

**MADINET MASR FOR HOUSING AND
DEVELOPMENT - S.A.E.**

**INTERIM CONSOLIDATED
FINANCIAL STATEMENTS
AND LIMITED REVIEW REPORT THEREON**

AT 30 JUNE 2026

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period ended 30 June 2026

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*Translation of the Report
originally issued in Arabic*

LIMITED REVIEW REPORT ON THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

TO THE BOARD OF DIRECTORS OF MADINET MASR FOR HOUSING AND DEVELOPMENT - S.A.E.

Introduction

We have carried out a limited review of the accompanying interim consolidated financial position of Madinet Masr for Housing and Development - S.A.E. as of 30 June 2026 and the related interim consolidated statements of income, comprehensive income, changes in equity and cash flows for the six months then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to express a conclusion on these interim consolidated financial statements based on our limited review.

Scope of Limited Review

We conducted our limited review in accordance with Egyptian Standard on Limited Review Engagements No. 2410, "Limited Review of interim financial statements performed by the Independent Auditor of the Entity". A limited review of interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A limited review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing and consequently we are unable to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim consolidated financial statements.

Conclusion

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the interim consolidated financial position of Madinet Nasr for Housing and Development - S.A.E. as of 30 June 2026, and its consolidated financial performance and its consolidated cash flows for the six months then ended, in accordance with Egyptian Accounting Standards.



Hamdy Youssef
Member of CPA, USA
Fellow of ESAA
RAA No. 7242
FRA No. 404



Cairo, 11 August 2026

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

	<i>Note</i>	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
ASSETS			
NON-CURRENT ASSETS			
Fixed assets	4	227,925,047	205,910,651
Right of use assets	24	117,165,856	130,733,083
Assets under constructions	5	660,877,468	435,075,209
Amounts paid on account of investments in subsidiaries	6/1	157,866,906	87,330,229
Financial assets at amortized cost	6/2	1,636,889	1,636,889
Financial assets at fair value through other comprehensive income	6/3	13,681,317	8,681,317
Investment properties	6/4	1,722,591,722	1,722,591,722
Notes receivables (Net)	10	2,799,542,739	2,628,049,687
Debtors and other debit balances	12/1	159,486,594	153,435,657
Total Non-Current Assets		5,860,774,538	5,373,444,444
CURRENT ASSETS			
Inventories	7	69,301,336	68,655,032
Work in progress	8	14,353,508,374	12,531,241,668
Finished properties	9	76,076,931	302,922,534
Investment properties available for sale		411,942,798	254,982,560
Short term notes receivable (Net)	10	3,572,963,370	3,361,860,438
Trade receivables	10	476,735,277	492,783,795
Advances to trade payables	11/a	7,213,316,154	6,420,918,264
Debtors and other debit balances	12/2	10,247,889,461	8,625,790,971
Investments at fair value through profit or loss	6/5	4,455,214	4,075,590
Financial assets of amortized cost - Treasury bills	6/6	4,361,130,007	2,960,727,238
Residential complexes management, operation and maintenance	22	-	97,057,052
Contracts assets		150,851,536	149,769,188
Cash and bank balances	13	2,770,648,678	2,655,726,407
Total Current Assets		43,708,819,136	37,926,510,737
Total Assets		49,569,593,674	43,299,955,181
EQUITY AND LIABILITIES			
Equity			
Issued and paid-up capital	18	2,135,000,000	2,135,000,000
Treasury shares		(3,617,654)	(386,757,569)
Legal reserve		788,881,281	620,672,378
Retained earnings		7,998,245,780	5,722,951,947
Net profit for the year		1,023,264,213	3,611,782,137
Employees and executives' shares option plan		221,115,245	113,050,000
Change in fair value of financial assets through other comprehensive income		6,573,022	6,573,022
Investment properties revaluation surplus at fair value (Net)		627,246,167	627,246,167
Shareholders' equity of parent		12,796,708,054	12,450,518,082
Non-controlling interest	19	169,442,597	170,049,431
Total Equity		12,966,150,651	12,620,567,513

The attached notes 1 to 44 form part of these interim consolidated financial statements.

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION - Continued

At 30 June 2021

	Note	30/6/2021 L.E.	31/12/2020 L.E.
NON-CURRENT LIABILITIES			
Term loans	20	2,902,097,282	3,022,700,070
Lease liability	26	81,030,044	98,802,100
Deferred tax liabilities	20	93,491,294	72,919,004
Total Non-Current Liabilities		3,128,717,720	3,185,471,714
CURRENT LIABILITIES			
Advance payments from customers for undelivered unites	14	23,932,114,000	18,228,109,844
Advance payments – Customers		8,137,084	9,798,447
Provisions	10	287,077,774	311,897,744
Trade payables	11/b	1,802,083,317	1,479,732,400
Infrastructure completion liabilities	16	493,470,094	847,797,273
Dividends payable		112,078,900	79,798,903
Creditors and other credit balances	17	1,984,402,707	2,024,988,119
Creditors of management, option and maintenance of residential compounds	22	31,977,747	-
Current portion of long-term loans	20	249,082,123	279,377,700
Short term loans	21/1	3,370,341,004	2,397,083,107
Credit banks (credit facilities)	21/2	399,897,723	210,034,800
Lease liability	26	37,480,110	32,398,797
Land development liability	41	372,200,901	372,200,901
Contracts liabilities		7,038,138	7,238,007
Tax Authority		337,849,717	1,190,170,219
Total Current Liabilities		33,474,820,403	27,493,910,904
Total Liabilities		36,603,538,123	30,679,382,618
Total Equity and Liabilities		49,079,093,774	42,299,900,181

Limited Review Report “attached”


Senior Vice President - Finance
Mr. Ahmed Hussein Elazab


CEO & Managing director
Eng. Mohamed Abdallah
Sallam


Chairman
Eng. Mohamed Hazem Barakat

Madinet Masr for Housing and Development - S.A.E.

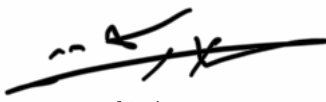
INTERIM CONSOLIDATED STATEMENT OF INCOME

For the period ended 30 June 2026

	Note	From 1/1/2026 to 30/6/2026 L.E.	From 1/1/2025 to 30/6/2025 L.E.	From 1/4/2026 to 30/6/2026 L.E.	From 1/4/2025 to 30/6/2025 L.E.
Net revenue	25-A	5,134,820,438	4,789,667,760	2,383,546,753	2,227,007,655
Less:					
Cost of revenue	25-B	(2,443,900,812)	(1,651,032,324)	(1,076,294,362)	(759,592,744)
Gross Profit		2,690,919,626	3,138,635,436	1,307,252,391	1,467,414,911
Less:					
Selling and marketing expenses	26	(925,203,530)	(1,129,951,132)	(500,305,791)	(641,446,648)
General and administrative expenses	27	(475,412,995)	(231,997,053)	(287,553,046)	(112,809,204)
Residential Community Management & other operating cost	28	(39,875,677)	(45,777,723)	(27,126,554)	(16,693,245)
Provisions provided	15	(50,455,397)	(45,375,622)	(50,455,397)	(37,375,622)
Finance cost	29	(370,356,707)	(325,405,600)	(201,810,284)	(166,534,565)
Impairment of financial investments at fair value		-	(219,200)	-	-
Expected credit loss Reversal (Net)		(56,545,759)	(22,013,369)	(36,178,491)	(6,039,030)
Add:		69,772,102	-	-	-
Finance income	30	452,712,884	334,058,177	44,684,026	157,695,921
Income relevant to activity	31	115,787,326	63,134,575	240,751,349	33,456,611
Operating profit		1,411,341,873	1,735,088,489	16,379,581	677,669,129
Dividends from financial assets at fair value through other comprehensive income		355,556	-	-	-
Return on financial assets at amortized cost		41,716	-	41,716	-
Other expenses	32	(66,642,433)	(50,271,370)	(38,948,678)	(36,799,171)
Net profit for the period before tax		1,345,096,712	1,684,817,119	466,730,822	640,869,958
Income tax		(249,698,297)	(368,992,419)	(108,867,357)	(140,253,479)
Deferred tax	35	(68,011,583)	(32,465,798)	(12,986,058)	(12,193,699)
Net profit for the period		1,027,386,832	1,283,358,902	344,877,407	488,422,780
Less: Non-controlling interest		(4,122,619)	(1,842,428)	693,087	(764,530)
Shareholders' equity of parent	33	1,023,264,213	1,281,516,474	345,750,494	487,658,250
Earnings per share for the period	38	0.423	0.520	0.148	0.200


Senior Vice President - Finance
Mr. Ahmed Hussein Elazab


President & CEO
Eng. Mohamed Abdallah Sallam


Chairman
Eng. Mohamed Hazem Barakat

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 June 2026

	<i>From 1/1/2026 to 30/6/2026 L.E.</i>	<i>From 1/1/2025 to 30/6/2025 L.E.</i>	<i>From 1/4/2026 to 30/6/2026 L.E.</i>	<i>From 1/4/2025 to 30/6/2025 L.E.</i>
Net profit for the period	1,027,386,832	1,283,358,902	354,877,407	488,422,780
Items not classified in the statement of income				
Total comprehensive income for the period	1,027,386,832	1,283,358,902	354,877,407	488,422,780
Less: Non-controlling interest	(4,122,619)	(1,842,428)	693,087	(764,530)
Shareholders' equity of parent	<u>1,023,264,213</u>	<u>1,281,516,474</u>	<u>355,750,494</u>	<u>487,658,250</u>


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Mr. Ahmed Hussein Elazab


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Eng. Mohamed Hazem Barakat

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

For the period ended 30 June 2026

	Issued and paid-up capital L.E.	Legal reserve L.E.	Treasury Shares L.E.	Retained earnings L.E.	Net profit for the period L.E.	Bonus for issuing shares of the incentive system for employees and managers L.E.	Surplus of valuating property investments through OCI L.E.	Surplus of valuating property investments at fair value L.E.	Total L.E.	Non-controlling interest L.E.	Total L.E.
Balance at 1 January 2025	2,135,000,000	479,260,291	-	3,850,468,071	2,914,125,251	98,350,000	6,298,222	452,666,480	9,936,168,315	1,34,774,834	10,070,943,149
Treasury shares transferred to retained earnings	-	-	(319,394,938)	-	-	-	-	-	(319,394,938)	-	(319,394,938)
Transferred to legal reserve	-	-	-	2,914,125,251	(2,914,125,251)	-	-	-	-	-	-
Dividends for 2024	-	141,412,087	-	(141,412,087)	-	-	-	-	-	-	-
Other Comprehensive income for the period	-	-	-	(900,229,288)	-	-	-	-	(900,229,288)	(3,616,925)	(903,846,213)
Revaluation of the reward and incentive system shares	-	-	-	-	1,281,516,474	-	-	-	1,281,516,474	1,842,428	1,283,358,902
Balance at 30 June 2025	2,135,000,000	620,672,378	(319,394,938)	5,722,951,947	1,281,516,474	25,550,000	6,298,222	452,666,480	10,023,610,543	133,000,337	10,156,610,880
Balance at 1 January 2026	2,135,000,000	620,672,378	(386,757,569)	5,722,951,947	3,611,782,137	113,050,000	627,246,167	6,573,022	12,450,518,082	170,049,431	12,620,567,513
Treasury shares	-	-	386,727,611	(385,722,168)	-	-	-	-	1,005,443	-	1,005,443
Purchase of treasury shares transferred to retained earnings	-	-	(3,587,696)	-	-	-	-	-	(3,587,696)	-	(3,587,696)
Transferred to legal reserve	-	-	-	3,611,782,137	(3,611,782,137)	-	-	-	-	-	-
Dividends for 2025	-	168,208,903	-	(168,208,903)	-	-	-	-	-	-	-
Capital contributions paid by non-controlling interests in subsidiaries	-	-	-	(782,557,233)	-	-	-	-	(782,557,233)	(4,729,453)	(787,286,686)
Other Comprehensive income for the period	-	-	-	-	-	-	-	-	-	-	-
Revaluation of the reward and incentive system shares	-	-	-	-	1,023,264,213	-	-	-	1,023,264,213	4,122,619	1,027,386,832
Balance at 30 June 2026	2,135,000,000	788,881,281	(3,617,654)	7,998,245,780	1,023,264,213	108,065,245	627,246,167	6,573,022	12,796,708,054	169,442,597	12,966,150,651

Ahmed El Ghab
Senior Vice President - Finance

Mr. Ahmed Hussein Elazab

President & CEO

Eng. Mohamed Abdallah Sallam

Chairman

Eng. Mohamed Hazem Barakat

The attached notes 1 to 44 form part of these interim consolidated financial statements.

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the period ended 30 June 2026

	<i>Note</i>	<i>From 1/1/2026 to 30/6/2026 L.E.</i>	<i>From 1/1/2025 to 30/6/2025 L.E.</i>
OPERATING ACTIVITIES			
Net profit for the period before tax		1,345,096,712	1,684,817,119
Adjustments for:			
Depreciation of fixed assets and investment properties	4	18,201,357	10,443,071
Amortization of right of use assets	24	27,400,966	21,670,639
Provisions Provided	15	50,455,397	45,375,622
Expected credit loss (Net)		56,545,759	22,013,369
Return on financial assets at amortized cost		(41,716)	-
(Gain) / Loss on foreign currency exchange	31/32	(17,886,779)	8,796,547
Accrued financing expenses	29	370,356,707	325,405,600
Reversal of provisions no longer required	15	(69,772,102)	-
Gain on sale of financial assets at fair value through other comprehensive income		(355,556)	-
Reversal of impairment of financial assets		-	219,200
Operating profit before changes in working capital		1,780,000,745	2,118,741,167
Lands, completed and in completed units and material		(1,754,109,998)	(1,891,576,692)
Trade receivables, customers, trade payables and notes receivables, work in progress and debtors and creditors of compound facilities		(2,605,545,054)	(2,309,616,142)
Trade payables, suppliers, advance payments from customers for undelivered unites, and infrastructure completion liabilities		4,995,816,851	3,979,632,970
Used provisions	15	(5,513,265)	(46,969,413)
Employees & BOD dividends payment		(418,453,379)	(296,700,604)
Income tax payment		(1,144,453,739)	(950,535,329)
Finance expenses paid		325,111,704	(305,006,544)
Net cash from operating activities		1,172,853,865	297,969,413
INVESTING ACTIVITIES:			
Payments for purchase of fixed assets and fixed assets under construction	4,5	(266,018,013)	(97,732,067)
Returns on financial assets measured at amortized cost		41,716	-
Payments for investments in subsidiaries		(70,536,677)	(70,001,610)
Dividends from financial assets measured at fair value through other comprehensive income		355,556	-
Investments in financial assets at fair value through other comprehensive income		(5,000,000)	-
Net cash used in investing activities		(341,157,418)	(167,733,677)

The attached notes 1 to 44 form part of these interim consolidated financial statements.

