

**CI Capital Holding for Financial Investments
(Egyptian Joint Stock Company)**

Consolidated Interim Financial Statements and the
Limited Review Report Thereon
For the Six months ended June 30, 2026

Translation from Arabic

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Limited Review Report of Consolidated Interim Financial Statements

Translation from Arabic

To The Board of Directors of CI Capital Holding for Financial Investments

Introduction

We have performed a limited review for the accompanying Consolidated interim of financial position of CI Capital Holding for Financial Investments company (Egyptian Joint Stock Company) as of June 30, 2026, and the related Consolidated interim statements of profit or loss, comprehensive income, change in equity and cash flow for the six months then ended, and a summary of significant accounting policies and other explanatory notes. The company's management is responsible for the preparation and fair presentation of these Consolidated interim financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to draw a conclusion on these consolidated interim financial statements based on our limited review.

Scope of Limited Review

We conducted our limited review in accordance with Egyptian standards on Review Engagements 2410, "Limited Review of interim financial statements performed by the Independent Auditor of the Entity" A Limited review of interim financial statements consists of making inquiries, primarily of person responsible for financial and accounting matters in the Company and applying analytical and other limited review procedures. A Limited review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing and consequently 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 consolidated interim financial statements.

Translation from Arabic

Conclusion

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying Consolidated interim financial statements do not present fairly, in all material respects, the Consolidated financial position of the company as of June 30, 2026, and of its Consolidated financial performance and its Consolidated cash flow for the six months then ended in accordance with Egyptian Accounting Standards.

Amr Wahid

AMR WAHID ABDEL GHAFAR

American Institute of Certified Public Accountants Member
Egyptian Society of Accountants & Auditors Member
Accountants & Auditors Record No. (29566)
Independent Auditors Record No. (406)
at the Egyptian Financial Regulatory Authority
Bakertilly Mohamed Hilal & Wahid Abdel Ghaffar
Cairo August 13, 2026



Consolidated Interim statement of financial position
As of June 30, 2026

Translation of consolidated financial statements
Originally issued in Arabic

(In EGP)	Note no.	30 June 2026	31 December 2025
Non-current assets			
Financial Investments at fair value through other comprehensive income	(3)	135,648,689	119,270,591
Settlements guarantee fund	(4)	20,717,967	11,114,075
Debit Clients - non current	(12)	14,822,293,497	14,427,393,425
Investment in Joint ventures	(13)	4,748,464	7,248,418
Investment in associates	(14)	2,907,957,013	2,839,837,225
Property, plant and equipment	(7- 1)	744,594,239	745,775,860
Intangible asset	(7- 2)	61,203,412	62,575,556
Projects under constructions		19,462,354	14,610,818
Investments Property	(6)	258,755,786	262,184,813
Goodwill	(5)	383,036,441	383,036,441
Securitization debtors transactions	(25)	73,736,698	168,818,454
Right of use asset	(8- 1)	161,753,473	145,126,298
Deferred tax assets	(27- 1)	2,930,149	14,108,034
Total non-current assets		19,596,838,182	19,201,100,008
Current assets			
Cash at banks	(9,22)	3,160,634,896	5,500,798,782
Financial investment at amortized cost	(10)	3,172,113,175	2,046,300,713
Financial investments at fair value through profit or loss	(11)	545,811,866	505,140,282
Debit Clients - current	(12)	16,523,853,994	13,349,107,650
Other assets	(15)	496,243,200	721,266,435
Total current assets		23,898,657,131	22,122,613,862
Total assets		43,495,495,313	41,323,713,870
Equity			
Issued and paid in capital	(16)	1,000,000,000	1,000,000,000
Legal reserve		162,500,653	127,992,770
Foreign entities translation reserve		285,972,096	262,052,639
Retained earnings		5,478,149,130	5,422,923,497
Reserve for change in fair value investments through OCI		19,994,872	9,076,674
Reserve for micro finance risk		39,055,822	31,974,298
Reserve for factoring operations risk		1,534,067	46,652,996
Reserve for real estates mortgage risk		44,793,962	35,401,230
Reserve for fixed assets revaluation		538,357,280	542,788,665
Issuance premium reserve	(16)	402,732,129	402,732,129
Total shareholders' equity-holding company		7,973,090,011	7,881,594,898
Non-controlling interest		57,317,534	234,448,073
Total shareholders' equity and non controlling interest		8,030,407,545	8,116,042,971
Non-current liabilities			
Loans - Non current	(18,22)	16,344,932,689	16,565,774,090
Advance lease rents		386,346,991	382,693,970
End of service employees benefit	(20)	7,141,038	6,021,831
Lease Liabilities - Non current	(8- 2)	159,123,748	132,422,071
Deferred tax liabilities	(27-1)	101,273,655	185,871,627
Total non-current liabilities		16,998,818,121	17,272,783,589
Current liabilities			
Loans - current	(18,22)	12,317,188,278	9,947,697,878
Clients - Credit balances		1,157,624,022	993,037,105
Leased assets payables to suppliers		765,000	1,980,001
Employees compensation plan	(21)	0	593,594,915
Current income tax liability		447,027,451	656,267,020
Lease Liabilities - current	(8- 2)	36,578,318	42,513,141
Other liabilities	(17)	2,288,497,350	1,343,367,732
Provisions	(19)	133,607,518	131,814,448
Short-term bonds		2,000,000,000	2,000,000,000
Clearing accounts - creditors		84,981,710	224,615,070
Total current liabilities		18,466,269,647	15,934,887,310
Total liabilities		35,465,087,768	33,207,670,899
Total shareholders' equity and liabilities		43,495,495,313	41,323,713,870

The accompanying notes from (1) to (33) are an integral part of these consolidated financial statements and are to be read therewith.
(Limited review is attached)

Hesham Gohar
Group CEO

Mahmoud Attalla
Executive Vice Chairman

Consolidated Interim profit or loss statement**For the six months ended June 30, 2026**Translation of consolidated financial statements
Originally issued in Arabic

(In EGP)	Note no.	For the six months ended		For the three months ended	
		30-Jun-26	30-Jun-25	30-Jun-26	30-Jun-25
Operating revenues	(26)	4,669,205,908	4,222,046,576	2,361,648,579	2,092,097,208
Return on financial investment at amortized cost		364,032,702	366,082,071	165,127,171	194,328,841
Gain from selling financial investments at fair value through profit or loss		153,880,185	3,836,395	153,476,346	2,443,552
Gain from revaluation financial investments at fair value through profit or loss		23,019,809	84,199,097	24,375,150	61,885,808
The company's profit share in joint venture investment	(13)	(2,499,954)	0	(1,624,523)	0
profit from investment in associates	(14)	68,119,788	120,453,835	36,231,484	61,708,681
Foreign currency exchange differences		5,980,165	(27,761,475)	(101,443,385)	(7,903,971)
Interest income		125,176,222	118,866,566	54,819,650	56,587,336
Dividends income		22,346,908	1,648	22,343,328	959
Gain from selling property, plant & equipment		2,783,693	3,659,167	733,694	808,334
Other income		43,119,143	32,185,710	14,423,944	17,733,824
Total revenues		5,475,164,569	4,923,569,590	2,730,111,438	2,479,690,572
Direct financing and banking expenses		(2,871,731,959)	(2,809,084,636)	(1,481,857,741)	(1,460,046,258)
General and administrative expenses	(24)	(1,289,838,620)	(979,436,476)	(662,787,648)	(512,356,400)
Investments property depreciation	(6)	(3,429,027)	(956,206)	(1,714,514)	(478,103)
Right to use asset amortization	(8- 1)	(29,454,435)	(23,378,549)	(15,524,880)	(11,882,039)
Lease interest	(8- 2)	(16,237,218)	(13,120,072)	(8,296,836)	(7,014,246)
Expected credit loss		(70,995,845)	(105,099,796)	(9,190,912)	(3,228,935)
Impairment reverse of other assets		5,405,216	(542,494)	943,808	214,551
Provisions (charged)	(19)	(6,635,618)	(6,011,390)	(5,182,530)	(2,304,377)
Provisions No longer required	(19)	703,981	0	(1,096,019)	0
Total expenses		(4,282,213,525)	(3,937,629,619)	(2,184,707,272)	(1,997,095,807)
Net profit for period before tax		1,192,951,044	985,939,971	545,404,166	482,594,765
Income Tax	(27)	(354,599,947)	(286,654,259)	(84,782,852)	(128,525,575)
Net profit for the period after tax		838,351,097	699,285,712	460,621,314	354,069,190
Distributed on:					
Holding company - Equity holders		941,779,997	776,977,242	501,485,295	395,624,807
Non-controlling interest		(103,428,900)	(77,691,530)	(40,863,981)	(41,555,617)
		838,351,097	699,285,712	460,621,314	354,069,190

The accompanying notes from (1) to (33) are an integral part of these consolidated financial statements and are to be read therewith.

Consolidated Interim statement of other comprehensive income
For the six months ended June 30, 2026

Translation of consolidated financial statements
 Originally issued in Arabic

(In EGP)	<u>For the six months ended</u>		<u>For the three months ended</u>	
	<u>30-Jun-26</u>	<u>30-Jun-25</u>	<u>30-Jun-26</u>	<u>30-Jun-25</u>
Net profit for the period	838,351,097	699,285,712	460,621,314	354,069,190
Change fair value in investment through OCI	10,958,074	3,106,410	7,540,171	1,505,235
Foreign currency subsidiaries translation differences	26,711,333	(11,398,271)	(80,496,889)	(9,156,918)
Fixed assets revaluation surplus	0	18,272,948	2,535,117	18,272,948
Total comprehensive income for the period	<u>876,020,504</u>	<u>709,266,799</u>	<u>390,199,713</u>	<u>364,690,455</u>
Attributable to:				
Holding company - Equity holders	976,617,652	788,336,812	439,795,905	407,359,671
Non-controlling interest	(100,597,148)	(79,070,013)	(49,596,192)	(42,669,216)
	<u>876,020,504</u>	<u>709,266,799</u>	<u>390,199,713</u>	<u>364,690,455</u>

The accompanying notes form (1) to (33) an integral part of these consolidated financial statements and are to be read therewith.

Consolidated Interim statement of changes in shareholders' equity
For the six months ended June 30, 2026

These figures are consolidated financial statements
Originals are in Arabic

(In EGP)	Issued and paid in capital	Legal reserve	Foreign entities translation reserve	Reserve for factoring operations risks	Reserve for micro finance risk	Issuance premium reserve	Reserve for change in fair value investments through OCI	Reserve for real estate mortgage risk	Reserve for fixed assets revaluation	Originally issued in Arabic	Total shareholder's equity for holding company	Non- controlling interest	Total shareholders' equity
2025													
Balance as at January 1, 2025	1,000,000,000	73,503,590	299,540,526	0	28,469,796	402,732,129	(310,545)	10,072,904	494,035,188	4,966,731,314	7,274,773,902	425,827,551	7,700,601,453
Net profit of the period	0	0	0	0	0	0	0	0	0	776,977,242	776,977,242	(77,691,531)	699,285,711
Other comprehensive income	0	0	(10,005,124)	0	0	0	3,091,810	0	13,272,884	0	11,359,570	(1,378,483)	9,981,087
Total comprehensive income	0	0	(10,005,124)	0	0	0	3,091,810	0	13,272,884	776,977,242	788,336,812	(79,070,014)	709,266,798
Transactions with Shareholders													
Reserve for Legal-reserve	0	54,489,180	0	0	0	0	0	0	0	(54,489,180)	0	0	0
Reserve for micro finance risk	0	0	0	0	(1,817,257)	0	0	0	0	1,817,257	0	0	0
Reserve for factoring risks	0	0	0	13,570,375	0	0	0	0	0	(13,570,375)	0	0	0
Reserve for real estate financing clients risk	0	0	0	0	0	0	0	4,865,554	0	(4,865,554)	0	0	0
Amortization of fixed assets revaluation	0	0	0	0	0	0	0	0	(3,360,567)	6,058,181	(2,302,386)	2,302,386	0
Acquisition of a non-controlling equity interest	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax dividends in subsidiaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0	(973,802,111)	(973,802,111)	(98,159,710)	(1,071,961,821)
Total Transactions with Shareholders	0	54,489,180	0	13,570,375	(1,817,257)	0	0	4,865,554	(6,360,567)	(1,038,791,782)	(976,104,497)	(95,857,324)	(1,071,961,821)
Balance as at June 30, 2025	1,000,000,000	127,992,770	289,535,402	13,570,375	26,652,539	402,732,129	2,781,265	14,878,458	503,946,505	4,704,916,774	7,087,006,217	250,900,213	7,337,906,430
2026													
Balance as at January 1, 2026	1,000,000,000	127,992,770	262,052,639	46,652,996	31,974,298	402,732,129	9,076,674	35,401,230	542,788,665	5,422,923,497	7,881,594,898	234,448,073	8,116,042,971
Net profit of the period	0	0	0	0	0	0	0	0	0	941,779,997	941,779,997	(103,428,900)	838,351,097
Other comprehensive income	0	0	23,919,457	0	0	0	10,918,198	0	0	0	34,837,655	2,831,752	37,669,407
Total comprehensive income	0	0	23,919,457	0	0	0	10,918,198	0	0	941,779,997	976,617,652	(100,597,148)	876,020,504
Transactions with Shareholders													
Reserve for Legal-reserve	0	34,507,883	0	0	0	0	0	0	0	(34,507,883)	0	0	0
Reserve for micro finance risk	0	0	0	0	7,081,524	0	0	0	0	(7,081,524)	0	0	0
Reserve for factoring risks	0	0	0	(45,118,929)	0	0	0	0	0	45,118,929	0	0	0
Reserve for real estate financing clients risk	0	0	0	0	0	0	0	9,352,732	0	(9,352,732)	0	0	0
Depreciation of fixed assets revaluation	0	0	0	0	0	0	0	0	(4,431,385)	4,431,385	0	0	0
Acquisition of a non-controlling equity interest	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax dividends in subsidiaries	0	0	0	0	0	0	0	0	0	0	0	0	0
Dividends	0	0	0	0	0	0	0	0	0	(885,122,539)	(885,122,539)	(76,533,391)	(961,655,930)
Total Transactions with Shareholders	0	34,507,883	0	(45,118,929)	7,081,524	0	0	9,352,732	(4,431,385)	(886,554,164)	(885,122,539)	(76,533,391)	(961,655,930)
Balance as at June 30, 2026	1,000,000,000	162,500,653	285,972,096	1,534,067	39,055,822	402,732,129	10,904,872	44,795,962	538,357,280	5,478,449,130	7,973,090,011	57,317,534	8,030,407,545

