GADWA FOR INDUSTRIAL DEVELOPMENT COMPANY (S.A.E.)
SEPARATE INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2026
TOGETHER WITH LIMITED REVIEW REPORT

GADWA FOR INDUSTRIAL DEVELOPMENT COMPANY (S.A.E.)

SEPARATE INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2026

Contents

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Translation Of Limited review Report
Originally Issued in Arabic

Limited Review Report on Separate Financial Statements

To The Board of Directors of Gadwa for Industrial Development Company (S.A.E.)

Introduction

We have reviewed the accompanying separate interim financial position of **Gadwa for Industrial Development Company (S.A.E.)** as of 31 March 2026, as well as the related separate interim statements of profit or loss, comprehensive income, changes in equity and cash flows for the period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these separate interim financial statements in accordance with Egyptian Accounting Standards. Our responsibility is to express a conclusion on these separate interim financial statements based on our limited review.

Scope of Limited Review

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

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not give a true and fair view, in all material respects, of the separate interim financial position of the entity as of 31 March 2026, and of its separate interim financial performance and its separate interim cash flows for the period then ended in accordance with Egyptian Accounting Standards.

Cairo: 29 June 2026

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Auditor
Mohamed Ahmed Abu EL Kassim

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SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION
AS OF 31 MARCH 2026

	Notes	31 March 2026 EGP	31 December 2025 EGP
ASSETS			
Non-current assets			
Fixed assets	(3)	**4,932,594**	5,055,784
Investments in subsidiaries	(4)	**3,889,498,616**	4,131,057,802
Right-of-use assets	(15-1)	**16,493,504**	17,448,457
Projects under construction	(6)	**627,000**	627,000
Deferred tax assets	(11)	**26,549,360**	25,454,276
Total non-current assets		**3,938,101,074**	4,179,643,319
Current assets			
Due from related parties	(5-A)	**184,638,981**	154,740,787
Prepayments and other debit balances	(7)	**3,063,220**	2,922,769
Cash on hand and at banks	(8)	**210,384,232**	99,049,819
Total current assets		**398,086,433**	256,713,375
TOTAL ASSETS		**4,336,187,507**	4,436,356,694
EQUITY AND LIABILITIES			
EQUITY			
Issued and paid-up capital	(9)	**2,048,653,980**	2,048,653,980
Treasury shares	(9)	**(40,053,797)**	(40,053,797)
Share Premium- Employees Share-Based Incentive Plan	(10)	**215,579,387**	215,579,387
Legal reserve		**71,111,137**	53,228,669
Revaluation surplus of fixed assets under equity method		**275,692,387**	284,768,815
Retained earnings		**1,373,445,049**	1,027,707,160
(Loss) for the period / Profit for the year		**(257,206,303)**	357,649,366
TOTAL EQUITY		**3,687,221,840**	3,947,533,580
LIABILITIES			
Non-current liabilities			
lease liabilities - non-current portion	(15-2)	**21,376,997**	22,158,087
Total non-current liabilities		**21,376,997**	22,158,087
Current liabilities			
lease liabilities - current portion	(15-2)	**3,565,342**	3,619,947
Due to related parties	(5-B)	**566,181,020**	410,570,061
Tax liabilities		**14,734,250**	12,042,568
Accruals and other credit balances	(12)	**43,108,058**	40,432,451
Total current liabilities		**627,588,670**	466,665,027
TOTAL LIABILITIES		**648,965,667**	488,823,114
TOTAL LIABILITIES AND EQUITY		**4,336,187,507**	4,436,356,694

Group Chief Financial Officer
Ahmed Helmy
Ahmed Hamdy Helmy

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Chief Executive Officer
Yasser Mohamed Zaki

- The accompanying notes from (1) to (23) are an integral part of these separate interim financial statements.
-Limited review report "attached".

SEPARATE INTERIM STATEMENT OF PROFIT OR LOSS
FOR THE THREE MONTHS ENDED 31 MARCH 2026

	Notes	**For the three months ended 31 March 2026**	For the three months ended 31 March 2025
		EGP	EGP
Net (Loss) Profit from Operations	(13)	**(240,048,861)**	517,276,247
GROSS (LOSS) PROFIT		**(240,048,861)**	517,276,247
General and administrative expenses	(14)	**(17,595,232)**	(13,400,331)
Reverse (Expected) credit loss in due from related parties balance	(5-A)	**1,183,463**	(1,700,311)
OPERATING (LOSS) INCOME		**(256,460,630)**	502,175,605
Foreign exchange differences		**(4,461,244)**	(92,228)
Finance expense		**(3,580,595)**	(3,820,942)
Finance income		**6,201,618**	2,710,106
Loss from sale of fixed assets	(3)	**(536)**	-
(LOSS) PROFIT BEFORE INCOME TAXES		**(258,301,387)**	500,972,541
Income taxes	(11)	**1,095,084**	3,164,598
(LOSS) PROFIT FOR THE PERIOD		**(257,206,303)**	504,137,139
(LOSSES) EARNINGS PER SHARE	(19)	**(0.05)**	0.08

Group Chief Financial Officer
Ahmed Helmy
Ahmed Hamdy Helmy

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Chief Executive Officer
Yasser Mohamed Zaki

- The accompanying notes from (1) to (23) are an integral part of these separate interim financial statements.

SEPARATE INTERIM STATEMENT OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS ENDED 31 MARCH 2026

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
	EGP	EGP
(Loss) Profit for the period	**(257,206,303)**	504,137,139
Items related to comprehensive income	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**(257,206,303)**	504,137,139

- The accompanying notes from (1) to (23) are an integral part of these separate interim financial statements.

