The Board of Directors' Annual Report Accompanying the Financial Statements for 2025
(Prepared in accordance with the provisions of Article 40 of the Listing Rules)

Company's Name	El-Saeed Contracting & Real Estate Investment Co. SCCD

Background:

Company's Purpose	Carrying out public and private contracting, utilities, covered banks, management, operation and extraction of building materials and quarry materials (oil , age , Sand , Marble , Granite ... Etc.) from all types of automated quarries, factories and workshops necessary for their activity or for the account of others, and real estate investment in various forms, from the sale and purchase of land, units, zoning operations, tourist villages, land reclamation, cultivation, sale and work of the necessary infrastructure . To carry out all the industries and services related to the company's purpose, to carry out import and export work, and to carry out public supply work . And carry out building works, standard integrated construction works, Foundation works, metal construction works and complementary (specialized) works . And to carry out the work of water and sewage plants and networks, gas and fuel networks, desalination plants . Carrying out public works, hydro and thermal power plants . And carry out work on the implementation of roads, bridges, railways, airports and infrastructure projects . Carrying out tunneling and well works of various types . To carry out marine and River Works and dredging, which consists in the implementation of (sea ports, River anchors, fenders, construction and expansion of waterways and their transformation into navigable waterways, marine and river dredging works and clearing banks). And to carry out electromechanical and electronic works, Light current supply and installation works . Carrying out works on the implementation of industrial and petroleum projects, drilling wells and laying pipelines in various fields. And carry out the trade of all building materials . Implementation of projects and contracting assigned by third parties . Subject to the provisions of the applicable laws and regulations and subject to the issuance of the necessary licenses to practice the activity . The company may have an interest or participate in any way with the entities that do business similar to its business or that cooperate with it to achieve its purpose in Egypt or abroad .it may also merge with the above bodies , purchase them or attach them to them in accordance with the provisions of Law No. 159 of 1981 and its executive regulations.

The Company's Fixed Term	**Fifty years**	**Date of Listing on the Stock Exchange**	**11/05/1997**
The law to which the Company is subject	**Law No. 159 of 1981**	**Nominal value per share**	**EGP 1**
Latest Authorized Capital	**EGP 1,000,000,000**	**Latest Issued Capital**	**EGP 725,231,685**
Latest Paid-up Capital	**EGP 725,231,685**	**Number and date of registration in the Commercial Registry**	**31822 04/10/1997**

Investor Relations:

Contact Person's Name	Emad abdelhaleem roshdy mohamed Soliman elarosy		
Headquarters Address	5A, 26th of July St., Cairo		
Phone Numbers	02/24179920	Fax Numbers	02/24179944
Email	emad.alarosi@elsaeed-contracting.com		
Website	www.elsaeed-contracting.com		

Auditor of accounts

Auditor's Name	Accountant/ Muhammad Ahmed Mahmoud Abu Al-Qasim, United for Auditing, Tax, Advisory & Financial Services (UNITED)		
Date of Hiring	29/03/2021		
Number of listing on the Authority	17553	Date of listing on the Authority	09/04/2002

The structure of shareholders and the percentage of ownership of the members of the board of directors

Shareholders of 5% or more of the Company's shares	Number of shares as of the date of the financial statements	Percentage %
Al-Safwa Consulting and Development Company	175001382	24.130%
Pioneers Properties for Urban Development PRE GROUP	41248350	5.688%
Nomu Consulting Company	67600000	9.321%
Wadi Consulting Company	80300000	11.072%
Total	364149732	50.211%

Ownership of the company's shares by the members of the board of directors at the date of the financial statements

Name	Number of shares at the date of the financial statements	Percentage %
Al-Safwa Consulting and Development Company	175001382	24.130%
Nomu Consulting Company	67600000	9.321%
Total	242601382	33.451%

Treasury stock statement

Details of the company's treasury shares until 31/12/2025

There is no

Board of Directors:

The last composition of the board of directors:

Name	Job Title	Representation Body	Position (Executive - Non-executive - Independent)
Walid Muhammad essamuddin Anwar Mohsen	Chairman of the board of directors	Al-Safwa Consulting and Development Company	Non-executive
Eng. Sabry Mahmoud Mohamed Mohamed Salama	Managing Director and CEO	Al-Safwa Consulting and Development Company	Executive
Eng. Esam Sayed AbdelHamid ElShimy	Managing Director of Technical Affairs	Nomu Consulting and Development Company	Executive
Eng. Tarek Ahmed Mohamed Abdelgalil	Managing Director of Operations	Al-Safwa Consulting and Development Company	Executive
Mr. mazen sabry ismail eltabakh	Member of the Board of Directors	Al-Safwa Consulting and Development Company	Non-executive
Mr. Mohamed Gouda Ebaid Mohamed Ebaid	Member of the Board of Directors	Al-Safwa Consulting and Development Company	Non-executive
Ms. Nada Wagdy mohamed aliwa mohamed	Member of the Board of Directors	Independent	Non-executive
Ms. Manar Maher Sayed Mohamed Azzam	Member of the Board of Directors	Independent	Non-executive

Changes in the composition of the council during the year

According to the minutes of the company's board meeting dated March 26, 2025:

- The Board of Directors unanimously approved the resignation of Ms. Yomna Essam Kamal Hassan Anaya, independent board member, and appointed Ms. Nada Wagdy Mohamed Aliwa Mohamed as an independent board member to replace her.
- The Board of Directors also unanimously approved the appointment of Mr. Mazen Sabry Ismail Al-Tabakh as a member of the Board of Directors representing Al-Safwa Consulting and Development Company for the vacant seat on the Board of Directors.