The accompanying notes form (1) to (33) an integral part of these consolidated financial statements and are to be read therewith

Consolidated Interim statement of cash flows
For the six months ended 30 June 2026

Translation of consolidated financial statements
Originally issued in Arabic

(In EGP)	Note no.	For the six months ended	
		30 June 2026	30 June 2025
Cash flows from operating activities			
Net profit for the period before tax		1,192,951,044	985,939,971
Adjustments as follow:			
Depreciation of property, plant & equipment	(7)	56,837,740	46,449,437
Depreciation of investments property	(6)	3,429,027	956,206
Revaluation differences in financial investments at fair value through profit or loss		(23,019,809)	(84,199,097)
The company's share in the recorded equity method		(68,119,788)	(120,453,835)
Gains from selling property, plant & equipment		(2,783,693)	(3,659,167)
Provisions (charged)	(19)	6,635,618	6,011,390
Provisions No longer required	(19)	(703,981)	0
Impairment reverse Expected credit loss		70,995,845	105,099,796
impairment of other assets		(5,405,216)	542,494
Lease interest		16,237,218	13,120,072
Amortization of right of use asset		29,454,435	23,378,549
Interest income		(632,573,908)	(533,801,528)
Dividends income		(22,346,908)	(1,648)
Financing cost		2,869,671,390	2,809,084,636
Return on financial investment by amortized cost		(317,693,284)	(366,082,071)
End of service employees benefit charged	(20)	8,491,735	7,533,230
Employee compensation plan		10,924,912	6,000,000
Lease contract adjustments		(4,802,157)	0
		3,188,180,220	2,895,918,435
Changes in :			
Other assets		(433,772,941)	(381,718,735)
Debit client's		(3,397,923,058)	(1,814,381,105)
Credit customers		179,491,085	424,017,451
Clearance accounts		(139,633,360)	(94,955,391)
Other liabilities		642,881,671	325,362,879
End of service employees benefit-used	(20)	(7,433,720)	(5,736,687)
Provisions used	(19)	(4,590,322)	(6,453,518)
Lease liability		(26,636,118)	(33,094,989)
Suppliers of leased fixed assets		(1,215,003)	66,316,083
Securitizations transactions		97,852,194	(115,045,729)
Proceeds from Credit facilities and Loans from banks		2,148,648,996	2,859,236,670
Net cash flows provided from operating activities		2,245,849,644	4,119,465,364
Income tax paid		(638,205,140)	(583,868,652)
Interest income - collected		454,012,747	568,985,011
Dividends income - collected		22,346,908	1,648
Return on financial investments at amortized cost		81,003,838	366,082,071
Financing cost - paid		(2,852,519,151)	(2,845,741,656)
Net cash flows (used in) provided from operating activities		(687,511,154)	1,624,923,786
Cash flows from investing activities			
Payments for purchasing property, plant & equipment		(58,721,985)	(32,549,952)
Projects under constructions		(4,851,536)	(8,081,173)
Payments for Settlements guarantee fund		(9,603,892)	0
Financial invetements at amortized cost		(1,726,924,590)	0
Financial assets at fair value through other comprehensive income		(5,420,022)	(18,023,500)
Financial assets at fair value through profit or loss		(17,651,775)	(42,105,592)
Net cash flows (used in) investing activities		(1,823,173,800)	(100,760,217)
Cash flows from financing activities			
Dividends paid		(708,596,876)	(1,071,961,748)
Net cash flows (used in) financing activities		(708,596,876)	(1,071,961,748)
Change in cash and cash equivalent during the period		(3,219,281,830)	452,201,821
Cash and cash equivalent at the beginning of the period		6,902,517,989	6,277,802,591
Change in foreign currencies differences		21,999,637	(18,884,323)
Cash and cash equivalent balance at the end of the period represented in:	(9)	3,705,235,796	6,711,120,089
Cash at banks		2,442,223,816	3,252,139,436
Deposits less than 3 months		495,254,049	300,672,008
Cash on Hand		164,296,966	102,639,448
Financial investment at amortized cost		603,460,965	3,055,669,197
	(9)	3,705,235,796	6,711,120,089

The accompanying notes from (1) to (35) an integral part of these consolidated financial statements and are to be read therewith.

Notes to the consolidated interim financial statements For the six months ended June 30, 2026

1- Background

1-1 Incorporation

- CI Capital Holding for Financial Investments S.A.E was established on April 9, 2005, under the provisions of Law No.95 of 1992 and its executive regulations. The company was registered in the Commercial Register on 10 April 2005 under No. 166798 and has obtained a license No. 353 from the Capital Market Authority on 24 May 2006. And the extraordinary general assembly meeting decided on 20 March 2019 to change the company's name to be CI Capital Holding for Financial Investments Company.

1-2 Purpose of the company

- The company's purpose is to participate in the incorporation or to subscribe in the capital increase of entities which issue securities, management of investment funds, providing investment banking advisory services and to perform custody operation, under the provisions of Law No. 95 of 1992 and its executive regulations. The company has the right to have interest in or to participate with other corporations with similar business activities or which may assist the company in attaining its objectives in Egypt and outside Egypt. Also, the company has the right to merge or acquire those entities in accordance with the law and its executive regulations.
- The Company's duration is 25 years commencing from the registration date in the commercial register.
- The company's premises are located at Galleria 40 - 26th of July Corridor -Sheikh Zayed 6 of October- Giza - Egypt
- CI Capital Holding for Financial Investments holds the following interests in its subsidiaries:

<u>Company name</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Commercial International Brokerage Company	98.96%	98.96%
CI Assets Management	99.53%	99.53%
CI Capital Investment Banking	99.57%	99.57%
Dynamic Trading Securities Company	99.97%	99.97%
Corporate Leasing Company (Egypt) "Corplease"	87.40%	87.40%
Micro Finance Enterprise Services (REEFY)	79.99%	79.99%
CI Mortgage Finance Company	99.97%	99.97%
EGY EDU INVEST company	100%	100%
MCI capital healthcare partners for medical care	60%	60%
CI Capital Fixed Income Brokerage	99.99%	99.99%
CI Capital PE for Fund Management, Investments and Venture Capital	99.80%	99.80%
CI Capital – Saudi Arabia	100%	100%
CI Capital GCC – United Arab Emirates	100%	100%

1-3 Authorization of the financial statements

- The consolidated financial statements were authorized for issue in accordance with a resolution of the board of directors on August 12, 2026.

2- Basis of preparation

2-1 Statement of compliance

- These consolidated financial statements have been prepared in accordance with Egyptian Accounting Standards and relevant Egyptian laws and regulations.
- On 14 August 2018, the law number 176 for 2018 issued to organize finance lease and Factoring, the first illustration of the law is to cancel working under law 95 for 1995 related to finance lease.
- On 7 April 2019 Investment and corporation ministry approved cancelation of Egyptian Accounting standard number (20) concerning regulation and Egyptian accounting standards of finance lease and replaced by Egyptian Accounting standard number (49) for leasing contracts which excision require to adopt new appropriate philosophy to understand the Egyptian accounting standard and consider the implementation process and the need for amendments or systems and current instructions for the correct implementation that standard.
- For accounting period on or after January 2020 Investment and corporation ministry allow the early implementation if the Egyptian Accounting Standard (48) implemented (contract revenue from customers in 2019, other than this the implementation date is annual report period which the law number 95 for 1995 cancelled in with amendments and law number 176 for 2018 issued for finance lease and discounting as follows:
 - A- Finance lease contracts under law 95 for 1995 which should be accounted for under Egyptian Accounting Standard number (20) (Accounting rules and standards for finance leasing).
 - B- Finance lease contracts under law 176 for 2018 organize finance lease and Factoring.

2-2 Functional and presentation currency

- These consolidated financial statements are presented in Egyptian pounds (EGP) which is the company's functional currency, and all financial information are presented by (EGP).

2-3 Use of estimates and judgments

- Preparing these consolidated financial statements in accordance with Egyptian Accounting Standards, requires management using judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets, liabilities, income and expenses, these related estimates and assumptions depends on historical experience and other factors that company's management see it reasonable under current circumstances and events, and the actual results may differs from these assumptions.
- Estimates and assumptions are revisited on regular basis.
- Any changes in accounting estimates are recognized in the period where the estimates are changed whether the change affects only that period, or in the period of change and the future periods if the change affects them both.

2-4 Fair value measurement

- The fair value of financial instruments is determined based on the market value of the financial instrument or similar financial instruments at the date of the financial statements without deducting any estimated future selling costs. The value of financial assets is determined by the values of the current purchase prices for those assets, while the value of financial liabilities is determined by the current prices that can be settled by those liabilities.
- In the absence of an active market to determine the fair value of financial instruments, the fair value is estimated using various valuation techniques, taking into consideration the prices of the transactions occurred recently, and guided by the current fair value of other similar tools substantially – discounted cash flow method – or any other evaluation method to get resulting values that can rely on.
- When using the discounted cash flow method as a valuation method, the future cash flows are estimated based on the best estimates of management. And discount rate used is determined in the light of the prevailing market price at the date of the financial statement that is similar in nature and conditions.

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3- Financial investment at fair value through other comprehensive income

	<u>30 June 2026</u>	<u>31 December 2025</u>
Misr for central clearing depository and registry	7,073,219	7,073,219
The Egyptian Company for re-financing	5,639,200	5,639,200
The Egyptian Company for Commodities exchange	3,000,000	3,000,000
Investor's protection fund from non-commercial risks	564,614	425,537
Sohoula Company	588,000	588,000
Misr capital investment fund (Fawry)	5,226,125	4,780,450
Misr capital investment fund fixed income instruments	9,012,150	8,274,600
CI Assets Management Cumulative Daily Return Cash Fund	17,607,565	14,581,317
CI Assets Management Misr Daily Fund	8,948,909	8,220,527
C3 for fund management	36,420,266	36,420,266
CI Assets Management shareaa Cumulative Return Cash Fund	2,039,079	1,656,932
CI Real estate and constructions	1,004,120	724,422
CI Technology and Telecommunications	2,250,258	1,833,500
CI Export	930,902	832,284
CI Consumer	9,785,023	8,131,476
CI Misr Green Sustainability Fund	1,044,333	1,087,467
CI Digital finance and payments	2,573,419	2,047,467
CI Assets Management investment fund fixed income instruments – USD	1,313,614	991,656
CI Awaed fund	10,123,927	7,650,000
CI Assets Management – Gold	4,978,500	5,281,370
CI The Quant	1,107,482	0
CI 20HD	1,084,520	0
Initial Public Offerings (IPO) Investment Fund	1,052,803	0
Shomoul Real Estate Investment Fund	249,760	0
Settlement Companies for Clearing Services	2,000,000	0
Other Companies	30,901	30,901
	<u>135,648,689</u>	<u>119,270,591</u>

4- Investments in settlements guarantees fund

	<u>30 June 2026</u>	<u>31 December 2025</u>
Settlements Guarantees Fund	<u>20,717,967</u>	<u>11,114,075</u>

5- Goodwill

	<u>30 June 2026</u>	<u>31 December 2025</u>
Corplease (5-1)	23,018,082	23,018,082
Micro Finance Enterprise Services (REEFY) (5-2)	325,786,462	325,786,462
CI Capital Fixed Income Brokerage (5-3)	34,231,897	34,231,897
	<u>383,036,441</u>	<u>383,036,441</u>

5-1 Acquisition of Corplease Company

- During 2016 the company has acquired 72.95% from Corplease shares and voting power, accordingly the company has control over this company starting from 1 January 2016, and this acquisition had been fully paid in cash with an amount of EGP 236,991,693 and the net fair value of the company's share in the acquired assets and liabilities in the acquisition date was EGP 213,973,611 accordingly the excess amount paid over the fair value of the company's share in the acquired assets amounted to EGP 23,018,082 and this amount had been recognized as goodwill according to the study that had been prepared to such concern.

