and units guarantees	24,654,099,432	22,324,748,891
EGOTH*	1,996,319,708	3,168,505,393
New Urban Communities Authority	6,237,219,063	6,237,219,063
Less: present value	(4,126,976,266)	(3,880,305,185)
	51,653,162,100	**45,194,793,934**

*The liability resulting from the acquisition of historical hotels due to EGOTH amounted 4 billion EGP will be paid over 4 years and the present value calculated and recorded in the books and the company paid the first installment of 25 million USD.

26 LOANS AND CREDIT FACILITIES

	Short Term	Long Term	30 June 2025	31 December 2024
	LE	LE	LE	LE
Facilities	1,467,302,383	-	1,467,302,383	1,189,880,894
Loans	804,435,912	9,460,367,368	10,264,803,280	7,719,490,959
	2,271,738,295	**9,460,367,368**	**11,732,105,663**	**8,909,371,853**

The loans and credit facilities are analysed as follows:

	Facilities	Loans	Amount in original currency
	LE	LE	
Qatar National Bank Al Ahli	15,348,192	-	-
Faisal Islamic bank	500,000,000	-	-
Wafa commercial bank	5,254,992	-	-
Arab bank	13,300,878	-	-
Suez Canal bank	6,543,228	-	-
Bank Masr Iran	1,255,029	-	-
Abu Dhabi Islamic bank	233,021,833		-
Misr bank	119	4,606,607,000	-
E Bank	90,713,077	-	-
Emirates Dubai bank	126,126,345	-	-
Abu Dhabi Commercial bank	293,769	-	-
Arab African	-	1,183,618,425	-
Arab African	379,361,801	-	$ 7,640,721
Arab African – Dubai	-	1,489,500,000	$ 30,000,000
NXT bank	-	1,416,368,248	-
FAB	-	941,506,615	-
CIB	96,083,120	627,202,992	-
	1,467,302,383	**10,264,803,280**	

*The instalments of loans and bank facilities which are due within a year from the date of issuing the financial statements are recorded in the current liabilities and those loans are granted with commercial papers and financial securities.
The average effective interest rate on loans and facilities was 100 points above the corridor.

27 TRADE AND OTHER PAYABLES

	30 June 2025	31 December 2024
	LE	LE
Contractors and suppliers	7,607,305,065	7,172,697,443
Notes payable	26,989,958,788	24,448,186,639
Suppliers, Contractors and Notes payable - hotels	2,061,400,973	1,223,315,149
	36,658,664,826	**32,844,199,231**
Less: present value	(4,999,724,399)	(3,314,596,548)
	31,658,940,427	**29,529,602,683**

28 CUSTOMERS' ADVANCE PAYMENTS

	30 June 2025	31 December 2024
	LE	LE
Advance payments - customers (Al Rehab Project)	658,681,496	698,247,812
Advance payments - customers (Madinaty Project)	52,534,050,153	40,680,473,255
Advance payments - customers (Celia Project)	12,071,223,046	10,347,809,893
Advance payments - customers (Noor Project)	22,891,862,911	14,555,209,524
Advance payments – customers, (Banan)	16,398,585,751	13,243,747,458
Advance payments – customers, (Four Season Madinty)	1,799,655,241	1,458,123,060
Advance payments – customers, others	15,821,619	17,314,175
	106,369,880,217	**81,000,925,177**

29 DIVIDENDS PAYABLE

	30 June 2025	31 December 2024
	LE	LE
Dividends payable to shareholders and employees	299,687,877	58,029,490
Non – Controlling interest	7,484,536	-
Directors' remuneration	1,885,530	1,885,530
	309,057,943	**59,915,020**

30 PROVISIONS

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	1,106,272,259	804,355,399
Balance resulting from the acquisition	403,259	-
Provision formed period / year	498,712	336,174,259
Provision no longer needed	(841,372)	-
Transferred to provision period / year	39,048,155	833,669
Provision Used	(4,997,009)	(35,091,068)
CTA	2,472	-
	1,140,386,476	**1,106,272,259**

31 CREDITORS AND OTHER CREDIT BALANCES

	30 June 2025	31 December 2024
	LE	LE
Maintenance deposits and units guarantees	2,270,060,714	2,030,370,164
Retention guarantees	3,529,931,036	3,782,831,210
Customers - credit balances	2,977,167,284	1,869,720,366
Accrued expenses and creditors	9,257,818,389	9,555,365,335
EGOTH	1,132,003,922	1,252,759,163
Clubs' subscriptions (deferred revenues)	4,838,363,358	5,297,705,862
Creditors and other credit balances - hotels	2,915,143,992	2,820,819,306
	26,920,488,695	**26,609,571,406**

32 CURRENT INCOME TAX AND DEFERRED TAX

Income tax

	30 June 2025	30 June 2024
	LE	LE
Net accounting profit before tax	10,489,286,373	6,235,157,450
Adjustments to net accounting profit to reach net taxable profit	(3,091,095,853)	(1,634,726,810)
Net taxable profit	7,398,190,520	4,600,430,640
Tax at 22.5%	**1,664,592,867**	**1,035,096,894**