Madinet Masr for Housing and Development - S.A.E.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS - Continued

For the period ended 30 June 2026

	Note	From 1/1/2026 to 30/6/2026 L.E.	From 1/1/2025 to 30/6/2025 L.E.
FINANCING ACTIVITIES:			
Treasury shares		(3,587,696)	(319,394,958)
Dividends paid for shareholders		(326,453,306)	(258,625,000)
Payments from lease liabilities		(27,019,477)	(26,123,632)
Payments for long term loans	20	(227,395,794)	(370,846,422)
Proceeds from long term loans		136,957,389	1,175,519,465
Proceeds from short term loans		(216,389,424)	-
Proceeds from short term loans		1,190,147,822	535,501,588
Net cash from financing activities		526,259,514	736,031,041
Change in cash and cash equivalents during the period			
Cash and cash equivalents at the beginning of the period		1,357,955,961	866,266,777
Gain / (Loss) on foreign currency exchange	31/32	5,340,494,435	3,518,352,685
Total cash and cash equivalents at the end of the period		17,886,779	(8,796,547)
Less: time deposits against letters of guarantee		6,716,337,175	4,375,822,915
Restricted Treasury bills	6/6	(107,756,282)	(80,058,438)
Restricted investment fund for letters of guarantee (Note 6/5)		(16,116,600)	(16,116,600)
		(487,000)	(487,000)
Cash and cash equivalents at the end of the period	21	6,591,977,293	4,279,160,877



Senior Vice President - Finance

Mr. Ahmed Hussein Elazab



President & CEO

Eng. Mohamed Abdallah Sallam



Chairman

Eng. Mohamed Hazem Barakat

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

1. COMPANY BACKGROUND

1.1 Legal form of the company

Madinet Masr for Housing and Development - S.A.E. was incorporated in accordance with the Presidential Decree No. 815/1959 and was changed to Joint Stock Company according to Presidential Decree No 2908/1964, then became a subsidiary of Public Sector Authority for Housing by Presidential Decree No. 469/1983.

The company was converted under the provisions of Law No. 203 for 1991 issued on 30/06/1996 to an Egyptian Joint Stock Company as a subsidiary to the Holding Company for Housing under the name of Madinet Nasr Housing and Development. The Extraordinary General Assembly of the company held on 30/06/1996 approved the change in the governing laws under which the company was operating from the provisions of Law No. 203 for 1991 to the provisions of Law No. 159 for 1981 and its executive regulations and published in company's journal on January 1997.

The Company was registered in the Commercial Registry under No. (300874) dated 23 December 1996 and Tax Registration No. 095-009-200.

On 2 May 2023, the Extraordinary General Assembly Meeting has approved the amendments of the company's name in Article (2) of the Articles of Association to become "Madinet Masr for Housing and Development Company", and the amendment has been registered in the company's commercial registry on 13 June 2023.

1.2 Activity

The company is engaged in all activities related to real estate development for land, buildings and facilities including acquisition of land and real estate, sale and rental, dividing it and providing all types of facilities necessary for reconstruction and connected to it in Nasr City and other areas nationwide, the purchase and development, utilization, leasing and sale of all buildings and land. The company can establish, manage and invest in all residential, administrative, tourist, recreational and all projects necessary to achieve these purposes, and all real estate operations, financial, commercial and entertainment related to these purposes, as well as carrying out design, and engineering consultancy, and supervision of the execution by others.

BIG Investment Group Limited -- Britain -- is considered the main shareholder of the company.

1.3 Duration

The company's term is 50 years starting from 23/12/1996 and ending 22/12/2046.

1.4 Location

The company's Head Office is located at 4, Youssef Abbass St., Nasr City, Cairo, Egypt.

The Chairman is Eng. Mohamed Hazem Barakat.

The company's ordinary shares are listed on the Egyptian Exchange (EGX) and, as Global Depositary Receipts (GDRs).

The company's Board of Directors has approved the consolidated financial statements for the period ended 30 June 2026 on 6 August 2026.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

1. COMPANY BACKGROUND - *Continued*

1.5 *Basis of consolidation*

A subsidiary is a company in which the company owns more than 50% of the share capital and the company exercises the right to control the investee when the company is exposed or entitled to variable returns through the company's contribution to the investee company and has the ability to affect those returns through its authority over the company. Therefore, the company controls the investee company when the company has all the following:

1. Power over the investee.
 2. Exposure or right to variable returns by contributing to the investee company.
 3. The ability to use the authority on the investee company to influence the amount of proceeds obtained from it.
- Investments in subsidiaries are carried at cost less impairment losses, if any.
 - The consolidated financial statements include the financial statements of the company and its subsidiaries.
 - The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.
 - All intra-group balances, transactions, income and expenses and profits and losses resulting from intra-group transactions that are recognized as assets and liabilities, are eliminated in full.
 - Subsidiaries are fully consolidated from date of acquisition, being the date on which the group obtains control, and continue to be consolidated until the date such control ceases.
 - Non-controlling interests represent the portion of total comprehensive income and net assets not held by the group are presented separately in statement of income and within equity in consolidated financial position, separate from owners of parent's equity.

The parent company - Madinet Nasr for Housing and Development Company - invests and have control over 30 September 2025 the subsidiary companies, which was included in the consolidated financial statements, as follows:

<i>Subsidiary</i>	<i>Legal Form</i>	<i>Percentage Ownership</i>	<i>Activity</i>
Al Nasr for Civil Works S.A.E.	S.A.E.	52.46%	Civil construction
Egy Can for Real Estate Development Co.	S.A.E.	100%	Real estate development, investment
Minka for Real Estate Investment Co.	S.A.E.	100%	Real estate development, investment
Doors for property management	S.A.E.	100%	Brokerage
Madinet Masr for the Management of Sports Clubs	S.A.E.	74%	Clubs Management
Madinet Masr for Project Management	S.A.E.	100%	Project Management
Madinet Masr for Finishing	S.A.E.	100%	Constructions

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

2. USE OF ESTIMATES AND JUDGMENTS

The preparation of consolidated financial statements in accordance with Egyptian Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable, under the circumstances, the results of which form the basis of making the judgments about the carrying values of assets and liabilities. Actual results may differ from those estimates.

The estimates and underlying assumptions are reviewed on a continuous basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised and the future periods if it affects future periods.

The following are items on the consolidated financial statements that are affected by judgments, assumptions, and estimates:

- Estimate useful lives of fixed assets, intangible assets and investment properties.
- Provisions and contingent liabilities
- Impairment of financial and non-financial assets
- Taxation
- Cost of sales and cost of completion of infrastructure liability
- Present value (significant financing component)
- Expected credit loss

Fair value Measurement

The fair value represents the price that the company would receive in exchange for selling the asset or the consideration paid to transfer the liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the assumption that the transaction to sell the asset or transfer the liability will occur in the principal market for the asset, liability, or market that will yield the most interest on the asset or liability.

The fair value of the asset or liability is measured using assumptions that market participants would use when pricing the asset or liability, on the assumption that market participants will pursue their economic interests.

The measurement at the fair value of the non-financial asset takes into account the market participant's ability to generate economic benefits by using the asset to the maximum acceptable degree or by selling it to another market participant who would use the asset to its maximum capacity.

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

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

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

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2. USE OF ESTIMATES AND JUDGMENTS - *Continued*

The company uses valuation methods that are appropriate in the surrounding circumstances and for which sufficient data are available to measure the fair value, thus maximizing the use of relevant observable data and minimizing the use of data that cannot be observed to a minimum.

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

- **The first level:** using trading prices (unadjusted) for fully identical assets or liabilities in active markets.
- **The second level:** by using inputs other than the trading prices contained in the first level, but that can be observed for the asset or liability directly (that is, prices) or indirectly (that is, derived from prices).
- **The third Level:** inputs for the asset or liability that are not based on observable market data (unobservable inputs).

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

On March 6, 2023, Prime Minister Decision No. (883) of 2023 was issued to amend and issue some provisions of the Egyptian Accounting Standards issued No. 110 of 2015 and amended on March 18, 2019, by a decision of the Minister of Investment and International Cooperation, which includes some new accounting standards and amendments to some existing standards, which were published in the Official Gazette on March 6, 2023.

3.1 *Basis of preparation of consolidated financial statements*

- The consolidated financial statements were prepared in accordance with the Egyptian Accounting Standards and relevant local laws and regulations.
- The consolidated financial statements are presented in Egyptian Pounds which presents the functional currency of the group.
- The company apply securitization treatments in the financial statements in accordance to Article No. (41) bis to (41) bis 8 of the capital market law promulgated by Law No. 95 of 1992.

3.2 *Summary of significant accounting policies*

3.2.1 *Fixed assets and depreciation*

Recognition and measurement

Fixed assets are recorded on purchase at cost and are presented in the consolidated financial position net of accumulated depreciation and impairment losses (Note 4). Historical costs include costs associated with the purchase of the asset. For assets constructed internally, the cost of the asset includes the cost of raw materials, direct labor and other direct costs incurred in bringing each asset to its location and the purpose for which it was acquired, as well as the costs of removal and rearrangement of the site, where the assets are located.

Components are accounted for on an item of fixed assets that have different useful lives as separate items within those fixed assets.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Subsequent costs

The carrying amount of fixed assets includes the cost of replacing a part or component of such assets when it is expected to obtain future economic benefits as a result of spending that cost. Other costs allocated to the consolidated statement of income as an expense when incurred.

Any gain or loss on disposal of an item of fixed assets is recognized in profit or loss.

3.2.2 *Fixed assets and depreciation*

Depreciation

Depreciation is provided on a straight-line basis to write off the cost less estimated residual value of each asset – other than land. Estimated useful lives are reviewed periodically and on review base useful lives are adjusted and relevant rates as follows:

	<i>Estimated useful life</i>
Buildings	10-40 years
Improvements- Leasehold building	5 or the duration of the lease whichever is lower
Improvements- Building owned	8 years
Machinery & equipment for production	2-10 years
Vehicles	5-10 years
Computers & servers	4 years
Tools & equipment	2-10 years
Furniture & office equipment	2-10 years
Fixtures & decorations	4 years

Fixed assets under construction

Fixed assets under construction are recorded at cost which includes all the direct costs incurred on the assets to reach its final position (Note ٩). These are transferred to fixed assets or investment property or intangible assets when the asset is complete and ready for its intended use. Fixed assets under construction are recorded at cost less impairment, if any.

3.2.3 *Intangible assets (Software and IT)*

Recognition

Assets of a non-monetary nature that are identifiable and have no physical existence and that is held for purposes of use and from which future benefits are expected to flow are treated as intangible assets.

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

The first measurement at recognition

Intangible assets are measured at cost, which is represented in the monetary price on the date of evidence, and in the event that payment is postponed for periods exceeding the followed credit periods, the difference between the cash price and the total amount paid is recognized as interest. Intangible assets are shown net, net of depreciation and impairment.

Subsequent expenditures

Subsequent expenditures on the acquisition of intangible assets are capitalized only when these expenditures increase the future economic benefits of the related asset, and all other expenditures are charged to the income statement (profits or losses) when incurred.

3.2.4 *Fixed assets and depreciation*

Amortization

Amortization is charged to the income statement (profits or losses) according to the straight-line method over the life of the useful life of the intangible assets, and this is the amortization of intangible assets from the date in which they are available for use, but if the useful life of the intangible assets is not specified then it is done. Carrying out impairment testing on a regular basis at the date of each financial position for these assets.

Useful life (years)

Software

1 year

3.2.5 *Financial instruments*

Recognition and initial measurement

Trade receivables and debt securities issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument.

Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at:

- Amortized cost;
- FVOCI – debt investment and equity investment; or
- FVTPL

Financial assets are not reclassified subsequent to their initial recognition unless the company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

Madinet Masr for Housing and Development - S.A.E.

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- It is held within a business model whose objective is to hold assets to collect future cash flows.
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

3.2.3 *Financial assets*

- It is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets.

On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets- Business Model Assessment:

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- The stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- How the performance of the portfolio is evaluated and reported to the Company's management; and
- The risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- How managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- The frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Transfers of financial assets to third parties in transactions that do not qualify for de-recognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

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

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company takes under consideration:

- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable-rate features;
- Prepayment and extension features; and
- Terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features).
- A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual per amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets classified at FVTPL

Financial assets at FVTPL are measured at fair value. Changes in the fair value, including any interest or dividend income, are recognized in profit or loss.

Financial assets at amortized cost

These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses.

Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on de-recognition is recognized in profit or loss.

Madinet Masr for Housing and Development - S.A.E.

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Debt investments at FVOCI

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss.

Other net gains and losses are recognized in OCI. On de-recognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Equity investments at FVOCI

These assets are subsequently measured at fair value.

Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

Financial Liabilities - Classification, Subsequent Measurement, Profits and Loss

Financial liabilities are classified as at amortized cost or at fair value through profit and loss.

Financial liabilities are classified as fair value through profit or loss if they are classified as held for trading at initial recognition.

Financial liabilities measured at fair value through profit and loss are measured at fair value and net gains and losses, including interest expense, are recognized in profit and loss.

Other financial liabilities are measured at amortized cost using the effective interest method. Interest expense and gains and losses from changes in foreign exchange rates are recognized in profit and loss. Gains and losses resulting from disposal are recognized in profit and loss.

De-recognition

Financial assets

The company derecognizes the financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the contractual rights to receive the contractual cash flows from the financial asset, or it transfers the contractual rights to receive the cash flows in a transaction in which all the risks and rewards of ownership of the financial asset have been transferred materially, or in which the Company neither transfers nor retains substantially all the risks and rewards of ownership and does not retain control of the financial assets.

Financial liabilities

Financial liabilities are derecognized when the contractual obligations are discharged, canceled or expired.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

The company also derecognizes the financial obligations when their terms are modified and the cash flows of the modified obligations differ substantially, in which case the new financial obligations are recognized on the basis of the modified terms at fair value.

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

3.2.6 *Investment properties*

Investment properties are measured at cost model, and measured later using the fair value model and the outcome of revaluation of investment properties is charged to the statement of other comprehensive income, and in case of revaluation loss it decreases first from revaluation surplus, and if it exceeds the revaluation surplus it charged to the statement of income. The cost model is used for investment properties which has no reliable fair value in accordance to para 53 of investment properties standard, and depreciation expense charged to the separate statement of income according to the straight-line method over the estimated useful life of all investment property except the land. In case of such assets are impaired, the loss is included in the separate income statement.

<i>Assets</i>	<i>Estimated useful life</i>
Residential	40 years
Non-residential units	40 years

3.2.7 *Securitization*

The company dispose the notes receivable which were sold through securitization, from the accounting records and recognize the difference between current value and cash value received through securitization as finance cost in the separate statement of profit or loss.

3.2.8 *Financial assets at FVPL*

Financial assets at fair value through profit or loss are recorded in the books at cost. Financial assets are evaluated at the date of the consolidated financial statements at fair value, which represents the market price at the date of valuation. Valuation differences are included in the consolidated income statement.

3.2.9 *Inventories*

Inventories are stated at the lower of cost or net realizable value. Costs include expenses incurred in bringing each product to its present location and condition. Cost of raw materials, packing materials, spare parts, fuel and oil is determined on a weighted average basis.

Net realizable value is based on estimated selling price less selling and completion cost.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

3.2.10 *Lands, unfinished and finished properties*

All cost incurred on lands, unfinished and finished properties are included in this account. At point of sale, this account is adjusted based on actual per meter cost of land or units sold. Lands, unfinished and finished properties are measured at the lower of cost and net realizable value. In case of decrease the net realizable value under the cost, the decrease is charged to the consolidated statement of income.

