

**CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)
SEPARATE 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.)

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

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Translation Of Audit Report
Originally Issued in Arabic

Limited Review Report on Separate Interim Financial Statements

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

Introduction

We have reviewed the separate interim financial position of **Cairo for Housing and Development Company (S.A.E)** as of 30 June 2026. As well as the related separate 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 separate interim financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to express a conclusion on these separate interim financial statements based on our review.

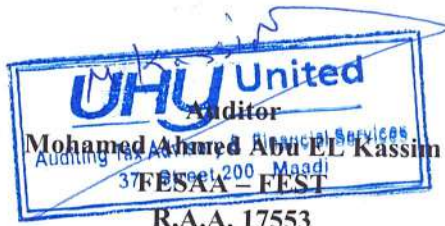
Scope of Review

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 separate financial statements.

Conclusion

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

Cairo: 19 August 2026


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CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)

 Translation of Financial Statements
 Originally Issued in Arabic

**SEPARATE 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	(3)	43,723,075	45,752,098
Investment properties	(4)	6,178,892,267	6,167,231,169
Right-of-use assets	(5)	11,696,873	13,129,143
Investments in subsidiaries and associates	(6)	858,038,707	858,038,707
Paid under capital increase of subsidiaries	(6)	331,334,128	331,334,128
Investments in government bonds		317,234	317,234
TOTAL NON-CURRENT ASSETS		7,424,002,284	7,415,802,479
CURRENT ASSETS			
Housing and development projects	(7)	186,637,893	169,840,334
Advance payments for investment property purchases	(23)	509,473,234	170,000,000
Trade receivable	(8)	74,195,658	91,601,971
Due from related parties	(9-A)	8,459,232	14,457,375
Prepayments and other debit balances	(10)	176,868,573	174,654,113
Investments at fair value through profit or loss		303,497	264,730
Cash on hand and at banks	(11)	61,557,107	36,307,396
TOTAL CURRENT ASSETS		1,017,495,194	657,125,919
TOTAL ASSETS		8,441,497,478	8,072,928,398
EQUITY AND LIABILITIES			
EQUITY			
Issued and paid-up capital	(14)	928,382,278	530,504,159
Share Premium		18,672,147	416,550,266
Legal reserve		116,701,240	88,436,188
General reserve	(15)	3,552,946	3,552,946
Capital reserve	(16)	5,122,349	5,122,349
Retained earnings		4,155,476,658	3,618,440,676
Profit for the period / year		447,077,873	565,301,034
TOTAL SHAREHOLDERS EQUITY		5,674,985,491	5,227,907,618
LIABILITIES			
NON-CURRENT LIABILITIES			
Non-current portion of Long-Term Loans	(17)	89,475,028	-
Non-current portion of lease liabilities	(19)	529,309,030	557,988,473
Non-current portion of notes payable		6,446,145	12,892,291
Deferred tax liabilities	(18)	1,340,642,393	1,246,912,705
TOTAL NON-CURRENT LIABILITIES		1,965,872,596	1,817,793,469
CURRENT LIABILITIES			
Provisions	(12)	4,002,059	4,002,059
Current portion of long-term loans	(17)	148,000,288	151,147,984
Current portion of lease liabilities	(19)	82,105,614	72,478,731
Trade payable contractors and notes payable		65,771,510	73,970,890
Due to related parties	(9-B)	86,240,494	428,004,708
Advances from customers		222,615,222	170,463,044
Accruals and other credit balances	(13)	144,404,051	112,138,867
Tax authority-income taxes	(18)	44,756,154	12,277,029
Dividends payable		2,743,999	2,743,999
TOTAL CURRENT LIABILITIES		800,639,391	1,027,227,311
TOTAL LIABILITIES		2,766,511,987	2,845,020,780
TOTAL LIABILITIES AND EQUITY		8,441,497,478	8,072,928,398

Accounting Manager

Mohamed Salah Omran

Managing Director

Ahmed Megahed Zaki

Chief Executive officer

Ahmed Mostafa Al-Qadri

- The accompanying notes from (1) to (30) form an integral part of these separate interim financial statements.
 - Review Report "attached".

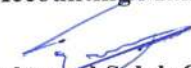
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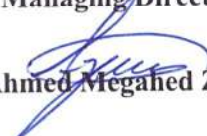
**SEPARATE INTERIM STATEMENT OF PROFIT OR LOSS
 FOR THE SIX MONTHS ENDED 30 JUNE 2026**

