

Shareholders of Madinet Masr for Housing and Development

The Egyptian Stock Exchange - Disclosure Sector

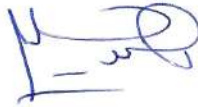
Summary of the Board of Directors' Meeting

We are pleased to present below a summary of the resolutions passed by the Board of Directors of **Madinet Masr for Housing and Development** in its meeting held today, **Thursday, March 6, 2025** (via conference call) at the company's headquarters, in accordance with the following agenda:

1. Approval of the standalone and consolidated financial statements (unaudited), pending the auditor's report, in preparation for submission to the **Ordinary General Assembly**, along with the **Board of Directors' report**, including **sustainability reports, the corporate governance report, and the audit committee reports** for the financial year ended **December 31, 2024**.
2. **Approval of the proposed profit distribution for the financial year 2024**, which includes a **cash dividend of EGP 0.25 per share**, subject to approval by the Ordinary General Assembly of shareholders.
3. **Authorization of the Chairman of the Board** to convene the **Ordinary General Assembly meeting**.
4. **Approval of the updated budget for the year 2025**.
5. **Approval of the purchase of treasury shares**, totaling **85,400,000 shares (representing 4% of the company's total shares)**, to be acquired through the open market and financed from the company's own resources.
6. **Discussion of various matters related to the company's regular business activities**.

Please note that this summary includes all **material information that must be disclosed** in accordance with the provisions of the **Capital Market Law, its executive regulations, and the related rules and decisions**.

Best regards,
Ahmed Farouk Khalil
Investor Relations



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Madinat Masr Summary Financial Results for the Period ended 31 December 2024

Standalone Financial Statements

Financial Indicators

Amounts in Egyptian Pounds

Statement of Income for the Year from 1 January 2024 to 31 December 2024

	1 January 2024 to 31 December 2024	1 January 2023 to 31 December 2023	Change %
Revenues	8,186,335,666	7,637,183,676	%7.19
Gross profit	5,722,493,040	5,041,751,678	%13.50
Gross profit margin	%69.90	%66.02	%5.88
Net profit before tax	3,649,637,702	2,749,424,134	%32.74
Net profit after tax	2,828,241,728	2,122,322,538	%33.26
Basic EPS	1.147	0.864	%32.75

Statement of Financial Position as of 31 December 2024

	31 December 2024	31 December 2023	Change %
Net working capital	7,128,532,535	5,717,924,626	%24.76
Paid-in capital	2,135,000,000	2,135,000,000	%0.00
Statutory reserve	479,260,291	373,144,164	%28.44
Retained earnings	3,809,286,287	2,497,122,758	%52.55
Profit for the period / year	2,828,241,728	2,122,322,538	%33.26
Share premium -EOSP	98,350,000	107,100,000	%(8.17)
Change in Fair Value of Financial Assets through Other Comprehensive Income	6,298,222	23,556,267	%(73.26)
Fair Value Revaluation Surplus of Investment Properties (Net)	452,666,481	62,573,200	%623.42
Total shareholders' equity	9,809,103,009	7,320,818,927	%33.99

Statement of Cash Flows for the Year from 1 January 2024 to 31 December 2024

	1 January 2024 to 31 December 2024	1 January 2023 to 31 December 2023	Change %
Cash flows from operations	1,138,684,111	1,761,973,553	%(35.37)
Cash flows used in investment	(294,276,388)	(62,452,312)	%(371.20)
Cash flows (used in) from finance	244,498,837	(1,434,401,928)	%117.05

* Significant events that occurred from the date of the financial position until now and require disclosure:
There are no material events that have not been disclosed.





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Madinat Masr Summary Financial Results for the Year ended 31 December 2024

Consolidated Financial Statements

Financial Indicators

Amounts in Egyptian Pounds

Consolidated Statement of Income for the Year from 1 January 2024 to 31 December 2024

	1 January 2024 to 31 December 2024	1 January 2023 to 31 December 2023	Change %
Revenues	8,460,758,977	8,113,303,812	%4.28
Gross profit	5,745,456,365	5,082,441,658	%13.05
Gross profit margin	%67.91	%62.64	%8.41
Net profit before tax and non-controlling interest	3,868,173,620	2,764,893,246	%39.90
Net Profit after tax and non-controlling interest	2,914,125,251	2,128,062,027	%36.94
Basic EPS	1.187	0.867	%36.91

Statement of Financial Position as of 31 December 2024

	31 December 2024	31 December 2023	Change %
Net working capital	7,808,066,252	6,363,003,803	%22.71
Paid-in capital	2,135,000,000	2,135,000,000	%0.00
Statutory reserve	479,260,291	373,144,164	%28.44
Retained earnings	3,850,468,071	2,533,528,741	%51.98
Net profit for parent company shareholders	2,914,125,251	2,128,062,027	%36.94
Share premium -EOSP	98,350,000	107,100,000	%(8.17)
Change in Fair Value of Financial Assets through Other Comprehensive Income	6,298,222	23,556,267	%(73.26)
Fair Value Revaluation Surplus of Investment Properties (Net)	452,666,480	62,573,200	%623.42
Total shareholders' equity	10,070,943,149	7,466,170,751	%34.89

Statement of Cash Flows for the Period from 1 January 2024 to 31 December 2024

	1 January 2024 to 31 December 2024	1 January 2023 to 31 December 2023	Change %
Cash flows from operations	1,198,759,668	1,767,281,502	%(32.17)
Cash flows from (used in) investment	(229,319,012)	91,953,033	%(349.39)
Cash flows (Used in) from finance	243,962,380	(1,278,164,468)	% 119.09

- **Significant events that occurred from the date of the financial position until now and require disclosure:** There are no material events that have not been disclosed.





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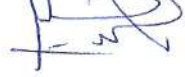
Significant Events That Occurred Since the Financial Position Date and Require Disclosure: None

Declaration

We hereby declare that the information stated above is extracted from the company's financial statements issued by the Board of Directors in its meeting held on **March 6, 2025**. The auditor's report has not yet been issued, and we undertake to immediately disclose to the Authority and the Stock Exchange any changes to this information as soon as they occur, until the signed financial statements are submitted.

We also commit to sending the signed financial statements as soon as the auditor's report is issued, and no later than the beginning of the next trading session following the date stated in the auditor's report. We expect the report to be "clean." (If modified, please mention the reasons in Annex No. 2).

Investor Relations



Date: 6/3/2025

CEO

