

**ALLIED FOR ACCOUNTING & AUDITING (EY) (RSM EGYPT) CHARTERED ACCOUNTANTS**

**TALAAAT MOUSTAFA GROUP HOLDING COMPANY  
"TMG HOLDING" (S.A.E)  
INTERIM SEPARATE FINANCIAL STATEMENTS  
FOR THE THREE and NINE MONTH  
PERIODS ENDED 30 SEPTEMBER 2023 TOGETHER WITH THE  
REVIEW REPORT**

**TALAAT MOUSTAFA GROUP HOLDING COMPANY" - TMG HOLDING "(S.A.E)**

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**Interim Separate Financial Statements  
FOR THE THREE and NINE MONTH PERIODS ENDED 30 SEPTEMBER 2023**

	<b><u>Page</u></b>
<b>Table of Content</b>	
Auditors' Review Report on Interim Separate Financial Statements	3
Interim Separate Statement of Financial Position	4
Interim Separate Statement of Profit or Loss	5
Interim Separate Statement of Comprehensive Income	6
Interim Separate Statement of Changes in Equity	7
Interim Separate Statement of Cash Flows	8
Notes to the Interim Separate Financial Statements	9 – 28

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

**Introduction**

We have reviewed the accompanying separate statement of financial position of **TALAT MOSTAFA GROUP HOLDING COMPANY "TMG HOLDING" (S.A.E)** ("The Company") as of 30 September 2023 as well as the related interim separate statements of profit or loss, comprehensive income, changes in equity and the related cash flows for the three and nine months ended on this period, and a summary of significant accounting policies and other explanatory notes, Management is responsible for the preparation and fair presentation of these interim separate 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 separate financial statements based on our review.

**Scope of Review**

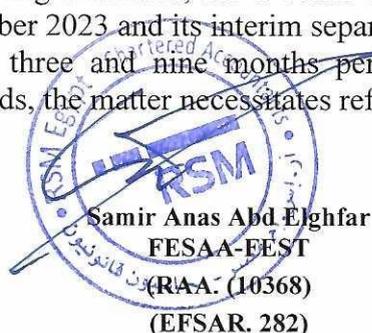
We conducted our review in accordance with the Egyptian Standards on Review Engagement no. (2410) "Review of Financial Information performed by the independent Auditor of the Entity". A review of financial information consists of making inquiries, primarily of persons responsible for financial and accounting 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 separate financial statements.

**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the company as of 30 September 2023, and of its interim separate financial performance and its interim separate cash flows for the three and nine 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).

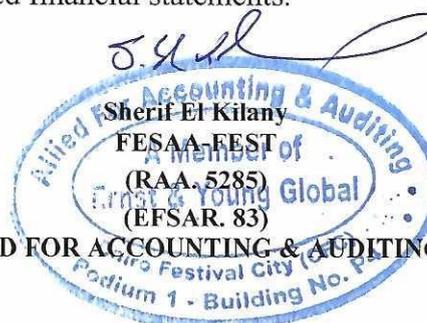
**Emphasis of a matter**

As indicated in note (4), the company has investments in subsidiaries and prepared interim consolidated financial statements as of 30 September 2023 in accordance with Egyptian Accounting standards, for a better understanding of the company's financial position as of 30 September 2023 and its interim separate financial performance and its interim separate cash flows for the three and nine months period then ended in accordance with Egyptian Accounting Standards, the matter necessitates reference to the consolidated financial statements.



(RSM EGYPT) CHARTERED ACCOUNTANTS

**Auditors**



ALLIED FOR ACCOUNTING & AUDITING (EY)

Cairo: 15 November 2023

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

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As of 30 September 2023

	Notes	30 September 2023 LE	31 December 2022 LE
<b>Assets</b>			
<b>Non-current assets</b>			
Fixed Assets	(3)	49,075,008	50,751,622
Investments in subsidiaries	(4)	18,016,263,260	18,016,263,260
Investments in associates	(5)	1,470,000	1,470,000
<b>Total non-current Assets</b>		<b>18,066,808,268</b>	<b>18,068,484,882</b>
<b>Current assets</b>			
Financial assets at fair value through profit or loss	(6)	133,849,573	106,319,354
Notes receivable	(16)	2,484,102,406	2,484,076,060
Dividends receivable	(14)	251,702,707	618,048,949
Due from Related Parties	(16)	1,244,150,461	1,123,472,480
Prepaid expenses and other debit balances	(7)	2,236,433	2,253,623
Cash on hand and at banks	(8)	5,140,443	2,142,974
<b>Total current assets</b>		<b>4,121,182,023</b>	<b>4,336,313,440</b>
<b>Total assets</b>		<b>22,187,990,291</b>	<b>22,404,798,322</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
Issued and paid-up capital	(10)	20,635,622,860	20,635,622,860
Legal reserve	(11)	398,039,965	364,990,669
General reserve	(12)	61,735,404	61,735,404
Retained earning		1,041,583,171	1,253,618,847
<b>Total Equity</b>		<b>22,136,981,400</b>	<b>22,315,967,780</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Deferred tax liabilities		7,546,748	6,764,222
<b>Total Non - current liabilities</b>		<b>7,546,748</b>	<b>6,764,222</b>
<b>Current liabilities</b>			
Notes payable		334,487	407,163
Income tax payable	(15)	36,521,643	73,060,036
Accrued expenses and other credit balances	(9)	6,606,013	8,599,121
<b>Total current liabilities</b>		<b>43,462,143</b>	<b>82,066,320</b>
<b>Total liabilities</b>		<b>51,008,891</b>	<b>88,830,542</b>
<b>Total equity and liabilities</b>		<b>22,187,990,291</b>	<b>22,404,798,322</b>

