

**PALM HILLS DEVELOPMENTS COMPANY**

**(An Egyptian Joint Stock Company)**

**Consolidated Financial Statements**

**On 31 Dec 2024**

**Together with Auditor's Report**

**The opinion**

In our opinion, the consolidated financial statements referred to above express fairly and clearly in all their important aspects the consolidated financial position of Palm Hills Development Company “an Egyptian joint stock company” on December 31, 2024, and its consolidated financial performance and consolidated cash flows for the financial year ending on that date, in accordance with To the Egyptian accounting standards and in light of the relevant Egyptian laws and regulations

**Explanatory paragraphs**


- Without reservations about our opinion, some lands have been recorded in the books of the company and its subsidiaries according to preliminary contracts or letters of allocation received from the New Urban Communities Authority (in 6th of October City and New Cairo City and from the competent agencies entrusted with concluding preliminary contracts and issuing letters of allocation), where the transfer stops. Registration of ownership depends on meeting the financial standards and construction implementation conditions and completing these projects, taking into account the proof of building and construction costs only in joint projects, without the cost of the lands on which those projects are built.
- In addition to what was stated in the previous paragraph, the company has recorded the revenues generated by the units under construction or under delivery for the contracted units in application of the accounting policy for recognizing revenues according to the extent of fulfillment of contract obligations at the contract unit level, where the extent of progress in fulfilling contract obligations is determined and measured using The output method for recording the completed performance up to the date of preparing the financial statements, based on the opinion of the company’s engineering department, with regard to the contracted units at the level of each stage.

(Explanations Nos. 29, 30, 63, 64).

**Report on other legal and regulatory requirements**

The company and its subsidiaries maintain regular financial accounts that include everything that the law and company bylaws stipulate must be recorded in them, and that the consolidated financial statements are consistent with what is contained in those accounts.

Cairo on: March 5, 2025

  
Khaled Said El-Rahar  
Financial Supervisor  
Register No. (258)  
R.A.A ( 8173)  
Forvis Mazars Mostafa Shawky

**PALM HILLS DEVELOPMENTS COMPANY S.A.E'**  
**CONSOLIDATED FINANCIAL POSITION**

As of 31 Dec 2024

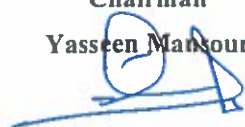
	Note no.	31 Dec 2024 EGP	31 Dec 2023 EGP
<b>Assets</b>			
<b>Non-current assets</b>			
Investments in associates	(35, b11, d8)	3 379 238 461	499 485 857
Investment property	(36, c11)	1 057 472 496	45 830 027
Fixed assets (net)	(37, c13)	2 847 087 324	2 529 549 685
Projects under construction	(38, c12)	237 622 133	1 002 101 616
Advance payments for investments acquisition		186 946 852	92 364 852
Deferred tax asset		86 286 224	--
Right of use assets	(39, a28)	61 770 489	10 923 079
Notes receivable - long term	(40, c16)	43 213 421 382	23 096 144 962
Notes receivable - long term for undelivered units	(41, c16)	3 095 727 858	4 546 630 300
Other long-term assets		836 189	1 003 433
<b>Total non-current assets</b>		<b>54 166 409 408</b>	<b>31 824 033 811</b>
<b>Current assets</b>			
Works in process	(42, c14)	13 209 788 867	8 788 379 627
Accounts receivable	(43)	15 561 060 204	8 087 041 825
Debtors and other debit balances	(44)	7 541 532 708	3 120 372 653
Suppliers - advance payments		4 790 975 149	3 931 155 595
Due from related parties	(72, c45, c27)	330 505 962	368 399 961
Financial investments at amortized cost	(46, c33/5)	6 110 080 419	4 445 198 927
Investments at fair value through profit and loss	(33/5)	206 202 973	100 784 825
Notes receivable - short term	(40, c16)	13 429 823 887	8 391 624 362
Notes receivable - short term for undelivered units	(41, c16)	1 718 559 879	2 052 227 415
Cash and cash equivalents	(47, c32)	6 372 384 745	3 189 241 596
<b>Total Current Assets</b>		<b>69 270 914 793</b>	<b>42 474 426 786</b>
<b>Total Assets</b>		<b>123 437 324 201</b>	<b>74 298 460 597</b>
<b>Shareholders' equity And Liabilities</b>			
<b>Shareholders' equity</b>			
Share capital	(59)	5 759 828 346	5 883 189 778
Legal reserve	(60)	938 329 820	886 980 714
Treasury Shares	(61)	(113 486 786)	--
Retained earning		4 083 004 797	2 807 704 743
Net profit for the year		3 254 945 444	1 581 511 689
<b>Net controlling equities</b>		<b>13 922 621 620</b>	<b>11 159 386 924</b>
Non-controlling equities		702 060 505	562 460 975
<b>Total shareholders' equity</b>		<b>14 624 682 125</b>	<b>11 721 847 899</b>
<b>Non-current liabilities</b>			
Loans long-term	(50)	6 442 508 413	3 959 030 721
Notes payable - long term	(b 51)	2 895 314 633	2 576 202 779
Deferred Tax Liability		--	4 737 653
Land purchase liabilities - Long Term	(55, c20)	6 288 907	--
Other long-term liabilities - Residents' Association	(62)	19 476 257 218	9 428 558 877
Lease contract liabilities - long term	(b54)	36 683 385	1 296 288
Joint shares arrangement - long term	(57)	5 458 648 290	4 004 246 037
Sukuk partnership	(74)	--	1 533 426 329
<b>Total non-current liabilities</b>		<b>34 315 700 846</b>	<b>21 507 498 684</b>
<b>Current liabilities</b>			
Banks - credit balances	(48)	992 413 988	234 053 719
Bank- overdraft	(49)	7 061 638 144	3 362 218 151
Current portion of Short-term loans	(50)	776 658 181	510 722 537
Notes payable - short term	(a 51)	1 697 081 032	1 858 467 641
Advances from customers	(52)	47 403 775 488	20 983 587 846
liabilities for checks received from customers	(53)	4 814 287 737	6 598 857 715
Lease contract liabilities - short term	(a54)	26 238 462	9 771 222
Current portion of land purchase liabilities	(a55, c20)	13 654 439	18 416 252
Due to related parties	(72, c56, c27)	15 251 549	3 823 853
Joint shares arrangement - short term	(57)	2 373 133 600	1 614 008 764
Creditors & other credit balances	(58)	4 677 270 651	2 653 908 991
Suppliers And contractors		3 426 676 835	2 504 006 437
Investments purchase liabilities		20 717 553	20 717 553
Provisions	(19)	157 835 844	136 623 346
Income tax payable	(a23)	1 040 307 727	559 929 987
<b>Total current liabilities</b>		<b>74 496 941 230</b>	<b>41 069 114 014</b>
<b>Total liabilities</b>		<b>108 812 642 076</b>	<b>62 576 612 698</b>
<b>Total equity and liabilities</b>		<b>123 437 324 201</b>	<b>74 298 460 597</b>

- Auditor's report attached.

- The accompanying notes are integral part of the financial statements.

Chairman

Yasseen Mansour



Chief Financial Officer

Ali Thabet



**PALM HILLS DEVELOPMENTS COMPANY S.A.E**  
**CONSOLIDATED STATEMENT OF INCOME (PROFIT OR LOSS)**  
**For The YEAR Ended In 31 Dec 2024**

	<u>Note No.</u>	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
		<u>EGP</u>	<u>EGP</u>
Revenues	(63.29)	27 167 304 497	17 462 108 314
<b>Deduct: -</b>			
Cost of revenues	(64.30)	17 739 913 618	11 907 224 490
Cash discount		97 294 493	47 248 529
<b>Gross profit</b>		<u>9 330 096 386</u>	<u>5 507 635 295</u>
<b>Deduct: -</b>			
General administrative, selling and marketing expenses	(65)	3 435 754 971	2 060 461 700
Administrative Fixed Assets Depreciation	(37.41.36)	239 915 475	178 559 975
Finance costs & interests	(66.25)	2 311 395 503	1 503 563 734
Provision	(19)	22 054 609	(44 499 780)
(reverse) impairment losses on investments		--	(39 731 110)
Expected credit losses	(67)	23 478 620	14 104 054
<b>Total general, administrative, marketing and financing expenses, depreciation</b>		<u>6 032 599 178</u>	<u>3 672 458 573</u>
<b>Add</b>			
Amortization of discount on notes receivables		457 261 819	195 349 318
Gains on investments in fair value through profit or loss	(68,33/5)	35 043 757	14 894 880
Credit interest and investment gain at amortized cost	(d31)	530 795 665	255 282 927
<b>Total other revenues</b>		<u>1 023 101 241</u>	<u>465 527 125</u>
<b>Net profit for the Year before income tax &amp; non-controlling equities</b>		4 320 598 449	2 300 703 847
<b>Deduct: -</b>			
Current income tax	(a69. a 23)	1 011 488 451	563 964 158
Deferred tax	(b69. b 23)	(94 367 392)	3 335 332
<b>Net profit for the Year before &amp; non-controlling equities</b>		<u>3 403 477 390</u>	<u>1 733 404 330</u>
<b>Deduct: -</b>			
Non-controlling equities share- subsidiaries		148 531 947	151 892 641
<b>Net profit for the Year after income tax &amp; non-controlling equities</b>		<u>3 254 945 443</u>	<u>1 581 511 689</u>
Earnings per share for profits	(70.26)	<u>1,12</u>	<u>0,534</u>

- The accompanying notes are integral part of the financial statements.

  
**Chairman**  
**Yasseen Mansour**


  
**Chief Financial Officer**  
**Ali Thabet**

**PALM HILLS DEVELOPMENTS COMPANY S.A.E**  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

**For The Year Ended In 31 Dec 2024**

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	
Net profit for the Year	3 254 945 443	1 581 511 689
Other comprehensive income	--	--
<b>Total comprehensive income for the Year, net of tax</b>	<b><u>3 254 945 443</u></b>	<b><u>1 581 511 689</u></b>
<b><u>Attributable to: -</u></b>		
Equity holders of the parent	3 254 945 443	1 581 511 689
Non-controlling equities	148 531 947	151 892 641
	<b><u>3 403 477 390</u></b>	<b><u>1 733 404 330</u></b>

- The accompanying notes are integral part of the financial statements

**Chairman**  
  
**Yasseen Mansour**

**Chief Financial Officer**  
  
**Ali Thabet**

**PALM HILLS DEVELOPMENTS COMPANY S.A.E  
CONSOLIDATED STATEMENT OF CASH FLOWS**

**For The Year Ended In 31 Dec 2024**

	<u>Note No.</u>	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
		<u>EGP</u>	<u>EGP</u>
Net profit for the Year before income tax & non-controlling equities		4 320 598 449	2 300 703 847
<b>Adjustments to reconcile net profit to net cash from operating activities</b>			
Depreciation & amortization	(41) (37) (36)	270 108 689	201 037 444
Provisions	(19)	22 054 609	(44 499 780)
Finance cost & interest	(66) (25)	2 311 395 503	1 503 563 734
Expected credit losses		23 478 620	14 104 054
(Gain) on disposal of fixed assets	(37)	(6 913 153)	(76 597 290)
(Gain) on investments in Associates	(35)	(1 136 497 124)	(19 230 103)
Amortization of current value deduction for notes receivables		(457 261 819)	(195 349 318)
Gain on investment at fair value through profit or loss	(68)	(35 043 757)	(14 894 880)
Credit interest and investment gain at amortized cost		(530 795 665)	(255 282 927)
Gain on sales of investment in subsidiaries		--	(114 050 000)
<b>Operating profits before changes in working capital</b>		<b>5 781 124 352</b>	<b>3 299 504 781</b>
<b>Cash flow from operation activates</b>			
Change in work in process	(42) (14)	(4 472 600 554)	(2 546 975 885)
Change In Financial investments at amortized cost	(46) (5/33)	(1 664 881 492)	(939 957 224)
Change in notes receivables	(40) (16)	(24 698 214 125)	(11 937 674 562)
Change in notes receivable for undelivered units		1 784 569 978	2 558 475 584
Change in investments at fair value through profit or loss		(1 105 418 148)	(14 732 717)
Change in accounts receivables	(43)	(7 491 986 699)	(5 396 036 260)
Change in suppliers – advanced payments		(859 819 554)	(2 327 948 862)
Change in Debtors and other debit balances		(4 424 388 855)	(1 262 644 366)
Change in due from related parties	(72) (45) (27)	35 612 500	(9 997 017)
Change in accounts receivables – advance payments	(52)	26 420 187 641	10 769 137 412
Liabilities for checks received from customers		(1 784 569 978)	(2 558 475 584)
Change from provision	(19)	(842 111)	(2 251 885)
Change in notes payable	(51)	(1 120 489 473)	1 414 164 670
Change in due to related parties	(72) (56) (27)	11 427 696	435 328
Change in suppliers & contractors		922 670 394	1 235 542 696
Income taxes paid	(69)	(527 767 196)	(421 952 570)
Change in creditors & other credit balances	(58)	2 023 361 660	1 265 494 705
Change in long term liabilities – Residents' Association	(62)	10 047 698 341	3 777 492 521
Change in Partners share in joint arrangements	(57)	2 213 527 089	3 853 308 802
Lease obligations		(4 822 978)	(1 685 555)
<b>Net cash (used in) operating activities</b>		<b>3 084 378 488</b>	<b>753 224 012</b>
<b>Cash flows from investing activities</b>			
(Payments) for purchase of fixed assets	(37)	(587 649 309)	(177 431 038)
Proceeds from sale of fixed assets	(37)	7 825 972	103 916 449
(Payments) for associate's investment	(35)	(2 684 807 537)	(80 000 000)
Proceeds from investment in subsidiaries	(35)	--	237 846 674
(Payments) for projects under construction	(38,12)	(128 296 234)	(789 968 464)
(Payments) for Paid under investment purchase		(175 582 000)	(82 102 500)
Payments For Investments Property		(38 676 218)	--
Proceeds from other assets		167 244	167 244
Collected Gains on investments in fair value through profit or loss	(68)	35 043 757	14 894 880
Collected Interest and returns on investments at amortized cost		530 795 665	255 282 927
<b>Net cash (used in) investing activities</b>		<b>(3 041 178 660)</b>	<b>(517 393 828)</b>
<b>Cash flows from financing activities</b>			
Proceeds for Banks - credit balances	(48)	758 360 269	53 886 000
Proceeds from Banks – overdraft	(49)	3 699 419 993	958 295 875
(Payments) for treasury shares		(113 486 786)	--
Execution of treasury shares		(285 991 113)	--
Paid dividends		(172 297 247)	(153 500 495)
Non-controlling interests – dividends		(8 932 417)	(70 538 278)
Adjustment on retained earnings		80 064 399	40 895 614
(Payments) Partnership – sukuk		(1 533 426 329)	846 162 316
(Payments) for loans	(50)	(260 177 903)	(209 975 340)
Proceeds from loans	(50)	3 009 591 239	1 703 945 716
Finance costs & interests paid	(66) (25)	(2 033 180 784)	(1 384 877 605)
<b>Net cash provided by financing activities</b>		<b>3 139 943 321</b>	<b>1 784 293 803</b>
<b>Net increase in cash and cash equivalents during the Year</b>		<b>3 183 143 149</b>	<b>2 020 123 987</b>
(reverse) Expected credit impact		3 189 241 596	1 165 167 798
Cash and cash equivalents at beginning of the Year		--	3 949 811
<b>Cash and cash equivalents as of 31 Dec 2024</b>	(47) (32)	<b>6 372 384 745</b>	<b>3 189 241 596</b>

- Non- Cash transactions are excluded from the cash flow statement (note 75).
- The accompanying notes are an integral part of these financial statements and are to be read therewith.

Chief Financial Officer

Ali Thabet



Chairman

Yasseen Mansour



**PALM HILLS DEVELOPMENTS COMPANY S.A. E**  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**For The Year Ended In 31 Dec 2024**

	Share Capital		Legal reserve		Retained earning		Treasury shares		Net profit for the Year		Total before non-controlling equities		Total non-controlling equities		Total after non-controlling equities	
	EGP		EGP		EGP		EGP		EGP		EGP		EGP		EGP	
Balance as of 1 January 2023	6 003 189 778	--	834 679 344	--	1 686 908 716	--	(90 146 032)	--	1 255 848 310	--	9 690 480 116	--	481 106 612	--	10 171 586	--
Transferred to retained earnings	--	--	--	--	1 255 848 310	--	--	--	(1 255 848 310)	--	--	--	--	--	--	--
Transferred to legal reserve	--	--	52 301 370	--	(52 301 370)	--	--	--	--	--	--	--	--	--	--	--
Adjustment on non-controlling interest	--	--	--	--	--	--	--	--	--	--	--	--	(70 538 278)	--	(70 538)	--
Capital Decrease –Treasury shares Execution	(120 000 000)	--	--	--	29 853 968	--	90 146 032	--	--	--	--	--	--	--	--	--
Adjustment on retained earnings	--	--	--	--	40 895 614	--	--	--	--	--	40 895 614	--	--	--	40 895	--
Dividends	--	--	--	--	(153 500 495)	--	--	--	--	--	(153 500 495)	--	--	--	(153 500)	--
Net profit for the Year ended in 31 Dec 2023	--	--	--	--	--	--	--	--	1 581 511 689	--	1 581 511 689	--	151 892 641	--	1 733 404	--
<b>Balance as of 31 Dec 2023</b>	<b>5 883 189 778</b>	--	<b>886 980 714</b>	--	<b>2 807 704 743</b>	--	--	--	<b>1 581 511 689</b>	--	<b>11 159 386 924</b>	--	<b>562 460 975</b>	--	<b>11 721 847</b>	--
Balance as of 1 January 2024	5 883 189 778	--	886 980 714	--	2 807 704 743	--	--	--	1 581 511 689	--	11 159 386 924	--	562 460 975	--	11 721 847	--
Transferred to retained earnings	--	--	--	--	1 581 511 689	--	--	--	(1 581 511 689)	--	--	--	--	--	--	--
Capital Decrease –Treasury shares Execution	(123 361 432)	--	--	--	(162 629 681)	--	--	--	--	--	(285 991 113)	--	--	--	(285 991)	--
Transferred to legal reserve	--	--	51 349 105	--	(51 349 105)	--	--	--	--	--	--	--	--	--	--	--
Adjustments on non – controlling interest	--	--	--	--	--	--	--	--	--	--	--	--	(8 932 417)	--	(8 932)	--
Treasury Shares	--	--	--	--	--	--	(113 486 786)	--	--	--	(113 486 786)	--	--	--	(113 486)	--
Adjustment on retained earnings	--	--	--	--	80 064 399	--	--	--	--	--	80 064 399	--	--	--	80 064	--
Dividends	--	--	--	--	(172 297 247)	--	--	--	--	--	(172 297 247)	--	--	--	(172 297)	--
Net profit for the Year ended on 31 Dec 2024	--	--	--	--	--	--	--	--	3 254 945 443	--	3 254 945 443	--	148 531 947	--	3 403 477	--
<b>Balance as of 31 Dec 2024</b>	<b>5 759 828 346</b>	--	<b>938 329 820</b>	--	<b>4 083 004 797</b>	--	<b>(113 486 786)</b>	--	<b>3 254 945 443</b>	--	<b>13 922 621 620</b>	--	<b>702 060 505</b>	--	<b>14 624 682</b>	--

The accompanying notes are an integral part of these financial statements and are to be read therewith.

Chief Financial Officer

Ali, Thabet

Chairman

Yasseen Mansour



**Palm Hills Developments Company**  
**(S.A.E)**  
**Notes to the Consolidated**  
**Financial Statements as Of Dec, 31,2024**

**1. BACKGROUND**

Palm Hills for Developments Company (S.A.E) was established according to the Investment Guarantee and Incentives Law No. (8) of 1997 which was replaced by the Investment Guarantee and Incentives Law No. (72) of 2017 and the Companies Law No. 159 of 1981 that was modified according to Law No. (4) of 2018 and their executive regulations, taking into consideration the Capital Market Law No. 95 of 1992 and its executive regulations.

**2. COMPANY'S PURPOSE**

The company's purpose is to invest in real estate in the New Cities and New Urban Communities including building, constructing, owning and managing residential compounds, resorts, villas and touristic villages, selling and the resale of Associated services and facilities, leasing and the construction of integrated projects along with managing the entertainment activities Associated with the companies in activities. All such activities are subject to the approval of appropriate authorities.

**3. THE COMPANY'S LOCATION**

The company's head office is located on the 6th of October City in the Giza Governorate and the main branch is in the Smart Village.

**4. COMMERCIAL REGISTER**

The company is registered in the Commercial Register under No. 6801 dated 10 January 2005.

**5. Financial Year**

The fiscal year begins on the first of March of each year and ends on February 28 of each year. The extraordinary general assembly held on September 19, 2007, decided to amend the company's bylaws so that the fiscal year begins on the first of January and ends on December 31 of each year.

**6. AUTHORIZATION OF THE FINANCIAL STATEMENTS**

The company's Consolidated financial statements for Year ended on Dec 31, 2024, were authorized for issue by the board of directors on 5 March 2025 .

