



Summary of the minutes of the meeting of the Board of Directors of Talaat Mustafa Group Holding Company, Egyptian joint stock company, held on August 10, 2023

The Board of Directors of Talaat Mustafa Group Holding Company (an Egyptian joint stock company) met at exactly Two thirty in the afternoon on Tuesday, August 10, 2023, at the company's headquarters, headed by Mr. Hesham Talaat Mustafa, CEO and Managing Director.

The following is a summary of the most important decisions of the Board of Directors:

1. The approval of the previous board of directors, which was held on July 20, 2023.
2. Approving the report of the Company's board of directors regarding the Company's activity during the financial period ending on 6/30/2023. The report included the financial results achieved at the Group level for the first six months of 2022 according to the following:
 - The group achieved real estate sales amounting to EGP 51.35 bn, this is a historic and unprecedented sales figure in the real estate sector in Egypt. The Group's sales include the sales of its companies, amounting to EGP 32.88 billion, surpassing its achieved sales figure in the comparative half of 2022, which was EGP 11.30 billion, with a stellar growth rate of 191%, and sales conducted for third parties, amounting to EGP18.47bn.
 - The backlog of sold and yet undelivered units reached EGP 102bn as of end of June 2023, compared to EGP 67bn achieved in the same period last year, growing at a rate of 52%. As a result of the continued development of the Group's sales strategy, thus providing a clear view of cash flows and future profits.
 - The total consolidated profit amounted to approximately EGP 10.71bn during the first six months of 2023, compared to EGP 7.09bn during the same period last year, growing at a rate of 46%.
 - The consolidated net profit after taxes and non-controlling interests amounted to approximately EGP 1.5bn during the first six months of 2023, compared to EGP 1.1bn during the same period last year, growing at a rate of 40%.
 - The net standalone profit after tax (for the standalone Company without the results of the subsidiaries) during the first six months of 2023 amounted to EGP 175.2mn compared to EGP 173.6mn during the same period last year, with a growth rate of 0.9%.
3. Approval of the company's financial position, based on the appended financial statements, which include the consolidated financial statements, and the independent financial statements for the fiscal period ending on June 30, 2023, as well as the complementary clarifications.

The meeting ended at 3.30 pm of the same day.



The Company: Talaat Moustafa Holding Group

Summary of Financial Results for the Financial Period Ended on June 30, 2023

All figures are in Egyptian Pound, unless otherwise stated.

1) Financial Indicators

A. Consolidated Income Statement for Period Ended 30 June 2023

	30/6/2023	30/6/2022	Change %
Revenues	10,707,080,611	7,093,396,833	51%
Gross Profit	3,392,718,199	2,331,824,198	45%
Gross profit margin	%32	%33	(1) %
Net profit before taxes, depreciation, finance costs and impairment	3,033,338,551	1,962,685,029	55%
Net Profit for the period after taxes and non-controlling interests	1,560,195,363	1,112,289,556	40%

B. Statement of Consolidated Financial Position as of 30 June 2023

	30/6/2023	31/12/2022	Change %
Net working capital	30,400,502,500	22,476,642,300	35%
Shareholders' equity			
Paid-up capital	20,635,622,860	20,635,622,860	-
Reserves	459,775,369	426,726,073	%8
Retained earnings	14,218,221,677	12,937,555,085	10%
Profit of the period after taxes and non-controlling interests	1,560,195,363	1,761,651,051	(11) %
Other	236,388,241	131,873,523	%79

C. Statement of Consolidated Cash Flows for the Period Ended 30 June 2023

	30/6/2023	30/6/2022	Change %
Cash flow from operating activities	3,635,030,258	4,078,444,454	%(10.9)
Cash flow (to) investment activities	(3,434,495,729)	(389,388,532)	(782) %
Cash flows from (to) financing activities	1,762,489,224	(872,496,647)	302 %

D. Standalone Income Statement for the Period Ended 30 June 2023

	30/6/2023	30/6/2022	Change %
Revenues	219,022,169	198,426,167	%10
Gross Profit	219,022,169	198,426,167	10%
Gross profit margin	%100	%100	%0
Net profit before taxes, depreciation, finance costs and impairment	200,765,574	193,400,156	4%
Net profit after tax	175,257,091	173,687,735	0.9%
Basic earnings per share	0.082	0.081	0.9%

E. Statement of Separate Financial Position as of 30 June 2023

	30/6/2023	31/12/2022	Change %
Net working capital	4,029,070,164	4,254,247,120	(5) %
Shareholders' equity			
Paid-up capital	20,635,622,860	20,635,622,860	%0
Reserves	459,775,369	426,726,073	8%
Retained earnings	813,369,551	592,463,837	37%
Profit of the period after taxes and non-controlling interests	175,257,091	661,155,010	(73) %

Statement of standalone cash flows for the period ended 30 June 2023

	30/6/2023	30/6/2022	Change %
Cash flow (to) from operating activities	(160,125,331)	186,186,744	%(186)
Cash flows from investment activities	369,438,966	100,864	366174%
Cash flows (to) financing activities	(207,200,000)	(186,000,000)	%11

2) Significant events that have occurred since the beginning of the fiscal period until now and that require disclosure.

The Group, through its hotel arm - the Arab Company for Hotel and Tourism Investments (ICON), has submitted an offer to acquire a significant stake and management rights for a number of unique hotels in Cairo, Alexandria, Luxor and Aswan, and the completion of due diligence is underway.

Acknowledgement

We acknowledge that the data recorded above is extracted from the company's financial statements that were issued by the Board of Directors held on 10/8/2023 and that the auditors' report has not yet been issued. We pledge to immediately disclose to the Authority and the Stock Exchange any change that should occur to these statements as soon as it materialize, until the signed financial statements are sent, which we pledge to send immediately after the issuance of the auditors' report, no later than before the beginning of the next day's trading session, according to the date recorded in the auditors' report, which we expect to be a unqualified report.

**Chief Executive Officer and
Managing Director
Hesham Talaat Mustafa**



**Executive President and
Investor Relations Manager
Jehad Mohammad Al-Swaftah**

Date: 10 August 2023