Board of directors meetings

Number of meetings of the board of directors during the year

11 times

Annual Self-Assessment of Board Members' Performance

In accordance with the Egyptian Stock Exchange's listing rules and the Board of Directors' commitment to implementing best governance practices and promoting transparency, the Company's Board of Directors conducted an annual self-assessment of thperformance of its members, with the aim of evaluating the efficiency and effectiveness of the Board and its members in fulfilling their duties and responsibilities. It was found that the Board of Directors comprises members with extensive and diverse expertise in various fields, which contributes to enhancing the company's performance.
Furthermore, the diversity of expertise and skills on the company's board of directors serves as a major driving force behind the company's business performance.
The members of the Board of Directors attended the board meetings held during 2025. All members participated actively and constructively in the Board's work and contributed strategically to the decision-making process. The governance report for the samefinancial period highlights the members' commitment to attending board and committee meetings.

Audit committee

The last composition of the audit committee

Name	Representation Body
Ms. Manar Maher Sayed Mohamed Azzam	Independent
Mr. Mohamed Gouda Ebaid Mohamed Ebaid	El Safwa for Consulting and Development Company
Ms. Nada Wagdy mohamed aliwa mohamed	Independent

Terms of reference of the committee

Its specific competencies are in the listing and delisting rules of the Egyptian Stock Exchange and governance rules.

Number of meetings of the audit committee

4 times the committee's reports were presented to the board of directors and the board approved its recommendations.

Company employee data

The average number of employees in the company during the year	423 workers
Average employee income during the year	142542 Egyptian pound

The system of proof and motivation for employees and managers of the company

There is no

Violations and procedures related to the law of the money market and the rules of registration

No penalties were imposed on the company other than a fine for the late submission of financial statements.

The company is committed to complying with the listing rules, the Companies Law No. 159 of 1981, the Capital Market Law No. 95 of 1992, and their respective implementing regulations, particularly with regard to the disclosures and statements required to be made available to shareholders in a timely manner.

A statement of the details of the transactions with the related parties

Statement detailing transactions with related parties

Signing of construction contracts with Mashareq Real Estate Investment Company for a total amount of approximately 602 million pounds

The company's contribution during the year to the development of society and the preservation of the environment

There is no

The proposal of the board of directors on the dividends to be distributed to shareholders

Transfer the shareholders' share of profits to retained earnings, subject to approval by the company's annual general meeting.

Statement of shares issued during the year

There is no

Board of Directors' report on the results of the financial year ending on 31/12/2025

The company's Board of Directors is pleased to present to the company's shareholders its report on the company's activity the financial year ending on 31/12/2025.

Despite the internal and external changes witnessed in the previous year—during which the world found itself in an unprecedented situation that had a profound impact on all companies operating in Egypt's construction and property sectors—the company, thank God, managed to achieve a pre-tax net profit for the financial year ending 31 2025 of approximately EGP 102.49 million, compared to EGP 109.40 million in the previous year, and a net profit after tax of approximately EGP 69.31 million, compared to a net profit of EGP 84.59 million in the previous year.

Below we present a detailed analysis of the company's most important performance indicators during the financial year ending 31/12/2025 This is as follows:

1- Operations Revenue:

The company's revenues generated during the fiscal year are concentrated in 2 aspects of activity are listed below:

Statement	The value of revenue generated from the activity	Ratio to total revenues	Revenue generated during the past year	the change	
				value	rate
Contracting and concrete stations	2,115,809,491	98%	2,082,074,790	33,734,701	1.62%
Housing and development projects	37,633,158	1,74%	42,507,216	(4.874.058)	(11.47%)
Rental income from investment property	101,613	0,26%	0	101,613	
Total	2,153,544,262	100%	2,124,582,006	28,962,256	

2- Operations Cost:

Statement	Activity cost	Ratio to total costs	Total costs over the past year	the change		The ratio of costs to revenue generated from the activity
				value	rate	
Cost of contracting and concrete stations	1,538,114,834	97.68%	1,552,848,525	(14.733.691)	(0,95%)	72.70%
Cost of housing and development projects	36,572,675	2.32%	31,948,782	4.623.893	(14,47%)	97.18%
Total	1,574,687,509	100%	1,584,797,307	(10.109.798)		

3- Statement of Financial Position (Balance Sheet):

We present below the most important indicators for the company's fiscal year ending on 31/12/2025 Compared to last year:

A - Non-current assets:

Non-current assets amounted to approximately EGP 380.47 million, compared with approximately EGP 165.32 million ,representing an increase of EGP 215.15 million, or 130.14 per cent. This increase is attributable to the following:

- An increase in fixed assets of EGP 51.44 million, representing a rise of 46.78%
- An increase in the real estate investments item of approximately EGP 165.48 million.
- A decrease in the 'Right to use assets' item of approximately EGP 1.30 million, representing a fall of 39.20%.
- A decrease of approximately EGP ,48 million in deferred tax assets.