**7. STOCK EXCHANGE LISTING**

The company was listed in the unofficial schedule no. (2) of the Cairo and Alexandria Stock Exchange on 27 Dec 2006 and then listed in the official schedule no. (1) of the Cairo and Alexandria Stock Exchange in April 2008.

**8. EXISTING PROJECTS**

The company has several major activities for the development of new urban communities and tourist compounds through:



**a) Building and constructing residential compounds**

The objective of the company is to contribute in building integrated residential units, providing Associates services, and entertainment complexes, while the Company possesses a large land bank which includes land with a total area of 1,435 acres approx. located at 6th October City, land with a total area of 456.84 acres approx. located at New Cairo City, land measuring a total area of 750 acres approx. which is located at Sidi Abdel Rahman, El Alamin, Marsa Matrouh Governorate, land with a total area of 22.68 acres approx. located at Hurghada.

**b) Joint Arrangement**

The company and its subsidiaries have begun to adopt adopted a new strategy as from the fiscal year ended 31 Dec. 2015 for real estate development activities, through signing project contract as joint projects with some other parties, the contract provides that each contracting party to obtain a share of the contractual values of contracted units to implement or the net operating profits, while the company retains control over the financing, marketing and technical management of these units as follows:

**-Palm Hills Developments**

Palm Hills Developments Company (real-estate developer) has contracted with one of the owners (owner) of the plot of land with an area of 135 acres in Alexandria-Abis-Moharram Bek-Cairo Alexandria Desert Road- to develop this area, and under this contract, both of the owner and the real estate developer shall receive a share of the total project revenues paid out of the project income receipts, the developing company has started marketing and project development work as of June 2019.

Palm Hills real estate developer has contracted with Al Shorouk touristic development company (Egyptian joint stock company) S.A.E to develop an integrated tourist housing project in El Ein El Sokhna – laguna Bay project, under this contract, both of the owner and the real estate developer shall receive a share of the total project revenues paid out in accordance with the approved relevant schedule, the developing company has started the project development work as of June 2020.

Palm Hills Developments Company and Palm for Urban Development Company (real-estate developer) has contracted with The Urban Communities Authority (owner) for the development of integrated residential project (Badya) on an area of 3000 acres in West Cairo on the basis of a revenue sharing system in that the company (real-estate developer) gets 74% for management, marketing and development of the project while the Authority (owner) receives 26% of revenues are paid in accordance with approved annual payment schedule in addition to an in kind shares of project units -for land and supply of external facilities for the project, the real-estate developers started developing, marketing and selling the project units as from May 2018.

**-Palm for Investment and Real Estate Development**

Palm for Investment & Real Estate Development Company (real-estate developer) has contracted with The New Urban Communities Authority (owner) to develop land with a total area of 501,20 acres in New Cairo on the basis of revenue sharing system for the construction of an integrated urban project -Palm New Cairo- under this contract, both the Authority (owner) and the Company (real-estate developer) receives a share of total contractual values of the project units that paid out through the project income receipt and accordance with the approved annual payment schedule company started developing, marketing and selling the project units as of November 2016.

### **-Palm Real Estate Development**

Palm Real Estate Development Company (real-estate developer) has contracted with Nasr City for Housing & Development Company (owner) to develop a land with a total area of 103.25 acres in New Cairo for the construction of an integrated urban project -Capital Gardens Project- under this contract the (owner) and the (real-estate developer) receives a share of total contractual values of the project units paid out through the project income receipts and in accordance with approved annual payment schedule. the company started developing, marketing and selling the project units as of November 2016.

### **- Palm Hills Development of Tourism and Real Estate**

Palm Hills Development of Tourism and Real Estate Company (real-estate developer) has contracted with Batterjee Development of Tourism and Real Estate Company (owner) to develop land with a total area of 134.64 acres located in 85KM of Alexandria-Matroh Road - El Fouka village - for the construction of a full-service tourist resort, under this contract the (owner) and the (real-estate developer) receives a share of total project revenues that paid through the proceeds of the project the company started the development and marketing of the project as of June 2017.

### **- Palm for Urban Development**

Palm for Urban Development - the real estate developer, contracted with one of the owners of a 32-acre plot of land in the new city of Alamein to establish a touristic residential project under the partnership system, according to which the company collects 70% of the project's revenue in return for marketing, management and development of the project, while the other party collects the 30% of the project's revenue in exchange for land and external facilities, and the company has started marketing the project as of March 2021.

### **c) Botanica Project**

The company acquired an area of 1702.79 acres east of the Cairo-Alexandria Desert Road, kilo 49, in Botanica farms (formerly the European countryside) - under a preliminary sale contract - with a related party to exploit it in accordance with what is specified in the company's articles of association (to reclaim and cultivate desert lands using Modern irrigation methods) according to what is mentioned in the Commercial Register under No. 33 (b) dated June 3, 2011, The cost of the project has been transferred to an item of work under implementation during the year 2021 in light of the Prime Minister's Decision No. (2422) dated October 12, 2019 regarding the procedures for converting lands in the new Sphinx City from an agricultural space to an urban residential space - affiliated with the New Urban Communities Authority, as well as the decision of the New Urban Communities Authority. Urban Communities No. (103) dated February 26, 2017, dealing with in-kind payment, and an area of approximately 1,283 acres was assigned and settled in favor of the New Urban Communities Authority.

**d) Investments in Associates and subsidiaries****1- Direct investments in Associates and subsidiaries as following: -**

	<u>Percentage share %</u>
Palm Hills Middle East Company for Real Estate Investment S.A. E	99.99%
Gawda for Trade Services S.A. E	99.996%
New Cairo for Real Estate Developments S.A. E	99.985%
Khedma for managing tourist resorts and real estate	99.998%
Rakeen Egypt for Real Estate Investment S.A. E	99.945%
Palm Hills Sports	99.97%
Palm for Real Estate Development S.A. E	99.994%
Palm for Investment & Real Estate Development S.A. E	99.4%
Palm Hills Development of Tourism and Real Estate S.A. E	99.4%
Palm Hills for Tourism Investment S.A. E	99.4%
Palm Hills Resorts S.A. E	99.4%
Palm for Urban Development S.A. E	99.4%
Palm for Construction, real state development. S.A.E	99.999%
Palm Hills Properties S.A.E	99.2%
Palm for Club Management S.A.E	99.2%
Palm Alexandria for Real Estate S.A.E	60%
United Engineering for Construction S.A.E	99.25%
Palm Hills for Hotels S.A.E	98%
East New Cairo for Real Estate Development S.A.E	88.950%
Macor for Hotels S.A.E	60%
Al Naeem for Hotels and Touristic Villages S.A.E	100%
Royal Gardens for Real Estate Investment Company S.A.E	51%
Nile Palm Al-Naeem for Real Estate Development S.A.E	51%
Saudi Urban Development Company S.A.E	51%
Coldwell Banker Palm Hills for Real Estate S.A.E	49%
Palm October for Hotels S.A.E	00.244%
EFS Palm Facilities Management S.A.E	49%
Inspired Education- Egypt S.A.E	1%
Palm hills For Education	99.987%
Palm Holding Company for Financial Investments	99%
Palm hills for restaurants	99%
Palm hills for real estate finance company	9%
Palmet Hotels and Tourist Villages	0.0005%
6th of October for hotels and tourist villages	20.02%
Middle East for real estate and touristic investment	2.525%
Taleem For management services	32.614%

**2- Indirect investments in Associates and subsidiaries as following: -**

	<u>Percentage share %</u>
Palm North Coast Hotels S.A.E	99.4%
Middle East Company for Real Estate and Touristic Investment S.A.E	97.425%
Palm Gamsha Hotels S.A.E	98%
Badya international university for higher education	40%
Inspired For Education – Egypt S.A.E	48%
Disney investment S.A.E	35.527%
The Cocory-Co for Food and Restaurant Supply S.A.E	29.992%
Kenzy for restaurants	60%
International for lease (incollease)	26.8767%
Palm hills for real estate finance company	90%
Palm October for hotels	99.751%

	<u>Percentage share %</u>
Asten College for Education	74,737%
Palmet Hotels and Tourist Villages	99.999%
East new cairo for real estate Development	11%
Rakeen Egypt for real estate investment	%0.027
Palm hills Middle east for rea estate investment	%0.007
Gawda for Trade Services S.A. E	%0.002
Palm hills properties	%0.600
Palm for real estate development	%0.004
Palm for urban development	%0.0004

**e) Direct investments in Associates and subsidiaries**

**Palm Hills Middle East Company for Real Estate Investment S.A.E.**

Palm Hills Middle East Company for Real Estate Investment S.A.E. is engaged in real estate investment in new cities and urban communities, and the construction, ownership and management of residential compounds, resorts, and villas. The company and its subsidiary are also involved in the sale and lease and other related services for managing integrated projects and entertainment activities.

- The company is registered in Egypt under commercial registration number 21091 on 8 Feb. 2006.
- The issued and paid-up capital is 150 million Egyptian pounds, and the company contribution is 99.99% of the issued capital.
- The company started its activity by acquiring a number of plots of land in the north coast with a total area of 574,32 acres in the area of Sidi Abdelrahman.
- The company's subsidiary is registered in Egypt under commercial registration number 25016. Both companies are registered under the provisions of the Investment Guarantees and Incentives Law No. 8 of 1997 and the Companies' Law No. 159 of 1981.

**- Gawda for Trade Services S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and Law No. 95 of 1992 and their executive regulations.

The company's purpose is to divide and market lands in new urban communities, real estate investment in general, and provide all kinds of advice except for legal advice.

The company was registered in the Commercial Register under No. 10242 on August 27, 2003.

The paid-up capital is 25,000,000 Egyptian pounds, and the company's shareholding is 99.996% of the issued capital.

The company started its activity by acquiring an area of 40 acres in the 6th of October City, with the aim of establishing a residential, touristic complex, and all works in the project are being completed.

**- New Cairo for Real Estate Developments S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 8 of 1997 regarding the Investment Guarantees and Incentives Law, which was replaced by Law No. 72 of 2017 and Law No. 159 of 1981 and their executive regulations.

The purpose of the company is to establish hotels, hotel apartments, tourist villages and related service activities, including family and administrative construction activities.

The company was registered in the Commercial Register under No. 12613 on September 1, 2005.

The company's paid-up capital is 100,000,000 Egyptian pounds, and the company's shareholding is 99.985% of the issued capital.

The company started its activities by acquiring 25,036 feddans in the Southern Investors Area in New Cairo City to carry out its activities, and all works related to the project are being completed.

- **Khedma for the management of tourist resorts and real estate S.A.E**

An Egyptian joint stock company is subject to the provisions of Law No. 159 of 1981 and Law No. 95 of 1992 and their two implementing regulations. The purpose of the company is to supervise the implementation of projects and project management. The company was registered in the Commercial Registry with No. 136337 on September 18, 2019.

The paid-up capital amounts to 5 000 000 Egyptian pounds, and the company's shareholding is 99.998% of the issued capital.

- **Rakeen Egypt for Real Estate Investment S.A.E**

Rakeen Egypt for Real Estate Investment S.A.E is registered in Egypt under commercial registration number 34611 on 4 September 2007 under the provisions of the Investment Guarantees and Incentives Law No. 8 of 1997 and the Companies' Law No. 159 of 1981 and the statutes of Capital Market Law No. 95 of 1992. The company is located in 6<sup>th</sup> of October City. The company is engaged in leasing, construction and operation of hotels, motels, resorts and residential compounds, construction, generation of electricity, desalination of water, land acquisition, diving and constructing villas, residential units and offices malls and the marketing thereof.

- The Paid-in capital is 55 000 000 Egyptian pounds, and the company contribution is 99,9454% of the issued capital

- The company started its activity through the development of the Palm Parks project on the area of 113 acres in the city of 6<sup>th</sup> Oct in addition to an area of 116 acres on the North Coast (The Hecienda white project) (2).

- **Palm Sports Clubs Company S.A.E**

Palm Sports Clubs Company "an Egyptian joint stock company" was established in accordance with the provisions of Law No. 72 of 2017 and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its implementing regulations. The company was registered in Commercial Register No. 8348 on December 5, 2019, and the Paid capital amounts to 2 800 000 Egyptian pounds, and the company's contribution is 99.97% of the capital. The main activity of the company is in the services of the sports field and includes management, marketing, operation, management of sports games, establishment of private clubs, academies, health clubs and fitness centers.

The company started practicing its main and usual activity through the conclusion of a contract to manage the Palm Hills Club - Palm Hills Resort in 6th of October City - owned by Palm Hills Development Company as of 1st January 2020.

- **Palm for Real Estate Development S.A.E**

Palm Real Estate Development Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the commercial registry No. 83974 on September 14, 2015, and the paid-up capital amounted to 10,250,000 Egyptian pounds, and the company’s shareholding rate reached 99.994% of the capital.

The main activity of the company is represented in real estate investment, buying, dividing and selling lands, building real estate on them of all kinds, establishing, managing, owning, selling and renting apartments and commercial malls, establishing and operating fixed hotels, reclamation, cultivation and preparation of lands.

The company (as a first party) began practicing its main and usual activity in the field of real estate development through a partnership contract with a company working in the same field, according to which the company (as a first party) obtains 64% of the contractual value of the contracted units for its implementation in exchange for marketing expenses. And the construction costs of the contracted units, while the company (the second party) gets 36% of the contractual value of the contracted units in return for the cost of the land and the implementation of external facilities. The company has begun marketing the first phase of the agreement on an area of approximately 103 acres - in New Cairo, Capital Project Gardens.

- **Palm for Investment & Real Estate Development S.A.E**

Palm Investment and Real Estate Development Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 85861 on the first of September 2015, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding percentage reached 99.4% of the capital.

The main activity of the company is to carry out investment and real estate marketing, to establish, manage, own, sell and rent apartments and commercial malls, to establish and operate fixed hotels and sports clubs, management and tourism marketing, and to establish and operate centers for the preparation and training of human resources.

**The company (as a first party) began practicing its main and usual activity in the field of real estate development through a partnership contract with one of the parties entrusted with land allocation, according to which the company obtains approximately 72% of the contractual values of the contracted units, while the second party collects a percentage Approximately 28% of the contracted units for the cost of the land and the implementation of external facilities, on an area of 501.20 acres in New Cairo.**

- **Palm Hills Development of Tourism and Real Estate S.A.E**

Palm Hills for Tourism and Real Estate Development “Egyptian Joint Stock Company” was established in accordance with the provisions of Law No. 159 of 1981 issuing the Law of Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 92998 on April 26, 2016. The issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding amounted to 99.4% of the capital.

The main activity of the company is represented in real estate investment, buying, dividing and selling lands, building real estate on them of all kinds, establishing, managing, owning, selling and renting apartments and commercial malls, establishing and operating fixed hotels, reclamation, cultivation and preparation of lands.

The company (as a second party) has begun to practice its main and usual activity in the field of real estate development through a partnership contract with a company working in the same field, according to which the company (as a second party) gets 80% of the contractual value of the contracted units for its implementation in exchange for marketing expenses. And the construction costs of the contracted units, while the company (the first party) gets 20% of the contract value of the contracted units in exchange for the cost of the project land, which has an area of approximately 134.58 acres, kilo 85 Alexandria Road - Hacienda West project.

- **Palm Hills for Tourism Investment S.A.E**

Palm Hills Tourism Investment Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the commercial register No. 93156 on the first of May 3, 2016, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding percentage reached 99.4% of the capital.

The main activity of the company is to carry out investment and real estate marketing, to establish, manage, own, sell and rent apartments and commercial malls, to establish and operate fixed hotels and sports clubs, management and tourism marketing, and to establish and operate centers for the preparation and training of human resources.

\*The company has begun to carry out its main activities by investing in the capital of Disney Investment Company.

The main activity of the company is to carry out investment and real estate marketing, to establish, manage, own, sell and rent apartments and commercial malls, to establish and operate fixed hotels and sports clubs, management and tourism marketing, and to establish and operate centers for the preparation and training of human resources.

\* The company has begun to carry out its main activities by investing in the capital of Disney Investment Company.



- **Palm Hills Resorts S.A.E**

Palm Hills Real Estate Company was established as an "Egyptian Joint Stock Company" in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in Commercial Registry No. 93163 on May 3, 2016, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company's shareholding amounted to 99.4% of the capital.

The main activity of the company is to carry out real estate investment and marketing, establish, manage, own, sell and rent apartments and commercial malls, establish and operate fixed hotels, motels, apartments, hotel suites and tourist villages at a level of not less than three stars, tourism management and marketing, and establish and operate sports clubs.

The company has begun to carry out its main and usual activities by investing in the capital of companies operating in the fields of education and restaurants.

- **Palm for Urban Development S.A.E**

Palm Urban Development Company was established as an "Egyptian joint stock company" in accordance with the provisions of Law No. 159 of 1981 and taking into account the provisions of Law No. 95 of 1992 and its executive regulations.

The company was registered in the Commercial Register No. 99183 on November 21, 2016, and the issued and paid-up capital amounted to 250,250,000 Egyptian pounds, and the shareholding percentage in the company reached 99.999% of the capital.

The main activity of the company is to carry out real estate investment and development, planning and establishing urban areas.

Palm Hills Development Company and Palm Urban Development Company (a subsidiary) contracted with the New Urban Communities Authority as real estate developers to develop an integrated urban project with a participation system - (Badya) project on an area of 3000 acres in West Cairo on the basis of a revenue sharing system, so that companies - the real estate developer 74% in return for the work of managing, marketing and developing the project, while the authority gets 26% of the revenues, paid in light of the approved schedules for paying the annual payments, in addition to an in-kind share of the project units in exchange for the land and the supply of external facilities for the project. The real estate developers have begun marketing work And project development as of May 2018.

- **Palm Construction and Real Estate Development S.A.E**

Palm Construction and Real Estate Development Company was established as an "Egyptian joint stock company" in accordance with the provisions of Law No. 159 of 1981 and considering the provisions of Law No. 95 of 1992 and its executive regulations. The company was registered in the commercial registry No. 85861 on September 1, 2015, and the issued and paid-in capital is 250,000 Egyptian pounds, and the company's contribution is 99.40% of the capital.

The main activity of the company is the planning and construction of urban areas and equipping them with facilities and services.

The company has started as a first party in carrying out its main activity in the field of real estate development through a partnership contract with one of the parties at percentage 70% from contractual values of the contracted units, while the other party collects a percentage 30% from contacted values of the contacted units, for the cost of the land and the implementation of external facilities, on the area 501,20 acres in New Cairo City.

- **Palm Hills Properties S.A.E**

Palm Hills Real Estate Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 88228 on November 26, 2015, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding percentage reached 99.2% of the capital.

The main activity of the company is to carry out real estate investment and marketing, establish, manage, own, sell and rent apartments and commercial malls, establish and operate fixed hotels, motels, apartments, hotel suites and tourist villages at a level of no less than three stars, tourism management and marketing, and establish and operate sports clubs.

- **Palm for Club Management S.A.E**

Palm Hills Clubs Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 101134 on January 17, 2017, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding percentage reached 99.2% of the capital.

The main activity of the company is to carry out real estate investment and marketing, establish, manage, own, sell and rent apartments and commercial malls, establish and operate fixed hotels, motels, apartments, hotel suites and tourist villages at a level of no less than three stars, tourism management and marketing, and establish and operate sports clubs.

- **Palm Alexandria for Real Estate Investment S.A.E**

Palm Alexandria Company was established as an “Egyptian Joint Stock Company” in accordance with the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 101133 on January 17, 2017, and the issued and paid-up capital amounted to 250,000 Egyptian pounds, and the company’s shareholding percentage reached 60% of the capital.

The main activity of the company is investment, real estate development, planning and constructing urban areas and equipping them with all facilities.

\* The company started practicing the main and usual activity by acquiring a plot of land with an area of 13,800 square meters in the eastern expansions of the 6th of October City.

- **United Engineering for Construction S.A.E**

United Engineering and Contracting Company was established as an "Egyptian Joint Stock Company" in accordance with the provisions of Law No. 159 of 1981 issuing the Law of Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its executive regulations and considering the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company was registered in the Commercial Register No. 56910 on February 29, 2012. The issued and paid-up capital amounted to 20,000,000 Egyptian pounds, and the company's shareholding percentage reached 99.25% of the capital.

The main activity of the company is to carry out construction and building works, finishing works, decorations and general supplies, and to carry out construction and building activities related to residential, commercial and hotel projects, beach resorts, recreational areas and projects, to carry out infrastructure works and facilities for projects, as well as engineering consultancy.

- **Palm Hills Hotels S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and its executive regulations. The purpose of the company is to establish, manage, own and operate fixed hotels, facilities, tourist villages, motels and hotel apartments in addition to the timeshare system.

The company was registered in the commercial register under No. 45441 on April 27, 2011, and the paid-up capital is 62,500 Egyptian pounds. The contribution of Palm Hills Development Company to the capital of Palm Hills Hotels Company is 98% of the issued capital.

\* The company did not start practicing its main activity until the date of issuing the financial statements.

- **East New Cairo for Real Estate Development S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and its executive regulations.