SEPARATE INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED 31 MARCH 2026

	Issued and Paid-up Capital	Treasury shares	Share Premium	Legal reserve	Revaluation surplus of fixed assets under equity method	Retained earnings	(Loss) / Profit for the Period	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Balance as of 1 January 2026	2,048,653,980	(40,053,797)	215,579,387	53,228,669	284,768,815	1,027,707,160	357,649,366	3,947,533,580
Transferred to legal reserve and retained earnings	-	-	-	17,882,468	-	339,766,898	(357,649,366)	-
Revaluation surplus of fixed assets under equity method (Note 4)	-	-	-	-	(9,076,428)	-	-	(9,076,428)
Adjustments to retained earnings of subsidiaries (Note 4)	-	-	-	-	-	5,970,991	-	5,970,991
Loss for the period	-	-	-	-	-	-	(257,206,303)	(257,206,303)
Balance as of 31 March 2026	**2,048,653,980**	**(40,053,797)**	**215,579,387**	**71,111,137**	**275,692,387**	**1,373,445,049**	**(257,206,303)**	**3,687,221,840**
Balance as of 1 January 2025	2,004,129,804	(116,483,266)	-	389,437	-	673,117,659	1,056,784,635	3,617,938,269
Transferred to legal reserve and retained earnings	-	-	-	52,839,232	-	1,003,945,403	(1,056,784,635)	-
Treasury shares (Note 9)	-	(40,053,797)	-	-	-	-	-	(40,053,797)
Revaluation surplus of fixed assets under equity method (Note 4)	-	-	-	-	351,326,256	-	-	351,326,256
Adjustments to retained earnings of subsidiaries (Note 4)	-	-	-	-	-	(36,490,205)	-	(36,490,205)
Profit for the period	-	-	-	-	-	-	504,137,139	504,137,139
Balance as of 31 March 2025	2,004,129,804	(156,537,063)	-	53,228,669	351,326,256	1,640,572,857	504,137,139	4,396,857,662

- The accompanying notes from (1) to (23) are an integral part of these separate interim financial statements.

SEPARATE INTERIM STATEMENT OF CASH FLOWS
FOR THE THREE MONTHS ENDED 31 MARCH 2026

	Notes	**For the three months ended 31 March 2026 EGP**	For the three months ended 31 March 2025 EGP
Cash flows from operating activities			
(Loss) Profit before income taxes		**(258,301,387)**	500,972,541
Depreciation of fixed assets	(3)	**250,303**	221,185
Amortization of right-of-use assets	(15-1)	**954,953**	954,953
Loss from sale of fixed assets	(3)	**536**	-
Reverse (Expected) credit loss in due from related parties balance	(5-A)	**(1,183,463)**	1,700,311
Share of profit or loss of subsidiaries	(4)	**240,048,861**	(517,276,247)
Finance expense		**3,580,595**	3,820,942
Finance income		**(6,201,618)**	(2,710,106)
Operating (Loss) before changes in working capital		**(20,851,220)**	(12,316,421)
Changes in due from related parties		**(28,714,731)**	1,528,850
Changes in prepayments and other debit balances		**(140,451)**	(1,785,228)
Changes in due to related parties		**155,610,959**	35,101,737
Changes in tax liabilities		**2,691,682**	1,177,945
Changes in accruals and other credit balances		**(108,069)**	15,555,372
Net cash flows provided from operating activities		**108,488,170**	39,262,255
Cash flows from investing activities			
Payments to acquire fixed assets	(3)	**(133,649)**	(75,525)
Proceeds from the sale of fixed assets	(3)	**6,000**	-
Payment on investments in subsidiaries		**(1,595,112)**	-
Payment in projects under construction		-	(50,000)
Finance income received		**6,201,618**	2,710,106
Net cash flow provided from investing activities		**4,478,857**	2,584,581
Cash flows from financing activities			
Payments for lease liabilities		**(835,695)**	(639,663)
Payments to acquire treasury shares	(9)	-	(40,053,797)
Finance expense paid		**(796,919)**	(886,145)
Net cash flows (used in) financing activities		**(1,632,614)**	(41,579,605)
Net change in cash and cash equivalent during the period		**111,334,413**	267,231
Cash and cash equivalent – beginning of the period	(8)	**99,049,819**	50,336,423
Cash and cash equivalent – end of the period	(8)	**210,384,232**	50,603,654

- The accompanying notes from (1) to (23) are an integral part of these separate interim financial statements.

1- Background

Gadwa For Industrial Development Company (S.A.E.) was established in accordance with Law No. (159) for the year 1981 as a result of the splitting of Aspire Capital Holding Company for Financial Investments (S.A.E) (previously - Pioneers Holding Company for Financial Investments) in according to Law No. (159) of 1981 and without violating Article (27) of the Capital Market Law No. (95) for the year 1992 and Article (121) and Article (122) of the Executive regulations.

The main purpose of the Company is to invest in, share and contribute, directly and indirectly in all fields of industrial investments, and the Company is allowed to have an interest or engage by any means with companies and others that practice similar businesses to its own or that may assist it in achieving its purpose in Egypt or abroad, also the Company may merge with such previous entities, purchase, or acquire in accordance with the law and its executive regulations.

The Company was registered in the Commercial Register under No. 171850 - Cairo on 5 September 2021.

The Company's registered address is: 5th Floor (above ground level), Building No. 231, Second District – Downtown Area, Fifth Settlement, New Cairo – Cairo.

The Company was registered in the Egyptian Exchange on 10 October 2021.

The Company duration is 25 years starting from 5 September 2021 to 9 September 2046.

The separate interim financial statements for the three months ended 31 March 2026 were approved by the Board of Directors resolution on 29 June 2026.

2- Significant Accounting Policies

2-1 Basis of preparation the financial statements

The financial statements have been prepared under the going concern assumption on a historical cost basis, except for financial assets measured at fair value through profit or loss, and Investments at fair value through comprehensive income measured at fair value.

Statement of compliance

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

Changes in accounting policies

Accounting policies applied this period is the same as in the previous periods.

2-2 Lease contracts

Contract is defined to be (or include) a lease contract based on its contents, The contract is a lease contact or include a lease contract if it transfers the control over the use of the asset described for a year for a price.

At the commencement of the contract, lease is classified as a financial lease or operating lease; where the contract is classified as a financial lease if it transfers in a material respect mostly all the risks and rewards from owning the contractual asset and classified as an operating lease if it doesn't transfer in a material respect mostly all the risks and rewards from owning the contractual asset.

At the commencement of the contract, asset is measured (right of use) at cost, where cost includes all initiation costs incurred to prepare the asset to the condition required as per the contract.

The lease liability is measured by the present value of the unpaid lease payments at the date, deducting the lease payments using the imbedded interest in the contract, if it can be easily measured, or using interest on extra lending for the lessor if it can't be measured, in addition to any other variable payments, expected payments, and price for the right of purchasing the asset, according to the contract.

Interest on lease payments, or any variable payments not included in the measurement of the lease liability is included in the statement of profits or losses.