	30 June 2025	30 June 2024
	LE	LE
Current income tax	1,664,592,867	1,035,096,894
Deferred tax revenue	(49,301,654)	(30,104,608)
Deferred tax expense	762,749,038	428,729,901
	2,378,040,251	**1,433,722,187**

The change in payable income tax during the year is as follows:

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	2,816,999,525	1,569,524,198
Provided during the period / year	1,664,592,867	2,262,723,904
Transferred to Provisions	-	(833,669)
Income tax paid	(2,784,084,585)	(1,014,414,908)
CTA	151,052	-
	1,697,658,859	**2,816,999,525**

Movement of deferred tax assets / liabilities during the year is as follows:

The balance of deferred tax liabilities is LE **2,594,791,180** and the deferred tax assets amount is L.E **226,553,451**on June 30, 2025, as follows:

Deferred tax liabilities

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	(1,990,572,661)	(539,428,457)
Balance resulting from the acquisition	43,074,819	-
Income tax related to OCI	-	(48,292,676)
Deferred tax expense during the period / year	(652,749,278)	(1,381,692,419)
CTA	5,455,940	(21,159,109)
	(2,594,791,180)	**(1,990,572,661)**

Deferred tax assets

	30 June 2025	31 December 2024
	LE	LE
Balance at the beginning of the period / year	194,221,364	258,612,096
Balance resulting from the acquisition	96,580,445	-
Deferred tax revenue during the period / year	(60,698,105)	(76,242,044)
CTA	(3,550,253)	11,851,312
	226,553,451	**194,221,364**

33 REVENUE AND COST OF ACTIVITY

	30 June 2025	30 June 2024
	LE	LE
Revenue from sold units	12,621,847,576	9,134,068,048
Revenue from hotels' operation	7,171,576,408	5,146,140,399
Revenue from activities with periodic yields and service activities	4,598,492,230	2,744,549,384
Total Revenue	**24,391,916,214**	**17,024,757,831**
Cost of sold units	9,006,552,509	6,711,272,792
Cost of hotels' operation	3,411,607,669	2,343,348,659
Cost of activities with periodic yields and service activities	3,366,973,574	1,984,736,358
Total cost of revenue	**15,785,133,752**	**11,039,357,809**

Below is the sector's analysis:

	Real Estate & Service	Tourism	30 June 2025	30 June 2024
		LE	LE	LE
Revenues	17,220,339,806	7,171,576,408	24,391,916,214	17,024,757,831
Cost of sales	(12,373,526,083)	(3,411,607,669)	(15,785,133,752)	(11,039,357,809)
Business result	**4,846,813,723**	**3,759,968,739**	**8,606,782,462**	**5,985,400,022**
Depreciation & amortization	(192,549,332)	(478,080,041)	(670,629,373)	(379,777,459)
Other income	1,174,014,651	38,183,256	1,212,197,907	437,983,846
Income taxes	(1,607,412,443)	(770,627,808)	(2,378,040,251)	(1,433,722,187)
Net Profits	**4,220,866,599**	**2,549,444,146**	**6,770,310,745**	**4,609,884,222**
Assets	259,352,517,833	111,080,096,875	370,432,614,684	337,912,272,887
Financial investments	18,296,993,571	24,969,517	18,321,963,088	17,171,067,499
Total Group's assets	**277,649,511,404**	**111,105,066,392**	**388,754,577,772**	**355,083,340,386**
Liabilities	237,280,372,915	17,736,314,431	255,016,687,346	225,299,121,786
Total Group's liabilities	**237,280,372,915**	**17,736,314,431**	**255,016,687,346**	**225,299,121,786**

34 OTHER REVENUE

	30 June 2025	30 June 2024
	LE	LE
Commissions and Sundry revenue	590,642,109	236,338,469
Provisions no longer needed	841,372	-
Gain from sale of fixed assets (4)	234,817	3,249,097
Income from financial investment through Profit or Loss	4,135,783	72,941,642
Dividends from investment in associates	9,999,000	-
Income from financial investment at amortized cost	605,839,926	124,976,154
Income from financial investment through OCI	504,900	478,484
	1,212,197,907	**437,983,846**

35 GOVERNMENTAL, CONSULTING, DONATIONS AND OTHER EXPENSES

	30 June 2025	30 June 2024
	LE	LE
Donations, governmental expenses and consultants' fees	(419,182,871)	(449,829,429)
Takaful contribution	(63,637,684)	(37,288,144)
Board of director's allowances	(1,968,954)	(1,887,477)
Investment acquisition Costs	(126,200,000)	(291,552,518)
Gain (Loss) from selling investment	(66,060)	(2,574,088)
Gain (Loss) from Revaluation investment through Profit or Loss	(22,963,974)	-
Impairment of inventory	(959,888)	-
	(634,979,431)	**(783,131,656)**

36 FINANCING REVENUES

	30 June 2025	30 June 2024
	LE	LE
Credit interest – Current Account	507,322,338	234,862,498
Credit interest – Time Deposits	459,981,701	157,686,717
Other	97,616,709	35,918,438
	1,064,920,748	**428,467,653**

37 FINANCING EXPENSES

	30 June 2025	30 June 2024
	LE	LE
Financing expenses	(381,541,769)	(405,422,440)
Bank charges	(56,662,804)	(31,670,476)
	(438,204,573)	**(437,092,916)**

38 EARNING PER SHARE

Basic earnings per share are calculated by dividing the net profit for the year attributable to the ordinary shareholders of the Company by the weighted average number of shares outstanding during the year.

