CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)
CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED 30 JUNE 2026
TOGETHER WITH LIMITED REVIEW REPORT

Cairo for Housing and Development Company (S.A.E)

Consolidated Interim Financial Statements
For The Six Months Ended 30 June 2026

Contents

Connect to possibility
United for Auditing, Taxes, Consulting and Financial Services

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Translation of Financial Statements
Originally Issued in Arabic

Limited Review Report on Consolidated Interim Financial Statements

To: The Board of Directors of Cairo for Housing and Development Company (S.A.E)

Introduction

We have reviewed the accompanying consolidated interim statement of financial position of **Cairo for Housing and Development Company (S.A.E)** as of 30 June 2026, as well as the related consolidated interim statements of profit or loss, comprehensive income, changes in equity and cash flows for the period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these consolidated interim financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to express a conclusion on these consolidated interim financial statements based on our review.

Scope of Review

We conducted our review in accordance with Egyptian Standard on Review Engagements No. (2410), "Review of Interim Financial Statements Performed by the Independent Auditor of the Entity," A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures, A review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing 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.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial statements does not give a true and fair view, in all material respects, of the consolidated interim financial position of the **Cairo for Housing and Development Company (S.A.E)** as of 30 June 2026, and of its consolidated interim financial performance and its consolidated interim cash flows for the period ended then in accordance with Egyptian Accounting Standards.

Cairo: 19 August 2026

UHY United
Auditing Tax Advisory Financial Services
Maadi

Auditor
Mohamed Ahmed Abu EL Kassim
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R.A.A. 17553
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United For Auditing and Tax
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CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION
AS OF 30 JUNE 2026

	Notes	30 June 2026 EGP	31 December 2025 EGP
ASSETS			
NON-CURRENT ASSETS			
Fixed assets	(4)	**43,903,968**	45,972,991
Investment properties	(5)	**6,178,892,267**	6,167,231,169
Right–of–use assets	(7-1)	**11,696,873**	13,129,143
Investments in associates	(6)	**1,958,465,619**	1,942,871,956
Investments in government bonds		**317,234**	317,234
TOTAL NON-CURRENT ASSETS		**8,193,275,961**	8,169,522,493
CURRENT ASSETS			
Housing and development projects	(8)	**196,191,486**	177,910,137
Advance payments for purchase of real estate units	(28)	**509,473,234**	170,000,000
Trade receivables	(9)	**256,503,575**	274,205,595
Due from related parties	(10/A)	**16,591,722**	9,079,928
Prepayments and other debit balances	(11)	**185,529,151**	183,640,192
Investments at fair value through profit or loss	(12)	**9,191,524**	13,554,040
Cash on hand and at banks	(13)	**67,192,750**	37,052,292
TOTAL CURRENT ASSETS		**1,240,673,442**	865,442,184
TOTAL ASSETS		**9,433,949,403**	9,034,964,677
EQUITY AND LIABILITIES			
EQUITY			
Issued and paid-up capital	(16)	**928,382,278**	530,504,159
Share Premium	(16)	**18,672,147**	416,550,266
Legal reserve		**116,701,240**	88,436,188
General reserve	(17)	**3,552,946**	3,552,946
Capital reserve	(18)	**5,122,349**	5,122,349
Retained earnings		**4,667,714,346**	4,115,908,672
Profit for period / year		**463,996,687**	598,696,257
TOTAL EQUITY OF THE HOLDING COMPANY		**6,204,141,993**	5,758,770,837
Non-controlling interests		**81,357**	281,289
TOTAL EQUITY		**6,204,223,350**	5,759,052,126
LIABILITIES			
NON-CURRENT LIABILITIES			
Non-current portion of long-term loans	(19)	**89,475,028**	-
Non-current portion of lease liabilities	(7-2)	**529,309,030**	557,988,473
Non-current notes payables		**6,446,145**	12,892,291
Deferred tax liabilities	(20)	**1,320,317,765**	1,226,593,421
TOTAL NON-CURRENT LIABILITIES		**1,945,547,968**	1,797,474,185
CURRENT LIABILITIES			
Provisions	(14)	**4,002,059**	4,002,059
Current portion of long-term loans	(19)	**148,000,288**	151,147,984
Current portion of lease liabilities	(7-2)	**82,105,614**	72,478,731
Trade payables, contractors and notes payables		**107,656,181**	92,228,193
Due to related parties	(10/B)	**291,252,005**	619,732,530
Advances from customers		**401,317,846**	349,165,667
Accruals and other credit balances	(15)	**191,131,241**	163,355,432
Taxes liabilities	(20)	**55,968,852**	23,583,771
Dividends payables		**2,743,999**	2,743,999
TOTAL CURRENT LIABILITIES		**1,284,178,085**	1,478,438,366
TOTAL LIABILITIES		**3,229,726,053**	3,275,912,551
TOTAL LIABILITIES AND EQUITY		**9,433,949,403**	9,034,964,677

Accounting Manager	Managing Director	Chief Executive Officer
Mohamed Salah Omran	Ahmed Megahed Zaki	Ahmed Mostafa Al-Qadri

- The accompanying notes from (1) to (29) form an integral part of these consolidated interim financial statements.
- Review Report "attached"

CONSOLIDATED INTERIM STATEMENT OF PROFIT OR LOSS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	**For the six months ended 30 June 2026**	For the six months ended 30 June 2025	**For the three months ended 30 June 2026**	For the three months ended 30 June 2025
		EGP	EGP	**EGP**	EGP
Revenues	(21)	**179,754,967**	267,602,420	**91,613,078**	110,427,536
Less :					
Cost of revenues	(22)	**(40,762,481)**	(107,561,397)	**(16,566,477)**	(33,056,046)
GROSS PROFIT		**138,992,486**	160,041,023	**75,046,601**	77,371,490
General and administrative expenses		**(51,392,541)**	(25,809,879)	**(29,687,683)**	(12,881,296)
Reserved / Expected credit loss in trade receivables	(9)	**(2,969,762)**	668,645	**1,721,506**	675,909
Reserved / Expected credit loss in due from related parties	(10-A)	**(61,279)**	(1,377)	**30,646**	(688)
Board of directors' remunerations and allowances		**(3,767,800)**	(3,114,506)	**(1,846,900)**	(1,694,942)
Gain on sale of investment properties	(5)	**41,016,733**	-	**-**	-
Revaluation of investment properties	(5)	**510,117,598**	-	**-**	-
Other operating income		**15,526,698**	1,381,438	**15,247,343**	1,177,833
OPERATING PROFIT		**647,462,133**	133,165,344	**60,511,513**	64,648,306
Finance cost	(15)	**(86,252,349)**	(124,174,155)	**(35,360,711)**	(58,893,706)
Finance income	(11)	**1,266,972**	351,023	**562,892**	184,535
Investments at fair value through profit or loss valuation differences		**(4,362,516)**	199,235	**184,712**	(26,992)
Realized losses from sale of investments in subsidiaries and associates		**-**	(1,314,691)	**-**	(1,314,691)
Coupons		**1,141,493**	5,551	**1,138,717**	2,776
Profit share from associates	(6)	**34,219,194**	30,366,201	**29,024,849**	17,787,454
Foreign exchange differences	(3)	**88,918**	94,634	**409,708**	74,791
Gain on sale of fixed assets	(4)	**-**	737,796	**-**	-
PROFIT BEFORE INCOME TAXES		**593,563,845**	39,430,938	**56,471,680**	22,462,473
Income taxes	(20)	**(129,767,090)**	(5,061,004)	**(7,839,286)**	(2,182,901)
PROFIT FOR THE PERIOD		**463,796,755**	34,369,934	**48,632,394**	20,279,572
EARNING PER SHARE	(22)	**0.250**	0.019	**0.026**	0.011
Attributable to:					
Equity holders of the parent company		**463,996,687**	34,518,180	**48,621,456**	20,362,612
Non-controlling interests		**(199,932)**	(148,246)	**10,938**	(83,040)
PROFIT FOR THE PERIOD		**463,796,755**	34,369,934	**48,632,394**	20,279,572

Financial Manager	**Managing Director**	**Chief Executive Officer**
Mohamed Salah Omran	**Ahmed Megahed Zaki**	**Ahmed Mostafa Al-Qadri**

- The accompanying notes from (1) to (29) form an integral part of these consolidated interim financial statements.

CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP	**For the three months ended 30 June 2026 EGP**	For the three months ended 30 June 2025 EGP
Profit for the period	**463,796,755**	34,369,934	**48,632,394**	20,279,572
Items related other comprehensive income	**-**	-	**-**	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**463,796,755**	34,369,934	**48,632,394**	20,279,572
Attributable to:				
Equity holders of the parent company	**463,996,687**	34,518,180	**48,621,456**	20,362,612
Non-controlling interests	**(199,932)**	(148,246)	**10,938**	(83,040)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**463,796,755**	34,369,934	**48,632,394**	20,279,572

- The accompanying notes from (1) to (29) form an integral part of these consolidated interim financial statements.

CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Issued and Paid-up Capital	Paid under capital increase	Share premium	Legal reserve	General reserve	Capital reserve	Retained earnings	Profit for the period	Total equity attributable to the equity holders of the parent company	Non-controlling interests	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Balances as of 1 January 2026	530,504,159	-	416,550,266	88,436,188	3,552,946	5,122,349	4,115,908,672	598,696,257	5,758,770,837	281,289	5,759,052,126
Transferred to legal reserve and retained earnings (Note 6)	-	-	-	28,265,052	-	-	570,431,205	(598,696,257)	-	-	-
Adjustments on retained earnings of associates	-	-	-	-	-	-	(18,625,531)	-	(18,625,531)	-	(18,625,531)
Capital increase	397,878,119	-	(397,878,119)	-	-	-	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	-	463,996,687	463,996,687	(199,932)	463,796,755
Balance as of 30 June 2026	**928,382,278**	**-**	**18,672,147**	**116,701,240**	**3,552,946**	**5,122,349**	**4,667,714,346**	**463,996,687**	**6,204,141,993**	**81,357**	**6,204,223,350**
1 January 2025	448,181,972	498,872,453	-	37,084,197	3,552,946	5,122,349	3,035,690,734	1,176,276,703	5,204,781,354	260,098	5,205,041,452
Transferred to legal reserve and retained earnings	-	-	-	51,351,991	-	-	1,124,924,712	(1,176,276,703)	-	-	-
Adjustments on retained earnings of associates (6)	-	-	-	-	-	-	(46,344,506)	-	(46,344,506)	-	(46,344,506)
Capital increase	82,322,187	(498,872,453)	416,550,266	-	-	-	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	-	34,518,180	34,518,180	(148,246)	34,369,934
Balance as of 30 June 2025	530,504,159	-	416,550,266	88,436,188	3,552,946	5,122,349	4,114,270,940	34,518,180	5,192,955,028	111,852	5,193,066,880

- The accompanying notes from (1) to (29) form an integral part of these consolidated interim financial statements.

CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	**For the six months ended 30 June 2026 EGP**	For the six months ended 30 June 2025 EGP
Cash flows from operating activities			
Profit for the period before income taxes and non-controlling interests		**593,563,845**	39,430,938
Depreciation of fixed assets	(4)	**2,282,645**	1,301,633
Amortization of right-of-use assets	(7)	**1,432,270**	1,432,270
Reserved / Expected credit loss in trade receivables	(9)	**2,969,762**	(668,645)
Expected credit loss in due from related parties	(10-A)	**61,279**	1,377
Revaluation of investment properties	(5)	**(510,117,598)**	-
Gain on sale of investment properties	(5)	**(41,016,733)**	-
Gain on sale of fixed assets	(4)	**-**	(737,796)
Finance cost		**86,252,349**	124,174,155
Finance income	(11)	**(1,266,972)**	(351,023)
Realized losses from sale of investments in subsidiaries and associates.		**-**	1,314,691
Investments at fair value through profit or loss valuation differences	(12)	**4,362,516**	(199,235)
Profit share from associates	(6)	**(34,219,194)**	(30,366,201)
Operating profit before changes in working capital		**104,304,169**	135,332,164
Changes in housing and development projects	(8)	**(18,281,349)**	49,462,324
Changes in trade receivables	(9)	**14,732,258**	20,522,572
Changes in due from related parties	(أ-10)	**110,103,774**	(102,000)
Changes in prepayments and other debit balances	(11)	**(1,883,407)**	404,099
Changes in trade payable constructors and notes payables		**15,427,988**	(6,652,249)
Changes in advances from customers		**52,152,179**	22,636,218
Changes in due to related parties	(أ-10)	**(328,480,525)**	(90,659,322)
Changes in accruals and other credit balances	(15)	**26,285,586**	(3,176,619)
Provisions used	(14)	**-**	(620,526)
Income Taxes Paid		**(3,600,868)**	-
Net cash flows (used in) provided from operating activities		**(29,240,195)**	127,146,661
Cash flows from investing activities			
Proceeds from investment properties		**539,473,233**	-
Advance payments for purchase of real estate units		**(339,473,234)**	-
Proceeds from sale of investments in subsidiaries and associates.	(6)	**-**	6,678,063
Proceeds from Investments at fair value through profit or loss	(12)	**-**	4,442,440
Finance income received	(11)	**1,261,420**	345,471
(Payments to) acquire fixed assets	(4)	**(213,622)**	-
Proceeds from sale of fixed assets	(4)	**-**	1,055,662
Net cash flows provided from investing activities		**201,047,797**	12,521,636
Cash flows from financing activities			
Changes in long-term notes payables		**(6,446,146)**	(6,446,145)
Finance cost paid	(15)	**(54,512,759)**	(58,721,406)
(Payments of) lease liabilities		**(49,301,927)**	(65,603,753)
(Payments of) long-term loans		**(31,406,312)**	(316,410)
Dividends paid		**-**	(611,930)
Net cash flows (used in) financing activities		**(141,667,144)**	(131,699,644)
Net changes in cash and cash equivalent during the period		**30,140,458**	7,968,653
Cash and cash equivalent – beginning of the period	(13)	**37,052,292**	4,906,453
Cash and cash equivalent – end of the period	(13)	**67,192,750**	12,875,106

- The accompanying notes from (1) to (29) form an integral part of these consolidated interim financial statements.

1- Background

Cairo Housing and Development Company – (S.A.E) was established according to the provisions of Law No. 159 of 1981 and registered in Commercial Register No. 139843. Cairo City. On 21/12/1969. The scope of application of the provisions of the Public Business Sector Law No. 203 of 1991 and its executive regulations, the company's articles of association were ratified pursuant to minutes of ratification No. 582 of 1997 - corporate documentation. The commercial register was marked to reconcile the company's conditions with number 11619 of 1997.

The purpose of the Company is:

- Operating in all activities related to real estate development of lands, buildings, and establishments, including obtaining, selling and leasing all lands and real estate, as well as carrying out city planning works and providing them with infrastructure in all governorates of the Republic, buying, constructing, using, leasing and selling all buildings and lands.
- The Company has the right to establish, manage and invest all residential, administrative, tourism and entertainment facilities and all projects necessary to achieve the purposes and all real estate. Financial, commercial, tourism and entertainment operations related to these lands, as well as carrying out design and engineering consultancy work and supervising the implementation of third parties.
- The Company also leases its residential units in accordance with the law regulating the activities of financial leasing and factoring in accordance with Law No. (176) of 2018.
- The Company may participate or carry out the construction, operation, and financing contracts under the (B.O.T) Build Operate Transfer system with legal persons.

The Company's duration is 75 years, starting from 25 April 1958 until 24 April 2033.

The Company is listed on the Stock Exchange.

The parent Company is **Pioneers Properties for Urban Development Company PRE Group (S.A.E)**.

The consolidated interim financial statements for the six months ended 30 June 2026 were authorized for issuance in accordance with the board of directors' resolution on 19 August 2026.