5-2 Acquisition of Micro Finance Enterprise Services (Reefy)

- On 28 December 2017 the company had acquired 80% from Micro Finance Enterprise Services (REEFY) with an acquisition cost amounted to EGP 373 040 574 (represents the investment cost) and the paid amount is EGP 241 040 574 (As of 31 December 2017 the fair value of investment cost to be paid is EGP 132 million). According to the signed contractual purchase of shares and its agreed amendments, the company paid EGP 90 million on June 2018, EGP 23 537 369 on November 2018 and the unpaid amount of the investment at 31 December 2018 is EGP 25 million to be paid at April 2019 which fair value as at 31 December 2018 is 23.5 million. During February 2019 the company paid the full amount EGP 25 million and charged EGP 1.4 million on profit and loss statement.
- The company's share in the acquired net assets and liabilities available for determination in the date of acquisition amounted to EGP 47,254,112, so the acquisition cost paid in excess amounted to EGP 325,786,462 this amount is considered as goodwill according to the related valuation study,
- The following represents the amounts of assets and liabilities in the acquisition date:

<u>Description</u>	<u>Egyptian Pound</u>
Cash and cash at banks	24,928,733
Treasury bills	12,750,000
Client (Net)	429,842,408
Property, plant and equipment	3,470,039
Other assets	633,971
Loans and credit facilities from banks	(391,986,657)
Other liabilities	(20,570,854)
Total	<u>59,067,640</u>
Non-controlling Interest	(11,813,528)
Company's share in the acquired assets available for determination	47,254,112
Paid in acquisition (Cash Paid)	<u>373,040,574</u>
Goodwill	<u>325,786,462</u>

5-3 Acquisition of CI Capital Fixed Income Brokerage

- On August 1, 2022, it was agreed between CI Capital Holding Company for Financial Investments and Misr Capital Company to buy its share of 99,990 shares in Misr Capital Brokerage Company.
- On August 21, 2022, the ownership was transferred, and the total amount was paid 60,809,050 Egyptian pounds to Misr Capital Company.
- On December 16, 2022, the Extraordinary General Assembly of Misr Capital Bond Brokerage Company decided to amend the company's name to become CI Capital Fixed Income Brokerage, which was registered in the Commercial Register on February 14, 2023

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- This amount has been approved as goodwill in accordance with the study prepared in this regard.
- The value of the assets and liabilities of CI Capital Fixed Income Brokerage Company is as follows:

21 August 2022

Egyptian pounds

Property, plant and equipment	6,906
Intangible Assets	272,568
Financial investment through amortized cost	13,557,141
Cash and cash at banks	11,873,248
Due from customers and financial institutions	4,055,806
Debtors and other debit balances	1,697,667
Creditors and other credit balances	(1,139,312)
Clients' creditors and financial institution	(1,570,227)
Income Tax	(2,173,986)
Net Book value	26,579,811
Acquisition ratio	99.99%
The company's share in the net book value	26,577,153
The value paid in the acquisition	60,809,050
Goodwill	34,231,897

6- Investment Property

Description	Buildings
<u>A-Book Value</u>	
Cost as of 01/01/2025	95,620,568
Transferred from Property, plant & equipment	179,796,550
Cost as of 31/12/2025	275,417,118
Cost as of 01/01/2026	275,417,118
Additions during the period	0
Cost as of 30/6/2026	275,417,118
<u>B-Accumulated Depreciation</u>	
Accumulated depreciation as of 01/01/2025	(6,374,253)
Depreciation for the year	(6,858,052)
Disposal during the year	0
Accumulated depreciation as of 31/12/2025	(13,232,305)
Accumulated depreciation as of 01/01/2026	13,232,305
Depreciation for the period	(3,429,027)
Accumulated depreciation as of 30/6/2026	(16,661,332)
Net book value as of 31 December 2025	262,184,813
Net book value as of 30 June 2026	258,755,786

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7- Property, plant & equipment and intangible assets

7-1- Property, plant & equipment

Description	Communication devices	Land, premises furniture & fixtures	Computers	Vehicles	Machinery and equipment	Total
Cost						
Cost as of 1/1/2025	188,765	838,305,783	163,822,889	91,852,500	5,838,391	1,100,008,328
effect of implementing fixed asset	0	65,658,512	0	0	0	65,658,512
Additions during the year	0	25,551,315	34,377,256	28,6--9,000	2,865,209	91,442,780
Disposals during the year	0	(62,561)	(1,273,484)	(7,050,301)	(922,231)	(9,288,577)
Transfer to investment property	0	(179,796,550)	0	0	0	(179,796,550)
Foreign currencies translation differences	0	(425,236)	(102,065)	0	0	(527,301)
Cost as of 31/12/2025	188,765	749,231,263	196,824,596	113,471,199	7,781,369	1,067,497,192
Cost as of 1/1/2026	188,765	749,231,263	196,824,596	113,471,199	7,781,369	1,067,497,192
Additions during the period	0	12,567,888	5,620,158	27,051,000	345,556	45,564,602
Disposals during the period	0	0	0	(3,138,113)	(115,002)	(3,253,115)
Foreign currencies translation differences	0	220,639	60,360	0	0	280,999
Cost as of 30/6/2026	188,765	762,019,790	202,505,114	137,364,086	8,011,923	1,110,089,678
Accumulated Depreciation						
Accumulated depreciation as of 1/1/2025	188,443	99,726,074	114,330,574	33,0--5,568	4,203,847	251,494,506
Depreciation for the year	0	36,871,104	22,195,576	21,406,037	1,187,143	81,659,860
Disposals accumulated depreciation	0	(48,344)	(1,273,442)	(4,585,623)	(881,205)	(6,788,614)
Accumulated depreciation for transfer to investment property	0	(4,121,367)	0	0	0	(4,121,367)
Foreign currencies translation differences	0	(425,238)	(97,815)	0	0	(523,053)
Accumulated depreciation as of 31/12/2025	188,443	132,002,229	135,154,893	49,865,982	4,509,785	321,721,332
Accumulated depreciation as of 1/1/2026	188,443	132,002,229	135,154,893	49,865,982	4,509,785	321,721,332
Depreciation for the period	0	20,555,789	12,372,995	12,814,854	706,445	46,450,083
Disposals accumulated depreciation	0	0	0	(2,865,459)	(84,960)	(2,950,419)
Foreign currencies translation differences	0	220,642	53,801	0	0	274,443
Accumulated depreciation as of 30/6/2026	188,443	152,778,660	147,581,689	59,835,377	5,131,270	365,495,439
Net book value						
Net book value as of 1/1/2025	322	738,579,709	49,492,315	58,806,932	1,634,544	848,513,822
Net book value as of 31/12/2025	322	617,229,034	61,669,703	63,665,217	3,271,584	745,775,860
Net book value as of 30/6/2026	322	609,241,130	54,923,425	77,548,709	2,880,653	744,594,239

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7-2 Intangible assets

	<u>30 June 2026</u>	<u>31 December 2025</u>
Cost		
Beginning balance of the period / year	93,685,772	31,999,123
Additions during the period / year	9,015,513	61,686,649
Ending balance at the end of the period / year	102,701,285	93,685,772
Amortization		
Beginning balance of the period / year	31,110,216	17,527,794
Amortization during the period / year	10,387,657	13,582,422
Ending balance at the end of the period / year	41,497,873	31,110,216
Net book value at the end of the period / year	61,203,412	62,575,556

8- Lease as lessee

8-1 Right of use asset

	<u>30 June 2026</u>	<u>31 December 2025</u>
Cost		
Beginning balance of the period / year	313,087,426	246,606,534
Disposal during the period / year	(36,681,082)	(9,497,958)
Additions during the period / year	47,250,467	75,978,850
Ending balance at the end of the period / year	323,656,811	313,087,426
Amortization		
Beginning balance of the period / year	(167,961,128)	(127,764,635)
Foreign Currency during the period / year	685,683	(467,356)
Disposal during the period / year	34,826,542	9,497,958
Amortization during the period / year	(29,454,435)	(49,227,095)
Amortization balance at the end of the period / year	(161,903,338)	(167,961,128)
Net book value at the end of the period / year	161,753,473	145,126,298

8-2 Lease liability

	<u>30 June 2026</u>	<u>31 December 2025</u>
Beginning balance of the period / year	174,935,212	144,186,460
Additions during the period / year	33,007,035	67,638,634
Foreign Currency during the period / year	(1,980,944)	(493,724)
Lease (Payments) during the period / year	(26,496,455)	(64,997,552)
Lease interest during the period / year	16,237,218	28,601,394
	195,702,066	174,935,212
Divided into		
Lease liability – current	36,578,318	42,513,141
Lease liability – Non current	159,123,748	132,422,071
	195,702,066	174,935,212

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9- Cash and cash at banks

	<u>30 June 2026</u>	<u>31 December 2025</u>
Banks - current accounts *	2,503,016,138	3,764,829,339
Banks – deposits	495,254,049	1,619,598,839
Cash on hand	164,296,966	121,969,598
Expected credit loss**	(1,932,257)	(5,598,994)
	<u>3,160,634,896</u>	<u>5,500,798,782</u>

* Bank balances as of 30 June 2026 include EGP 60,792,322 restricted balances with banks compared to EGP 45,142,322 as of 31 December 2025 as follows:

- The bank's current account contains a restricted balances at Commercial International Bank – Egypt amounted to EGP 60,792,322 of 30 June 2026 against EGP 45,142,322 of 31 December 2025 according to the signed contract with one of the group's subsidiary, the company have to maintain 5% cash coverage for the outstanding facility until contract maturity date (on 23 April 2019 the subsidiary obtained the approval from the bank to reduce cash coverage to be 2% from the outstanding balance) and settlement all outstanding balances as per the bank agreement As well as the acknowledgment signed on February 21, 2023 to allocate the balance of a deposit account of EGP 287,000 as cash cover as a guarantee for a facility of 250,000 pounds in the form of a credit card for the company.

** The following table represents the analysis movement for the related expected credit loss- :

	<u>30 June 2026</u>	<u>31 December 2025</u>
Balance at the beginning of the period / year	(5,598,994)	(4,305,599)
Reversed / (Formed) during the period / year	3,666,737	(1,293,395)
	<u>(1,932,257)</u>	<u>(5,598,994)</u>

- For the purpose of preparing the cash flow statement, cash and cash equivalent are presented as follows:

	<u>30 June 2026</u>	<u>30 June 2025</u>
Cash at banks	2,442,223,816	3,252,139,436
Deposits less than 3 months	495,254,049	300,672,008
Cash on hand	164,296,966	102,639,448
Financial investments at amortized cost less than 91 day	603,460,965	3,055,669,197
	<u>3,705,235,796</u>	<u>6,711,120,089</u>

10- Financial assets at amortized cost

	<u>30 June 2026</u>	<u>31 December 2025</u>
Treasury bills less than 91 days	642,575,000	1,540,175,000
Treasury bills from 91 days to 180 days	160,550,000	701,850,000
Treasury bills from 273 days to 364 days	2,619,775,000	0
Unearned interest	(250,786,825)	(195,724,287)
	<u>3,172,113,175</u>	<u>2,046,300,713</u>

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11- Financial investments at fair value through profit or loss

	<u>30 June 2026</u>	<u>31 December 2025</u>
Mutual funds certificates	545,811,866	225,883,549
Investments at Egyptian listed companies	0	279,256,733
	<u>545,811,866</u>	<u>505,140,282</u>

12- Debit clients

	<u>30 June 2026</u>	<u>31 December 2025</u>
Brokerage clients	1,538,590,642	1,767,669,168
Micro finance clients	3,507,055,036	3,008,260,714
Finance lease clients	21,909,648,005	19,666,936,010
Other clients	5,272,351,320	4,207,819,284
Total	<u>32,227,645,003</u>	<u>28,650,685,176</u>
Less: Expected credit loss	(881,497,512)	(874,184,101)
Net	<u>31,346,147,491</u>	<u>27,776,501,075</u>

The following table represents the analysis movement for the related expected credit loss:-

	<u>30 June 2026</u>	<u>31 December 2025</u>
Balance at the beginning of the period / year	(874,184,101)	(1,062,656,260)
Foreign currency during the period / year	(9,484,310)	20,991,831
Write off during the period / year	0	204,596,995
Used during the period / year	107,902,074	87,646,818
Charged during the period / year	(105,731,175)	(124,763,485)
Balance at the end of the period / year	<u>(881,497,512)</u>	<u>(874,184,101)</u>

– The debit client represented as follows:

	<u>30 June 2026</u>	<u>31 December 2025</u>
Debit Clients – Current	16,523,853,994	13,349,107,650
Debit clients – non-current	14,822,293,497	14,427,393,425
	<u>31,346,147,491</u>	<u>27,776,501,075</u>

13- Investment in joint ventures

	<u>30 June 2026</u>	<u>31 December 2025</u>
C3 for fund management	7,248,418	2,500,000
The company's profit share in C3 for fund management	(2,499,954)	4,748,418
	<u>4,748,464</u>	<u>7,248,418</u>

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14- Investments in associates

	<u>30 June 2026</u>	<u>31 December 2025</u>
14-1 Cleopatra hospital company*	2,836,718,396	2,556,482,340
Company's share of profits in Cleopatra Hospital company	68,119,788	280,236,056
	<u>2,904,838,184</u>	<u>2,836,718,396</u>
14-2 Light house for educational investment	3,118,829	3,113,628
Company's share of profits in light house for educational investment	0	5,201
	<u>3,118,829</u>	<u>3,118,829</u>
	<u>2,907,957,013</u>	<u>2,839,837,225</u>

* On December 30,2021 the company purchased a 26.78% of Cleopatra Hospital Company shares and the company purchased an additional share to become 27.79% on September 30, 2022.

* According to the decision of the Securities Listing Committee held on 17 May 2023 approving the company's issued capital decreased from EGP 800 million to EGP 722,717,101.5 by Execution of 154,565,797 treasury shares. The investment in Cleopatra Hospital becomes 30.77%.

* According to the decision of the Securities Listing Committee held on 17 September 2025 approving the company's issued capital decreased from EGP 722,717,101.5 million to EGP 721,892,813 by Execution of 1,648,577 treasury shares. The investment in Cleopatra Hospital becomes 30.80%.

* According to the decision of the Securities Listing Committee held on 1 October 2025 approving the company's issued capital increased from EGP 721,892,813 million to EGP 724,725,042 funded from retained earnings and the current year profits as presented in the financial statements for the year ended 31 December 2024, and the increase is fully allocated to the employee incentive and reward scheme through the allocation of shares under a sale promise arrangement. The investment in Cleopatra Hospital becomes 30.68%.