The purpose of the company is real estate investment, construction and urban development.

The company was registered in the Commercial Register under No. 59772 on November 13, 2009.

The paid-up capital amounts to 38,125,000 Egyptian pounds, and the direct contribution percentage is 88,95% of the issued capital, in addition to the indirect contribution rate amounting to 11%, through the contribution of Palm Hills Development Company by 99.4% in the capital of the Palm hills for resort Company, which owns 11%. From the issued capital of East New Cairo Real Estate Development Company.

The company started its activity by acquiring three plots of land with an area of 171.22 acres in New Cairo to establish integrated tourist housing complexes.

- **Macor for Hotels S.A.E**

An Egyptian joint stock company established on September 8, 2000 in accordance with the provisions of Law No. 95 of 1992 and its executive regulations, for the purpose of participating in the establishment of companies that issue securities, contributing to them, or increasing their capital.

The issued and paid-up capital amounts to 95,402,000 Egyptian pounds. The company's shareholding is 60% of the issued capital. Its main activity is the ownership and operation of several fixed-floating hotels.

- **Palm Hills Education Company Palm Hills Education Company (S.A.E)**

was established in accordance with the provisions of Law No. 159 of 1981 promulgating the Law of Joint Stock Companies, Limited Partnership by Shares and Limited Liability Companies and its Executive Bylaws, taking into account the provisions of Law No. 95 of 1992 promulgating the Capital Law and its Executive Regulations. The company was registered in Commercial Registration No. (103987) on February 28, 2017 and the issued and paid up capital is 14,900,000 Egyptian pounds and the shareholding ratio is 99.987% in the capital.

- **Al Naeem for Hotels and Touristic Villages S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 8 of 1997, the Investment Guarantees and Incentives Law, which was replaced by Law No. 72 of 2017 and Law No. 159 of 1981 and their executive regulations.

The company's purpose is to establish and operate a five-star hotel in Hamata, as well as to establish an integrated development project and operate a five-star hotel in the second region of the Ain Sokhna tourist sector.

The company was registered in the Commercial Register under No. 32915 on September 8, 2005.

The paid-up capital is 103,250,000 Egyptian pounds, and the company's contribution to the issued capital is 100%.

The company started its activity by acquiring an area of 1297.86 acres in Ain Sokhna, as well as a right of use to an area of 2.447 acres in the same area, for the purpose of establishing a tourist residential complex in addition to a five-star hotel. **The company's management decided not to complete the project and decided to return the land to the Tourism Development Authority.**

- **Royal Gardens for Real Estate Investment S.A.E.**

An Egyptian joint stock company subject to the provisions of Law No. 8 of 1997 regarding the Investment Guarantees and Incentives Law and Law No. 159 of 1981 and their executive regulations.

The company's purpose is to invest in real estate in new cities and urban communities, and to establish residential compounds, villas and tourist villages, including integrated contracting works for the company's projects and others.

The company was registered in the Commercial Register under No. 21574 on December 7, 2006. The issued and paid-up capital is 15,000,000 and the company contribution is 51% of the issued capital.

The company started its activity by acquiring 294,000 inside the space designated for the sixth of October Company (Casa) project.

- **Nile Palm Al-Naeem for Real Estate Development S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 8 of 1997 Investment Guarantees and Incentives Law, which was replaced by Law No. 72 of 2017 Investment and Law No. 159 of 1981 and their executive regulations.

The purpose of the company is to invest in real estate in new cities and urban communities and complementary activities related to the company's activity.

The company was registered in the Commercial Register under No. 27613 on October 4, 2007.

The paid-up capital is 99,186,000 Egyptian pounds, and the company's shareholding is 51% of the issued capital.

The company started practicing its activities by acquiring an area of approximately 3.2029 acres in Mostafa Kamel district - Alexandria Governorate to carry out its activities and in light of re-studying the extent of economic feasibility towards developing and developing that area, **the company decided not to complete the studies related to the project, and the plot of land referred to was sold pursuant to a preliminary sale contract on September 1, 2015.**

- **Saudi Urban Development Company S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 issuing the Law on Joint Stock Companies, Partnerships Limited by Shares and Limited Liability Companies and its implementing regulations.

The company's purpose is to establish a distinguished residential project complete with buildings, facilities and services, called the Oasis of Palaces, as well as family and commercial construction activities and commercial services.

The company was registered in the Commercial Register under No. 1971 on November 26, 1998.

The paid-up capital is 10,000,000 Egyptian pounds, and the company's shareholding is 51% of the issued capital. The paid-up capital is 10,000,000 and the company contribution is 51% of the issued capital.

The company started its activity by acquiring 56,77 acres (Faddan) at 6<sup>th</sup> of October in addition to 39,533 acres (Faddan) at New Cairo.

- **Coldwell Banker Palm Hills for Real Estate S.A.E**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981, taking into account the provisions of Law No. 95 of 1992 issuing the Capital Law and its executive regulations.

The company is engaged in marketing, buying and selling real estate, real estate investment, real estate brokerage, and advertising.

The company was registered in the Commercial Register under No. 15970 on August 17, 2005. The company's paid-up capital is 500,000 Egyptian pounds, and the company's shareholding is 49% of the issued capital.

\* The company did not start practicing its main activity until the date of issuing the financial statements.

- **Palm October for Hotels S.A.E**

An Egyptian joint stock company in accordance with the provisions of Law No. 159 of 1981 and its executive regulations. The purpose of the company is to establish, manage, own and operate fixed hotels, facilities, tourist villages and hotel apartments in addition to the timeshare system.

The company was registered in the Commercial Register No. 38357 on April 22, 2011, and the issued and paid-up capital amounted to 100,250,000 Egyptian pounds. The direct shareholding in Palm October Hotels Company is 0.2443%, and the Palm Hills Development Company also owns an indirect shareholding of 97.75% through its contribution of 98% in the capital of Palm Hills Hotels Company, whose contribution in the capital of October Hotels Company amounts to 99.75% of the issued capital.

\* The company did not start practicing its main activity until the date of issuing the financial statements.

- **EFS Palm Facilities Management S.A.E**

An Egyptian joint stock company in accordance with the provisions of Law No. 159 of 1981 and its executive regulations. The company's purpose is to manage tourist facilities, commercial centers, project management, supplies and contracting, building maintenance and general trade. The company was registered in Commercial Registry No. 12862 on December 10, 2018 and the issued and paid-up capital amounted to 2 000 000 Egyptian pounds, and the company's shareholding is 49% of the issued capital.

- **Inspired Education Company - Egypt**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and Investment Law No. 72 of 2017 and their executive regulations. The company's primary purpose is to establish, manage or operate schools, without prejudice to the applicable laws and regulations and on the condition of obtaining the necessary licenses. The company was registered in Commercial Registry No. 162856 on 4 February. March 2021 The issued capital is 3 million Egyptian pounds, while the paid-up capital amounts to 750 thousand Egyptian pounds, at 25%, and the direct contribution percentage in Inspired Education - Egypt is 1%, in addition to an indirect percentage of 48%, by contributing 99.4% to the capital of Palm Tourist Resorts Company. Which contributes 48% to the capital of Inspired Education - Egypt.

- **International financial leasing company (Incolase)**

An Egyptian joint stock company subject to the investment law no. (72) of 2017 and the company purpose is to work on the field of financial leasing and related services in accordance with law no. (176) of 2018

The issued and fully paid-up capital is only 200 million Egyptian pounds (L.E) and the contribution of Palm Hills Development company in the capital is 26. 8767%. The ownership of these shares was transferred to Palm Hills Holding Company for Investments during the year 2023 .

- **Palm Holding Company for Financial Investments**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and its executive regulations. The purpose of the company is to participate in the establishment of companies that issue securities or to increase their capital, taking into account the provisions of the Capital Law.

The issued and fully paid-up capital amounts to 5 million Egyptian pounds, and Palm Hills Development Company's contribution to the capital is 99%.

### 1- Indirect investments in Associates and subsidiaries

	<u>Percentage share %</u>
Middle East Company for Real Estate and Touristic Investment S.A.E	87.50%
Palm North Coast Hotels S.A.E	99.751%
Palm Gamsha Hotels S.A.E	98%
East New Cairo for Real Estate Development S.A.E	11%
Asten College for Education S.A.E	71%
The Egyptian International Company for Higher Education S.A.E	40%
Inspired For Education – Egypt S.A.E	48%
Disney investment S.A.E	35.52%
The Cocory-Co for Food and Restaurant Supply S.A.E	29.99%
Palm hills for real estate finance company	90%
Palm hills for Hotels	99.751%
Kenzy for Restaurants	60%
Palmet Hotels and Tourist Villages	99.999%
International financial leasing company (Incules)	%26.8767
Rakeen Egypt for real estate investment	%0.027
Palm hills middle east for real estate investment	%0.007
Gawda for Trade Services S.A. E	%0.002
Palm hills property	%0.600
Palm for real estate development	%0.004
Palm urban development	%0.0004

#### - Palm North Coast Hotels S.A.E

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and its executive regulations. The purpose of the company is to establish, manage, own and operate fixed hotels, establishments, tourist villages, motels and hotel apartments, in addition to the timeshare system, import and export, and commercial agencies.

The company was registered in the Commercial Register No. 48189 on September 26, 2011, and the paid-up capital is 62,500 Egyptian pounds. The contribution of Palm Hills Hotels Company to the capital of Palm North Coast Hotels Company amounts to 99.4% of the issued capital of Palm North Coast Hotels Company, through the contribution of Palm Hills Hotels Company. Palm Hills Development in Palm Hills Hotels Company holds 98% of the issued capital.

\* The company did not start practicing its main activity until the date of preparing the lists.

#### - Palm Gamsha Hotels S.A.E

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 and its executive regulations. The purpose of the company is to establish, manage, own and operate fixed hotels, establishments, tourist villages, motels and hotel apartments at a level of not less than three stars in addition to the timeshare system. The company was registered in the Commercial Register No. 46193 on September 3, 2011, and the paid-up capital is 62,500 Egyptian pounds. The contribution of Palm Hills Hotels Company to the capital of Palm Gamsha Hotels Company amounts to 98% of the issued capital of Palm Gamsha Hotels Company, through the contribution of Palm Hills Development Company. In the capital of Palm Hills Hotels Company by 98%.

\* The company did not start practicing its main activity until the date of preparing the lists.



- **Middle East Company for Real Estate and Touristic Investment S.A.E**

Middle East Company for Real Estate and Touristic Investment S.A.E is registered in Egypt under commercial registration number 25016 under the provisions of the Investment Guarantees and Incentives Law No. 8 of 1997 and the Companies' Law No. 159 of 1981.

The company's purpose is to invest in real estate in cities new urban community's hotel apartment and tourist villages.

The paid-up capital 20,000,000 and the Palm Hills middle east real estate investment company's contribution to the company is 97.425% of the issued capital. The Palm Hills Development company's contribution to the capital of Palm Hills Middle estate real estate investment 99.9%.

The company started its activity by acquiring an area of 58,24 acres in the district of Sidi Abdel Rahman – El Alamein Center – Matrouh Governorate.

- **Badya international University for Education**

An Egyptian joint stock company subject to the provisions of Law No. 159 of 1981 regarding the Shareholding Companies Law and the Recommendation of Shares. The company's purpose is to establish universities, establish and manage a center for the preparation, development, and training of human resources, and provide consultancy in the field of education. The company was registered in the commercial registry under No. 161102 on February 1, 2021. The issued capital is 1,200 Billion Egyptian pounds, so the paid-up capital becomes 900 million Egyptian pounds, and the shareholder of Palm Hills Education Company is 40%

The Extraordinary General Assembly decided in its meeting held on 20 May 2024 to change the name of the company to Badia International University of Education Company (LLC).

- **Inspired Education Company – Egypt**

An Egyptian joint stock company subject to the provisions of Law No. 72 of 2017. The purpose of the company is to establish, manage or operate schools without prejudice to the provisions of the laws and regulations in force. The company was registered in the Commercial Register under No. 162856 on March 4, 2021.

The issued capital amounted to 3 million Egyptian pounds, and the shareholders paid 25% of the capital, so that the paid-up capital became 750 thousand Egyptian pounds. The percentage of the company in the capital reached 48% through an investment of 48%, which is the percentage of the contribution of Palm Hills Development Company in its capital. 99.40%.

- **Disney investment company**

An Egyptian joint stock company subject to the of Law No. 43 of 1974, and the company's purpose is to invest funds in all areas mentioned in Article No. (3) of Law No. 43 of 1974 amended by Law No. 32 of 1977, provided that its purposes do not include accepting deposits or performing banking activities, and That the company submit an independent application for the work of a consulting project that it is undertaking or participating in it in any way, provided that it enjoys the aforementioned law and it may have an interest or stipulate in any way with the companies, and the project has been added to the activity to establish a 3-star tourist village on Egypt Road Alexandria and Matrouh Desert under the name of Bagus Tourist Village. The company was registered in the commercial registry under No. 243944 on December 7, 1986.

The issued and paid-up capital amounted to 15 million Egyptian pounds, and the shareholders paid 100% of the capital. The contribution of Palm Hills Development Company in the capital of the company is 35.527% through indirect investment through one of its subsidiaries, which is Palm Hills Tourism Investment Company, which acquired the number of 53,290 shares of Disney Investment Company shares is 35.527%, and the contribution of Palm Hills Development Company in the capital of Palm Hills Tourism Investment Company is 99.40%.

- **The Cocry-Co Company for Food and Restaurant Supply S.A.E**

An Egyptian joint stock company subject to the of Law No. 159 of 1981. The purpose of the company is to provide catering and hospitality services, to establish, operate and manage restaurants and fixed cafes, and to supply food and beverages for parties and seminars.

The issued and fully paid-up capital is 357,100 Egyptian pounds, and Palm Hills Development Company's contribution to the capital is 29.992%, through indirect investment through one of its subsidiaries - Palm Touristic Resorts Company, which owns 99.40% in its capital shares.

- **Management of service activities**

The company purchased the Palm Hills Club in the Sixth of October City, which is dedicated to the entire resort

Palm Hills, which was acquired through a sale contract dated October 1, 2007 from one of its subsidiary's companies, and the club's activities began as of the 2010 fiscal year.

**9. STATEMENT OF COMPLIANCE**

The group companies During the three months ending on Sep 30, 2024, committed themselves to applying the new Egyptian accounting standards issued by Ministerial Resolution No. 110 of 2015 and its amendments, and to follow the same accounting policies previously applied when preparing the latest financial statements on dec 31, 2023 which have not changed Any amendments or any update.

**10. SIGNIFICANT ACCOUNTING POLICIES APPLIED**

a) **Basic of consolidated financial statements preparation**

The Company's management is responsible for the preparation of the financial statements. The consolidated financial statements are prepared in accordance with Egyptian Accounting Standards issued by ministerial resolution NO. 110 of 2015 and its amendments the relevant Egyptian accounting stand were applied when preparing the financial statement on Sep 30, 2024, with the exception of the un related Egyptian accounting stand.

b) **Basic of consolidation**

The consolidated F.S include a total grouping of subsidiaries which are all companies in which Palm Hills Development Company has the ability to control the F.S and operating polices in general or owns more than half of the voting rights, and the potential voting rights that can be exercised or transferred are taken in to account when determining Palm Hills Development Company didn't control another company or not, and the consolidated F.S of Palm Hills Development Company "Egyptian joint stock company" include the F.S of the subsidiaries mentioned in note no. (8d) except for the following companies.

The consolidated financial statements of Palm Hills Developments Company include its subsidiaries with the exception of the following:

	<u>Percentage share %</u>	<u>Nature</u>
Coldwell Banker Palm Hills for Real Estate	49%	Associates
EFS Palm Facilities Services	49%	Associates
Inspired for Education	49%	Associates
Badya international university for education	40%	Associates
Disney Investment	35.527%	Associates
The cocory-cor Fund and Restaurant Supply	29.992%	Associates

- In preparing consolidated financial statements, the Company combines the financial statements of the parent company and its subsidiaries line-by-line by adding together like items of assets, liabilities, equity, income and expenses the following steps are then taken:

- 1- Consolidated financial statements shall be prepared using uniform accounting policies with necessary adjustments to unify those policies when preparing the consolidated F.S.
- 2- Excluding the investments of the parent company in its share of the total equity of the investee company and treating the difference between its intimal cost of acquisition pr investment and parent company's share in the total equity of the investee company as positive good will that is treated as stated in note no. (10C) as negative good will they are included directly in the groups consolidated I.S state.
- 3- Excluding amounts paid to increase or supplement the capital of subsidiaries.
- 4- Compiling items, balance, and totals for all elements of the financial position, income statement, cash flows and changes in equity, taking in to account the dated pf controlling or acquiring subsidiaries and making the necessary adjustments to the elements of cost of activity, working progress and projects under implementation, which resulted from the application of the purchase method for accounting on good will arising from the acquisition.
- 5- Excluding all balances and the effect or other transaction between all companies within the group have been excluded.
- 6- Excluding profits or losses resulting from transactions or exchanges between group companies unless the effects of those transactions and exchanges are excluded or transferred to a third party.
- 7- the non-controlling rights in the subsidiaries (according to the percentage of the contribution of the other shareholders in the capital and equity, as well as the profits and losses in the subsidiaries).
- 8- The financial statements of the investee company are not grouped into the group's consolidated financial statements if the investing company loses control and influence over the investee company, as of the date of losing control.

### c) Business combination

The business combination is accounted for by applying the acquisition method, identifiable acquired assets are initially recognized separately from goodwill, as well as incurred liabilities and any non-controlling rights in the acquiring entity. The indirect costs related to the acquisition are treated as an expense in the Years in which those costs are incurred and the services are received, excluding the costs of issuing equity or debt instruments directly related to the acquisition process. (Egyptian Accounting Standard 29 on Business Combinations).

**d) Intangible assets**

**1- Goodwill**

Goodwill arises in the group's consolidated financial statements when the cost of investing in the investee company exceeds the investing company's share in the net fair value of the assets and liabilities of the investee company.

**2- Other intangible assets**

Intangible assets are non-monetary assets which are without physical substantive. Intangible assets arise from contractual or other legal rights and from which future economic benefits (inflows of cash or other assets) are expected to flow and can be measured reliably. Intangible assets are initially measured at cost and to be re-measured at each financial year-end at cost of acquisition less accumulated amortization and accumulated impairment losses, which represents the fair value of those assets at that date.

**e) Use of estimates and judgments**

The preparation of financial statements in accordance with Egyptian accounting standards requires that it be relied on the best assumptions and estimates made by the management and what it deems appropriate to develop and apply accounting policies to reflect the substance and economic content of the transactions that are made and related to the company's basic activity (revenues from current activity, estimated cost until completion of the project, impairment of assets, usufruct, real estate investments, deferred taxes, fair value of financial instruments), and accordingly, those estimates and assumptions made in the light of the best data and information available to management may directly affect the values of revenues and costs associated with those estimates and the values of related assets and liabilities in the event The difference in the estimates made on the date of preparing the statements from the actual reality in the following period, without prejudice to the extent to which the financial statements express the reality of the company's financial position and its cash flows for the current period.

**f) Changes in accounting policies**

It is represented by the change in the principles, foundations, rules and practices that the establishment applies when preparing financial statements, by shifting from one acceptable accounting policy to another acceptable accounting policy, and within the framework of Egyptian accounting standards, where the voluntary application of the new policy has a positive impact on the extent to which the results of the application of that policy are expressed. The policy affects the essence of the company's transactions and operations and the resulting effects on the reality of the financial position and the results of the company's business. The effects of that change in policies are proven retroactively and those effects are proven by retained earnings within equity (if any).

**11. INVESTMENTS**

**a) Investments in subsidiaries**

Subsidiaries are all companies that the company controls through its participation in the investee and has the ability to influence those investments through its power over them are included within the investments in subsidiaries.

Investments in subsidiaries are stated at cost method. According to this method, investments recorded at cost- cost of acquisition- at the purchase order date less permanent impairment losses, if any, as a charge to the income statement (profit or losses) for each investment's subsidiaries are all company controls through its.

**b) Investments in Associates**

Subsidiaries are all companies over which the Company has significant influence and that is neither a subsidiary nor an interest in a joint venture. Investments in Associates are stated at equity method, under the equity method the investments in Associates are initially recognized at cost and the carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the Associates after the date of acquisition.

Distributions received from Associates reduce the carrying amounts of the investments. As an exception, investments in Associates are initially recognized at cost based on preparing the consolidated financial statements available for public use.

**c) Investments properties**

Investment property is property (land or a building or both) held to earn rentals or for capital appreciation or both, rather than for use in the ordinary course of business. Investment property includes lands held for sale on long term. Investment property does not include property acquired exclusively with a view to subsequent disposal in the near future or for development and resale. Investment property Investment property is initially measured at cost, including transaction costs, subsequent to initial recognition Investment property is measured at cost less accumulated depreciation and any impairment in value. Investment property is derecognized on disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal.