	30 June 2025	30 June 2024
		(Restated)
	LE	LE
Profit for the period / year	**6,405,432,576**	**2,324,949,912**
Less:		
Staff's share in profits (estimated)	(576,872,307)	(209,245,492)
Board of Directors' renumeration (estimated)	(9,600,000)	(8,100,000)
	5,818,960,269	**2,107,604,420**
Weighted average number of shares outstanding during the period / year	2,060,653,786	2,063,179,366
Basic and diluted earnings per share	**2,82**	**1,02**

* The earnings per share have been calculated assuming the calculation of the staff's share in profits and the Board of Directors' renumeration in a discretionary manner in accordance with the Company's Articles of Association.
* Since there are no diluted instruments outstanding, basic and diluted earnings per share are identical.

39 RELATED PARTIED

Related parties represent major shareholders, directors and key management personnel of the Company, and represent also entities controlled, jointly controlled or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the Board of Directors.

To accomplish the Company's objectives, the Company deals with the related parties at the same terms adopted with the other parties through delegating the implementation of some assignments and contracts in the projects for subsidiaries, as well as paying some amounts on behalf of those companies and settling some amounts paid by or to other parties. The balances resulting from these transactions are shown within the assets and liabilities in the consolidated statement of financial position. Alexandria Company for Construction S.A.E is the main contractor for the projects for subsidiaries according to the contracts signed with the companies.

The amount charged by senior executives charged to general and administrative expenses on the consolidated statement of income amounted to LE 154.2 million, other than what was capitalized within the work under progress. Non-executive board members receive LE 0.94 million, in addition to the amounts disbursed to companies or offices in which some non-executive members of the Board of Directors contribute in return for performing some advisory, legal and financial services to the group of companies, amounting to LE 8.8 million in exchange for these services.

Alexandria for Construction Company was presented among related parties, due to the presence of joint members in the senior management of the two companies.

TMG Company for Real Estate and Tourism Investment – a company owned by some of the Board Members of Talaat Mostafa Group Holding - owns 43.16% of the shares of the company.

Transactions with related parties

The most significant related party balances that are included in the consolidated statement of financial position are as follows:

	Contractors	**Guaranties**	**Contractors' "Storage"**	**Advance payments**	**Due to**
	LE	**LE**	**LE**	**LE**	**LE**
Alexandria for Construction Company – 30 June 2025	**230,972,099**	**2,227,294,429**	**-**	**2,048,514,319**	**2,325,953**
	Contractors	Guaranties	Contractors' "Storage"	Advance payments	Due from
	LE	**LE**	**LE**	**LE**	**LE**
Alexandria for Construction Company – 31 December 2024	**1,076,440,058**	**2,282,347,542**	**-**	**1,773,914,467**	**8,723,936**

40 TAX POSITION

<u>Talaat Mostafa Group Holding Company</u>

a. Corporate tax

- The tax return was presented on time, and inspection has carried out till year 2020. The following years are still under tax inspection.

b. Salary tax

- The Company pays the deducted income tax of the employees monthly and the quarterly income tax returns are presented to the tax authority on time and inspection has carried out till year 2020. The following years are still under tax inspection.

c. Stamp tax

- The Company pays the stamp tax due including the notifications made on time to the tax authority, inspection has carried out till year 2021**.**

40 TAX POSITION (CONTINUED)

Arab Company for Projects and Urban Development

a. Corporate tax

- The Company provides tax declaration regularly and on legal dates to the competent authority, and the inspection and settlement were made for the years from the beginning of the activity until 2019.

b. Salary tax

- The Company pays taxes deducted from wage and salary check workers regularly and the declarations and payments are submitted on the official dates.
- Company's records of the years till 2022 were inspected, assessed and paid.

c. Stamp tax

- Company's records were inspected for the years till 2019 and the taxes due were paid.
- Inspection for the years from 2020 to 2023 is still in progress.

d. VAT

- The Company submits tax declarations on time and payments are made on time.
- Inspection and payment have been carried out from the value-added law release year on 2016 to 2022.

San Stefano Company for real estate investments

a. Corporate tax

- The Company provides tax approval regularly and on legal dates to the competent authority.
- The Company's records were inspected for the years from 2009 to 2019.
- Years of 2020/2022 are under inspection.

b. Salary tax

- The company pays taxes deducted from wages and salary check workers regularly and the declaration and payments are submitted on the official dates.
- The Company's records for the years till 2022 were inspected and taxes were paid.

c. Stamp tax

- The Company's records for the years till 2022 were inspected, assessed and taxes were paid.

d. VAT

- The company is registered with VAT as of March 26, 2024.