2- Significant Accounting Policies (Cont'd)

2-2 Lease contracts (Cont'd)

If the lease contract transfers the ownership of the asset, or the asset cost reflects the right of purchasing the asset, the asset is amortized over its useful life (right of use), and except for that, the asset is amortized (right of use) starting from the contract commencing Date To its useful life (right of use) or the end of the contract date, whichever is shorter.

The Company assesses at each reporting date whether there is an indication that asset may be impaired, Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, Impairment loss is recognized in the statement of profits or losses. 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 amortization, had no impairment loss been recognized for the asset in prior years, Such reversal is recognized in the statement of profits or losses.

2-3 Foreign currency translation

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

2-4 Fixed assets

Fixed assets are stated at historical cost net of accumulated depreciation and accumulated impairment losses, Such cost includes the cost of replacing part of the Fixed assets when the cost is incurred, if the recognition criteria are met, Likewise, when a major improvement is performed, its cost is recognized in the carrying amount of the Fixed assets as a replacement if the recognition criteria are satisfied, All other repair and maintenance costs are recognized in the statement of profit or loss as incurred.

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

	Years
Furniture	16-7
Telecommunications Equipment	8
Computers	8
Electrical Equipment	5-8
Leasehold Improvements	As per contract term
Vehicles	5
Tools and Equipment	10

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

The assets residual values, useful lives and methods of depreciation are reviewed at each financial year end. The Company assesses at each reporting date whether there is an indication that Fixed assets may be impaired, Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount, Impairment loss is recognized in the statement of profit or loss.

2- Significant Accounting Policies (Cont'd)

2-4 Fixed assets (cont'd)

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 statement of profit or loss.

2-5 Investments

Investments in subsidiaries

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

Investments in subsidiaries are accounted for using the equity method and according to the equity method the investment in any subsidiary company is recognized initially at cost. Then the investment balance is increased or decreased to prove the company's share in the investee company profit or loss among the company's profit or loss, the investment balance is decreased by dividends value acquired from the investee company.

2-6 Accounts receivable and other debit balances

Accounts and other receivables are stated at original invoice amount net of any impairment losses.

Impairment losses are measured as the difference between the accounts and other receivables carrying amount and the present value of estimated future cash flows, The impairment loss is recognized in the statement of profit or loss, Reversal of impairment is recognized in the statement of profit or loss in the year in which it occurs.

2-7 Legal reserve

According to the Company's articles of association, 5% of the profits of the year are transferred to the legal reserve until this reserve reaches 50% of the capital, The reserve is used upon a decision from the general assembly meeting according to board of directors' suggestion.

2-8 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 periods 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 it's carrying amount in the statement of financial position (accounting base) using the applicable tax rate.

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

Current and deferred tax shall be recognized as income or an expense and included in the statement of income for the year, except to the extent that the tax arises from a transaction or an event which is recognized, in the same or a different year, directly in equity.

2-9 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, Revenue is measured at the fair value of the consideration received, excluding discounts and rebates.

- **Revenue from contracts with customers**

An Egyptian standard no.48 revenue from contract with customers set out five step model to be applied as follow:

2- Significant Accounting Policies (Cont'd)

2-9 Revenue recognition (Cont'd)

Step one: Identify the contract (contracts) with the customer. A contract is an agreement between two parties or more creates enforceable rights or obligations A company applies the revenue guidance to contracts with customers.

Step two: Identify the separate performance obligations in the contract. A performance obligation is a promise in a contract to provide a product or service to a customer.

Step three: Determine the transaction price. The transaction price is the amount of consideration that a company expects to receive from a customer in exchange for transferring goods and services, except the amount that collect on behalf of third parties.

Step Four: Allocate the transaction price to the separate performance obligations. If more than one performance obligation exists in a contract, allocate the transaction price based on relative standalone selling prices.

Step five: Recognize revenue: when the company satisfies its performance obligation.

Companies satisfy performance obligations and recognize revenue over a period if one of the following criteria is met.

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

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

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

- **Selling goods**
  Revenue from the sale of goods is recognized when the Company has transferred the significant risks and rewards of ownership of the goods to the buyer. This usually occurs on delivery of the goods and issuance of an invoice in the case of domestic sales and when the goods leave the factory in the case of export sales.

- **Interest income**
  Interest income is recognized as interest accrues according to timeline considering the targeted return on the financial asset.

- **Dividends revenue**
  Revenue is recognized when the company's right to receive the payment is established.

2-10 Expenses

All expenses including operating expenses, general and administrative expenses and other expenses are recognized and charged to the statement of profit or loss in the financial period in which these expenses were incurred.

2-11 Accounts payable and other credit balances

Liabilities are recognised for amounts to be paid in the future for goods or services received, whether billed by the supplier or not.

2-12 Related parties' transactions

Related parties represent associated companies, major quota holders, directors and key management personnel of the Company, and entities controlled, jointly controlled, or significantly influenced by such related parties. Pricing policies and terms of these transactions are approved by the board of directors. Pricing policies and terms of these transactions with related parties are not different from those with others.

2- Significant Accounting Policies (Cont'd)

2-13 Significant accounting estimates

The preparation of these financial statements requires management to make judgments and estimates that affect the reported amounts of assets, liabilities, revenues, and expenses during the financial years, while the actual results may vary from those estimates.

2-14 Impairment

Impairment of financial assets

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

Impairment of non-financial assets

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

A previously recognized impairment loss is only reversed if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized, The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, had no impairment loss been recognized for the asset in prior years, such reversal is recognized in the statement of profit or loss.

2-15 Statement of cash flows

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

2-16 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 after deducted banks credit balances.

2-17 Financial Instruments

A. Initial Recognition

The institution is to recognize in the balance sheet the financial asset, or liability only when the institution is a contractual part in a financial instrument.

At initial recognition the financial asset, or liability is measured at fair value if they are classified as financial assets, or liabilities at fair value through profits or losses.

At initial recognition, the financial assets classified as financial assets at fair value through other comprehensive income, and financial assets at amortized cost are recognized at fair value plus the transaction cost.

At initial recognition, the financial liabilities classified as amortized cost are recognized at fair value minus the transaction cost.

B. Classification and measurement of financial assets and liabilities

The Egyptian standard number (47) – Financial Instruments include six main categories based on the subsequent measurement for the financial assets, as follows:

- Financial assets by amortized cost.
- Financial assets at fair value through other comprehensive income.
- Financial assets through profits or losses.

