

**AL - Naeem Holding for investments
(S.A.E – free zone)
Consolidated Financial Statements
For the Period ended 30 September 2024
Limited Review Report**

AL - NAEEM Holding for Investments “S.A.E– free zone”
Consolidated Financial Statements for The Period ended September 30, 2024

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REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF NAEEM HOLDING COMPANY (S.A.E – Free Zone)

Introduction

We have reviewed the accompanying consolidated financial position of **NAEEM HOLDING COMPANY (S.A.E – Free Zone)** as of 30 September 2024 and the related consolidated statements of profit or loss, consolidated comprehensive income, consolidated changes in equity and consolidated cash flows for the nine months ended on that date, and summary of the main accounting policies and other explanatory notes, Management is responsible for the preparation and presentation of these consolidated financial statements in accordance with the Egyptian accounting standards, our responsibility is to express a conclusion on these consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with the Egyptian Standard on review engagement no, (2410) "Review of interim financial information performed by the independent Auditor of the entity", A review of financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures, A review is substantially less in scope than an audit conducted in accordance with Egyptian standards on auditing, Consequently, it does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit, Consequently; we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that accompanying interim consolidated financial statements are not prepared, in all material respects for the financial position of the company as of 30 September 2024, and its consolidated financial performance and cash flows for the nine months ended in that date in accordance with Egyptian accounting standards.

Cairo: 13 November 2024

Auditor
Amr Wahid Abdel Ghaffar

Baker Tilly Mohamed Hilal & Wahid Abdel Ghaffar.
Accountants and Consultants

AL Naeem Holding for Investments (S.A.E- Free Zone)
Consolidated Statement of Financial Position as of September 30, 2024
(All amounts in US Dollar)

	Note	30/9/2024	31/12/2023
Assets			
Non - current assets			
Fixed assets	(4)	16 688 086	16 828 772
Right of use assets		16 960	32 621
Projects under construction	(5)	2 910 859	2 879 797
Investments at fair value through OCI	(6)	82 014 320	89 888 719
Financial investments	(7)	517 566	843 207
Notes receivables		23 243	482 726
Real Estate Investments	(9)	--	3 412 555
Investments in Associates	(8)	3 189 365	3 270 995
Deferred tax assets		20 972	24 389
Goodwill	(10)	54 890 059	54 890 059
Total non - current Assets		160 271 430	172 553 840
Current assets			
Cash & Cash Equivalents	(11)	2 921 921	2 791 630
Investments at fair value through profit or loss	(12)	8 098 211	5 565 306
Trade receivables	(13)	5 824 652	6 420 701
Work in progress	(14)	11 418 026	12 966 846
Debitors and other debit balances	(15)	5 825 786	7 872 384
Due from related parties		23 009 527	22 712 941
Inventory and Finished units ready for sale	(16)	1 158 980	2 524 240
Total current assets		58 257 103	60 854 048
Total assets		218 528 533	233 407 888
Owner's Equity			
Issued and paid up capital	(17)	245 290 246	245 290 246
Treasury shares		(55 164)	--
Legal reserve		8 506 431	8 506 431
General reserve		19 389 651	19 389 651
General reserve - Treasury stock reserve	(18)	5 824 305	5 824 305
Revaluation of financial Investments at fair value through OCI reserve		4 740 594	4 322 654
Consolidated translation exchange		(53 131 019)	(45 641 723)
Revaluation surplus		4 942 793	5 138 335
Accumulated losses	(19)	(75 382 351)	(67 485 848)
Net Profit / (loss) for the Period / Year		1 340 862	(527 459)
The owner's equity of the holding company		161 466 348	174 816 592
Non - controlling interest		37 342 488	35 899 474
Total The shareholders' equity and non - controlling interest		198 808 836	210 716 066
Non - current liabilities			
Long - Term liabilities	(20)	1 012 069	1 630 328
Deferred tax liabilities		138 357	147 222
Total non - current liabilities		1 150 426	1 777 550
Current liabilities			
Provisions	(21)	26 279	26 279
Bank facilities	(22)	5 150 412	7 242 570
Receivables - credit balances		2 139 560	2 813 471
Creditors and other credit balances	(23)	11 253 020	10 831 952
Total current liabilities		18 569 271	20 914 272
Total liabilities		19 719 697	22 691 822
Total equity and liabilities		218 528 533	233 407 888

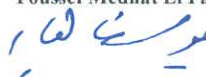
-The accompanying notes is an integral part of these consolidated financial statements.

-Limited Review Report " Attached "

CFO
Ahmed Mahmoud ElGammal



Managing Director
Youssef Medhat El Far





Naeem Holding for investments (S.A.E- free zone)

Consolidated Income Statement for the period ended September 30, 2024

(All amounts in US Dollar)

	Note	For The nine months Ended		For the three months ended	
		2024/9/30	2023/9/30	2024/9/30	2023/9/30
Revenues					
Fees, commissions and investments managing revenues		2 517 800	2 456 974	777 457	988 509
Sales and rent revenue of finished units		2 863 561	641 006	1 638 239	360 142
Coupons Revenue		339 887	337 932	(6 384)	(321)
(Loss) / Profit from sale of Investments at Fair Value through profits or losses		(60 752)	59 943	85 347	22 409
Unrealized profit from valuation of investments at fair value through profits or losses		83 543	134 718	82 895	45 348
Credit interest		145 311	86 873	49 978	28 023
Foreign currency exchange		2 059 198	1 512 908	11 210	26 840
The company's share in the profits of Associates		(81 631)	(217 038)	(60 443)	(82 778)
Other income		50 205	64 724	(569 043)	(834 477)
Capital gains		991 245	1 145 562	991 245	1 080 838
Total Revenues		8 908 367	6 223 602	3 000 501	1 634 533
(Deduct):					
General and administrative expenses		(2 750 887)	(3 349 603)	(813 511)	(1 037 834)
Marketing expenses and management fees		(145 914)	(45 263)	(125)	(21 690)
Financial leasing expenses		(157 708)	(176 902)	(50 786)	(57 760)
Debit interests		(1 906 309)	(2 001 558)	(704 869)	(682 603)
Real estate depreciation	(9)	(642)	(1 409)	34	(468)
Depreciation of Right of use assets		(4 285)	(6 138)	(1 279)	(2 039)
Fixed assets depreciation	(4)	(466 747)	(329 009)	(153 274)	(104 456)
Expected credit loss		(23 968)	(75 309)	15 862	62 698
Total expenses		(5 456 460)	(5 985 191)	(1 707 948)	(1 844 152)
Net Profits /(Loss) for the period before taxes		3 451 907	238 411	1 292 553	(209 619)
(Deduct) / Add:					
Income taxes		(642 191)	(118 815)	(395 074)	(73 417)
Deferred income taxes		(25 840)	9 453	(21 292)	(3 725)
Net Profits /(Loss) for the Period after tax		2 783 876	129 049	876 187	(286 761)
Represented in:					
Shareholders of the Holding Company		1 340 862	(219 627)	499 375	(519 494)
Non- controlling interest		1 443 014	348 676	376 812	232 733
		2 783 876	129 049	876 187	(286 761)

-The accompanying notes is an integral part of these consolidated financial statements.

CFO
Ahmed Mahmoud
ElGammal

Managing Director
Youssef Medhat El Far



Naeem Holding for investments (S.A.E- free zone)

Consolidated Statement of Comprehensive Income for the period ended September 30, 2024

(All amounts in US Dollar)

	For the nine months ended		For the three months ended	
	2024/9/30	2023/9/30	2024/9/30	2023/9/30
Net Profit for the period after tax	2 783 876	129 049	1 612 205	(286 761)
Profit/(Loss) valuation of Investments at fair value through OCI	417 940	(1 701 596)	(232 969)	(291 333)
Financial statements translation Differences	(7 489 296)	(3 445 194)	(4 713 121)	163 699
Total comprehensive income	(4 287 480)	(5 017 741)	(3 333 885)	(414 395)

-The accompanying notes is an integral part of these consolidated financial statements.