**12. PROJECTS UNDER CONSTRUCTION**

Include the direct and indirect cost of land allocated to the Company for engaging in its main activity which had been allocated to build golf courses and hotels in Palm Hills Residential Compound in 6<sup>th</sup> of October City, as well infrastructure and construction costs of such projects. Projects under construction also include acquisition of commercial shops from an Associates company.

**13. FIXED ASSETS**

Fixed assets are stated at historical cost –cost of acquisition-and to be depreciated by straight line method over the estimated useful life of the asset starting from the date of using the asset. The cost of acquisition does not include subsequent expenditure relating to routine maintenance or to ensure that a fixed asset maintains its original assessed standard of performance and useful life and should be charged to the income statement. Carrying amount of fixed assets after initial measurement is stated at historical cost less accumulated depreciation and cumulative impairment losses (if any). The estimated useful lives are as follows:

<u>Asset</u>	<u>Rate</u>
Buildings	5%
<b><u>Machinery and equipment</u></b>	
Tools & Equipment	25%
Furniture & Fixtures	25%
Measuring equipment	25%
<b><u>Office furniture and fixtures:</u></b>	
Computer hardware and software	33.33 %
office equipment	25%
Furniture and fixtures	25%
Scaffolding and turnbuckles	25%
Transportation and transportation	25%

**The carrying amount of a fixed asset** should be derecognized on disposal or when no future economic benefits are expected to be earned from its disposal. The gain or loss on the disposal of an asset is the difference between the proceeds and the carrying amount and should be in profit and loss.

**Impairment** Fixed assets are excluding upon disposal or when no future economic benefits are expected to be obtained from their use or sale in the future any gains or losses arising on disposal of the asset are recognized in the income statement (profit & losses) in the Year in which of the asset it disposal.

The residual value, the useful life and the depreciation method of an asset should be reviewed at least at each financial year-end.

An asset is impaired when it carrying amount exceeds its recoverable amount, At the end of each reporting Year, an entity is required to assess whether there is any indication that an asset may be impaired and therefore the asset should be written down to its recoverable amount and the impairment loss shall be recognized in the income statement.

An impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized, and it is limited so that the asset's carrying amount (as a result of the impairment loss reversal), its recoverable amount or The book value that would have been determined (net of depreciation) unless the loss resulting from the impairment of the value of the asset is recognized in previous years, and the response is recorded in any loss resulting from the impairment of the value of an asset in the income statement (profits and losses)

#### 14. **WORK IN PROCESS**

Work in process includes direct and indirect cost of land allocated to the Company for it to carry out its main activity whether the Company started the marketing activates for such lands or not, as well as construction and infrastructure costs and other indirect construction costs, that are related to contracted units, in which the required criteria of percentage of completion to be achieved has is not met yet to be recognized in income statement recognizing revenues in light of the application of Egyptian accounting standard no. (48) by measuring the progress in meeting performance obligations to be included in the income statement (profit & losses).

#### 15. **COMPLETED UNITS READY FOR SALE**

Completed units ready for sale represent those units the Company started to build before or in conjunction with their marketing strategy and in accordance with the Master Plan.

where the finished units prepared for sale (apartments, cabins, and chalets) are recorded at cost

Where all costs associated with those units of land costs, construction costs and indirect costs are charged to a work in progress item until the completion of all work at that stage, where the square meter share of the total costs is determined and therefore the cost of the units is determined according to their area.

Including the unit cost in an item of complete units, provided that the unit cost is included in the income statement (profits and losses) against the contractual value at a point in time, with the actual delivery of those units, which represents the point of transfer of control to the customer, provided that those units are re-measured at cost or net recoverable value, whichever is lower. This policy applies to units, whether they are residential units - apartments - or commercial or administrative units.

## 16. NOTES RECEIVABLE

Notes receivable represent the checks which have certain maturity dates which the Company received as bank guarantees for the contractual values of the contracted units. Notes receivables are initially recognized at fair value at the date of contract and subsequently measured at amortized cost based on discounted future cash flow using the effective interest method.

## 17. TREASURY STOCKS

These are the shares of the company acquired in accordance with the decisions of the board of directors approved in this regard, and they are proven at the cost of the acquisition deducted from the equity and prove profits or losses of sale within equity.

the acquisition of the company's shares contained in Law 159 of 1981 and its amendments, as well as in accordance with the rules of listing and writing off securities in the Stock Exchange and the instructions of the Financial Supervisory Authority where treasury shares are recorded in the financial statements at the cost of acquisition (acquisition), it is presented as a deduction from equity, provided that the change in value (positive or negative) that results from its disposal within equity is recognized in the financial statements.

## 18. IMPAIRMENT IN ASSETS

### 18/1 Financial Assets

The company applies a three-stage approach to measure the expected credit losses from financial assets recorded at amortized cost and debt instruments at fair value through other comprehensive income. The assets move between the following three stages based on the change in the credit quality of the financial asset since its initial recognition.

#### Stage one: 12-month expected credit loss

The first stage 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 expected credit losses are recognized

12-month expected credit losses are the expected credit losses that may result from a default event within 12 months after the date of the financial statements.

#### Stage 2: Lifetime ECL - with no credit impairment

The 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. Expected credit losses are recognized over the life of those assets, life expected credit losses are the expected credit losses resulting from all possible failures over the expected life of the financial instrument.

At the end of each reporting Year, the Company assesses whether there has been a significant increase in the credit risk of financial assets since the first recognition. The Company uses both quantitative and qualitative information to determine whether there has been a significant increase in credit risk based on the characteristics of the financial asset. Quantitative information can be a downgrade of a credit rating without an investment grade. Qualitative information is obtained by monitoring current or expected adverse changes in business, financial or economic conditions that are expected to cause a material (negative) change in the debtor's ability to meet its obligations to the company.



In addition, the Company uses its own internal credit rating indicators to apply quantitative factors in assessing whether there has been a significant increase in credit risk. The company considers that the credit risk has increased significantly if the internal credit rating deteriorates significantly at the end of each financial Year compared to the original internal rating, if a significant increase in material risk is identified, this leads to the transfer of all instruments in the range held with that party from the first to the second stage.

### **Stage Three: Lifetime Expected Credit Loss - Credit Impairment**

The third stage includes financial assets for which there is objective evidence of impairment at the date of the financial statements. For these assets, life-long expected credit losses are recognized.

The company identifies financial assets for which there is objective evidence of impairment under Egyptian Accounting Standard No. (47) by applying the definition of default used for credit risk management purposes. The company defines default as: any counterparty who is unable to meet its obligations (regardless of the amount involved or the number of days due).

When applying this definition, the following information may serve as evidence that a financial asset is credit-impaired:

- a breach of contract such as default or late payment.
- it is probable that the customer will enter bankruptcy or other financial restructuring; or
- The client faces great financial difficulty due to the disappearance of an active market.

The company reviews all of its financial assets, except for the financial assets that are measured at fair value through profit or loss, to assess the extent of impairment in their value, as shown below. Financial assets are classified at the date of the financial statements into three stages

- The first stage: financial assets that have not experienced a significant increase in credit risk since the date of initial recognition, and the expected credit loss is calculated for them for a Year of 12 months.
- The second stage: the financial assets that have witnessed a significant increase in credit risk since the initial recognition or the date under implementation, and the expected credit loss is calculated for them over the life of the asset.
- The third stage: the financial assets that have experienced impairment in their value, which requires calculating the expected credit loss over the life of the asset on the basis of the difference between the book value of the instrument and the present value of the expected future cash flows.

### **Credit losses and impairment losses relating to financial instruments are measured as follows:**

- The financial instrument is classified as low risk upon initial recognition in the first stage and the credit risk is continuously monitored by the company's credit risk department.
- If it is determined that there has been a significant increase in the credit risk since the initial recognition, the financial instrument is transferred to the second stage, where it is not yet considered impaired at this stage.

- If there are indications of impairment in the value of the financial instrument, it is transferred to the third stage
- The financial assets created or acquired by the company are classified and include a higher rate of credit risk than the company's rates for low-risk financial assets at the initial recognition of the second stage directly, and therefore the expected credit losses are measured on the basis of the expected credit losses over the life of the asset.

### **18/2 Impairment of non-financial assets**

Impairment of assets is the amount by which the carrying amount of the asset or cash-generating unit exceeds its recoverable amount, which represents the fair value of the asset less costs to sell or its value in use (the present value of future cash flows expected to occur from the asset), whichever is greater, where the impairment in the value of the asset is charged On the income statement (profits and losses), and in the event that there are indications of an increase in the value of the asset, the loss resulting from the impairment of the value of the asset is reversed in the income statement (profits and losses) provided that it does not exceed the book value of the asset before reducing the value of impairment.

### **19. PROVISION**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that a flow of economic benefits will be required to settle the obligation; and the amount can be estimated reliably. Provision is charged to income statement. The provisions balances are reviewed on a going basis at the reporting date to disclose the best estimate on the current year and reflect the present value of expenditures required to settle the obligation where the time value of money is material.

### **20. LAND CONTRACTED LIABILITY**

Land contracted liability represents the obligations which incurred for purchase lands at certain amount and on certain maturity dates. Land purchase liability is recognized initially at fair value. Land purchase liability is subsequently stated at amortized cost using the effective interest method.

### **21. COMPLETION OF INFRASTRUCTURE LIABILITIES**

Completion of infrastructure liabilities presents the difference between the estimated cost and actual cost of the infrastructure of the contracted units and to be deducted from earned revenue from plot of land of the contacted units.

### **22. CAPITALIZATION OF BORROWING COST**

The capitalization of borrowing costs is the value of the expenses, costs and financing burdens resulting from obtaining loans or bank facilities, whether to finance the acquisition, creation or production of an asset eligible for capitalization, which could have been avoided if those assets were not acquired, and such capitalization begins at the start of spending on the asset The qualifying asset and the actual incurring of borrowing costs, in addition to continuing to carry out the work related to that asset, and the continuation of capitalization is discontinued when the qualifying asset is completed, whether for use or sale. Income (profits and losses) when realized in addition to the interest for the Years in which the effective construction of the asset is disrupted.

## **23. INCOME TAX**

Taxation is provided in accordance with the Income Tax Law No. 91 of 2005.

### **(A) Current income tax**

Current tax assets and liabilities are measured at the amount expected to be paid to (recovered from) the taxation authorities.

### **(B) Deferred tax**

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

## **24. SHARE PREMIUM**

Share premium is the amount received by a company over and above the face value of its shares. After deducting the issuance expenses attributable to the issuance, a part of share premium is credited to the legal reserve with limits of half of the Company's issued share capital, while the remaining balance of share premium is credited to special reserve, general assembly is responsible for determining the uses of such reserve, and it cannot be used for dividends.

## **25. BORROWING COSTS**

The amount and value of the borrowing is initially recognized in the values received, and the amounts due within a year are classified within the current obligations, unless the company has the right to postpone the payment of the loan balance for a Year of more than one year after the date of the financial statements, then the loan balance is presented within the long-term liabilities.

The borrowing and loan costs are measured after the initial recognition of the loans on the basis of amortized cost using the effective interest rate method. The gains and losses for eliminating liabilities are included in the income statement (profits and losses) in addition to the depreciation process using the effective interest rate method.

## **26. EARNINGS PER SHARE**

Basic EPS is calculated by dividing profit or loss from continuing operations and net profit or loss (after deducting employee share and board of director's remuneration – if any) attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the financial Year weighted by the time factor.

## **27. RELATED PARTY TRANSACTIONS**

Related party transactions present the direct and indirect relationship between the Company and its Associates, subsidiaries, or an interest in a joint venture, also the relationship between the Company and key management personnel or employees who exercise direct or indirect strong influence on the Company's decision making. A related party transaction is a transfer of resources, services, or obligations between related parties, regardless of whether a price is charged.

## 28. LEASING CONTRACTS

### (A) Asset Lease Contracts

The “right of use” asset and the lease liability are recognized at the start date of the contract, where the “right of use” is measured at cost at the start date of the lease, and the cost of the “right of use” asset includes the initial measurement amount of the lease commitment and any lease payments made on or before the start date the lease contract and any direct costs and any costs incurred in dismantling and removing the underlying asset. The lease obligations are measured at the present value of the lease payments unpaid on that date using the interest rate implicit in the lease. The lease payments are the payments following the right to use the asset, whether payments Fixed or variable payments (LIBOR) or amounts expected to be repaid under guarantees, the exercise price of the purchase option, and penalty payments for terminating the lease.

#### Subsequent measurement

- Subsequently the right of use asset is depreciated from the commencement date to the end of the underlying asset useful life in accordance with Egyptian accounting standard No. (10) if ownership of the underlying asset is expected to be transfer to the lessee at the end of the lease. Otherwise earlier of the asset useful life and lease term. any impairment loss in the value of right of use asset will be calculated.
- After the lease date, the lease obligations are measured to reflect changes in lease payments as follows: -
  - A. The carrying amount is increased to reflect the interest on the lease commitment.
  - B. The carrying amount is reducing to reflect the rental payments.
  - C. Remeasure the carrying amount to reflect any revaluation or lease modifications.
  - D. If there is a change in future lease payments as a result of a change in the interest rate used to determine the lease payments, the lease liability is re-measured to reflect the revised lease payments.

### (B) Contracts of sale with leaseback

In the case of sale with leaseback, the asset transfer process is evaluated if it is a sale (the buyer obtains control of the asset, directs its use and obtains the remaining benefits from it) or is not a sale, as follows:

#### Transferring the asset represents a sale

The asset is recognized as a usufruct in accordance with the requirements of the Egyptian Accounting Standard No. (49) on lease contracts in exchange for proving the lease contract obligations at the present value of the lease payments as commitments as stated in the policy of lease contracts listed in item (a) above, where the contract is classified in this case as a lease contract.

### **Transferring an asset is not a sale**

The transferred asset is recognized in the company's books within the assets in exchange for a financial obligation equal to the transfer proceeds in the contract, and this obligation is accounted for in accordance with the Egyptian Accounting Standard No. (47), where the contract in this case is classified as a financing contract with the guarantee of the asset.

### **(C) Exemptions from recognition**

The company may choose not to apply the Egyptian Accounting Standard No. (49) on lease contracts for short-term leases and low-value lease contracts.

## **29. REVENUE FROM CUSTOMER CONTRACTS**

- The company has applied the Egyptian Accounting Standard No. (48) for revenue from customer contracts, where the company recognizes the revenue generated from contracts with customers in light of the terms of the Egyptian Accounting Standard No. (48) by defining and applying the following procedures:
  - Determine the contract.
  - Determine performance obligations.
  - Determining the transaction price.
  - Distributing the transaction price to the performance obligations in the event that the client contract includes more than one performance obligation.
- Revenue from customer contracts is recognized over time (fulfillment of performance obligations over a Year of time representing the time in which performance obligations are fulfilled) if one of the following criteria is met:
  - A- The customer receives the benefits resulting from the performance of the facility and consumes them at the time the company implements the implementation.
  - Or b- As a result of the performance obligations, the company creates or improves an asset.
  - Or c- The company's performance does not result in the creation of an asset that has no alternative use, and the company has an enforceable right to collect payment for performance completed to date.
- Revenue from customer contracts is recognized at a point in time if the performance obligations are not fulfilled over a Year of time, as the company fulfills the performance obligation at a point in time, which is the point at which the customer obtains control of the asset - directing the use of the asset - and obtaining Approximately all residual benefits, in which case the company must recognize revenue because it has fulfilled its performance obligations.

### **There is an important financing component:**

- The contractual value of the promised amount is adjusted to reflect the effects of the time value of money if the contract includes a significant financing component.

### 30. MATCHING OF REVENUES AND COSTS

The accounting treatment of signed contracts of villas and townhouses is based on the recognized revenue of the elements of the contract as follows:

#### a) Villas and townhouses

When The accounting treatment is done to record the concluded and approved contracts (for villas and townhouses) based on realizing the revenues from each contract as a single unit that includes all the components of the contract. (Development of land, construction works, other additional works), on the basis of time for the contracted units in the light of the progress in fulfilling the obligations, as the final output (revenues and costs) has been done in a reliable manner according to the measurement method - outputs - adopted to measure the extent of the obligation in fulfilling performance obligations and using reasonable rates of progress, as follows:

#### -Real estate development revenue:

Real estate development revenues are achieved for the contracted units under the conclusion of contracts with customers and the receipt of the consideration and in accordance with the credit policy established and applied by the company and the inclusion of such revenues in the income statement (profits and losses) for each unit separately (phase) versus the costs of implementing those units in light of the progress in fulfilling obligations At the level of the contract unit for each contracted unit on the date of preparing the financial statements, and the progress in the performance of obligations is determined and measured - using the output method at the contract unit level for the contracted units to the total estimated costs of work until the completion of the implementation of those units for each (unit) staged unit in order to measure and determine the extent of progress in the commitment in fulfilling performance obligations in contracts.

#### -Real estate development activity costs:

Activity costs are the direct and indirect value and cost of each of the lands contracted to implement units, in addition to construction costs, utilities and other indirect costs associated with construction work until the completion of the contracted unit's implementation, provided that the total contract cost represented in the lands contracted to implement is included. Units on the income statement (profits and losses) in addition to the construction costs and other costs until the completion of the implementation of those units in the light of the inventory of the completed performance contracted at the level of the contract unit, for each (unit) stage separately, in order to measure and determine the extent of progress in the commitment to fulfill the performance obligations in contracts.

#### b) Completed units ready for sale

The accounting treatment is done to record the concluded and approved contracts (apartments, cabins, and chalets) based on realizing the revenues from each contract as a single unit that includes all the components of the contract. (Development of land, construction works, other additional works) for a point in time that represents the point of transfer of control to the customer.

**-Real estate development revenue:**

Real estate development revenues are achieved for the contracted units under the conclusion of contracts with customers and the receipt of the consideration and in accordance with the credit policy established and applied by the company and the inclusion of those revenues in the income statement (profits and losses) for each unit separately (phase) against the costs of implementing those units in light of the actual delivery of those units For each contracted unit until the date of preparing the financial statements.

**-Real estate development activity costs:**

Activity costs are the direct and indirect value and cost of each of the lands contracted to implement units, in addition to construction costs, utilities and other indirect costs associated with construction work until the completion of the contracted unit's implementation, provided that the total contract cost represented in the lands contracted to implement is included. Units on the income statement (profits and losses) in addition to construction costs and other costs until the completion of the implementation of those units in, where all costs associated with those units of land costs, construction costs and indirect costs are charged to a work-in-progress item until the completion of all work at that phase. The square meter's share of the total costs is determined, and therefore the cost of the units is determined according to their area, provided that the unit cost is included in the income statement (profits and losses) for the contractual value at the point of time when the actual delivery of those units and the transfer of control to the customer.

**31. REVENUE RECOGNITION**

**a) Sales revenues**

**1- Villas and townhouses**

The revenues resulting from practicing the main and usual activity - real estate development of the company - are realized and recorded in the income statement (profits and losses) in light of the extent of progress in fulfilling obligations at the level of completion of the executed works (measuring the extent of progress) at the contract unit level for each contracted unit separately, **as The company is contractually restricted from directing the asset to another use due to the fact that the contracted unit (sold) has pre-determined boundaries and features in the contract with regard to independent units (villas and townhouses), The company also has a contractual right to collect the sale value of the unit from the customer in installments. In the event of the customer's non-compliance, the installment deadlines due on the unit will be waived, with the customer committing to pay those installments in one payment. In the event of termination of the contract for reasons other than the facility's failure to perform as promised, the company will recover the costs it incurred from the customer in exchange for its completed performance to date, in addition to a percentage of the contractual value (profit margin)**, The revenues generated from the total contractual values from the contracts signed and approved for the contracted units are also weighted by the percentage of progress in fulfilling obligations at the level of the contract unit, taking into account additional business revenues versus their actual cost for each stage (unit) separately, in a way that reflects and measures the extent of progress. In fulfilling the performance obligations under the contract.



## 2- Completed units ready for sale

Completed units ready for sale represent the contractual values of contracted units. Revenue is recognized in the income statement at the point in time at which the entity transfers control of the asset to the customer.

### b) Investments in Associates and subsidiaries

Revenues *resulting from investments in subsidiaries companies* resulting from following *the equity method* are recorded according to the company's share in the results of the investee companies' business and according to the percentage of its contribution, in addition to the change in the equity of the investee company for items that are not included in the business results. Revenues resulting from investments in subsidiaries and resulting from adopting the cost method are recognized when the company has the right to receive those revenues and returns, whether by the announcement event or by the actual collection event, whichever is more specific. *The effect of those realized revenues, whether by cash distribution or by applying the equity method, is excluded from the group's income statement when preparing it.*

### c) Revenues from investment property

The income resulting from investing in real estate investments is realized upon the completion and completion of the sale of those investments and the transfer of ownership – initially - to the buyer, and these revenues are recognized as sale profits at the value of the difference between the cost of those investments and the selling price, and the revenues resulting from the exploitation and leasing of these investments to others are also recognized. According with the accrual principle.

### d) Interest income

Interest income is recognized in the profit or loss as it accrues using the effective interest rate method.

## 32. CASH AND CASH EQUIVALENTS

For the purpose of the Statement of Cash Flows, cash and cash equivalents consist of cash in hand, bank balances and short-term deposits with an original maturity of three months or less.