	Note	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP	For the three months ended 30 June 2026 EGP	For the three months ended 30 June 2025 EGP
Revenues	(20)	179,754,967	267,602,420	91,613,078	110,427,536
Less:					
Cost of Revenues	(21)	(40,762,481)	(104,555,797)	(16,566,477)	(33,590,514)
GROSS PROFIT		138,992,486	163,046,623	75,046,601	76,837,022
General and administrative expenses		(16,856,412)	(15,487,944)	(8,067,892)	(7,904,020)
Expected credit (loss) / Reversal of expected credit in trade receivable	(8)	(5,427,747)	668,645	(736,479)	675,909
Expected credit (loss) in due from related parties	(9-A)	(17,068,737)	(1,182,061)	(4,908,870)	(445,651)
Board of directors' remunerations and allowances		(3,767,800)	(3,114,506)	(1,846,900)	(1,694,942)
Revaluation of investment properties	(4)	510,117,598	-	-	-
Gain on sale of investment properties	(4)	41,016,733	-	-	-
Other revenues		13,410,745	579,555	13,131,390	375,950
OPERATING PROFIT		660,416,866	144,510,312	72,617,850	67,844,268
Finance cost	(13)	(85,048,644)	(123,109,840)	(34,735,408)	(58,336,459)
Finance income	(10)	1,266,972	342,408	562,892	180,179
Coupons		5,552	5,551	2,776	2,776
Foreign Exchange Differences		208,041	-	-	-
Investment at fair value through profit or loss valuation difference		38,767	7,122	56,520	15,740
Gain on sale of fixed assets	(3)	-	737,796	-	-
PROFIT BEFORE INCOME TAXES FOR THE PERIOD		576,887,554	22,493,349	38,504,630	9,706,504
Income Taxes	(18)	(129,809,681)	(5,061,004)	(7,782,489)	(2,182,901)
PROFIT FOR THE PERIOD		447,077,873	17,432,345	30,722,141	7,523,603
EARNING PER SHARE	(22)	0.200	0.008	0.014	0.003

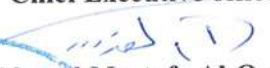
Accounting Manager


 Mohamed Salah Omran

Managing Director


 Ahmed Megahed Zaki

Chief Executive officer


 Ahmed Mostafa Al-Qadri


- The accompanying notes from (1) to (30) form an integral part of these separate interim financial statements.

CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)Translation Of Financial Statements
Originally Issued in ArabicSEPARATE INTERIM STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2026

	For the six months ended	For the six months ended	For the three months ended	For the three months ended
	30 June 2026	30 June 2025	30 June 2026	30 June 2025
	EGP	EGP	EGP	EGP
Profit for the period	447,077,873	17,432,345	30,722,141	7,523,603
Items related other comprehensive income	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	447,077,873	17,432,345	30,722,141	7,523,603

-The accompanying notes from (1) to (30) form an integral part of these separate interim financial statements.

CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)

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

	Issued and Paid up Capital EGP	Paid under Capital Increase EGP	Share Premium EGP	Legal Reserve EGP	General Reserve EGP	Capital Reserve EGP	Retained Earnings EGP	Profit for the period EGP	Total EGP
Balances as of 1 January 2026	530,504,159	-	416,550,266	88,436,188	3,552,946	5,122,349	3,618,440,676	565,301,034	5,227,907,618
Transferred to legal reserve and retained earnings	-	-	-	28,265,052	-	-	537,035,982	(565,301,034)	-
capital increase	397,878,119	-	(397,878,119)	-	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	-	447,077,873	447,077,873
Balance as of 30 June 2026	928,382,278	-	18,672,147	116,701,240	3,552,946	5,122,349	4,155,476,658	447,077,873	5,674,985,491
Balances as of 1 January 2025	448,181,972	498,872,453	-	37,084,197	3,552,946	5,122,349	2,642,752,840	1,027,039,827	4,662,606,584
Transferred to legal reserve and retained earnings	-	-	-	51,351,991	-	-	975,687,836	(1,027,039,827)	-
capital increase	82,322,187	(498,872,453)	416,550,266	-	-	-	-	-	-
Profit for the period	-	-	-	-	-	-	-	17,432,345	17,432,345
Balance as of 30 June 2025	530,504,159	-	416,550,266	88,436,188	3,552,946	5,122,349	3,618,440,676	17,432,345	4,680,038,929

- The accompanying notes from (1) to (30) form an integral part of these separate interim financial statements.

CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)Translation of Financial Statements
Originally Issued in Arabic**SEPARATE 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		576,887,554	22,493,349
Depreciation of fixed assets	(3)	2,242,645	1,261,633
Gain on sale of fixed assets	(3)	-	(737,796)
Amortization of right-of-use assets	(5)	1,432,270	1,432,270
Expected credit loss in trade receivable	(8)	5,427,747	(668,645)
Expected credit loss in due from related parties balance	(9-A)	17,068,737	1,182,061
Gain on sale of investment properties	(4)	(41,016,733)	-
Revaluation of investment properties	(4)	(510,117,598)	-
Finance cost	(13)	85,048,644	123,109,840
Finance income	(10)	(1,266,972)	(342,408)
Investment at fair value through profit or loss valuation difference		(38,767)	(7,122)
Operating profit before changes in working capital		135,667,527	147,723,182
Changes in housing & development projects		(16,797,559)	54,400,198
Changes in trade receivable and note receivable		11,978,566	20,522,572
Changes in due from related parties		(11,070,594)	(16,364,058)
Changes in prepayments and other debit balances		(2,208,908)	(5,832,567)
Changes in trade payable, constructors and notes payable		(8,199,380)	814,179
Changes in due to related parties		(224,030,570)	(83,568,542)
Changes in advances from customers		52,152,178	22,336,218
Changes in accruals and other credit balances		30,774,961	(1,969,140)
Provisions used		-	(620,526)
Income Taxes Paid		(3,600,868)	-
Net cash flows (used in) provided from operating activities		(35,334,647)	137,441,516
Cash flows from investing activities			
Advance payments for investment property purchases		(339,473,234)	-
Proceeds from sale of investment properties		539,473,233	-
Finance income received	(10)	1,261,420	336,856
(Payments to) acquire fixed assets	(3)	(213,622)	-
Proceeds from sale of fixed assets	(3)	-	1,055,662
Net cash flows provided from investing activities		201,047,797	1,392,518
Cash flows from finance activities			
Long-term notes payable		(6,446,146)	(6,446,145)
Interest expense paid	(13)	(53,309,054)	(57,657,091)
(Payments of) Lease Liabilities		(49,301,927)	(65,603,753)
(Payments on) long-term loans		(31,406,312)	(316,410)
Dividend paid		-	(611,930)
Net cash flows (used in) financing activities		(140,463,439)	(130,635,329)
Net changes in cash and cash equivalent during the period		25,249,711	8,198,705
Cash and cash equivalent – beginning of the period	(11)	36,307,396	4,089,029
Cash and cash equivalent – end of the period	(11)	61,557,107	12,287,734

-The accompanying notes from (1) to (30) form an integral part of this separate interim financial statement.

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 separate financial statements for the six months ended 30 June 2026 were approved by the Board of Directors resolution on 19 August 2026.

2-1 Basis of preparation of the financial statements

The separate interim financial statements have been prepared under the going concern assumption on a historical cost basis, except for investments properties and financial assets and investments at fair value through profit or loss.

The separate interim financial statements are prepared and presented in Egyptian pound, which is the company's functional currency.

Statement of compliance

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

2-2 Significant Accounting Policies**Financial Instruments****A- Initial Recognition**

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.

2-2 Significant Accounting Policies (Cont'd)**Financial Instruments (Cont'd)****B- Classification and measurement of financial assets and liabilities**

The Egyptian standard number (47) – Financial Instruments include NINE 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 assets are included in a business model; its goal is to collect contractual cash flows and sale of the financial assets.

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 larger 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 larger 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).

2-2 Significant Accounting Policies (Cont'd)**Financial Instruments (Cont'd)****B- Classification and measurement of financial assets and liabilities (Cont'd)**

- 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 valued 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.

B- 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 value if there is a material increase in credit risk, the failure to pay risk, at the separate 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 separate 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.

C- 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 the financial asset.

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.

2-2 Significant Accounting Policies (Cont'd)**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.

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

- a. The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- b. The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- c. The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If an entity does not satisfy its performance obligation over time according to previous conditions, the entity will recognize revenue at point in time when performance obligation is satisfied.

The following specific recognition criteria must also be met before revenue is recognized:

- **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

- **Installment sales**

The sale price, without interest, is recognized as revenue on the date of sale, The selling price is the present value of the consideration and is determined by discounting the value of the instalments due using the target interest rate, Deferred interest is recognized as income when it accrues on a time proportion basis, taking into account the target interest rate.

- **Credit interest**

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

- **Real estate investment rental income**

Rental income is recognized in the separate statement of profit or loss using a straight line over the term of the contract and is included in the revenue item, profit or loss.

Borrowings

Borrowings are initially recognized at the value of the consideration received, Amounts maturing within one period are classified as current liabilities, unless the Company has the right to postpone the settlement for a period 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 statement of profit or loss.

2-2 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 period 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 asset is recognized when it is probable that the asset can be utilized to reduce future taxable profits and the asset is reduced by the portion that will not create future benefit.

Current and deferred tax shall be recognized as income or an expense and included in the statement of 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.

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 statement.

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 separate 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:

Description	Estimated useful life (in years)
Buildings	5 – 50
Lease-hold Improvements	According to the term of the lease
Vehicles	5
Tools	10 – 16,667
Furniture	4 – 10

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

2-2 Significant Accounting Policies (Cont'd)

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 separate 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 separate 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

Contingent liabilities and contingent assets

Contingent liabilities are not recognized in the balance sheet, it is disclosed only if the possibility of an outflow of sources embodying economic benefit is excluded, a contingent asset is not recognized in the financial statements, but is disclosed when an inflow of economic benefit is expected.

Foreign currency translation

- Transactions in currencies other than Egyptian pound are initially recorded using the prevailing exchange rates on the transaction date.
- Monetary assets and liabilities denominated in currencies other than Egyptian pound are retranslated using the exchange rates prevailing at the statement of financial position date, all differences are recognized in the separate statement of profit or loss.
- Nonmonetary items that are measured at historical cost in currencies other than Egyptian pound are translated using the exchange rates prevailing at the date of the initial recognition.
- Nonmonetary items measured at fair value in currencies other than Egyptian pound are translated using the exchange rates prevailing at the date when the fair value is determined.