CFO

Ahmed Mahmoud ElGammal



Managing Director

Youssef Medhat El Far




Nacem Holding for investments (S.A.E- free zone)
Consolidated Statement of changes in equity For the Period ended September 30, 2024

(All amounts in US Dollar)

	Issued and paid up capital	Legal reserve	General reserve	- General reserve Treasury stock reserve	Treasury shares	Revaluation of financial Investments at fair value through OCI reserve	Consolidated translation exchange	Revaluation surplus	Accumulated losses	Profit for the period	Total	Non - controlling interest	Total
Balance as of 1 January 2023	245 290 246	8 506 431	19 389 651	5 824 305	--	6 311 086	(39 863 251)	--	(56 488 271)	597 223	189 567 420	35 029 158	224 596 578
Transferred to Accumulated losses	--	--	--	--	--	--	--	--	597 223	(597 223)	--	--	--
The effect of selling financial investments at fair value through OCI	--	--	--	--	--	(1 701 596)	--	--	(9 557 807)	--	(11 259 403)	--	(11 259 403)
Revaluation of financial Investments at fair value through OCI	--	--	--	--	--	--	--	--	--	--	--	--	--
Consolidated translation exchange	--	--	--	--	--	--	(3 445 194)	--	--	--	(3 445 194)	--	(3 445 194)
Net profit for the Period	--	--	--	--	--	--	--	--	--	--	--	--	--
Balance as of 30 September 2023	245 290 246	8 506 431	19 389 651	5 824 305	--	4 609 490	(43 308 445)	--	(65 448 855)	(219 627)	174 643 196	35 377 834	210 021 030
Balance as of 1 January 2024	245 290 246	8 506 431	19 389 651	5 824 305	--	4 322 654	(45 641 723)	5 138 335	(67 405 848)	(527 459)	174 816 592	35 899 474	210 716 066
Transferred to Accumulated losses	--	--	--	--	--	--	--	--	(527 459)	527 459	--	--	--
Effect of depreciation revaluation	--	--	--	--	--	--	--	--	195 542	--	--	--	--
purchase of treasury shares	--	--	--	--	--	--	--	(195 542)	--	--	--	--	--
The effect of selling financial investments at fair value through OCI	--	--	--	--	--	--	--	--	--	--	--	--	--
Revaluation of financial Investments at fair value through OCI	--	--	--	--	--	--	--	--	(7 564 586)	--	(7 564 586)	--	(7 564 586)
Consolidated translation exchange	--	--	--	--	--	417 940	--	--	--	--	--	--	--
Net profit for the Period	--	--	--	--	--	--	(7 489 296)	--	--	--	--	--	--
Balance as of 30 September 2024	245 290 246	8 506 431	19 389 651	5 824 305	(55 164)	4 740 594	(53 131 019)	4 942 793	(75 382 351)	1 340 862	161 466 348	37 342 488	198 808 836

-The accompanying notes is an integral part of these consolidated financial statements.

Ahmed Mahmoud ElGammal

Managing Director



Naeem Holding for investments (S.A.E- free zone)
Consolidated Statement of Cash Flows for the period ended September 30, 2024
(All amounts in US Dollar)

	Note	For the period ended 30/9/2024	30/9/2023
Cash flows from operating activities			
Profit for the period before taxes		3 451 907	238 411
Adjustments as Follow :			
Change in non-controlling interests			
Fixed assets depreciation	(4)	4 285	329 009
Real estate depreciation	(9)	466 747	1 409
Depreciation of Right of use assets		642	6 150
Debit interest		1 906 309	2 001 558
Credit interest		(145 311)	(86 873)
Foreign currency exchange		(2 059 198)	(1 512 908)
The company's share in profits (losses) of investments in Associates		81 631	217 038
Capital gains		(50 205)	(64 724)
Unrealized losses on revaluation of Investments at fair value through profit or loss		(83 543)	(134 718)
Expected credit loss		23 968	75 309
Operting Profit change in working capital		3 597 232	1 069 661
Change In :			
Trade receivable		614 960	(2 056 911)
Debitor and other debit balances		2 060 168	2 877 267
Customers – credit balances		(673 911)	1 211 893
Creditors and other credit balances		(197 191)	(4 851 690)
Due from related parties		(351 108)	(973 778)
Work in progress		1 548 820	(1 534 785)
Notes receivable		459 483	1 619 464
Finished units		1 365 260	2 106 353
The paidup income tax		(437 360)	(854 219)
Net cash flows provided by/ (used in) from operating activities		7 986 353	(1 386 745)
Cash flows from investing activities			
(Payments) to purchase fixed assets	(4)	(326 061)	(52 512)
Proceeds from sale fixed assets		50 205	64 724
(Payments) for Projects under construction		(31 062)	(225 111)
Proceeds from sale Real Estate Investments		3 727 324	--
Change in financial investments at fair value through OCI		37 501	3 921 208
Change in financial investments at fair value through profit or losses		(2 449 362)	1 347 140
Change in Right of use assets		11 376	10 140
Change in Long - Term financial Investments		325 641	3 025
Change in investments in Associates		81 630	371 952
Net cash flows (Used in) / provided from investing activities		1 427 192	5 440 566
Cash flows from financing activities			
(Payments) to banking facilities		(2 092 158)	(1 476 637)
Paid Debit interest		(1 906 309)	(2 001 558)
Proceeds from Credit interest		145 311	86 873
Consolidated translation exchange		(7 489 296)	(3 445 194)
Net cash flows (used in) financing activities		(11 342 452)	(6 836 516)
Impact of change in exchange rates		2 059 198	1 512 908
Cash and cash equivalents during the period		130 291	(1 269 787)
Cash and cash equivalents – beginning of the period		2 791 630	3 984 038
Cash and cash equivalents - end of the period	(12)	2 921 921	2 714 251

-The accompanying notes is an integral part of these consolidated financial statements.

CFO
Ahmed Mahmoud
ElGammal

(Signature)

Managing Director

(Signature)



AL - Naeem Holding for Investments "S.A.E"

Notes to Consolidated Financial Statements

For the Period ended September 30, 2024

(In The Notes all Amounts are shown in US Dollar unless otherwise stated)

1- BACKGROUND

Naeem Holding Company for Investments "S.A.E - Free Zone" was incorporated according to the provisions of law 8 of 1997 and its executive regulations and law 95 of 1992 and its special executive regulations related to the capital market, The Company was registered in the commercial registry under number 881-Ismailia on the 14 May 2006, The Company's activities are as follows:

1. Participate, either fully or partially, in establishing companies.
2. Factoring.
3. Risk capital.
4. Finance lease.
5. Guarantee and covering public offering.
6. Margin trading and custodian function.

2- The Company has the following investments in subsidiaries as of September 30, 2024:

Company	Activity	Share %
-NAEEM Brokerage Company.	Financial Securities Brokerage	99.96%
-NAEEM Financial Investments Company.	Financial services	99.99%
-NAEEM Mortgage for Real Estate.	Real estate financing	98.4%
-NAEEM Capital Limited Company.	Financial Securities investments	100%
-NAEEM for Real Estate Management Limited Company.	Real Estate Investment Management	100%
-Smart for securities (Etihad Capital for Securities).	Financial Securities	99.96%
-Naeem Masr Investment Fund Company.	Investment Fund	100%
-NAEEM Real Estate Investment Fund company.	Investment Fund	99%
-Mina Mac Fund Company.	Investment Fund	99%
-Mina Growth Fund Company.	Investment Fund	99%
-NAEEM Real Estate Investment Fund (NAEEM for Investment Funds Company previously).	Investment Fund	99%
-Gold Capital for trading Company.	Commodities Trading	98.80%
-Recap for Financial investments (Recap holding previously) *.	Financial services	47.61%
-NAEEM For Financial Consulting.	Financial services	99.92%
-Arab Sweeteners Company.	Manufacturing	99.98%

AL - Naeem Holding for Investments "S.A.E"

Notes to Consolidated Financial Statements

For the Period ended September 30, 2024

(In The Notes all Amounts are shown in US Dollar unless otherwise stated)

* REACAP for Financial Investments owns the following ownerships in its Subsidiaries:

Company	Activity	Share %
-SVREICO for Real Estate Investment Company	Real Estate Investments	68.35%
-Naeem For Real Estate Investments	Real Estate Investments	99.98%
-Bedaya For Real Estate Investments (Subsidiary of Naeem for Real Estate Investments)	Real Estate Investments	99%
-Belady For Tourist Development and Hotels (Subsidiary of Naeem for Real Estate Investments)	Tourism Investments	99%
-Smart Gardens for real estate investment	Real Estate Investments	66%
-NAEEM for Consulting Services Company	Consulting services	98%

* On April 1, 2021 and in accordance with the agreement to sell the shares of Naeem Capital Investment Company "S.A.E" - a subsidiary owned 99.99% by of Naeem Holding for Investments, the entire company's one million shares were sold.