2- Basis of preparation the interim consolidated financial statements

The consolidated interim financial statements have been prepared under the going concern assumption on a historical cost basis, except for Investments properties and investments at fair value through profit or loss.
The financial statements are prepared and presented in Egyptian pounds, which is the Functional currency of Company.

Statement of compliance

The consolidated interim financial statements of the Company have been prepared in accordance with the Egyptian Accounting Standards and the applicable laws and regulations.

2-1 Basis of consolidation

The consolidated interim financial statements include subsidiaries controlled by Cairo Company for Housing and Development

The following table presents the subsidiaries included in the consolidated interim financial statements:

Subsidiary Company	**Ownership percentage 30 June 2026**	Ownership percentage 31 December 2025
Cairo for Building Management and Maintenance Company (L.L.C) "Under liquidation"	**96.00%**	96.00%
Nemow For Consulting Company (S.A.E)	**97.50%**	97.50%
Cairo for Real Estate Marketing Company (S.A.E) "Under liquidation"	**99.37%**	99.37%
New Cairo For Project Management Company (S.A.E)	**99.99%**	99.99%
Cairo Property Management Company (S.A.E)	**99.98%**	99.98%

2- Basis of preparation the financial statements (Cont'd)

2-1 Basis of consolidation (Cont'd)

Subsidiary Companies

Subsidiary companies are companies under the control of the group when the group has the ability to control the financial and operational policies of those companies to obtain benefits from their activities. When assessing the existence of control, both current and potential voting rights at the date of preparation of the consolidated financial statements are taken into account. The financial statements of subsidiary companies are included in the consolidated financial statements from the acquisition date until the date the parent company loses control over the subsidiary.

Consolidation Principles

The following steps are followed when preparing the consolidated interim financial statements:

A. The carrying value of the parent company's investment in each subsidiary is eliminated along with the parent's share of equity in each subsidiary.

B. The non-controlling interests' share in the net income/loss of the consolidated subsidiaries during the year for which the financial statements are prepared is determined.

C. The non-controlling interests' share in the net assets of the consolidated subsidiaries is determined and presented in consolidated financial statements from the parent's equity. The non-controlling interests' share in the net assets consists of:

(1) The non-controlling interest at the original consolidation date.

(2) The non-controlling interest in the changes in ownership from the consolidation date.

D. All balances of transactions, revenues, and expenses between group companies are fully eliminated.

The financial statements of the parent company and the financial statements of the subsidiaries used in preparing the consolidated financial statements are as of the same date.

The consolidated financial statements are prepared using consistent accounting policies for similar transactions and events under the same conditions.

Non-controlling interests are presented within equity in a separate component from the equity of the parent company. The non-controlling interest's share in the group's profit or loss is also presented separately.

The entity is required to allocate the profits or losses and each component of other comprehensive income to the owners of the parent company and the non-controlling interests. The entity should also allocate the total comprehensive income to the owners of the parent company and the non-controlling interests, even if it results in a deficit.

The non-controlling interest in the subsidiaries in the consolidated interim financial statements is as follows:

Subsidiary Company	**Ownership percentage 30 June 2026**	Ownership percentage 31 December 2025
Cairo for Building Management and Maintenance Company (L.L.C) "Under liquidation"	**4.00%**	4.00%
Nemow For Consulting Company (S.A.E)	**2.5%**	2.5%
Cairo for Real Estate Marketing Company (S.A.E) "Under liquidation"	**0.63%**	0.63%
New Cairo For Project Management Company (S.A.E)	**0.01%**	0.01%
Cairo Property Management Company (S.A.E)	**0.02%**	0.02%

3- Summary of significant accounting policies

Revenue Recognition

The Egyptian Accounting Standard "Revenue from Contracts with Customers" No, (48) establishes a five-step model that is applied to revenue arising from contracts with customers as follows:

Step 1: Define the contract(s) with the customer: A contract is defined as an agreement between two or more parties that creates Enforceable rights and obligations it clarifies the foundations and criteria that must be met for each contract.

Step 2: Determine the performance obligations in the contract a performance obligation is a commitment stipulated in the contract a contract with the customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: It represents the transaction price the amount of consideration to which the Company expects to be entitled in exchange for transferring the promised goods or services to the customer, except for amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract, for contracts that contain more than one performance obligation, the Group will allocate the transaction price to each performance obligation in the amount to which the Group expects to be entitled in return for satisfying each performance obligation.

Step 5: Recognize revenue when the entity satisfied the performance obligation.

3- Summary of significant accounting policies (Cont'd)

The company satisfied the performance obligation and recognizes revenue over a year of time if one of the controls is met next:

A. No performance of the Company creates, and the Company has an enforceable right to payment for performance completed to date.
B. the Company's performance creates or improves the asset that the customer controls at the same time that the asset is built and improved.
C. The customer simultaneously receives and consumes the benefits provided by the entity's performance as long as the firm performs.

For performance obligations, if any of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied**.**

Contracting revenue
Revenues from construction contracts include the initial value of each construction contract in addition to order changes, incentives or subsequent claims, provided that sufficient expectation exists for the realization of that value and the reliability of its estimate.
Where the results of the contract can be reliably estimated, revenues from construction contracts are recognized in accordance with the percentage of completion method according to the nature of the contract as follows:

- **Long-term contracts:** The percentage of completion is determined according to limitation of the executed works method. The contract costs incurred to meet this revenue are recognized.
- **Short-term contracts:** Short-term contract revenue is recognized in accordance with accounting for the work performed method and the actual costs incurred to meet the revenue.

Where a contract revenue cannot be reliably estimated, revenue is recognized within the limit of the actual cost incurred and is expected to be recovered.
Any expected loss of the contract is recognized as an expense in the event that the expected total cost of the contract is likely to exceed the total revenue of the contract irrespective to the percentage of completion of the contract.

Any increase (decrease) in the value of income calculated according to the percentage of completion than the actual bill of progress issued to the client is charged to the clients' account.

Unit sale revenues
Revenue from the sale of residential units under contract is recognized when control is transferred to the customers, whether the units have been partially or fully completed. The recognized revenue reflects the consideration expected by the company in exchange for these units. Such revenue is recorded at a point in time, net of the units for which control has been transferred to the customers

Instalment sales
Revenues from the sale of contracted residential units are recognized upon transfer of control to customers, whether those units have been partially or completely implemented at a value that reflects the expected value of the company against those units and the revenue of those units is recognized at a point in time in net for the units over which control has been transferred to customers.

Credit interest
Credit interest is recognized in the consolidated interim statement of profit or loss on a time proportion basis, taking into account the target rate of return on the asset.

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

Amortized cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are an integral part of the effective interest rate. The effective interest rate amortization is included in the consolidated interim statement of income.

3- Summary of significant accounting policies (Cont'd)

Cost of borrowings
Costs of borrowings directly attributable to the acquisition, construction or production of a qualifying asset that necessarily takes a substantial year of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets. All other borrowing costs are expensed in the period they occur. Cost of borrowings consists of interest and other costs that an entity incurs in connection with the borrowing of funds.

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

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

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

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

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

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

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

Item	Estimated useful life (Years)
Buildings	50 - 5
Leasehold improvements	According to the lease contract
Vehicles	5
Tools and equipments	10 - 16.667
Furniture and office equipments	10 - 4
Computers	5

Fixed assets are derecognized upon disposal or when no future economic benefits are expected from its use or disposal, any gain or loss arising on derecognizing of the asset is included in the consolidated interim statement of profit or loss when the asset is derecognized. The assets residual values, useful lives and methods of depreciation are reviewed at each financial period end.

The Company assesses at each reporting date whether there is an indication that Fixed assets may be impaired, Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, impairment loss is recognized in the consolidated interim statement of profit or loss.

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

3- Summary of significant accounting policies (Cont'd)

Projects under construction

Projects under construction represent the amounts that are incurred for the purpose of constructing or purchasing assets until it is ready to be used in the operation, upon which it is transferred to relevant asset category. Projects under construction are valued at cost less decline in value.

Investment Properties

Investment properties that are held for rent or appreciation or both are initially measured at cost, Cost includes purchase price or construction cost and any directly attributable expenses, after initial recognition, investment properties are measured at fair value from an independent resident registered with the Public Financial Supervisory Authority and the differences of valuation recognized in profit or loss consolidated interim statement.