Chairman



Tarek Talaat Moustafa

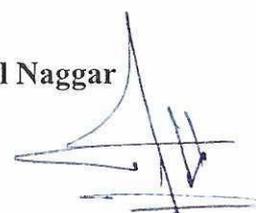
Chief Executive Officer &  
Managing Director



Hesham Talaat Moustafa

Executive Vice President  
of the Financial Sector

Tarek El Naggar



The attached notes (1) to (20) are an integral part of these separate financial statements.

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

INTERIM SEPARATE STATEMENT OF PROFIT OR LOSS  
For The Three- and Nine-month Periods Ended 30 September 2023

	Notes	For the three months ended 30 September 2023 LE	For the three months ended 30 September 2022 LE	For the Nine months ended 30 September 2023 LE	For the Nine months ended 30 September 2022 LE
Dividends from subsidiaries	(14)	59,999,695	54,999,720	252,498,717	251,006,844
Finance income		678,802	70,246	1,289,682	177,910
Revaluation gains of financial assets at fair value through profit or loss	(6)	866,065	557,570	26,778,332	2,868,949
<b>Total revenue</b>		<b>61,544,562</b>	<b>55,627,536</b>	<b>280,566,731</b>	<b>254,053,703</b>
Administrative expenses		(7,381,611)	(4,584,017)	(23,669,594)	(14,999,693)
Depreciation charges	(3)	(654,538)	(628,707)	(1,955,858)	(1,888,925)
Bank charges		(8,884)	(5,916)	(29,460)	(15,385)
Expected Credit Losses		763,230	(1,019,053)	763,230	(4,131,302)
Foreign currency exchange		-	2,597,217	163,284	12,928,818
Board of directors' allowances		(570,000)	(180,000)	(1,380,000)	(740,000)
<b>NET PROFIT FOR THE PERIOD BEFORE TAX</b>		<b>53,692,759</b>	<b>51,807,060</b>	<b>254,458,333</b>	<b>245,207,216</b>
Income taxes	(15)	(736,230)	(8,207,662)	(26,244,713)	(27,920,083)
<b>NET PROFIT FOR THE PERIOD AFTER TAX</b>		<b>52,956,529</b>	<b>43,599,398</b>	<b>228,213,620</b>	<b>217,287,133</b>
<b>EARNINGS PER SHARE</b>	(13)	<b>0.022</b>	<b>0.018</b>	<b>0.11</b>	<b>0.10</b>

Chairman



Tarek Talaat Moustafa

Chief Executive Officer  
& Managing Director



Hesham Talaat Moustafa

Executive Vice President  
of the Financial Sector



Tarek El Naggar

The attached notes (1) to (20) are an integral part of these separate financial statements.

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

INTERIM SEPARATE STATEMENT OF COMPREHENSIVE INCOME

For The Three- and Nine-month Periods Ended 30 September 2023

	<b>For the three months ended 30 September 2023 LE</b>	For the three months ended 30 September 2022 LE	<b>For the Nine months ended 30 September 2023 LE</b>	For the Nine months ended 30 September 2022 LE
Net profit for the period	<b>52,956,529</b>	43,599,398	<b>228,213,620</b>	217,287,133
Other comprehensive income	-	-	-	-
<b>Total comprehensive income for the period</b>	<b><u>52,956,529</u></b>	<u>43,599,398</u>	<b><u>228,213,620</u></b>	<u>217,287,133</u>

The attached notes (1) to (20) are an integral part of these separate financial statements.

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

INTERIM SEPARATE STATEMENT OF CHANGES IN EQUITY

For the Nine Month Period Ended 30 September 2023

	Issued and paid- up capital	Legal reserve	General reserve	Retained earnings	Total
	LE	LE	LE	LE	LE
Balance as of 1 January 2023	20,635,622,860	364,990,669	61,735,404	1,253,618,847	22,315,967,780
Transferred to legal reserve	-	33,049,296	-	(33,049,296)	-
Total comprehensive income for the period	-	-	-	228,213,620	228,213,620
Dividends *	-	-	-	(407,200,000)	(407,200,000)
<b>Balance as of 30 September 2023</b>	<b>20,635,622,860</b>	<b>398,039,965</b>	<b>61,735,404</b>	<b>1,041,583,171</b>	<b>22,136,981,400</b>

	Issued and paid- up capital	Legal reserve	General reserve	Retained earnings	Total
	LE	LE	LE	LE	LE
Balance as of 1 January 2022	20,635,622,860	337,884,636	61,735,404	985,738,968	22,020,981,868
Transferred to legal reserve	-	27,106,033	-	(27,106,033)	-
Total comprehensive income for the period	-	-	-	217,287,133	217,287,133
Dividends	-	-	-	(366,000,000)	(366,000,000)
<b>Balance as of 30 September 2022</b>	<b>20,635,622,860</b>	<b>364,990,669</b>	<b>61,735,404</b>	<b>809,920,068</b>	<b>21,872,269,001</b>

\* The holding company distributed dividends to shareholders with amount of 407 million in accordance with the decision of the ordinary general assembly held on March 20, 2023.