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.

2-2 Significant Accounting Policies (Cont'd)**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 separate statement of profit or loss in the financial period in which these expenses were incurred.

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 separate statement of profit or loss, reversal of impairment is recognized in the separate statement of profit or loss in the period in which it occurs.

Investments**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 separate 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 separate statement of profit or loss.

Investments in governmental bonds

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

Investments in subsidiaries

Investments in subsidiaries are investments in entities which the Company has control, Control is presumed to exist when the parent has direct or indirect control through subsidiaries on the investee having the power to control the financial and operating policies of the Company to benefit from its operations, unless, in exceptional circumstances, it can be clearly demonstrated that this is not the case.

Investments in subsidiaries are accounted for in the separate financial statements at cost inclusive transaction cost and in case the investment is impaired, the carrying amount is adjusted by the value of this impairment and is charged to the separate statement of profit or loss for each investment separately.

Investments in associate

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 separate financial statements using Acquisition cost, 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.

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.

2-2 Significant Accounting Policies (Cont'd)**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.

It includes the cost of acquiring the land and the cost of preparing, developing, 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 statement with the value of impairment for cost, if any.

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 three 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.

CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

AS OF 30 JUNE 2026

3- Fixed Assets

	Lands	Buildings	Lease Hold Improvements	Vehicles	Tools and Computers	Furniture	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost							
1 January 2026	70,000	32,770,347	8,016,981	7,298,110	625,446	11,290,554	60,071,438
Additions for the Period	-	-	-	-	-	213,622	213,622
30 June 2026	<u>70,000</u>	<u>32,770,347</u>	<u>8,016,981</u>	<u>7,298,110</u>	<u>625,446</u>	<u>11,504,176</u>	<u>60,285,060</u>
Accumulated depreciation							
1 January 2026	-	(1,542,955)	(1,774,974)	(2,543,306)	(445,944)	(8,012,161)	(14,319,340)
Depreciation for the Period	-	(327,702)	(793,630)	(667,000)	(25,331)	(428,982)	(2,242,645)
30 June 2026	<u>-</u>	<u>(1,870,657)</u>	<u>(2,568,604)</u>	<u>(3,210,306)</u>	<u>(471,275)</u>	<u>(8,441,143)</u>	<u>(16,561,985)</u>
Net book value as of 30 June 2026	<u>70,000</u>	<u>30,899,690</u>	<u>5,448,377</u>	<u>4,087,804</u>	<u>154,171</u>	<u>3,063,033</u>	<u>43,723,075</u>

- There are fixed assets with an amount of EGP 6,549,189 that are fully depreciated but still in use.
- Here are restrictions on some of the company's assets with total book value of EGP 4,640,000 (Note 19).
- There are restrictions on certain fixed assets (Note 28).
- The depreciation has been allocated to the profit or loss statement as follows:

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Cost of revenues (Note 21)	747,548	420,544
General and administrative expenses	1,495,097	841,089
	<u>2,242,645</u>	<u>1,261,633</u>

CAIRO FOR HOUSING AND DEVELOPMENT COMPANY (S.A.E)

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

AS OF 30 JUNE 2026

3- Fixed Assets (cont'd)

	Lands	Buildings	Lease hold Improvements	Vehicles	Tools and Computers	Furniture	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost							
1 January 2025	70,000	9,637,766	2,932,128	7,559,710	601,312	9,112,872	29,913,788
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	<u>70,000</u>	<u>32,770,347</u>	<u>8,016,981</u>	<u>7,298,110</u>	<u>625,446</u>	<u>11,290,554</u>	<u>60,071,438</u>
Accumulated depreciation							
1 January 2025	-	(1,369,103)	(1,204,683)	(1,880,371)	(393,229)	(7,582,047)	(12,429,433)
Depreciation for the year	-	(173,852)	(570,291)	(1,276,666)	(52,715)	(430,114)	(2,503,638)
Depreciation for Disposal	-	-	-	613,731	-	-	613,731
31 December 2025	<u>-</u>	<u>(1,542,955)</u>	<u>(1,774,974)</u>	<u>(2,543,306)</u>	<u>(445,944)</u>	<u>(8,012,161)</u>	<u>(14,319,340)</u>
Net book value							
As of 31 December 2025	<u>70,000</u>	<u>31,227,392</u>	<u>6,242,007</u>	<u>4,754,804</u>	<u>179,502</u>	<u>3,278,393</u>	<u>45,752,098</u>

- There are restrictions on some of the company's assets with a total book value of 4,640,000 EGP (Note 19).

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

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026

4- 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
	<u>6,167,231,169</u>	<u>510,117,598</u>	<u>(498,456,500)</u>	<u>6,178,892,267</u>

- 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.