3.2.11 *Consolidated statement of cash flows*

The consolidated statement of cash flow is prepared according to the indirect method. Earned and paid interest, employees share in profit, and Board of Directors remunerations are being classified in operating activities.

3.2.12 *Cash and cash equivalents*

Cash and cash equivalents include cash on hand, time deposits and treasury bills (due within 3 months), investments at fair value through profit and loss, bank current accounts, and short term highly liquid investments, which can be easily converted to cash, less overdrafts (credit banks) and pledged time deposits against letters of guarantee. Cash and cash equivalents does not include the balances of current accounts and bank deposits related to the maintenance deposit of residential compounds that are collected and managed for the benefit of customers and are not considered as cash balances of the company.

3.2.13 *Trade receivables, notes receivables and other debit balances*

Trade accounts receivable stated at cost net of allowance for doubtful debts, which is estimated for amounts not expected to be collected in full. Other debit balances are being stated at cost less any impairment losses, (if any).

Notes receivable represents the value of the Post-Dated Checks (PDCs) obtained from the customers in payment of the remaining contractual values of the contracted real estate units. The initial recognition of notes receivable is at fair value at the time the contract is entered into with the customers. At the date of preparation of the consolidated financial statements, notes receivable is re-measured at amortized cost which is determined by discounting the future cash flows of the notes receivable using the rate of return that discounts the nominal value of the instruments to the current cash price for selling the real estate units.

3.2.14 *Asset's impairment*

Non-Financial Assets

At the consolidated financial statements date, the company reviews the carrying amounts of its owned non-financial assets to determine whether there is any indication that those assets may be impaired. If any such indication exists, the company estimates the recoverable amount for each asset separately in order to estimate the impairment losses. In case the recoverable amount of the asset cannot be properly estimated, the company estimates the recoverable amounts for the cash-generating unit which is related to the asset.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

In case of using a reasonable and consistent basis for allocating of the assets to the cash generating units, the company's general assets would be also allocated to these units. If this is unattainable, the general assets of the company shall be allocated to the smallest group of the cash-generating units, which the company determined using logical and fixed bases.

The asset recoverable amount or the cash-generating unit is represented by the higher of the fair value (less the estimated selling costs) or the estimated amount from the usage of the asset (or the cash generating unit).

The estimated future cash flow from the usage of the assets, or the cash generating unit using a discount rate before tax is discounted in order to reach the present value for these flows which represents the estimated amount from using the asset (or the cash generating unit).

This rate reflects current market assessments of the time value of money and the risks specific to the asset, which were not taken into consideration when estimating the future cash flow generated from it. When the recoverable amount of the asset (cash generating unit) is estimated to be less than their carrying amount, the carrying amount of the asset (cash generating unit) is reduced to its recoverable amount with the impairment loss recognized immediately in the consolidated income statement.

In case the impairment on asset (or cash generating unit) decreases subsequently, and this decrease is related in a logical manner to one event or more taking place after the initial recognition of the impairment at the profit or losses, a reversal is done for the revised amount of losses (or a part of it) – which had been previously recognized – in the consolidated income statement, and the carrying amount for the asset is increased (or the cash generating unit) with the new estimated recoverable amount provided that the revised carrying amount of the asset after revising (or the cash generating unit) does not exceed the carrying amount determined for the asset, had the recognized losses resulting from impairment, not been recognized in previous periods

The company applies a three-stage approach to measuring the expected credit losses from financial assets carried at amortized cost and debt instruments at fair value through other comprehensive income. Assets go through the following three phases based on the change in credit quality since their initial recognition.

Stage 1: The expected credit loss over 12 months

Stage one includes financial assets on initial recognition that do not have a significant increase in credit risk since initial recognition or that have relatively low credit risk. For these assets, 12-month ECL is recognized and interest is charged on the total carrying amount of the assets (without deducting the credit provision). 12-month ECL. This is the expected credit loss that could result from defaults likely within 12 months after the date of the financial statements.

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Stage 2: the expected credit loss over the life - with no impairment of the value of credit

Second stage includes financial assets that have had a significant increase in credit risk since initial recognition but there is no objective evidence of impairment. Lifetime ECL is recognized for those assets, but interest continues to be charged on the total carrying amount of the assets. Lifetime ECL is the expected credit loss arising from all possible defaults over the expected life of the financial instrument.

Stage 3: Lifetime Expected Credit Loss – Credit Impairment

Stage three includes financial assets for which there is objective evidence of impairment at the reporting date; For these assets, a lifetime ECL is recognized.

Financial Assets

At the end of each reporting date, the company determines whether there is any indication that its financial assets may be impaired.

Financial assets are exposed to impairment when an objective evidence that the estimated future cash flow have been affected by the event or more established at a date subsequent to the initial recognition of the financial asset.

The carrying value of all financial assets is reduced directly with the impairment losses except those related to the reduction in the expected value of the collections from the customers debts and other debit balances, where a formed allowance for impairment loss is done on its value. When the debt of the clients or the owner of the debit balance is uncollectible, a written off discount is applied upon this account. All the changes in the book value relating to this account are recognized in the consolidated statement of income.

3.2.15 Provisions

Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, it is probable an outflow of resources embodying economic benefits will be required to settle this obligation and a reliable estimate can be made for the obligation. Provisions are reviewed at the consolidated statement of financial position date and adjusted (if necessary) to present the best current estimate.

3.2.16 Treasury shares

Treasury shares are recorded at cost and deducted from shareholders equity. Gain or loss from sale of shares is included in equity.

3.2.17 Dividends

Dividends are recorded as liability during the period when declared.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

3.2.18 Revenue recognition

1) Revenue from customer contracts

The Company applied the EAS No. 48 as of January 1, 2021 where the Company recognizes the revenue from contract with customers in accordance with the five steps module as identified in EAS No. 48, as follows:

- Identify Contract with Customers
- Identify separate performance obligations in the contract
- Determine the transaction price
- Allocate Transaction price to the distinct performance obligations based on relative standalone selling price.
- Revenue recognition when/(at) the entity satisfies its performance obligation.

The Company satisfy the performance obligation and recognize revenue over time, if one of the following criteria is met:

- a) Company performance does not arise any asset that has an alternative use of the Company and the Company has an enforceable right to pay for completed performance until the date.
- b) The Company arise or improves a customer-controlled asset when the asset is arise or improved.
- c) The customer receives and consumes the benefits of Company performance at the same time as soon as the company has performed.

Revenue from customer contracts is recognized over the time if the performance obligations are not fulfilled over a year of time. All remaining benefits, in this case the company must recognize revenue because it has fulfilled its performance obligations.

When the company satisfies the performance obligation by providing the promised goods and services, it creates the principal of the contract based on the amount achieved through performance. When the amount collected from the customer exceeds the amount of revenue recognized, a contract obligation arises.

Revenue is measured at the fair value of the consideration received or receivable, taking into account the contractual terms specified for the payments. The Company evaluates revenue contracts against specific criteria to determine whether it is acting as principal or agent. The company concluded that it was acting as a major supplier in all of its revenue contracts.

The Company adjusts the transaction price for the effect of the significant financing component by discounting it using the rate that would be reflected in a separate financing transaction between the Company and its customers on the contract inception date.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

The company pays sales commission for contracts it obtains to sell certain units of real estate and capitalizes the additional costs of obtaining a contract that meet the criteria in Egyptian Accounting Standard No. 48. These costs are recognized when revenue is recognized. The capitalized costs of acquiring such contracts are presented separately as a current asset in receivables and other receivables and amortized in selling and marketing expenses in the statement of profit or loss.

Revenue recognition

Madinet Masr For Housing and Development:

Real Estate sales

Revenue from the sale of contracted residential administrative and commercial units shall be proven upon the transfer of control to customers in accordance with the stages of delivery as sale value in accordance with contracts with customers for such units. The revenues of such units shall be proven at a point of time net of the units that the customers has transferred control over.

Land sales

Land sale revenue are recognized when control transfers from the company to customers when the land is actually delivered to customers provided that the facilities are completed and revenue from the land proven at a point of time for the land that have been transferred to the customers.

Interest income

Interest income is recognized on an accrual basis using the effective interest method is the rate used to deduct future cash payments expected to be made or collected during the financial instruments life expectancy/or if appropriate, a lesser period of time) to fully equal the financial assets book value or financial obligation.

Al-Nasr for Civil Works

Estimated contracts revenue

The company records contracts revenue using the percentage of completion for contracts work at the end of the financial period, in case it is possible to reliably estimate the results of contracts.

The percentage of completion is assessed by referring to the sustained contract costs till to date to gross estimated costs for the contract. It is required to make assumptions to assess the estimated gross contract costs and different work that can be redeemed which affect the percentage of completion. The assessment is performed based on the experience and previous knowledge of the projects' engineers and other technical differences.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

The accuracy of this assessment might have an effect on revenue and profits.

At the end of each period, the company should estimate the costs to complete the contracts based on the work that should be performed after the financial year. It consists objective assessment for the project progress according to time schedule and assessment of the work to the performed and the costs related to deliver the contract to the client.

The assessment of contract revenue is affected by a group of different uncertainties (including the estimation of costs) which depends on the outcome of future circumstances. The assessment should be reviewed as a result of circumstances and the settlement of uncertainties. Therefore, the recorded revenue of the contract may increase or decrease from period to period.

2) Joint arrangement

A joint arrangement is an arrangement in which two or more parties have joint control. It is either a joint operation or a joint venture. A joint arrangement is that the parties are bound by a contractual agreement granting joint control to two or more parties of the arrangement.

The classification of a joint arrangement as a joint operation or a joint venture depends on the rights and obligations (undertakings) of the parties to the arrangement. The joint operation becomes a joint arrangement when its parties have joint control over the rights over the assets and the obligations associated with the arrangement. These parties are called joint operators. A joint venture is a joint arrangement when its parties have joint control over the rights over the net assets associated with the arrangement. These parties are called shareholders in joint ventures. The entity shall apply the judgment in assessing whether the joint arrangement is a joint venture or a joint venture.

The joint operator shall account for assets, liabilities, revenue and expenses related to its share in the joint operation in accordance with the Egyptian Accounting Standards applicable to such assets, liabilities, revenues and expenses.

On 31 December 2015, the Company adopted a new strategy to execute a joint venture development contract based on a share in the revenue of the sales. The Company receives its share against the land provided for development by the other co-developer who will receive the rest of the sale revenue against incurring the development cost.

3) Other revenue

- Rental income is recognized on a time-apportioned basis. Interest income on deposits and bonds is recognized on a time basis and using the target rate of return on the financial asset.
- Dividend income is recognized in the consolidated statement of income when the right to receive dividends from the investee is established and is recognized after the date of acquisition.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

When the Group satisfies a performance obligation by delivering the agreed goods or providing the agreed services, it recognizes an asset under the contract in exchange for the consideration received as a result of the performance. If the amount invoiced to the customer exceeds the revenue recognized, this results in an increase in the contract liability.

Revenue is measured at the fair value of the consideration received or receivable, taking into account the specific contractual payment terms.

Revenue is recognized in the statement of profit or loss to the extent that it is probable that the economic benefits will flow to the Group and the revenue and related costs can be measured reliably, where applicable.

3.2.19 Direct and indirect cost

The actual costs of establishing real estate units are capitalized within (a work in progress and finished properties) costs are charged according to contractors and suppliers extracts after the company's technical affairs department has approved those extracts, the costs are appointed among the units on the basis of the actual completion of each phase in accordance with the following bases:

- The units share of attached long cost allocated for the establishment of the units, when is distributed on the basis of the long area of each unit in the residential assembly.
- The units share of the actual construction costs distributed on the basis of contracts and invoices for all units within each phase.
- The units share of actual interest costs and finance expenses based on the units' direct costs to the total costs of units for the residential assembly of each phase.

3.2.20 Other operating expenses and residential community measurement

An expense represents the cost of temporary operating activity for residential compounds until delivering the units to the customers.

3.2.21 Lease contracts

Recognition and measurement

At the commencement date, the company recognizes the right of use asset and a lease liability as follows:

Initial measurement of the right of use asset

At the commencement date of lease contract, the right of use assets is measured at "cost" which is:

- The initial measurement of lease contract liability which is presented in the paragraph below.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

- Any lease payments made at or before the commencement date, less any lease incentives received.
- Any initial direct costs incurred by the lessee.
- An estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease contract, unless those costs are incurred to produce inventories, the lessee incurs the obligation for those costs either at the commencement date or as a consequence of having used the underlying asset during a particular period.

Initial measurement of the lease liability

At the commencement date, the lessee measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments shall be discounted using the interest rate implicit in the lease contract, if that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

At the commencement date, the lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date:

- Fixed payments, less any lease incentives receivable.
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date.
- Amounts expected to be payable by the lessee under residual value guarantees.
- The exercise price of a purchase option if the lessee is reasonably certain to exercise that option.
- Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Recognition and measurement of the company as lessor:

The company classifies each lease contract as an operating lease or as a financing lease:

Operating lease:

The company recognizes lease payments from operating lease as income either in instalment method or on any other regular basis if that basis is more reflective of the pattern in which the use of the asset under contract decreases.

Sale and leaseback contracts

In the case of sale and leaseback, the transfer of assets shall be evaluated if the sale of the buyer obtains control over the asset, directs its use and obtain the remaining benefits from it or is not a sale as follows:

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Asset transfer represent a sale:

The asset is established as a right of utilization in accordance with the requirements of Egyptian Accounting Standard No. (49) on lease against recognized of the lease liability at the present value of lease payments as liability as set out in the policy for initial measurement of the asset of the benefit, where the contract is classified as a lease in this case.

Asset's transfer is not a sale:

The asset transferred to the company's books shall be recognized as an asset against a financial obligation equal to the receipts of the transfer of the contract. This obligation shall be accounted for in accordance with Egyptian Accounting Standard No. (47) in this case, the contract shall be classified as a secured financing contract.

Short term lease and leases with lease low value assets

Short term leases are leases with a term of 12 month or less impaired assets are items that do not meet the requirements for capitalization of a company and are considered immaterial to the company's statement of the financial position as a whole. Lease payments for short-term and low value asset lease are recognized as an expenses on straight line basis in the statement of profit or loss.

3.2.22 *Employees' benefits*

The company contributes to the social insurance scheme for the benefit of its employees in accordance with the Social Insurance Law, No.79 of 1975 and its amendments Contributions of workers and employers are calculated at a fixed rate of wages. The company's commitment is represented in value of its contribution. The company's contributions are charged to the consolidated statement of income. The company gives employees who have reached retirement age, end of service gratuity up to a maximum of 50 thousand Egyptian pounds. At 21 December 2022, the Board of Directors decided to increase the amount of end of services gratuity to be L.E. 100,000 instead of L.E. 50,000. The Company also applies an optional early retirement scheme. End of service benefits for employees benefiting from this system are charged to the consolidated statement of income in the year in which they are approved for early retirement.

3.2.23 *Taxation*

Income tax

Taxation is accounted according to Egyptian laws and regulations.