The attached notes (1) to (20) are an integral part of these separate financial statements.

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

INTERIM SEPARATE STATEMENT OF CASH FLOWS

For the Nine-Month Period Ended 30 September 2023

	Notes	For the Period ended 30 September 2023	For the period ended 30 September 2022
		LE	LE
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>			
Net profit for the period before tax		254,458,333	245,207,216
Depreciation charges	(3)	1,955,858	1,888,925
Dividends from subsidiaries	(14)	(252,498,717)	(251,006,844)
Finance income		(1,289,682)	(177,910)
Expected credit losses		(763,230)	4,131,302
Revaluation gains of financial assets at fair value through profit or loss	(6)	(26,778,332)	(2,868,949)
Foreign currency exchange losses		(163,284)	(12,928,818)
<b>Operating (loss) before changes in working capital</b>		<b>(25,079,054)</b>	<b>(15,755,078)</b>
Change in due from related parties		(121,067,734)	393,719,877
Change in notes receivable	(16)	(26,355)	1,340,561
Change in Dividend payable		-	(1,909,731)
Change in Prepaid expenses and other debit balances	(7)	17,175	(43,004)
Change in notes payable		(72,676)	132,905
Change in accrued expenses and other credit balances	(9)	(1,993,109)	(2,276,946)
Income tax payment		(62,000,580)	(10,920,400)
<b>Net cash flow (used in) resulted from operating activities</b>		<b>(210,222,331)</b>	<b>364,288,184</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>			
(Payments) for the purchase of fixed assets	(3)	(279,244)	(6,800)
(Payments) for the purchase Investment through profit & loss		(751,887)	-
Dividends income Paid		619,997,965	-
Finance income received		1,289,682	177,910
<b>Net cash flow provided from investing activities</b>		<b>620,256,516</b>	<b>171,110</b>
Dividends income		(407,200,000)	(366,000,000)
<b>Net cash flow provided from Financing activities</b>		<b>(407,200,000)</b>	<b>(366,000,000)</b>
Foreign currency exchange		163,284	12,928,818
<b>NET CHANGE IN CASH AND CASH EQUIVALENT DURING THE PERIOD</b>		<b>2,834,185</b>	<b>(1,540,706)</b>
Cash and cash equivalent at the beginning of the period		2,142,974	54,603,528
<b>CASH AND CASH EQUIVALENT AT THE END OF THE PERIOD</b>	(8)	<b>5,140,443</b>	<b>65,991,640</b>

The attached notes (1) to (20) are an integral part of these separate financial statements.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 1 BACKGROUND

- Talaat Mostafa Group Holding TMG Holding S.A.E ("**The Company**"), was established on 13 February 2007 under the provisions of law 95 of 1992 and its executive regulations.
- 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 those companies.
- The company's headquarter and legal place is 36, Mosadek St, Dokki – Giza – Arabic republic of Egypt,
- The separate financial statements for the Period ended 30 September 2023 were approved on 15 November 2023 according to the board of directors' resolution issued on the same date.

#### 2- Basis of preparing the financial statements and the significant accounting policies

- The separate financial statements have been prepared according to the historical cost principle, except for investments at fair value through other comprehensive income and financial assets valued at fair value through profit or loss, which are measured at fair value
- The separate financial statements are presented in Egyptian Pound, it is the company's functional currency.

#### **Compliance with the Egyptian accounting standards and the instructions of the Financial Regulator Authority:**

- The interim financial statements have been prepared in accordance with Egyptian accounting standards considering the Egyptian laws and regulations and the instructions of the Financial Regulatory Authority issued in January 2022 regarding "Notes receivable for units not yet delivered."

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 implementation of real estate development companies to grant an option for a specific transitional period of time authorizing the accounting treatment for real estate developers recognizing checks received from clients before delivering the property to the client based on the sales contracts entered into till 30 September 2023, until the delivery of those properties to the clients, under the following conditions:

- Allocating a separate account to be presented within the financial assets of statement of the financial position at the date of receiving the checks from clients and before delivery of properties delivery "*Notes receivable for units not yet delivered*" and recognizing financial liabilities within the statement of financial position "*Liabilities against checks received from customers*"
- Recognizing the collected amounts by reducing the balance of "*Notes receivable for units not yet delivered*" and transferring an equivalent amount from "*Liabilities against checks received from customers*" account to "*advances from customers*" account

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

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.1 CHANGES IN ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the interim separate financial statements are consistent with those followed in the preparation of the Group's annual separate financial statements for the ended 31 December 2022.

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

##### Foreign currencies

The financial statements are prepared and presented in Egyptian pound that represents the functional currency of the company.

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 financial position date. All differences are recognized in the statement of profit or loss.