In general, the classification of the financial assets as per the Egyptian standard number (47) – Financial Instruments is based on the business model managing the financial asset and related contractual cash flows.

2- Significant Accounting Policies (Cont'd)

2-17 Financial Instruments (Cont'd)

B. Classification and measurement of financial assets and liabilities (Cont'd)

Financial assets are classified based on amortized cost, or fair value through other comprehensive income, or fair value through profits or losses.

The financial asset is classified based on the business model managing the financial asset and related contractual cash flows.

Financial assets are measured by amortized cost, if two conditions were met, and if was not measure by fair value through profits or losses.

- The asset is included in a business model planning to keep the asset for its contractual future cash flows.
- The asset contractual conditions generate cash flows in specific dates, based on only the asset and related interest payments for the principal amount due.
- The debt instrument is measured at fair value through other comprehensive income, if two conditions were met, and if was not measured by fair value through profits or losses.

The asset is included in a business model. Its goal is to collect contractual cash flows and sale of the financial asset.

The financial asset must be measured at fair value through profits or losses, if not measured by the amortized cost, or at fair value through comprehensive income.

The institution can, without recourse, assign a financial asset to be measured at fair value through profits or losses, if this would materially result in reducing the volatility of measurement and recognition.

The institution must classify all its assets to be subsequently measure at amortized cost, except for the following:

- Financial liabilities at fair value through profits or losses, where those kinds of liabilities and related derivatives representing these liabilities, subsequently, at fair value.
- Financial liabilities resulting from financial asset not qualified to be disposed from books, or when continuous interference is not applicable, in accordance with the Egyptian accounting Standards, like those financial liabilities.
- Financial guarantee contracts: after initial recognition, the issuer must subsequently measure the contract in accordance with the Egyptian Accounting Standards, by the lager one of the two following amounts:

  A- Impairment loss in accordance with Egyptian accounting standard.
  B- Or the recognized balance- initially minus, when it is applicable, the consolidated income balance recognized in accordance with the Egyptian Accounting Standard number (48).

- Granting loans engagements with a lower interest than the market: the issuer must in accordance with the Egyptian Accounting Standards, by the lager one of the two following amounts:

  A- Impairment loss in accordance with Egyptian accounting standard.
  B- Or the recognized balance- initially minus, when it is applicable, the consolidated income balance recognized in accordance with the Egyptian Accounting Standard number (48).

- Expected return recognized by the acquirer through consolidation applied by the Egyptian accounting Standard number (29), where subsequent measurement for such return must be in fair value, with changes are to be recognized through profits and losses.

The institution can, without recourse, assign a financial asset to be measured at fair value through profits or losses, when applicable by the Egyptian Accounting Standards, or when it results in better information, for:

A- Eliminate, or materially reduce – the measurement or recognition non-steadiness (shown as – sometimes – as "accounting non uniformness"), resulting from, except from that, measuring the assets and liabilities, or profits or losses recognition, from it, on different bases.

2- Significant Accounting Policies (Cont'd)

2-17 Financial Instruments: (Cont'd)

B. Classification and measurement of financial assets and liabilities (Cont'd)

B- There were other financial liabilities, or financial assets, managed and performance valuated based on fair value bases, in accordance with the approved strategy for managing risks and investments; and internally, information is presented for this group on this base to the top management of the institution (also as defined in the Egyptian Accounting Standard number (15) "Disclosing the Related Party", example, the institution board of directors and the managing president.

Financial assets and liabilities – re-classification: financial instruments are re-classified only when the financial model of the portfolio as a total change.

C. Impairment of financial assets value

The "Expected Credit Loss" model is applied on the financial assets measured at amortized cost, and contractual assets, and debt investments, at fair value through other comprehensive income, but not based on investments in equity.

The company valuates all available information, including future-based information for the expected credit losses related to the included assets at amortized cost.

The "Expected Credit Loss" model is based on if there is an increase in the expected credit losses. And to valuate if there is a material increase in credit risk, the failure to pay risk, at the financial statements date, is compared with the failure to pay risk at the initial recognition date, according to all the available information, and reasonable supporting future information.

As for only trading debtors' balances, due from related parties, and cash and cash equivalent, the company recognize the expected credit losses according to simple approach as per Egyptian Accounting Standard number (47).

The simple approach for recognizing expected credit losses, don't require the company to track the credit risk changes, but it can recognize impairment losses according to the permanent expected credit losses, at the preparation date of the financial statements.

The impairment in the credit losses value guide may include indicators showing that debtors or group of debtors are facing material financial problems, or failure, or delay in profits or principal payment, or liquidation problem, or any other financial restructuring, and as the observable information are showing a measurable impairment in the expected future cash flows, like, delays variables, or economic conditions related to payment failure. The trading debtors are audited in kind, depending on each situation, to detect if there is any reason for disposal.

The company measures the expected credit losses through considering payment failure risks during the contractual period, and includes, during measurement, the future information.

D. Disposing of the financial asset from the books

The institution is to dispose of the financial assets from the books, only when:

- The contractual rights of the financial asset cash flows are over, or
- The institution transfers the financial asset.

The institution must dispose of the financial asset from the books (or part of the financial liability) from the balance sheet, when only it is reconciled – meaning that, the liability is paid to the contractual exact time, or canceled, or expired.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED 31 MARCH 2026

3- Fixed Assets

	Furniture	Tele-communications Equipment	Computers	Electrical Equipment	Leasehold Improvements	Vehicles	Tools and Equipment	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost								
1 January 2026	775,901	1,284,720	978,749	1,606,183	2,327,763	900,000	9,918	7,883,234
Additions for the Period	55,062	-	-	78,587	-	-	-	133,649
Disposals	-	-	-	(12,500)	-	-	-	(12,500)
31 March 2026	830,963	1,284,720	978,749	1,672,270	2,327,763	900,000	9,918	8,004,383
Accumulated depreciation								
1 January 2026	(97,451)	(455,866)	(204,617)	(522,022)	(1,023,758)	(520,611)	(3,125)	(2,827,450)
Depreciation for the Period (Note 14)	(11,954)	(40,147)	(30,586)	(50,897)	(71,471)	(45,000)	(248)	(250,303)
Depreciation of disposals	-	-	-	5,964	-	-	-	5,964
31 March 2026	(109,405)	(496,013)	(235,203)	(566,955)	(1,095,229)	(565,611)	(3,373)	(3,071,789)
Net book value								
As of 31 March 2026	**721,558**	**788,707**	**743,546**	**1,105,315**	**1,232,534**	**334,389**	**6,545**	**4,932,594**