40 TAX POSITION (CONTINUED)

Alexandria for Projects Management

a. Corporate tax

- The Company provides tax approval regularly and on legal dates to the competent authority.
- The Company's records for the years till 2016 were inspected, assessed and taxes were paid.
- Inspection for the years 2019 / 2022 still in progress.

b. Salary tax

- The inspection and settlement until 2016 were carried out by the tax authority.
- The years 2017/2022 are under inspection.

c. Stamp tax

- The inspection and payment of taxes until 2012 have been completed.
- Years from 2013/2022 under inspection.

d. VAT

- The Company submits tax declarations on time and payments are made on time.
- Inspection and payment have been carried out since the issuance of the value-add tax law in 2015.
- The years 2016-2021 are under inspection.

Alexandria Company for Real Estate Investments

a. Corporate tax

- The Company submits its tax declarations regularly and in a timely manner.
- Inspection of the Company's records for years 2013-2019 has been completed and taxes were settled.
- Years of 2020/2022 are under inspection.

b. Salary tax

- Inspection of the Company's records until2022 has been carried out and taxes were settled.

c. Stamp tax

- Inspection of the Company's records until 2020 was carried out and taxes were settled.

40 TAX POSITION (CONTINUED)

<u>Arab Company for Hotels and Tourism Investments</u>

a. Corporate tax

- The Company submits its tax declarations before the end of April of each year, as sanctioned by the Income Tax Law no. 91 of 2005 and tax expenses are annually paid based on the business results.
- Company's records of the years till 2016 were inspected and paid.
- Years of from 2017 until 2020 are under inspection.

b. Salary tax

- The Company deducts income tax on employee salaries on a monthly basis and settles the amounts before the 15th day of each month in which the tax is incurred as per forms approved by the Tax Authority and submits its annual tax declarations accompanied by payroll records and adjustments.
- Inspection of the Company's records until 2020 was carried out and taxes were settled.

c. Stamp tax

- The Company settles stamp tax in accordance with law no. 111 of 1980 and its amendments.
- Inspection of the Company's records until year 2019 was carried out and the due taxes were settled.

d. VAT

- The company isn't subject to VAT.

<u>Alexandria for Urban Projects Co.</u>

a. Corporate tax

- The Company submits its tax declarations regularly and in a timely manner.
- Inspection of the Company's records until 2021 was carried out and due taxes were settled.

b. Salary tax

- The Company deducts income tax on employee salaries in a regular timely manner and has been inspected for the years till 2021.

c. VAT

- The Company's records were inspected for the years till 2014.
- Years of 2015/2022 are under inspection.

d. Stamp Tax

- The Company's records till 2021 were inspected and assessed, and the taxes were paid.

40 TAX POSITION (CONTINUED)

Al Rabwa for Entertainment Services Co.

a. Corporate tax

- The Company submits its tax declarations regularly and in a timely manner.
- Inspection of the Company's records until 2016 was carried out.
- The Company enjoys a tax exemption under the New Urban Communities law.
- Years of 2017- 2018 are under inspection.

b. Salary tax

- The Company deducts income tax on employee salaries in a timely manner.
- The Company's records were inspected for the years till 2010.
- Years of 2011/2021 are under inspection.

c. Stamp tax

- The Company's records were inspected for the years till 2006, and the due taxes were paid as per the assessment.
- Years of 2007/2021 are under inspection

d. VAT

- The Company submits its tax declarations and settles taxes regularly and in a timely manner. The Company's records were inspected for the years till 2013, and tax assessment was received for years till 2013.
- Years of 2014/2021 are under inspection.

Al Masria for Development and Real Estate Projects Co.

a. Corporate tax

- The Company submits its income tax returns regularly and at the legal period to the competent tax authority.
- The Company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no. 91 of 2005 and tax is accrued and paid on annual basis for the Company's activities.
- The Tax Authority has inspected the Company for the years 2010 till 2016 and the settlement was made with the Tax Authority.

b. Salary tax

- The Company deducts payroll tax from employees' salaries subject to payroll tax monthly and pays the tax before the 15^{th} day of each following month in which the tax is accrued as per forms approved by the Tax Authority. The Company submits annual payroll tax returns accompanied with payroll settlement. The Company is inspected from 2005 to 2019, and tax dues were settled.

c. Stamp tax

- The Company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments, The tax inspection was performed by Tax Authority from 2005 till the year 2019 and the settlement was reached with the Authority.

40 TAX POSITION (CONTINUED)

Al Misria for Development and Real Estate Projects Co. (CONTINUED)

d. VAT

- The Company is not subject to Value Added Tax (Previously Sales Tax).

e. Withholding Tax

- The Company pays withholding tax that was deducted from all entities dealing with the Company and subject to the tax in due legal period according to the law. Any due tax is recognized in the statement of profit and loss with provisions made if needed against any liabilities.

El Nile for Hotels company

a. Corporate tax

- The Company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no, 91 of 2005 and tax is accrued and paid on annual basis for the company's activities.