Nonmonetary items that are measured at historical cost in foreign currency are translated using the exchange rates prevailing at the dates of the initial recognition.

Nonmonetary 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.

##### Fixed assets

Fixed assets are stated at historical cost net of accumulated depreciation and accumulated impairment losses. Such cost includes the cost of replacing part of the plant and equipment 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 the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

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:

	Years
Building	20
Motor Vehicles	5
Computers & Software	3-8
Furniture & Fixtures	5-10
Tools and Equipment	3-5

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 of the asset is included in the statement of profit or loss when the asset is derecognized.

The residual value of the assets, its economic useful life, and its method of depreciation is revised annually by the end of each fiscal year.

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 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 statement of profit or loss.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **Investments**

##### **Investment in subsidiaries**

Investments in subsidiaries are investments in entities over which the company has control. Control is achieved when the company 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 company controls an investee if, and only if, the company 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.

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the company has less than a majority of the voting or similar rights of an investee, the Company considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangements with the other vote holders of the investee
- Right arising from other contractual arrangements
- The company voting rights and potential voting rights

The company re-assess whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of controls. Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the company loses control of the subsidiary. Investments in subsidiaries are accounted for in the separate financial statements at cost including acquisition cost. In the event of impairment of the investment, the carrying amount is adjusted to the amount of that impairment and included in the statement of income or losses for each investment separately.

##### **Investments in associates**

Investments in 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 a non-current asset held for sale according to the Egyptian accounting standards No. 32. Significant influence is assumed when the company owns directly or indirectly through its subsidiaries companies 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 separate financial statements, at cost including the acquisition cost, and in case the investment is impaired, the carrying amount is adjusted by the amount of this impairment and is charged to the statement of profit or loss for each investment separately. Impairment losses are reversed in the period when occurred and to the extent of the amount of book value that was previously reduced.

##### **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**

Upon initial recognition, the financial assets are classified according to each of the company's business models for managing the financial assets; and 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 profits or losses, with the exception of customer balances, which do not include a significant financing component, which is measured by the practical means applied by the company.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### • Post-measurement

For the purposes of post-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 reinvesting of accumulated profits and losses (debt instruments)
- 3- Financial assets classified at fair value through other comprehensive income with un-reinvesting of accumulated profits and losses on disposal (equity instruments)
- 4- Financial assets at fair value through profit or loss.

##### **Business Model Evaluation**

The company's management conducts an assessment of the objectives of retaining financial assets, which reflects the way the management evaluates the performance of financial investments. The information to be obtained to evaluate the business model includes the following:

- The company's investment policy, is based on achieving returns on investment in the form of interest or selling profits
- The investment period that is commensurate with the administration'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 retention, and cash flows.
- How to reward investment managers and whether it is based on the fair value of the investment, or the cash flows received

##### **Financial assets at amortized cost (debt instruments)**

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

- The financial asset is held within a business model whose objective is to hold financial assets to collect contractual cash flows only.
- 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 statement of profit or loss when the asset is disposal, modified, or impaired.

The company's financial assets that are measured at amortized cost include customer and 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 currency revaluation, and impairment losses or impairment losses are recognized in the statement of profit or loss and are computed in the same way for financial assets measured at amortized cost. remaining changes in fair value are recognized in other comprehensive income. On disposal, the cumulative change in fair value recognized in other comprehensive income is reinvesting to profit or loss.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

On initial recognition, the Group may elect to irrevocably classify its investment in equity instruments as equity instruments designated at fair value through other comprehensive income when it meets the definition of equity under IAS 25 Financial Instruments: Presentation and is not held for trading. The rating is determined on an instrument-by-tool basis. Profits and losses from these financial assets are un-reinvesting to profit or loss. Dividends are recognized as income in the statement of profit or loss when the right to payment is established, except when the Group benefits from these returns as a recovery of part of the cost of the financial asset.

Equity instruments at fair value through other comprehensive income are not subject to impairment assessment. The Group has elected to classify its fully unlisted equity investments in this category.

##### **Financial assets at fair value through Profit or losses**

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

##### **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 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 instrument whose credit risk has not changed since the first recognition.

The company assumes that an increase in the expected credit risk is associated with a delay in debt collection 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 the liquidation of the guarantee.

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.

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

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **Disposal**

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

- the contractual rights to the cash flows from the financial asset have expired; or
- the Company transfers its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party through a pass-through contract; 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 into a pass-through contract, 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

##### **Financial obligations**

##### **First recognition and measurement**

On initial recognition, the financial liabilities are designated at fair value through profit or loss or loans and advances, suppliers, or derivatives designated as hedging instruments in an effective hedge transaction, as applicable. All financial liabilities are initially recognized at fair value and in the case of loans and advances and suppliers, direct transaction costs are deducted.

The Company's financial obligations include suppliers, funds raised from the Group's treasury, amounts due to related parties, and derivative financial instruments.

##### **Post measurement**

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

##### **Financial obligations 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 obligations 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 statement of profit or loss when the liabilities are derecognised and through the effective interest rate amortization process. Amortized cost is calculated by taking into account 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 statement of profit or loss. This category generally applies to loans and facilities.