Income tax expense that is calculated on the profits of the company represents the sum of the tax currently payable (calculated according to the applied laws and regulations and using the tax rates prevailing as of the consolidated financial statements date) and deferred tax. Current and deferred taxes are recognized as income or expenses and included in the profits or losses of the period except for instances that taxes are established from:

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

- A transaction or event recognized, in the same period or other period, outside profit or loss either in other comprehensive income or directly in equity, or
- Business combinations.

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities according to the accounting basis used in the separate financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year in which the liability is settled or the asset realized, based on tax rates that have been enacted or substantively enacted at the separate financial statements date.

Deferred tax liabilities are generally recognized (generated from taxable temporary differences in the future) while deferred tax assets recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reduced to the extent that it is no longer probable that sufficient taxable profits will be available in future years to allow all or part of the asset to be recovered. The balance sheet method is used in accounting for deferred assets and liabilities and they are recognized as non-current assets and liabilities.

3.2.24 *Earnings per share*

Earnings per share are calculated by dividing the net profit for the year after deducting employees share in profit and Board of Directors remuneration by the weighted average number of outstanding shares during the year.

3.2.25 *Borrowing cost*

Borrowing costs directly attributable to the acquisition, construction or production of a qualified asset for capitalization of cost of borrowing; are capitalized as part of the cost of the asset. Other borrowing costs are charged as an expense in the consolidated statement of income on a time-apportioned basis using the effective interest rate.

An asset eligible to bear the cost of borrowing necessarily requires a long year of time to process it for use for its intended purposes or to sell it. This applies to land and building facilities items as fixed assets under construction (under construction projects) and incomplete inventory of reconstruction and housing projects.

Capitalization of borrowing costs begins as part of the cost of the qualifying asset to bear the cost of borrowing when:

- Expenditure on the qualified asset.
- The Company incurs a borrowing cost.
- The activities required for the preparation of the asset for use for purposes specified for it or for its sale to others are currently under implementation.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *Continued*

Capitalization of borrowing costs is suspended during periods in which the effective construction of the asset is impaired. Capitalization is contingent upon the completion of all material activities necessary to prepare the qualifying asset to bear the borrowing cost for its intended use or to sell it to third parties.

3.2.26 Legal reserve

As required, by the Companies Law No. 159 of 1981 and the company's Articles of Association 5% of the profit for the year is transferred to the legal reserve. The company may resolve to discontinue such annual transfers when the reserve totals 50% of the issued share capital. The legal reserve cannot be distributed except in cases stated in the Law.

3.2.27 Foreign currency transactions

The company's functional currency is the Egyptian pound. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the consolidated financial statements date are translated at the rate of exchange ruling at that date. Retranslation exchange profit and loss is taken to the consolidated statement of income.

3.2.28 Takaful contribution

Takaful contribution system mandated by Law No. 2 for 2018 has been adopted on 12 July 2018 and is applied on all entities whether individual or corporate regardless of their nature in legal form.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

4. FIXED ASSETS

		<i>Buildings & constructions</i>	<i>Leasehold improvement</i>	<i>Machinery & equipment</i>	<i>Vehicles</i>	<i>Tools & Equipment</i>	<i>Furniture & office equipment</i>	<i>Computers</i>	<i>Fixtures</i>	<i>Total</i>
	<i>Land (*)</i>	<i>(*)</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>
Cost:										
At 1 January 2026	68,558,785	65,524,121	38,034,916	36,581,001	57,510,998	4,144,347	28,709,273	63,661,952	1,815,282	364,540,675
Additions during the period	-	12,094,475	-	1,767,980	1,147,427	59,000	8,779,493	15,921,296	446,082	40,215,753
At 30 June 2026	68,558,785	77,618,596	38,034,916	38,348,981	58,658,425	4,203,347	37,488,766	79,583,248	2,261,364	404,756,428
Accumulated depreciation:										
At 1 January 2026	-	18,396,193	36,760,385	33,917,429	18,160,160	4,108,620	19,972,855	25,499,187	1,815,195	158,630,024
Depreciation for the period	-	3,375,878	320,391	1,145,407	4,642,489	13,459	1,403,502	7,244,466	55,765	18,201,357
At 30 June 2026	-	21,772,071	37,080,776	35,062,836	22,802,649	4,122,079	21,376,357	32,743,653	1,870,960	176,831,381
Net book value:										
At 30 June 2026	68,558,785	55,846,525	954,140	3,286,145	35,855,776	81,268	16,112,409	46,839,595	390,404	227,925,047

(*) Lands and buildings include land and building of the social club and the playground for Madinet Masr for Housing and Development Employees' club, and the book value is approximately L.E. 1.3 million for the land and L.E. 1.9 million for the buildings. There are no guarantees or pledging on fixed assets at the date of the consolidated financial statements.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
30 June 2026

4. FIXED ASSETS - Continued

<u>31/12/2025</u>	<u>Land (*)</u> L.E.	<u>Buildings & constructions (*)</u> L.E.	<u>Leasehold improvement</u> L.E.	<u>Machinery & equipment</u> L.E.	<u>Vehicles</u> L.E.	<u>Tools & Equipment</u> L.E.	<u>Furniture & office equipment</u> L.E.	<u>Computers</u> L.E.	<u>Fixtures</u> L.E.	<u>Total</u> L.E.
Cost:										
At 1 January 2025	68,558,785	29,190,743	38,034,916	33,171,996	40,618,712	4,144,347	21,624,564	47,351,615	1,815,282	284,510,960
Additions during the year	-	36,333,378	-	3,409,005	17,511,165	-	7,084,709	17,539,615	-	81,877,872
Disposals	-	-	-	-	(618,879)	-	-	(1,229,278)	-	(1,848,157)
At 31 December 2025	<u>68,558,785</u>	<u>65,524,121</u>	<u>38,034,916</u>	<u>36,581,001</u>	<u>57,510,998</u>	<u>4,144,347</u>	<u>28,709,273</u>	<u>63,661,952</u>	<u>1,815,282</u>	<u>364,540,675</u>
Accumulated depreciation:										
At 1 January 2025	-	16,378,501	36,114,301	32,925,246	12,496,833	2,762,840	18,446,008	15,736,891	1,675,564	136,536,184
Depreciation for the year	-	2,017,692	646,084	992,183	6,282,206	1,345,780	1,526,847	10,991,574	139,631	23,941,997
Disposals	-	-	-	-	(618,879)	-	-	(1,229,278)	-	(1,848,157)
At 31 December 2025	<u>-</u>	<u>18,396,193</u>	<u>36,760,385</u>	<u>33,917,429</u>	<u>18,160,160</u>	<u>4,108,620</u>	<u>19,972,855</u>	<u>25,499,187</u>	<u>1,815,195</u>	<u>158,630,024</u>
Net book value:										
At 31 December 2025	<u>68,558,785</u>	<u>47,127,928</u>	<u>1,274,531</u>	<u>2,663,572</u>	<u>39,350,838</u>	<u>35,727</u>	<u>8,736,418</u>	<u>38,162,765</u>	<u>87</u>	<u>205,910,651</u>

(*) Lands and buildings include land and building of the social club and the playground for Madinet Masr for Housing and Development Employees' club, and the book value is approximately L.E. 1.3 million for the land and L.E. 4.5 million for the buildings. There are no guarantees or pledging on fixed assets at the date of the consolidated financial statements.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

4. FIXED ASSETS - Continued

Fully depreciated assets and still in use are as follows:

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Leasehold improvements	38,347,264	38,347,264
Elevators	885,932	885,932
Buildings and constructions	1,192,838	1,192,838
Machinery and equipment	33,022,462	32,909,352
Vehicles	11,808,956	11,322,416
Tools and equipment	3,952,343	3,947,813
Furniture and office equipment	13,893,370	13,803,951
Computers and software	3,297,524	2,993,226
	106,400,689	105,402,792

Depreciation for the year is allocated as follows:

	<i>30/6/2026</i>	<i>30/6/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Cost of sales	4,952,909	2,215,714
Selling & marketing expenses (Note 26)	4,963,770	2,114,329
General & administrative expenses (Note 27)	8,102,246	5,942,562
Other operating expenses (Note 28)	182,432	170,466
	18,201,357	10,443,071

5. FIXED ASSETS UNDER CONSTRUCTION

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
New Administrative Headquarters at Taj City Project	555,946,769	433,378,848
Document Storage Equipment	709,633	709,633
Taj City Finance Department Caravan	3,002,231	-
Cafeteria equipment - New Head Office	3,184,995	-
Computer Software and Information Systems Under Development (Doors)	9,059,898	986,728
Kayan Club Equipment	88,973,942	-
	660,877,468	435,075,209

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

6. AMOUNTS PAID ON ACCOUNT OF INVESTMENTS AND FINANCIAL ASSETS

6/1 Investments in subsidiaries

	<i>Contribution %</i>	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
Saudi Arabia Doors of Expertise Real Estate Company	100	100,000,000	50,000,000
IFI Real Estate Investment Fund Company	100	5,028,972	5,000,805
SEFI Underwriting and Promotion Company	100	10,104,384	10,085,955
Safe International Company	100	31,550,545	21,303,394
Cities of the World Company	100	940,075	940,075
U Fund Capital Company	100	80,930	-
Abwab Al Khibra Project Management Company	100	5,081,000	-
Abwab Al Khibra Investment Company	100	5,081,000	-
		157,866,906	87,330,229

6/2 Financial assets at amortized cost

	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
Investments in Governmental bonds (Non active market)	1,636,889	1,636,889

6/3 Financial assets at fair value through other comprehensive income

	<i>Contribution %</i>	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
High Education House (S.A.E.)	1.20	8,681,317	8,681,317
El Nasr Transformers & Electrical Products Co. (El-Maco)	0.01	19,200	19,200
El Nasr Co. for Clay Brick Production	0.80	200,000	200,000
Loop Micromobility Company	22.5	5,000,000	-
Less:			
Impairment of investments		(219,200)	(219,200)
		13,681,317	8,681,317

6/4 Investments properties

	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
Leased real-estate to others -- Revalued using the fair value model	1,720,351,170	1,720,351,170
Held land ownership on sold properties	2,076,334	2,076,334
Rented building using cost model -- Net (*)	164,218	164,218
	1,722,591,722	1,722,591,722

(*) Investment property rented building using cost model -- Net.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

6. INVESTMENTS PROPERTIES AND FINANCIAL ASSETS - Continued

<u>31/3/2026</u>	<i>Residential units L.E.</i>	<i>None residential units L.E.</i>	<i>Total L.E.</i>
Cost:			
At 1 January 2026	594,539	339,905	934,444
At 30 June 2026	594,539	339,905	934,444
Accumulated depreciation:			
At 1 January 2026	526,270	243,956	770,226
At 30 June 2026	526,270	243,956	770,226
Net book value:			
At 30 June 2026	<u>68,269</u>	<u>95,949</u>	<u>164,218</u>

Investment properties leased to others – using the net cost model (**)

<u>31/12/2025</u>	<i>Residential units L.E.</i>	<i>None residential units L.E.</i>	<i>Total L.E.</i>
Cost:			
At 1 January 2025	596,163	339,905	936,068
Additions during the year	-	-	-
Disposals during the year	(1,624)	-	(1,624)
At 31 December 2025	<u>594,539</u>	<u>339,905</u>	<u>934,444</u>
Accumulated depreciation:			
At 1 January 2025	527,894	243,956	771,850
Disposal for the year	(1,624)	-	(1,624)
At 31 December 2025	<u>526,270</u>	<u>243,956</u>	<u>770,226</u>
Net book value:			
At 31 December 2025	<u>68,269</u>	<u>95,949</u>	<u>164,218</u>

- Fully depreciated investment properties and still used are as follows:

	<u>30/6/2026 L.E.</u>	<u>31/12/2025 L.E.</u>
Residential units	526,270	526,270
Non-residential units	243,956	243,956
	<u>770,226</u>	<u>770,226</u>

(*) The revalued investment properties using the fair value model. The fair value of these investments properties has been valued by an independent expert who is registered with the Financial Regulatory Authority, this valuation has been conducted in accordance with paragraph (75) of standard No (34).

(**) The investment properties that has been valued with cost model cannot determine their fair value reliably according to paragraph 53 of Egyptian Accounting Standard No (34), This is mainly due to they are residential properties leased under old lease Contracts which under indefinite an undetermined lease contracts according to the law, currently there are no market transactions for comparable properties and alternative estimates of fair value are not available.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

6. INVESTMENTS AND FINANCIAL ASSETS – Continued

6/5 Investments at fair value through profit or loss

	30/6/2026	31/12/2025
	L.E.	L.E.
<u>Investment certificates in:</u>		
QNB Investment Fund	3,219,298	2,935,686
Banque Du Caire Investment Fund	137,340	137,340
United Bank Investment Fund - Rakhaa (*)	1,098,576	1,002,564
	<u>4,455,214</u>	<u>4,075,590</u>

Investments in investment fund certificates are short-term investments for the purpose of managing the company's cash balances by investing in cash investment funds, which are highly liquid investments that can be redeemed daily or weekly and are considered part of the cash and cash equivalents. (Note 21)

(*) United Bank Investment Fund (Rakhaa) includes restricted investment certificates by L.E. 487,000 (2025: L.E. 487,000) against letters of guarantee as of consolidated financial statements date. (Note 21)

6/6 Financial assets at amortized cost

Treasury bills	30/6/2026	31/12/2025
	L.E.	L.E.
Treasury Bills 363 days	20,000,000	-
Treasury Bills 349 days	-	20,000,000
Treasury Bills 83 days	50,500,000	-
Treasury Bills 62 days	806,800,000	-
Treasury Bills 56 days	1,310,700,000	153,800,000
Treasury Bills 54 days	23,700,000	-
Treasury Bills 55 days	1,137,450,000	-
Treasury Bills 49 days	53,500,000	-
Treasury Bills 48 days	242,025,000	-
Treasury Bills 44 days	-	257,700,000
Treasury Bills 42 days	146,825,000	-
Treasury Bills 35 days	401,700,000	-
Treasury Bills – 22 days	-	360,000,000
Treasury Bills – 21 days	253,000,000	400,000,000
Treasury Bills – 16 days	-	208,200,000
Treasury Bills – 14 days	-	1,587,925,000
	<u>4,446,200,000</u>	<u>2,987,625,000</u>
Less:		
Unrealized gain on treasury bills	<u>(85,069,993)</u>	<u>(26,897,762)</u>
	<u>4,361,130,007</u>	<u>2,960,727,238</u>

Treasury bills due within three months from the date of acquisition are classified as cash and cash equivalents (Note 21).