  The Tax Authority have inspected the company for the years 2009 till 2019. The inspection results were approved.

b. Salary tax

- The Company deducts payroll tax from employees' salaries subject to payroll tax on a monthly basis and pays the tax before the 15th day of each following month in which the tax is accrued as per forms approved by the Tax Authority. The Company submits annual payroll tax returns accompanied with payroll settlement. The hotel was inspected till 2020.

c. Stamp tax

- The company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments, The company was inspected by Tax Authority till 2010.
- The company has been inspected by estimate for the years 2011/2020 , the inspected has been appealed within the legal dates and the actual inspection in progress.

d. VAT

- The Company is subject to Value Added Tax (VAT), previously Sales Tax, and submits its monthly tax return with the form prepared for this by the authority, and the tax is supplied, if any, with the monthly declaration of the competent tax office. Hotel is inspected till 2021 and settlement was reached with the authority.

e. Withholding Tax

- The Company pays withholding tax that was deducted from all entities dealing with the company and subject to the tax in due legal period according to the law. The Company charges a list of profits or losses with any tax
- claims or differences that may be due and creates the necessary allocations to meet those obligations, if any.

40 TAX POSITION (CONTINUED)

San Stefano for Tourism Investment Co.

a. Corporate tax

The company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no, 91 of 2005 and tax is accrued and paid on annual basis for the company's activities. The Company was inspected from the activity commencement till 2020.

b. Salary tax

The Company deducts payroll tax from employees' salaries subject to payroll tax monthly and pays the tax before the 15th day of each following month in which the tax is accrued as per forms approved by the Tax Authority. The Company submits annual payroll tax returns accompanied with payroll settlement. The Tax Authority have inspected the Company for the years till 2022, and the tax was paid and settled with the concerned authority.

c. Stamp tax

The Company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments.

Tax Authority had inspected the company for stamp tax till the years 2020 with due settlement till that date.

d. VAT

The Company is subject to Value Added Tax (VAT), previously Sales Tax, and submits its monthly tax return with the form prepared for this by the authority, and the tax is supplied, if any, with the monthly declaration of the competent tax office. The company was inspected by Tax Authority until the year 2015 and the tax due was paid and settled with the tax authority from 2016 till 2022.

e. Withholding Tax

The Company pays withholding tax that was deducted from all entities dealing with the company and subject to the tax in due legal period according to the law. Any due tax is recognized in the statement of profit and loss with due reserve accrued if needed against any liabilities.

Nova Park Cairo Company

a. **Corporate tax**

The company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no. 91 of 2005 and tax is accrued and paid on annual basis for the company's activities.

The Tax Authority have inspected the company for the years 2011 till 2014 and the tax due was paid and settled with the Tax Authority, for the years of the period from 2015 till 2019 and appealed within the legal period.

b. **Salary tax**

The Company deducts the tax from employees and those subject to tax on wages, salaries and the like monthly and pays the tax due according to the form approved by the Tax Authority, before the fifteenth of the month following the tax due. The Company submits annual payroll tax returns accompanied with payroll settlement. The Company was inspected by the tax authority till 2022 and the tax due was paid.

40 TAX POSITION (CONTINUED)

Nova Park Cairo Company (CONTINUED)

c. **Stamp tax**

The Company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments. Tax Authority had inspected the Company for stamp tax till the year 2022 and due tax was paid by the Company to the competent authority.

d. **VAT**

The Company is subject to Value Added Tax (VAT), previously Sales Tax, and submits its monthly tax return with the form prepared for this by the Authority, and the tax is supplied, if any, with the monthly declaration of the competent tax office. The Company was inspected by Tax Authority until the year 2020.

e. **Withholding Tax**

The Company pays withholding tax that was deducted from all entities dealing with the Company and subject to the tax in due legal period according to the law. The Company was inspected by Tax Authority till 2017, and settlement and due tax was paid.

Alexandria Saudi Company for Tourism Projects

a. Corporate tax

The Company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no. 91 of 2005 and tax is accrued and paid on annual basis for the Company's activities.

The Tax Authority have inspected the Company for the years 2011 till 2018.

b. Salary tax

The Company deducts income tax on employee salaries on monthly basis and settles the amounts before the Company deducts payroll tax from employees' salaries subject to payroll tax on a monthly basis and pays the tax before the 15th day of each following month in which the tax is accrued as per forms approved by the Tax Authority, the company submits annual payroll tax returns accompanied with payroll settlement. The inspection was carried out till 2022 and the settlement with the tax authority in progress.

c. Stamp tax

The Company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments. The inspection was carried out till 2020 and the settlement with the tax authority in progress.

d. VAT

The Company is subject to Value Added Tax (VAT), previously Sales Tax, and submits its monthly tax return with the form prepared for this by the authority, and the tax is supplied, if any, with the monthly declaration of the competent tax office. The Company was inspected by Tax Authority until the year 2020 and the tax due was paid and settled with the tax authority.