3- BASIS OF CONSOLIDATION

- The financial statements of the Holding Company and its subsidiaries are prepared in accordance with the Egyptian accounting standards and the applicable laws and regulations.

- Similar accounts for assets, liabilities, revenues and expenses of Holding Company and its subsidiaries have been grouped, after excluding the following:

1. The equity of subsidiary is reduced against the cost of the investment cost of Holding Company in its subsidiary.
2. Intercompany accounts between Holding Company and subsidiaries:
 - Current accounts between group companies
 - Notes receivables / payables between group companies
3. Revenues, expenses and dividends paid between Holding Company and subsidiaries during the period.
4. Unrealized gains on the date of consolidated financial statements that resulted from transactions between Holding Company and subsidiaries which may appear in some assets at the date of consolidated financial statements,
5. Any differences between debit and credit balances through settlements, which arose as a result of operation between Holding Company and subsidiaries which recorded in the books of one of the companies and have not been recorded in the books of other Company.

Show minority interest in a separate line item in the consolidated financial statements attributed to equity share in subsidiaries.

6. Non-controlling interest are measured at their proportionate share of the acquiree's identifiable net assets at the date of acquisition in separate item.

Translation of Financial Statements
originally issued in Arabic

Naeem Holding for investments (S.A.E- free zone)

Notes to consolidated financial statements for the period ended September 30, 2024

(In the notes all amounts are shown in US Dollar unless otherwise stated)

(4) Fixed assets

	*Buildings	Vehicles	Furniture and office utilities	Office equipment and tools	Total
Cost as of 1/1/2023	11 296 412	732 316	5 200 761	1 791 778	19 021 267
Additions during the year	201 510	--	10 558	12 146	224 214
Disposals during the year	--	(98 727)	--	--	(98 727)
Cost as of 31/12/2023	11 497 922	633 589	5 211 319	1 803 924	19 146 754
Revaluation surplus	5 138 335	--	--	--	5 138 335
Total cost as of 31/12/2023	16 636 257	633 589	5 211 319	1 803 924	24 285 089
Additions for the period	179 651	132 533	--	13 877	326 061
Disposals during the period	--	(42 566)	--	--	(42 566)
Cost as of 30/9/2024	16 815 908	723 556	5 211 319	1 817 801	24 568 584
Accumulated depreciation as of 1/1/2023	1 271 202	396 780	3 764 473	1 686 823	7 119 278
Depreciation for the year	254 946	50 374	96 265	34 181	435 766
Depreciation of disposals for the year	--	(98 727)	--	--	(98 727)
Accumulated depreciation as of 31/12/2023	1 526 148	348 427	3 860 738	1 721 004	7 456 317
Depreciation for the period	372 769	21 369	51 356	21 253	466 747
Depreciation of disposals for the period	--	(42 566)	--	--	(42 566)
Accumulated depreciation as of 30/9/2024	1 898 917	327 230	3 912 094	1 742 257	7 880 498
Net Book Value 30/9/2024	14 916 991	396 326	1 299 225	75 544	16 688 086
Net Book Value 31/12/2023	9 971 774	285 162	1 350 581	82 920	16 828 772

* Management has used the revaluation model in accordance with Egyptian Accounting Standard No. (10) Fixed Assets according to the fair value study from an independent financial advisor on March 31, 2023 .

AL - Naeem Holding for Investments "S.A.E"

Notes to Consolidated Financial Statements

For the Period ended September 30, 2024

(In The Notes all Amounts are shown in US Dollar unless otherwise stated)

5. Projects Under Construction

	30/9/2024	31/12/2023
Beginning balance for the Period / Year	2 879 797	2 654 686
Additions for The Period / Year	31 062	225 111
Ending balance for the Period / Year	<u>2 910 859</u>	<u>2 879 797</u>

6. Investments at Fair Value through OCI

	30/9/2024	31/12/2023
Quoted Shares in The Stock Market *	48 353 219	56 011 304
Unquoted Shares in The Stock Market	26 040 983	26 257 296
Nile Palm EL Naeem for Real Estate Development	7 620 118	7 620 119
	<u>82 014 320</u>	<u>89 888 719</u>

*Quoted shares in the Egyptian stock market include 31 962 689 shares with fair value amounted to USD 52 099 183 from investment in Egyptian Gulf Bank Pledged as collateral for a letter of guarantee issued by the Arab African International Bank in favour of Naeem shares and bonds to guarantee brokerage activity and Etihad Capital Company to guarantee portfolio management activity.

* According to the Egyptian Gulf Bank's fair value per share study prepared by Professionals for Financial Consulting, Underwriting and Promotion of Securities Subscription in February 2024, the stock was evaluated by the weighted average method for both discounted free cash flows and book value multiplier, and according to the study, the stock is considered inactive due to the decrease in trading volume during 2023, as well as the fluctuation in the value of the share as well as the presence of price differences between supply and demand.

7. Long – Term Financial Investments

	30/9/2024	31/12/2023
Misr Company for Central Clearing and Depository *	443 363	692 880
Guarantee Settlement Fund**	74 203	150 327
	<u>517 566</u>	<u>843 207</u>

*The change is due to decrease in the investment in Misr Company for central Clearing and Depository distributions of the capital of the company to its members every three years, and transfer ownerships of the equity between members according to par value , and redistribution when add new members.

** The determination of the contribution in settlement gurantee fund is based on average value trade by the company to the value trade of the market due to quarter before.

AL - Naeem Holding for Investments "S.A.E"**Notes to Consolidated Financial Statements****For the Period ended September 30, 2024****(In The Notes all Amounts are shown in US Dollar unless otherwise stated)****8. Investments in Associates**

	Ownership%	30/9/2024	31/12/2023
AL - Naeem Shares & Bonds	1 %	177 105	177 142
Etihad Capital	30.2%	1 521 438	1 603 031
Smart Back	35%	1 490 822	1 490 822
		3 189 365	3 270 995

9. Real Estate Investments

	30/9/2024	31/12/2023
Beginning balance of the Period / Year	3 727 324	3 727 324
Disposal	(3 727 324)	--
Accumulated depreciation	(314 769)	(312 892)
Depreciation for the Period / Year	(642)	(1 877)
Accumulated depreciation for disposal	315 445	--
	--	3 412 555

According to the board of directors decision that had been held on 11 November 2015 which it was decided to cancel the finance lease contract with the International Company for Leasing which was contracted during 2011 related to the finance lease of building F4& B143, that resulted in acquisition of building B143 & F4 by Svreico For Real Estate Investment Company amounted to 2 946 959 EGP with the purpose of maintaining building B14 and building F4 to be offered for leasing according to one or more operating lease contract.

As a result, and according to paragraph number (8) standard (34) of Egyptians accounting standards that related to investment properties, Svreico for Real Estate Investment Company recognized building F4 and B143 in the real estate investment.

Referring to the decision of the Minister of Investment No, 110 for the year 2015 to issue the accounting standards, which resulted in a change in Standard No, 34 of the Egyptian Accounting Standards for Real Estate Investment and the derecognition of the fair value method, Accordingly, they were reclassified in Accordance with transitional provisions from the fair value method to the cost method, it was taken into consideration that the useful life of the original 50 years.