Treasury bills on 30 June 2026 include an amount of L.E. 16,116,600 (2025: L.E. 16,116,600) frozen as cover against letters of guarantee.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

7. INVENTORIES

	30/6/2026	31/12/2025
	L.E.	L.E.
Materials and supplies	68,337,427	66,235,069
Fuel and oil	20,159	20,159
Spare parts and supplies	943,750	2,399,804
	69,301,336	68,655,032

8. WORK IN PROGRESS

	30/6/2026	31/12/2025
	L.E.	L.E.
<u>Lands and unites uncompleted</u>		
Tag City (*)	6,407,832,534	4,922,277,914
Sarai City (**)	3,742,646,190	3,109,798,406
West Assuit (***)	627,275,412	607,021,316
Tag Ville	555,730,269	766,106,301
Victoria mall	803,232	663,024
Butterfly	68,046,415	66,909,124
New Heliopolis	144,403,724	57,469,786
Kinda EgyCan for Real Estate Development Co.	2,805,698,719	3,000,995,797
Fit-out works under construction at the Taj City Project	1,071,879	-
	14,353,508,374	12,531,241,668

(*) Tag City includes the completed phases that the company started for sale: "Tag sultan", "Park residence", "Shalya & Lake Park", "Elect", "Coblet" and "club side "Origami" In addition to the not yet ready for sale, where the balance of 31 March 2026 represents the cost of external and internal utilities, the cost construction works and cost of extension works of the Shinzo Abi corridor that pass through the company's lands. (Note 41)

(**) Sarai includes the phases that are ready for sale: "Taval", "Crowns", "Cavana", "Strip mall", and "Mansion" rayi. In addition to the not yet ready for sale, where the balance of 30 June 2026 represents the cost of external and internal facilities & the cost construction works.

Land and real estate units have been recorded at actual cost which shall not be less than its redemption value as at the date of the consolidated financial statements.

(***) In accordance with the resolution of New Urban Communities Authority's Board of Directors no. (134) dated 22 January 2020 to allocate a plot of land with area 104.15 Feddan in the new Nasr city (west Assuit) in favor of the company to construct an urban complex. Also, the resolution of the board of directors no (138) dated 14 May 2020 to amend the schedule of payment of amounting L.E. 497,309,325 and a percent of 15% to be paid as administration fees and board of trustees amounting L.E. 56,297,962, and the remaining percent of 85% will be paid amounting L.E. 441,011,367 on installments after grace period of 2 years from date advice. The company issued notes payable against these installments in favor of the authority of new Nasser city (West of Assuit)- Note 17/1, 17/2).

The capitalized interests from the significant financing component with clients according to the Egyptian according standard No. (48) revenue from contracts with customers as follows:

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

8. WORK IN PROGRESS - Continued

	30/6/2026 L.E.	31/12/2025 L.E.
Taj city	8,514,098	32,671,043
Sarai	6,985,898	21,935,859
Tag Ville	256,887	678,491
	15,756,883	55,285,393

9. FINISHED PROPERTIES

	30/6/2026 L.E.	31/12/2025 L.E.
El Waha, Premira & Nasr City	6,754,389	11,890,330
Nasr Gardens	69,322,542	291,032,204
	76,076,931	302,922,534

10. TRADE AND NOTES RECEIVABLE

	30/6/2026 L.E.	31/12/2025 L.E.
<u>Notes receivables - long term</u>		
Tag City	1,094,713,019	1,159,020,589
Sarai	1,731,157,882	2,011,605,854
Kinda	318,780,000	-
Other	243,554,095	7,497,153
	3,388,204,996	3,178,123,596
Less:		
Finance component of contracts with customers	(540,761,826)	(525,382,917)
Expected credit losses	(47,900,431)	(24,690,992)
	2,799,542,739	2,628,049,687
<u>Notes receivables - short term</u>		
Tag City	769,572,043	894,608,596
Sarai	3,002,621,226	2,813,565,102
Kinda	91,080,000	-
Other	136,131,093	16,813,051
	3,999,404,362	3,724,986,749
Less:		
Finance component of contracts with customers	(368,143,225)	(334,186,713)
Expected credit losses	(58,297,767)	(28,939,598)
	3,572,963,370	3,361,860,438
<u>Trade receivables</u>		
Tag City	41,370,125	36,889,629
Sarai	186,642,955	147,606,980
Construction's receivables (NCCW)	173,634,606	260,972,875
Other	86,186,073	57,666,406
	487,833,759	503,135,890
Less:		
Expected credit losses	(11,098,482)	(10,352,095)
	476,735,277	492,783,795

The discount of the present value of notes receivable is amortized as revenue in the maturities of these securities according to the effective interest rate.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

10. TRADE AND NOTES RECEIVABLE - Continued

Movement for expected credit loss for notes receivables and trade receivables during the year is as follows:

	30/6/2026	31/12/2025
	L.E.	L.E.
Balance at the beginning of the year	63,982,685	58,109,591
Provided/(Reversal) during the year	53,313,994	5,873,094
Ending balance for the period / year	117,296,679	63,982,685

According to the decision of the Financial Supervisory Authority issued on 12 January 2022, the company applied the accounting treatment related to the real estate development activity.

Post-dated checks (off balance sheet)

The company maintains off balance sheet post-dated checks received from customers for undelivered units and not included in financial position as follows:

	30/6/2026	31/12/2025
	L.E.	L.E.
Notes receivables for undelivered units- short term	11,572,529,997	10,791,163,632
Notes receivables for undelivered units- long term	74,860,808,426	70,172,928,377
	86,433,338,423	80,964,092,009

- The value of cheques received from customers in respect of units not yet delivered and not recognized within the statement of financial position includes the development partners' share, amounting to L.E. 5,718,248,466 as at 30/06/2026 (31/12/2025: L.E. 4,161,799,442).

11. TRADE PAYABLES DEBIT BALANCES – NET

a) Suppliers – Debit balances

	30/6/2026	31/12/2025
	L.E.	L.E.
Advance payments	3,064,637,623	3,590,409,195
Materials on site	571,710,366	514,039,236
Contractors' receivables and advances	3,587,877,642	2,325,865,639
Total suppliers	7,224,225,631	6,430,314,070
Less: Expected credit losses	(10,909,477)	(9,395,806)
	7,213,316,154	6,420,918,264

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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11. TRADE PAYABLES DEBIT BALANCES – NET - *Continued*

b) Suppliers – Credit balances

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Suppliers	974,635,943	802,268,928
Performance guarantee	409,572,304	316,302,437
Additions	263,792,867	172,582,536
Final retention (security deposit)	204,082,202	178,478,554
	<u>1,852,083,316</u>	<u>1,469,632,455</u>

Movement for Expected credit loss for trade payables – debit balance during the year as follows:

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Balance at the beginning of the year	9,395,806	9,121,209
(Reversal)/ provided during the year	1,513,671	274,597
	<u>10,909,477</u>	<u>9,395,806</u>

12. RECEIVABLES AND OTHER DEBIT BALANCES (NET)

12/1 Receivables and other credit balances – long-term (Net)

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Current accounts	5,781,809	7,921,768
Insurance reservation	107,593,073	103,176,711
Duties and responsibilities	59,022,246	54,450,638
	<u>172,397,128</u>	<u>165,549,117</u>
Less: Expected credit loss	<u>(12,910,534)</u>	<u>(12,113,460)</u>
	<u>159,486,594</u>	<u>153,435,657</u>

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12/2 Debtors and other debit balances – Net

	30/6/2026	31/12/2025
	L.E.	L.E.
Masr Elgededa for Development Company (****)	2,057,912,103	2,057,912,103
Medar Investment and Urban Development Company (***)	1,659,123,945	1,259,068,127
Zahraa El Maadi for Investment and Development Company (Advance of Participatory development) (*****)	466,312,633	333,000,000
Contract acquisition costs (**)	5,369,396,719	4,367,428,762
Tamweel Mortgage Company	26,953,686	31,793,541
Securitization Financial Group	49,427,102	49,427,102
Employee share option plan (ESOP)(*)	40,517,526	22,538,853
Paid under Gas lines	45,810,310	48,188,748
Refundable deposits	82,370,418	91,749,861
Prepaid expenses	166,139,331	78,703,914
Accrued interest (deposits interest)	4,228,084	1,084,715
Other debit balances	39,386,526	152,836,981
Cash cover of letters of guarantee	214,985,835	1,039,443
Prepaid rental benefits	-	6,873,674
Tax Authority	27,179,752	125,078,637
	10,249,743,970	8,626,724,461
Less:		
Expected credit losses	(1,854,509)	(933,490)
	10,247,889,461	8,625,790,971

Movement for Expected credit loss for debtors and other debit balances during the year is as follows:

	30/6/2026	31/12/2025
	L.E.	L.E.
Balance at the beginning of the year	933,490	215,022
Provided during the year	921,019	718,468
Balance at the end of the year	1,854,509	933,490

(*) On 18 April 2023 the ordinary general assembly meeting has approved the increase of the issued capital with L.E. 35,000,000 by issuing number of 35 million share dividends to be determined for employee share option plan, manager, executive Board of Directors and employees of the company which was authorized by financial Regulatory Authority in February 2022.

(**) According to paragraph (91) of Egyptian Accounting Standard No. (48) Revenue from Contracts with Customers, the entity must recognize the additional costs of obtaining a contract with a customer as an asset if the entity expects to recover those costs that the entity would not have incurred had the contract not been obtained (for example: sales commission). The mentioned amount represents the sales commission on unrealized revenue from contracts with customers until 30/6/2026.

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12. RECEIVABLES AND OTHER DEBIT BALANCES (NET) - Continued

- (***) On July 10, 2024, the Company entered into a co-development agreement for a fully serviced residential project spanning 238 acres in Mostakbal City with Medar for Investment and Urban Development under a revenue-sharing arrangement. According to the agreement, an amount of L.E. 1.07 billion was paid to Medar as an advance payment from its share of the project's revenues, to be settled against future revenues. In addition, an amount of L.E. 474,672,619 was paid representing the difference in the guaranteed minimum share of the development partner from sales proceeds up to June 30, 2026 as well an amount of L.E. 114,624,322 representing the first maintenance installment.
- (****) On July 10, 2024, the Company entered into a co-development agreement for a fully serviced residential project spanning 491 acres in New Heliopolis City with Heliopolis Company for Housing and Development under a revenue-sharing arrangement. According to the agreement, an amount of L.E. 1.10 billion was paid to Heliopolis Company for Housing and Development as an advance payment from its share of the project's revenues, to be settled against future revenues. In addition, an amount of L.E. 957,912,103 was paid representing the difference in the guaranteed minimum share of the development partner from sales proceeds up to June 30, 2026.
- (*****) On October 23, 2024, the Company entered into a co-development agreement for a fully serviced residential project spanning 42 acres in New Heliopolis City with Zahraa El Maadi Investment and Development Company under a revenue-sharing arrangement. According to the agreement, an amount of L.E. 200 million was paid to Zahraa El Maadi Investment and Development Company as an advance payment from its share of the project's revenues, to be settled against future revenues. In addition, an amount of L.E. 266,312,633 was paid representing the difference in the guaranteed minimum share of the development partner from sales proceeds up to June 30, 2026.

13. CASH AND BANK BALANCES

	30/6/2026	31/12/2025
	L.E.	L.E.
Cash on hand	8,078,159	5,839,150
Current account with bank interest	2,269,171,897	1,996,586,815
Bank current accounts	484,459,122	649,313,942
Cheques under collection	8,939,500	3,986,500
	<u>2,770,648,678</u>	<u>2,655,726,407</u>

Banks' time deposits as of 30 June 2026 include L.E. 107,756,282 (as of 31 December 2025: L.E. 103,175,822) frozen deposits against letters of guarantee.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

14. ADVANCE PAYMENT FROM CLIENTS FOR UNDELIVERED UNITS

	30/6/2026	31/12/2025
	L.E.	L.E.
Tag City	7,598,711,512	6,023,585,101
Sarai	10,158,130,974	7,643,860,028
Tag Ville	174,159,028	378,631,769
Mostakabal City	2,135,568,969	1,528,288,924
New Heliopolis	799,528,542	184,217,079
West Assiut (Zahw)	72,013,118	50,118,979
Victoria mall	24,428,598	15,333,545
D2n	4,563,033	-
Nasr Gardens	213,705,168	-
Kinda	1,870,296,830	1,918,057,359
The Hoft	97,503,731	19,570,150
Seka	86,264,563	54,982,319
Finishing works	91,301,020	14,732,612
Sports clubs in Taj City and Sarai	605,938,969	396,781,979
	23,932,114,055	18,228,159,844

The unrealized revenue from contracts with customers includes amounts received from customers and received postdated checks at 30/06/2026 amounted to L.E. 104,647,204,012 (31/12/2025: L.E. 95,030,452,411).

15. PROVISIONS

	Balance at	Provided	Used during	No longer	Balance at
	1/1/2026	during the	the period	required	30/6/2026
	L.E.	period	L.E.	L.E.	L.E.
Provision for client's subscription in club	67,250,000	-	-	(67,250,000)	-
Claims provision	101,614,803	10,000,000	(5,263,265)	(54,050)	110,451,537
Legal provision	48,599,603	40,455,397	(250,000)	-	88,805,000
Tax Provisions	15,662,937	-	-	-	15,662,937
Other provisions	78,770,401	-	-	(2,468,052)	72,148,300
	311,897,744	50,455,397	(5,513,265)	(69,772,102)	287,067,774

16. INFRASTRUCTURE COMPLETION LIABILITIES

	Balance at	Additions /	Work executed	Balance at
	1/1/2026	(returns)	L.E.	30/6/2026
	L.E.	L.E.		L.E.
Tag City	4,244,548	(1,101,968)	-	3,142,580
Sarai and Capital Gardens	160,570,394	61,543,155	(186,401,942)	35,711,607
Operating and maintenance				
Expenses liability for residential compounds	682,982,321	-	(230,816,171)	452,166,150
Minka Company	-	2,454,757	-	2,454,757
	847,797,263	62,895,944	(417,218,113)	493,475,094

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

16. INFRASTRUCTURE COMPLETION LIABILITIES - Continued

The balance of the utilities completion obligations represents the estimated costs required to complete the main and external utilities networks related to the residential communities. These networks are currently under construction and have not yet been finally handed over by the contractors. The balance also includes the Company's obligations for the operation and maintenance of the residential communities during the period of their handover to customers.

17. CREDITORS AND OTHER CREDIT BALANCES

	30/6/2026 L.E.	31/12/2025 L.E.
Notes payable – West Assuit Land	30,778,352	63,333,074
Notes payable	287,379,410	233,983,111
Outstanding outgoing bank transfers	58,486	-
Support to National Housing Project	340,000	340,000
Down payment for reservation of land and property sales	139,915,979	183,105,064
Customer Collections (Gas-Water-Dish)	758,449	496,433
Contractors and amounts under settlement	-	7,012,328
Engineering stamp and Building Union stamp	-	340,553
Customers' balances for cancelled reservations	11,077,849	11,077,849
Amounts due to customers for cancelled contracts.	25,927,651	33,556,630
Proceeds for maintenance expenses and counters	47,903,311	45,401,345
Accrued interest	30,745,549	41,076,836
Accrued Commission	695,468,410	677,119,103
Governmental authorities	400,992,061	306,894,583
Accrued expenses	382,654	95,139,386
Accrued salaries and others	248,684	635,476
Bank receipts from customers under settlement	232,628,127	205,010,211
Accrued Development partner	30,195,955	17,737,714
Takaful contribution	20,344,114	42,343,895
Lease contract security deposits	3,747,628	-
Other	25,560,038	60,384,528
	1,984,452,707	1,727,671,934

18. SHARE CAPITAL

Authorized capital:

The authorized capital is five billion Egyptian Pounds.