15- Other assets:

	<u>30 June 2026</u>	<u>31 December 2025</u>
Deposits with others	12,096,306	10,299,524
Accrued revenues	68,955,789	60,784,583
Prepaid expenses	228,445,493	202,573,996
Advances payments for purchases of fixed assets	2,593,100	1,564,024
Withholding tax receivable	67,515,344	136,371,718
Other debtors	134,262,238	313,762,083
Expected credit loss **	(17,625,070)	(4,089,493)
	<u>496,243,200</u>	<u>721,266,435</u>

**The following table represents the analysis movement for the related expected credit loss: -

	<u>30 June 2026</u>	<u>31 December 2025</u>
Balance at the beginning of the period / year	(4,089,493)	(5,254,715)
Reverse during the period / year	(13,535,577)	1,165,222
	<u>(17,625,070)</u>	<u>(4,089,493)</u>

16- Capital

- The company's authorized capital amounts EGP 2 billion and issued and paid-in capital amounts EGP 549,946,000 distributed on 54,994,600 shares of par value EGP 10 per share.
- The company's issued capital has been decreased by the accumulated deficit amounted to EGP 238,489,210 to become EGP 311,456,790 distributed over 31,145,679 shares according to the approval of the company's extraordinary general assembly meeting held on July 10, 2016.
- 57 Shares (Treasury stock) has been redeemed according to the extraordinary general assembly meeting in 20 September 2017 so the issued and paid in capital amount EGP 311,456,220 distributed on 31,145,622 shares.
- On 15 October 2017 the Board of Directors approved the increase of the issued and paid in capital from EGP 100,000,000 to amount EGP 411,456,220 distributed on 41,145,622 shares and the procedures to amend the commercial register have been completed on 19 December 2017.
- On 17 January 2018 the company's extraordinary general assembly approved the splitting of capital shares 1 to 10 and accordingly the amounting of the par value per share from EGP 10 share to EGP 1 share and take all the necessary legal action.
- According to the extraordinary general assembly meeting dated 25 March 2018 they approved a partial offering of CI Capital shares in the local market through initial public offering, while on 18 April 2018 the FRA had given the acceptance to issue CI Prospectus indicating the selling of maximum number of 225,637,282 shares of company's shareholders representing a stake of 54.8% stock capital.
- On 30 April 2018, the company offered 225,637,282 shares amounted EGP 7.7 per share with total value of EGP 1,737,407,071. Also, the extraordinary general assembly approved the capital increase for CI Capital through proceeding the issuance of number of shares Not more than the number of shares sold in the public/private offering and those wishing to subscribe through a closed subscriptions for old shareholders with same offering price, the non-selling old shareholders concession their rights in the capital increase. on 21 May the commercial register had been amended by the increase of issued and paid-up capital by EGP 132,727,813 to be EGP 544,184,033 distributed on 544,184,033 shares with par value 1 Egyptian pound full paid.
- On 21 May 2018 the company increased the issued and paid-up capital by 132,727,813 shares for EGP 7.7 per share, that represents EGP 1 par value per share and EGP 6.7 issuance premium per share.
- The total amount received related to the capital increase transaction was EGP 1,022,004,160, that represents EGP 132,727,813 as a capital increase in issued and paid-up capital and EGP 889,276,347 as a gross amount of issuance premium with a total cost of EGP 30,728,251 (59% of total IPO issuance cost) to get EGP 858,548,096 as a net issuance premium.
- On 12 June 2019 the board of director approved the increase of the Company's paid in and issued capital from EGP 544,184,033 to EGP 800,000,000 with an amount of EGP 255,815,967 by Distributing 255,815,967 bonus shares as per the Board consensus held on 12th of June 2019. This increase will be financed from the share premium reserve account to be EGP 602,732,129. The resultant stocks are to be awarded to the company's shareholders as 0.47009 bonus share for every 1 share and distribute the residual from the approximation on small investors, and this decision is approved by the general assembly on 2 September 2019 and registered in the Commercial Register on 18 September 2019.
- According to the extraordinary general assembly meeting dated 19 March 2020 they approve to increase the issued and paid capital of the company from EGP 800,000,000 to EGP 1,000,000,000 by an increase of EGP 200,000,000 distributed on 200,000,000 share by a par value of EGP 1 to be funded from the issuance premium to be balanced EGP 402,732,129, the shares resulting to be distributed on the shareholders as 0.25 free share per 1 original share , with rounding up fractions for the small shareholders, and registered in the Commercial Register on 10 June 2020.
- On 16 March 2021 Bank Misr completed 90% ownership of CI Capital Holding for Financial Investments shares throughout present compulsory purchase amounted 4.7 EGP per share.

Name	percentage	No. of Shares	Nominal vale
Banque Misr	92.95%	929,500,000	929,500,000
Others	7.05%	70,500,000	70,500,000
	100%	1,000,000,000	1,000,000,000

(In the notes all amounts are shown in EGP unless otherwise stated)

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	<u>30 June 2026</u>	<u>31 December 2025</u>
Accrued expenses	516,151,943	441,256,149
Sundry creditors *	1,644,528,986	815,627,179
Tax authority	32,195,843	33,130,524
Finance lease contracts collected in advance	7,655,632	12,892,425
Deferred revenue	73,236,646	30,809,820
Due to governmental authorities	14,728,300	9,651,635
	<u>2,288,497,350</u>	<u>1,343,367,732</u>

*The other creditors balance as of 30 June 2026 includes an amount of EGP 2,384,565 which represents cash collected from contracts of the securitization as its payable to custodian against EGP 10,114,867 as of 31 December 2025.

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18- Loans:

- Loans represent the amount utilized from the loans as of 30 June 2026 and 31 December 2025 according to the contracts signed with the banks, to finance the group's activities as follows

<u>Functional currency</u>	<u>Current portion</u>		<u>Non-Current portion</u>		<u>Balance as of</u>	
	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>	<u>30 June 2026</u>	<u>31 December 2025</u>
Loans with foreign currencies	5,771,344,850	1,624,403,287	2,413,698,584	2,814,946,462	8,185,043,434	4,439,349,749
(Equivalent to EGP)						
Egyptian Pound*	6,545,843,428	8,323,294,591	13,931,254,105	13,750,827,628	20,477,077,533	22,074,122,219
Total	12,317,188,278	9,947,697,878	16,344,952,689	16,565,774,090	28,662,120,967	26,513,471,968

(In the notes all amounts are shown in EGP unless otherwise stated)

Translation of notes to the consolidated financial statements
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	<u>Balance as of</u> <u>01 January 2026</u>	<u>Formed</u> <u>during the</u> <u>period</u>	<u>Used during</u> <u>the period</u>	<u>No longer</u> <u>required</u> <u>during the</u> <u>period</u>	<u>Balance as of</u> <u>30 June 2026</u>
Claims provision *	118,614,478	6,635,618	(4,138,567)	(703,981)	120,407,548
Legal claims provision	13,199,970	0	0	0	13,199,970
	<u>131,814,448</u>	<u>6,635,618</u>	<u>(4,138,567)</u>	<u>(703,981)</u>	<u>133,607,518</u>

	<u>Balance as of</u> <u>01 January 2025</u>	<u>Formed</u> <u>during the</u> <u>year</u>	<u>Used during</u> <u>the year</u>	<u>No longer</u> <u>required during</u> <u>the year</u>	<u>Balance as of</u> <u>31 December</u> <u>2025</u>
Claims provision*	205,807,789	5,456,872	(22,328,520)	(70,321,664)	118,614,478
Legal claims provision	18,724,970	0	(2,800,000)	(2,725,000)	13,199,970
	<u>224,532,759</u>	<u>5,456,872</u>	<u>(25,128,520)</u>	<u>(73,046,664)</u>	<u>131,814,448</u>

* Claims provision represents claims expected from other parties related to the group operations, information related to this issue is not disclosed according to Accounting Standards because the management think this could affect the negotiation with those parties, the management is regularly reviewing these provisions annually with any updates to these issues.

20- Employees end of service benefits

	<u>Balance as of</u> <u>01 January 2026</u>	<u>Charged during</u> <u>the period</u>	<u>Used during</u> <u>the period</u>	<u>Foreign</u> <u>currency</u> <u>differences</u>	<u>Balance as of</u> <u>30 June 2026</u>
Employees end of service benefits	6,021,831	8,491,735	(7,433,720)	61,192	7,141,038
	<u>6,021,831</u>	<u>8,491,735</u>	<u>(7,433,720)</u>	<u>61,192</u>	<u>7,141,038</u>

	<u>Balance as of</u> <u>01 January 2025</u>	<u>Charged</u> <u>during the year</u>	<u>Used during</u> <u>the year</u>	<u>Foreign</u> <u>currency</u> <u>difference</u>	<u>Balance as of</u> <u>31 December 2025</u>
Employees end of service benefits	3,890,560	14,523,946	(12,235,515)	(157,160)	6,021,831
	<u>3,890,560</u>	<u>14,523,946</u>	<u>(12,235,515)</u>	<u>(157,160)</u>	<u>6,021,831</u>

21- Employees compensation plan

- The board of directors meeting held on September 12, 2024 and the ordinary general assembly of the company held on October 14, 2024, approved the cash incentive plan, for employees, directors and executive board members of CI Capital Holding for Financial Investments and its subsidiaries under the following terms:
 - The system is a cash incentive program and does not grant beneficiaries any rights of any kind to the shares of the company or its subsidiaries.
 - The duration of this program is 3 calendar years, starting from January 1, 2023 to December 31, 2025, excluding the periods for payments of the program points values.
 - A percentage of 3% of the fair value of the company for the financial year ending in 2025 will be allocated to the aforementioned cash incentive program, and it will be distributed to the beneficiaries according to the terms and condition of eligibility, which include both quantitative and qualitative conditions, and it will be paid in cash. A fair value study will be prepared accordingly.
 - The cash incentive program will be terminated on December 31, 2025, in addition to the payment period for the beneficiaries, where cash payment on Egyptian pounds will occur after December 31, 2025, through the company's / subsidiary companies' resources.
 - The beneficiary's entitlement to the allocated amount is conditional upon their continued service with the company or its subsidiaries throughout the program's duration and the fulfillment of certain quantitative and qualitative conditions.
 - The program was fully settled during the second quarter of 2026. The following presents the movements of the program during the period/year:

	<u>30 June 2026</u>	<u>31 December 2025</u>
Beginning balance	593,594,915	278,562,972
Charged during the period / year	0	315,031,943
Paid during the period / year	(593,594,915)	0
Ending balance	<u>0</u>	<u>593,594,915</u>

(In the notes all amounts are shown in EGP unless otherwise stated)

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Financial position items debit / (credit)		Profit or loss statement items revenue / (expense)	
Cash at banks *	542,097,308	Financing expenses	(954,894,868)
Loans & Credit facilities**	(8,758,959,160)	Bank benefits	9,068,919
Securitization debtors	17,999,113		
Custodians for securitization operations	(49,667,514)		

31 December 2025**30 June 2025**

Financial position items debit / (credit)		Profit or loss statement items revenue / (expense)	
Cash at banks *	299,088,017	Financing expenses	(1,000,597,134)
Loans & Credit facilities**	(8,856,960,025)	Bank benefits	3,000,385
Custodian securitization	89,726,000		
Securitization debtors	1,697,881		
Custodians for securitization operations	(43,464,109)		

*Part of cash at banks.

**Part of credit facilities.

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23- Operating Segments

The segment is a group of assets and related operations that have a risks and benefits different from that other segments have or inside an economic environment that has its own risks and benefits rather than that associated with other segments which operate on a different economic environment.