AL - Naeem Holding for Investments "S.A.E"
Notes to Consolidated Financial Statements
For the Period ended September 30, 2024
(In The Notes all Amounts are shown in US Dollar unless otherwise stated)

10. Goodwill

	30/9/2024	31/12/2023
Goodwill arising from acquisition of:		
Naeem Brokerage in financial securities	40 330 093	40 330 093
REACAP for financial investments (Reacap holding previously)	10 251 294	10 251 294
Naeem for Financial Investments	3 103 794	3 103 794
EtiHAD Capital (Unifund Capital for financial investments company)	473 327	473 327
Smart for securities (EtiHAD Capital for Securities)	731 551	731 551
	<u>54 890 059</u>	<u>54 890 059</u>

11. Cash and Cash Equivalent

	30/9/2024	31/12/2023
US Dollars		
Cash on hand	3 663	3 750
Banks - Current accounts	1 267 303	364 883
Time deposit	50 000	100 000
	<u>1 320 966</u>	<u>468 633</u>
Other Currencies		
Cash on hand	24 103	24 284
Banks - Current accounts	1 509 464	1 801 040
Time deposits	71 099	499 458
	<u>1 604 666</u>	<u>2 324 782</u>
	<u>2 925 632</u>	<u>2 793 415</u>
Deduct:		
Expected credit loss	(3 712)	(1 785)
	<u>2 921 921</u>	<u>2 791 630</u>

12. Investments at Fair Value through Profit or Loss

	30/9/2024	31/12/2023
Quoted shares in the stock market	1 042 114	579 345
Unquoted shares in the stock market	6 396 994	763 086
Investment fund units	659 103	4 222 875
	<u>8 098 211</u>	<u>5 565 306</u>

13. Trade Receivables

	30/9/2024	31/12/2023
Trade Receivables	6 026 762	6 641 722
Deduct:		
Expected Credit Loss	(202 110)	(221 021)
	<u>5 824 652</u>	<u>6 420 701</u>

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14. Work in Progress

	30/9/2024	31/12/2023
Marsa Alam Land	4 814 143	3 920 319
First phase lands – smart village' buildings and constructions	6 603 883	9 046 527
	<u>11 418 026</u>	<u>12 966 846</u>

15. Debtors and Other Debit Balances

	30/9/2024	31/12/2023
Prepaid expenses	135 305	198 255
Employees' loans and advances	1 394	2 027
Deposit with others	204 379	251 158
Tamweel For Mortgage Company *	1 014 472	1 175 125
Advances to suppliers	169 128	287 520
Accrued Revenue	1 712	221 034
Purchasing and selling clearing	--	291 333
Tax Authority	136 257	108 709
Notes receivables	1 539 911	2 720 519
Other debit balances	2 634 440	2 641 486
	<u>5 836 998</u>	<u>7 897 166</u>
Deduct:		
Expected credit loss	(11 212)	(24 782)
	<u>5 825 786</u>	<u>7 872 384</u>

* The company has made a sale and lease back contract for the first and third floor - building B-16 in Smart village that the company owns it with Tamweel for Mortgage.

16. Finished units

	30/9/2024	31/12/2023
First phase Buildings – Smart village*	1 158 980	2 524 240
	<u>1 158 980</u>	<u>2 524 240</u>

* This amount represents the covered costs related to the unsold portion of buildings no B109 & B16 at the first phase, as included in the balances of Sverico for Real Estate Investment Company.

17. Issued and paid-up capital

The Company's authorized capital amounts to USD 600 million and the initial issued and paid-up capital at the date of incorporation amounted to USD 120 million divided over 120 million shares each with a par value of USD 1.

On 18 July 2006, the board of directors approved an increase in the issued and paid-up capital from USD 120 million to USD 240 million and increase the shares from 120 million

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shares to 240 million shares each with a par value of USD 1 and the increase was fully subscribed in.

On 30 March 2008 the general assembly meeting agreed on board of directors' proposal to declare 1 stock dividend for every 3 shares with total amount of USD 80 million, On 16 July 2008 the capital increase was registered at Misr for Central Clearing, Depository and Registry Company, Accordingly, issued and paid-up capital amounted to USD 320 million divided over 320 million shares each with a par value of USD 1.

- On 11 November 2009 the board of directors decided to redeem 10 660 529 shares from treasury shares at their par value (Note 20), Accordingly the Company issued and paid-up capital amounted to USD 309 339 471.
- On 14 April 2011 extra ordinary general assembly meeting decided to redeem 5 017 471 shares of treasury shares with their par value (Note 20) accordingly issued and paid-up capital becomes USD 304 322 000.
- On 21 May 2012, according to the decree of the Extraordinary General Assemble Meeting, 10 432 529 shares of treasury shares have been redeemed with their par value (Note 20), accordingly issued and paid-up capital becomes USD 293 889 471.
- On 6 August 2013, according to the decree of the Extraordinary General Assemble Meeting, 10 000 000 shares of treasury shares have been redeemed with their par value (Note 20), accordingly issued and paid-up capital becomes USD 283 889 471.
- On 16 January 2014 the articles no,6 & 7 of the company's article of association has been changed and the changes were highlighted in the commercial register on that date.
- Pursuant to the decisions of the extraordinary general assembly held on 25 July 2016, which stipulated for reducing the issued and paid-up capital from USD 283 889 471 to USD 198 722 630 by way of reducing the nominal value per share from 1 USD to USD 0.70 while keeping the number of shares as it is, i.e., 283 889 471 shares. The aforesaid decisions further stipulated for transferring the reduced portion of capital, amounting to USD 85 166 841 to the company's reserves (general reserve), and for amending articles nos. (6 and 7) of the company's articles of association.
- On 22 June 2017 the ordinary general assembly meeting agreed on board of directors' proposal to declare 1 stock dividend for every 10 shares outstanding with total amount of USD 19 872 263. On 9 October 2017 the capital increase was registered at Misr for Central Clearing, Depository and Registry, Accordingly, issued and paid-up capital amounted to USD 218 594 893 divided over 312 278 418 shares each with a par value of USD 0.70 and it was modified in the commercial register dated 14 September 2017.
- On 15 April 2018 the ordinary general assembly meeting agreed on board of directors' proposal to declare 1 stock dividend for every 10 shares outstanding with total amount of USD 21 859 489. On 10 October 2018 the capital increase was registered at Misr for Central Clearing, Depository and Registry, Accordingly, issued and paid-up capital amounted to USD 240 454 382 divided over 343 506 260 shares each with a par value of USD 0.70 and it was modified in the commercial register dated 12 September 2018.
- On 28 March 2019 the ordinary general assembly meeting agreed on board of directors' proposal to declare 1 stock dividend for every 10 shares outstanding with total amount of USD 24 045 438. On 9 June 2019 the capital increase was registered at Misr for Central Clearing, Depository and Registry, Accordingly, issued and paid-up capital amounted to USD 264 499 820 divided over 377 856 886 shares each with a par value of USD 0.70 and it was modified in the commercial register dated 28 May 2019.

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- On April 7, 2021, based on to the company's general assembly's decision, which included the approval to reduce the issued and paid-in capital from \$264 499 820 to be the issued and paid-in capital \$245 290 246 And that is by executing the treasury shares mentioned in the company's financial statements for the financial year ending on December 31, 2020, amounting to 27 442 248 shares with a face value for one share of 0.70 US dollars with a total value of 19 209 574 US dollars Accordingly, issued and paid up capital amounted to USD 245 290 246 divided over 350 414 638 shares each with a par value of USD 0.70 and the articles no, 6 & 7 of the company's article of association has been adjusted and it was modified in the commercial register dated 13 July 2021.

18. General reserve -Treasury stock reserve

-According to the Company's board of directors meeting held on 25 August 2008, the Company decided to purchase 4.9% from Company's shares. The Company had purchased 11 115 493 shares during 2008 and 2009 with amount of USD 7 428 235.

-On 11 November 2009 the board of directors agreed to redeem 10 660 529 shares from treasury shares at par value, The Company completed the appropriate procedures to redeem these shares of an amount of 7 219 991 USD as at 30 March 2010 according to the decision of the extraordinary general assembly meeting held, The difference between the acquisition cost and the par value amounted to USD 3 440 538 is recognized in reserve available for distribution in equity at the balance sheet as of 31 December 2009.

-According to the decree of Company's Extraordinary General Assembly Meeting held on 14 April 2011, 5 017 471 treasury shares and their acquisition cost is amounted to 2 654 357 and their par value is amounted to USD 5 017 471 has been redeemed , and the difference between the share's par value and their acquisition cost has been charged to reserve available for distribution in the equity in the Consolidated balance sheet, as of 31 December 2011 with the addition to the amount of USD 2 363 114, so that, for the reserve available for distribution as of 31 December 2011 amounted to 5 803 652 USD.

-On 21 May 2012, according to the Extraordinary General Assembly Meeting decision, 10 432 529 shares from treasury shares have been redeemed at par value that had acquisition cost amount to USD 5 605 525 with par value amount to USD 10 432 529, The difference between the par value and acquisition cost amount to USD 4 827 004, so that the dividends available to distribution becomes USD 10 630 656 as of 31 December 2012.

-On 6 August 2013, according to the Extraordinary General Assembly Meeting decision, 10 000 000 shares from treasury shares have been redeemed at par value that had acquisition cost amount to USD 2 814 142 with par value amount to USD 10 000 000, The difference between the par value and acquisition cost amount to USD 6 671 109.