## 33. FINANCIAL INSTRUMENTS & FAIR VALUE

### - Financial assets

#### 33-1 Recognition and initial measurement

The company initially recognizes debtors and debt instruments on the date of its inception, all financial assets and other financial obligations are initially recognized on the date of the transaction when the company becomes a party to the contractual provisions of the financial instrument.

The financial asset (unless the trade receivable does not have a significant financing component) or financial liability is initially measured at fair value plus transaction costs that directly cause its acquisition of the item not at fair value through profit or loss. Customers who do not have a significant financing component are initially measured at the transaction price.

### **33-2 Financial Assets - Classification and Subsequent Measurement**

Upon initial recognition, the financial asset is classified on (debt instruments) as measured at amortized cost or at fair value through other comprehensive income as investments in debt instruments and investments in equity instruments or at fair value through profits and losses.

Financial assets are not reclassified after initial recognition unless the company changes its business model for managing financial assets. In this case, all affected financial assets are reclassified on the first day of the first financial reporting Year after the change in business model.

The financial asset (debt instruments) is classified as valued at amortized cost if it meets the following two conditions and is not classified as valued at fair value through profit or loss:

- If the asset is to be held within a business model that aims to hold assets to collect contractual cash flows.
- In the event that the contractual terms of the financial assets give rise to cash flows on specified dates that are only principal and interest payments on the principal amount repayable.

The investment in debt instruments is classified at fair value through other comprehensive income if the following two conditions are met and is not determined as being valued at fair value through profit and loss:

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

Upon initial recognition of an investment in equity instruments that are not held for the purpose of trading, the company can make an irrevocable choice to present it within other comprehensive income. Subsequent changes in the fair value of the investment appear within other comprehensive income items and are not reclassified in the income statement.

Financial assets that are not classified as valued at amortized cost or valued at fair value through other comprehensive income are classified as fair value through profit and loss, and this includes all financial assets derivatives. Upon initial recognition, the company may irrevocably designate a financial asset that meets the requirements to be measured at amortized cost, at fair value through comprehensive income, or at fair value through profit or loss if doing so eliminates or substantially reduces Inconsistency in a measurement or recognition (sometimes referred to as an “accounting inconsistency”) that may arise during that time.

No expected credit losses are calculated for equity instruments.

### **33-3 Financial Assets - Business Model Evaluation**

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

- The stated policies and objectives of the portfolio and the operation of those policies in practice. This includes whether management's strategy focuses on earning contractual interest income and maintaining a certain interest rate.
- How to evaluate the performance of the portfolio and report it to the company's management.
- the risks that affect the performance of the business model (and the financial assets held in the business model) and how those risks are managed
- The frequency, volume, and timing of sales of financial assets in previous Years, the reasons for such sales, and expectations regarding future sales activity.
- Financial assets held for trading whose performance is evaluated on a fair value basis are measured at fair value through profit or loss.

### **33-4 Financial Assets - Assessment of whether the contractual flows are solely payments of principal and interest**

For the purposes of this assessment, the principal amount is the fair value of the financial asset at financial recognition and the interest is against the time value of money, against the credit risk associated with the principal amount outstanding over a certain Year of time and against other basic lending risks and costs (liquidity risk and administrative costs), in addition to the profit margin.

In assessing whether the contractual cash flows are solely payments of interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows so that it would not meet this condition. When making this assessment, the Company considers:

- potential events that would change the amount or timing of cash flows.
- terms that may modify the rate of contractual payments, including variable rate features.
- Prepaid features and additions; (if any)
- Conditions that limit a company's claim to cash flows from identified assets
- The early payment benefit is consistent with payments of principal and interest only if the amount of the prepayment substantially represents the unpaid amounts of principal and interest on the principal amount owed, which may include reasonable compensation for early termination. In addition, for financial assets obtained at a discount or premium over the contractual face value, a feature that permits or requires early payment in an amount substantially the contractual amount plus the contractual interest accrued (but not paid) (which may also include reasonable compensation for early termination) is treated as compliant with this Standard if the fair value of the early settlement feature is ineffective on initial recognition.

### **33-5 Financial Assets - Subsequent Measurement, Profits and Loss**

<b>Financial assets at fair value through profit or loss</b>	Financial assets are subsequently measured at fair value, and changes in fair value, including any returns or dividends, are recognized in profit or loss.
<b>Financial assets at amortized cost</b>	Financial assets valued at amortized cost are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses.  Interest income, exchange gains and losses and impairment are recognized in profit and loss, and gains and losses on disposal are recognized in profit and loss.
<b>Debt instruments at fair value through other comprehensive income</b>	Financial assets at fair value through comprehensive income are subsequently measured at fair value.  Interest income is calculated using the effective interest method, gains and losses on currency differences and impairment are recognized in profit and loss.  Other net gains and losses are recognized in comprehensive income. On disposal, the combined profit and loss in comprehensive income is reclassified to profit and loss.
<b>Equity investments at fair value through other comprehensive income</b>	Financial assets valued at fair value through comprehensive income are subsequently measured at fair value. Dividends are recognized as income in profit and loss unless the dividends clearly represent a recovery of part of the investment cost.  Other net gains and losses that have been recognized in other comprehensive income are not reclassified at all to profit or loss.

### **33-6 Financial liabilities - classification and subsequent measurement, profits and losses**

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

Financial liabilities are classified as valued at fair value through profit and loss if they are classified as held for trading purposes, or they are within financial derivatives, or they are classified at fair value through profit or loss upon 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 obligations are subsequently 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.

### **33-7 DISPOSAL**

#### **Financial Assets**

The company disposes 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 in a transaction in which substantially all the risks and rewards of ownership of the financial asset have been transferred, or in which the company does not transfer or retain bears all the risks and rewards of ownership and does not retain control over the financial assets.

The Company enters into transactions whereby it transfers the assets recognized in its statement of financial position but retains all the risks and rewards of the transferred assets. In this case, the transferred assets are not excluded.

### **Financial Obligations**

Financial obligations are excluded when the contractual obligations are paid, canceled or expired.

The company also dismisses a financial liability when its terms are adjusted and the cash flows of the modified obligations are substantially different, in which case the new financial obligations are recognized on the basis of the adjusted condition at fair value.

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

### **33-8 Offsetting of Financial Instruments**

Financial assets and financial liabilities are offset, and the net reported in the statement of financial position when, and only when:

The company has a legally mandatory right to settle the recognized amounts, and when the company intends to settle the assets with the liabilities on a net basis or sell the assets and settle the liabilities simultaneously.

### **33-9 Derivative financial instruments and hedge accounting**

The Company holds derivative financial instruments to hedge its exposure to foreign exchange rate and interest rate risks. Implicit derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and if specific conditions are met.

Derivatives are initially measured at fair value and the related transaction costs are recognized in profit or loss. After initial recognition the derivative is measured at fair value and any change in fair value is recognized in profit or loss.

## **34. RISK MANAGEMENT**

### **(A/1) Interest rate risk**

The interest risk is represented in the interest rates changes and its effect on the current and future financial liabilities, represented in interests and commissions on bank overdraft, which may have a negative impact on the results of operations. The Company uses long-term financing sources with no interest represented in advances from customers.

	<b><u>NOTE</u></b>	<b><u>31 Dec 2024</u></b>
<b><u>Financial Assets</u></b>	<b><u>NO.</u></b>	<b><u>EGP</u></b>
Local operation current accounts	(47)	5 984 967 547
Banks accounts for local currency deposits	(47)	4 745 727
		<u>5 989 713 274</u>
<b><u>Financial obligations</u></b>		
banks Overdraft	(49)	7 061 638 144
LOANS	(50)	7 219 166 594
Banks credit	(48)	992 413 988
Lease obligations	(54)	62 921 847
		<u>15 336 140 573</u>

In the event that interest rates change from current rates with all other variables constant, this will affect the sensitivity of the statement of profits and losses as a result of assuming a change in the interest rate, based on the financial assets and liabilities linked to the interest rate, as follows:

- In the event of an increase/(decrease) in the interest rate by 2% with all other variables remaining constant, the statement of profits and losses, as well as the statement of cash flows for the year in which the change occurred, will be affected by an increase/(decrease) of approximately 109 million Egyptian pounds.

**(A/2) Foreign exchange rate risk**

Foreign currency risk is represented by changes in foreign currency rates, which affect payments and receipts in foreign currencies, as well as the evaluation of assets and liabilities in currencies. The balances of assets in foreign currencies described above were evaluated using the rate prevailing on the date of the financial position.

The net foreign currency balances at the financial position date are as follows:

	<u>31 Dec 2024</u>
	<u>EGP</u>
<b><u>Financial assets</u></b>	
Net foreign currency balance - Asset	295 234 989

**Sensitivity analysis:**

Foreign currency rate risk is the risk of fluctuations in the fair value of the future cash flows of a financial instrument due to changes in foreign currency rates. The following table shows the company's sensitivity to a 10% increase or decrease in the Egyptian pound against foreign currency exchange rates while keeping all other variables constant, and the impact of that on The company's statement of profits or losses is as follows:

	<u>31 Dec 2024</u>
	<u>EGP</u>
The equivalent in Egyptian pounds for collecting foreign currencies	295 234 989
<b><u>The effect of an increase/decrease in the exchange rate on the company's net profit</u></b>	
When foreign exchange rates increase by 10%	29 523 499
When foreign exchange rates decrease by 10%	(29 523 499)

**(B) Credit risk**

Credit risk is represented by the inability of customers to whom credit is granted to pay what is owed to them. This risk is considered limited given that the company deals with customers with good financial solvency, in addition to the company's failure to deliver the contracted units before the customer deposits negotiable bank debt instruments in exchange for the unpaid installments in Date of receipt (note 44).

In addition to the above, customer contracts stipulate that ownership of the units will not be transferred to customers before paying the full value of the units. Therefore, no losses or impairment of customer balances occurred before that.

The company also achieves direct and indirect profits in the event that customers do not pay the remaining dues on the unit, as the contract is canceled and the amounts previously paid are refunded after deducting the cancellation fees in accordance with the concluded contract, in addition to the positive change in selling prices and thus the contractual values of the units.

The company periodically studies expected credit losses to offset the impact of expected credit risk on the poor quality of financial assets.

Market risk is represented in permanent or temporary negative fluctuations or both in the prices of securities in the stock market for securities available for sale, which may negatively reflect on the capital values of the company's portfolio of securities for the cost of acquisition, and the company follows a conservative policy for all its investments, and this is reflected in the fair values of the portfolio.

### (C) Investment Risk

The investment risk is represented in the possible decrease in the potential and expected returns and distributions in the companies invested in their capital and the possibility of reinvesting in other securities with relatively high returns, in addition to the potential risks of not appropriate diversification in the stock portfolio in all existing and potential investment sectors. The company follows a policy in managing the company's stock portfolio that will maximize returns, revenues and profits achieved through purchases and resales, as well as selling and repurchases, in addition to diversifying investment in investment sectors with relatively stable returns.

### (D) Liquidity risk

Liquidity risk is represented by factors that may affect the company's ability to pay part or all of its obligations, and according to the company's policy, appropriate liquidity is maintained to meet the company's current obligations, which affects the reduction of that risk to a minimum.

The following is an analytical statement of financial obligations and other contribution payments at the date of the financial position, which are as follows:

	<u>Note No.</u>	<u>31 Dec. 2024</u>	
		<u>EGP</u>	<u>EGP</u>
		<u>Less than year</u>	<u>More than year</u>
<b><u>Financial Liabilities</u></b>			
Credit banks	(48)	992 413 988	--
Overdraft banks	(49)	7 061 638 144	--
Loans	(50)	776 658 181	6 442 508 413
Lease obligations	(54)	26 238 462	36 683 385
Due to related parties	(56)	15 251 549	--
Creditors and other credit balances	(58)	4 677 270 651	--
Other obligations - occupiers union	(62)	--	19 476 257 218
Suppliers and contractors		3 426 676 835	--
<b>Total</b>		<b>16 976 147 810</b>	<b>25 955 449 016</b>

**35. INVESTMENT IN ASSOCIATES**

The consolidated balance of investments in Associates as of Dec 31, 2024, amounted to an amount EGP 3 379 238 461 as follows

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Naema for Touristic & Real Estate Investments S.A.E	204 350 179	117 741 164
EFS palm for facilities services S.A. E	6 633 373	6 633 373
Villamora for Real Estate Development Company S.A. E	2 535 617	2 535 617
Palm Hills for Real Estate S.A. E-Coldwell Banker S.A.E	245 000	245 000
International Badya university for Higher Education S.A. E	341 722 995	90 000 000
Disney Beach S.A. E	104 121 304	104 121 304
Inspired Egypt for Education S.A. E	367 500	367 500
International Financial Leasing Company – Incolease S.A.E	288 786 966	174 841 899
The Cookery - Co for catering and restaurants S.A. E	3 000 000	3 000 000
Sixth of October Hotels and Tourism Services Company S.A.E	212 873 163	--
Taleem For Management Services Company S.A.E	2 214 602 364	--
<b>Balance on Dec 31, 2024</b>	<b><u>3 379 238 461</u></b>	<b><u>499 485 857</u></b>

The following is a summary of the financial data for the Associates:

	<u>Assets</u>	<u>Liabilities</u>	<u>Shareholders' equity</u>	<u>Revenues</u>	<u>Expenses</u>
Naema for Touristic & Real Estate Investments	629 293 860	220 545 129	408 748 731	300 363 812	87 141 685
Palm Hills for Real Estate -Coldwell Banker	500 000	--	500 000	--	--
Villamora for Real Estate Development Company	2 535 619	--	2 535 619	--	--

**36. INVESTMENT PROPERTY**

The consolidated balance of real estate investments on Dec 31, 2024, amounted to 1 057 472 496 EGP and its balance is the value of the cost of Crown School – King School, in addition to the construction cost of the shops at Palm Hills Resort on the 6th of October (Mall 88Street) As well as the villas in Villa Mora Resort, as follows:

	<u>2024Dec 31</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
<b><u>Crown School (King School)</u></b>		
Cost Of the School	1 041 292 120	--
Accumulated depreciation	31 615 721	--
<b>Net Cost of the School</b>	<b><u>1 009 676 399</u></b>	<b><u>--</u></b>
<b><u>Real Estate Investments - Buildings</u></b>		
<b><u>Commercial shops - Palm Hills Resort</u></b>		
Cost of shops (88 Street Mall)	75 011 680	69 111 647
Accumulated depreciation for Jan 1,2024	25 281 620	21 808 349
Depreciation for the Year	3 933 963	3 473 271
<b>Accumulated depreciation at the end of the year</b>	<b><u>29 215 583</u></b>	<b><u>25 281 620</u></b>
<b>Net cost of shops (88 Street Mall)</b>	<b><u>45 796 097</u></b>	<b><u>43 830 027</u></b>
Villas at villa mora resort	2 000 000	2 000 000
<b>Balance on Dec 31, 2024</b>	<b><u>1 057 472 496</u></b>	<b><u>45 830 027</u></b>

The company has concluded contracts for the sale and leaseback of the commercial mall stores (Street 88) owned by the company with one of the companies operating in the same field, and these transactions have been proven as guarantees (power of sale) and obligations resulting from financial transactions as a financing activity, according to the essence of those transactions and the lack of completion of any of the Conditions that must be met to prove these contracts as lease contracts and that these investments are provided as guarantees, and in accordance with the provisions of Egyptian Accounting Standard No. (49) related to lease contracts (Note No. 28B, 54).



**37. Fixed Assets**

The net cost of the consolidated fixed assets on 31 Dec 2024 amounted to EGP 2 847 087 324 presented by fixed administrative assets on the site and the headquarter as follows:

	Cost as of Jan. 1, 2024 EGP	Additions during the Period EGP	Disposals during the Year EGP	Cost as of 31 Dec 2024 EGP	Accumulated depreciation as of Jan. 1, 2024 EGP	Depreciation for the Year EGP	Depreciation of Disposals EGP	Accumulated depreciation as of 31 Dec, 2024 EGP	Net book value as 31 Dec 2024 EGP
land	33 145 821	--	--	33 145 821	--	--	--	--	33 145 821
Buildings	747 387 747	203 266 401	--	950 654 148	345 540 506	33 207 291	--	378 747 797	571 906 351
Machinery & equipment	275 431 466	140 611 908	1 854 126	414 189 248	178 127 945	38 952 809	941 306	216 139 448	198 049 800
Vehicles	41 870 814	49 208 120	1 912 820	89 166 114	30 868 154	7 110 806	1 912 820	36 066 140	53 099 974
Computer equipment	129 738 672	47 222 159	609 664	176 351 167	100 147 676	22 019 928	609 664	121 557 940	54 793 227
Leasehold improvements	21 077 302	3 741 983	202 596	24 616 689	21 043 166	453 297	202 596	21 293 867	3 322 822
Furniture	187 255 465	143 598 740	5 651 951	325 202 254	115 088 369	45 062 568	5 651 951	154 498 986	170 703 268
Golf Courses	2 412 646 478	--	--	2 412 646 478	528 187 999	122 392 418	--	650 580 417	1 762 066 061
<b>Total cost</b>	<b>3 848 553 765</b>	<b>587 649 311</b>	<b>10 231 157</b>	<b>4 425 971 919</b>	<b>1 319 003 815</b>	<b>269 199 117</b>	<b>9 318 337</b>	<b>1 578 884 595</b>	<b>2 847 087 324</b>

a. All fixed assets in the group companies are available for use in operation.

b. Fixed assets depreciation for Year Ended in 31, Dec 2024 amounted To EGP 269 199 117 and allocated as follows:

Operating assets-work in process	EGP	
Administrative depreciation (income statement)	34 640 112	
Depreciation expense of hotel operations	202 732 447	
Depreciation expense of Palm Hills Club's assets - club's operating statement	11 028 376	
<b>Total depreciation of fixed assets for the Year</b>	<b>20 798 182</b>	
	<b>269 199 117</b>	

Capital Gains for Year ended in 31, Dec 2024 amounted to EGP 6 913 152 as follows:

Proceed from sale of fixed assets	EGP	
<b>Deduct:</b>		
Cost of assets sold	10 231 157	
Accumulated depreciation of assets sold	9 318 337	
<b>Carrying amount of assets sold</b>	<b>912 820</b>	
<b>Gain on sale of fixed assets as of Dec 31, 2024</b>	<b>6 913 152</b>	

The company has concluded sales lease back contracts for the lands and buildings of the Palm Hills Club and the company's headquarters in the smart village, which is owned by the company with one of the companies operating in the same field, and these transactions have been proven as guarantees (power of attorney to sell) and obligations resulting from financial transactions as a financing activity according to the essence of these transactions and not Completion of the conditions that must be fulfilled to prove those contracts as a finance lease and that these assets are presented as guarantees in accordance with the Egyptian Accounting Standard No. (49) for financial leasing contracts (Note No28b.54).

The net cost of the consolidated fixed assets on Dec 31, 2023, amounted to EGP 2 529 549 685 presented by fixed administrative assets on the site and the headquarter as follows:

	Cost as of Jan. 1, 2023 EGP	Additions during the Year EGP	Disposals during the Year EGP	Cost as of 31 Dec 2023 EGP	Accumulated depreciation as of Jan. 1, 2023 EGP	Depreciation for the Year EGP	Depreciation of Disposals EGP	Accumulated depreciation as of 31 Dec 2023 EGP	Net book value as 31 Dec 2023 EGP
* land	33 145 821	--	--	33 145 821	--	--	--	--	33 145 821
* Buildings	732 674 743	14 713 004	--	747 387 747	316 384 812	29 155 694	--	345 540 506	401 847 241
Machinery & equipment	220 320 371	83 986 522	28 897 995	275 408 898	159 952 221	19 878 357	1 724 936	178 105 642	97 303 256
Vehicles	35 884 567	6 051 248	65 000	41 870 815	26 235 359	4 697 795	65 000	30 868 154	11 002 661
Computer equipment	105 125 705	26 154 532	1 541 566	129 738 671	90 066 578	11 622 664	1 541 566	100 147 676	29 590 995
Leasehold improvements	21 116 436	--	39 134	21 077 302	21 062 013	20 286	39 134	21 043 165	34 137
Furniture	142 643 804	46 198 651	1 590 070	187 252 385	91 449 446	25 079 813	1 443 969	115 085 290	72 167 095
Golf Courses	2 412 319 396	327 081	--	2 412 646 477	405 801 032	122 386 966	--	528 187 998	1 884 458 479
<b>Total cost</b>	<b>3 703 230 843</b>	<b>177 431 038</b>	<b>32 133 765</b>	<b>3 848 528 116</b>	<b>1 110 951 461</b>	<b>212 841 575</b>	<b>4 814 605</b>	<b>1 318 978 431</b>	<b>2 529 549 685</b>

c. All fixed assets in the group companies are available for use in operation.

d. The total depreciation of fixed assets for year ending on Dec 31, 2023, amounted to 212 841 575 EGP as follows:

Operating assets-work in process	EGP	15 277 401
Administrative depreciation (income statement)	EGP	170 199 953
Depreciation expense of hotel operations	EGP	10 308 977
Depreciation expense of Palm Hills Club's assets - club's operating statement	EGP	17 055 244
<b>Total depreciation of fixed assets during the year</b>	<b>EGP</b>	<b>212 841 575</b>
<b>Capital Gains for year ending on Dec 31, 2023, amounted to EGP 76 597 290 as follows:</b>	<b>EGP</b>	<b>103 916 450</b>
Proceed from sale of fixed assets	EGP	103 916 450
Deduct:	EGP	
Cost of assets sold	EGP	32 133 765
Accumulated depreciation of assets sold	EGP	4 814 605
<b>Carrying amount of assets sold</b>	<b>EGP</b>	<b>27 319 160</b>
<b>Gain on sale of fixed assets as of Dec 31, 2023</b>	<b>EGP</b>	<b>76 597 290</b>

\*The company has concluded sales lease back contracts for the lands and buildings of the Palm Hills Club and the company's headquarters in the smart village, which is owned by the company with one of the companies operating in the same field, and these transactions have been proven as guarantees (power of attorney to sell) and obligations resulting from financial transactions as a financing activity according to the essence of these transactions and not Completion of the conditions that must be fulfilled to prove those contracts as a finance lease and that these assets are presented as guarantees in accordance with the Egyptian Accounting Standard No. (49) for financial leasing contracts (Note No28b.53).