- There is no mortgage over the ownership of fixed asset.
- Loss from sale of fixed assets during the period is presented as follows:

		For the three Months ended 31 March 2026
	EGP	**EGP**
Proceeds from sale of fixed assets		**6,000**
Cost of disposed asset	(12,500)	
Accumulated depreciation of disposed asset	5,964	
Net book value of disposed asset		**(6,536)**
Loss from sale of fixed assets		**(536)**

3- Fixed Assets (Cont'd)

	Furniture	Tele-communications Equipment	Computers	Electrical Equipment	Leasehold Improvements	Vehicles	Tools and Equipment	Total
	EGP	EGP	EGP	EGP	EGP	EGP	EGP	EGP
Cost								
1 January 2025	463,178	1,284,720	558,239	1,261,540	2,327,763	900,000	9,918	6,805,358
Additions for year	-	-	171,000	-	-	-	-	171,000
Transferred from projects under construction	312,723	-	249,510	344,643	-	-	-	906,876
31 December 2025	775,901	1,284,720	978,749	1,606,183	2,327,763	900,000	9,918	7,883,234
Accumulated depreciation								
1 January 2025	(61,634)	(295,276)	(127,185)	(348,606)	(737,873)	(340,611)	(2,133)	(1,913,318)
Depreciation for the year	(35,817)	(160,590)	(77,432)	(173,416)	(285,885)	(180,000)	(992)	(914,132)
31 December 2025	(97,451)	(455,866)	(204,617)	(522,022)	(1,023,758)	(520,611)	(3,125)	(2,827,450)
Net book value								
As of 31 December 2025	678,450	828,854	774,132	1,084,161	1,304,005	379,389	6,793	5,055,784

4- Investments In Subsidiaries

	Nature	**Share**	**31 March 2026**	Share	31 December 2025
			EGP		EGP
Semow For Consulting Company (S.A.E)	Subsidiary	**99.99%**	**1,114,961,388**	99.99%	1,184,826,854
El Hessn for Consulting Company (S.A.E)	Subsidiary	**99.65%**	**611,508,347**	99.65%	676,607,618
Arabian Company for Dairy Products (Arab Dairy) (S.A.E)	Subsidiary	**36.22%**	**918,083,791**	36.22%	964,016,871
Giza Power for Manufacturing Company (S.A.E)	Subsidiary	**0.00003%**	**3,625,136**	0.00003%	3,625,136
Electro Cable Egypt Company (S.A.E)	Subsidiary	**25.31%**	**1,091,809,002**	25.29%	1,151,376,023
Universal For Papers and Packing Materials Company (Unipack) (S.A.E)	Subsidiary	**33.54%**	**287,641,146**	33.54%	288,734,864
El Noor Pharmaceutical Company (S.A.E)	Subsidiary	**60.00%**	**-**	60.00%	630
PFA For Consulting Company (S.A.E)	Subsidiary	**0.04%**	**62,827**	0.04%	62,827
Orange for pharmacies management Company (L.L.C.)	Subsidiary	**0.1%**	**100**	0.1%	100
			4,027,691,737		4,269,250,923
Impairment in investments in subsidiaries**			**(138,193,121)**		(138,193,121)
			3,889,498,616		4,131,057,802

* During the period the company has purchased 700000 shares, increasing its direct ownership in Electro Cable Egypt Company to 25.31% representing 838794470 shares.

** The Company performed fair value assessments of its investments to assess if there are any impairment indicators, accordingly, the Company recognized an impairment loss amounting to EGP 138,193,121 on its investment in the Arabian Company for Dairy Products (Arab Dair).

The company's profit or loss share from investments in subsidiaries during the Period as follows:

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
	EGP	EGP
Semow For Consulting Company	**(69,920,081)**	309,428,829
El Hessn for Consulting Company	**(64,702,229)**	102,344,861
Arabian Company for Dairy Products (Arab Dairy)	**(45,259,435)**	(12,787,449)
Electro Cable Egypt Company	**(61,162,133)**	113,905,585
Universal For Papers and Packing Materials Company (Unipack)	**995,017**	4,384,421
	(240,048,861)	517,276,247

The company's share from adjustments on retained earnings of investments in subsidiaries during the Period as follows:

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
	EGP	EGP
Semow For Consulting Company	**156,699**	(17,808,902)
El Hessn for Consulting Company	**671,190**	(7,274,826)
Arabian Company for Dairy Products (Arab Dairy)	**465,183**	1,432,812
Electro Cable Egypt Company	**-**	(13,165,777)
Universal For Papers and Packing Materials Company (Unipack)	**4,677,919**	326,488
	5,970,991	(36,490,205)

The company's profit share from the adjustment resulting from the revaluation surplus of fixed assets for certain subsidiaries during the Period as follows:

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
	EGP	EGP
Semow For Consulting Company	**(102,714)**	37,827,830
El Hessn for Consulting Company	**(1,068,232)**	83,117,133
Arabian Company for Dairy Products (Arab Dairy)	**(1,138,828)**	171,514,529
Universal For Papers and Packing Materials Company (Unipack)	**(6,766,654)**	58,866,764
	(9,076,428)	351,326,256

5- Due From / To Related Parties

A- Due from Related Parties

	Affiliation	31 March 2026 EGP	31 December 2025 EGP
El Noor Pharmaceutical Company	Subsidiary	**99,204,300**	99,204,300
Arabian Company for Dairy Products (Arab Dairy)	Subsidiary	**16,885,858**	44,885,858
Semow For Consulting Company	Subsidiary	**168,617,045**	111,902,314
		284,707,203	255,992,472
Expected credit loss in due from related parties balance		**(100,068,222)**	(101,251,685)
		184,638,981	154,740,787

The change in expected credit loss in due from related parties balance is as following:

	For the three months ended 31 March 2026 EGP	For the three months ended 31 March 2025 EGP
Beginning balance	**101,251,685**	84,335,804
(Reversed) Charged during the Period	**(1,183,463)**	1,700,311
Ending balance	**100,068,222**	86,036,115