40 TAX POSITION (CONTINUED)

Alexandria Saudi Company for Tourism Projects (Continued)

e. Withholding Tax

The Company pays withholding tax that was deducted from all entities dealing with the company and subject to the tax in due legal period according to the law. The Company charges a list of profits or losses with any tax claims or differences that may be due and creates the necessary allocations to meet those obligations, if any. The Company was inspected by Tax Authority from 2008 till 2017 and settlement was paid with the tax Authority.

Luxor for Urban and Touristic Development Company

a. Corporate tax

- The Company submits its income tax returns before the end of April of each year, as per by the Corporate Tax Law no, 91 of 2005 and tax is accrued and paid on annual basis for the company's activities. The Company is inspected till 2019, and settlement is underway.

b. Salary tax

- The Company deducts payroll tax from employees' salaries subject to payroll tax monthly and pays the tax before the 15th day of each following month in which the tax is accrued as per forms approved by the Tax Authority. The Company submits annual payroll tax returns accompanied with payroll settlement. The Company is inspected till 2019, and tax dues were paid.

c. Stamp tax

- The company pays stamp tax for subject amounts in accordance with law no. 111 of 1980 and its amendments. No tax inspection was performed by Tax Authority.

d. VAT

- The Company is not subject to Value Added Tax (Previously Sales Tax).

e. Withholding Tax

- The Company pays withholding tax that was deducted from all entities dealing with the company and subject to the tax in due legal period according to the law. The Company charges a list of profits or losses with any tax claims or differences that may be due and creates the necessary allocations to meet those obligations, if any.

Mayfair Company for Entertainment Services

a. Corporate tax

- The Company commenced operations in 2005, and no tax inspection was carried out until now. The Company enjoys a tax exemption under the New Urban Communities Law. The inspection till 2016 was carried out. The Company's taxes have been paid.

b. Salary tax

- The Company settles income tax deducted from employee salaries in a timely manner and no inspection of the Company's records has been carried out to that date.

40 TAX POSITION (CONTINUED)

Mayfair Company for Entertainment Services (Continued)

c. Stamp tax

- No tax inspection was carried out till the date of the financial position.

d. VAT

- The Company submits its tax declarations in the specified monthly dates and settles taxes regularly.
- The tax inspection was carried out until 2016.

Port Venice for Tourism Development

a. Corporate tax

- The Company has not yet commenced operations and enjoys a tax exemption under the provisions of Investments Guarantees and Incentives Law, however, the Company submits its annual tax declaration in accordance with the Income Tax Law no. 91 of 2005 and amendments thereto.

b. Salary tax

- There are no amounts subject to salary tax as the company is inactive, and no tax inspection was carried out yet.

c. VAT

- The Company has been registered with VAT starting from March 2022. It is committed to submitting monthly declarations on the legal timelines.

d. Stamp tax

- No tax inspection was carried out up to the date of issuing the financial statements.

Madinaty for Urban and Tourism Projects

a. Corporate Tax

- The Company submits its income tax returns before the end of April of each year, as per the Corporate Tax Law no. 91 of 2005 and tax shall be payable and paid on annual basis for the Company’s activities.

b. Payroll Tax and its equivalents

- The Company deducts payroll tax from employees’ salaries subject to payroll tax on a monthly basis and pays the tax before the 15th day of each following month in which the tax is accrued as per forms approved by the Tax Authority. The Company submits annual payroll tax returns accompanied with payroll settlement.

c. Stamp Tax

- The Company pays stamp tax for tax bases in accordance with law no. 111 of 1980 and its amendments,

40 TAX POSITION (CONTINUED)
Madinaty for Urban and Tourism Projects (Continued)

d. Value Added Tax (VAT)

- The Company submitted the tax return within the legal deadlines and didn’t receive any notifications requesting an inspection.

e. Withholding Tax

- The Company pays withholding tax that was deducted from all entities dealing with the Company and subject to the tax in due legal period according to the law. Any due tax is recognized in the statement of profit and loss with due reserve accrued if needed against any liabilities.

41 FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES

The Company has exposure to the following risks from its use of financial instruments:

a) Credit risk.
b) Market risk.
c) Liquidity risk.

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital. The Board of Directors of the Company has full responsibility for the establishment and oversight of the Company's risk management framework. The Company's senior management is responsible for setting and monitoring the risk management policies.

The Company's current financial risk management framework is a combination of formally documented risk management policies in certain areas and informal risk management policies in other areas.

a) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company is exposed to credit risk principally from its receivables from customers, notes receivables, prepaid expenses, sundry receivables, other receivables, due from related parties and from its financing activities, including deposits with banks and financial institutions.

Receivables and notes receivable

The Company has entered contracts for the sale of residential and commercial units on an instalment basis. The instalments are specified in the contracts. The Company is exposed to credit risk in respect of due instalments. However, the legal ownership of residential and commercial units is transferred to the buyer only after all the instalments are settled. In addition, due instalments are monitored on an ongoing basis with the result that the Company’s exposure to bad debts is not significant.

41 FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES (CONTINUED)

Receivables and notes receivable (continued)

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer, the demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on credit risk. The Company earns its revenues from many customers.