	30/6/2026 L.E.	31/12/2025 L.E.
Issued and paid up:		
The value of each share is one Egyptian Pound	2,135,000,000	2,135,000,000
Treasury shares (506,615 M shares)	(3,617,654)	(386,757,569)

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

18. SHARE CAPITAL - Continued

- A total of 85,393,385 treasury shares were distributed to the shareholders on 9 March 2026 in accordance with the Ordinary General Assembly resolution dated 15 February 2026, and 6,615 treasury shares remain outstanding.
- A total of 500,000 treasury shares were purchased on 30 June 2026.

The following are a list of percentage of shares of issued and paid-up capital for shareholders:

<u>30/6/2026</u>	<i>No. of shares</i>	<i>Nominal value L.E.</i>	<i>Contribution %</i>
BIG Investment Group Ltd.	435,295,072	435,295,072	20,39
Holding Co. for Construction and Development	332,290,813	332,290,813	15,56
Social Insurance Fund of Governmental Sector Workers	178,699,327	178,699,327	8,37
B Investment Holding Co.	163,446,982	163,446,982	7,66
Al Alian Co. for Investments Ltd.	99,479,163	99,479,163	4,66
National Investment Bank	80,617,333	80,617,333	3,78
Other shareholders / Public subscription (different nationalities)	845,171,310	845,171,310	39,58
	2,135,000,000	2,135,000,000	100

<u>31/12/2025</u>	<i>No. of shares</i>	<i>Nominal value L.E.</i>	<i>Contribution %</i>
BIG Investment Group Ltd.	417,883,272	417,883,272	19.57
Holding Co. for Construction and Development	318,999,182	318,999,182	14.94
Social Insurance Fund of Governmental Sector Workers	171,551,357	171,551,357	8.04
B Investment Holding Co.	156,909,104	156,909,104	7.35
Al Alian Co. for Investments Ltd.	95,500,002	95,500,002	4.47
National Investment Bank	77,392,641	77,392,641	3.62
Other shareholders / Public subscription (different nationalities)	896,764,442	896,764,442	42.01
	2,135,000,000	2,135,000,000	100

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19. NON-CONTROLLING INTEREST

Non-controlling interest right are their share of equity (Net assets) in subsidiary company.

	<i>Non-controlling interest in net assets %</i>	<i>Non-controlling interest in net assets 1/1/2026 L.E.</i>	<i>Non-controlling interest in Share capital</i>	<i>Distribution Of non-controlling interest L.E.</i>	<i>Non-controlling interest share in net Profit the year L.E.</i>	<i>Non-controlling interest in net assets 30/6/2026 L.E.</i>
Al Nasr Company for Civil Works	47.54	159,807,590	-	(4,729,453)	(2,855,503)	152,222,634
Doors for Assets Management	0.02	146,914	-	-	40,553	187,467
Minka for Real Estate investment	0.0679	11,912	-	-	13,556	25,468
EgyCan for Real Estate Development	0.0002	13	-	-	39	52
Madinet Masr for SportsClubs Management	26.000	10,081,951	-	-	6,921,950	17,003,902
Madinet Masr for Project Management	0.0001	1,597	-	-	2,058	3,654
Madinet Masr for Finishing Works	0.0001	(546)	-	-	(34)	(580)
	73.6283	170,049,432	-	(4,729,453)	4,122,619	169,442,597

20. TERM LOANS

Madinet Misr for Housing & Development S.A.E.

The movement in loans during the comparative year is as follows:

	<i>Balance at the beginning of the year L.E.</i>	<i>Amounts withdrawn during the period L.E.</i>	<i>Installments paid during the period L.E.</i>	<i>Balance at the end of the year L.E.</i>
30/6/2026				
a) Syndication loan – Notes receivable discount	350,071,942	-	(187,357,497)	162,714,445
b) Syndication loan – Notes receivable discount	274,068,037	-	(40,038,297)	234,029,741
c) Medium-term revolving syndicated loan	2,668,976,831	136,957,389	-	2,805,934,219
	3,293,116,810	136,957,389	(227,395,794)	3,202,678,405

Classification of loans and interest for each loan are as follows:

	<i>Current portion of term loans L.E.</i>	<i>Term loans L.E.</i>	<i>Balance at the end of the year L.E.</i>	<i>Interest and commission capitalized on qualified assets L.E.</i>
30/6/2026				
a) Syndication loan – Notes receivable discount	162,714,445	-	162,714,445	15,390,216
b) Syndication loan – Notes receivable discount	86,367,678	147,662,063	234,029,741	14,423,667
c) Medium-term revolving syndicated loan	-	2,805,934,219	2,805,934,219	-
	249,082,123	2,953,596,282	3,202,678,405	29,813,883

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

20. TERM LOANS - Continued

The movement in loans during the comparative year is as follows:

	<i>Balance at the beginning of the year L.E.</i>	<i>Amounts withdrawn during the period L.E.</i>	<i>Installments paid during the period L.E.</i>	<i>Balance at the end of the year L.E.</i>
<u>31/12/2025</u>				
a) Egyptian Gulf Bank	167,294,571	-	(167,294,571)	-
b) Syndication loan – Notes receivable discount	517,511,779	-	(167,439,837)	350,071,942
c) Syndication loan – Notes receivable discount	347,945,994	-	(73,877,957)	274,068,037
d) Medium-term revolving syndicated loan	-	2,668,976,831	-	2,668,976,831
	<u>1,032,752,344</u>	<u>2,668,976,831</u>	<u>(408,612,365)</u>	<u>3,293,116,810</u>

Classification of loans and interest for each loan are as follows:

	<i>Current portion of term loans L.E.</i>	<i>Term loans L.E.</i>	<i>Balance at the end of the year L.E.</i>	<i>Interest and commission capitalized on qualified assets L.E.</i>
<u>31/12/2025</u>				
a) Egyptian Gulf Bank	-	-	-	17,325,351
b) Syndication loan – Notes receivable discount	187,357,497	162,714,445	350,071,942	47,321,689
c) Syndication loan – Notes receivable discount	82,009,253	192,058,785	274,068,038	35,208,383
d) Medium-term revolving syndicated loan	-	2,668,976,830	2,668,976,830	-
	<u>269,366,750</u>	<u>3,023,750,060</u>	<u>3,293,116,810</u>	<u>99,855,423</u>

These loans are represented in long term facilities granted from the following banks:

a) Egyptian Gulf Bank

A medium-term loan contract was signed between the Egyptian Gulf Bank and Madinet Masr for Housing and Development on 23 February 2020, to finance the cost of establishing and developing the Sarai transformer station.

The amount of financing is available for withdrawal starting from the date of the first withdrawal of financing, which took place on 17 June 2020, and ends on 30 July 2024.

The financing period is 74 months, starting from the date of signing the financing documents and ending on 31 December 2028.

The full outstanding balance of the medium-term revolving syndicated loan granted by the Commercial International Bank (CIB) Egypt and other banks has been fully repaid.

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20. TERM LOANS - *Continued*

b) Syndicated loan – Notes receivable discount

A long-term syndicated loan agreement was concluded on August 26, 2020.
Purpose of financing: Discounting commercial papers with a nominal value of EGP 1,133,870,000 in order to provide the necessary funds to finance the construction and development of the company's unfunded projects.
Participating banks:

Commercial International Bank (CIB), acting as the lead arranger, facility marketer, facility agent, and lender.

The United Bank, acting as a lender.

Arab Investment Bank, acting as a lender.

Egyptian Gulf Bank, acting as a lender.

Loan tenor: Ending on March 9, 2027.

c) Syndicated loan – Notes receivable discount

A long-term syndicated financing contract signed in July 2021

Participating banks:

- Commercial International Bank as the main arranger, finance marketer, financing agent and lending bank.
- National Bank of Kuwait as the lending bank.
- Purpose of financing: discounting commercial papers with a nominal value of 761,108,401 Egyptian pounds, in order to provide the necessary amounts to finance the construction and development of the company's unfunded projects.
- Loan period: ends on November 30, 2028.

d) Medium-Term Revolving Syndicated Financing

A medium-term revolving syndicated financing agreement totaling L.E. 9 billion.

On December 24, 2024, the company signed a financing agreement with the Commercial International Bank (CIB), First Abu Dhabi Bank (FAB), Al Baraka Bank, Abu Dhabi Commercial Bank (ADCB), Export Development Bank of Egypt (EDB), Housing and Development Bank (HDB), and Industrial Development Bank (IDB). The agreement aims to finance several phases of the Taj City and Sarai projects, repay the balance of the bridge loan granted by CIB, and repay the balance of the Egyptian Gulf Bank facility. This financing is used in two tranches, as follows:

- The first tranche – Taj City, with a total amount of L.E. 4 billion, to finance the phases of Chalia, Lake Park, Taj Gardens, Taj Ville, Elect, Clubside, and Arigami, in addition to repaying the balance of the bridge loan granted by the Commercial International Bank (CIB) to finance the first tranche projects.

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20. TERM LOANS - *Continued*

- The second tranche – Sarai, with a total amount of L.E. 5 billion, will finance the Krones, Kavana, Ray, Ray Views, and Elan phases, in addition to repaying the balance of the bridge loan granted by the Commercial International Bank (CIB) to finance the second tranche projects, as well as the Egyptian Gulf Bank loan. The availability period, during which the financing is available for withdrawal, begins on the financial closing date (one month from the contract date) and ends on:
- First Tranche: The date falling 4 years and 10 months after the financial closing date or August 30, 2029.
- Second Tranche: The date falling 7 years and 4 months after the financial closing date or February 29, 2032

Final Maturity Date:

- First Tranche: The date falling 4 years and 11 months after the financial closing date or September 30, 2029
- Second Tranche: The date falling 7 years and 5 months after the financial closing date or March 31, 2032

21. CASH AND CASH EQUIVALENTS

Cash and cash equivalents included in the consolidated statement of cash flows comprise the following consolidated financial position amounts:

	30/6/2026 L.E.	31/12/2025 L.E.
Cash and bank balances (Note 13)	2,770,648,678	2,655,726,407
Investment at fair value through profit and loss (Note 6/5)	4,455,214	4,075,590
Investment held to maturity – Treasury bills (Note 6/6)	4,341,130,007	2,940,727,238
Less:		
Credit facilities (Note 21/2)	(399,896,723)	(260,034,800)
Cash and cash equivalents at the end of the year	6,716,337,176	5,340,494,435
Less:		
Restricted treasury bills to cover letters of guarantee (Note 6/6)	(16,116,600)	(16,116,600)
Restricted investment certificates against letters of guarantee (Note 6/5)	(487,000)	(487,000)
Restricted for time deposits against letters of guarantee (Note 13)	(107,756,283)	(103,175,822)
Cash and cash equivalents at the end of the year	6,591,977,293	5,220,715,013

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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21. CASH AND CASH EQUIVALENTS - Continued

21/1 Short Term Loan

	<i>Balance at the beginning of the period L.E.</i>	<i>Withdrawals during the period L.E.</i>	<i>Installment paid during the period L.E.</i>	<i>Balance at the end of the period L.E.</i>	<i>Commissions and interest during the period L.E.</i>
<u>30/6/2026</u>					
Kuwait National Bank	2,396,583,156	-	-	2,396,583,156	248,256,057
Qatar National Bank	-	1,190,147,822	(216,389,424)	973,758,398	39,136,132
	<u>2,396,583,156</u>	<u>1,190,147,822</u>	<u>(216,389,424)</u>	<u>3,370,341,554</u>	<u>287,392,189</u>
	<i>Balance at the beginning of the year L.E.</i>	<i>Withdrawals during the year L.E.</i>	<i>Installment paid during the year L.E.</i>	<i>Balance at the end of the year L.E.</i>	<i>Commissions and interest during the year L.E.</i>
<u>31/12/2025</u>					
Kuwait National Bank	1,650,000,000	746,583,156	-	2,396,583,156	525,147,973

A) NBK

In March 2020, a short-term loan was obtained from the National Bank of Kuwait – Egypt amounting to L.E. 700,000,000 to finance operating expenses. The agreement was renewed in March 2024. In June 2024, the credit facility limit was increased to L.E. 2,400,000,000. The agreement was subsequently renewed in August 2025 to mature on August 31, 2026.

21/2 Credit Banks (credit facilities)

First: Credit facility from United Bank to Madinet Masr Housing and Development Company

Current overdraft limit of 400 million Egyptian pounds without collateral to finance the payment of checks and transfers to beneficiaries' accounts in other dealing banks for administrative and general expenses, The facility balance on June 30, 2026 amounted to L.E. 399,896,723 million (December 31, 2025: L.E. 260,034,800).

Sub-limit for letters of guarantee of L.E. 572,415.

Second: Credit facilities with Al-Nasr Civil Works Company (a subsidiary)

The credit facilities granted by the banks to the company are as follows:

NBE

An amount of L.E. 30.7 million to issue letters of guarantee for the purpose of bidding on tenders and executing awarded works.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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21. CASH AND CASH EQUIVALENTS - Continued

QNB

Amount of L.E. 89 million to issue letters of guarantee for the purpose of bidding on tenders and executing awarded works.

FAB

- Amount of L.E. 54.1 million to issue letters of guarantee for the purpose of bidding on tenders and executing awarded works.
- The above credit facilities are subject to interest and commissions at the rates due to each bank separately according to the credit facility contracts.

22. DEBTORS OF COMPOUNDS FACILITY MANAGEMENT

	<i>30/6/2026</i> <i>L.E.</i>	<i>31/12/2025</i> <i>L.E.</i>
Treasury bills	2,917,297,346	2,904,510,999
Term deposits with banks	73,071,789	-
Bank current accounts	54,054,302	54,627,689
Cheques under collection	3,332,622,512	3,001,307,835
Bank deposits of compounds facility management	6,377,045,949	5,960,446,523
Amounts under settlement	31,967,747	(97,057,052)
Liabilities of compounds facility management	6,409,013,696	5,863,389,471

23. JOINT ARRANGEMENT

	<i>Nature of relationship</i>	<i>Nature of Account</i>	<i>Balance at 30/6/2026 L.E.</i>	<i>Balance at 31/12/2025 L.E.</i>
Capital Gardens project	Joint operation	Long term notes receivable	820,298,107	851,479,375
		Finance component discount	(417,172,489)	(531,307,204)
		Net	403,125,618	320,172,171
		Short term notes receivable	100,966,793	124,789,877
			504,092,411	444,962,048

Madinet Masr for Housing and Development - S.A.E.