##### **Disposal**

A financial liability is a disposal when the obligation under the obligation 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 the derecognition of the original liability and the recognition of a new liability. The difference in the related carrying amounts is recognized in the statement of profit or loss.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **Accounts receivable and other debit balances**

Accounts receivable and other debit balances are stated at book less any impairment losses.

##### **Cash and cash equivalent**

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash in hand, bank balances, and short-term deposits and treasury bills with an original maturity of three months less bank overdraft balances (if any).

##### **Trade payables and accrued expenses**

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

##### **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 is used, the increase in the provision due to the passage of time is recognized as a finance cost.

##### **Revenue recognition**

Revenue from the share of results in the subsidiaries to be recognised to the extent of the company's share of dividend of the investees after the acquisition date and from the date of declaring dividend by the general assembly of those companies,

The interest income of the financial instruments is recorded by the effective rate methods except for the financial instruments classified as trade investments or at fair value throughs statement of profit and loss.

##### **Legal reserve**

According to the Company's article of association, 5% of the net profits of The Nine-Months are to be transferred to the legal reserve until this reserve reaches 50 % of the issued capital, the reserve is used upon a decision from the General Assembly Meeting based on the proposal of the Board of Directors.

##### **Leases:**

The Company assesses at contract inception whether a contract is or contains a lease. That is if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### **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.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **Right-of-use assets**

The Company recognizes right-of-use assets at the commencement date of the lease. Right-of-use assets. 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.

##### **Impairment of assets**

##### **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 asset 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. 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 owner's equity in the balance sheet; any gain or loss proceeds of buying or selling these treasury shares are recorded in the owner's equity.

##### **Employees' / directors' compensation and motivation**

Employees and manager's compensation and motivation system is according to the company's articles of association and applied with the proposal of the board of directors by one of the following methods:

- Giving the employees free shares
- Giving the employees shares with special price
- Giving promise of sale of the shares after specific period and according to certain conditions that stated in the company promise of sale

The compensation and motivation system is not affected

##### **Income tax**

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

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **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 its 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 statement of profit or loss for The Nine-Months, 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.

##### **Statement of cash flows**

The statement of cash flows is prepared using the indirect method. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash in hand, bank balances, and short-term deposits and treasury bills with an original maturity of three months less bank overdraft balances (if any).

##### **Related party transactions**

Related parties represent in the parent company, associated companies, 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 boards of directors.

##### **Social Insurance**

The Company makes contributions to the General Authority for Social Insurance under the provisions of social insurance law 79 of the year 1975. The Company's obligations are limited to these contributions, which are expensed when due.

##### **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 period 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 period 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 twelve -Months in which they are incurred. The borrowing costs are represented in interest and other finance costs that the company pays to obtain the funds.

##### **Expenses**

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

##### **Dividends**

Dividends are recognized as an obligation for the period when the general assembly issues the decision.

##### **Earnings per share**

Basic earnings per share amounts are calculated by dividing net profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period (if any).

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 2.2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

##### **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, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account 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 separate 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 period.

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

**3 FIXED ASSETS**

	Land LE	Building LE	Transportation and Motor Vehicles LE	Computers & Software LE	Furniture LE	Tools LE	Total LE
<b>Cost</b>							
As of 1 January 2023	10,043,066	50,025,050	875,000	714,820	16,010	25,834	61,699,780
Additions	-	-	-	279,244	-	-	279,244
Disposals	-	-	-	(30,073)	-	-	(30,073)
<b>As of 30 September 2023</b>	<b>10,043,066</b>	<b>50,025,050</b>	<b>875,000</b>	<b>963,991</b>	<b>16,010</b>	<b>25,834</b>	<b>61,948,951</b>
<b>Accumulated depreciation</b>							
As of 1 January 2023	-	(9,379,697)	(874,998)	(662,475)	(5,156)	(25,832)	(10,948,158)
Depreciation for the period	-	(1,875,939)	-	(15,643)	(2,220)	-	(1,893,802)
Depreciation for the Additions	-	-	-	(62,056)	-	-	(62,056)
Disposals	-	-	-	30,073	-	-	30,073
<b>As of 30 September 2023</b>	<b>-</b>	<b>(11,255,636)</b>	<b>(874,998)</b>	<b>(710,101)</b>	<b>(7,376)</b>	<b>(25,832)</b>	<b>(12,873,943)</b>
<b>Net book value as of 30 September 2023</b>	<b>10,043,066</b>	<b>38,769,414</b>	<b>2</b>	<b>253,890</b>	<b>8,634</b>	<b>2</b>	<b>49,075,008</b>