The group includes more than five segments reports which represent segments , financially reported to the top management and these reports present a different product and services and managed separately as it require a different technological and marketing strategies :

- Financial service non banking segment which include asset management , brokerage and investment banking.
- Lease segment which financing the leased assets.
- Microfinance segment which provide the required funds for small and micro business activities.
- Mortgage finance segment which provide the required funds for financing mortgage.
- Consumer finance segment which operates in selling in installments goods
- Other segments represents the bookkeeping and custodian sector

And the following schedule analyzing revenues , expenses , assets and liabilities depending on the segments activities and services :

Description	Financial service- Non Banking segment	Leasing segments	For the six months ended 30 June 2026			Adjustment	Total
			Micro finance segment	Mortgage finance segment	Other segments		
Operating revenues	1,678,116,809	2,222,443,996	837,750,341	500,481,487	32,222,669	(1,809,394)	4,669,205,908
Return on financial investments by amortized cost	21,839,589	261,460,864	17,302,779	4,265,221	59,164,249	0	364,032,702
Profit from selling financial investments at fair value through profit or loss	907,406	423,668	0	0	152,549,111	0	153,880,185
Profit from revaluation financial investments at fair value through profit or loss	5,713,733	0	0	0	17,306,076	0	23,019,809
The company's profit share in joint venture investment	0	0	0	0	0	(2,499,954)	(2,499,954)
The company's profit from investment in associates	28,984,141	(19,624,585)	0	0	0	68,119,788	68,119,788
Foreign currency exchange differences	48,663,589	58,568,772	5,369,694	442,734	68,939,799	0	5,980,165
Interest income	15,247,847	0	0	0	670,614,739	(663,515,678)	125,176,222
Dividends income	1,253,693	0	0	0	1,530,000	0	22,346,908
Gain from selling property, plant & equipment	14,953,128	11,664,607	16,272,597	97,076	175,001	(43,266)	2,783,693
Other income	1,215,679,935	2,534,937,322	876,695,411	505,286,518	999,122,253	(656,556,870)	43,119,143
Total revenues	(65,041,110)	(1,669,221,175)	(301,664,347)	(407,812,461)	(484,861,232)	56,808,366	(2,871,731,959)
Direct financing and banking expense	1,150,638,825	865,716,147	575,031,064	97,474,057	514,321,021	(599,748,504)	2,603,432,610
Net revenues	(412,718,443)	(216,733,417)	(478,342,613)	(33,143,748)	(150,753,059)	1,852,660	(1,289,838,620)
General and administrative expenses	0	(3,429,027)	0	0	0	0	(3,429,027)
Investments property depreciation	(6,037,358)	(7,271,983)	(12,033,855)	(753,999)	(3,357,240)	0	(29,454,435)
Right to use asset amortization	(1,220,978)	(4,436,257)	(10,280,249)	(6,414)	(293,320)	0	(16,237,218)
Lease liability interest	(901,865)	(5,872,808)	(62,586,527)	(817,353)	(2,096,850)	1,279,558	(70,995,845)
Expected credit loss	0	5,405,216	0	0	0	0	5,405,216
Reverse (Impairment) of other assets	0	(6,635,618)	703,981	0	0	0	(5,931,637)
Provisions charged	(420,878,644)	(238,973,894)	(562,539,263)	(34,721,514)	(156,500,469)	3,132,218	(1,410,481,566)
Total expenses	729,760,181	626,742,253	12,491,801	62,752,543	357,820,552	(596,616,286)	1,192,551,044
Net profit for the period before tax	(165,725,280)	(161,823,682)	(2,483,538)	(12,769,485)	(78,149,530)	66,351,568	(354,599,947)
Income tax	564,034,901	464,918,571	30,008,263	49,983,058	279,671,022	(530,264,718)	838,351,097
Net profit for the period	4,043,142,670	14,968,193,586	2,886,872,548	1,253,654,892	1,425,454,676	(678,661,241)	23,898,657,131
Total current assets as of June 30, 2026	277,463,510	10,817,604,989	1,176,742,607	4,001,175,603	4,636,847,181	(1,306,995,708)	19,596,838,182
Total non-current assets as of June 30, 2026	559,926,342	9,037,844,605	755,924,384	3,058,445,500	4,617,024,514	(1,034,347,224)	16,998,818,121
Total non-current liabilities as of June 30, 2026	2,136,714,679	11,875,498,457	2,735,549,472	1,638,312,688	755,096,701	(678,902,350)	18,466,269,647

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23- Operating Segments :

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The group includes more than five segments reports which represent segments , financially reported to the top management and these reports present a different product and services and managed separately as it require a different technological and marketing strategies :

- Financial service non banking segment which include asset management , brokerage and investment banking.
- Lease segment which financing the leased assets.
- Microfinance segment which provide the required funds for small and micro business activities.
- Mortgage finance segment which provide the required funds for financing mortgage.
- Consumer finance segment which operates in selling in installments goods
- Other segments represents the bookkeeping and custodian sector

And the following schedule analyzing revenues , expenses , assets and liabilities depending on the segments activities and services :

Description	For the six months ended 30 June 2025					Total
	Financial service- Non Banking segment	Leasing segments	Micro finance segment	Mortgage finance segment	Other segments	
Operating revenues	720,848,156	2,175,363,027	887,804,448	414,934,962	24,750,369	4,222,046,576
Gain on sale of investment property	0	0	0	0	0	0
Return on financial investments by amortized cost	18,137,242	181,440,398	0	0	166,504,431	366,082,071
Profit from selling financial investments at fair value through profit or loss	833,617	429,239	0	2,321,470	252,069	3,836,395
(Loss) Profit from revaluation financial investments at fair value through profit or loss	2,693,262	0	0	1,267,114	80,238,721	84,199,097
The company's profit share in joint venture investment	0	0	0	0	0	0
The company's profit from investment in associates	(16,799,100)	(6,642,627)	0	0	(4,319,748)	120,453,835
Foreign currency exchange differences	50,315,209	52,078,998	3,523,531	799,252	47,333,059	(27,761,475)
Interest income	0	0	0	0	589,918,393	118,866,566
Dividends income	430,000	0	0	0	3,229,167	1,648
Gain from selling property, plant & equipment	1,528,123	9,337,803	20,513,836	121,213	684,735	3,659,167
Other income	777,986,509	2,412,006,838	911,841,815	419,444,011	908,591,196	32,185,710
Total revenues	777,165,078	2,412,006,838	911,841,815	419,444,011	908,591,196	4,923,569,590
Direct financing and banking expense	(77,165,078)	(1,589,516,012)	(357,307,197)	(323,194,221)	(498,559,148)	(2,809,084,656)
Net revenues	700,821,431	822,490,826	554,534,618	96,249,790	410,032,048	2,114,484,934
General and administrative expenses	(315,026,683)	(194,399,899)	(363,258,405)	(22,264,845)	(86,141,030)	(979,436,476)
Investments property depreciation	0	(956,206)	0	0	0	(956,206)
Right to use asset amortization	(5,572,667)	(5,636,382)	(10,475,934)	(590,090)	(1,103,476)	(23,378,549)
Lease liability interest	(1,235,878)	(3,323,545)	(8,253,576)	(78,132)	(228,941)	(13,120,072)
Expected credit loss	(562,201)	(22,352,861)	(79,718,140)	(962,443)	55,946	(105,099,796)
Reverse (Impairment) of other assets	0	(542,494)	0	0	(99,999,000)	(542,494)
Provisions charged	0	(3,906,617)	(2,104,773)	0	0	(6,011,390)
Total expenses	(322,397,519)	(231,118,004)	(463,810,828)	(23,895,510)	(187,416,501)	(1,128,544,983)
Net profit for the period before tax	378,423,912	591,372,822	90,723,790	72,354,280	222,615,547	985,939,971
Income tax	(94,233,629)	(131,757,861)	(20,462,264)	(16,399,991)	(82,976,174)	(286,654,259)
Net profit for the period	284,190,283	459,614,961	70,261,526	55,954,289	139,639,373	699,285,712
Total current assets as of June 30, 2025	4,040,054,521	8,870,486,857	3,102,112,941	889,185,949	2,186,382,434	18,755,359,809
Total non-current assets as of June 30, 2025	142,585,913	10,559,821,805	704,696,681	2,472,351,786	3,592,645,156	16,964,742,303
Total non-current liabilities as of June 30, 2025	135,627,606	8,700,479,549	545,957,469	2,203,607,357	3,634,389,437	15,086,061,418
Total current liabilities as of June 30, 2025	2,907,447,813	6,473,053,936	2,819,204,362	689,677,770	739,690,848	13,296,134,264

(In the notes all amounts are shown in EGP unless otherwise stated)

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	<u>For the six months ended</u>		<u>For the three months ended</u>	
	<u>30 June 2026</u>	<u>30 June 2025</u>	<u>30 June 2026</u>	<u>30 June 2025</u>
Salaries and wages	861,553,687	664,372,820	430,183,894	348,457,261
Employee end of services	8,491,735	7,533,230	4,052,637	3,450,721
Other expenses	362,955,458	261,080,989	199,051,025	136,717,513
Depreciation and amortization for PPE and intangible assets	56,837,740	46,449,437	29,500,092	23,730,905
	<u>1,289,838,620</u>	<u>979,436,476</u>	<u>662,787,648</u>	<u>512,356,400</u>

25- Securitization debtors' transactions

	<u>30 June 2026</u>	<u>31 December 2025</u>
Corporate Leasing Company (Egypt) "Corplease" (25-1)	55,737,585	150,372,255
Micro Finance Enterprise Services (REEFY) (25-2)	17,999,113	18,446,199
Total	<u>73,736,698</u>	<u>168,818,454</u>

25-1 Corporate Leasing Company (Egypt) "Corplease"

- The following table shows the fair values of these rights at the end of the securitization operations, which the Custodian is obligated to refund to the Company in its capacity as the assignor in such issuances, upon the expiry of the term of the securitization bonds or their expedited payment and after paying the full dues of the securitization bondholders of principal and return, as well as paying all other obligations.

Fair value of the company's rights at the end of the securitization process	<u>30 June 2026</u>	<u>31 December 2025</u>
10th securitization	0	86,549,668
11th securitization	111,419,983	120,378,580
12th securitization	1,185,888	981,022
Total	<u>112,605,871</u>	<u>207,909,270</u>

(In the notes all amounts are shown in EGP unless otherwise stated)

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- The measurement of fair value of the company's rights is classified at the end of the securitization process within the third level of the fair value chain according to inputs the valuation methods, and the following table illustrates the valuation methods used to measure fair values as well as the most important inputs used:

Evaluation methods and inputs		
<u>Description</u>	<u>Evaluation Method/Methods</u>	<u>Important input for fair value measurement</u>
Fair value of surplus securitization portfolio after all obligations are paid	Discounted Cash Flows: The financial model of the evaluation considers the present value of expected cash flows, discounted at a modified discount rate to reflect related risks. Projected cash flows, taking into account contractual rental values after they affect potential changes for the rate of deposit and lending for one night (Corridor) according to the expected changes to the future rate of return from BMI (Business Monitor International) This is in the case of cash inflows, as financial leasing contracts bear variable rates of return. This is in addition to a variable rate of return on securitization bonds. "Outflows of cash" are related to the Treasury bills price of 182 days plus a risk premium for the sixth and seventh versions only, since the fourth and fifth issuance bonds hold fixed rates of return.	1-Cash flows have been adjusted at moderate estimated default rates for reimbursement and average estimated rates of reimbursement and assuming a 100% delay in premiums for one month with an estimate of a year-long delay in the history of the securitizations portfolios based on average delay in the previous years. 2- Cash flows have been adjusted at moderate estimated rates for accelerated reimbursement. 3- The return to the calculation of the outcome was calculated at an average annual estimated rate of return on investment. 4- The surplus of the securitization portfolio resulting from the valuation method and the above assumptions has been deducted at an expected discount rate (the return of the Egyptian Treasury bonds) plus the risk associated with the portfolios and securitization bonds in accordance with the risks of each portfolio.

25-2 Micro Finance Enterprise Services (REEFY)

- The company signed a securitization portfolio transfer contract to the Egyptian Securitization Company under which the financial rights were transferred 29,100 microfinance contracts to the Egyptian Securitization Company (assignee) against the issuance of bonds amounted 700,000,000 Egyptian pounds distributed in three tranches details as follows:
 - The first tranche: EGP 317,000,000, maturity within 6 months.
 - The second tranche: EGP 273,000,000, maturity within 12 months.
 - The third tranche: EGP 110,000,000, maturity within 19 months.
- The Egyptian Securitization Company paid the issuance amount to the Company, in addition to the remaining surplus amount of the assigned portfolio resulting from the closure of the first securitization issuance process, which as of March 31, 2026, amounts to EGP 1,176,529.
- The Company earned a return of EGP 16,746,193 as a result of closing the securitization process on March 31, 2025.
- On September 22, 2024, the Company signed a portfolio assignment agreement for securitization with the Egyptian Securitization Company. under this agreement, the financial rights of 21,899 microfinance contracts were transferred to the Egyptian Securitization Company (the assignee) in exchange for issuing bonds worth EGP 884,000,000, divided into three tranches detailed as follows:
 - The first tranche: EGP 378,000,000, maturity within 6 months.
 - The second tranche: EGP 355,000,000, maturity within 12 months.
 - The third tranche: EGP 151,000,000, maturity within 18 months.

26- Operating revenues:

	<u>For the six months ended</u>		<u>For the three months ended</u>	
	<u>30 June 2026</u>	<u>30 June 2025</u>	<u>30 June 2026</u>	<u>30 June 2025</u>
Custody and other operation	30,413,275	23,095,983	12,376,058	9,588,665
Brokerage	529,474,943	459,291,402	254,827,976	229,367,866
Fund and portfolio management	451,562,897	181,979,828	176,058,380	104,857,307
Investment banking	97,078,969	79,576,926	62,099,582	33,781,320
Finance leasing operation	2,222,443,996	2,175,363,027	1,160,002,791	1,048,797,079
Microfinance	837,750,341	887,804,448	431,533,655	443,317,202
Mortgage Finance	500,481,487	414,934,962	264,750,137	222,387,769
	<u>4,669,205,908</u>	<u>4,222,046,576</u>	<u>2,361,648,579</u>	<u>2,092,097,208</u>

27- Income Tax:

	<u>For the six months ended</u>		<u>For the three months ended</u>	
	<u>30 June 2026</u>	<u>30 June 2025</u>	<u>30 June 2026</u>	<u>30 June 2025</u>
Current income tax	(428,020,034)	(377,839,757)	(138,567,627)	(164,543,932)
Deferred tax	73,420,087	91,185,498	53,784,775	36,018,357
	<u>(354,599,947)</u>	<u>(286,654,259)</u>	<u>(84,782,852)</u>	<u>(128,525,575)</u>

27-1 Deferred Tax:

	<u>Deferred tax liabilities</u>	<u>Deferred tax assets</u>	<u>Charged on Profit or loss statement (expense)</u>
Balance on 01 January 2026	(185,871,627)	14,108,034	
Recognized in Income statement	84,597,972	(11,177,885)	73,420,087
Balance of 30 June 2026	(101,273,655)	2,930,149	

28- Tax status of the parent company**28-1 Corporate tax**

- The company submit the tax returns and pays accrued tax on the dates specified by law.
- The period from 2006/2008 has been examined and paid.
- For year 2009, the company was not within the sample of tax inspection.
- The period from 2010/ 2014 were inspected and the dispute was ended by the internal committee.
- The period from 2015/2022 The company is regular in submitting tax returns on legal dates and no correspondence was received from the Tax Authority.