### 38. PROJECTS UNDER CONSTRUCTION

The consolidated balance of projects under construction on Dec 31, 2024, amounted to EGP 237 622 133 and is the value of the cost of land and construction work for service areas and recreational areas in the residential complexes of the Palm Hills Group, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Consultation and designs fees	237 056 740	120 401 389
Schools Construction cost	565 393	881 700 227
<b>Balance on Dec 31, 2024</b>	<b><u>237 622 133</u></b>	<b><u>1 002 101 616</u></b>

### 39. THE RIGHT OF USE ASSETS

The right of use assets is represented in the right of use assets (lessee) the rents of offices and administrative headquarters, and the balance has reached On Dec 31, 2024, an amount of 61 770 489 EGP is as follows: -

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
The right of use assets – Offices rent.	<u>87 344 207</u>	<u>31 646 488</u>
Accumulated depreciation at Jan ,1,2024	20 723 409	20 616 884
Depreciation for the period / year	<u>4 850 309</u>	<u>106 525</u>
Accumulated depreciation at 31 Dec 2024	<u>25 573 718</u>	<u>20 723 409</u>
<b>Balance on Dec 31, 2024</b>	<b><u>61 770 489</u></b>	<b><u>10 923 079</u></b>

### 40. NOTES RECEIVABLE

The notes receivables are represented in the checks received from the clients for the contractual values of the units contracted with the company to implement them, as well as the workers 'union checks (against maintenance expenses) in addition to other checks collected from other parties. The consolidate balance of the receivables reached on Dec 31, 2024, is EGP 56 643 245 269 after deducting the difference in the present value of EGP 2 787 436 656 and the share of the partners in an amount of EGP 9 843 659 914 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Short term notes receivable	15 026 297 200	8 847 317 102
<b><u>Deduct: -</u></b>		
Unamortized discount	104 360 497	28 364 946
Notes receivable of joint venture	1 492 112 816	427 327 794
<b>The present value of short-term receivables</b>	<b><u>13 429 823 887</u></b>	<b><u>8 391 624 362</u></b>
Long term notes receivable	54 248 044 638	25 116 871 179
<b><u>Deduct: -</u></b>		
Unamortized discount	2 683 076 158	1 112 309 514
Notes receivable of joint venture	8 351 547 098	908 416 703
<b>The present value for long term notes receivable</b>	<b><u>43 213 421 382</u></b>	<b><u>23 096 144 962</u></b>
<b>Balance on Dec 31, 2024</b>	<b><u>56 643 245 269</u></b>	<b><u>31 487 769 324</u></b>

- \*\* The receivable notes received for contracted units that were not delivered and not included in the financial statements were disclosed (Note No. 71).  
And according to the decision of the Central Bank of Egypt Board of Directors No. 1906 of 2007 regarding the controls and rules of bank financing for real estate development companies working in the field of constructing housing units for the purpose of selling them, the bank may not deduct those checks, commercial papers and other means of payment provided to the company from the holders of housing units nor reduce the company's indebtedness with them. Only after the units are delivered to their purchasers, and thus those checks remain in the books until the due date.
- \* Notes receivables balances included an amount of 10,095 billion EGP representing the value of checks received in exchange for maintenance deposits of contracted units, whose collected value reverts to the Workers' Union upon its establishment in accordance with the provisions of the Building Law No. 119 of 2008 and its executive regulations and amendments thereof.
- \* The share of the partner (the owner) in the notes receivables and checks under collection of the projects that the company started to market and implement under the project system with the participation system in light of the contracts concluded in this regard implement under the project system with the participation system in light of the contracts concluded in this regard (8c).
- The transitional treatment issued by the Egyptian Supreme Committee for Accounting and Auditing, the limited examination, formed by Prime Minister Decision No. 909 of 2011, which was approved by the Financial Supervisory Authority on January 12, 2022, regarding the recognition of checks received from customers for units that have not been delivered to customers, which stipulates By allocating a separate account on the date of receiving the checks within the financial assets on the balance sheet (a notes receivable account for units that have not been delivered) in return for recognizing within the financial obligations on the balance sheet a commitment of the same amount (Calculation of obligations for checks received from clients) This treatment is considered a transitional treatment on the concluded sales contracts that the company will enter into until the end of the fiscal Period ending on 31 December 2022 or 30 June 2023 until the delivery of these properties to the clients in accordance with Egyptian Accounting Standard No. (48) Revenue from contracts with customers (Note 53,71).

#### 41. Notes receivable for undelivered units

The net present value of notes receivable is for units not delivered to customers On Dec 31, 2024 an amount of 4 814 287 737 Egyptian pounds is as follows: -

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Short term notes receivable	2 152 630 059	2 565 411 293
<b><u>Deduct:</u></b>		
Unamortized discount	213 386 877	258 468 495
Notes receivable of joint venture	220 683 303	254 715 383
<b>The present value of short-term receivables</b>	<u>1 718 559 879</u>	<u>2 052 227 415</u>
Long term notes receivable	7 170 962 497	9 942 865 156
<b><u>Deduct:</u></b>		
Unamortized discount	3 230 568 352	4 726 319 166
Notes receivable of joint venture	844 666 287	669 915 690
<b>The present value of long-term notes</b>	<u>3 095 727 858</u>	<u>4 546 630 300</u>
<b>Balance on Dec 31, 2024</b>	<u>4 814 287 737</u>	<u>6 598 857 715</u>

- The transitional treatment issued by the Egyptian Supreme Committee for Accounting and Auditing, the limited examination, formed by Prime Minister Decision No. 909 of 2011, which was approved by the Financial Supervisory Authority on January 12, 2022, with regard to recognizing checks received from customers for units that have not been delivered, subject of contracts, to Customers, which require the allocation of a separate account on the date of receipt of checks within the financial assets in the statement of financial position (a notes receivable account for units that have not been delivered) in return for recognizing within the financial obligations on the statement of financial position a commitment of the same amount Account of obligations for checks received from clients) and this treatment is considered a transitional treatment on the concluded sales contracts that the company will conclude until the end of the financial Period ending on 31 December 2022 or 30 June 2023 and until the delivery of these properties to the clients until the company's conditions are reconciled to comply with Egyptian Accounting Standard No. (48) Revenue from contracts with customers (Note No.53, 71).

## 42. WORK IN PROCESS

The work in process represents the direct and indirect value and cost of the lands allocated to the group companies to carry out the usual and main activity of these companies, after excluding the cost of the contracted lands to build units on them, as well as the construction works, utility works and other indirect costs related to the construction works for the units contracted to implement and not The percentage of completion specified for inclusion in the income statement is realized, and the consolidated balance of work in progress has reached Dec 31, 2024 The amount of 13 209 788 867 is as follows:

	<u>31 Dec 2024</u> <u>EGP</u>	<u>31 Dec 2023</u> <u>EGP</u>
Total work carried out until Jan 1 2024	48 890 651 797	39 232 714 706
<b>Add:</b>		
Work Carried Out For Year Ended dec, 31 2024	12 020 145 207	9 657 937 091
Networks executed until Dec 31, 2024	60 910 797 004	48 890 651 797
<b>Deduct:</b> excluded from income statement until Dec, 31 2024	47 701 008 137	40 102 272 170
<b>The Balance of Work in progress as of Dec, 31 2024</b>	<b>13 209 788 867</b>	<b>8 788 379 627</b>

### Represented As follows:

Land acquisition cost *	4 538 937 580	4 313 100 435
Cost of construction and facilities **	8 670 851 287	4 475 279 192
<b>Balance on Dec 31, 2024</b>	<b>13 209 788 867</b>	<b>8 788 379 627</b>

\*\*\* The interest of the loans capitalized on the work in progress account which allocated to financing construction in the existing projects according to the concluded loan contracts for the Nine months ended Dec 31, 2024, amounted to EGP 1 634 969 812 (Note NO. 50).

## 43. ACCOUNTS RECEIVABLE

The present value of accounts receivable - debit balances on Dec 31, 2024 amounted to EGP 15 561 060 204 This due balance is represented in the difference between the contractual value of some contracted units and the advance of reservation and the installments paid for those units, without paying or depositing cash notes receivable or any other credit instruments for due installments, and it also includes the value of returned checks or non-collected checks from some clients as followings:

	<u>31 Dec 2024</u> <u>EGP</u>	<u>31 Dec 2023</u> <u>EGP</u>
Palm Hills Developments Company	2 861 904 516	1 073 616 619
Palm Hills Middle East Company for Real Estate Investment	3 646 899 418	123 490 463
Royal Gardens for Real Estate Investment Company	3 659 826	3 831 076
New Cairo for Real Estate Developments	1 180 601	1 180 601
Gawda for Trade Services	639 097	685 869
Saudi Urban Development Company	35 260 700	37 266 931
Rakeen Egypt for Real Estate Investment	89 354 377	92 677 283
East New Cairo for Real Estate Development	42 115 026	55 879 156
Middle East Company for Real Estate and Touristic Investment	1 186 636	1 511 194
United Engineering for Construction	3 611 234	3 611 234
Palm Real Estate Development	72 233 422	80 062 815
Palm for Investment and Real Estate Development	2 004 466 203	713 615 227
Palm Hills Development of Tourism and Real Estate	290 881 479	236 725 347
Palm for Urban Development	6 402 921 088	5 554 692 471
Palm for Clubs Management	9 553 155	10 042 147
Palm for Construction	77 226 425	77 352 591
Palm Sports for Clubs	21 974 792	13 126 050
Palm Alexandria	19 984 954	25 154 441
Kenzy for restaurants	14 619 002	3 163 735
<b>Total</b>	<b>15 599 671 950</b>	<b>8 107 685 250</b>
<b>Less:</b> Expected credit losses	<b>38 611 746</b>	<b>20 643 425</b>
<b>Balance on Dec 31, 2024</b>	<b>15 561 060 204</b>	<b>8 087 041 825</b>

#### 44. DEBTORS AND OTHER DEBIT BALANCE

The consolidated balance of debtors and other debit balances as of Dec 31, 2024, amounted to 7 541 532 708 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Paid under land account	63 383 728	1 606 482
Residents' Association *	1 397 058 000	999 382 218
Investment's debtors	4 462 221	4 995 221
Deposits with others	179 314 890	162 853 034
Prepaid expenses	89 257 541	75 915 191
Accrued Revenues	120 100 568	70 420 958
Commissions paid in Advance	4 523 303 381	1 593 537 483
Withholding tax	19 578 855	11 138 162
Letter of Guarantee	55 606 490	55 606 490
Loans to employee & custodies	18 338 987	13 466 318
Advance payments – partners' share	569 246 673	--
Other debit balances	<u>507 370 357</u>	<u>133 711 280</u>
<b>Total</b>	<b>7 547 021 691</b>	<b>3 122 632 837</b>
<b>Less: Expected credit losses</b>	<b>5 488 983</b>	<b>2 260 184</b>
<b>Balance on Dec 31, 2024</b>	<b><u>7 541 532 708</u></b>	<b><u>3 120 372 653</u></b>

\* The legal position of the Residents' Association is being completed at the level of various projects in accordance with the requirements of Building Law No. 119 of 2008.

#### 45. DUE FROM RELATED PARTIES – Debit Balances

The consolidated balance of due from related parties as of Dec 31, 2024, amounted to 330 505 962 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Al Ethadia for Real Estate S.A.E	245 441 988	282 068 802
Al Naeem for investments	48 755 256	48 755 256
Debtors of dividends	33 246 612	33 246 612
Palm Hills for Real Estate S.A.E-Coldwell Banker	20 480	20 480
Novotel Cairo 6th Of October S.A.E	6 058 525	5 778 292
The cookery co for catering and restaurant	5 000	3 630 000
Mercure Ismailia Hotel S.A.E	5 314 655	686 254
Palm Hills. Saudi _ELBaltan	<u>--</u>	<u>269 325</u>
<b>Total</b>	<b>338 842 521</b>	<b>374 455 021</b>
<b>Less: Expected credit losses</b>	<b>8 336 559</b>	<b>6 055 060</b>
<b>Balance on Dec 31, 2024</b>	<b><u>330 505 962</u></b>	<b><u>368 399 961</u></b>

#### 46. Financial investments at amortized cost

The consolidated balance for held-to-maturity investments on Dec 31, 2024, is an amount 6 110 080 419 EGP It represents the value of investment in treasury bills and bonds as follows:

	<u>Face value</u>	<u>Unrecognized investment return</u>	<u>Average return rate</u>	<u>Purchase price</u>
	<u>EGP</u>	<u>EGP</u>	<u>%</u>	<u>EGP</u>
Palm Hills Development	3 296 075 000	231 829 375	%24,05	3 064 245 625
Palm Hills Middle East Company for Real Estate Investment	335 550 000	23 350 642	%24	312 199 358
East New Cairo for Real Estate Development	101 675 000	7 151 239	%24,15	94 523 761
Gawda for Trade Services	3 450 000	245 877	%23,99	3 204 123
Middle East Company for Real Estate and Touristic Investment	7 525 000	522 495	%23,9	7 002 505
Palm Hills for Constructions	198 350 000	14 067 841	%23,98	184 282 159
Palm Hills Development of Tourism and Real Estate	317 175 000	22 222 490	%24,02	294 952 510
Palm for investment and real estate development	1 155 875 000	80 270 850	%24,30	1 075 604 150
Palm real estate development	201 925 000	13 961 091	%24,11	187 963 909
Palm Hills for Urban Development Company	642 225 000	43 673 797	%23,93	598 551 203
Rakeen Egypt for Real Estate Investment	279 150 000	21 134 861	%23,95	258 015 139
Royal Gardens for Real Estate Investment Company	12 375 000	956 988	%24,29	11 418 012
Palm Alexandria for real Estates investment company	19 425 000	1 307 035	%23,71	18 117 965
<b>Balance on Dec 31, 2024</b>	<b><u>6 570 775 000</u></b>	<b><u>460 694 581</u></b>		<b><u>6 110 080 419</u></b>

\* Those investments were disclosed according to their maturity dates in the notes supplementing the independent financial statements of the aforementioned companies.

#### 47. CASH AND CASH EQUIVALENTES

The consolidated balance of cash and cash equivalent as of Dec 31, 2024, amounted to 6 372 384 745 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Banks-current accounts- EGP	5 984 967 547	2 995 324 293
Banks-current accounts- foreign currency	295 234 989	103 687 559
Banks – Deposits- EGP	4 745 727	2 500 000
Cash on hand- EGP	87 436 482	87 729 744
<b>Balance on Dec 31, 2024</b>	<b><u>6 372 384 745</u></b>	<b><u>3 189 241 596</u></b>

#### 48. BANKS- CREDIT BALANCES

The consolidated balance of Banks credit accounts as of Dec 31, 2024 amounted 992 413 988 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Banks –EGP	826 698 328	213 842 018
Banks-foreign currencies	165 715 660	20 211 701
<b>Balance on Dec 31, 2024</b>	<b><u>992 413 988</u></b>	<b><u>234 053 719</u></b>

#### 49. BANK OVERDRAFT

The consolidated balance of Banks overdraft as of Dec 31, 2024 amounted to 7 061 638 144 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Arab Bank	561 953 706	340 850 844
CIB – Bank	2 586 426 099	1 391 374 263
Ahli United Bank	367 902 189	374 425 227
National Bank of Egypt	62 943 316	36 312 147
Bank Misr	458 931 868	190 554 194
Arab -African Bank	1 282 336 972	1 028 701 476
National Bank of Kuwait	322 332 905	--
Emirates Bank Dubai	1 418 811 089	--
<b>Balance on Dec 31, 2024</b>	<b><u>7 061 638 144</u></b>	<b><u>3 362 218 151</u></b>

#### 50. LOANS

The consolidated balance of loans as of Dec 31, 2024 amounted to 7 219 166 594 as follow :

	<u>31 Dec 2024</u>		<u>31 Dec 2023</u>	
	<u>Short term</u>	<u>Long term</u>	<u>Short term</u>	<u>Long term</u>
	<u>EGP</u>	<u>EGP</u>	<u>EGP</u>	<u>EGP</u>
<b><u>Misr bank</u></b>				
Long-term syndicated financing in the amount of 2.5 billion Egyptian pounds to finance the projects of Palm Investment and Real Estate Development (Palm New Cairo project)	50 000 000	2 450 000 000	--	1 922 042 675
<b><u>Arab African international Bank</u></b>				
First Sub-Limit Credit Facility: Short Term Multi-Purpose Pre-Assignment of Contract Proceeds in Favor of Arab African International Bank on Each Transaction Separately	144 915 813	--	280 093 716	--
<b><u>National Bank of Egypt</u></b>				
A loan for the purpose of replacement and renewal of the Ismailia Hotel, Novotel 6th of October City, and Al-Nama Hotel of Macor Company	31 071 430	163 322 325	5 535 715	22 582 042
<b><u>National Bank of Egypt</u></b>				
Long-term syndicated financing in the amount of 935,110 Million Egyptian pounds for the purpose of financing the Palm Hills Development Company project - (Crown Project)	153 517 311	781 593 335	74 761 311	935 349 335
<b><u>Ahli United Bank</u></b>				
Revolving financing in the amount of 757 million Egyptian pounds in order to finance part of the construction and development costs of the (Palm Alexandria) project.	298 307 096	452 335 167	150 331 795	600 310 468
<b><u>Misr bank</u></b>				
A long-term syndicated financing contract was signed with a maximum amount of EGP 10,300,000,000 between Palm Development Company as the borrower, Palm Hills Development Company as a joint guarantor, Banque Misr as the first lead arranger, finance marketer, finance agent, account bank, intermediary account bank and lender, National Bank of Egypt as the first lead arranger, finance marketer, lender, Banque du Caire as the first lead arranger, finance marketer, debt service consumption account bank and lender, Emirates NBD as the lead arranger, security agent and lender, and other lending banks: Abu Dhabi Commercial Bank, National Bank of Kuwait Egypt, Al Baraka Bank Egypt and Industrial Development Bank.	--	2 003 122 781	--	--
<b><u>Emirates National Bank of Dubai</u></b>				
"A credit facility granted to United Engineering for Engineering and Contracting (a joint-stock company in Egypt) for the purpose of financing the company's projects."	98 846 531	--	--	--



	31 Dec 2024		31 Dec 2023	
	<u>Short term</u> <u>EGP</u>	<u>Long term</u> <u>EGP</u>	<u>Short term</u> <u>EGP</u>	<u>Long term</u> <u>EGP</u>
<b>Ahli United Bank</b>				
Revolving financing of EGP 1,727 billion to finance a 41-acre project for Palm Hills	--	431 916 656	--	268 528 053
<b>Ahli United Bank</b>				
Revolving financing of EGP 160,218 million to finance Palm Parks' Palm Hills Development project.	--	160 218 148	--	210 218 148
<b>Balance on Dec 31, 2024</b>	<b>776 658 181</b>	<b>6 442 508 413</b>	<b>510 722 537</b>	<b>3 959 030 721</b>

The above loans were obtained by guaranteeing the cash flows of the funded projects and within the framework of the general controls for granting credit established by the Central Bank of Egypt for financing real estate development companies.