Impairment

Impairment of financial assets

The Company assesses at each statement of financial position date whether there is any objective evidence that a financial asset or a group of financial assets is impaired, a financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset and has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated.

Impairment of non-financial assets.

The Company assesses at each reporting date whether there is an indication that an asset may be impaired, where the carrying amount of an asset or cash-generating unit's (CGU) exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, impairment losses are recognized in the consolidated interim statement of profit or loss.

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

Cash and cash equivalents

For the purpose of preparing the statement of cash flows, cash and cash equivalents include cash in hand, current accounts in banks and time deposits that mature within three months.

Trade payable and other credit balances

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

Provisions

Provisions are recognized when the company has a current legal or constructive obligation as a result of a past event, and with it is expected that this will require an outflow of economic resources to settle the obligation, with the ability to make a reliable estimate of the amount of the obligation, and the provisions are reviewed on the date of the balance sheet and adjusted to show the current best estimate and when If the effect of the time value of money is material, the amount recognized as a provision should be the present value of the expenditure expected to be required to settle the obligation.

Related parties' transactions

Related parties represent associated companies, major shareholders, directors and key management personnel of the Company, and entities controlled, jointly controlled, or significantly influenced by such parties. Pricing policies and terms of these transactions are approved by the board of directors. Pricing policies and terms of these transactions with related parties are similar to those with others.

Statement of cash flows

The statement of cash flows is prepared using the indirect method.

Expenses

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

3- Summary of significant accounting policies (Cont'd)

Inventory
Inventory items are valued as follows:

A - Raw materials and packaging materials at cost using the weighted average method) or net realizable value, whichever is less.
B - Spare parts at actual cost using the weighted average method or net realizable value, whichever is less.
C - Fuel and supplies at cost using the weighted average method (weighted average or net realizable value, whichever is lower. Net realizable value is the estimated selling price in the ordinary course of business less the estimated cost necessary to complete the sale.

A decrease in the value of inventories to net value is recognized in the cost of sales in the statement of profit or loss in the period in which the decline or loss occurred. The refund of the decrease in the inventory resulting from the increase in the net realizable value is recognized in the profit or loss consolidated Interim statement as a reduction from the cost of sales in the period in which the refund occurred.

Housing and Development projects (under construction - completed)
Under construction projects
It includes the cost of acquiring land for use in construction and housing projects, in addition to all costs related to the development and development of that land, as well as the construction cost of units that have not reached the completion stage.

Completed projects
It includes the cost of acquiring the land and the cost of preparing, developing, and providing it with facilities, as well as the cost of construction that may be built on it and other costs incurred by the facility to bring it to a condition that makes it usable.
On the date of the financial position, housing and construction projects are evaluated according to cost or net realizable value, whichever is less, and charge the profit or loss consolidated interim statement with the value of impairment for cost, if any.

Trade receivable and other debit balances
Accounts and other receivables are stated at original invoice amount net of any impairment losses.
Impairment losses are measured as the difference between the accounts and other receivables carrying amount and the present value of estimated future cash flows, the impairment loss is recognized in the statement of profit or loss, reversal of impairment is recognized in the consolidated Interim statement of profit or loss in the period in which it occurs.

Investments
Investments in associates
Investments in associate companies are investments in companies in which the company has significant influence, but it is not a subsidiary company nor is it a share in a joint venture. Significant influence is assumed when the company owns, directly or indirectly through its subsidiaries, 20% or more of the voting rights of the investee, except where it is clearly demonstrated that such ownership does not constitute significant influence.

Investments in associate companies are accounted for in the consolidated financial statements using equity method. According to the equity method, the investment in any associate company is initially recorded at cost, then the investment balance is increased or decreased to record the company's share of the investee company's profits or losses after acquisition, and the company's share in the investee company's profits or losses is recognized within the company's profits or losses the investment balance is reduced by the value of the dividends obtained from the investee company.

Investments in government bonds
Investments in government bonds are valued at cost, and in the event of a decrease in their value, the book value is adjusted by the value of this impairment and charged to the profit or loss consolidated Interim statement for the period for each investment separately.

3- Summary of significant accounting policies (Cont'd)

Investments (Cont'd)
Investments at fair value through profit or loss
Investments at fair value through profit or loss are financial assets classified according to fair value model, as either held for trading acquired for the purpose of selling in the near term or financial assets designated upon initial recognition at fair value through profit or loss.

Investments at fair value through profit and loss are initially recognized at fair value.

Investments at fair value through profit and loss are carried in the financial position at fair value with gains or losses recognized in the consolidated Interim statement of profit or loss.

Gains or losses from sale of an investments at fair value through profit or loss shall be recognized in the consolidated interim statement of profit or loss.

Lease contracts
Contract is defined to be (or include) a lease contract based on its contents, The contract is a lease contact or include a lease contract if it transfers the control over the use of the asset described for a year for a price.

At the commencement of the contract, lease is classified as a financial lease or operating lease; where the contract is classified as a financial lease if it transfers in a material respect mostly all the risks and rewards from owning the contractual asset and classified as an operating lease if it doesn't transfer in a material respect mostly all the risks and rewards from owning the contractual asset.

At the commencement of the contract, asset is measured (right of use) at cost, where cost includes all initiation costs incurred to prepare the asset to the condition required as per the contract.

The lease liability is measured by the fair value of the unpaid lease payments at the date, deducting the lease payments using the imbedded interest in the contract, if it can be easily measured, or using interest on extra lending for the lessor if it can't be measured, in addition to any other variable payments, expected payments, and price for the right of purchasing the asset, according to the contract.

Interest on lease payments, or any variable payments not included in the measurement of the lease liability is included in the consolidated interim statement of profits or losses.

If the lease contract transfers the ownership of the asset, or the asset cost reflects the right of purchasing the asset, the asset is amortized over its useful life (right of use), and except for that, the asset is amortized (right of use) starting from the contract commencing date till its useful life (right of use) or the end of the contract date, whichever is shorter amortization is recognized by the consolidated interim statement of profits or losses, as follows:

Item	Years
Buildings	2 - 50

The Company assesses at each reporting date whether there is an indication that asset may be impaired, Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, impairment loss is recognized in the consolidated interim statement of profits or losses.

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

Social insurance
The company makes contributions to the General Pension and Social Security Authority and is calculated as a percentage of the employees' salaries. The company's obligations are limited to these contributions, which are charged to expenses when due.

3- Summary of significant accounting policies (Cont'd)

Legal reserve

According to the Company's articles of association, 5% of the profits are transferred to the legal reserve until this reserve reaches 50 % of the capital, the reserve is used upon a decision from the general assembly meeting according to board of directors' suggestion.

Fair value measurement

Fair value is the price that a company would receive to sell an asset, or the consideration paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place in the principal market for the asset or liability or the market in which the asset or liability has the most interest.

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

Measurement at the fair value of a non-financial asset considers the market participant's ability to generate economic benefits by using the asset to the maximum extent acceptable or by selling it to another market participant who would use the asset to its maximum potential.

For assets traded in an active market, fair value is determined by reference to quoted market bid prices.

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

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

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are classified into material categories on the fair value measurement as a whole:

• Level 1: Using trading prices (unadjusted) for identical assets or liabilities in active markets

• Level 2: Using inputs other than the trading prices given in Level 1, but observable for the asset or liability directly (i.e. prices) or indirectly (i.e. derived from prices).

• Level 3: using valuation techniques that include inputs to the asset or liability that are not based on observable market data.

With regard to assets and liabilities that are recognized in the financial statements on a recurring basis, the entity determines whether transfers have occurred between the six levels of the hierarchy by

Re-evaluating the classification at the end of the reporting period.

For the purposes of fair value disclosures, the company has developed categories of assets and liabilities based on their nature, characteristics, risks associated with each of them and the level at which they are classified in the fair value hierarchy as shown above.