28-2 Salary tax

- The Company's salary tax has been examined, paid, and settled since inception 31/12/2011.
- Random estimation for years 2012/2015 takes place and has been challenged.
- Years 2016/2022 The company deducts tax on salaries and the like regularly and supplies on the legal dates.

28-3 Stamp tax

- The Company's stamp tax has been examined, paid and settled since the operations start up until 31/7/2006.
- Random estimation for years 2006/2015 takes place, and procedures has been applied for re-examination and the examination is not started yet

29- Basis of measurement

- The financial statements are prepared on the historical cost basis, except for financial instruments, which are measured at fair value or amortized cost or at condition cost.

30- Significant accounting policies

- The accounting policies set out below have been applied consistently with those applied in all periods presented. On March 28, 2019, the Minister of Investment and International Cooperation amended some provisions of the Egyptian Accounting Standards issued by Minister of Investment Decision No. 110 of 2015, which include some new accounting standards and amendments to some of the existing standards. The following is an overview of the most important accounting policies applied in preparing the company's financial statements.

30-1 Foreign currencies**30-1-1 Foreign currency transactions**

- Transactions in foreign currencies are translated into the respective functional currencies of Group companies at the exchange rates at the dates of the transactions.
- Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date.
- Assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate used when the fair value was determined.
- Non-monetary assets and liabilities items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.
- Foreign currency differences are generally recognized in profit or loss. However, foreign currency differences arising from the translation of the following items are recognized in OCI.
- Available-for-sale equity investments (except on impairment, in which case foreign currency differences that have been recognized in OCI are reclassified to profit or loss);
- A financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective.
- Qualifying cash flow hedges to the extent that the hedges are effective.

30-1- 2Foreign operations

- The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated at the exchange rates at the reporting date. The income and expenses of foreign operations are translated at the exchange rates at the dates of the transactions.
- Foreign currency differences are recognized in OCI and accumulated in the translation reserve, except foreign currencies translation difference to the extent that the translation difference is allocated to NCI.
- When a foreign operation is disposed of in its entirety or partially such that control, significant influence, or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal.
- If the company disposes of part of its interest in a subsidiary but retains significant influence or joint control, then the relevant proportion of the cumulative amount is retributed to NCI.
- When the company disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

30-2 Business Combination

- The company accounts for business combinations using the acquisition method when control is transferred to the company.
- The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired.
- Any goodwill that arises is tested annually for impairment, any gain on a bargain purchase is recognized immediately in profit or loss.
- Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.
- The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.
- Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not re measured and settlement is accounted for within equity. Otherwise, other contingent considerations are measured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognized in consolidated profit or loss.

30-3 Subsidiaries and associates**30-3-1 Subsidiaries are entities controlled by the company.**

- Subsidiaries are entities controlled by the Group.
- The company controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and could affect those returns through its power over the entity.
- The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

Non-controlling interests

- NCI are measured at their proportionate share of the acquirer's identifiable net assets at the date of acquisition.
- Changes in the company's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Loss of control

- When the company loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary, and any related NCI and other components of OCI related. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

Transactions eliminated on consolidation

- Intra- company balances and transactions, and any unrealized profit and loss arising from intra-company transactions, are eliminated.
- Unrealized gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the company's interest in the investee Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment of assets.

30-3-2 Investments accounted for by equity method

- The investments accounted for using the equity method include its share in the associates and the company doesn't has any rights in assets and associated arrangements liabilities.
- The associate company is which has significant influence, which is the power to participate in the financial and operating policies of an entity but is not control or joint control.
- Joint venture is a joint agreement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.
- The investments in associates are accounted for using the equity method so under which the investment is initially recognized at the transaction price including transaction costs.
- Subsequently the consolidated financial statement adjusted to reflect the investor's share of the profit or loss and other comprehensive income of the associate.

30-4 Property, plant and equipment and depreciation

30-4-1 Recognition and measurement

- Items of property, plant, and equipment are measured at historical cost less accumulated depreciation and any accumulated impairment losses note no. (7).
- Purchased Computer programs, which represent an integral part and effective for devices are capitalized as part of these devices.
- The cost of certain items of property, plant and equipment. If significant parts of an item of property, plant, and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant, and equipment.

30-4-2 Capital gain or loss

- Any gain or loss on disposal of an item of property, plant, and equipment is recognized in statements of profit or loss.

30-4-3 Subsequent expenditure

- The cost of replacing a component of one of the fixed assets as part of the fixed asset is considered when existence of adequate prediction of the future economic benefits to the company.

30-4-4 Depreciation

- All property, plant, and equipment are stated at historical cost, less any Residual value with straight-line method over the useful life of the asset, the following table represents the estimated useful life of assets estimated useful lives, using the straight-line method as follows:

Asset	Estimated useful life
Communication devices	2 years
Furniture and fixtures	10 years
Computers	3-5 years
Vehicles	4 years
Machinery and equipment	8 years

- The accounting policy for the subsequent measurement of the recognition of fixed assets for the land and buildings item has been changed according to the revaluation model in accordance with paragraph No. (31) of the amended Egyptian Accounting Standard No. (10), provided that the fixed assets item whose fair value can be measured in a reliable manner, which is the revaluation amount, is recorded on the revaluation date dated January 1, 2024 minus any subsequent accumulated depreciation and any subsequent accumulated impairment losses, and the valuation was done using the value method Market according to what was determined by the accredited appraisers of FRA.

- The building line is depreciated on the remaining life of the asset value after revaluation.
- The company recognizes the revaluation surplus within the comprehensive income statement, and the company also conducts revaluation regularly when there is a difference in book value in a material manner.
- The accumulative effect of surplus asset revaluation during the current period was recognized under comprehensive income, and the company first implemented the revaluation model option on January 1, 2024.

30-5 Intangible assets and goodwill

30-5-1 Goodwill

- Goodwill arising on the acquisition of subsidiaries is measured at cost less accumulated impairment losses.

30-5-2 Other intangible assets

- The intangible assets include computer programs, which are amortized using straight-line method over their estimated useful lives, and the amortization period range is from 25 months to 4 years.
- Other acquired intangible assets are recognized from accumulated activities and have specific useful life less accumulated amortization and any accumulated impairment loss.

30-5-3 Assets held for sale

- Non-current assets, or disposal company comprising assets and liabilities, are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.
- Such assets, or disposal groups, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets, employee benefit assets, investment property or biological assets, which continue to be measured in accordance with the company's other accounting policies.
- Impairment losses on initial classification as held-for-sale or held-for distribution and subsequent gains and losses on re-measurement are recognized in profit or loss.
- Once classified as held-for-sale, intangible assets and property, plant and equipment are no longer amortized or depreciated, and any equity-accounted investee is no longer equity accounted.

30-6 Financial instruments

Business model, classification and measurement

Business model

- The company determines the nature of the business model by considering the way in which the financial assets are managed to achieve the business objective as determined by management.
- On initial recognition, financial assets are classified as measured at:
 - amortized cost ("AC");
 - fair value through other comprehensive income ("FVOCI"); or
 - fair value through profit or loss ("FVTPL").
- Financial assets are not reclassified subsequent to their initial recognition unless the company changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.
- A debt instrument is measured at amortized cost if it meets the following conditions:
 - it is held within a business model that has an objective to hold financial assets to collect contractual cash flows; and
 - the contractual terms of the financial asset result in cash flows that are solely payments of principal and interest on the principal amount outstanding ("SPPI").
- A debt instrument is measured at FVTOCI if it meets both of the following conditions:
 - it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
 - the contractual terms of the financial asset result in cash flows that are SPPI.

- On initial recognition of an equity investment that is not held for trading, the company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an instrument-by-instrument basis.
- All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets.
- On initial recognition, the company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.
- Measuring or recognition instability (sometimes, this referred to "accounting inconsistency") and this may arise otherwise.

Business model assessment

- The company assesses the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:
 - The stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
 - How the performance of the portfolio is evaluated and reported to the company's management;
 - The risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
 - How managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
 - The frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.
 - Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the company's continuing recognition of the assets.
 - Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest

- For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.
- In assessing whether the contractual cash flows are solely payments of principal and interest, the company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the company considers:
 - Contingent events that would change the amount or timing of cash flows;
 - terms that may adjust the contractual coupon rate, including variable-rate features;
 - Prepayment and extension features; and
 - Terms that limit the company's claim to cash flows from specified assets (e.g. non-recourse features).
- A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual paramount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets – Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.
Financial assets at amortized cost	These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.
Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.

Financial liabilities – Classification, subsequent measurement and gains and losses

- Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition.
- Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. Any gain or loss on derecognition is also recognized in profit or loss.

Derecognition

Financial assets

- The company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.
- The company enters into transactions whereby it transfers assets recognized in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

Financial liabilities

- The company derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. The company also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

- On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

30-7 Capital

30-7-1 Common stocks

- Incremental costs directly attributable to the issue of Common shares are recognized as a deduction from equity. Income tax relating to transaction costs of an equity transaction are accounted for in accordance with EAS 24 income tax.

30-7-2 Repurchase and reissuance of common stocks (treasury stocks)

- When shares recognized as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs is recognized as a deduction from equity. Repurchased shares are classified as treasury stocks and are presented in the treasury stocks reserve. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity and the resulting surplus or deficit on the transaction is presented within share premium.

30-8 Impairment

- As allowed by EAS No. (47), the company applies two impairment models for financial assets measured at amortized cost and FVOCI:
 - the **simplified approach model** for trade receivables related to fees and commission under the scope of EAS No. (48) "Revenues from Contracts with Customers"; and
 - the **general approach model** for other financial assets, including financial assets under the scope of EAS No. (47).
- Impairment losses on financial assets are recognized in the Consolidated Income Statement within the credit losses expenses.

Simplified approach model

- With regards to trade receivables related to fees and commission, the simplified approach model for determining the impairment is performed in two steps:
 - any trade receivable in default is individually assessed for impairment; and
 - a general reserve is recognized for all other trade receivables (including those not past due) based on the determined historical loss rates and carryforward losses expectations.

General approach model

- The general model impairment requirements of EAS No. (47) apply to all credit exposures that are measured at amortized cost or FVOCI, except the positions covered by simplified model as abovementioned.
- For purposes of the impairment policy below, these instruments are referred to as ("Financial Assets").
- The determination of impairment losses and allowance moves from an incurred credit loss model whereby credit losses are recognized when a defined loss event occurs under previous accounting standard, to an expected credit loss model under EAS No. (47), where allowances are taken upon initial recognition of the Financial Asset, based on expectations of potential credit losses at the time of initial recognition.
- The company uses three main components to measure ECL. These are Probability of Default ("PD"), Loss Given Default ("LGD") and Exposure at Default ("EAD").
- The probability of tripping the corresponding parties is derived from internal group assessments. The Group allocates the probability of default for each exposure of the counterparty based on the economic environment in which the customer works, considering the relevant quantitative and qualitative information and quality available.
- Loss estimates when you stumble are independent of the client's probability of default. Loss models when tripping ensure that the main drivers of losses, including the quality of the warranty, are reflected in the loss factor when the specified stumble.
- Exposure when it stumbles is defined as the expected amount of credit risk to the counterparty at the time of its stumble. The exposure model is designed when you default on the life of the financial asset considering the expected payment files.

- EAS No. (47) Introduces a three-stage approach to impairment for Financial Assets that are not credit-impaired at the date of origination or purchase. This approach is summarized as follows:
 - **Stage 1:** The company recognizes a credit loss allowance at an amount equal to **12-month expected credit losses**. This represents the portion of lifetime expected credit losses from default events that are expected within 12 months of the reporting date, assuming that credit risk has not increased significantly after initial recognition.
 - **Stage 2:** The company recognizes a credit loss allowance at an amount equal to **lifetime expected credit losses** for those Financial Assets which are considered to have experienced a significant increase in credit risk since initial recognition. This requires the computation of ECL based on lifetime probability of default, lifetime loss given default and lifetime exposure at default that represents the probability of default occurring over the remaining lifetime of the Financial Asset. Allowance for credit losses are higher in this stage because of an increase in credit risk and the impact of a longer time horizon being considered compared to 12 months in Stage 1.
 - **Stage 3:** The company recognizes a loss allowance at an amount equal to **lifetime expected credit losses**, via the expected recoverable cash flows for the asset, for those Financial Assets that are credit impaired. For further detail see **following** paragraph "Credit-impaired Financial Assets in Stage 3".
- The company calculates expected credit losses for each financial asset individually. Similarly, the determination of the need to transfer between stages is made on an individual asset basis.

Significant Increase in Credit Risk

- Under EAS No. (47), when determining whether the credit risk (i.e., risk of default) of a Financial Asset has increased significantly since initial recognition, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes quantitative and qualitative information based on the company's historical experience, credit risk assessment and forward-looking information (including macro-economic factors). The assessment of significant credit deterioration is key in determining when to move from measuring an allowance based on 12-month ECLs to one that is based on lifetime ECLs (i.e., transfer from Stage 1 to Stage 2).

Credit-impaired Financial Assets in Stage 3

- At each reporting date, the company reviews the indicators for impairment of receivables balances, in order to take the necessary actions to account for impairment against the amounts that may not be collected from customers.
- The study is necessary to ensure that clients own and maintain a portfolio of shares to cover the debt owed to them - enabling the company to take necessary measures to preserve the company's right in case of any amounts due from customers and failure or delay in payment. The calculation using aging reports will not be applicable on brokerage receivables as there is no specified or expected time frame for clearing or collection, however a provision is to be formed for the difference between debit due balance and the value of owned shares (collateral).
- For Financial Assets considered to be credit-impaired, the ECL allowance covers the amount of loss the company is expected to suffer. The estimation of ECLs is done on a case-by-case basis for non-homogeneous portfolios, or by applying portfolio-based parameters to individual Financial Assets in these portfolios via the company's ECL model for homogeneous portfolios.
- Forecasts of future economic conditions when calculating ECLs are considered. The lifetime expected losses are estimated based on the probability-weighted present value of the difference between the contractual cash flows that are due to the company under the contract; and the cash flows that the company expects to receive.