B- Due to Related Parties

	Affiliation	31 March 2026 EGP	31 December 2025 EGP
Pioneers Properties for Urban Development Company	Related party	**275,779,909**	115,976,693
PFA for Consulting Company	Subsidiary	**160,052,526**	161,085,862
El Hessn for Consulting Company	Subsidiary	**124,331,593**	133,372,860
Shareholders current account	Shareholders	**6,016,992**	134,646
		566,181,020	410,570,061

6- Projects Under Construction

	31 March 2026 EGP	31 December 2025 EGP
Projects Under Construction	**627,000**	627,000
	627,000	627,000

7- Prepayments And Other Debit Balances

	31 March 2026 EGP	31 December 2025 EGP
Deposits with others	**846,158**	846,158
Employee’s custodies and trusts	**2,090,166**	1,861,100
Other debit balances	**126,896**	215,511
	3,063,220	2,922,769

8- Cash On Hand and At Banks

	31 March 2026 EGP	31 December 2025 EGP
Local Currency		
Cash on hand	**623**	2,263
Current accounts	**2,183,609**	847,556
Deposits (less than 3 months)	**208,200,000**	98,200,000
	210,384,232	99,049,819

9- Issued and Paid-Up Capital

As of 24 July 2021, the Extraordinary General Assembly Meeting unanimously approved the report number 534 as of 15 June 2021 from the Economic Performance Sector of the General Authority for Investment and Free Zones reports, confirming the preliminary book and fair value assessment of the company's assets and liabilities for the purpose of splitting the company into three companies (an original company and two resulted companies). The report concluded that net owners' equity value of Aspire Capital Holding Company for Financial Investments (S.A.E) (Previously - Pioneers Holding company for Financial Investments) is EGP 7,039,494,200, net shareholders' equity of Gadwa for Industrial Development Company (splitted company) amounted EGP 2,033,808,300.

Issued and paid-up capital amounted EGP 2,004,129,804, divided on 1054805160 shares with a face value of EGP 1.9 per share, with authorized capital of EGP 10 billion.
The Commercial Register was issued on 5 September 2021.

During year 2024, the Company purchased treasury stocks in accordance with the Board of Directors resolution on 15 April 2024, and the number of treasury stocks purchased until 31 December 2024, equal to 21761063 shares, with a value of EGP 116,483,266.
On 3 June 2025, the Company's Extraordinary General Assembly decided to reduce the company's share capital from EGP 2,004,129,804 to EGP 1,962,783,784, representing a reduction of EGP 41,346,019, through the cancellation of treasury shares that had been held for more than three months, totalling 21761063 shares. The procedures were completed and recorded in the Commercial Registry on July 16, 2025.

On 3 June 2025, the Company's Extraordinary General Assembly decided to increase the company's share capital from EGP 1,962,783,784 to EGP 2,048,653,980, representing an increase of EGP 85,870,196 through the issuance of 45194840 shares at their par value. The capital increase was fully paid by the beneficiaries of the share-based incentive plan. The procedures were completed and recorded in the Commercial Registry on 22 September 2025.

On 25 September 2025, the Extraordinary General Assembly of the company resolved to split the par value of the share from EGP 1.9 per share to EGP 0.38 per share, so that the issued capital became EGP 2,048,653,980, divided on 5,391,194,685 shares, with a par value of EGP 0.38 per share.

As of 31 March 2026, the treasury shares amounted to 38435000 shares with a value of EGP 40,053,797 (38435000 shares with a value of EGP 40,053,797 as of 31December 2025).

The capital structure is as follows:

	Percentage %	**Number of shares**	**Value EGP**
Walid Mohamed Zaki	25.73	1387098650	527,097,487
Abdelkader Elmohedeb And Sons Company	13.82	744793750	283,021,625
Taha Ibrahim Mostafa Mohamed Eltelbani	9.86	531724605	202,055,350
Hossam Mohamed Zaki Ibrahim	3.53	190436180	72,365,748
Hesham Ali Shoukry Hafez	6.92	373218830	141,823,155
EGYCAP Investments Ltd.	5.69	306612870	116,512,891
Nawaf bin Abdullah bin Ibrahim bin Dayel	5.78	311563325	118,394,064
Remouz Development Company	4.10	220876564	83,933,094
Other shareholders	24.57	1324869911	503,450,566
Total	**100**	**5391194685**	**2,048,653,980**

10- Share Premium- Employees and Managers Share-Based Incentive Plan

The Company Extraordinary General Assembly approved the employees and managers share based incentive plan which was approved by the Financial Regulatory Authority.

On 3 June 2025, the Company's Extraordinary General Assembly decided to increase the company's share capital from EGP 1,962,783,784 to EGP 2,048,653,980, representing an increase of EGP 85,870,196 through the issuance of 45194840 shares at their par value. The capital increase was fully paid by the beneficiaries of the share-based incentive plan for previous years of service. The procedures were completed and recorded in the Commercial Registry on 22 September 2025, the fair value of the share on that date amounted to EGP 6.67 per share, resulting in a share premium related to the Employees and Managers Share-Based Incentive Plan amounting to EGP 215,579,387, which was charged to retained earnings.

11- Income Taxes

Deferred Tax	**31 March 2026 EGP**	31 December 2025 EGP
Beginning balance – Asset	**25,454,276**	24,259,323
Deferred tax for the period / year – Asset	**1,095,084**	1,194,953
Ending balance – Asset	**26,549,360**	25,454,276

Income Taxes	**For the three months ended 31 March 2026 EGP**	For the three months ended 31 March 2025 EGP
Deferred income tax – (revenue)	**(1,095,084)**	(3,164,598)
	(1,095,084)	(3,164,598)

Reconciliation of effective income tax rate	**For the three months ended 31 March 2026 EGP**	For the three months ended 31 March 2025 EGP
(Loss) Profit before income taxes	**(258,301,387)**	500,972,541
Adjustments		
Add:		
Amounts that are not considered deductible costs	**7,544,441**	3,985,821
Deducted:		
Amounts considered deductible costs	**238,199,467**	(519,015,490)
Adjusted taxable net (loss)	**(12,557,479)**	(14,057,128)
Income tax- 22.5%	-	**-**
Effective tax rate	**0.00%**	0.00%

12- Accruals And Other Credit Balances

	31 March 2026 EGP	31 December 2025 EGP
Accrued expenses	**576,224**	558,424
Brokerage companies' liabilities	**36,336,109**	33,761,782
Other credit balances	**6,195,725**	6,112,245
	43,108,058	40,432,451