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24. RIGHT OF USE ASSETS

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Cost:		
At the beginning of the year	164,168,735	124,675,570
Additions during the year	13,833,739	130,461,351
Disposals during the year	(8,759,822)	(90,968,185)
At the end of the year	<u>169,242,653</u>	<u>164,168,736</u>
Accumulated amortization:		
At the beginning of the year	33,435,653	78,386,028
Amortization during the year (Notes 26, 27)	27,400,966	46,017,810
Amortization of disposals of the year	(8,759,822)	(90,968,185)
At the end of the year	<u>52,076,797</u>	<u>33,435,653</u>
Net book value		
At the end of the year	<u>117,165,856</u>	<u>130,733,083</u>

25. REVENUES AND COST OF REVENUES

Net Revenues

	<i>30/6/2026</i>	<i>30/6/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Tag City	888,791,161	1,767,080,962
Sarai	2,051,343,772	2,399,383,495
Nasr City & Nasr Gardens	830,615,544	60,346,724
Menka Real Estate Investment Company's revenues	187,700,724	303,557,250
Contracting revenue (Al Nasr for Civil Works)	109,048,132	162,403,730
Doors revenue	84,757	15,742,500
Madinet Masr Project Management Company revenue	171,792,685	-
EgyCan Company revenue	624,224,562	-
Madinet Masr Finishing Company revenue	5,618,400	-
Net revenue	<u>4,869,219,737</u>	<u>4,708,514,661</u>
Add:		
Return on Financial component from contracts	248,516,838	63,910,186
Return on investment properties	17,083,863	17,242,913
Net sales revenue	<u>5,134,820,438</u>	<u>4,789,667,760</u>

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

25. REVENUES AND COST OF REVENUES - Continued

Cost of Revenues

	30/6/2026	30/6/2025
	L.E.	L.E.
Tag City	709,577,188	980,305,263
Sarai	480,265,715	248,722,635
Nasr City & Nasr Gardens	262,454,361	4,397,176
Cost of revenue from Menka for real estate investment	143,973,145	256,269,873
Contracting cost of revenue (Al Nasr for Civil Works)	94,995,684	149,353,474
Cost of revenue (Doors)	-	11,983,903
Cost of revenue Madinet Masr Project Management Company	143,918,866	-
Cost of revenue EgyCan Company	604,209,714	-
Cost of revenue Madinet Masr Finishing Company	4,506,139	-
Cost of revenue	2,443,900,812	1,651,032,324

26. SELLING AND MARKETING EXPENSES

	30/6/2026	30/6/2025
	L.E.	L.E.
Salaries and wages	21,674,942	17,308,390
Selling and marketing commissions	191,583,724	293,158,572
Advertising expenses	634,514,117	746,252,348
Professional and marketing fees	1,183,776	2,814,149
Depreciation (Note 4)	4,963,770	2,114,329
Transportation, sundry expenses, and maintenance	4,468,275	4,284,659
Expenses for maintenance and renewal of computer software licenses	36,573,422	37,507,423
Rent	1,151,727	876,048
Materials, Fuel, and spare parts	727,160	471,377
Security, guarding, and Cleaning	632,822	2,903,584
Other service expenses	706,145	966,925
Amortization of right of use assets (Note 24)	27,023,650	21,293,328
	925,203,530	1,129,951,132

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

27. GENERAL AND ADMINISTRATIVE EXPENSES

	30/6/2026	30/6/2025
	L.E.	L.E.
Salaries, wages and equivalent	145,969,303	110,121,264
Board of Directors remuneration	15,692,896	14,039,313
Expense of reward and incentive shares for employees	70,099,644	17,566,670
Publication expenses	6,967,708	818,804
Transportation and communications expenses	5,866,880	5,256,623
Consulting fees, training and conferences	131,428,308	15,775,389
Depreciation (Note 4)	8,102,246	5,942,562
Right of use assets (Note 24)	377,311	377,311
Maintenance expenses, and software licenses	48,909,140	25,414,428
Rent	1,551,265	1,206,597
Raw materials, fuel and spare parts	2,125,087	1,504,080
Property tax and stamp tax	189,553	91,167
deposit certificates at international Stocks Exchange expenses	3,701,581	660,013
Security, cleaning and training expenses	3,081,143	3,729,182
Bank charges	17,447,947	13,649,805
Other service expenses	13,902,978	15,843,845
	475,412,995	231,997,053

28. RESIDENTIAL COMMUNITY MANAGEMENT AND OTHER OPERATING COST

	30/6/2026	30/6/2025
	L.E.	L.E.
Salaries and wages	11,507	14,837,025
Residential compounds operating expenses	2,061,285	525,000
Transportations and communications Expenses	-	90,933
Depreciation of fixed assets (Note 4)	182,432	170,466
Maintenance of building, computers, fuel	35,763,219	24,982,430
Rent Expenses	106,068	683,807
Security and cleaning	1,750,266	4,401,276
Other services expenses	900	86,786
	39,875,677	45,777,723

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

29. FINANCE COST

	30/6/2026	30/6/2025
	L.E.	L.E.
Loans and facilities interest & Securitization	354,846,573	320,040,459
Lease contract interest	15,510,134	5,365,141
	370,356,707	325,405,600

30. FINANCE INCOME

	30/6/2026	30/6/2025
	L.E.	L.E.
Return from investment at fair value through profit or loss	379,624	365,389
Credit interest	211,691,929	131,135,563
Return on treasury bills	240,641,331	202,557,225
	452,712,884	334,058,177

31. OTHER OPERATING INCOME

	30/6/2026	30/6/2025
	L.E.	L.E.
Administrative fees from customers (for redemption assignment etc.)	64,172,808	26,680,883
Sundry income	694,283	23,344
Delay penalty on contractors	31,400,117	36,425,220
Gain on foreign exchange	17,886,779	-
Gain on sale of scrap materials	1,633,339	-
	115,787,326	63,129,447

32. OTHER EXPENSES

	30/6/2026	30/6/2025
	L.E.	L.E.
Compensations and fines	37,910,657	14,120,554
Donations	10,190,681	12,854,387
Takaful contribution	18,541,095	14,494,754
Foreign exchange Losses	-	8,796,547
	66,642,433	50,266,242

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

33. CONSOLIDATED STATEMENT OF INCOME

	30/6/2026 L.E.	30/6/2025 L.E.
Net profit from Madinet Masr for Housing & Development S.A.E.	908,461,728	1,215,576,002
Group portion in net profit /(loss) of subsidiaries companies	279,046,868	155,372,906
Elimination effect of return and costs from investments in subsidiaries	(165,053,813)	(87,078,319)
Reversal of expected credit loss – related party	809,430	(2,354,115)
	<u>1,023,264,213</u>	<u>1,281,516,474</u>

34. CONTINGENT LIABILITIES

Madinet Nasr for Housing & Development S.A.E.

The value of letters of guarantee as at June 30, 2026 amounted to L.E. 210,925,963 (December 31, 2025: EGP 230,925,963). These are secured by cash collateral for letters of guarantee amounting to L.E. 1,039,443 (December 31, 2025: L.E. 1,039,443) (Note 10), treasury bills collateral amounting to L.E. 16,116,600 (Note 6/6), in addition to investment fund certificates (Rokhaa Money Market Fund) at The United Bank amounting to L.E. 487,000 (December 31, 2025: L.E. 487,000) (Note 6/5), and time deposits amounting to L.E. 12,476,880 with Abu Dhabi Commercial Bank (December 31, 2025: L.E. 12,476,880) (Note 13).

Al Nasr Co. for Civil Works – (Subsidiary Company)

Contingent liabilities as at June 30, 2026 represent the value of letters of guarantee issued by banks on behalf of the company in favor of third parties against execution contracts, amounting to L.E. 175,669,652 (2025: L.E. 177,669,652). It should be noted that advance payment guarantee letters amounting to EGP 894,170 and final guarantee letters amounting to L.E. 1,217,994 had been released as of 30 June 2026.

35. DEFERRED TAX

Madinet Masr for Housing and Development (Parent company)

	30/6/2026		31/12/2025	
	Assets L.E.	(Liabilities) L.E.	Assets L.E.	(Liabilities) L.E.
Fixed assets	-	(3,773,342)	-	(4,119,067)
Financial Assets	-	(1,908,295)	-	(1,908,295)
Investment's property	-	(341,761,307)	-	(341,761,307)
Right of use assets	8,049,492	-	1,364,435	-
Provisions	117,080,588	-	191,994,253	-
Total deferred tax	<u>125,130,080</u>	<u>(347,442,944)</u>	<u>193,358,688</u>	<u>(347,788,669)</u>
Net deferred tax (assets)	<u>-</u>	<u>(222,312,864)</u>	<u>-</u>	<u>(154,429,981)</u>
Total deferred tax charged to the separate statement of income	<u>-</u>	<u>(67,882,883)</u>	<u>-</u>	<u>(50,703,025)</u>
Total deferred tax charged to the statement of other comprehensive income	<u>-</u>	<u>-</u>	<u>-</u>	<u>(46,799,235)</u>

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

35. DEFERRED TAX - Continued

Al Nasr Company for Civil Works – (Subsidiary Company)

	30/6/2026		31/12/2025	
	Assets L.E.	(Liabilities) L.E.	Assets L.E.	(Liabilities) L.E.
Fixed assets	-	(54,954)	-	(10,216)
Right of use assets	-	(23,314)	-	(97,496)
Provisions	12,409,735	-	13,041,841	-
Total deferred tax assets/(liabilities)	12,409,735	(78,269)	13,041,841	(107,712)
Net deferred tax assets	12,331,467	-	12,934,129	-
Deferred tax charged to the statement of income	-	(602,662)	2,746,582	-

Minka for Real Estate Investment Co. – (Subsidiary Company)

	30/6/2026		31/12/2025	
	Assets L.E.	(Liabilities) L.E.	Assets L.E.	(Liabilities) L.E.
Fixed assets	39,526	-	87,440	-
Provisions	22,500	-	22,500	-
accumulated losses	-	-	-	-
Investment properties	-	3,964,971	-	(3,964,971)
Total deferred tax	62,026	3,964,971	109,940	(3,964,971)
Net deferred tax (assets)	-	3,902,945))	-	(3,855,031)
Total Deferred tax charged to the statement of income	-	(47,915)	(7,617,664)	-
Total Deferred tax charged to the OCI	-	-	-	(3,964,971)

EgyCan for Real State Development Co. – (Subsidiary Company)

	31/3/2026		31/12/2025	
	Assets L.E.	(Liabilities) L.E.	Assets L.E.	(Liabilities) L.E.
Fixed assets	90,423	(15,348)	90,423	-
Provision tax differences	823,860	-	34,661	-
Total deferred tax	914,283	(15,348)	125,084	-
Net deferred tax (assets)	898,935	-	125,084	-
Total Deferred tax charged to the statement of income	773,851	-	(7,170)	-

Madinet Masr for Finishing Works – (Subsidiary Company)

	30/6/2026		31/12/2025	
	Assets L.E.	(Liabilities) L.E.	Assets L.E.	(Liabilities) L.E.
Fixed assets	-	(55,035)	-	(55,035)
Retained earnings tax differences	1,723,963	-	1,641,221	-
Total deferred tax	1,723,963	(55,035)	1,641,221	(55,035)
Net tax differences (liability) / asset	1,668,928	-	-	-
Total Deferred tax charged to the statement of income	82,742	-	1,586,186	-

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

35. DEFERRED TAX - Continued

Madinet Masr for Project Management – (Subsidiary Company)

	<u>30/6/2026</u>		<u>31/12/2025</u>	
	<i>Assets</i>	<i>(Liabilities)</i>	<i>Assets</i>	<i>(Liabilities)</i>
	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>
Fixed assets	42,719	(800,303)	-	(800,303)
Total deferred tax	42,719	(800,303)	-	(800,303)
Net tax differences (liability) / asset	-	(757,584)	-	(800,303)
Total Deferred tax charged to the statement of income	<u>42,719</u>	<u>-</u>	<u>-</u>	<u>(800,303)</u>

Madinet Masr for Sports Club Management – (Subsidiary Company)

	<u>30/6/2026</u>		<u>31/12/2025</u>	
	<i>Assets</i>	<i>(Liabilities)</i>	<i>Assets</i>	<i>(Liabilities)</i>
	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>
Fixed assets	-	(19,438)	-	(16,983)
Total deferred tax	-	(19,438)	-	(16,983)
Total Deferred tax charged to the statement of income	<u>-</u>	<u>(2,455)</u>	<u>-</u>	<u>(16,983)</u>

Doors Real Estate Asset Management LLC (Subsidiary)

	<u>30/6/2026</u>		<u>31/12/2025</u>	
	<i>Assets</i>	<i>(Liabilities)</i>	<i>Assets</i>	<i>(Liabilities)</i>
	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>	<i>L.E.</i>
Fixed assets	-	(374 980)	-	-
Total deferred tax	-	(374 980)	-	-
Total deferred tax charged to the statement of income	<u>-</u>	<u>(374 980)</u>	<u>-</u>	<u>-</u>

	<u>30/6/2026</u>	<u>31/12/2025</u>
	<i>L.E.</i>	<i>L.E.</i>
<u>The effect on consolidated financial statements</u>		
Total deferred tax asset (statement of financial position)	212,468,481	(144,456,899)
Adjusting on Differed tax liabilities	(118,977,187)	81,536,785
Total Differed tax liabilities (statement of financial position)	<u>93,491,294</u>	<u>62,919,554</u>
Total charged to the statement of income	<u>(68,011,583)</u>	<u>(54,812,377)</u>

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

36. LEASE LIABILITY

Madinet Nasr for Housing and Development (Parent company)

	<i>30/6/2026</i>	<i>31/12/2025</i>
	<i>L.E.</i>	<i>L.E.</i>
Balance at beginning year	131,200,897	47,288,067
Add:		
Lease liabilities during the year	13,833,739	130,461,351
Lease interest during the year	15,444,770	14,484,181
Less:		
Interest paid on lease contracts during the period	(15,444,770)	(14,484,181)
Principle paid during the year	(27,019,477)	(46,548,521)
Balance at ending year	<u>118,015,159</u>	<u>131,200,897</u>
Short term lease liabilities:		
Short term Lease liabilities	<u>36,485,115</u>	<u>32,398,797</u>
Long term Lease liabilities		
1-5 years	<u>81,530,044</u>	<u>98,802,100</u>

37. TAX STATUS

Madinet Masr for Housing and Development S.A.E. (Parent company)

• *Corporate tax*

The company submitted its tax returns and amended returns on the legally prescribed dates, and the company paid taxes based on these returns after being approved by the company's tax advisor until 2024.

The years from the start of the activity until 2017

The tax examination between the company and the Tax Authority for those years has been terminated, and the due tax has been paid in full, according to the decisions of the internal committees, the Appeal Committee, and the dispute settlement committees,

The years are from 2018 to 2019

The company received a Form 19 tax return for those years. The tax office made the estimated linkage to Form 19 issued under No. 313 on April 8, 2024. The form was appealed within the legal deadlines. The documents are being prepared for field inspection with the Tax Authority. In accordance with the Tax Authority's inspection method, an estimated provision has been established for anticipated points of dispute.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - Continued

The years are from 2020 to 2024

The inspection was not conducted by the Tax Authority, and the company did not receive any forms for those years to date, and according to the method of the Tax Authority in the inspection, the estimated provision was formed for the expected points of disagreement.

- **Payroll tax**

The years from the start of the activity until 2020

The tax audit between the company and the tax authority for those years was completed and the tax due was paid in full.

The years are from 2021 to 2022

The tax inspection for these years is underway and the company has not been notified of any assessment forms to date. In accordance with the Tax Authority's audit method, an estimated provision for points of dispute has been created.

The years are from 2023 to 2024

The inspection was not conducted by the Tax Authority, and the company did not receive any forms for those years to date, and according to the method of the Tax Authority in the inspection, the estimated provision was formed for the expected points of disagreement.