- There is no collaterals on the fixed assets

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

**3 FIXED ASSETS (CONTINUED)**

	Land LE	Building LE	Transportation and Motor Vehicles LE	Computers & Software LE	Furniture LE	Tools LE	Total LE
<b>Cost</b>							
As of 1 January, 2022	10,043,066	50,025,050	875,000	663,398	16,010	25,834	61,648,358
Additions	-	-	-	51,422	-	-	51,422
<b>As of 31 December, 2022</b>	<b>10,043,066</b>	<b>50,025,050</b>	<b>875,000</b>	<b>714,820</b>	<b>16,010</b>	<b>25,834</b>	<b>61,699,780</b>
<b>Accumulated depreciation</b>							
As of 1 January, 2022	-	(6,878,444)	(874,998)	(647,595)	(2,195)	(24,369)	(8,427,601)
Depreciation for the period	-	(2,501,253)	-	(9,272)	(2,961)	(1,463)	(2,514,949)
Depreciation of Disposals	-	-	-	(5,608)	-	-	(5,608)
<b>As of 31 December, 2022</b>	<b>-</b>	<b>(9,379,697)</b>	<b>(874,998)</b>	<b>(662,475)</b>	<b>(5,156)</b>	<b>(25,832)</b>	<b>(10,948,158)</b>
<b>Net book value as of 31 December 2022</b>	<b>10,043,066</b>	<b>40,645,353</b>	<b>2</b>	<b>52,345</b>	<b>10,854</b>	<b>2</b>	<b>50,751,622</b>

- There are no collaterals on the fixed assets

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 4- INVESTMENT IN SUBSIDIARIES

In October 2007, The company acquired 99.9% of the share capital of Arab Company For Projects And Urban Development, 96.9% of the share capital of Alexandria for Real Estate Investment, 72.18% of the share capital of San Stefano for Real Estate Investment, and 40% of Alexandria for Urban Projects through shares swap against the capital increase of Talaat Moustafa Group Holding "TMG Holding", the company participated in the capital increase of Alexandria Company for Real Estate Investment by LE 543,768,900, San Stefano for Real Estate Company by LE 243,000,000 and Alexandria for Urban Projects Company by LE 145,583,000

The following are the subsidiaries:

No	Company	Capital share LE	No, of issued shares	No, of acquired shares	Ownership percentage
1	Arab Company For Projects And Urban Development (S.A.E) *	2,620,162,400	26201624	26201538	99.9%
2	Alexandria Company For Real Estate Investment (S.A.E) *	925,451,950	18,509,039	18125500	96.92%
3	San Stefano Company For Real Estate Investment (S.A.E) **	878,000,000	8,780,000	6337565	72.18%
4	Alexandria For Urban Projects Company (S.A.E)***	133,500,000	1,335,000	533770	40%

\*Arab Company for Projects and Urban Development owns 1.66% of Alexandria Company for Real Estate Investment.

\*\* The company indirectly owns 27.82% of San Stefano Company for Real Estate Investment through its subsidiary (Arab Company for Projects and Urban Development (S.A.E), Alexandria Company for Real Estate Investment (S.A.E), Alexandria for Urban Projects Company (S.A.E).

\*\*\* Alexandria Company For Real Estate Investment (S.A.E) owns 60% of Alexandria for Urban Projects Company.

The total cost of the investments in the subsidiaries amounted to LE 18,016,263,260 as follows:

	30 September 2023 LE	31 December 2022 LE
Arab Company for Projects and Urban Development (S.A.E)	14,520,326,933	14,520,326,933
Alexandria Company for Real Estate Investment (S.A.E)	2,498,432,399	2,498,432,399
San Stefano Company for Real Estate Investment (S.A.E)	933,598,687	933,598,687
Alexandria Company for Urban Projects (S.A.E)	63,905,241	63,905,241
	<b>18,016,263,260</b>	<b>18,016,263,260</b>

The study of the extent of impairment of investments in subsidiaries Companies is measured annually.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 5 INVESTMENTS IN ASSOCIATES

	Percentage	No. of shares	30 September 2023	31 December 2022
			LE	LE
Hill /TMG for Constructions and Projects Management (under liquidation) *	49%	147000	1,470,000	1,470,000
			<u>1,470,000</u>	<u>1,470,000</u>

\* The Board of Directors agreed on the liquidation of Hill /TMG for Constructions and Projects Management. The liquidation process is still under progress.

#### 6 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

Financial assets at fair value through profit or loss amounted to LE 133,849,573 reflecting the market price as of 30 September 2023 as follows:

Investments Type	Amount	Net change on 30 September 2023	Addition during the period	Fair value 30 September 2023	Fair value 31 December 2022
	LE	LE	LE	LE	LE
UPS Investment	82,533,595	20,511,286	751,887	103,796,768	82,533,595
Investments in EFG HERMES Fund III	20,081,044	5,807,695	-	25,888,739	20,081,044
Mutual investment fund -Juman Fund	3,704,715	459,351	-	4,164,066	3,704,715
	<u>106,319,354</u>	<u>26,778,332</u>	<u>751,887</u>	<u>133,849,573</u>	<u>106,319,354</u>

#### 7 PREPAID EXPENSES AND OTHER DEBIT BALANCES

	30 September 2023	31 December 2022
	LE	LE
Deposit with Others - Financial Regulatory Authority	2,063,562	2,063,562
Prepaid expenses	19,920	56,279
Other debit balances	159,451	140,267
ECL for Debit Balances	(6,500)	(6,485)
	<u>2,236,433</u>	<u>2,253,623</u>