## 51. NOTES PAYABLE

### A) Short Term Notes Payable

The consolidated balance of short-term notes payable (net) as of Dec 31,2024 amounted to 1 697 081 032 as follows:

	<u>31 Dec 2024</u> <u>EGP</u>	<u>31 Dec 2023</u> <u>EGP</u>
* Notes payable- (New Urban Communities Authority)	237 805 375	197 183 664
<b>Deduct: -</b>		
Deferred installments interest	131 609 471	117 240 868
<b>Net Notes payable (short term)- Land</b>	<b>106 195 904</b>	<b>79 942 796</b>
<b>Add: -</b>		
Other notes payable **	2 323 561 358	2 424 233 493
<b>Deduct: -</b>		
Deferred interest	732 676 230	645 708 648
<b>Net Other Notes payable (short term)</b>	<b>1 590 885 128</b>	<b>1 778 524 845</b>
<b>Balance as of Dec 31, 2024,</b>	<b>1 697 081 032</b>	<b>1 858 467 641</b>

### B) Long Term Notes Payable

The consolidated balance of long-term notes payable (net) as of Dec 31,2024 amounted to 2 895 314 633 as follows:

	<u>31 Dec 2024</u> <u>EGP</u>	<u>31 Dec 2023</u> <u>EGP</u>
Notes-payable (New Urban Communities Authority)	4 318 175 771	4 393 646 283
<b>Deduct: -</b>		
Deferred installments interest	2 410 540 056	2 612 360 944
<b>Net Notes payable (long term)- Land</b>	<b>1 907 635 715</b>	<b>1 781 285 339</b>
<b>Add: -</b>		
Other notes payable *	3 219 160 764	2 670 112 972
<b>Deduct: Deferred interest</b>	<b>2 231 481 846</b>	<b>1 875 195 532</b>
<b>Net Other Notes payable (Long term)</b>	<b>987 678 918</b>	<b>794 917 440</b>
<b>Balance on Dec 31, 2024</b>	<b>2 895 314 633</b>	<b>2 576 202 779</b>

\* The other notes payable includes about 4,195 billion EGP represented in the value of the notes payable that were issued to the financing agencies according to the essence of the sale and lease back contracts as financing contracts concluded with these parties, and the obligations have been amounted at their present value which satisfied with sale and lease back conditions according to Egyptian accounting standard No (49) for financial leasing contracts (note 28b, 36,37).

## 52. ADVANCES FROM CUSTOMERS

The present value of Advances from customers account as Dec 31 ,2024 amounted to 47 403 775 488 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Net contracting Customers	46 584 828 788	20 326 661 370
Advance reservations Customers	818 946 700	656 926 476
<b>Balance on Dec 31, 2024</b>	<u>47 403 775 488</u>	<u>20 983 587 846</u>

## 53. OBLIGATIONS FOR CHECKS RECEIVED FROM CLIENTS

The balance of obligations for checks received from customers on Dec 31,2024 amounted to 4 814 287 737 Egyptian pounds, and they are as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Checks received from customers - for undelivered units	9 323 592 556	12 508 276 449
<b>deduct:</b>		
Unamortized discount	3 443 955 229	4 984 787 661
Share of partners in joint ventures	1 065 349 590	924 631 073
<b>Balance on Dec 31, 2024</b>	<u>4 814 287 737</u>	<u>6 598 857 715</u>

Committee for Accounting, Auditing and Limited Examination, formed by Prime Minister Decision No. 909 of 2011, which was approved by the Financial Supervisory Authority on January 12, 2022, with regard to recognizing checks received from customers for units that have not been delivered, subject of contracts, to customers Which requires the allocation of a separate account on the date of receipt of checks within the financial assets in the statement of financial position (a notes receivable account for units that have not been delivered) in return for recognizing within the financial obligations in the statement of financial position a commitment of the same amount (an account of obligations for checks received from clients) and this treatment is considered a treatment Transitional on the sales contracts concluded that the company will conclude until the end of the financial Period ending on 31 December 2022 or 30 June 2023 and until the delivery of these properties to customers until the company's conditions are reconciled to comply with Egyptian Accounting Standard No. (48) Revenue from contracts with customers (Note No. 41 , 71).

## 54. LEASE CONTRACT OBLIGATIONS

The net present value of the lease contract obligations as (lessee) of Dec 31 ,2024 is 62 921 847 EGP as follows: -

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
(a) Lease Contract Obligations – Short Term	26 238 462	9 771 222
(a) Lease Contract Obligations – Long Term	36 683 385	1 296 288
<b>Balance on Dec 31, 2024</b>	<u>62 921 847</u>	<u>11 067 510</u>

## 55. LAND PURCHASE LIABILITIE

The consolidated balance of Land purchase liabilities as of Dec 31, 2024 amounted to EGP 19 943 346 follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
(A) Palm new cairo purchase liabilities - short term	13 654 439	18 416 252
(B) Hacienda south Land purchase liabilities - long term	6 288 907	--
<b>Balance on Dec 31, 2024</b>	<u>19 943 346</u>	<u>18 416 252</u>

## 56. DUE TO RELATED PARTIES

The consolidated balance of Due to related parties as of Dec 31, 2024 amounted to 15 251 549 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Asten College for Education S.A. E	343 747	343 747
Al-Mansour and Al-Maghrabi S.A. E	6 000 000	--
Villamora for Real Estate Development Company S.A. E	8 907 802	3 480 106
<b>Balance on Dec 31, 2024</b>	<u>15 251 549</u>	<u>3 823 853</u>

## 57. Joint Share Arrangement

The share of project partners in the participation system on Dec 31 , 2024 amounted to EGP 7 831 781 890 which is the net share of the partners (the owner) in exchange for the value of the land and the preparation of external facilities in accordance with the contracts concluded in this regard, which are paid in light of the approved timelines for the payment of annual payments This is represented in the following:

	<u>31 Dec 2024</u>	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>	<u>31 Dec 2023</u>
	<u>Short term</u>	<u>Long term</u>	<u>Short term</u>	<u>Long term</u>
	<u>EGP</u>	<u>EGP</u>	<u>EGP</u>	<u>EGP</u>
Partners in Palm New Cairo- Project	933 534 318	707 243 395	1 614 008 764	--
(Badya) Project	1 439 599 282	3 685 308 651	--	3 060 038 744
Partners in Hacienda West	--	1 066 096 244	--	944 207 293
<b>Balance on Dec 31, 2024</b>	<u>2 373 133 600</u>	<u>5 458 648 290</u>	<u>1 614 008 764</u>	<u>4 004 246 037</u>

## 58. CREDITORS AND OTHER CREDIT BALANCES

The consolidated balance of creditors and other credit balances as of Dec 31, 2024, amounted to 4 677 270 651 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Other credit balances	1 259 445 209	679 607 722
Insurance for Others	574 683 762	376 392 517
Obligations to government agencies	155 163 743	93 913 507
Accounts receivable under settlement	799 873 326	401 514 588
Accrued expenses	1 888 104 611	1 102 480 657
<b>Balance on Dec 31, 2024</b>	<u>4 677 270 651</u>	<u>2 653 908 991</u>

**59. CAPITAL**

The authorized capital was set at 10 000 000 Egyptian pounds (10 billion Egyptian pounds only), and the issued and paid-up capital amounted to 5 759 828 346 Egyptian pounds (five billion seven hundred and fifty -nine million ,eight hundred and twenty eight thousand three hundred and forty -six pounds only) distributed over a number 2 879 914 173 shares, with a nominal value of 2 Egyptian pounds per share. The following is the development of the company's capital since the date of incorporation to date:

<u>Issued capital</u>	<u>EGP</u>
- The Company's issued capital was determined at EGP 121 500 000 representing 1 215 000 shares with a par value of EGP 100 per share It was registered in the commercial register on February 22, 2006.	<u>121 500 000</u>
- On 20 Dec. 2006, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase amounting to EGP 185,500,000 to be after such increasing amounted EGP 307,000,000 representing 3,070,000 shares with a par value of EGP 100 per share It was registered in the commercial register on January 3, 2007.	<u>307 000 000</u>
- On 13 May 2007, the Company's Board of Directors approved the issued Capital increase amounting to EGP 93,000,000 to be after such increasing amounted EGP 400,000,000 representing 4,000,000 shares with a par value of EGP 100 per share It was registered in the commercial register on May 24, 2007.	<u>400 000 000</u>
- On 15 July 2007, the Company's Board of Directors approved the issued Capital increase amounting to EGP 200,000,000 to be after such increasing amounted EGP 600,000,000 representing 6,000,000 shares with a par value of EGP 100 per share It was registered in the commercial register on August 22, 2007.	<u>600 000 000</u>
- On 6 November 2007, the Company's Board of Directors approved the issued Capital increase amounting to EGP 200,000,000 to be after such an increase amounted EGP 800,000,000 representing 8,000,000 shares with a par value of EGP 100 per share. The Company's Extra-Ordinary General Assembly Meeting held in March 2009 approved a 50-for-1 stock split and the par value of the Company's share reduced to EGP 2 per share It was registered in the commercial register on November 28, 2007.	<u>800 000 000</u>
- On 27 March 2008, the Company's Board of Directors approved the issued Capital increase amounting to EGP 32,000,000 to be after such increasing amounted EGP 832,000,000 representing 416,000,000 shares with a par value of EGP 2 per share It was registered in the commercial register on April 22, 2008.	<u>832 000 000</u>
- On 8 May 2008, the Company's Board of Directors approved the issued Capital increase amounting to EGP 99,840,000 to be after such increasing amounted EGP 931,840,000 representing 465,920,000 shares with a par value of EGP 2 per share It was registered in the commercial register on September 17, 2008.	<u>931 840 000</u>
- On 30 June 2009, the Company's Board of Directors approved the issued Capital increase amounting to EGP 465,880,000 to be after such increasing amounted EGP 1,397,760,000 representing 698,880,000 shares with a par value of EGP 2 per share It was registered in the commercial register on September 30, 2009.	<u>1 397 760 000</u>
- On 28 January 2010, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase amounting to EGP 698,880,000 to be after such increasing amounted EGP 2,096,640,000 representing 1,048,320,000 shares with a par value of EGP 2 per share It was registered in the commercial register on May 12, 2010.	<u>2 096 640 000</u>
- On 22 Dec. 2013, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase amounting to EGP 600,000,000 to be after such increasing amounted EGP 2,696,640,000 representing 1,348,320,000 shares with a par value of EGP 2 per share It was registered in the commercial register on February 9, 2014.	<u>2 696 640 000</u>
- On 8 February 2015, the Company's Extra-ordinary General Assembly Meeting approved the issued Capital increase amounting to EGP 1 648 000 000 to be after such increasing amounted EGP 4 344 640 000 representing 2 172 320 000 shares with a par value of EGP 2 per share It was registered in the commercial register on July 13, 2015.	<u>4 344 640 000</u>
- On 29 November 2015, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase out of retained earnings amounting to EGP 53 359 478 to be after such increasing amounted EGP 4 397 999 478 representing 198 999 739 2 shares with a par value of EGP 2 per share It was registered in the commercial register on January 28, 2016.	<u>4 397 999 478</u>
- On 13 March 2016, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase out of retained earnings via the issuance of bonus shares amounting to EGP 53 359 478 to be after such increasing amounted EGP 4 397 999 478 representing 2 308 949 726 shares with a par value of EGP 2 per share It was registered in the commercial register on May 30, 2016.	<u>4 617 899 452</u>
- On 6 December 2018, the Company's Extra-Ordinary General Assembly Meeting approved the issued Capital increase out of retained earnings via the issuance of bonus shares amounting to EGP 769 649 909 to be after such increasing amounted EGP 6 157 199 270 represent 3 078 599 635 shares with a par value of EGP 2 per share It was registered in the commercial register on December 18, 2018.	<u>6 157 199 270</u>

### Issued capital

	<u>EGP</u>
- The issued capital after the increase in the amount of EGP 78 000 000 in favor of the employee compensation shares, through the dividends carried out in accordance with the resolution of the Extraordinary General Assembly on April 4,2019 distributed over the number of 3 117 599 635 shares, the nominal value of the share is 2 EGP and has been marked in the commercial register on 26 September 2019.	6 235 199 270
- The issued capital after reducing the value of treasury shares in accordance with the decision of the extraordinary general assembly held on the first of April 2021 in the amount of 72 270 000 Egyptian pounds for 36 350 000 shares with a nominal value of 2 Egyptian pounds per share. The shares were registered in the commercial registry on the date May 20, 2021, so the issued capital will be distributed over 3,081,249,635 shares.	6 162 499 270
- The issued capital after reducing the value of treasury shares in accordance with the decision of the extraordinary general assembly held on the end of March 2022 in the amount of 81 309 492 Egyptian pounds for 40 654 746 shares with a nominal value of 2 Egyptian pounds per share. The shares were registered in the commercial registry on the date Sep 16, 2022, so the issued capital will be distributed over 3,040,594,889 shares.	6 081 189 778
- The issued capital after reducing the value of treasury shares in accordance with the decision of the extraordinary general assembly held on at the date Nov 2022 in the amount of 78 000 000 Egyptian pounds for 39 000 000 shares with a nominal value of 2 Egyptian pounds per share. The shares were registered in the commercial registry on the date Dec 5, 2022, so the issued capital will be distributed over 3,001,594,889 shares.	6 003 189 778
- The issued capital after deduction by the value of treasury shares in accordance with the decision of the Extraordinary General Assembly held on March 1, 2023, in the amount of 120,000,000 Egyptian pounds for the number of 60,000,000 shares, with a nominal value of 2 Egyptian pounds per share, and an entry has been made in the commercial register on May 14, 2023, so that the issued capital will be divided into 2,941,594,889 shares.	5 883 189 778
- The issued capital after the reduction in the value of treasury shares in accordance with the decision of the Extraordinary General Assembly held on November 4, 2024 in the amount of 132 361 432 Egyptian pounds for the number of 61 680 716 shares with a nominal value of 2 Egyptian pounds per share and the commercial register was marked on 24 December 2024 The issued capital will be distributed over the number of 2 879 914 173 shares	5 759 828 346

### 60. Legal reserve

The net balance of the legal reserve on Dec 31 ,2024 amounted to 938 329 820 as follows:

	<u>31 Dec 2024</u>	<u>31 Dec. 2023</u>
	<u>EGP</u>	<u>EGP</u>
Beginning balance	886 980 714	834 679 344
Transferred during Year	51 349 105	52 301 370
<b>Balance as of Dec 31, 2024</b>	<b>938 329 820</b>	<b>886 980 714</b>

### 61. Treasury Stocks

On the first of July 2024, the number of shares purchased until 30 September 2024 reached 61,680,716 shares with a value of EGP 285,991,113 at an average cost per share of EGP 4.64 The Company's Board of Directors approved the purchase of treasury shares with a maximum of 61,680,716 shares, representing 3% of the Company's total issued share capital, and was executed during the period from July 2, 2024 to July 31, 2024.

On November 4, 2024, 61,680,716 shares representing treasury shares that have been more than a year old with a purchasing value of EGP 285,991,113 were executed in exchange for reducing the capital at the nominal value of those shares with a total of EGP 123,361,432 and loading the difference between the nominal value and the purchasing value of EGP 162,629,681 on the carry-over profits in accordance with the decision of the Extraordinary General Assembly held on November 4, 2024.

**As of October 1, 2024** the number of shares purchased until December 31, 2024, reached 20 000 000 shares valued at 113 486 788 Egyptian pounds, with an average cost per share of 4,64 Egyptian pounds. The company's board of directors approved the purchase of treasury shares up to a maximum of 20 000 000 shares, representing 3% of the total issued share capital of the company. The execution took place during the Period from Oct 10, 2024 to Oct 27,2024.

### **- Outstanding Shares**

Treasury shares were purchased during the month of October with 20 million shares worth 113 486 788 at an average cost per share of 5.67 EGP. The outstanding shares are represented in the number of issued and subscribed shares minus the number of shares acquired as treasury shares as follows:

	<u>Number of shares</u>	<u>Face value/ acquisition value EGP</u>	<u>EGP per share</u>
<b>Subscribed issued capital shares</b>	2 879 914 173	5 759 828 346	2
<b><u>Deduct:</u></b>			
Treasury shares at cost	20 000 000	113 486 788	5,67
Number of outstanding shares and net issued and paid-up capital	2 859 914 173	5 646 341 558	

## **62. OTHER LONG-TERM LIABILITIES- RESIDENTS' ASSOCIATION**

The balance of the Residents' Association represents the value of the deferred checks and receipts received from the clients of the contracted units, from which the proceeds are invested for the benefit of the Residents Association of those units at the level of the existing stages and projects, until the completion of the Residents Association taking the independent legal personality, whereby the assets and liabilities of the residents association are excluded and separated in its favor and managed With the knowledge of its management and its general assembly, in accordance with Building Law No. (119) of 2008, the balance of the Residents Association on Dec 31, 2024 amounted to 19 476 257 218 EGP.

## **63. REVENUES**

The net revenues of the activity for Year ended On Dec 31, 2024, the amount of 27 167 304 497 EGP, as follows:

	<u>31 Dec 2024 EGP</u>	<u>31 Dec 2023 EGP</u>
Net Revenue from Real estate development *	25 493 485 009	16 248 830 244
Revenues from commercial and service activities	340 044 992	228 681 346
The owner's share in the profits of operating the hotels	112 859 470	131 976 216
Revenues from Palm Hills Club	434 329 299	253 492 134
Revenue from Restaurants	93 010 336	60 012 244
Other Activities revenues **	693 575 391	539 116 130
<b>Total as of The Year ended on Dec 31, 2024</b>	<b>27 167 304 497</b>	<b>17 462 108 314</b>

-The percentage of the level of completion is determined at the level of the contract unit in accordance to the actual executed costs to the estimated costs of those works, based on the internal abstracts and estimates that are prepared by the company's engineering department.

- Real estate development revenues for villas and townhouses are recorded in accordance with the percentage of completion achieved at the level of the contract unit for each unit (stage), as for the complete units – apartment- (Cabins and Chalets) The revenues generated from them are fully recorded in the actual delivery of these units.

**\*\* OTHER ACTIVITIES REVENUES**

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Transfer fees and delay penalties	335 255 919	216 527 614
Gain from selling fixed asset	6 913 153	76 597 290
Gain from Sales investment	--	114 050 000
Gain from associates	136 497 124	26 738 993
Retrieve the value of the utilities	12 681 963	11 399 069
Miscellaneous income	202 227 232	93 803 164
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><b>693 575 391</b></u>	<u><b>539 116 130</b></u>

**64. COST OF SALE**

The net cost of sale for The year ended On Dec 31, 2024, the amount of 17 739 913 618 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Cost of Real estate development	17 317 123 050	11 621 392 516
Cost of Commercial and service activity	253 506 923	151 835 982
Cost of Palm Hills Club operation	120 301 507	76 626 176
Depreciation of club assets	20 798 183	17 055 243
Depreciation of Fixed assets – Macor investments	10 917 583	10 308 976
Cost of Restaurants	17 266 372	30 005 597
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><b>17 739 913 618</b></u>	<u><b>11 907 224 490</b></u>

**65. GENERAL ADMINISTRATIVE, SELLING AND MARKETING EXPENSES**

Administrative, general, and marketing expenses for the Year ended On Dec 31, 2024, the amount of 3 435 754 971 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
salaries and wages	572 788 723	603 105 026
General administration and marketing expenses	2 862 966 248	1 457 356 674
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><b>3 435 754 971</b></u>	<u><b>2 060 461 700</b></u>

**66. Financing costs and Interests**

The financing costs and interests for the Year ended On Dec 31, 2024, the amount 2 311 395 503 of EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Land Installment interest	278 214 718	118 686 129
Financing costs and interests	2 033 180 784	1 384 877 605
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><b>2 311 395 503</b></u>	<u><b>1 503 563 734</b></u>

#### 67. Expected credit losses (ECL):

The value of expected credit losses for Year ended On Dec 31, 2024, the amount of 23 478 620 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Losses of customer receivable balances (Note 34)	17 968 321	16 507 812
(Reverse) Losses of receivable and other debit balances (Note No. 44)	3 228 800	898 440
(Reverse) of balances owed by related parties (Note No. 45)	2 281 499	647 614
Losses of cash balances (Note No. 47)	--	( 3 949 811)
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><u>23 478 620</u></u>	<u><u>14 104 054</u></u>

#### 68. GAINS ON INVESTMENTS IN FAIR VALUE THROUGH PROFIT OR LOSS

The Gains on Investments in Fair value through profit or loss for Year ended On Dec 31, 2024, the amount of 35 043 757 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Profits from selling investment documents	35 043 757	14 894 880
<b>Total as of The Year ended on Dec 31, 2024</b>	<u><u>35 043 757</u></u>	<u><u>14 894 880</u></u>

#### 69. INCOME TAX

##### A - Current income tax

The consolidated balance Current Income Tax for Year ended On Dec 31, 2024, the amount of 1 011 488 451 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Net profit before income tax	4 320 598 451	2 300 703 847
Adjustments to the accounting net profit to arrive at the net tax profit, stage losses and depreciation differences	174 905 775	205 803 642
<b>Net taxable profit</b>	<u><u>4 495 504 226</u></u>	<u><u>2 506 507 849</u></u>
<b>Tax At (22.5%)</b>	<u><u>1 011 488 451</u></u>	<u><u>563 964 185</u></u>

##### B - Deferred income tax

The consolidated balance Current Income Tax for Year ended On Dec 31, 2024, the amount of (94 367 392) EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Deferred income tax	(94 367 392)	3 335 332
<b>Total</b>	<u><u>(94 367 392)</u></u>	<u><u>3 335 332</u></u>



## 70. EARNINGS PER SHARE

The basic share in the consolidated profits for Year ended On Dec 31, 2024, the amount of 1,12 EGP, as follows:

	<u>31 Dec 2024</u>	<u>31 Dec 2023</u>
	<u>EGP</u>	<u>EGP</u>
Net profit for the Year	3 254 945 443	1 581 511 689
<b>Divided by:</b>		
Weighted average number of shares during the Year	<u>2 911 962 558</u>	<u>2 963 293 519</u>
<b>Earnings per share in the consolidated profits</b>	<u>1,12</u>	<u>0,534</u>

For the purpose of calculating dividends per share for the financial year ended 31 December 2024, earnings per share have been calculated on the basis of the average number of shares outstanding during the period weighted by time factor after deducting treasury shares of 61,680,716 shares.