Collateral for Financial Assets considered in the Impairment Analysis

- EAS No. (47) requires cash flows expected from collateral and other credit enhancement to be reflected in the ECL calculation. The following are key aspects with respect to collateral and guarantees:
 - Eligibility of collateral, i.e. which collateral should be considered in the ECL calculation;

- Collateral evaluation, i.e. what collateral (liquidation) value should be used; and
- Projection of the available collateral amount over the life of a transaction.

Critical Accounting Estimates

- The accounting estimates and judgments related to the impairment of Financial Assets is a critical accounting estimate because the underlying assumptions used can change from period to period and may significantly affect the company's results of operations.
- In assessing assets for impairments, management judgment is required, particularly in projecting future economic information and scenarios where circumstances of economic and financial uncertainty, when developments and changes to expected cash flows can occur both with greater rapidity and less predictability. The actual amount of the future cash flows and their timing may differ from the estimates used by management and consequently may cause actual losses to differ from reported allowances.

30-9 Provisions

- Provisions are recognized when the company has a legal or constructive current obligation because of a past event and it is probable that a flow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and, where appropriate, the risks specific to the liability.
- Provisions are reviewed at the financial position date and amended (when necessary) to represent the best current estimate.

30-9-1 Employees end of service provision (Finance leasing activity)

- The company contributes to the government's social insurance system according to the social insurance law. It also adopts defined contribution plan according to which the company will fund the scheme to any staff member by accruing 10% of the gross monthly salary of any staff member excluding allowances.
- Vesting conditions depends on duration of service as follows:

<u>Duration of service</u>	<u>Percentage of balance paid</u>
Less than 5 years	0
More than 5 years up till 6 years	20%
More than 6 years up till 7 years	40%
More than 7 years up till 8 years	60%
More than 8 years up till 9 years	80%
More than 9 years and less than 10 years	90%
10 years or more	100%
Staff reaching the age 60	100%
In case of death or total permanent disability	100%

30-10 Legal reserve

- The Company's statutes provide for deduction of a sum equal to 5% of the annual net profit for formation of the legal reserve. Such deduction will be ceased when the total reserve reaches an amount equal to half of the Company's issued capital and when the reserve falls below this limit, it shall be necessary to resume.

30-11 Cash Flows Statement

- The statement of cash flows is prepared using the indirect method. For the purpose of preparing the cash flows statement, cash and cash equivalents consist of cash on hand, banks current accounts, demand deposits and credit banks which not exceed three months, bank overdraft balance which paid off when requested is considered a part of management of the company's cash as one of its items that appear discounted for the purpose of calculating cash and cash equivalent.

30-12 Dividend Distribution

- Dividend distribution is recognized as a liability in the financial statements in the period in which the dividends are declared.

30-13 Leasing contract

- On 1 January 2018, the company began the adoption from the cancellation date of law no. 95 and the issuance of law no.176 for the year 2018 the Egyptian Accounting Standard number (49) leasing contracts and its validity date 1 January 2019. This standard replaces the previous Egyptian Accounting Standard number (20).
- EAS49 leases set out the principles for the recognition, measurements, presentation and disclosure of leases. The objective is to ensure that lessees and the lessors provide relevant information in a manner that faithfully represents those transactions. This information provides the users of the financial statements a basis to evaluate the effects of leasing contracts on the financial position, financial performance and the cash flow of the entity.
- At inception of a contract, the company assesses whether a contract is, or contains, a lease. A contract is or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration and the lease term is determined as a non-cancellable period for the lease contract together with the following: -
- Periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option.
- Periods covered by an option holder to terminate the lease if the lessee is reasonably certain not to exercise the option.

Leases in which the company is the lessor

- According to EAS 49 leases, the company determine at inception whether each lease is a finance lease or an operating lease.
- To classify each lease, the company makes an overall assessment of whether the lease transfers substantially the entire risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not, then it is an operating lease. In deciding whether a particular lease should be classified as a finance or operating lease the substance of the transaction should be considered, rather than its strict legal form. And from the examples of situations that individually or in combination would normally lead to a lease being classified as a finance lease:
- a- The lease transfers ownership of the underlying assets to the lessee by the end of the lease term.
- b- The lessee has the option to purchase the underlying assets at a price expected to be sufficiently lower than fair value at the exercise date that is reasonably certain, at the inception date that the option will be exercised.
- c The lease term is for a major part of the useful life of the underlying asset even if title is not transferred.
- d- The present value of the lease payments at the inception date amounts to at least substantially all of the fair value of the underlying asset.
- e- The underlying asset is of such specialized nature that only the lessee can use it without major modifications.

Recognition and measurement

- Initial measurement

The amount due from the lessee under a finance lease to be recorded in the statement of financial position of the lessor as a receivable at the amount of the net investment in the lease.

- At the commencement date the lease payments included in the measurement of the net investment in the lease comprise the following payments for the right to use the underlying assets during the lease term that are not received at the commencement date:
- a- Fixed payments (Include the fixed payments as determined in paragraph "B42"), less any lease incentives.
- b- Variable payments that depend on an index or rate, that initially measured using an index or rate at the lease commencement date.

- c- Any guaranteed residual value, which is guaranteed by the lessee or by a third party unrelated to the lessor who is financially capable of discharging the obligation under the guarantee, Purchase option price if the lessee reasonably certain to exercise this option.
- d- Evaluated taking in account the considerations determined in paragraph "B37" (penalties the lessee expects to pay for terminating the lease if the lease term reflect the lessee exercising an option to terminate the lease).
- e- Termination of the lease.

30-14 Operating revenues:

- The EAS No. (48) Supersedes the following Egyptian Accounting Standards:
- EAS No. (8) "Construction Contracts" as amended in 2015.
- EAS No. (11) "Revenue" as amended in 2015.
- More specifically, EAS No. (48) Sets out that the recognition of the revenue is based on the following five steps:
 - 1- identify the contract with the customer;
 - 2- identify the contractual obligation to transfer goods and/or services (known as performance obligations);
 - 3- determine the transaction price;
 - 4- allocate the transaction price to the performance obligations identified based on the stand-alone selling price of each good or service; and
 - 5- Recognize revenue when the related performance obligation is met.
- The company applies the EAS No. (48) five-step revenue recognition model to the recognition of fees and commissions income, under which income must be recognized when services are transferred, hence the contractual performance obligations to the customer has been satisfied.
- The company adopted EAS No. (48) With reference to the three business units in which the Group operates at the date of adoption: Brokerage, Asset Management and Investment Banking.
- Accordingly, after a contract with a customer has been identified in the first step, the second step is to identify the performance obligation - or a series of distinct performance obligations - provided to the customer. The Group examines whether the service is capable of being distinct and is distinct within the context of the contract. A promised service is distinct if the customer can benefit from the service either on its own or together with other resources that are readily available to the customer, and the promise to transfer the service to the customer is separately identifiable from other promises in the contract.
- The amount of income is measured based on the contractually agreed transaction price for the performance obligation defined in the contract. If a contract includes variable consideration, the company estimates the amount of consideration to which it will be entitled in exchange for transferring the promised services to a customer. Income is recognized in profit and loss when the identified performance obligation has been satisfied.
- Following the adoption of EAS No. (48), fee and commission income is presented in the income statement separately from fee and commission expense.
- The company acts as the main source and Egyptian Accounting Standard No. 48 requires that the costs of implementing contracts be presented separately in the income statement within fees and commission expenditures.
- The company provides Asset Management services that give rise to asset management and performance fees and constitute a single performance obligation. The asset management and performance fee components are variable considerations such that at each reporting date the Group estimates the fee amount to which it will be entitled in exchange for transferring the promised services to the customer. The benefits arising from the asset management services are simultaneously received and consumed by the customer over time. The company recognizes revenue over time by measuring the progress towards complete satisfaction of that performance obligation, subject to the removal of any uncertainty as to whether it is highly probable that a significant reversal in the cumulative amount of revenue recognized would occur or not. For the management fee component this is the end of the service period. For performance fees this date is when any uncertainty related to the performance component has been fully removed.

- Management has assessed the impact of application of the new standard on the company's financial statements, analyzing each of its revenue streams by applying the five-step model, and concluded there was no impact given the nature of and the accounting policy adopted for the company's revenues.

30-14-1 Funds and portfolios management fees

- Management fees are recognized according to contracts terms with a certain percentage from net assets of mutual funds and portfolios, which managed by the company every month these fees, are recognized in companies' operational income according to accrual basis.
- Commission is calculated and suspended daily against mutual funds and portfolios evaluation with a certain percentage from net assets of mutual funds and portfolios.

30-14-2 Performance fees

- Performance fees are recognized with a certain percentage from annual interest achieved of the mutual funds and portfolios in case it exceeds a certain rate specified according to contracts terms for each fund.
- Annual interest achieved is calculated according to the net assets of the fund however, performance fees are not recognized from the revenue except there are conditions for achievement and reasonable assurance for collection.

30-14-3 Interest income

- Interest income is recognized in the income statement by using the effective interest rate method.

30-14-4 Dividend income

- Dividend income resulted from the Company's investments in shares and mutual funds is recognized in the statement of income on the date that the right to collect it is established.

30-14-5 Finance leasing income

- At the commencement date, a manufacture or dealer lessor shall recognize the following for each of its finance leases:
 - a- Revenue being the fair value of the underlying asset, or, if lower, the present value of the lease payments accruing to the lessor, discounted using a market rate of interest.
 - b- The cost of sale being the cost, or caring amount if different, of the underlying asset less the present value of the unguaranteed residual value.
 - c- Selling profit or loss (being the difference between revenue and the cost of sale) in accordance with its policy for outright sales to which EAS "48" applies. A manufacturer or dealer lessor shall recognize selling profit or loss on a finance lessee at the commencement date, regardless of whether the lessor transfers the underlying asset as described as EAS"48" (Revenue from contracts with customers).

30-14-6 Income from securitization operation

- Income from securitization activities is measured by the amount of increase in the fair value of the transfer weather it had been paid or still accrual to the company as rights to be paid by the end of the securitization process – against the book value of the securitization portfolio at the date of the transfer contract.

30-14-7 Custody revenue

- Custody revenue is recognized when the service is provided, and the invoice is issued.

30-14-8 Services revenue (Microfinance activity)

- Services revenues are recognized according to the accrual basis when the loan is offered according to the agreements in the contract between the company and the borrower.

30-14-9 Delay penalty (Microfinance activity)

- In case of a customer, delay in the payment of the due installment in the due date and delay penalty is calculated according to the contract agree.

30-14-10 Other leasing revenue

- Other leasing revenues are represented in the amount of the lessee payment, directly after signing the contract in exchange with the provided service according to the lease contract.

30-14-11 Mortgage finance revenue

- Revenue recognized from the use of third parties to the company's resources, which generate revenues if the following conditions are met:
 - The flow of economic benefits associated with the transaction to the entity is highly expected.
 - Revenue can be measured reliably.
 - Thus, revenue from financing services is recognized in the areas of financing the purchase, construction, renovation and improvement of real estate in accordance with the contract between the Company and its customers on a time proportion basis taking into account the target interest rate on the asset.
- Loans receivable from customers' portfolios purchased using the effective interest method are recognized on a time proportion basis taking into account the discount rate used at the time of purchase.
- Revenue from delays in payment is recognized when collected from customers.

30-14-12 Perennials products and Services Revenue

- Revenue recognized from the sales of Perennials products in the income statements when the risks and substantial benefits transferred to the buyer. Revenue of services provided recognized in the income statements when the services rendered, no revenue will be recognized in case of assurance of uncollectability of the return or the cost associated to or continuing administrative relation with the sold products.
- The sales represents the value of the contractual sold perennials products which delivered to the customers in its cash sales prices , the difference between the cash price and the total sales as a deferred credit interest which presented netted from the accounts receivables , this interest recognized as revenue in the income statement according to the effective interest rate till maturity, same bases used to record revenue from other services which represented in the general commerce , distribution, commercial agencies, invoices collection of behalf of others, and late penalties on customers, administrative expenses and revenue from accelerating payments

30-14-13 Consumer finance interest Revenue

- Revenuer recognized from customers finance according to the contract between the company and its customers based on the time value taking into consideration the rate of return used on the same asset. The revenue recognized in the income statements under revenue from interest according to the effective interest rate till maturity
- The effective interest rate is the financial asset amortized cost and allocation of the revenuer over the lifetime of the asset. Actual rate of return is the rate used for deduction of projected cashflows expected to collect over the life of the financial asset to reach book value for the financial asset.
- The revenue is not recognized from the loans to customer categorizing the as doubtful, those booked as marginal records outside the financial statements. The recognition of such interest upon the cash collection.

30-15 Expenses

30-15-1 Interest expense

- Interest expense on loans is recognized in profit or loss using the effective interest method.

30-15-2 Income Tax

- Income tax expense comprises current and deferred tax. It is recognized in profit or loss except to the extent that it relates to a business combination in the same period or in different periods, out of profit and losses either to be recognized directly in equity or in OCI or in business combination.

First: Current Income tax

- Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.
- Current tax assets and liabilities are offset only if certain criteria are met.