-On 13 November 2013, according to the Extraordinary General Assembly Meeting decision, 5 000 000 shares from treasury share have been purchased with the amount of USD 1 608 173 for the purpose of financing rewarding system.

-On 30 September 2020 Treasury stock reserve amounted to USD 7 233 894

(On 31 December 2019, USD 7 233 894).

-On April 7, 2021 according to the decision of the Extraordinary General Assembly of the company, a number of 27 442 248 shares were executed from treasury stock at their face value which is the cost of acquisition is 20 619 163 \$and the nominal value of 19 209 574 \$The difference between the face value and the cost of acquiring these shares was included in the treasury stock reserve with equity in the stand-alone statement of financial position

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on December 31, 2020 with 7 233 894\$ bringing the total value of the treasury stock reserve 5 824 305 USD on September 30, 2024.

According to the company's board of directors meeting held on 12 June 2024 the Company decided to purchase 2% from company's stocks, The company had purchased 7 000 000 stocks during 2024.

19. Retained losses

According to the Decree of the Ministry of Investment and International Cooperation No. (69) Year 2019 introduced amendments to some provisions of the Egyptian Accounting Standards issued thereby by virtue of Decree No. (110) year 2015, the Retained losses for the financial year ended at 31 December 2019 have been adjusted as follows:

On October 2019 the Financial Regulatory Authority (FRA) in association with the Egyptian Society of Accountants & Auditors (ESAA) issued the Guide to the application of the Egyptian Accounting Standard No. (49) leases Contracts and paragraph (5), which included the following: "The Lessee should apply this standard to lease contract where he is the Lessee.

While the cumulative effect of the initial Implementation of the standard is recognized on the date of initial Implementation and it is not permitted to Presentation comparative information, the lessee should instead recognize the cumulative effect of the initial Implementation of this standard as an adjustment to the opening balance of retained earnings at the date of initial Implementation.

For financial leases that were subject to Law No. 95 of 1995 and were processed in accordance with IAS 20 Accounting Rules and Standards relating to Finance Leases, the following are the effects resulted of Shift to the Implementation of the Egyptian Accounting Standard No. (49) leases.

	30/9/2024	31/12/2023
Beginning Balance at The Period / Year	(67 485 848)	(56 488 271)
Transferred to Accumulated Losses	(527 459)	597 223
Effect of depreciation revaluation	195 643	--
The effect of selling financial investments at fair value through OCI	(7 564 586)	(11 594 800)
Ending Balance for The Period / Year	(75 382 351)	(67 485 848)

20. Long -term liabilities

	30/9/2024	31/12/2023
Notes Payable	229 225	511 755
Lease Contract Liability	782 844	1 118 573
	1 012 069	1 630 328

21. Provisions

	30/9/2024	31/12/2023
Beginning Balance at Period / Year	26 279	26 279
Ending balance for the Period / Year	26 279	26 279

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22. Bank facilities

	30/9/2024	31/12/2023
United Ahly Bank	3 437 565	2 750 809
Misr Bank	--	14
Export Development Bank of Egypt*	6	9
Alttijari Wafa Bank	298 900	1 763 426
Arab African International Bank **	1 413 941	2 728 312
	5 150 412	7 242 570

* The company obtained a bank facility amounted to EGP 35 million from export development bank of Egypt to finance margin- purchase operations

** The company obtained a secured credit from the Arab African International Bank –Egypt amounting to LE 200 million, ensuring securities and guaranteed by the shares of Recap for Financial Investments Company and Egyptian Gulf Bank, with the aim of financing a securities portfolio investment.

23. Credit and Other Creditor Balances

	30/9/2024	31/12/2023
Insurance for others	192 296	446 640
Accrued expenses	254 651	383 250
Central depository custody	19 933	20 222
Social insurance authority	18 261	19 720
Takaful Contribution	13 390	14 306
Risk guarantee fund	265	221
Tax Authority	649 712	729 127
General authority for investment and free zones	1 964 599	2 080 244
Lease contract Liability	--	316 068
Nile Palm EL Naeem for Real Estate Development	1 009 625	1 577 825
Notes payable – short term	133 413	261 308
Lease contract liability	171 784	--
Offset	948 614	--
Advanced Revenue	3 006 511	2 571 817
Dividend creditors	--	44 397
Maintenance Creditors	1 797 304	1 554 996
Other credit balances	1 072 662	811 811
	11 253 020	10 831 952

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24. Financial Instruments and Risk Management

The Company's financial instruments are represented in financial assets and liabilities, the financial assets include cash on hand and at banks, account receivables, other debit balances and financial investments, the financial liabilities include bank overdraft, dividends payable and other credit balances.

The significant accounting policies applied for the recognizing of income and expenses are included in note (31) of the notes to the financial statements. a-The foreign currency risk other than US dollar

The foreign currency risk is the risk that the value of the financial assets and liabilities and their related cash inflows and outflows in foreign currencies other than the US Dollar will fluctuate due to changes in foreign currency exchange rates.

a- Fair Value

According to the followed bases in the evaluation of the financial assets and liabilities of the Company, the fair value of the financial instruments is not materially different from their fair values at the financial statements date.

b- Credit Risk

The company settles its banking liabilities periodically to avoid unexpected financial losses.

c- Liquidity Risk

The company is constantly examining financial situation of liquidity for all items of the statements as well as Taking all necessary precautionary measures to face any expected risks that may arise from the dealings of the company and lead to a problem in liquidity.

d- Risks of Cash Flows related to Interest Rate

Usually, future cash flows of financial instruments is prepared, in order to anticipate any changes that may occur in the future interest rate changes and this may lead to a change in the effective interest rate of the tool without any change in fair value.

25. Contingent Liabilities

The company warrants a letter of guarantee at the amount of AED 1 000 000 or the equivalent amount in US dollars, as issued by the Arab African International Bank to Naeem for Stocks and Bonds Company in favor of the stock exchanges in Dubai and Abu Dhabi, with the aim of guaranteeing the brokerage activity.

26. Goals and Methods of Capital Management

The Company aims to achieve the maximum return on its capital through capital management in accordance with its related investments activities through its operations department that has a sufficient experience to manage company's capital and to achieve the required return.

Capital finance of the group is made through shareholder's equity, and borrowings through financial institutions are very limited.

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27. Tax Position of The Companies of Naeem Holding Group for Investments

- **Naeem Holding Company**

- **Income Tax:** The Company was established at the free zone in Ismailia, and was exempted from the income tax in accordance with the Investment Guarantees and Incentives Law No. 8 of the year 1997.

- **Salaries Tax:** Examination took place up to 31 December 2012, all taxes due were paid. The company pays all taxes obligation amounts on a regular basis. The Company's books are in inspection for the years from 2013 till 2016.

- **Stamp duty:** The company was exempted from stamp duty tax till 13 May 2011 and starting that date it is affected by the stamp tax. the company fulfills its tax obligations as per the due dates.

28. Going Concern

On 27 March 2013, according to the Extraordinary General Assembly Meeting decision of Bedaya for Real Estate Investment Company (Subsidiary), it was accepted to freeze the company's activities as of 31 March 2013, and the tax card has been retained by the company.

As per the decision from the board of directors of the Egyptian Financial Supervisory Authority (EFSA) session held on 23 July 2011, Naeem for Real Estate Financing (Subsidiary) has been prevented from performing its operations according to the article no, 42 of the real estate financing law no 148 of 2001 for not completing its issued capital.

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29. SIGNIFICANT ACCOUNTING POLICIES

29-1 Basis of preparation

The consolidated financial statements have been prepared under the going concern assumption and on a historical cost basis, except for investment property and available for sale financial assets that have been measured at fair value.

29-2 Subsidiaries companies

Subsidiaries are the companies that under the control of the group, In Which the group has the ability to control their financial and operating policies to obtain benefits from its activities taking into consideration the current and probable voting rights at the date of preparation of consolidated financial statements, When measuring the extent of control, The financial statements of subsidiaries are included in the consolidated financial statements since the date of acquisition till the date losing control of Holding Company on subsidiaries.

29-3 Consolidation elimination transactions

When preparing consolidated financial statements all balances, transactions and unrealized gains and losses between group companies are eliminated.