5- Right Of – Use – Assets

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

*The amortization has been allocated to general and administrative expenses in statement of profit or loss.

**Right of use assets represents administrative head office contract.

6- Investment in associates and subsidiaries

	Ownership percentage %	Number of shares	30 June 2026 EGP	31 December 2025 EGP
Investments in subsidiaries				
A/ Cairo for Building Management & Maintenance Company (L.L.C) "Under liquidation"	96	480	48,000	48,000
B/ Nemo For Consulting Company (S.A.E.)	97.5	243750	2,437,500	2,437,500
C/ Cairo For Real Estate Marketing Company (S.A.E.) "Under liquidation"	75	75000	187,500	187,500
D/ New Cairo for Projects Management Company (S.A.E.)*	99.98	99980	249,950	249,950
E/ Cairo Property Management (S.A.E.)*	99.98	9998	99,980	99,980
			<u>3,022,930</u>	<u>3,022,930</u>
Investments in associates				
F / Lotus For Hotels and Resorts Company (S.A.E.)	51	50792226	73,445,559	73,445,559
G/ El Hessen For Consulting Company (S.A.E.)	0.35	8750	87,500	87,500
H/ El Safwa For Consulting And Development Company (S.A.E.)	17.33	24092309	282,659,957	282,659,957
I/ United Company For Housing And Development (S.A.E.)	23.31	54881458	499,408,191	499,408,191
			<u>855,601,207</u>	<u>855,601,207</u>
Impairment in subsidiaries*			<u>(585,430)</u>	<u>(585,430)</u>
			<u>858,038,707</u>	<u>858,038,707</u>

**Account of a subsidiary's capital increase

The balance of payments made on account of a subsidiary's capital increase amounted to EGP 331,334,128 as of June 30, 2026

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**7- Housing and development projects**

	30 June 2026	31 December 2025
	EGP	EGP
Housing and development projects – under construction*	180,713,335	163,915,776
Housing and development projects – completed	5,924,558	5,924,558
	<u>186,637,893</u>	<u>169,840,334</u>

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

8- Trade and notes receivables

	30 June 2026	31 December 2025
	EGP	EGP
Real estate -Trade and notes receivable	42,859,604	69,610,010
Rent - Trade receivable	49,750,264	35,428,170
Less: Deferred installments interest	(3,024,067)	(3,473,813)
	<u>89,585,801</u>	<u>101,564,367</u>
Expected Credit Loss in Trade and notes receivable *	(15,390,143)	(9,962,396)
	<u>74,195,658</u>	<u>91,601,971</u>

* Expected credit loss in trade receivable movement as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance	(9,962,396)	(12,219,753)
Charged / reversed during the period	(5,427,747)	668,645
Ending balance	<u>(15,390,143)</u>	<u>(11,551,108)</u>

9- Due from / to related parties**A- Due from related parties**

	Affiliation	30 June 2026	31 December 2025
		EGP	EGP
El Hessen For Consulting Company (S.A.E.)	Associate	22,226	22,226
Lotus For Hotels and Resorts Company (S.A.E.)	Associate	5,342,165	5,189,165
El Safwa for consulting and development Company (S.A.E.)	Associate	1,087,581	1,087,581
New Cairo For Project Management Company (S.A.E.)	Subsidiary	196,261,669	185,761,162
Cairo Property Management (S.A.E.)	Subsidiary	33,531,371	33,114,284
Roya Real Estate Development Company (S.A.E.)	Associate	2,103,198	2,103,198
		<u>238,348,210</u>	<u>227,277,616</u>
Expected credit loss in due from related parties' balances *		(229,888,978)	(212,820,241)
		<u>8,459,232</u>	<u>14,457,375</u>

* Expected credit loss in due from related parties' balances as follows:

	For the six months ended 30 June 2026	For the six months ended 30 June 2025
	EGP	EGP
Beginning balance	(212,820,241)	(194,709,499)
Charged during the period	(17,068,737)	(1,182,061)
Ending balance	<u>(229,888,978)</u>	<u>(195,891,560)</u>

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**9- Due from / to related parties (Cont'd)****B-Due to related parties**

	Affiliation	30 June 2026 EGP	31 December 2025 EGP
Pioneers Properties for Urban Development Company - PRE Group (S.A.E.)	Holding	3,608,125	181,664,168
Cairo for Building Management and Maintenance Company (L.L.C)	Subsidiary	1,530,185	1,530,185
Mashareq for Real Estate Development Company (S.A.E.)	Associate	28,835,828	74,810,355
Semow For Consulting Company (S.A.E.)	Associate	52,266,356	170,000,000
		86,240,494	428,004,708

C- Related parties' transactions

Transactions with related parties during the period are as follows:

Company name	Affiliation	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Lotus For Hotels and Resorts Company	Finance	153,000	102,000
New Cairo For Project Management Company	Finance	10,500,507	15,115,860
Cairo Property Management Company	Finance	417,087	1,146,198
Cairo for Real State Marketing Company	Collection	-	222,512
Pioneers Properties for Urban Development Company - PRE Group (S.A.E.)	Collection / finance	178,056,043	(1,279,993)
Cairo For Building Management & Maintenance Co.	Collection	-	149,567
Mashareq For Real Estate Development Company	Collection	45,974,527	84,476,256
Semow For Consulting Company	Debt conversion	117,733,644	-

10- Prepayments and other debit balances

	30 June 2026 EGP	31 December 2025 EGP
Prepayments expenses	1,165,815	2,015,300
Deposits held with others	15,741,493	15,741,493
Suppliers and contractors - advance payments	53,239,259	33,776,574
PRE Real Estate Company - Unit Sales Dues	46,220,632	49,506,080
Staff Loan	1,331,338	1,024,525
Advance Payments Under Fixed Assets Acquisition	10,632,405	-
Tax authority - paid to court	417,683	417,683
Withholding tax	3,239,507	3,600,868
Tax authority-others	16,542,612	16,542,612
Accrued revenue	1,000,130	1,000,130
Financial group - securitization *	898,936	898,936
Other debit balances	29,576,549	53,273,250
	180,006,359	177,797,451
Accrued interest income **	135,393	129,841
Less:		
Expected credit loss in Prepayments and other debit balances	(3,273,179)	(3,273,179)
	176,868,573	174,654,113

* 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.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**10- Prepayments and other debit balances (Cont'd)**

* 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

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 EGP	For the six months ended 30 June 2025 EGP
Beginning balance	129,841	121,466
Charged during the period	1,266,972	342,408
Received during the period	(1,261,420)	(336,856)
Ending balance	135,393	127,018

11- Cash on hand and at banks

	30 June 2026 EGP	31 December 2025 EGP
Cash	2,355,072	402,733
Current Accounts	59,202,035	35,904,663
	61,557,107	36,307,396

12- Provisions

	30 June 2026 EGP	31 December 2025 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.

13- Accruals and other credit balances

	30 June 2026 EGP	31 December 2025 EGP
Accrued Expense	5,644,563	3,634,689
Deposits to others	33,723,804	31,798,466
Tax Authority	20,504,647	18,479,055
The National Authority for Social Insurance	507,098	476,752
Occupants' union	30,879,141	15,928,939
Deferred lease revenue	5,119,438	7,451,692
Other credit balances	43,362,812	31,196,949
	139,741,503	108,966,542
Accrued interest *	4,662,548	3,172,325
	144,404,051	112,138,867

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**13- Accruals and other credit balances (Cont'd)**

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

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Beginning balance	3,172,325	36,297,944
Charged during the period	85,048,644	123,109,840
Deferred interest	(30,249,367)	(41,668,210)
Paid during the period	(53,309,054)	(57,657,091)
Ending balance	<u>4,662,548</u>	<u>60,082,483</u>

14- 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 1061008381 shares, the value of each share being EGP 0.50 .

During the Period, the issued and paid-up capital of Cairo Housing and Development Company was increased from EGP 530,504,159 to EGP 928,382,278, an increase of EGP 397,878,119, with a nominal value of EGP 0.50 per share, financed from the share premium, and the number of issued shares was increased from 1061008318 million shares to 1856764556 million shares, an increase of 795756238 million shares, This was noted in the Commercial Register on January 14, 2026.

The capital structure is as follows:

	Percentage %	Numbers of shares	Paid up Capital EGP
Pioneers Properties for Urban Development Company - PRE Group (S.A.E.)	31.50	584894641	292,447,321
Mashareq For Real Estate Development 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
	<u>100</u>	<u>1856764556</u>	<u>928,382,278</u>

15- 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.

16- 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) represented in the difference between the selling price and the purchase cost of treasury shares.

17- 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	<u>89,475,028</u>	<u>-</u>

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 Sumou 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.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**18- Tax authority – Income tax**

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Income Tax		
Current income tax	36,079,993	-
Deferred income tax – Expense	93,729,688	5,061,004
	<u>129,809,681</u>	<u>5,061,004</u>
Current Income Tax		
	30 June 2026 EGP	31 December 2025 EGP
Beginning balance – liability	12,277,029	12,277,029
Income Taxes Paid	(3,600,868)	-
Current income tax	36,079,993	-
Ending balance – liability	<u>44,756,154</u>	<u>12,277,029</u>
Deferred Income Tax		
	30 June 2026 EGP	31 December 2025 EGP
Beginning balance – liability	1,246,912,705	1,092,272,226
Deferred income tax – liability	93,729,688	154,640,479
Ending balance – liability	<u>1,340,642,393</u>	<u>1,246,912,705</u>
Reconciliation of effective income tax		
	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Net accounting profit	576,887,554	22,493,349
Adjustments to net profit		
Adjustments added to accounting profit	24,739,129	(513,416)
Adjustments deducted from accounting profit	(512,574,305)	(737,796)
Other Adjustments	71,303,145	(20,331,181)
Adjusted Net profit Tax	<u>160,355,523</u>	<u>910,956</u>
Current tax expense	<u>36,079,993</u>	<u>-</u>

19- Lease contracts**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.