Second: Deferred tax

- Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:
 - Taxable temporary differences arising on the initial recognition of goodwill.
 - Temporary differences on the initial recognition of assets or liabilities in a transaction that is not:
 - a- Business combination.
 - b- Does not affect either on the total net accounting income, or on the total net taxable income (Tax loss).
 - Temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the company can control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.
- Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available, against which they can be used.
- Future taxable profits are determined based on business plans for individual subsidiaries in the company. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves. Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.
- Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.
- When the deferred tax is measured in the end of the financial period, the tax effects on the procedures followed by the company to payback the book value for its assets and liabilities.
- Deferred tax assets and liabilities are offset only if certain criteria are met.

30-15-3 Borrowing Cost

- Borrowing cost is recognized through statement of income, which incurred as a financing expense during the period with exception of, that borrowing cost that directly related to the acquisition or creation of assets is capitalized and added to the value of these assets and amortized over the useful life of these assets.
- Borrowing cost is considered as part of the fixed asset costs related to it when the actual spending on the asset starts during the period in which the company bears the borrowing cost. Capitalizing borrowing costs is stopped during the periods in which the asset processing is temporary stopped or when the asset is ready for use.

30-16 Lease contracts in which the company as a lessor

- The right to use asset and lease contract liability is recognized on the initial date of the lease contract, although the company has the right not to imply that neither for short-term lease contracts nor lease contracts in which the asset has low value, in this case lease payments regarding these leases are recognized expense, either with fixed installment over the life of the lease, or another regular basis, and the another regular basis is recognized if that basis is more representative of the benefit as lessee.
- The company has long-term lease contracts for some exhibitions and workshops, it is measured and presented in financial statements as follows;

30-16-1 Initial measurement of the asset "the right to use"

- The cost of the right to use asset consists of;
 - A. The initial measurement of lease contract liability, which is the current value of the unpaid lease payments on that date. Lease payments are deducted using the interest rate in the lease contract, in case that was not possible, the lessee must use interest rate of additional borrowing for the lessee.
 - B. Any lease contract payments have been made during or before the date the lease contract began without any lease incentives collected.
 - C. Any initial direct costs that was carried by the lessee.
 - D. Estimates of the costs carried by the lessee in dismantle and remove asset of the contract, restoring the site the asset existed in, to its original condition, or restoring the asset itself to its required condition, unless those costs are to be incurred to produce the stock, and the lessee will record these costs either on the date of the lease contract or as result of using this asset for period of time.

30-16-2 Subsequent measurement of the asset "the right to use"

- After the start date of the lease, the "right of use" is measured, and the cost model is applied where the right of use asset is measured at cost:
 - A. Minus any accumulated depreciation and any accumulated impairment losses.
 - B. Modified by any remeasurement of the lease obligation.

30-16-3 Initial measurement of lease contract obligation

- On the date of the start of the lease, the commitment of the lease is measured at the present value of the unpaid rent payments on that date. Lease payments are discounted using the interest rate implicit in the lease if that rate can be easily determined. If that rate cannot be easily determined, the lessee must use the company's additional borrowing rate as a lessee.

30-16-4 Subsequent measurement of lease contract obligation

- After the lease contract initial date, the following is to be done:
 - A. Increase the carrying amount of the obligation to reflect interest on the commitment to lease.
 - B. Reducing the carrying amount of the liability to reflect rental payments.
 - C. To reassess the carrying amount of the obligation to reflect any revaluation or adjustments to the lease or to reflect the fixed lease payments in its modified essence.
- The right of use asset and rental contract obligations are presented in the statement of financial position separately from other assets and liabilities.
- Lease contracts include the lessee is responsible for the maintenance and insurance of the leased asset, and the lease does not include any arrangements for the transfer of ownership at the end of the lease period.
- For a contract that includes a rental component with one or more rental or non-rental components (if any), compensation is allocated in the contract to each rental component based on the independent, proportional price of the rental component and the total independent price of the non-rental components. As a practical means, and within the scope permitted by the standard, the company, as a lessee, can choose, according to the category of the underlying asset in the contract, not to separate the non-rental components from the rental components, and then account for each rental component and any accompanying non-rental components as one rental component.

30-17 Earnings per share

- The Company presents basic earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the income statement attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period/year.

30-18 Profit sharing to employees

- The company pays 10% of its cash dividends as profit sharing to its employees provided that it will not exceed total employees' annual salaries. Profit sharing is recognized as a dividend distribution through equity and as a liability when approved by the Company's shareholders.
- The distribution of a share of profits to employees is linked to the distribution of dividends to shareholders, the share of employees in undistributed profits is not recognized as liability, and however profit share of employees is estimated in the periods, which the distribution was not announced to distribute dividends to the shareholders for the purpose of earnings per share calculation.

30 19 Investment in property

- Investment in property represents the property held to generate revenue, increase its value, or both. It is recognized at cost first, then it is recognized at cost less accumulated depreciation and accumulated impairment cost. The depreciation and impairment cost is recognized as gains or losses
- Depreciation is calculated using straight-line method to allocate the cost over the useful life of each item; however, land is not subject to depreciation.
- The depreciation useful life represents as follows:

Investment in property	No. of years
Buildings	50

- The gains and losses on disposal of an investment in property (it is calculated as the difference between the proceeds from disposal and the book value), it is recognized under gains or losses).

31- Financial risk management objectives and policies

- The Company is subject for the following risks as a result of using financial instruments:
 - Market Risks
 - This Disclosure presents information about to how extend the company is subject to the mentioned risks, the company's goals, policies and operations and regarding the measurement and management of such risks and the company's capital management as well.
 - The company's Board of Director is responsible for setting the framework for the risk management process and its monitoring. The company's top management is the responsible for the setting and monitoring the risk management policies and report on a regular base to the mother company the risk management activities.
 - The existing framework for the financial risk management represented in a combination of formal and informal risk management policies in various fields.
- The internal audit committee monitor the compliance of the company's top management with policies and procedures adopted for the financial risk management process and the adequacy of the current policies and procedures to cover the risk of financial liability.

31-1 Credit risk

- Credit risk is the risk of a person or an organization defaulting in the repayment of their obligations to the Group in respect of the terms and conditions of the credit facilities granted to them by the Group.
- The company mainly faces credit risks from client's receivable, notes receivable, sundry debtors, other assets, due from related parties and its financing activities including deposits in banks and financial institutions.

First: Clients' balances

- The credit risk arises based on the company's policies, procedures and control structure related to risk management. The credit worthiness of the client is measured based on the credit performance card for each client separately and the credit limit is determined based on this evaluation a client's accounts to be always monitored. Provisions study is to be made at the financial position date.

Second: Other financial assets and cash deposits

- For credit risks arises from other financial assets of the company, which includes cash in banks and cash on hand the company is exposed to the risk of credit as a result of the other side default for payment with a maximum limit of the book value of these assets.
- The finance department in the company is responsible for managing the raised credit risk from cash in banks and financial institutions. The company decreases the credit risk through depositing its cash in good reputation banks. The management does not expect according to the information available about the bank they deal with that any of its debtors may default in repaying them.

31-2 Liquidity Risk

- The company applies a policy which aims at maintaining adequate balances of liquid assets to be able to pay its short-term liabilities when due, in accordance with normal and exceptional circumstances without incurring unacceptable losses or risking to the Company's reputation.
- The Company limits liquidity risk by ensuring availability of banking facilities.
- The company maintain adequate cash to repay its expected operating expenses including expenses and liabilities.

31-3 Market risk

- Market risk is represented in the factors, which affect values, earnings, and profits of all securities negotiated in stock exchange or affect the value, earning, and profit of a particular security.
- According to the company's investment policy, the following procedures are undertaken to reduce the effect of this risk.
- Performing the necessary studies before investment decisions in order to verify that investment is made in potential securities.
- Diversification of investments in different sectors and industries.
- Performing continuous studies required to follow up the company's investments and their development.

31-3-1 Interest rate risk

- Interest rate risk arises from the sensitivity of earnings to future movements in interest rates applied on assets and liabilities.
- The Group's management closely monitors interest rate fluctuations on a continuous basis and ensures that assets and liabilities are matched and re-priced in a timely manner. The Group is exposed to interest rate risk as a result of mismatches or gaps in the amounts of assets and liabilities that mature or are re-priced in a given period. The most important source of interest rate risk derives from the lending, funding, and investing activities, where fluctuations in interest rates are reflected in interest margins and earnings

	<u>30 June 2026</u>	<u>31 December 2025</u>
Fixed return balances		
Financial assets	4,013,215,656	4,235,852,400
Variable return balances		
Financial assets	26,954,974,015	21,075,381,554
Financial liabilities	28,684,735,495	23,579,297,673

Translation of notes to the consolidated financial statements
Originally issued in Arabic

31-3-2 Foreign exchange risk

- The company is exposed to currency risk on sales, purchases and borrowing, which are made in a currency other than the currency of the company's presentation and dealing, mainly the Egyptian pound - as well as the assessment of assets and liabilities in foreign currencies.
- Regarding monetary assets and liabilities that are denominated in foreign currencies, the company's policy is to ensure that the net risk remains at an acceptable level by buying and selling foreign currencies.
- The company monitors the exchange rates to reduce these risks
- The following table summarizes the company's exposure to foreign exchange rate fluctuations at the end of the financial period:

	<u>Egyptian Pound</u>	<u>USD</u>	<u>Euro</u>	<u>GBP</u>	<u>Other Currencies</u>	<u>Total</u>
June 30, 2026						
Financial assets						
Financial investments at fair value through other comprehensive income	135,648,689	0	0	0	0	135,648,689
Investments in settlements guarantee fund	20,717,967	0	0	0	0	20,717,967
Clients - debit	26,822,253,529	5,182,168,488	0	0	223,222,986	32,227,645,003
Investment in associates	2,907,957,013	0	0	0	0	2,907,957,013
Cash at banks	1,535,472,583	1,525,711,186	67,995,432	17,742,206	15,645,746	3,162,567,153
Financial investments at amortized cost	3,172,113,175	0	0	0	0	3,172,113,175
Financial investments at fair value through profit and loss	545,811,866	0	0	0	0	545,811,866
Other assets	513,868,270	0	0	0	0	513,868,270
Total Financial assets	35,653,843,092	6,707,879,674	67,995,432	17,742,206	238,868,732	42,686,329,136
Financial liabilities						
Loans and credit facilities	24,202,755,870	4,459,365,097	0	0	0	28,662,120,967
Clearance credit-balance	50,444,282	18,444,038	0	0	16,093,390	84,981,710
Clients - credit balances	1,074,547,750	0	77,328,272	506,493	5,241,507	1,157,624,022
Total Financial liabilities	25,327,747,902	4,477,809,135	77,328,272	506,493	21,334,897	29,904,726,699

This statement is in accordance with the consolidated financial statements
originally issued in Arabic

	<u>Egyptian Pound</u>	<u>USD</u>	<u>Euro</u>	<u>GBP</u>	<u>Other Currencies</u>	<u>Total</u>
December 31, 2025						
Financial assets						
Financial investments at fair value through other comprehensive income	119,270,591	0	0	0	0	119,270,591
Investments in settlements guarantee fund	11,114,075	0	0	0	0	11,114,075
Clients - Debit	23,997,628,185	4,242,204,396	141,951,199	0	268,901,396	28,650,685,176
Investment in associates	2,839,837,225	0	0	0	0	2,839,837,225
Cash at banks	3,947,935,501	1,338,863,665	177,646,992	16,753,223	25,198,395	5,506,397,776
Financial investments at amortized cost	2,046,300,713	0	0	0	0	2,046,300,713
Financial investments at fair value through profit and loss	505,140,282	0	0	0	0	505,140,282
Clearance debit-balance	1,552,939	(1,552,939)	0	0	0	0
Other assets	725,355,928	0	0	0	0	725,355,928
Total Financial assets	34,194,135,439	5,579,515,122	319,598,191	16,753,223	294,099,791	40,404,101,766
Financial liabilities						
Loans and overdraft facilities	24,092,044,600	2,339,538,918	81,888,450	0	0	26,513,471,968
Clearance - credit balances	(20,029,021)	244,644,091	0	0	0	224,615,070
Clients - credit balances	846,233,367	0	140,752,282	459,022	5,592,434	993,037,105
Total Financial liabilities	24,918,248,946	2,584,183,009	222,640,732	459,022	5,592,434	27,731,124,143

32- Fair value measurement

- The fair value measurement of financial assets and liabilities is set up in accordance with these levels:
 - **First level:** The pronounced prices of fair value of financial instruments in active markets.
 - **Second level:** The pronounced prices of fair value of financial instruments in active market or the pronounced prices from the fund's manager in which the company is investing or any other evaluation methods in which all the material important inputs are supported with market information either in a direct or in an indirect way.
 - **Third level:** Other evaluating methods, which is not relayed on any factors with material important inputs to comparable market information.

33- Important events:

- The Monetary Policy Committee of the Central Bank of Egypt decided at its meeting on Thursday, February 12, 2026, to reduce key interest rates by 100 basis points. Accordingly, the overnight deposit and lending rates and the Central Bank's main operation rate were reduced to 19.0%, 20.0%, and 19.5%, respectively; the discount rate was also reduced to 19.5%. Furthermore, the Central Bank's Board of Directors decided to reduce the reserve requirement ratio that banks are required to maintain with the Central Bank of Egypt from 18% to 16%.
- On August 3, 2026, CorpLease for Financial Leasing (a subsidiary) obtained the approval of the Financial Regulatory Authority (FRA) to issue its first standalone issuance of long-term registered bonds, comprising 24 million tradable and non-convertible bonds, with a total nominal value of EGP 2.4 billion and a nominal value of EGP 100 per bond.