Preparing the financial statements in accordance with Egyptian accounting standards requires management to make estimates and assumptions that affect the values of assets, liabilities, revenues and expenses during the financial periods, and the actual results may differ from those estimates.

Financial Instruments

A- Initial Recognition

The institution recognizes in the balance sheet the financial asset, or liability only when the institution is a contractual part in a financial instrument.

At initial recognition the financial asset, or liability is measured at fair value if they are classified as financial assets, or liabilities at fair value through profits or losses.

3- Summary of significant accounting policies (Cont'd)

Financial Instruments (Cont'd)

A- Initial Recognition (Cont'd)

At initial recognition, the financial assets classified as financial assets at fair value through other comprehensive income, and financial assets at amortized cost are recognized at fair value plus the transaction cost.

At initial recognition, the financial liabilities classified as amortized cost are recognized at fair value minus the transaction cost.

B- Classification and measurement of financial assets and liabilities

The Egyptian standard number (47) – Financial Instruments include three main categories based on the subsequent measurement for the financial assets, as follows:

- Financial assets by amortized cost.
- Financial assets at fair value through other comprehensive income.
- Financial assets through profits or losses.

In general, the classification of the financial assets as per the Egyptian standard number 47 – Financial Instruments is based on the business model managing the financial asset and related contractual cash flows.

Financial assets are classified based on amortized cost, or fair value through other comprehensive income, or fair value through profits or losses.

The financial asset is classified based on the business model managing the financial asset and related contractual cash flows.

Financial assets are measured by amortized cost, if two conditions were met, and if was not measure by fair value through profits or losses.

- The asset is included in a business model planning to keep the asset for its contractual future cash flows.
- The asset contractual conditions generate cash flows in specific dates, based on only the asset and related interest payments for the principal amount due.

- The debt instrument is measured at fair value through other comprehensive income, if two conditions were met, and if was not measured by fair value through profits or losses.

- The asset is included in a business model. Its goal is to collect contractual cash flows and sale of the financial asset.
- The asset contractual conditions generate cash flows in specific dates, based on only the asset and related interest payments for the principal amount due.

The financial asset must be measured at fair value through profits or losses, if not measured by the amortized cost, or at fair value through comprehensive income.

The institution can, without recourse, assign a financial asset to be measured at fair value through profits or losses, if this would materially result in reducing the volatility of measurement and recognition.

The institution must classify all its assets to be subsequently measure at amortized cost, except for the following:

- Financial liabilities at fair value through profits or losses, where those kinds of liabilities and related derivatives represent these liabilities, subsequently, at fair value.

- Financial liabilities resulting from financial asset not qualified to be disposed from books, or when continuous interference is not applicable, in accordance with the Egyptian Accounting Standards, like those financial liabilities.

- Financial guarantee contracts: after initial recognition, the issuer must subsequently measure the contract in accordance with the Egyptian Accounting Standards, by the lager one of the two following amounts:

  A. Impairment loss in accordance with Egyptian accounting standard.

  B. Or the recognized balance- initially minus, when it is applicable, the consolidated income balance recognized in accordance with the Egyptian Accounting Standard number (48).

- Granting loans engagements with a lower interest than the market: the issuer must in accordance with the Egyptian Accounting Standards, by the lager one of the two following amounts:

  A. Impairment loss in accordance with Egyptian accounting standard.

3- Summary of significant accounting policies (Cont'd)

Financial Instruments (Cont'd)

B- Classification and measurement of financial assets and liabilities (Cont'd)

B. Or the recognized balance- initially minus, when it is applicable, the consolidated income balance recognized in accordance with the Egyptian Accounting Standard number (48).

- Expected return recognized by the acquirer through consolidation applied by the Egyptian accounting Standard number (29), where subsequent measurement for such return must be in fair value, with changes are to be recognized through profits and losses.

The institution can, without recourse, assign a financial asset to be measured at fair value through profits or losses, when applicable by the Egyptian Accounting Standards, or when it results in better information, for:

A. Eliminate, or materially reduce – the measurement or recognition non-steadiness (shown as – sometimes- as "accounting non uniformness"), resulting from, except from that, measuring the assets and liabilities, or profits or losses recognition, from it, on different bases.

B. There were other financial liabilities, or financial assets, managed and performance valuated based on fair value bases, in accordance with the approved strategy for managing risks and investments; and internally, information is presented for this group on this base to the top management of the institution (also as defined in the Egyptian accounting standard number (15) "Disclosing the Related Party", example, the institution board of directors and the managing president.

Financial Assets and Liabilities – re-classification:
Financial instruments are re-classified only when the financial model of the portfolio as a total change.

C- Impairment of financial assets value

The "Expected Credit Loss" model is applied on the financial assets measured at amortized cost, and contractual assets, and debt investments, at fair value through other comprehensive income, but not based on investments in equity.

The company evaluates all available information, including future-based information for the expected credit losses related to the included assets at amortized cost.

The "Expected Credit Loss" model is based on whether there is an increase in the expected credit losses. And to valuate if there is a material increase in credit risk, the failure to pay risk, at the consolidated financial statements date, is compared with the failure to pay risk at the initial recognition date, according to all the available information, and reasonable supporting future information.

As for only trading debtors' balances, due from related parties, and cash and cash equivalent, the company recognize the expected credit losses according to simple approach as per Egyptian Accounting Standard number (47).

The simple approach for recognizing expected credit losses, don't require the company to track the credit risk changes, but it can recognize impairment losses according to the permanent expected credit losses, at the preparation date of the Consolidated financial statements.

The impairment in the credit losses value guide may include indicators showing that debtors or group of debtors are facing material financial problems, or failure, or delay in profits or principal payment, or liquidation problem, or any other financial restructuring, and as the observable information are showing a measurable impairment in the expected future cash flows, like, delays variables, or economic conditions related to payment failure. The trading debtors are audited in kind, depending on each situation, to detect if there is any reason for disposal.

The company measures the expected credit losses through considering payment failure risks during the contractual period, and includes, during measurement, the future information.

D- Disposing of the financial asset from the books

The institution is to dispose of the financial assets from the books, only when:

- The contractual rights of the financial asset cash flows are over, or
- The institution transfers financial assets.

The institution must dispose of the financial assets from the books (or part of the financial liability) from the balance sheet, when only it is reconciled – meaning that, the liability is paid to the contractual exact time, or cancelled, or expired.

4- Fixed assets

	Lands	Buildings	Leasehold improvements	Vehicles	Tools and Equipments	Furniture and office appliances	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost							
1 January 2026	70,000	32,770,347	8,016,981	7,698,110	2,103,461	11,290,554	61,949,453
Additions for the period	-	-	-	-	-	213,622	213,622
30 June 2026	70,000	32,770,347	8,016,981	7,698,110	2,103,461	11,504,176	62,163,075
Accumulated depreciation							
1 January 2026	-	(1,542,955)	(1,774,974)	(2,722,417)	(1,923,955)	(8,012,161)	(15,976,462)
Depreciation for the period	-	(327,702)	(793,630)	(707,000)	(25,331)	(428,982)	(2,282,645)
30 June 2026	-	(1,870,657)	(2,568,604)	(3,429,417)	(1,949,286)	(8,441,143)	(18,259,107)
Net book value As of 30 June 2026	**70,000**	**30,899,690**	**5,448,377**	**4,268,693**	**154,175**	**3,063,033**	**43,903,968**

- There are fixed assets with an amount of EGP 6,549,189 that are fully depreciated but still in use.
- There are restrictions on some of the company's assets with a total book value of 4,640,000 EGP (Note 7).
- There are restrictions on certain fixed assets (Note 27).
- Depreciation expenses have been allocated to profit or loss statement as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Cost of revenues (Note 22)	**747,548**	420,544
General and administrative expenses	**1,535,097**	881,089
	2,282,645	1,301,633

4- Fixed assets (Cont'd)

	Lands EGP	Buildings EGP	Leasehold improvements EGP	Vehicles EGP	Tools and Computers EGP	Furniture and office appliances EGP	Total EGP
Cost							
1 January 2025	70,000	9,637,766	2,932,128	7,959,710	2,079,327	9,112,872	31,791,803
Additions for the year	-	23,132,581	5,084,853	670,000	24,134	2,177,682	31,089,250
Disposals for the year	-	-	-	(931,600)	-	-	(931,600)
31 December 2025	70,000	32,770,347	8,016,981	7,698,110	2,103,461	11,290,554	61,949,453
Accumulated Depreciation							
1 January 2025	-	(1,369,103)	(1,204,683)	(1,979,482)	(1,871,240)	(7,582,047)	(14,006,555)
Depreciation for the year	-	(173,852)	(570,291)	(1,356,666)	(52,715)	(430,114)	(2,583,638)
Disposals for the year	-	-	-	613,731	-	-	613,731
31 December 2025	-	(1,542,955)	(1,774,974)	(2,722,417)	(1,923,955)	(8,012,161)	(15,976,462)
Net book value							
As of 31 December 2025	70,000	31,227,392	6,242,007	4,975,693	179,506	3,278,393	45,972,991

- The cost of fixed assets includes EGP 6,508,734 of fully depreciated fixed assets that are still in use.