29-4 Conformity with accounting standards

The financial statements of the Holding Company and its subsidiaries are prepared in accordance with the Egyptian accounting standards and the applicable laws and regulations.

29-5 Foreign currency translation

The Holding Company maintains its accounts in US Dollar as it operates in a free zone, Transactions denominated in foreign currencies are recorded at the prevailing exchange rate at the date of the transaction, Monetary assets and liabilities denominated in foreign currencies other than US Dollar are retranslated using the prevailing exchange rate currencies other than US Dollar at the balance sheet date, all differences are recognized in the consolidated statement of income.

For the subsidiaries that maintains its accounts with a different currencies other than used by the Holding Company (US Dollars), balances of assets and liabilities of the financial statements for these companies are translated using the exchange rates prevailing at the financial position date, equity translated on the basis of historical exchange rates, Revenues and expenses on the bases of average exchange rates during the year, Foreign exchange translation differences recorded in special reserve item "Consolidated Translation differences due to consolidation" in equity consolidated balance sheet.

29-6 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured, Corresponding cost for this process and cost to complete, if available, are measured:

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- Profit or loss resulted from sale of financial investments are recognized on transaction date based on the difference between the cost and selling price less selling commission and expenses,
- Dividends income is recognized when collected,
- Interest income is recognized on accrual basis,
- Brokerage commissions resulting from purchase and sale of securities for clients are recorded after implementation of buy or selling order and issuing client's invoice,
- Management fees are calculated on a monthly basis based on agreed upon contract of the total customer's investment portfolio and total market value shares of the client according to contract terms,
- Purchase with margin revenue is recognized on accrual basis and according to agreed upon interest rate,
- Custody revenues are recognized on accrual basis based on the agreed upon percentages with the customers,
- Performance revenue are calculated annually on the net profit of the investment portfolio of the client under the terms of the contract.
- **Operating Revenue from the Sale of Real Estates and Lands**
Revenue is achieved upon the delivery of units to the Company's customers and the transferring of all risks and economic benefits related to the unit.
Revenue is recognized when there is sufficient certainty that the economic benefits associated with the transaction will flow to the entity and the amount of revenue can be measured reliably.
Revenue shall be measured at the fair value of the due or the received consideration. Any trade discounts, volume rebates, sales taxes or charges shall be deducted and revenue is measured net of these items.
- **Interest Revenue**
Interest revenue is recognized by using the effective yield method. Interest revenue is recorded in the Profit or Loss statement under the financing income.

29-7 Property and plant

Property and plant are stated at historical cost net of accumulated depreciation and accumulated impairment losses, Such cost includes the cost of replacing part of the plant and equipment when that cost is incurred, if the recognition criteria are met, Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied, All other repair and maintenance costs are recognized in consolidated statement of income as incurred.

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

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	Years
Buildings	20
Furniture and office utilities	10 – 16
Office equipment and tools	3 – 8
Vehicles	3 – 5

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

The assets residual values, useful lives and methods of depreciation are reviewed at each financial year-end.

The Company assesses at each balance sheet date whether there is an indication that fixed assets may be impaired, Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, Impairment losses are recognized in the statement of income. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized, The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years, Such reversal is recognized in the consolidated statement of income.

The accounting policy has been changed for the subsequent measurement of fixed assets for the land and buildings item according to the revaluation model in accordance with paragraph No. (31) of Egyptian Accounting Standard No. (10) amended in 2023, provided that the item of fixed assets whose fair value can be measured in a reliable way is recorded, which is the phrase For the revaluation amount on the revaluation date of December 31, 2023, less any subsequent accumulated depreciation and any subsequent accumulated impairment losses.

The valuation was made using the market value method as determined by the Financial Supervision Authority's certified appraisers.

The company records the revaluation surplus in the statement of other comprehensive income, and the company conducts revaluation regularly when there is a difference in the book value that is of relative importance.

The cumulative effect of the revaluation surplus during the current period was recognized in this comprehensive income and the Company applied the revaluation model election for the first time on December 31, 2023.

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29-8 Investments

Investments at fair value through profit or loss

Investments at fair value through profit or loss are financial assets classified as either held for trading acquired for the purpose of selling in the near term or financial assets designated upon initial recognition at fair value through profit or loss.

Investments at fair value through profit or loss are initially recognized at fair value inclusive direct attributable expenses.

Investments at fair value through profit or loss are carried in the consolidated balance sheet at fair value with gains or losses recognized in the consolidated statement of income.

A gain or loss arising from sale of an investment at fair value through profit or loss shall be recognized in the consolidated statement of income.

Available for sale investments

Available for sale investments are those non-derivative financial assets that are designated as available for sale or are not classified as loans and receivables, held to maturity investments or investments at fair value through profit or loss.

Available for sale investments are initially recognized at fair value inclusive directly attributable expenses.

After initial measurement, available for sale investments are measured at fair value with unrealized gains or losses recognized in the other comprehensive income until the investment is derecognized, at which time the cumulative gain or loss recorded in the other comprehensive is recognized in the consolidated statement of income, or determined to be impaired, at which time the cumulative loss recorded in equity is recognized in the statement of income,

If the fair value of an equity instrument cannot be reliably measured, the investment is carried at cost.

Equity investments: where there is evidence of impairment, the cumulative loss is removed from the other comprehensive income and recognized in the consolidated of income, Impairment losses on equity investments are not reversed through the statement of income; increases in the fair value after impairment are recognized directly in equity.

Investments in associates

Investments in associates are investments in entities which the Company has significant influence and that is neither a subsidiary nor an interest in a joint venture, Significant influence is presumed to exist when the Company holds, directly or indirectly through subsidiaries 20 percent or more of the voting power of the investee, unless it can be clearly demonstrated that this is not the case.

Investments in associates are accounted for in the consolidated financial statements at cost inclusive acquisition cost and in case the investment is impaired, the carrying amount is adjusted by the value of this impairment and is charged to the consolidated statement of income for each investment separately, Impairment loss shall not be reversed.

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29-9 Non-Current assets held for sale

Non-Current assets held for sale is the non-current assets that is expected to recover its book value basically from sale agreement not from the use of those assets those assets are measured by the lower of the book value or the fair value after deducting the sales cost.

Non-Current assets held for sale in case of impairment, the carrying amount to be adjusted by the value of this impairment and are charged to the consolidated of income Impairment losses to be reversed in the period when occurred, and to the extent to the amount of book value that previously reduced unless the impairment loss was recognized in the previous years.

29-10 Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made, Provisions are reviewed at the financial position date and adjusted to reflect the current best estimate, Where the effect of the time value of money is material, the amount of a provision should be the present value of the expected expenditures required to settle the obligation, Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

29-11 Legal reserve

According to the Company's articles of association, 5% of the net profits of the year is transferred to the legal reserve until this reserve reaches 50% of the issued capital, the reserve is used upon a decision from the general assembly meeting based on the proposal of the board of directors.

29-12 Income taxes

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

Current income tax

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

Deferred income tax

Deferred income tax is recognized using the liability method on temporary differences between the amount attributed to an asset or liability for tax purposes (tax base) and its carrying amount in the balance sheet (accounting base) using the applicable tax rate.

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

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

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29-13 Expenses

All expenses including operating expenses, general and administrative expenses and other expenses are recognized and charged to the consolidated statement of income in the financial year in which these expenses were incurred.

29-14 Treasury shares

Treasury shares are recognized at cost and deducted from equity at the consolidated sheet, taking into consideration for the company not to hold these stocks less than three months but not to exceed one year holding year, The company is authorized to sell the stocks during the year in case that their fair value exceeds their cost after general authority for financial supervisory approval, The company's board of directors should disclose in the extraordinary general assembly meeting the reasons for the company holding these stocks for more than six months to agree on the action to be taken towards them.

29-15 Employees rewarding system

Securities held for employees rewarding system are measured by reference to the fair value (market price) at the date of establishing the system and allocation and are revaluated to the fair value (market price) at each reporting date, together with a corresponding revaluation differences in equity at the balance sheet.

29-16 Related party transactions

Related parties represent associate companies, major shareholders, directors and key management personnel of the Company, and entities controlled, jointly controlled or significantly influenced by such parties, pricing policies and terms of these transactions are approved by the boards of directors.

29-17 Accounting estimates

The preparation of financial statements in accordance with Egyptian Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses during the financial years, Actual results could differ from these estimates.