The second contract: (operating lease)

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

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**19- Lease contracts (Cont'd)****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 & Arrangement lease contracts:

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

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

20- Revenues

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

21- Cost of sales

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Cost of housing and development projects sold	-	69,914,245
Utilities Expenses	26,583,624	15,844,553
Salaries, Wages and Related Expenses	13,381,309	15,226,587
Marketing expenses	50,000	3,149,868
Fixed assets depreciation (Note 3)	747,548	420,544
	40,762,481	104,555,797

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**22- Earnings per share**

Profit per share is calculated based on the net profit of the period using the weighted average number of outstanding shares during the period as follows:

	For the six months ended 30 June 2026 EGP	For the six months ended 30 June 2025 EGP
Net profit for the period	447,077,873	17,432,345
Less:		
Employees profit share (estimated) *	(38,689,349)	(1,656,073)
Board of directors' bonus (estimated) *	(37,830,487)	-
Earnings available for ordinary shareholders	370,558,037	15,776,272
Weighted average number of outstanding shares during the period	1856764556	1856764556
Earnings per share	<u>0.200</u>	<u>0.008</u>

* The employees' share and board of directors' bonus in the distribution is calculated on the basis of a hypothetical distribution project for the period's profit for the purpose of calculating the earning per share

23- Capital commitments

	30 June 2026 EGP
Mashareq For Real Estate Development Company (S.A.E)	1,228,502,766
Nemow for consulting Company. (Note 6) (S.A.E)	18,665,872
	<u>1,247,168,638</u>

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.

24- Tax position
Corporate tax

- The tax examination was carried out for the years from 80/81 to 84/85, and there are disputes referred to the courts and appeal committees, and the Company has made the necessary provisions.
- The tax examination for the year 85/86 until 31 December 2011 was carried out by the Tax Authority, and the points of dispute were referred to the internal committees, and the settlement was completed, and the Company paid the differences resulting from the examination in full.
- The tax examination for the year 2012 was carried out by the Tax Authority, and the points of dispute were referred to the internal committees, and these committees have not finished yet.
- Tax examination was carried out up to 2018 with the Tax authority and the Company paid the differences resulting from the examination.
- Tax returns for the years from 2019 to 2025 were submitted on the legal dates in accordance with Tax Law No, 91 of 2005, and due taxes were paid from the tax return, Tax examination for those years is underway by the Tax Authority until the date of the financial position.

Stamp tax

- The Company pays the tax due on the legally prescribed dates, and there are no dues on the company.
- The tax inspection for the year 2020 was completed and the tax was paid.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**24- Tax position (Cont'd)****Value added tax**

- The Company pays the tax due along with the declarations on the legally prescribed dates, and there are no dues on the company.
- Examination is underway for the years from 2016 to 2020 from tax authority and Tax liabilities are currently being settled.

Salary tax

- Examined for the years from 2019 to 2022 and the Company paid the differences resulting from the examination.
- The Company is committed to paying work income taxes withheld from workers on legal dates.

25- Lawsuits and legal disputes

- According to a preliminary sale contract dated 01/03/1970, the Company purchased a vacant piece of land from the Department of Public Funds, which devolved to the state, and built a real estate on this land consisting of a garage and eleven floors during the years from 1980 to 1981, and the floors were sold from the ground floor to the fifth, and renting floors from the ninth to the eleventh, as of January 1984.
- The original owner of the land (the plaintiff) filed several lawsuits before the various courts, after the issuance of Law No, 69 of 1974 regarding the settlement of the conditions arising from the imposition of guardianship, and these lawsuits ended with the issuance of a judgment by the Values Court in favour of the plaintiff, and rejecting of the company's appeal to stop the implementation of the ruling establishing the plaintiff's ownership of the plot of land and the receipt of the buildings built on that land (de jure) in exchange for the Company receiving a specified amount with the knowledge of the court in return for owning the real estate buildings, and the Company has received this amount.
- On 24/7/2007, the plaintiff implemented the ruling of the Values Court to confirm the ownership of the plot of land and receive the buildings erected on that land (judgmentally) without interfering with any owner of the property in his possession, The ruling to evict the tenants of the nine floors from the ninth to the eleventh rented by the company, as well as other lawsuits against the Company and against the purchasers of the floors from the ground floor to the fifth previously purchased from the Company according to preliminary contracts, by requesting a ruling to expel the buyers of those floors and hand them over to the plaintiff free of persons and concerns and the non-enforcement of any action that would be has been made between the Company and the purchasers of those floors.
- On 12/31/2008, the defendant court ruled for non-enforcement of the clear freedom contracts from the company against the plaintiff for the four pains from the second to the fifth. This came to light and the Sharia Judicial Court ruled in the session of 6/23/2009 rejecting the case and upholding the Sharia ruling. The famous appeal against the Nasserite Bank was ruled and the Central Criminal Court's ruling issued the Egyptian document and rejected the plaintiff's request for four.
- The heirs of the plaintiff, Abdelkader Mohamed Al-Haraki, filed a lawsuit against Banque du Cairo and Cairo Housing Company regarding (a compensation claim), usufruct, and a demand for the company to pay an amount of ten million Egyptian pounds.
- The lawsuit was dismissed, and an appeal was filed by the heirs of Abdelkader Mohamed Al-Haraki, the company, and Banque du Cairo. The case is still pending before the Cairo Court of Appeal and has been adjourned to the session on April 15, 2025, for review and submission of memorandums.
- The heirs of Abdelkader Mohamed Al-Haraki filed lawsuit No. 2585 of 2017 against the company and the Central Bank of Egypt, and a judgment was issued against the company for an amount of 35,000,000 EGP (thirty-five million Egyptian pounds).
- An appeal was filed against this ruling under No. 7368 of the year 26Q, and the appeal is still pending, with a session scheduled for 11 May 2025.
- These disputes are still ongoing and under review.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 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 fiscal period are indicated below:

