

Mr. Zakaria Abdel Fattah Hamza

Vice President of the Disclosure and Governance Sector

Greetings and then,,,,,

We have the honor to present below a summary of the decisions of the Board of Directors of the Nasr City Housing and Development Company, which was held today, Tuesday, corresponding to 8/8/2023 (through a conference call) at the company's headquarters, according to the following agenda:

First: Approving the minutes of the previous meeting of the Council.

Second: The Board of Directors approved the independent and consolidated financial statements (unaudited) for the *Second* financial quarter ending on June 30, 2023, and the report of the Audit Committee.

The Board also discussed some issues related to the company's normal activity.

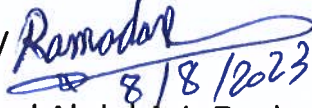
Note that the summary includes all essential information that must be disclosed in accordance with the provisions of the Capital Market Law, its executive regulations, and the rules and decisions issued for their implementation.

And Yours sincerely,

Securities General Manager

and investor relations

accountant /


8/8/2023

Ramadan Syed Abdul Aziz Zard

Edited on: 8/8/2023



Madinat Masr Summary Financial Results for the Period ended 30 June 2023

Separate Financial Statements

Financial Indicators

Amounts in Egyptian Pounds

Statement of Income for the Period from 1 January 2023 to 30 June 2023


	1 January 2023 to 30 June 2023	1 January 2022 to 30 June 2022	Change %
Revenues	2,199,558,096	1,790,707,680	22.83%
Gross profit	1,379,568,436	547,330,740	152.05%
Gross profit margin	%62.72	%30.57	105.17%
Net profit before tax	756,742,162	281,720,813	168.61%
Net profit after tax	584,706,392	236,921,393	146.79%
Basic EPS	0.228	0.108	111.11%

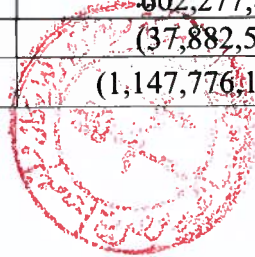
Statement of Financial Position as of 30 June 2023

	30 June 2023	31 December 2022	Change %
Net working capital	3,956,311,714	4,371,657,869	-9.50%
Paid-in capital	2,135,000,000	2,100,000,000	1.67%
Statutory reserve	373,144,164	335,772,345	11.13%
Retained earnings	1,934,062,288	1,664,460,000	16.20%
Profit for the period / year	584,706,392	747,436,372	-21.77%
Share premium -EOSP	90,650,000	-	-
Other comprehensive income	23,027,947	23,027,947	0%
Total shareholders' equity	5,140,590,791	4,870,696,664	5.54%

Statement of Cash Flows for the Year from 1 January 2023 to 30 June 2023

	1 January 2023 to 30 June 2023	1 January 2022 to 30 June 2022	Change %
Cash flows from operations	602,277,828	542,605,947	11%
Cash flows used in investment	(37,882,586)	(5,652,948)	-570.14%
Cash flows (used in) from finance	(1,147,776,150)	32,906,482	-3587.99%







Madinat Masr Summary Financial Results for the Period ended 30 June 2023

Consolidated Financial Statements

Financial Indicators

Amounts in Egyptian Pounds

Consolidated Statement of Income for the Period from 1 January 2023 to 30 June 2023

	1 January 2023 to 30 June 2023	1 January 2022 to 30 June 2022	Change %
Revenues	2,275,478,853	1,844,186,155	23.39%
Gross profit	1,378,436,838	546,897,459	152%
Gross profit margin	60.58%	29.66%	104.25%
Net profit before tax and non-controlling interest	748,136,360	270,661,776	176.41%
Net Profit after tax and non-controlling interest	580,231,929	231,126,483	151.05%
Basic EPS	0.226	0.105	115.24%

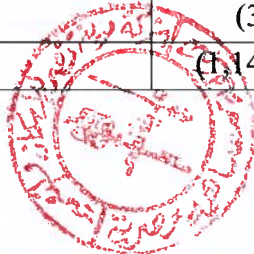
Statement of Financial Position as of 30 June 2023

	30 June 2023	31 December 2022	Change %
Net working capital	4,130,736,424	4,554,081,822	-9.30%
Total shareholders' equity	5,256,347,042	4,995,058,717	5.23%
Paid-in capital	2,135,000,000	2,100,000,000	1.67%
Statutory reserve	373,144,164	335,772,345	11.13%
Retained earnings	1,961,834,730	1,702,929,034	15.20%
Net profit for parent company shareholders	580,231,929	736,739,780	-21.24%
Share premium -EOSP	90,650,000	-	-
Other comprehensive income	23,027,947	23,027,947	0%

Statement of Cash Flows for the Period from 1 January 2023 to 30 June 2023

	1 January 2023 to 30 June 2023	1 January 2022 to 30 June 2022	Change %
Cash flows from operations	607,169,003	533,029,620	13.91%
Cash flows used in investment	(37,869,572)	(5,647,206)	-570.59%
Cash flows (Used in) from finance	(1,147,541,844)	38,218,841	-3102.56%

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Significant events subsequent to the date of the financial position:

- **There are no material events that were not disclosed to the stock exchange.**

Acknowledgment

We acknowledge that the data listed above are extracted from the financial statements of the company that were issued by the Board of Directors convened on 8/8/2023, and the auditor's report has not yet been issued. We undertake to immediately disclose to the Authority and the Stock Exchange any change that occurs to the data as soon as it occurs until the signed financial statements are sent. We undertake to send the financial statements as soon as the auditor's report is issued at maximum before the start of the next day's trading session according to the date of the auditor's report, which we expect to be a clean report.

President & CEO



Eng. Mohamed Abdullah Nabil Salam