Other financial assets and cash deposits

With respect to credit risk arising from the other financial assets of the Company, which comprise bank balances and cash, financial assets at amortised cost, the Company's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these assets.

Credit risk from balances with banks and financial institutions is managed by the Company's Finance Department. The Company limits its exposure to credit risk by depositing balances with local banks of good reputation. Given the profile of its bankers, the Company's management does not expect any counterparty to default to meet its obligations.

Due from related parties

Due from related parties relates to transactions arising in the normal course of business with a minimal credit risk, with the maximum exposure equal to the carrying amount of these balances.

a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, such as currency risk and interest rate risk, which will affect the Company's income. Financial instruments affected by market risk include interest-bearing loans, and interest-bearing deposits. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company does not hold or issue derivative financial instruments.

Exposure to interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's obligations with floating interest rates and interest-bearing time deposits. Interest on financial instruments having floating rates is re-priced at intervals of less than one year.

Since the interest rate on most of the financial liabilities and loans due by the Group is a floating interest rate, accordingly, the effect of the change in the interest rate is displayed on the financial statements of the Group.

	30 June 2025		**31 December 2024**	
	Change in interest rate	**Effect on profits before tax LE**	**Change in interest rate**	**Effect on profits before tax LE**
Financial	+1%	222,333,484	%1+	165,473,367
Assets	-1%	(222,333,484)	%1-	(165,473,367)

41 FINANCIAL RISK MANAGEMENT POLICIES AND OBJECTIVES (CONTINUED)

Exposure to foreign currency risk

The Company are exposed to the risk of changes in the foreign currency generally from the financial assets and the liabilities and mainly for the long-term liabilities, i.e., loan balances in US dollars.

b) Market Risk

	30 June 2025		31 December 2024	
	Change in interest rate %	**Effect on profits before tax LE**	**Change in interest rate %**	**Effect on profits before tax LE**
USD	+10%	756,149,589	%10+	799,931,241
	-10%	(756,149,589)	%10-	(799,931,241)
Euro	+10%	5,388,669	%10+	4,604,834
	-10%	(5,388,669)	%10-	(4,604,834)
SAR	+10%	302,726	%10+	2,621,647
	-10%	(302,726)	%10-	(2,621,646)
CHF	+10%	575,497	%10+	642,437
	-10%	(575,497)	%10-	(642,437)
AED	+10%	577	%10+	784,295
	-10%	(577)	%10-	(784,300)
GBP	+10%	131,021	%10+	34,080
	-10%	(131,021)	%10-	(34,080)

Equity price risk

The Group’s exposure to equity securities price risk arises from an investment held by the Group and classified as at fair value through profit or loss (FVTPL). The Group manages the equity price risk through diversification and by placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Group’s senior management on a regular basis. The Group’s senior management reviews and approves all major equity investment decisions.
At the reporting date, there is no material impact resulting from the exposure to risks for investments in shares at fair value listed on a stock market.

c) Liquidity risk

The cash flows, funding requirements and liquidity of the Company are monitored by the Company’s management. The Company's objective is to maintain a balance between continuity of funding and flexibility using bank borrowings. The Company manages liquidity risk by maintaining adequate reserves and borrowing and facilities, by continuously monitoring forecasted and actual cash flows and matching the maturity profiles of financial assets and liabilities. The Company currently has sufficient cash on demand to meet expected operational expenses, including the expenses of financial liabilities.

42 FAIR VALUE OF THE FINANCIAL INSTRUMENTS

The financial instruments are represented in financial assets and financial liabilities. The financial assets of the Group include cash on hand and at banks, accounts receivable and notes receivable, and certain other debit balances, investments designated at amortized cost, and due from related parties. The financial liabilities of the Group include credit facilities, loans, accounts payable, creditors and other credit balances, land purchase liability, due to related parties and guarantee payment. The fair value of the financial assets and financial liabilities are not substantially different from the recorded book value unless it is mentioned.

The approaches and assumptions used to determine the fair value of assets are presented under the fair value section in Note 3-2: Summary of Significant Accounting Policies.

Financial instruments

The Group holds the following financial assets at fair value through other comprehensive income:

	Level 1	Level 2	Level 3	Total
30 June 2025	**LE**	**LE**	**LE**	**LE**
Equity investments (Note 12)	1,200,467,120	84,154,642	569,279	**1,285,191,041**

	Level 1	Level 2	Level 3	Total
31 December 2024	**LE**	**LE**	**LE**	**LE**
Equity investments (Note 12)	1,200,467,120	547,779,987	569,279	**1,748,816,386**

The Group holds the following financial assets at fair value through profit or loss:

	Level 1	Level 2	Total
30 June 2025	**LE**	**LE**	**LE**
Investments in securities (Note 20)	-	221,562,020	**221,562,020**
Investments in shares (Note 20)	48,857,700	-	**48,857,700**
Investments in policies (Note 20)	-	240,169,113	**240,169,113**
	48,857,700	**461,731,133**	**510,588,833**

	Level 1	Level 2	Total
31 December 2024	**LE**	**LE**	**LE**
Investments in funds (Note 20)	-	227,706,581	227,706,581
Investments in shares (Note 20)	52,661,703	-	52,661,703
Investments in policies (Note 20)	-	237,056,970	237,056,970
	52,661,703	**464,763,551**	**517,425,254**

43 SIGNIFICANT EVENTS

- On 6 March 2024, and proceeding in the policy of monetary compliance adopted by the Central Bank, the Monetary Policy Committee has resolved in its extraordinary meeting to increase its overnight deposit and lending rates along with the price of the main operation of the Central Bank by 600 basis points, to be 27.25%, 28.25%, and 27.75%, respectively. The credit and debit rates have been also raised by 600 basis points, to be 27.75%.