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 money Company tax; The Company estimates the income tax allocation using an expert opinion and where there are any differences between actual and initial results these differences affect the income tax allocation and deferred tax in this period.

27- Financial Instruments Risk Management

Financial instruments of the company are represented in the financial assets includes (cash on hand and at banks, financial investments, trade and notes receivable, due from related parties, and other receivables), the financial liabilities include (customers – credit balances, credit facilities, lease liabilities, trade payable, contractors, notes payable, loans, land creditors, due to related parties, tax liabilities, shareholders' credit balances, accrued expenses and other credit balances), Note (2) in the accompanying notes of the consolidated 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 (2), the fair values of financial assets and liabilities are not materially different from their carrying amounts at the financial position date.

Market risk

Represents the possibility of future changes in the value of financial instruments as a result of changes 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 maturity structure of assets and liabilities with the related interest rates.

Foreign 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.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**27- Financial Instruments Risk Management (Cont'd)****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.

The table below summarizes the due dates of financial liabilities based on the undiscounted contractual payments:

Financial obligations As of 30 June 2026,	Less than 3 months EGP	From 3 to 12 months EGP	From 1 to 5 years EGP	Total EGP
Due to related parties	62,105,978	8,638,310	15,496,206	86,240,494
Accruals and other credit balances	15,571,311	16,269,521	112,563,219	144,404,051
Loans	119,741,672	28,258,616	89,475,028	237,475,316
Trade payable, contractors of projects	23,232,704	42,538,806	-	65,771,510
Provisions	-	-	4,002,059	4,002,059
Dividends Payables	-	2,743,999	-	2,743,999
Tax Authority – Income Tax	-	44,756,154	-	44,756,154
Notes payable	-	-	6,446,145	6,446,145
Total undiscounted financial obligations	220,651,665	143,205,406	227,982,657	591,839,728

Financial obligations As of 31 December 2025,	Less than 3 months EGP	From 3 to 12 months EGP	From 1 to 5 years EGP	Total EGP
Due to related parties	200,164,169	23,530,185	204,310,354	428,004,708
Accruals and other credit balances	25,523,822	25,411,666	61,203,379	112,138,867
Loans	151,037,888	110,096	-	151,147,984
Trade payable, contractors of projects	26,690,636	47,280,254	-	73,970,890
Provisions	-	-	4,002,059	4,002,059
Dividends Payables	-	2,743,999	-	2,743,999
Tax Authority – Income Tax	-	12,277,029	-	12,277,029
Notes payable	-	-	12,892,291	12,892,291
Total undiscounted financial obligations	403,416,515	111,353,229	282,408,083	797,177,827

Cash flows risk related to the interest rate

The risk of interest rate cash flows is the risk of changes in future cash flows due to changes in interest rates, The Company seeks to reduce that risk by relying on cash flows from operating activities.

The following table shows how a possible reasonable change in interest rates with all other variables remaining constant would affect the company's pre-tax profits (by affecting variable rate loans).

the effect of this change on equity is the profit effect only, as illustrated below:

	30 June 2026		31 December 2025	
	Change in interest rate	Impact on profit before tax EGP	Change in interest rate	Impact on profit before tax EGP
Financial liabilities	+1%	8,488,900	+1%	7,816,152
	-1%	(8,488,900)	-1%	(7,816,152)

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
AS OF 30 JUNE 2026**27- Financial Instruments Risk Management (Cont'd)****Capital Management**

The main purpose of capital management is to ensure that the company maintains 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 adjusts it in considerations to the changes in the business environment, there were no changes in the company goals, policies and operations for the 6 months ended 30 June 2026.

28- Restricted Asset

- 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.

29- Professional fees

In accordance with the Financial Regulatory Authority's (FRA) Decree No. 26 of 2026, professional fees relating to the interim and annual financial statements amounted to EGP 400,000.

30- 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.