#### 8 CASH ON HANDS AND AT BANKS

	30 September 2023	31 December 2022
	LE	LE
<b>A- Local Currency</b>		
Cash on hand	17,698	1,294
Banks - current accounts	4,273,579	1,454,554
Time deposits	30,000	30,000
	<u>4,321,277</u>	<u>1,485,848</u>
<b>B- Foreign Currency</b>		
Banks - current accounts	819,170	657,131
<b>Total cash and balances at banks</b>	<u>5,140,447</u>	<u>2,142,979</u>
Expected Credit loss	(4)	(5)
<b>Total cash and balances at banks - Net</b>	<u>5,140,443</u>	<u>2,142,974</u>

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 9 ACCRUED EXPENSES AND OTHER CREDIT BALANCES

	<b>30 September 2023</b>	31 December 2022
	<b>LE</b>	LE
Accrued expenses	<b>5,022,876</b>	7,557,517
Vendors – services	<b>1,007,159</b>	663,588
Other credit balances	<b>575,978</b>	378,016
	<b><u>6,606,013</u></b>	<u>8,599,121</u>

#### 10 CAPITAL

The company's authorized capital amounted 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 Pound) par value each.

According to the Extraordinary General Assembly Meeting dated on 6 October 2007, the Company's authorized capital was increased to be 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 the 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 to 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 pounds) 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 June 2011 approved to increase the issued and paid-up capital through issuing bonus shares, deducted from the retained earnings, to be LE 20,635,622,860- dividend over 2,063,562,286 shares through issuing free shares deducted from the retained earnings. It was recorded in the commercial register on 24 May 2011.

#### 11 LEGAL RESERVE

Legal reserve amounted to LE 398,039,965 as of 30 September 2023 represents the transferred amount of the shares Premium amounted to LE 344,000,000, and LE 1.6 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, this in accordance with law no 159 of 1981.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 12 GENERAL RESERVES

The general reserve balance amounted to LE 61,735,404 as of 30 September 2023 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 stocks that were redeemed according to the extraordinary general assembly resolution dated 24 March 2010.

#### 13 EARNINGS PER SHARE

Earnings per share for the Nine-Months are EGP 0,11 the basic earnings per share are calculated by dividing the net profit of the period on the total number of outstanding shares during the period as follows:

	<b>30 September 2023</b>	30 September 2022
	<b>LE</b>	LE
Net profit for the period before deducting employees' dividends share and boards of directors' remuneration	<b>228,213,620</b>	217,287,133
employees' dividends share and Boards of directors' remuneration (estimated)	<b>(7,200,000)</b>	(6,000,000)
Net profit for the period, excluding employees' dividends share and Boards of directors' remuneration	<b>221,013,620</b>	211,287,133
Weighted average of outstanding shares	<b>2,063,562,286</b>	2,063,562,286
Earnings per share (L.E/share)	<b>0.11</b>	0.10

#### 14 DIVIDENDS RECEIVABLE

The balance of dividends from subsidiaries on 30 September 2023 amounted to EGP 251,702,707, which is represented in the dividends from *Arab Company for Projects and Urban Development* that is paid in accordance with the decision of the General Assembly meeting of *Arab Company for Projects and Urban Development* during 2022. Below is a reconciliation of the dividends during the period:

	<b>30 September 2023</b>	31 December 2022
	<b>LE</b>	LE
Beginning balance period / year	<b>619,997,325</b>	455,000,000
Dividend Declared	<b>252,498,717</b>	751,004,302
Dividends paid during the period / year	<b>(619,997,966)</b>	(586.006.977)
Ending balance period / year	<b>252.498.076</b>	619,997,325
Expected Credit loss	<b>(795,369)</b>	(1,948,376)
Ending balance - Net	<b>251,702,707</b>	618,048,949

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 15 INCOME TAX AND DEFFERED TAX

	<b>30 September 2023</b>	30 September 2022
	LE	LE
Net Profits for the period before tax	<b>254,458,333</b>	245,207,216
Adjustments on the profits to reach to taxable profits	<b>(253,514,711)</b>	(236,082,663)
<b>Net taxable profit</b>	<b>943,622</b>	9,124,553
Income tax at 22,5%	<b>212,315</b>	2,053,025
Tax on dividends 5% / 10%	<b>25,249,872</b>	25,100,684
Adjustment on Tax return	<b>-</b>	767,472
<b>Current income tax</b>	<b>25,462,187</b>	27,921,181

The accrued income tax movement throughout the period / year :

	<b>30 September 2023</b>	31 December 2022
	LE	LE
Balance at the beginning of the period / year	<b>73,060,036</b>	55,652,928
Additions during the period / year	<b>25,462,187</b>	86,927,496
Tax paid during the period / year	<b>(62,000,580)</b>	(69,520,388)
Balance at the end of the period / year	<b>36,521,643</b>	73,060,036

Deferred tax assets on 30 September 2023, amounted to LE 7,546,748 represented in the difference between accounting basis and tax basis, and is calculated as follows:

	<b>30 September 2023</b>	30 September 2022
	LE	LE
Accounting basis (note 3,6)	<b>167,144,512</b>	41,924,273
Tax Basis	<b>133,603,412</b>	41,916,999
Temporary taxes differences	<b>(33,541.100)</b>	(7,274)
Tax rate	<b>22.50%</b>	22.50%
Deferred tax (asset)/ liability	<b>(7,546,748)</b>	(1,631)
Deferred tax liability/(asset) –at the beginning of the period	<b>6,764,222</b>	2,729
Deferred tax	<b>(785.526)</b>	1,098

	<b>30 September 2023</b>	30 September 2022
	LE	LE
Current income tax	<b>(25,462,187)</b>	(27,921,181)
Deferred income tax	<b>(782,526)</b>	1,098
	<b>(26,244,713)</b>	(27,920,083)

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 16 RELATED PARTY TRANSACTIONS

- To accomplish the company's objectives, the company deals with the related parties on the same terms with the other parties. The related parties' transactions represent paying on behalf or settling some balances between those parties, in addition to providing consulting services. These transactions balances appeared on the Assets and Liabilities sections of the statement of financial position.