- On 6 March 2024, the Central Bank agreed to continue its hedging efforts towards a flexible inflation-targeting framework by amending the interest rates on deposit, borrowing, and discount, as well as allowing the exchange rate to be determined according to the market mechanisms, including the consequent significant future financial impacts on the Company’s financial position, future business results, and equity.

- On May 23, 2024, the Prime Minister issued a decision to amend certain provisions of the Egyptian Accounting Standards by adding Annex (E) attached to the decision to Egyptian Accounting Standard No. (13) concerning the effects of changes in foreign exchange rates, as stated in the Egyptian Accounting Standards accompanying the Minister of Investment's Decision No. 110 of 2015.

- The Monetary Policy Committee of the Central Bank of Egypt (CBE) decided, in its meeting on Thursday, April 17, 2025, to reduce the overnight deposit and lending rates, as well as the rate of the central bank's main operation, by 225 basis points to 25%, 26%, and 25.5%, respectively. It has also been decided to reduce the credit and discount rates by 225 basis points to 22.5%.

44 ADJUSTMENTS ON THE FAIR VALUE FOR THE ASSETS AND LIABILITIES ACQUIRED ON THE ACQUISATION OF LEGACY HOTELS AND TOURISM PROJECTS

During the fiscal year ended December 31, 2024, Talaat Moustafa Group Holding indirectly acquired and gained control of Legacy Hotels and Tourism Projects Company that owns the historical hotels. The acquisition was accounted for based on the temporary value allocated to the acquired company’s assets and liabilities as of the acquisition date.

An intangible asset of EGP 4,056,516,092 was also recognized during the business combination process related to the acquisition of Legacy. The intangible asset arose because of contractual and legal rights in exchange for one of the current shareholders of Legacy transferring to one of the subsidiaries of Talaat Moustafa Group Holding the right to manage and financially consolidate Legacy Company if Talaat Moustafa Group retains a shareholding of no less than 39% of Legacy’s capital.

In exchange of the right, an amount of USD 100 million will be paid to one of the shareholders in four equal annually instalments starting from 2025 until 2029, to be paid by subsidiary of Talaat Moustafa Group.

The legal right pertains only to the subsidiary of Talaat Moustafa Group and Talaat Moustafa Group Holding company (**Parent**) only.

44- COMPARATIVE FIGURES (CONTINUED)

Fair Value adjustments

During the period ended June 30, 2025, the management determined the fair value of the assets and liabilities at the date of the acquisition and that through the 12 Months from the acquisition date (measurement period) as per Egyptian accounting standard number (29) business combinations and the cost of acquiring the intangible asset was considered as a part of the cost of the acquisition that resulted the following adjustments on the temporary value:

	Profits resulting from the consolidation EGP
Total fixed assets of hotels	57,588,309,937
Projects under progress (related to hotels)	202,737,260
Operating working capital	35,521,449
Operating working capital for hotel activities from 1-7-2023 to the date of acquisition (resulting in profits for the period from 1-7-2023 to the date of acquisition	1,775,088,022
Net asset value as of the acquisition date	**59,601,656,668**
Less: purchasing price (cost of acquisition)	(61,883,084,737)
Goodwill	**2,281,428,070**

Accordingly, the comparative figures for the fiscal year ended December 31,2024 has been adjusted to reflect the fair value of the acquired asset as shown below:

Statement of financial position		**31 December 2024**	
	Balance before adjustments	**Adjustments**	**Balance after adjustments**
	LE	**LE**	**LE**
Intangible Assets	4,100,364,530	(4,056,516,092)	**43,848,438**
Goodwill	10,289,353,903	2,454,102,773	**12,743,456,676**
Retained Earning	47,493,595,935	(1,698,008,412)	**45,795,587,523**
Foreign currency translation reserve	1,071,775,265	*95,595,093	**1,167,370,358**

*The comparative figures adjusted resulting from translate the foreign companies due to change in the value of the acquired assets and liabilities.

Statement of profit or loss		**30 June 2024**	
	Balance before adjustments	**Adjustments**	**Balance after adjustments**
	LE	**LE**	**LE**
Profits resulting from the consolidation	1,340,885,730	(1,340,885,730)	**-**
Foreign currency exchange	2,168,291,670	(223,293,315)	**1,944,998,355**
Earnings per share	1,7	0.68	**1.02**