-The company signed two finance lease contracts for certain transportation assets worth EGP 4,640,000 for two vehicles, In addition to a cash purchase of a vehicle worth EGP 1,360,000 (Note7).

5- Investment properties

	1 January 2026	Revaluation during the period*	Sale during the period	**30 June 2026**
	EGP	EGP	EGP	**EGP**
Point 90 Mall	5,298,264,100	478,715,975	-	**5,776,980,075**
Al-Multaka Mall**	535,171,460	4,079,440	(498,456,500)	**40,794,400**
Maarouf Land	333,795,609	27,322,183	-	**361,117,792**
	6,167,231,169	510,117,598	(498,456,500)	**6,178,892,267**

-During the period, the company revalued its real estate investments based on a report by a real estate appraiser accredited by the Financial Regulatory Authority (Al-Khibra wal-Tathmeen Company) - commissioned for this specific purpose in accordance with Egyptian Accounting Standards - resulting in revaluation gains of EGP 510,117,598, which were recognized in the statement of profit or loss.

**During the period, the Company sold part of Al Multaka Mall, with the cost of the portion sold amounting to EGP 498,456,500. The Company realized a profit from the sale amounting to EGP 41,016,733, which was recognized in the statement of profit or loss for the period.

6- Investments in associates

	Number of shares	Ownership percentage	1 January 2026	Share of results for the period	Company's share in adjustments on retained earnings	**30 June 2026**
		%	EGP	EGP	EGP	**EGP**
El Hesn For Consulting Company	2525000	0.35	3,751,070	(299,737)	-	**3,451,333**
United Company For Housing and Development	235423613	27.08	589,238,350	49,411,969	(17,739,570)	**620,910,749**
Al Giza General For Contracting and Real Estate Investment Company	2164070000	0.00	3,057	424	(20)	**3,461**
Universal for Paper and Packaging Materials Company – Unipack	2291442606	0.03	204,329	4,653	(1,175)	**207,807**
Arabian Company For Dairy Products	500000000	0.001	22,805	-	-	**22,805**
El Safwa for Consulting and Development Company	139000000	35.57	728,403,887	(19,621,483)	-	**708,782,404**
Al Saeed General for Contacting	725231685	9.09	57,934,087	4,790,733	(884,766)	**61,840,054**
Lotus for Hotels and Resorts Company	99592600	51.00	563,314,371	(67,365)	-	**563,247,006**
			1,942,871,956	34,219,194	(18,625,531)	**1,958,465,619**

7- Lease contracts

1- Right–of–use assets

	30 June 2026	31 December 2025
	Buildings	Buildings
Cost	**EGP**	EGP
Beginning balance	**25,303,440**	25,303,440
Ending balance	**25,303,440**	25,303,440
Amortization		
Beginning balance	**(12,174,297)**	(9,309,756)
Amortization for the period	**(1,432,270)**	(2,864,541)
Ending balance	**(13,606,567)**	(12,174,297)
Net book value of the period	**11,696,873**	13,129,143

2- Financial & Arrangements Lease Liabilities

The first contract: (sale and lease back)

During the first quarter of 2020, the Company obtained financing from Abu Dhabi Islamic Bank in the amount of EGP 580,000,000 through a framework agreement to finance the lease of units in the Mall Point 90 building (Investment property) in order to end the multiple of financial lease contracts for the previous Mall Point 90 units, to be paid over 84 months, the contract period is 7 years, and the Company is committed to paying the rental value to the lessor as of 31 December 2020.

The lessee has the right to purchase the leased premises at the end of the contract period at a value of EGP 1000 only for each contract.

During the first quarter of 2023, the Company rescheduled the financing until 31 December 2031.

7- Lease contracts (Cont'd)

2- Financial & Arrangement Lease Liabilities (Cont'd)

The second contract: (operating lease)

In August 2021, the company signed an operating lease agreement for a fixed asset—an administrative building in the Fifth Settlement—for nine years commencing on August 1, 2021, and ending on July 1, 2030. The total value of the leased asset amounted to EGP 39,282,373.

The Third contract: (finance lease)

The Company has signed two finance lease agreements for two passenger vehicles, covering the period from June 16, 2024, to June 27, 2027. The Company paid an advance payment of 1,252,800 and is committed to paying the total lease value for both agreements—amounting to 3,387,200 Egyptian Pounds—in monthly installments over a 36-month term for each agreement individually.

	Financial lease contracts	Operating Lease contracts	Arrangement lease contracts	**30 June 2026**
	EGP	EGP	EGP	**EGP**
Liabilities balance	1,541,738	14,705,779	595,167,127	**611,414,644**
Less:				
Current portion	(1,541,738)	(6,604,971)	(73,958,905)	**(82,105,614)**
	-	8,100,808	521,208,222	**529,309,030**

	Financial lease contracts	Operating Lease contracts	Arrangement lease contracts	31 December 2025
	EGP		EGP	EGP
Liabilities balance	2,131,130	13,935,782	614,400,292	630,467,204
Less:				
Current portion	(1,192,614)	(4,467,657)	(66,818,460)	(72,478,731)
	938,516	9,468,125	547,581,832	557,988,473

8- Housing and development projects

	30 June 2026	31 December 2025
	EGP	EGP
Housing and development projects – under construction *	**190,266,928**	171,985,579
Housing and development projects – completed	**5,924,558**	5,924,558
	196,191,486	177,910,137

*The housing and construction projects item - incomplete - includes (Mall of Housing Fifth Settlement Project - Emerald Zahraa Maadi Project - Point 90 Mall Expansion Project - Maarouf Land).

9- Trade and notes receivables

	30 June 2026	31 December 2025
	EGP	EGP
Contracting receivables	**303,548,981**	306,302,673
Real estate receivables	**42,859,604**	69,610,010
Rent receivables	**50,161,894**	35,839,800
Less: Deferred installments interests	**(3,024,067)**	(3,473,813)
	393,546,412	408,278,670
Less: Expected credit loss in trade receivables*	**(137,042,837)**	(134,073,075)
	256,503,575	274,205,595

9- Trade and notes receivables (Cont'd)

*The expected credit losses are determined based on a study prepared by the company's management based on the customers' situation and the possibility of collecting those debts.