29-18 Impairment

Impairment of financial assets

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

Impairment of non-financial assets

The Company assesses at each consolidated balance sheet date whether there is an indication that an asset may be impaired, Where the carrying amount of an asset or cash-generating units (CGU) exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, Impairment losses are recognized in the consolidated statement of income.

A previously recognized impairment loss is only reversed if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment

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loss was recognized, The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years, Such reversal is recognized in the consolidated statement of income.

29-19 Statement of cash flows

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

29-20 Cash and cash equivalent

For the purpose of preparing the cash flow statement, the cash and cash equivalent comprise cash on hand, current accounts with banks and time deposits maturing within three months.

29-21 Projects under construction

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

29-22 Work in progress

Properties acquired, constructed or in the course of construction for future sale are classified as work in process at their cost.

Work in process is subsequently carried at the lower of cost and net realizable value.

Net realizable value is the estimated selling price in the ordinary course of business less estimated cost to complete development and selling activities.

29-23 Long term Investments

Long term investments are represented in the company's share in Misr for Central Clearing Depository Registry (MCDR), the long-term investments should be recorded at the acquisition cost less any permanent impairment in its value for each investment separately.

29-24 Finished Units

Revenue from finished units is recorded at fair value for the amount received or due by the net after deducting any commercial discounts, quantities, sales tax or any other fees.

29-25 Real estate investment

Investment property is property (land or a building—or part of a building—or both) held (by the owner or by the lessee under a finance lease) to earn rentals or for capital appreciation or both.

Investment property is measured initially at cost including transaction costs. The investments property are measured after initial recognition at fair value and the gains or losses arising from change in fair value are recognized in the statement of income.

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29-26 Fair Value Measurement

The fair value represents the price which would be received by the company in return for selling an asset or transferring a liability under an orderly transaction between market participants on the date of measurement.

Fair value measurement is based on the assumption that the asset sale or liability transfer transaction will take place in the principal market of the asset or liability or the most advantageous market for the asset or liability.

The fair value of the asset or liability is measured by means of the assumptions likely to be used by the market participants upon pricing the asset or liability, assuming that the market participants will work on achieving their economic interests.

Fair value measurement for the non-financial asset or liability takes into account the market participant's ability to generate economic benefits by making the most acceptable use of the asset or by selling the asset to another market partner capable of using the asset in its utmost capacity.

As for the current assets in an active market, the fair value is determined by referring to the declared market purchase prices.

Fair value of the interest-bearing items is estimated based on the discounted cash flows, by using the interest rates applicable to identical items having the same conditions and risk properties.

As for unlisted assets, their fair value is determined by referring to the market value of identical assets or based on the expected discounted cash flows.

The company uses valuation techniques appropriate for the surrounding circumstances, in respect of which adequate data is available for the purpose of fair value measurement. Consequently, the company maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

All assets and liabilities the fair value of which is measured or disclosed in the financial statements are classified into three main levels in terms of fair value measurement, as follows:

- First level: by using unadjusted quoted prices of identical assets or liabilities in active markets.
- Second level: by using inputs other than the quoted prices mentioned in the first level, which are observable for the asset or liability whether directly (i.e., prices) or indirectly (i.e., price-derived inputs).
- Third level: by using valuation techniques which include inputs for the asset or liability none based on observable market data.

As for the assets and liabilities frequently recognized in the financial statements, the company determines whether the three levels of fair value hierarchy were alternatively used or not, by way of revaluating the foregoing classification at the end of the reporting year.

For fair value disclosure purposes, the company has specified some categories for assets and liabilities based on their nature, properties and relevant risks, as well as their levels of classification in the fair value hierarchy indicated above.

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29-27 Lease contract

This Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cash flows of an entity.

At inception of a contract, an entity shall assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

An entity shall determine the lease term as the non-cancellable period of a lease, together with both:

- A. periods covered by an option to extend the lease if the lessee is reasonably certain to exercise that option; and
- B. periods covered by an option to terminate the lease if the lessee is reasonably certain not to exercise that option.

The lessor

Whether a lease is a finance lease or a finance lease depends on the substance of the transaction rather than the form of the contract. Examples of situations that individually or in combination would normally lead to a lease being classified as a finance lease are:

1. the lease transfers ownership of the underlying asset to the lessee by the end of the lease term;
2. the lessee has the option to purchase the underlying asset at a price that is expected to be sufficiently lower than the fair value at the date the option becomes exercisable for it to be reasonably certain, at the inception date, that the option will be exercised;
3. the lease term is for the major part of the economic life of the underlying asset even if title is not transferred;
4. at the inception date, the present value of the lease payments amounts to at least substantially all of the fair value of the underlying asset; and
5. the underlying asset is of such a specialized nature that only the lessee can use it without major modifications.

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Initial recognition and subsequent measurement

Initial measurement

The lessor shall use the interest rate implicit in the lease to measure the net investment in the lease. In the case of a sublease, if the interest rate implicit in the sublease cannot be readily determined, an intermediate lessor may use the discount rate used for the head lease (adjusted for any initial direct costs associated with the sublease) to measure the net investment in the sublease.

Initial direct costs, other than those incurred by manufacturer or dealer lessors, are included in the initial measurement of the net investment in the lease and reduce the amount of income recognized over the lease term.

The interest rate implicit in the lease is defined in such a way that the initial direct costs are included automatically in the net investment in the lease; there is no need to add them separately.

Initial measurement of the lease payments included in the net investment in the lease:

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

1. Fixed payments (including in-substance fixed payments less any lease incentives payable;
2. variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
3. any residual value guarantees provided to the lessor by the lessee, a party related to the lessee or a third party unrelated to the lessor that is financially capable of discharging the obligations under the guarantee;
4. the exercise price of a purchase option if the lessee is reasonably certain to exercise that option and;
5. payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Finance leases

A lessor shall recognize lease payments from finance leases as income on either a straight-line basis or another systematic basis. The lessor shall apply another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

The standard introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. A lessee is required to recognize a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments.

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Initial measurement of the right-of-use asset

At the commencement date, a lessee shall measure the right-of-use asset at cost.

The cost of the right-of-use asset shall comprise:

- a) the amount of the initial measurement of the lease liability
- b) any lease payments made at or before the commencement date, less any lease incentives received;
- c) any initial direct costs incurred by the lessee; and
- d) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

The lessee incurs the obligation for those costs either at the commencement date or as a consequence of having used the underlying asset during a particular period.

Subsequent measurement of the right-of-use asset

Cost model

To apply a cost model, a lessee shall measure the right-of-use asset at cost:

- a) Less any accumulated depreciation and any accumulated impairment losses; and
- b) adjusted for any re-measurement of the lease liability lessee shall apply the depreciation requirements in IAS 16 Property, Plant and equipment in depreciating the right-of-use asset,

If the lease transfers ownership of the underlying asset to the lessee by the end of the lease term or if the cost of the right-of-use asset reflects that the lessee will exercise a purchase option, the lessee shall depreciate the right-of-use asset from the commencement date to the end of the useful life of the underlying asset.

Initial measurement of the lease liability

At the commencement date, a lessee shall measure the lease liability at the present value of the lease payments that are not paid at that date.

The lease payments shall be discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee shall use the lessee's incremental borrowing rate.

Subsequent measurement of the lease liability

After the commencement date, a lessee shall measure the lease liability by:

- 1. increasing the carrying amount to reflect interest on the lease liability;
- 2. reducing the carrying amount to reflect the lease payments made; and
- 3. re-measuring the carrying amount to reflect any reassessment or lease modifications specified, or to reflect revised in-substance fixed lease payments

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30. important Events

- During February 2022, in view of the political events that led to the outbreak of war between Russia and Ukraine, which led to possible repercussions on the global economy from a slowdown in growth and an increase in inflation Rate, which will lead to a rise in the prices of primary commodities such as food and energy, which are two of the basic components of many industries. The management believes that there is no significant impact from the repercussions of this war on the company's activities.

- On March 21, 2022, the Monetary Policy Committee of the Central Bank of Egypt decided to raise the deposit and lending rates for one night and the main operation price of the Central Bank by 100 basis points to reach 9.25%, 10.25% and 9.75%, respectively. The credit and discount rate were also raised by 100 basis points to reach 9.76%. On the same date, the Central Bank liberalized the foreign exchange rate against the Egyptian pound.