## 71. Notes Receivable Not Included In The Items Of The Financial Statements

The balance of notes receivable not included in the items of the financial statements on Dec 31, 2024, amounted to an amount 32 485 402 851 Egyptian pounds, which is the value of checks for the non-delivered units contracted during the period from January 1, 2023, to Dec 31, 2024, to which the transitional treatment issued by the Egyptian Supreme Committee for Accounting and Auditing and approved by the Financial Supervisory Authority on January 12, 2022 was not applied:

	<u>31 Dec 2024</u>
	<u>EGP</u>
Notes receivable due in 2025	7 885 637 064
Notes receivable due in 2026	6 453 689 274
Notes receivable due in 2027	5 359 310 137
Notes receivable due in 2028	4 218 826 044
Notes receivable due in 2029 and more	8 567 940 337
<b>Balance on Dec 31, 2024</b>	<u>32 485 402 856</u>

## 72. TRANSACTION WITH RELATED PARTIES

The transactions with related parties are represented in the transactions that took place with the shareholders, whether they were a natural person or a legal person, or the transactions with the shareholders of the company or any of the Associates or subsidiary companies as follows:

Party	party type	The nature of the transaction	Balance at the beginning	Net transactions for the Year	Balance at the end
			of the Year	for the Year	of the Year
			debit / (credit)	debit / (credit)	debit / (credit)
			EGP	EGP	EGP
Royal Gardens for Real Estate Investment Company S.A. E	Subsidiary	Current Account	537 137	(50 000)	487 137
New Cairo for Real Estate Development	Subsidiary	Current Account	( 3 216 169)	(794 581)	( 4 010 750)
Middle East Company for Real Estate and Touristic Investment S.A.E	Subsidiary	Current Account	( 117 915 672)	101 729 903	( 16 185 769)
Gawda For Trading Company S.A.E	Subsidiary	Current Account	( 45 521 182)	61 894 037	16 372 855
Rakeen Egypt For Real Estate Development S.A.E	Subsidiary	Current Account	14 991 146	(104 409 722)	( 89 418 575)
Saudi Urban Development S.A.E	Subsidiary	Current Account	10 078 777	18 869 350	28 948 127
Nile Palm El-Naem S.A.E	Subsidiary	Current Account	( 44 059 080)	-	( 44 059 080)
El Naem Hotels and Touristic Villages S.A.E	Subsidiary	Current Account	( 121 996 741)	-	( 121 996 741)
East New Cairo for Real Estate Development	Subsidiary	Current Account	(1 425 316 844)	103 803 890	(1 321 512 954)
Palm Hills - Saudi Baltan S.A.E	Subsidiary	Current Account	269 320	(269 320)	-
Palm October For Hotels S.A.E	Subsidiary	Current Account	11 368 058	-	11 368 058
Palm Hills Middle East Company for Real Estate Investment S.A.E	Subsidiary	Current Account	469 961 660	(1 922 539 278)	(1 452 577 618)
Palm Hills Hotels S.A.E	Subsidiary	Current Account	100 405 014	-	100 405 014
Palm Hills For Education S.A.E	Subsidiary	Current Account	17 710 339	40 223 805	57 934 144
Palm Gemsha for Hotels S.A.E	Subsidiary	Current Account	85 050	-	85 050
Palm North Coast Hotels S.A.E	Subsidiary	Current Account	54 358	-	54 358
United Engineering for Construction	Subsidiary	Current Account	( 11 083 043)	-	( 11 083 043)
Palm for Real Estate Development S.A.E	Subsidiary	Current Account	160 255 867	109 819 322	270 075 189
Palm for Investment and Real Estate Development	Subsidiary	Current Account	1 199 899 011	(544 218 599)	655 680 412

Party	Party type	The nature of the transaction	Balance at the beginning of the Year debit / (credit)	Net transactions for the Year debit/(Credit)	Balance at the end of the Year debit / (credit)
Palm Hills Properties S A E	Subsidiary	Current Account	( 8 282 770)	(23 215 318)	( 31 498 088)
Palm Hills for Real Estate and and Tourism Development	Subsidiary	Current Account	287 283 261	56 534 737	343 817 998
Palm Hills for Investment Tourism	Subsidiary	Current Account	58 047 605	154 694	58 202 299
Palm Hills Resorts	Subsidiary	Current Account	5 097 293	76 690	5 173 983
Palm for Urban Development S A E	Subsidiary	Current Account	1 019 843 458	133 155 152	1 152 998 610
Palm Club Management S A E	Subsidiary	Current Account	( 2 187 133)	(640 541)	( 2 827 674)
Palm Alexandria For Real Estate Investment	Subsidiary	Current Account	48 807 028	(1 919 279)	46 887 749
Asten College for Education	Subsidiary	Current Account	5 000	--	5 000
Palm for Constructions And Real Estate Development S A E	Subsidiary	Current Account	( 222 200 412)	380 339 157	158 138 745
khedma for management of tourist and urban resorts	Subsidiary	Current Account	5 685 352	--	5 685 352
Palm sports for Clubs S A E	Subsidiary	Current Account	(33 449 264)	(253 595 039)	( 287 044 303)
Palm Hills Holding For Financial Investment	Subsidiary	Current Account	156 559 543	71 174 719	227 734 262
The ko Korean Restaurants	Associate company	Current Account	3 630 000	(3 625 000)	5 000
ColdWell Banker	Associate company	Current Account	20 480	--	20 480
Aletheadis for Real Estate Development	Associate company	Current Account	1	(2)	(1)
Palm hills for restaurants	Subsidiary	Current Account	288 478 607	(33 936 109)	254 542 501
Palmet Hotels and Tourist Villages	Subsidiary	Current Account	--	(50)	(50)
Palm Hills Restaurants Company	Subsidiary	Current Account	1 529 320	(7 328 444)	( 5 799 124)

### 73. TAX STATUS

#### A) Corporate tax

- The Company started its operations on 14 March 2005
- The Company is exempted from income tax for ten years to end on 31 Dec. 2015
- Years 2005 to 2012: Examined, tied and reimbursed
- Years 2013 to 2019: The inspection has been completed, the link has been made and payment is underway.
- Years 2020 -31 Dec 2023: The company submits the tax return on the legal dates and pays the tax.

#### B) Salaries and wages tax

- Years from the beginning to 2019 : The tax differences were inspected, assessed and paid
- Years 2020- 2022 : The inspection has been completed, the link has been made and payment is underway.
- Years 2023 until Dec 31, 2024: The company deducts the tax and remits it on legal dates.

#### C) Stamp tax

- The company is subject to Law No. 111 of 1980 and its amendments and executive regulations.
- The Year from the beginning of the activity - Dec 31, 2012: Checked, tied and reimbursed.
- The Year from 2013 - December 31, 2018 The examination has been completed and the connection and payment are underway.
- Years 2019 until Dec 31, 2024: The company pays the tax due on the legal dates.

#### **D) Tax on Built Real Estate:**

- The company submits its tax returns on real estate built on the units owned by it, whether commercial or administrative, in accordance with Law No. 196 of 2008 on the legal dates. The company also pays the tax due on these units on the legal dates.

#### **F) Transfer pricing with related parties**

- The company prepared a study of transactions with related parties and prepared the main file and the local file in accordance with the provisions of Article (30) of Law No. (91) of 2005 and Articles (39, 40) of the executive regulations of the same law, as well as the provisions of Law No. (206) of 2020 on standardized tax procedures.

#### **74. Partnership Sukuk**

##### **The project of issuing Partnership sukuk amounting to 3,251 billion Egyptian pounds**

- The Extraordinary General Assembly of Palm Urban Development Company, one of the subsidiaries of Palm Hills Development Group, as well as the Extraordinary General Assembly of Palm Hills Development Company, held on March 13, 2022, decided to approve for the Palm Urban Development Company to issue sukuk under the partnership system comply with Islamic shariah principles in the amount of 3,251 billion Egyptian pounds, tradable and non-convertible to shares and subject to partial or total amortized, through participation in the assets of the first phase of (Badya Project), which is under development by Palm Urban Development Company in partnership with the New Urban Communities Authority (NUCA)
- The purpose of sukuk is to finance the first phase of (Badya Project), which is constructed on an area of approximately 270 feddans and is booked in the work in progress item, in order to finance the construction costs, all costs of building, infrastructures, essential and non-essential services and the dues of the project land related to develop and construct an integrated urban project, through the issuance of sukuk having a total amount of 3,251 billion Egyptian pounds distributed over 32 510 000 instruments with a nominal value of 100 Egyptian pounds per instrument, timed with a maximum of 120 months from the date of issuance. The sukuk holders are entitled to a variable monthly return at the declared rate from the central bank of Egypt in addition to 1.5% for each amount due according to the issuance of the sukuk.
- The terms of the sukuk project were activated and implemented, as the company decided to prove this transaction as a financing arrangement in accordance with the substance of the transaction, with Palm Urban Development Company - one of the subsidiaries of Palm Hills Development Group, continuing to recorded all the assets and obligations of the project in its books in accordance with Egyptian accounting standards which complied with the terms and conditions of the offering memorandum of sukuk And the provisions of Law No. 95 of 1992 on the Capital Market Law, its executive regulations and amendments issued by Law No. 17 of 2018 regarding the terms and conditions for issuing sukuk.
- On October 29, 2024, a meeting of the Sukuk owners group was held to participate in accordance with the provisions and principles of Islamic Sharia in the amount of 3,251 billion Egyptian pounds, where the sukuk holders agreed to extinguish the sukuk completely at the request of Palm Hills as the beneficiary, and the full outstanding balance of 1 619 782 696 Egyptian pounds was paid.

## 75. NON-CASH TRANSACTIONS

- the impact of real estate investments in the Crown School project in the amount of 1 008 515 935 was excluded in exchange for works in progress in the amount of 115 740 217 in addition to projects in progress in the amount of 892 775 718 Egyptian pounds.
- The effect of the increase in the investment item in sister companies in the amount of 81,000,000 Egyptian pounds was excluded in exchange for the decrease in the paid item under the investments account with the same amount.

## 76. amendments and issuances to Egyptian accounting standards

### A) Publications during 2023:

On March 6, 2023, Prime Minister's Decision No. (883) of 2023 was issued amending some provisions of Egyptian accounting standards, as follows:

- The standards have been replaced with numbers: (10) Fixed Assets and Depreciation, (23) Intangible Assets, (34) Real Estate Investment, (35) Agriculture, and (36) Exploration and Evaluation of Mining Resources, from the Egyptian Accounting Standards referred to above, where the amendments to add the option to use the revaluation model are applied to financial periods beginning on or after January 1, 2024, retroactively, with proof of the cumulative effect To initially apply the revaluation model by adding it to the revaluation surplus account next to equity at the beginning of the financial period in which the company applies this model for the first time.

### B) Publications during 2024:

On March 3, 2024, another Prime Minister's Decision No. (636) of 2024 was issued amending some other provisions of Egyptian accounting standards, and on October 13, 2024, Prime Minister's Decision No. (3527) of 2024 was issued issuing some Egyptian accounting standards. The following is a summary of the most important of those amendments:

<u>New or reissued standards</u>	<u>Summary of the most important amendments</u>	<u>Potential impact on the financial statements</u>	<u>Application history</u>
New Egyptian Accounting Standard No. (34) Amended 2023 "Real Estate Investment"	<p>1- These standards were reissued in 2023, allowing the use of the fair value model in the subsequent measurement of real estate investments.</p> <p>2 -This resulted in amending the paragraphs related to using the revaluation model option in some of the applicable Egyptian accounting standards, and the following is a statement of those standards :</p> <ul style="list-style-type: none"> <li>-Egyptian Accounting Standard No. (1) "Presentation of Financial Statements."</li> <li>-Egyptian Accounting Standard No. (5) "Accounting Policies, Changes in Accounting Estimates, and Errors".</li> <li>-Egyptian Accounting Standard No. (13) "Effects of Changes in Foreign Currency Exchange Rates".</li> <li>-Egyptian Accounting Standard No. (24) "Income Taxes."</li> </ul>	Management is currently studying the possibility of changing the adopted accounting policy and using the fair value model option included in the standard, and evaluating the potential impact on the financial statements if that option is used.	Apply the amendments to add the option to use the fair value model to financial periods beginning on or after January 1, 2023, retroactively, with the cumulative effect of initially applying the fair value model by adding it to the balance of retained profits or losses at the beginning of the financial period in which the company applies this treatment for the first time.

New or reissued standards	Summary of the most important amendments	Potential impact on the financial statements	Application history
	<ul style="list-style-type: none"> <li>-Egyptian Accounting Standard No. (30) "Periodic Financial Statements."</li> <li>-Egyptian Accounting Standard No. (31) "Impairment of Assets."</li> <li>- Egyptian Accounting Standard No. (32) "non-current assets held for the purpose of sale and discontinued operations."</li> <li>- Egyptian Accounting Standard No. (49) "Lease Contracts".</li> </ul>		
New Egyptian Accounting Standard No. (50) "Insurance Contracts"	<p>1 -This standard specifies the principles for proving insurance contracts that fall within the scope of this standard, and specifies their measurement, presentation, and disclosure. The goal of the standard is to ensure that the facility provides appropriate information that faithfully reflects those contracts. This information provides users of financial statements with the necessary basis to evaluate the impact of these insurance contracts on the company's financial position, financial performance, and cash flows.</p> <p>2 -Accounting Standard No. (50) replaces and repeals Egyptian Accounting Standard No. 37 "Insurance Contracts."</p> <p>3 -Any reference in other Egyptian accounting standards to Egyptian Accounting Standard No. (37) will be replaced with Egyptian Accounting Standard No.(50) .</p> <p>4 -Amendments have been made to the following Egyptian Accounting Standards to comply with the requirements for applying Egyptian Accounting Standards No. (50) "Insurance Contracts", which are :</p> <p>as follows:</p> <ul style="list-style-type: none"> <li>-Egyptian Accounting Standard No. (10) "Fixed Assets and their Depreciation "</li> <li>-And Egyptian Accounting Standard No. (23) "Intangible Assets."</li> <li>-Egyptian Accounting Standard No (34) . " Real Estate Investment"</li> </ul>	Management is currently evaluating the potential impact on the financial statements of applying the standard.	Egyptian Accounting Standards No. (50) must be applied for annual financial periods beginning on or after July 1, 2024, and if Egyptian Accounting Standards No. (50) is applied for an earlier period, the company must disclose that fact.
Egyptian Accounting Standard No. (17) amended 2024 "Independent Financial Statements"	Egyptian Accounting Standard No. (17) "Standalone Financial Statements" was reissued in 2024, adding the option to use the equity method as described in Egyptian Accounting Standard No. (18) "Investments in Associated Companies" when accounting for investments in subsidiaries. Associate companies and companies with common control.	Management is currently studying the possibility of changing the adopted accounting policy and using the equity method when accounting for investments in subsidiaries, sister companies, and jointly controlled companies, and evaluating the potential impact on the financial statements if that method is used.	The amendments apply to financial periods beginning on or after January 1, 2024, and early application is permitted retroactively, with proof of the cumulative effect of applying the equity method by adding it to the balance of retained profits or losses at the beginning of the financial period in which the company applies this method for the first time.
Egyptian Accounting Standard No. (13) amended 2024 "Effects of Changes in Foreign Currency Exchange Rates"	This standard was reissued in 2024, adding how to determine the instantaneous rate when it is difficult to exchange between two currencies and the conditions that must be met in the instantaneous exchange rate on the measurement date.	There is no effect on the financial statements .	The amendments to determine the spot price when it is difficult to exchange between two currencies shall be applied to the financial periods beginning on or

<u>New or reissued standards</u>	<u>Summary of the most important amendments</u>	<u>Potential impact on the financial statements</u>	<u>Application history</u>
	<p>An appendix of application instructions has been added, which includes instructions for evaluating whether the currency is exchangeable for another currency, and instructions for applying the required treatments in the event of non-exchangeability.</p>		<p>after January 1, 2024. Early application is permitted, and if the establishment implements early application, this must be disclosed.</p> <p>Upon application, the entity may not amend the comparative information, but instead:</p> <ul style="list-style-type: none"> <li>• When an entity reports foreign currency transactions in its functional currency, any effect of the initial application of the initial application is recognized as an adjustment to the opening balance of retained earnings on the date of the initial application.</li> <li>• When an entity uses a presentation currency other than its functional currency or translates the results and financial position of a foreign operation, any effect of the initial application is recognized as an adjustment to the cumulative amount of translation differences - accumulated on the equity side - at the date of the initial application.</li> </ul>
<p>Accounting Interpretation No. (2) "Carbon Emission Reduction Certificates"</p>	<p>Carbon Emissions Reduction Certificates (Carbon Credit): They are tradable financial instruments that represent in exchange for units of reducing greenhouse gas emissions. Each unit represents one ton of equivalent carbon dioxide emissions and are issued in favor of the reduction project developer (owner/fair owner), after approval. Verification in accordance with internationally recognized standards and methodologies for reducing carbon emissions, carried out by verification and certification bodies, whether local or international, registered in the list prepared by the Financial Supervision Authority for this purpose.</p> <p>Companies can use carbon reduction certificates to meet voluntary (corporate) emissions reduction targets to achieve carbon trading or other targets, which are traded on the voluntary carbon market. (Voluntary Carbon Market "VCM")</p> <p>The accounting treatments vary according to the nature of the arrangement and the commercial purpose for purchasing or issuing certificates by</p>	<p>The management is currently studying the financial implications resulting from applying the accounting interpretation to the company's financial statements.</p>	<p>Application begins on or after January 1, 2025, and early application is permitted.</p>

<u>New or reissued standards</u>	<u>Summary of the most important amendments</u>	<u>Potential impact on the financial statements</u>	<u>Application history</u>
	<p>the project developers. Therefore, companies must determine the facts and identify the circumstances. Various methods to determine the appropriate accounting treatment and the accounting standard to be applied.</p> <p>The interpretation addresses the accounting treatment for different cases in terms of initial measurement, subsequent measurement, exclusion from books, and the necessary disclosures.</p>		
<p>Egyptian Accounting Standard No. (51), amended 2024, "Financial Statements in Hyperinflationary Economies."</p>	<p>Egyptian Accounting Standard No. (51) "Financial Statements in Hyperinflationary Economies" was issued in 2024. This standard applies to the financial statements, including stand-alone financial statements, of any entity whose currency of record is in a hyperinflationary economy. This standard also applies to any group that has a foreign operation (including a branch, subsidiary, sister company, joint venture, or other) in a hyperinflationary economy.</p> <p>This standard does not specify an absolute rate at which the economy is classified as hyperinflationary. Classification of economic transactions as hyperinflationary is studied through the characteristics of the economic environment, which include - but are not limited to:</p> <ul style="list-style-type: none"> <li>- Most residents prefer to keep their wealth in non-monetary assets or in a relatively stable foreign currency.</li> <li>- The general population measures monetary amounts in local currency in terms of the equivalent of a relatively stable foreign currency.</li> <li>- interest rates, wages and prices are linked to a price index.</li> <li>- The cumulative inflation rate over the three years preceding the date of the economy's classification approaches (100%), or more.</li> </ul>	<p>Management is currently evaluating the potential impact on the financial statements of applying the standard.</p>	<p>A decision shall be issued by the Prime Minister or his authorized representative specifying the beginning and end dates of the financial period or periods during which this standard must be applied when the currency of registration is the local currency, taking into account that this standard shall be applied to the financial statements of the facility as of the beginning of the financial period in which the economy was classified as hyperinflation, and the comparison figures presented in the financial statements must be amended as a result of applying the requirements of this standard.</p>

#### 77. Significant and Related Events

- On February 1, 2024, the Monetary Policy Committee of the Central Bank of Egypt decided to raise the deposit and lending rates by 200 basis points, reaching 21.25%, 22.25%, and 21.75%, respectively, in order to contain inflationary pressures and achieve the targeted inflation rates.
- On March 6, 2024, the Monetary Policy Committee held an extraordinary meeting to discuss the impact of the local economy due to a shortage of foreign currency resources, which led to the emergence of a parallel exchange market and a slowdown in economic growth. This coincided with the global economy experiencing successive shocks, resulting in inflationary pressures. In this regard, the committee decided to raise the deposit and lending rates for overnight loans by 600 basis points, reaching 27.25% and 28.25%, respectively. This, in turn, impacted the exchange rate announced by local banks for foreign currencies against the Egyptian pound. The company conducted a study to assess the financial risks of these adjustments (Note No. 34), and the company examined the impact of these adjustments on its obligations.