Expected credit loss in trade receivables movement as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance	**(134,073,075)**	(130,332,379)
Charged / Reversal during the period	**(2,969,762)**	668,645
Ending balance	**(137,042,837)**	(129,663,734)

10- Due from \ to related parties

A- Due from related parties

	30 June 2026	31 December 2025
	EGP	EGP
El Hesn For Consulting Company (S,A,E)	**22,226**	22,226
Rooya Real Estate Investment Company (S,A,E)	**2,103,198**	2,103,198
Pioneers Properties For Urban Development PRE Group Co, (S,A,E)	**7,420,073**	-
El Safwa For Consulting And Development Co, (S,A,E)	**1,837,581**	1,837,581
Lotus Hotels and Resorts Company (S,A,E)	**5,342,165**	5,189,165
	16,725,243	9,152,170
Less:		
Expected credit loss from related parties*	**(133,521)**	(72,242)
	16,591,722	9,079,928

*Expected credit losses in due from related parties' movement as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance	**(72,242)**	(96,757)
Charged during the period	**(61,279)**	(1,377)
Ending balance	**(133,521)**	(98,134)

B- Due to related parties

	30 June 2026	31 December 2025
	EGP	EGP
Mashareq For Real Estate Investments Company (S,A,E)	**238,985,649**	284,960,176
Semow For Consulting Company (S,A,E)	**52,266,356**	170,000,000
Pioneers Properties For Urban Development PRE Group Co, (S,A,E)	**-**	164,772,354
	291,252,005	619,732,530

11- Prepayments and other debit balances

	30 June 2026	31 December 2025
	EGP	EGP
Prepaid expenses	**1,165,815**	2,015,300
Advance Payments Under Fixed Assets Aquisition	**10,632,405**	-
Suppliers and contractors - advance payments	**52,261,862**	33,180,755
PRE Real Estate Company - Unit Sales Dues	**46,220,632**	49,506,080
Employee’s custodies and trusts	**1,434,726**	1,092,394
Deposits with others	**20,305,147**	20,305,147
Tax Authorities - Different	**23,893,894**	24,255,255
Financial Group for Securitization Co, *	**898,936**	898,936
Accrued revenues	**1,670,384**	1,670,384
Other debit balances	**30,183,136**	53,859,279
	188,666,937	186,783,530
Accrued interest income **	**135,393**	129,841
Less:		
Expected credit loss in Prepayments and other debit balances	**(3,273,179)**	(3,273,179)
	185,529,151	183,640,192

* The Company signed a securitization contract on 27 December 2021 for the portfolio of some clients of the Stone Residence project - Fifth Settlement to the Financial Group Hermes Company, with a total value of EGP 164,702,850 including a current value discount of EGP 20,120,273,

In return, EFG-Hermes paid an amount of EGP 133,318,160 after deducting administrative expenses of EGP 4,337,199 to the Cairo for Housing and Development Company, and set aside an amount of EGP 6,927,218 for the credit enhancement account,

* The Company signed a securitization contract in July 2022 for the portfolio of some clients of the Stone Residence project - Fifth Settlement to the Financial Group Company for Securitization, with a total value of EGP 47,220,957, including a current value discount of EGP 8,894,954,

In return, EFG-Hermes paid an amount of EGP 34,914,937 after deducting administrative expenses of EGP 1,458,983 to the Cairo for Housing and Development Company and set aside an amount of EGP 1,952,083 for the credit enhancement account,

* The Company signed a securitization contract in November 2022 for the portfolio of some clients of the Stone Residence project - Fifth Settlement to the Financial Group Securitization Company, with a total value of EGP 11,308,625 including a current value discount of EGP 4,954,269,

* The balance of the New Urban Communities Authority represents amounts paid as a deposit for the reservation of a plot of land, but the company was not awarded the land. The company subsequently refunded these amounts during the following period.

In return, EFG-Hermes paid an amount of EGP 4,909,737 after deducting administrative expenses of EGP 259,638 to the Cairo for Housing and Development Company, setting aside an amount of EGP 286,045 for the credit enhancement account, and the remaining amount of EGP 898,936 due to the Company with EFG-Hermes.

**For the purposes of preparing the statement of cash flows, the movement of accrued interest income is as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance for the period	**129,841**	121,466
Charged during the period	**1,266,972**	351,023
Collected during the period	**(1,261,420)**	(345,471)
Ending balance for the period	**135,393**	127,018

12- Investments at fair value through profit or loss

	1 January 2026	Revaluation differences of investments	**30 June 2026**
	EGP	EGP	**EGP**
Quoted investments	13,508,765	(4,362,516)	**9,146,249**
Investment fund certificates	45,275	-	**45,275**
	13,554,040	(4,362,516)	**9,191,524**

13- Cash on hand and at banks

	30 June 2026	31 December 2025
	EGP	EGP
Local Currency		
Cash on hand	**7,355,072**	462,733
Current accounts	**59,546,678**	36,298,559
Time deposits	**291,000**	291,000
	67,192,750	37,052,292

14- Provisions

	30 June 2026	31 December 2025
	EGP	EGP
Provision for contingent liabilities *	**4,002,059**	4,002,059
	4,002,059	4,002,059

* The company believes that the provisions formed are sufficient to cover the potential obligations of the company.

15- Accruals and other credit balances

	30 June 2026	31 December 2025
	EGP	EGP
Accrued expenses	**6,000,914**	5,623,074
Deposits from others	**44,772,673**	44,774,725
Tax Authority	**28,101,816**	21,837,877
Accrued maintenance expenses	**30,879,141**	15,928,939
Deferred lease revenues	**5,119,438**	7,451,692
Other creditors	**8,358,158**	7,142,913
Other credit balances	**63,236,553**	57,423,887
	186,468,693	160,183,107
Accrued interests*	**4,662,548**	3,172,325
	191,131,241	163,355,432

*For the purposes of preparing the statement of cash flows, the movement of accrued interests is as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance	**3,172,325**	36,297,944
Accrued interests during the period	**86,252,349**	124,174,155
Deferred interests	**(30,249,367)**	(41,668,210)
Interests paid during the period	**(54,512,759)**	(58,721,406)
Ending balance	**4,662,548**	60,082,483

16- Issued and Paid-Up Capital

The authorized capital was set at EGP Two Billions.

The issued and paid-up capital amounted to EGP 530,504,159 distributed over 1061008318 shares, the value of each share being EGP 0.50 .

During the period, the issued, paid-up and paid-up capital of Cairo Housing and Development Company was increased from 530,504,159 Egyptian pounds to 928,382,278 Egyptian pounds, an increase of 397,878,119 Egyptian pounds with a nominal value of 50 Egyptian piasters per Egyptian share, and the number of shares issued increased from 1061008318 million shares to 1856764556 million shares, an increase of 795756238 million shares, financed from the issue premium according to the financial examination report issued by the Economic Performance Monitoring Sector and registered in the commercial registry on January 14, 2026

The capital structure is as follows:

	Ownership percentage	Numbers of shares	Paid up Capital EGP
Pioneers Properties for Urban Development Company PRE Group (S,A,E)	31.5	584894641	292,447,321
Mashareq For Real Estate Investments Company (S,A,E)	25.69	477062500	238,531,250
Wadi For Consulting Company (S,A,E)	27.42	509206488	254,603,244
Other shareholders	15.38	285600927	142,800,463
	100	**1856764556**	**928,382,278**

17- General reserve

The general reserve amounting to EGP 3,552,946 as of 30 June 2026 (EGP 3,552,946 as of 31 December 2025) is represented in the remainder of the issuance expenses collected from shareholders from subscriptions to the Company's capital increase, and it will be used for the same purpose in the event that any issuance expenses collected in the future are insufficient to meet issuing any new capital shares.

18- Capital reserve

The capital reserve amounting to EGP 5,122,349 as of 30 June 2026 (EGP 5,122,349 as of 31 December 2025) is represented in the difference between the selling price and the purchase cost of treasury shares.

19- Long-term loans

	30 June 2026 EGP	31 December 2025 EGP
Loans balance	**237,475,316**	151,147,984
Less:		
Current portion	**(148,000,288)**	(151,147,984)
Non-current portion	**89,475,028**	-

The balance of long-term loans granted by banks is represented in:

During 2019 The Company obtained a loan granted by the Arab African International Bank with an annual interest rate of 1, 25% above the corridor price, and the loan instalments are paid within 6 years starting from 14 September 2019 and ending on 31 December 2025, with the guarantee of checks deposited with the bank and Rescheduling is in progress.

The loan balance as of 30 June 2026 amounted to EGP 119,741,672.

During the period, the Company recorded a loan of EGP 117,733,644 from the Arab African International Bank, pursuant to the debt assignment agreement concluded with Semow Consulting Company (S.A.E.) regarding the outstanding current account balance, in accordance with the resolution of the Ordinary General Assembly held on April 16, 2026.