- On May 19, 2022, the Monetary Policy Committee of the Central Bank of Egypt decided to raise the deposit and lending rates and the price of the main operation of the central bank for one night by 200 basis points to reach 11.25%, 12.25% and 11.75%, respectively. The credit and discount rates were also raised by 200 basis points up to 11.75%.

- On December 22, 2022, the Monetary Policy Committee of the Central Bank of Egypt decided to raise the deposit and lending rates and the price of the main operation of the central bank for one night by 300 basis points to reach 16.25%, 17.25% and 16.75%, respectively. The credit and discount rates were also raised by 300 basis points up to 16.75%.

- On March 6, 2024, the Monetary Policy Committee of the Central Bank of Egypt decided to raise the overnight deposit and lending rates and the Central Bank's main operation rate by 600 basis points, reaching 27.25%, 28.25% and 27.75%, respectively. The credit and discount rates were also raised by 600 basis points. Reaching 27.75%.

- New Editions and Amendments to Egyptian Accounting Standards:

On March 6, 2023, the Prime Minister's Decree No. (883) of 2023 was issued amending some provisions of the Egyptian Accounting Standards, the following is a summary of the most significant amendments:

New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
Egyptian Accounting Standard No. (10)	1- These standards were reissued in 2023, allowing the use of		The amendments of adding the option to use

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
amended 2023 "Fixed Assets " and Egyptian Accounting Standard No. (23) amended 2023 "Intangible Assets".	revaluation model when subsequent measurement of fixed assets and intangible assets. 2- This resulted in amendment of the paragraphs related to the use of the revaluation model option in some of the applicable Egyptian Accounting Standards, which are as follows: - Egyptian Accounting Standard No. (5) "Accounting Policies, Changes in Accounting Estimates and Errors". - Egyptian Accounting Standard No. (24) "Income Taxes" - Egyptian Accounting Standard No. (30) "Interim Financial Reporting" - Egyptian Accounting Standard No. (31) "Impairment of Assets" - Egyptian Accounting Standard No. (49) "Leasing Contracts"		the revaluation model are effective for financial periods starting <u>on or after January 1, 2023, retrospectively,</u> cumulative impact of the preliminary applying of the revaluation model shall be added to the revaluation surplus account in equity, at the beginning of the financial period in which the company applies this model for the first time.

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
Egyptian Accounting Standard No. (34) amended 2023 "Investment property".	1- This standard was reissued in 2023, allowing the use fair value model when subsequent measurement of investment property. 2- This resulted in amendment of some paragraphs related to the use of the fair value model option in some of the applicable Egyptian Accounting Standards, which are as follows: - Egyptian Accounting Standard No. (1) "Presentation of Financial Statements" - Egyptian Accounting Standard No. (5) "Accounting Policies, Changes in Accounting Estimates and Errors". - Egyptian Accounting Standard No. (13) "The Effects of Changes in Foreign Exchange Rates" - Egyptian Accounting Standard No. (24) "Income Taxes" - Egyptian Accounting Standard No. (30) "Interim Financial Reporting " - Egyptian Accounting Standard No. (31) "Impairment of Assets" - Egyptian Accounting Standard No. (32) "Non-Current Assets Held for Sale and	Management is currently studying the possibility of changing the applied accounting policy and using the fair value model option stated in the standard and assessing the potential impact on the financial statements in case of using this option.	The amendments of adding the option to use the fair value model are effective for financial periods starting <u>on or after January 1, 2023</u> retrospectively, cumulative impact of the preliminary applying of the fair value model shall be added to the balance of retained earnings or losses at the beginning of the financial period in which the company applies this model for the first time.

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
	Discontinued Operations" – Egyptian Accounting Standard No. (49) "Leasing Contracts"		
Egyptian Accounting Standard No. (36) amended 2023 "Exploration for and Evaluation of Mineral Resources"	1- This standard was reissued in 2023, allowing the use of revaluation model when subsequent measurement of exploration and valuation assets. 2- The company applies either the cost model or the revaluation model for exploration and valuation assets, the evaluation should carried out by experts specialized in valuation and registered in a register maintained for this purpose at the Ministry of Petroleum, and in the case of applying the revaluation model (whether the model stated in the Egyptian Accounting Standard (10) "Fixed Assets " or the model stated in Egyptian Accounting Standard (23) "Intangible Assets") should consistent with the classification of assets in accordance with paragraph No.	The standard has no impact on the financial statements.	The amendments of adding the option to use the revaluation model are effective for financial periods starting <u>on or after January 1, 2023, retrospectively,</u> cumulative impact of the preliminary applying of the revaluation model shall be added to the revaluation surplus account in equity, at the beginning of the financial period in which the company applies this model for the first time.

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
	(15) of Egyptian Accounting Standard No. (36) amended 2023.		
Egyptian Accounting Standard No. (35) amended 2023 "Agriculture"	1- This standard was reissued in 2023, where paragraphs (1-5), (8), (24), and (44) were amended and paragraphs (5a) - (5c) and (63) were added, with respect to the accounting treatment of agricultural produce harvested, (Egyptian Accounting Standard (10) "Fixed assets " was amended accordingly). 2- The Company is not required to disclose the quantitative information required under paragraph 28(f) of Egyptian Accounting Standard No. (5) for the current period, which is the period of the financial statements in which the Egyptian Accounting Standard No. (35) amended 2023 and Egyptian Accounting Standard No. (10) amended 2023 are applied for the first time in relation to agricultural produce harvested. However, the quantitative information required under paragraph 28(f)	The standard has no impact on the financial statements.	These amendments are effective for annual financial periods starting <u>on or after January 1, 2023 retrospectively</u>, cumulative impact of the preliminary applying of the accounting treatment for agricultural produce harvested shall be added to the balance of retained earnings or losses at the beginning of the financial period in which the company applies this treatment for the first time.

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
	of Egyptian Accounting Standard No. (5) should be disclosed for each comparative period presented.		
Egyptian Accounting Standard No. (50) "Insurance Contracts"	1- This standard determines the principles of recognition of insurance contracts falling within the scope of this standard, and determines their measurement, presentation, and disclosure. The objective of the standard is to ensure that the company provides appropriate information that truthfully reflects those contracts. This information provides users of the financial statements with the basis for assessing the impact of insurance contracts on the company's financial position, financial performance, and cash flows. 2- Egyptian Accounting Standard No. (50) replaces and cancels Egyptian Accounting Standard No. 37 "Insurance Contracts".	Management is currently evaluating the potential impact on the financial statements from the application of the standard.	Egyptian Accounting Standard No. (50) is effective for annual financial periods starting <u>on or after July 1, 2024</u> , and if the Egyptian Accounting Standard No. (50) shall be applied for an earlier period, the company should disclose that fact.

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New or reissued standards	Summary of the most significant amendments	Potential impact on the financial statements	Effective date
	3- Any reference to Egyptian Accounting Standard No. (37) in other Egyptian Accounting Standards to be replaced by Egyptian Accounting Standard No. (50). 4- The following Egyptian Accounting Standards have been amended to comply with the requirements of the application of Egyptian Accounting Standard No. (50) "Insurance Contracts", as follows: - Egyptian Accounting Standard No. (10) "Fixed Assets". - Egyptian Accounting Standard No. (23) "Intangible Assets". - Egyptian Accounting Standard No. (34) "Investment property".		

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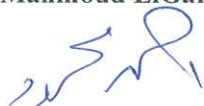
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- On October 18, 2022, the Financial Regulatory Authority Board of Directors Resolution No. (222) of 2022 was issued regarding some permissible exceptions to the application of Accounting Standard No. (47) Financial Instruments for Companies Licensed to Practicing Non-Banking Financial Activities, which companies licensed to practice non-banking financial activities may make an exception. Financial instruments and assets from recognizing expected credit losses:
 - 1- Debt instruments issued by the state in local currency.
 - 2- Current accounts and time deposits in local currency with banks registered with the Central Bank of Egypt.
- On March 3, 2024, Prime Minister Resolution No. (636) of 2024 was issued amending and reissuing some provisions of the Egyptian Accounting Standards. The following is a summary of these amendments: -
 - Egyptian Accounting Standard No (13) The Effects of Changes in Foreign Exchange Rates
 - Egyptian Accounting Standard No (34) Investment Property
 - Egyptian Accounting Standard No (17) Separate Financial Statements.

CFO

Ahmed Mahmoud ElGammal



Managing Director

Youssef Medhat El Far