13- Net (Loss) Profit from Operations

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
Share of profit or loss of subsidiaries (Note 4)	**(240,048,861)**	517,276,247
	(240,048,861)	517,276,247

14- General And Administrative Expenses

	For the three months ended 31 March 2026 EGP	For the three months ended 31 March 2025 EGP
Salaries and wages	**12,853,666**	8,223,414
Registrations and other fees	**857,120**	794,627
Depreciation of fixed assets (Note 3)	**250,303**	221,185
Amortization of right-of-use assets (Note 15-1)	**954,953**	954,953
Other expenses	**2,679,190**	3,206,152
	17,595,232	13,400,331

15- Lease Contracts

During year 2021, the Company leased a headquarter in the New Cairo area, Cairo Governorate, for nine years. The total undiscounted rental value according to the contract amounted to EGP 58,343,174, to be paid in quarterly instalments of EGP 1,269,237, with an annual increase of 5% for the second year and 7% starting from the third year.

1- Right-of-use assets

	31 March 2026 Buildings EGP	31 December 2025 Buildings EGP
Cost		
Beginning balance	**33,741,671**	33,741,671
Ending balance	**33,741,671**	33,741,671
Accumulated Amortization		
Beginning balance	**(16,293,214)**	(12,473,402)
Amortization for the Period / Year (Note 14)	**(954,953)**	(3,819,812)
Ending balance	**(17,248,167)**	(16,293,214)
Net book value at Period / Year end	**16,493,504**	17,448,457

2- Lease liabilities

	31 March 2026 Operating Lease EGP	31 December 2025 Operating Lease EGP
Lease liability - non-current portion	**21,376,997**	22,158,087
Lease liability - current portion	**3,565,342**	3,619,947
Liability balance	**24,942,339**	25,778,034

16- Tax Position

Corporate tax

- The Company was established in September 2021 and submitted tax returns on the legal dates to year 2024 according to Law No. 91 for year 2005 and has not been examined till the financial statements date.

Payroll tax

- The Company deducts payroll taxes from employees according to Law No. 91 for year 2005 and its amendments and reconciled regularly with the Tax Authority.

Withholding tax

- The Company deducts withholding taxes according to the Law and pay the accrued balance to the Tax Authority.

Value added Tax (VAT)

- The company submits tax declarations in accordance with Law No. 67 of 2016, and has not been examined till the financial statements date.

Stamp tax

- The Company was established in September 2021 and has not been examined till the financial statements date.

17- Legal Position

There are no pending or filed lawsuits for or against Gadwa Industrial Development Company – (S.A.E) till 31 March 2026.

18- Financial Instruments Risk Management

Introduction

The company is exposed to the following risks due to the usage of financial instruments:

A) Market risk.
B) Foreign currency risk.
C) Interest rate risk.
D) Credit risk.
E) Liquidity risk.

This note presents the information on the company’s exposure to the previously mentioned risks and the company’s objectives, policies, and operations in terms of measuring and managing these risks as well as how the company manages its capital.

The Board of Directors of the parent company is responsible for establishing and supervising a general framework for managing the risks to which the company is exposed. And the company's senior management is responsible for developing and following up on risk management policies and submitting reports to the parent company on its activities on a regular, periodic basis.

The Company's current financial risk management framework is a mixture of formally documented risk management policies in some areas and non-formally documented risk management policies in other areas.

Financial instruments of the company are represented in the financial assets includes (cash on hand and at banks, financial investments, trade and notes receivable, due from related parties, and other receivables), the financial liabilities include (customers – credit balances, credit facilities, lease liabilities, trade payable, contractors, notes payable, loans, land creditors, due to related parties, tax liabilities, shareholders’ credit balances, accrued expenses and other credit balances). Note (2) in the accompanying notes of the consolidated financial statements includes the accounting policies applied concerning the recognition and measurement of significant financial instruments & the related revenues & expenses.

In accordance with the valuation principles used in the valuation of the Company's assets and liabilities stated in Note (2), the fair values of financial assets and liabilities are not materially different from their carrying amounts at the financial position date.

A) Market Risk

Market risk represents the risk of fluctuation of the fair value of future cash flows of a financial instrument as a result of changes in market prices, such as foreign exchange rate risk and interest rate risk, which are risks that would affect the company’s profits. Financial instruments affected by market risk include loans, interest-bearing facilities, and deposits. The objective of market risk management is to manage and control risk within acceptable limits while at the same time achieving attractive returns. The Company does not hold or issue derivative financial instruments.

B) Foreign Currency Risk

The foreign currency risk represents the risk that the value of the inflows and outflows in foreign currencies, as well as, valuation of monetary assets and liabilities in foreign currencies, will fluctuate due to changes in foreign currency exchange rates. The major financial instruments that include foreign currency balances represents cash and cash equivalent, current accounts, due to/from related parties, accrued expenses, other credit balances and loans.

The (liabilities) value in foreign currency in the date of the separate financial statements amounted to:

Currency	**31 March 2026** **Net** **EGP**	31 December 2025 Net EGP
US Dollar	**(57,614,919)**	(19,062,680)

Currency	**31 March 2026** **Change percentage** **٪**	**31 March 2026** **Effects on the profit before tax** **EGP**	31 December 2025 Change percentage ٪	31 December 2025 Effects on the profit before tax EGP
US Dollar	**10٪+**	**(5,761,492)**	10٪+	(1,906,268)
US Dollar	**10٪-**	**5,761,492**	10٪-	1,906,268

18- Financial Instruments Risk Management (Cont'd)Market Risk

C) Interest rate risk

Interest risk represents the risk that results from changes in interest rates that may have an adverse effect on business results.

The company's total liabilities (lease liability) on 31 March 2026 amounted to 24,942,339 EGP (as of 31 December 2025, the amount of EGP 25,778,034). The total interest charged on those liabilities during the Three months ended ended on 31 March 2026 amounted to EGP 796,919 (as of 31 March 2025, amounted to EGP 886,145 included in finance expenses).

The company's management always works to obtain the best borrowing terms available.