20- Tax Authority - income taxes

Income tax	**For the six months ended 30 June 2026**	For the six months ended 30 June 2025
	EGP	EGP
Current income tax	**35,985,949**	-
Dividends tax	**56,797**	-
Deferred income tax – Expense	**93,724,344**	5,061,004
	129,767,090	5,061,004

Deferred tax	**30 June 2026**	31 December 2025
	EGP	EGP
Beginning balance – liability	**1,226,593,421**	1,074,536,667
Current income tax	**93,724,344**	152,056,754
Ending balance – liability	**1,320,317,765**	1,226,593,421

Deferred income tax	**30 June 2026**	31 December 2025
	EGP	EGP
Beginning balance – liability	**23,583,771**	11,306,742
Income Taxes Paid	**(3,600,868)**	-
Deferred income tax – liability	**35,985,949**	12,277,029
Ending balance – liability	**55,968,852**	23,583,771

21- Revenues

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Housing and development projects sales	**-**	102,175,944
Investment properties rental income	**179,305,221**	165,333,220
Deferred installments interests	**449,746**	93,256
	179,754,967	267,602,420

22- Cost of revenues

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Cost of housing and development projects sold	**-**	72,919,845
Cost of investment properties rental	**40,762,481**	34,641,552
	40,762,481	107,561,397

23- Earnings per share

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Net profit for the period for the holding company	**463,996,687**	34,518,180
Weighted average number of shares outstanding	**1856764556**	1856764556
Earnings per share	**0.250**	0.019

24- Tax position

Cairo for Housing and Development Company (S,A,E) and its subsidiary are exposed to income taxes, Income tax has been calculated for each company separately, The income tax balance shown in the consolidated interim statement of profits or losses represents the total income taxes for the the six months ended 30 June 2026.

25- Financial Instruments Risk Management

The company's financial instruments are financial assets and liabilities, Financial assets include cash on hand and at banks, Investments at fair value through profit or loss, Trade receivable and due from related parties and some other proceeds, Financial liabilities include, Trade payable, contractors and notes payable, due to relate parties, the current portion of loans, Advances from customers ,current portion of lease liabilities and some other payments, Note (3) in the accompanying notes of the financial statements includes the accounting policies applied concerning the recognition and measurement of significant financial instruments & the related revenues & expenses.

Fair Value of Financial instruments

In accordance with the valuation principles used in the valuation of the Company's assets and liabilities stated in Note (3), the fair values of financial assets and liabilities are not materially different from their carrying amounts at the financial position date.

Market Risk

It is represented in the possibility of a future change in the value of financial instruments as a result of a change in their market value, it is worth noting that the company does not enter into future financial coverage contracts,

Interest rate risk

The Company monitors the consistency of the maturity dates of financial assets and liabilities with the associated interest rates,

Currency risk

The foreign currency risk is the risk that the value of the inflows and outflows in foreign currencies, as well as, valuation of assets and liabilities in foreign currencies, will fluctuate due to changes in foreign currency exchange rates,

Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation, resulting in financial losses beard by the other party, The Company is exposed to credit risk from its deposits with banks, accounts receivables as well as some other assets as represented on the financial position,
The company seeks to reduce credit risk related to bank deposits by dealing with reputable banks and by setting credit limits to its clients and monitoring their customer outstanding credit balances

Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of retained earnings, and company bank balances to match the maturity of the company liabilities when due,

Interest rate cash flow risk

Interest rate cash flow risk is the risk of changes in future cash flows due to changes in the interest rate, And the Company seeks to reduce this risk by relying on cash flows from operating activities,

Risk of managing the capital

The main purpose of the capital management is to ensure that the company maintain a proper percent of the capital to support its business and to achieve the maximum increase for the shareholders,

The company manages the capital structure and adjust it in considerations to the changes in the business environment, there were no changes in the company goals, policies and operations for the the six months ended 30 June 2026.

26- Main sources of uncertain estimates

The company makes estimates and assumptions for the future, The results of the accounting estimates, As defined, Rarely equal actual results, Estimates and assumptions with significant risks that may cause a material adjustment of the book values of assets and obligations during the following period is indicated below:

Impairment of customer balances and other debit balances

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

Estimate the net achievable value (net sales value) of real estate for development for sale

Real estate is measured for development at cost or net achievable value (net sales value) whichever is lower,

The net achievable value (net sales value) of the completed property is determined by reference to market conditions and rates at the date of the financial statements and determined by the company based on its similar transactions,

Net achievable value (net sales value) of the property under construction is determined by reference to market prices at the date of the financial statements of a similar completed property minus the estimated cost of completion of the establishment.

Productive ages of machinery and equipment

The company's management determines the expected productivity of real estate and equipment to calculate depreciation and this estimate is calculated after considering the expected duration of the use of the original and the nature of the corrosion and commercial ageing, The Department reviews on an annual basis the residual value and productive reconstruction and adjusts the future depreciation allocation when the Department believes that productive ages differ from previous estimates,

Income tax

The company is subject to corporate tax, A provision for income tax is estimated using an expert opinion, any discrepancies between estimated and actual tax are reflected on provision for income tax and deferred tax for these periods,

27- Restricted Assets

- A mortgage for the entire land and buildings for plot No, 36 of the mall located in the southern investors area - Fifth Settlement - New Cairo - Cairo
- Publicizing the judgment and validity of the enforcement of plot No, 5 B Block 3 flat 478,16 Street 2023 Mandara Al-Nabawi Al-Mohandes Street in the basin of Al-Dara and Arama from the division of Cairo Company in the Mandara district, Montazah section,
- A preliminary sale contract on shop No, 1 and the subsequent 3,4 shares in the land and benefits of property No, 2 bis organization of Square 385 with an area of 1200 square meters in Smouha district, Sidi Gaber section,
- Publicity of a lawsuit newspaper on apartment No, 1105-1106 on the eleventh floor and the subsequent share of 5,8 shares and 6 and 5 shares in the land and benefits of property No, 2 bis Square 386 with an area of 1200 square meters in Smouha district, Sidi Gaber section,
- Publicity of a lawsuit newspaper on apartment No, 506 on the fifth floor and the subsequent share of 6,5 shares in the land and benefits of property No, 2 Square 385 with a flat area of 1200 square meters in Smouha district Sidi Gaber section,
- Publicity of a lawsuit newspaper on apartment No, 701 on the seventh floor and the subsequent share of 6,5 shares in the land and benefits of property No, 2 Square 385 with a flat area of 1200 square meters in Smouha district Sidi Gaber section.

28- Capital Commitments

	30 June 2026
	EGP
Mashareq For Real Estate Investments Company (S,A,E)	**1,228,502,766**

During the year 2025, an agreement was reached between Mashareq for Real Estate Development Company (the Seller, a related party) and Cairo Housing and Development Company (the Buyer) to enter into a sale agreement for an administrative and commercial building within the "Ivoire East" project for a total consideration of EGP 1,737,976,000 Cairo Housing and Development Company paid an initial down payment of EGP 509,473,234, with the remaining balance to be settled in installments through September 4, 2029.

29- Significant Events

-On Thursday, February 12, 2026, The Monetary Policy Committee of the Central Bank of Egypt decided at its meeting to reduce the overnight deposit and lending rates and the Central Bank's main operation rate by 100 basis points to 19% and 19.50% and 20%, respectively. It also decided to reduce the credit and discount rate by 100 basis points to 19.50%. This decision reflects the Committee's assessment of the latest inflation developments and expectations since its previous meeting.

-The region has witnessed escalating geopolitical tensions between the United States of America and Iran, and the resulting military and political developments may have implications for the global and regional economy. These developments could lead to potential disruptions in global supply chains, particularly with respect to increased shipping, insurance, and transportation costs, in addition to possible volatility in energy and commodity prices. These events may also exert pressure on foreign currency markets including potential volatility in the dollar exchange rate against other currencies, such as the Egyptian pound thereby affecting import costs and the prices of certain operational inputs. Company management is continuously monitoring these developments to assess any potential financial impact on the Company’s operations and financial position, up to the date of the financial statements' approval.