B - Current assets:

The value of these assets amounted to approximately 3,656.71 million pounds, compared with approximately 3,576.41 million pounds ,representing an increase of 80.30 million pounds, or 2.24 per cent. This increase is attributable to the following:

- An increase in the inventory item of approximately 24.52 million pounds, representing a rise of 17.23%.Increase in Trade and notes receivable item by about 195.44 million pounds, and a percentage 10.66%
- A decrease in the 'Customers and Receivables' item of approximately EGP 55.79 million, representing a fall of 2.75%.
- A decrease in the housing and reconstruction projects budget of approximately EGP 49.68 million, representing a reduction of 69.70%.
- An increase of approximately EGP 411.00 million in the budget item for advance payments for the purchase of housing and reconstruction projects.
- An increase in the 'Investments at fair value through profit or loss' item of approximately EGP 2.97 million,representing 85.43% .
- An increase in the 'Miscellaneous Debtors and Other Receivables' item of approximately EGP 123.90 million, representing a rise of 15.50%.
- A decrease in amounts due from related parties of approximately EGP 405.83 million, representing a reduction of 87.36%.
- An increase in cash holdings at the Fund and with banks of approximately EGP 29.19 million, representing a rise of 43.92%.

C - Current liabilities:

The value of these liabilities amounted to approximately 2,682.59 million pounds, compared with 2,459.15 million pounds, representing an increase of 223.44 million pounds, or 9.10 per cent. This increase is attributable to the following:

- An increase in the allocation item of approximately ,81 million pounds, representing a rise of 200.16%.
- An increase in the 'Credit Facilities' account of approximately EGP 19.29 million, representing a rise of 1.20%.
- A decrease in the 'Suppliers, Contractors and Payment Vouchers' item of approximately EGP 233.25 million, representing a 61% reduction.
- An increase in the item 'Accrued expenses and other credit balances' of approximately EGP 284.63 million, representing a rise of 341.33%.
- An increase in the value of the 'Advance Payments from Customers' item by approximately EGP 171.49 million, representing a rise of 48.46%.
- A decrease in tax liabilities of approximately EGP 20.45 million, representing a reduction of 87.33%.
- An increase in the 'Lease Contract Liabilities – Current' item of approximately EGP 6.14 million, representing a rise of 105.66%.
- A decrease in the 'Creditors – Distributions' item of approximately EGP 5.22 million, representing a 100% reduction.

D - Non-current liabilities:

- The value of these non-current liabilities stood at approximately EGP 48.26 million, compared with EGP 8.35 million, representing an increase of EGP 39.91 million, or 477.99%. This increase is attributable to the following:
- An increase in deferred tax liabilities of approximately EGP 29.73 million.
- An increase in the 'Contract commitments – non-traded' item of approximately EGP 10.18 million, representing a rise of 121.91%.

E- EQUITY :

Total equity stood at approximately EGP 1,306.33 million, compared with approximately EGP 1,274.24 million last year, representing an increase of EGP 32.09 million, or 2.51%. This increase is attributable to the following:

- Reserves increased by approximately 4.29 million pounds, representing an increase of 11.28%.
- An increase in the item for translation differences in the financial statements of approximately EGP 25.21 million, representing a rise of 138.79%.
- An increase in retained earnings of approximately EGP 68.36 million, representing a rise of 15.42%.
- Net profit for the year fell by approximately EGP 15.29 million, a decrease of 18.07%.

Future vision

The Board of Directors is stepping up its efforts to compete vigorously in the construction sector both domestically and internationally, and to expand its activities in property investment and concrete batching plants.
The Board of Directors would like to thank all shareholders, and in particular the corporate shareholders, for their support of the company, as well as all the company's employees for their hard work. We pray to God for success in navigating the current economic conditions, both locally and globally.

Chairman of the board of directors

Walid Mohamed essamuddin Anwar Mohsen

المركز الرئيسى : ٥ ش ٢٦ يوليو – القاهرة ت : ٢٥٩١٦٢٧٧ – ٢٥٩٠١١٨٦ – فاكس : ٢٥٨٨١٧٣٢ ص.ب : ٨٩ باب اللوق – القاهرة الرقم البريدى : ١١١١١ تلغرافياً : صعيدلات
التسويق العقاري : المركز الرئيسي : ت : ٢٧٨٦٢٢٢٠ فرع المهندسين : ٦٦ ش جامعه الدول العربية – المهندسين ت & ف : ٣٧٦٢٢٨٤٧ – ٣٧٦٢٢٨٤٨
فرع مصر الجديدة : ١٠ ش الشهيد محمد عبد الهادي الموازي لشارع الثورة بجوار سفارة الإمارات - ارض الجولف ت : ٢٤١٧٩٩٢٠ - (٢٩-٢٨) ٢٤١٩٧٥٢٧- ف : ٢٤١٧٩٩٤٤