- **Stamp tax**

The years from the start of the activity until 2020

The tax dispute between the company and the tax authority has been terminated and the tax due has been paid in full.

The years are from 2020 to 26/1/2022

The inspection was not conducted by the Tax Authority, and the company did not receive any forms for those years to date, and according to the method of the Tax Authority in the inspection, the estimated provision was formed for the expected points of disagreement.

- **Real estate tax**

The years are from 2013 to 2023

The tax returns were submitted within the specified legal date, and the tax was paid for the real estate for which the tax forms were received, and a provision was made for the tax on the real estate for which no tax forms were received to date.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - *Continued*

Al Nasr Company for Civil Works – S.A.E. (Subsidiary company)

The company follows the mission of the Center of Major Financiers File No. 410/3/5/555 and registered under No. 933/396/100 General Tax and Sales.

- ***Corporate tax***

Years until 30/6/2008

The taxes were settled and there is no tax due for these years.

Years from 1/7/2009 until 31/12/2012

The link was made based on the decisions of the appeal committees and it was appealed with the administrative court and reconciliation request was submitted to the Senior Finance Center Submit a request in accordance with Law No. 174 of 2018 regarding delay fines.

From year 2013 to 2019

The inspection has been made in estimate and an internal committee worked to re-examine.

From year 2020 to 2024

The inspection has not been conducted to date, and estimated tax declaration according to law 91 to year 2005.

- ***Payroll tax***

Year ended 31/12/2004

The tax inspection and the dispute were ended, and the tax differences were paid.

Years from 2005 to 2018

The inspection has been made and the Appeal Committee issued a decision to re-examine in light of the yearly adjustments and the provided documents by the company.

Years from 2019 to 2020

The inspection has been made and the Appeal Committee issued a decision to re-examine in light of the yearly adjustments and the provided documents by the company.

The years from 2021 to 2024 haven't been requested for inspection

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - Continued

- **Stamp Tax**

- Periods till 31/12/2015 The tax dispute between the company and the tax authority has been terminated and the tax due has been paid in full.
- The period from 1/1/2016 until 31/12/2024 have not been inspected yet

- **Withholding tax**

The company pays on a quarterly basis according to the forms prepared for that purpose.

- **Value Added tax (VAT)**

Years until 31/12/2013 were inspected and the outstanding discrepancies paid in full.

Years 2014 and 2015 Inspection and appeal were conducted and the Appeal Committee decision was issued to reduce outstanding discrepancies.

Years 2016 and 2017 were inspected, appeal and the dispute is under consideration.

Years from 2018 to 2020, The inspection has been completed and an internal committee has been formed.

Years from 2021 to 2025, the company provides monthly tax returns and reimburses the tax due from the return.

The company registered in VAT issued by Law No. 67 of 2016.

- **Real Estate tax**

Tax returns were submitted in accordance with the law and tax due until 31/12/2024 was paid.

Egy Can for Real Estate Development Co.- S.A.E. (Subsidiary company)

- **Corporate tax**

The years from the start of the activity until 2024

The company is subject to the corporate income tax and the tax return is submitted on the dates specified by law. The company's accounts have not been inspected from the start of the activity until 2024.

- **Withholding Tax**

The company is committed to submitting the quarterly return form 41 and paying the tax in accordance with the dates specified by law.

The company's accounts are currently being inspected for the years from the start of the activity until 2024.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - Continued

- ***Payroll tax***

Taxes are withheld from employees and paid to the tax authority in accordance with the dates specified by law based on the quarterly returns form 4 salaries and Form 6 settlements for the year 2024 were submitted.

- ***Stamp tax***

The company pays the stamp duty on advertising and publicity expenses in accordance with the Stamp Duty Law and the dates specified by law. The company has not been inspected from the start of the activity until 2024.

Minka for real estate investment Co.– S.A.E. (Subsidiary company)

- ***Corporate tax***

The years from the start of the activity until 2024

The company is subject to the corporate income tax and the tax return is submitted on the dates specified by law. The company has been notified by form number (4/3) to inspect the years from the start of the activity until 2021 and the documents and analyzes required by the office to inspect the company's accounts are being prepared.

- ***Withholding tax***

The company is committed to submitting the quarterly return form 41 and paying the tax in accordance with the dates specified by law. The inspection for these years is in progress for the years from the start of the activity until 2020.

- ***Payroll tax***

Taxes are withheld from employees and paid to the tax authority in accordance with the dates specified by law based on the quarterly returns form 4 salaries. The company was inspected from the start of the activity until 2019 and the due tax was paid.

Company has been notified by form (4) to inspect and the settlements, documents and analyzes required by the office to inspect the company's accounts are being prepared.

- ***Value Added Tax (VAT)***

The company is committed to submitting monthly returns on the dates specified by law. The company's accounts have not been inspected from the start of the activity until 2024.

- ***Stamp tax***

The company pays the stamp duty on advertising and publicity expenses in accordance with the Stamp Duty Law and the dates specified by law. The company has not been inspected from the start of the activity until 2024.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - Continued

Madinet Masr for Finishing Works S.A.E. (Subsidiary)

• ***Corporate Income Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

• ***Payroll Taxes***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

• ***Value Added Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the date of the Company's VAT registration up to 31 December 2025.
- The Company is regular in submitting its tax returns and is regular in settling the tax payable thereon.

• ***Stamp Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.

• ***Withholding Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting the tax forms and is regular in settling the tax payable in respect of the submitted forms.

Madinet Masr for Project Management S.A.E. (Subsidiary)

• ***Corporate Income Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - Continued

• ***Payroll Taxes***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

• ***Value Added Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the date of the Company's VAT registration up to 31 December 2025.
- The Company is regular in submitting its tax returns and is regular in settling the tax payable thereon.

• ***Stamp Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.

• ***Withholding Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting the tax forms and is regular in settling the tax payable in respect of the submitted forms.

Madinet Masr Sports Clubs Management S.A.E. (Subsidiary)

• ***Corporate Income Tax:***

- The Company is subject to the provisions of Law No. 91 of 2005 and its Executive Regulations relating to corporate income tax.
- The Company submits its tax returns within the statutory deadlines.

• ***Payroll Taxes:***

- The Company regularly deducts and settles the applicable taxes on a monthly basis in accordance with the provisions of the Income Tax Law, and the tax payable is settled within the statutory deadlines.

• ***Withholding Tax System:***

- The withholding tax system is applied to the Company's transactions in accordance with the provisions of the Income Tax Law and its amendments issued under Law No. 91 of 2005, and the Company has not been notified of any tax examination to date.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

37. TAX STATUS - *Continued*

- ***Stamp Tax:***

- The provisions of the Stamp Tax Law and its amendments issued under Law No. 111 of 1980 are applied.

- ***Value Added Tax:***

- The Company regularly submits its tax returns and settles the related tax liabilities.

Doors for Real Estate Asset Management S.A.E. (Subsidiary)

- ***Corporate Income Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

- ***Payroll Taxes***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.
- The Company is regular in submitting its tax returns for each year and is regular in settling the tax payable thereon.

- ***Value Added Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the date of the Company's VAT registration up to 31 December 2025.
- The Company is regular in submitting its tax returns and is regular in settling the tax payable thereon.

- ***Stamp Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 2025.

- ***Withholding Tax***

- The Company's books have not been examined by the Egyptian Tax Authority for the period from the commencement of activities up to 31 December 2025.
- The Company is regular in submitting the tax forms and is regular in settling the tax payable in respect of the submitted forms.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

38. EARNINGS PER SHARE

	30/6/2026	30/6/2025
	L.E.	L.E.
Net profit for the year after tax	1,023,264,213	1,281,516,474
Less: Board of Directors and employees share in profit	(127,184,642)	(170,180,640)
Shareholders share in net profit	896,079,571	1,111,335,834
Weighted average numbers of shares outstanding during the year	2,118,831,056	2,135,000,000
Earnings per share	0.423	0,520

39. FINANCIAL INSTRUMENTS AND RELATED RISKS

The financial instruments for the parent company represent the financial assets and liabilities. the financial assets include cash and bank balances, financial investments, debtors, and amounts due from related parties. Whilst the financial liabilities include bank overdrafts, creditors and amounts due to related parties. And then follows the notes to the financial statements which include the accounting policies adopted in the recognition and measurement of financial instruments.

The significant risks associated with the financial instruments and the procedures followed by the company to mitigate these risks are as follows:

- **Credit risk**

Credit risk is the risk that debtors fail to settle the amounts due from them, the company seeks to reduce this risk to the minimum by agreeing with the customers to transfer property after settling all of their debts, also the company charges customers for delay penalties calculated on settlement.

- **Liquidity risk**

Liquidity risk represents all factors which affect the company's ability to pay part or all of its obligations, according to the company's policy sufficient liquidity is maintained which reduce the risk to the minimum.

The following are due dates of the financial liabilities:

	Less than one year	1-2 years	More than 2 years	Book value
	L.E.	L.E.	L.E.	L.E.
30/6/2026				
Term loans	249,082,123	95,843,318	2,857,752,964	3,202,678,405
Creditors and other credit balances	1,984,452,707	-	-	1,984,452,707
Short term loans	3,370,341,554	-	-	3,370,341,554
Land development liability by face value	372,255,951	-	-	372,255,951
Trade payables	1,852,083,316	-	-	1,852,083,316
	7,828,215,651	95,843,318	2,857,752,964	10,781,811,933

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

39. FINANCIAL INSTRUMENTS AND RELATED RISKS - Continued

	<i>Less than one year L.E.</i>	<i>1-2 years L.E.</i>	<i>More than 2 years L.E.</i>	<i>Book value L.E.</i>
<u>31/12/2025</u>				
Term loans	269,366,750	253,749,957	2,770,000,103	3,293,116,810
Creditors and other credit balances	2,024,988,119	-	-	2,024,988,119
Short term loans	2,396,583,156	-	-	2,396,583,156
Land development liability by face value	372,255,951	-	-	372,255,951
Trade payables	1,469,632,455	-	-	1,469,632,455
	<u>6,532,826,431</u>	<u>253,749,957</u>	<u>2,770,000,103</u>	<u>9,556,576,491</u>

• **Market risk**

Market risk includes potential gains and losses from the company's financial investments. The company's management applies an investment policy aimed at reducing risk, through investing in various low-risk financial instruments (mainly Egyptian treasury bills).

• **Interest rate risk**

Interest rate risk represents the risk of changes in the rate of interest, Time deposits, loans and bank overdrafts are subject to this risk. The company uses most of its deposits in settling its loans and overdraft balances whenever a gap between debit and credit interest rates takes place in order to reduce this risk to the minimum as possible.

The following are the financial assets and liabilities according to interest rate type:

	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
<u>Financial assets instruments with fixed interest rate</u>		
Financial assets (trade and notes receivable)	<u>8,212,185,896</u>	<u>7,651,872,520</u>
<u>Financial liabilities instruments with floating interest rate</u>		
Financial liabilities (Long- and short-term loans and credit banks)	<u>6,972,916,682</u>	<u>5,949,734,766</u>

• **Capital Management**

Regarding capital management, the company's policy is to uphold a strong capital base to safeguard its shareholders' equity, creditors, and market confidence, as well as the continued growth of its future activities.

The company seeks to maintain a balance between the lowest cost of borrowing and the other associated risks and benefits of the finance to keep a strong capital base.

The company has no change in the capital management during the year and it has no external capital requirements.

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

40. CONTRACTUAL COMMITMENTS

The value of contracts with contractors for the implementation of housing and development projects amounted to L.E. 28.25 billion, the executed works till 31 March 2026 amounted to L.E. 12.65 billion. Contractors' dues have been paid in accordance with the contracts.

The following are the remaining due as on 31 March 2026:

Project	<i>Value of current works contracted with contractors to execute residential units L.E.' Billions</i>	<i>Value of executed works till 30/6/2025 L.E.' Billions</i>	<i>Value of remaining contractual commitment at 30/6/2026 L.E.' Billions</i>
Taj Sultan	1.92	1.91	0.012
Park residence	1.77	1.69	0.079
Shalya	2.73	2.54	0.191
Elect- Taj City	0.863	0.361	0.502
Club side-Taj City	3.23	0.169	3.06
Orgami-Taj City	1.38	-	1.38
Taj Ville - Joint venture	0.803	0.695	0.108
Zahw	0.530	0.041	0.489
Taval	1.12	0.995	0.126
Croons	4.45	3.65	0.798
Cavana	0.884	0.738	0.146
Rai	1.61	0.021	1.58
Rai views	1.19	-	1.19
Rai valleys	0.444	-	0.444
Rai Elan	4.44	-	4.44
Strip Mall	0.188	0.144	0.044
Show room (Tajed)	0.971	0.577	0.394
Nasr Gardens 6 October	0.135	0.128	0.007
Total	28.65	13.65	15

41. COMMITMENTS RELATED TO DEVELOPING LAND

These commitments comprise of a contractual commitment to finance the execution of a part of the extended axis of "Shinzo Abe" that pass through the company's land in "Taj City"; these liabilities are amounting L.E 871.7 million in addition to the incurred interest amounting L.E 151.2 million. The company paid an amount of L.E. 650.66 million out of these liabilities. The counter value will be paid as follows:

	<i>30/6/2026 L.E.</i>	<i>31/12/2025 L.E.</i>
Present value for short term liabilities	<u>372,255,951</u>	<u>372,255,951</u>

Madinet Masr for Housing and Development - S.A.E.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

30 June 2026

42. FAIR VALUE

The financial instruments consist of the financial assets. And the financial assets of the company include the cash in the treasury and the banks, Account Receivables, and some of the other debit balances, the investments at amortized costs, fair value through the profit or loss, fair value through other comprehensive income, and the amounts due from related parties. But the financial liabilities for the group include the credit facilities, Trade payable balances and the credit balances, land development liability, and the financial liabilities by the amortized cost and the financial liabilities through profit and loss. The fair values of financial assets and liabilities are not materially different from their carrying value unless stated otherwise. The methodologies and assumptions used to determine the fair value of assets are presented under the fair value section in Note 3: Summary of Significant Accounting Policies.

43. FINANCIAL INSTRUMENTS

The group holds the financial assets by fair value through other comprehensive income as follows:

Measuring the recurring fair value

	<i>First level L.E.</i>	<i>Second level L.E.</i>	<i>Third level L.E.</i>	<i>Total L.E.</i>
Measuring the recurring fair value as at 30/6/2026				
Financial assets in fair value through the other comprehensive income (equity instruments) (Note 6/3)	-	13,681,317	-	13,681,317
Total financial assets	-	13,681,317	-	13,681,317
Measuring the recurring fair value as at 31/12/2025				
Financial assets in fair value through the other comprehensive income (equity instruments) (Note 6/3)	-	8,681,317	-	8,681,317
Total financial assets	-	8,681,317	-	8,681,317

44. CURRENT EVENTS

According to the decision of the Monetary Policy Committee of the Central Bank of Egypt issued at its meeting held on February 12, 2026, the Committee decided to reduce the overnight deposit and lending rates of the Central Bank of Egypt (CBE) and the main operation rate by 100 basis points to reach 19% and 20%, respectively. The discount rate was also reduced by 100 basis points to 19.50%.