Short term benefits paid, as salaries and rewards according to paragraph no, 17 of EAS no.15, amounted to EGP 14,092,575 on 30 September 2023

Related parties' transactions are included with the statement of financial positions as follows:

	<b>Debit Balances 30 September 2023</b>	Debit Balances 31 December 2022	<b>Nature of the transaction</b>
Arab Company for Projects and Urban Development	<b>1,248,038,921</b>	1,126,987,830	Under the account of the capital increase of the Arab Projects Company
Alexandra for Real estate	<b>42,998</b>	26,355	
	<b>1,248,081,919</b>	1,127,014,185	
Expected Credit loss	<b>(3,931,458)</b>	(3,541,705)	
	<b>1,244,150,461</b>	1,123,472,480	
	<b>Notes receivable 30 September 2023</b>	Notes receivable 31 December 2022	
Alexandria Company for Real Estate Investment	<b>1,715,121,326</b>	1,715,094,971	
San Stefano for Real Estate Investment	<b>352,393,276</b>	352,393,276	
Alexandria for Urban Projects	<b>417,457,544</b>	417,457,544	
ECL For Notes receivables	<b>(869,740)</b>	(869,731)	
	<b>2,484,102,406</b>	2,484,076,060	

*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 *Talaat Mostafa Group Holding*

#### 17 TAX SITUATIONS

##### a. Corporate tax

The tax return is presented on time, A tax inspection has been carried out till the year 2012. The inspection of the following years is currently undergoing.

##### b. Salary tax

The company delivers the deducted payroll tax on a monthly basis and the quarterly income tax returns are files on time. a Tax inspection has been carried out till the year 2011. The inspection of the following years is currently undergoing.

##### c. Stamp tax

The company pays the stamp tax on time to the tax authority including the stamp tax due to the advertising.

#### 18 CONTINGENT LIABILITY

There are no contingent liabilities nor contractual commitments that are not included in the financial statements

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 19 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

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 Company's senior management is responsible for setting and monitoring the risk management policies and reporting regularly to the Parent Company on their activities.

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 represents the risk of default of the customers of not paying their due amounts. This risk is limited as the main objective of the company is to acquire companies.

##### **B- 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 might affect the Company's income. Financial instruments affected by market risk include interest-bearing loans and borrowings, and interest-bearing deposits. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return. The Company does not hold or issue derivative financial instruments.

##### **Exposure to foreign currency risk**

The risk of changes in the exchange rate of foreign currencies, which affects payments and receipts in foreign currencies, as well as the revaluation of assets and liabilities in foreign currencies. Given that most of the company's transactions are in local currency, this risk is considered low.

##### **Exposure to interest rate risk**

Since the company does not currently have loans and facilities, hence this risk does not exist.

##### **C- Liquidity risk**

The cash flows, funding requirements, and liquidity of the Company are monitored by company management. The Company's objective is to maintain a balance between continuity of funding and flexibility.

The Company currently has sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations.

## Talaat Mostafa Group Holding Company "TMG Holding" (S.A.E)

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### NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As of 30 September 2023

#### 20 MAJOR EVENTS

During the subsequent period, Standard & Poor's agency Lowered Egypt's Sovereign rating in foreign and local currencies to "B-" from "B" with a stable outlook, in addition Moody's Credit rating agency Lowered Egypt's rating from B3 to CAA1, with a stable outlook. The company has reviewed the potential impacts resulted from lowered Egypt's rating, and the effects on Company Financial statements, and the company's management believes that there is no potential material impact on financial statements.

The impact of the current uncertain economic environment is judgmental, and management will keep assessing the current position and its related impact. It should also consider that the assumptions used about economic forecasts are subject to a high degree of inherent uncertainty and therefore the actual outcome may significantly differ from the forecasted information. The Company has considered the potential impacts of the current economic volatility in determination of the reported amounts offered for the Company's financial and non-financial assets, and these considered to represent the management's best assessment based on the observable information. However, markets remain volatile, and the recorded amounts remain sensitive to market fluctuations.

In 7 August 2023, the CBE decided to raise the overnight deposit and lending rates and the central bank's main operating rate by 100 basis points to 19.25%, 20.25% and 19.75% respectively. The credit and discount ratio has also been raised by 100 basis points to 19,75%.

The exchange rates of the Egyptian pound against the dollar and some other currencies also declined in the period following the date of the financial statements, and the company is studying the impact on subsequent financial statements.