There are no effects on the shareholders' equity except for the effect on net profit as shown below:

	31 March 2026		31 December 2025	
	Changes in interest rate	**Effects on the profit before tax EGP**	Changes in interest rate	Effects on the profit before tax EGP
Financial liability	**+1٪**	**249,423**	+1٪	257,780
	-1٪	**(249,423)**	-1٪	(257,780)

D) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation, resulting in financial losses beard by the other party. The Company is exposed to credit risk from its deposits with banks, accounts receivables as well as some other assets as represented on the financial position.

The company seeks to reduce credit risk related to bank deposits by dealing with reputable banks and by setting credit limits to its clients and monitoring their customer outstanding credit balances.

Other financial assets and cash deposits

Other credit risks arising from other financial assets related to the company which includes the balances at the banks, financial assets at amortized cost, the company is exposed the credit risks due to the failure of the other party to settle the amounts. The maximum exposure level to the credit risk equals the fair value of the assets.

The financial department of the company with the support of the parent company takes over and manages the credit risk that arise from the balances at the banks and financial entities.

Due from related parties

Balances due from related parties are related to transactions that arise within the normal course of business, and the exposure of these balances to credit risk is low, and the maximum exposure to risk is the book value of these balances.

E) Liquidity risk

Liquidity risk represents all factors which affect the company's ability to pay part or all its obligations.

The Company's management monitors the company's cashflows, financing, and liquidity requirements and its objective is to maintain a balance between continuity of funding and flexibility using retained earnings, and company bank balances to match the maturity of the company liabilities when due. It also manages liquidity risks by maintaining sufficient reserves and by obtaining credit facilities.

The below table summarizes the dates of the accrual financial liabilities related to the company based on undiscounted contractual payments.

Financial liabilities 31 March 2026	**Less than 3 months EGP**	**From 3 to 12 months EGP**	**From 1 to 5 years EGP**	**Total EGP**
Operating Lease Contracts	-	3,565,342	21,376,997	24,942,339
Due to related parties	-	566,181,020	-	566,181,020
Tax liabilities	-	14,734,250	-	14,734,250
Accrued expenses and other credit balances	-	43,108,058	-	43,108,058
Total undiscounted financial liabilities	-	627,588,670	21,376,997	648,965,667

18- Financial Instruments Risk Management (Cont'd)

E) Liquidity risk (Cont'd)

Financial liabilities	Less than 3 months	From 3 to 12 months	From 1 to 5 years	Total
31 December 2025	EGP	EGP	EGP	EGP
Operating Lease Contracts	-	3,619,947	22,158,087	25,778,034
Due to related parties	-	410,570,061	-	410,570,061
Tax liabilities	-	12,042,568	-	12,042,568
Accrued expenses and other credit balances	-	40,432,451	-	40,432,451
Total undiscounted financial liabilities	-	466,665,027	22,158,087	488,823,114

19- (Losses) Earnings Per Share

(Losses) Earnings per share is based on a projected distribution, by dividing (Loss) profit for the period by weighted average number of outstanding shares during the period as follows:

	For the three months ended 31 March 2026	For the three months ended 31 March 2025
	EGP	EGP
(Loss) Profit for the period	**(257,206,303)**	504,137,139
Employee share (estimated)*	**-**	(32,893,656)
Board of directors' remuneration (estimated)*	**-**	(37,872,379)
(Loss) Profit attributable to shareholders	**(257,206,303)**	433,371,104
Weighted average number of outstanding shares during the period	**5352759685**	5229942080
(Losses) Earnings per share for the period	**(0.05)**	0.08

* Employees share and board of directors' remuneration in the dividend's distribution is calculated based on an estimated distribution project for the period's profit, for the purpose of calculating the earnings per share.

20- Key Sources for Uncertain Estimates

The Company makes future estimates and assumptions, the results of accounting estimates, as defined, are rarely equal to actual results, Estimates and assumptions with significant risks that could cause a material adjustment to the carrying amounts of assets and liabilities during the next financial year are indicated below:

Income taxes

The Company is subject to corporate tax, a provision for income tax is estimated using an expert opinion, any discrepancies between estimated and actual tax are reflected on provision for income tax and deferred tax for these years.

21- Related Parties Transactions

Related parties are sister companies, major shareholders, members of the board of directors and members of the top management of the Company or any company that controls or has a significant influence on the Company. Pricing policies and terms related to these transactions are approved by the Company's management.

The transactions with related parties included in the separate interim statement of profit or loss are as follows:

Company	**Affiliation**	**Nature of Transaction**	**For the three months ended 31 March 2026 EGP**	For the three months ended 31 March 2025 EGP
Aspire Securities & Bonds	Related party	Finance expense	**2,783,676**	2,934,797

The balances of related parties included in the separate interim statement of financial position are as follows:

Company	**Affiliation**	**Item**	**31 March 2026 EGP**	31 December 2025 EGP
Cairo For Housing & Real Estate Development Company	Related party	Deposits with others	**846,158**	846,158
Cairo For Housing & Real Estate Development Company	Related party	Lease liabilities	**24,942,339**	25,778,034
Cairo For Housing & Real Estate Development Company	Related party	Other debit balance	**109,678**	193,312
Aspire Securities & Bonds	Related party	Brokerage companies' liabilities	**36,336,109**	33,761,782

22- Professional Fees

In accordance with the instructions of the Financial Regulatory Authority under Decision No. 26 of 2026, the annual audit fees of the external auditor amounted to 350,000 EGP.

23- Significant Events

A. On 12 February 2025, the Monetary Policy Committee of the Central Bank of Egypt decided to reduce the overnight deposit rate, the overnight lending rate, and the rate of the Central Bank's main operation by 100 basis points to 19.00%, 20.00%, and 19.50%, respectively. The Committee also decided to cut the credit and discount rate by 100 basis points to reach 19.50%. This decision reflects the Committee's assessment of the latest inflation developments and its outlook since the previous meeting.

B. The region witnessed an escalation in geopolitical tensions between the United States of America and Iran, along with resulting military and political developments that may have implications for the global and regional economy. These developments could potentially lead to disruptions in global supply chains, particularly regarding increased shipping, insurance, and transportation costs, in addition to possible fluctuations in energy and basic commodity prices.

   These events may also place pressure on foreign exchange markets, including potential volatility in the exchange rate of the U.S. dollar against other currencies, including the Egyptian pound, which may affect import costs and the prices of certain inputs used in the company's operations.

   The company's management is continuously monitoring these developments to assess any potential financial impacts on the company's operations and financial position.