

**CLEOPATRA HOSPITAL COMPANY “S.A.E.”**

**LIMITED REVIEW REPORT AND  
THE INTERIM CONDENSED SEPARATE FINANCIAL  
STATEMENTS FOR THE NINE MONTHS PERIOD ENDED  
30 SEPTEMBER 2025**

# CLEOPATRA HOSPITAL “S.A.E.”

## Interim condensed separate financial statements For the nine months period ended 30 September 2025

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## *Limited Review Report on the Interim Financial Statements*

*To The Board of Directors of Cleopatra Hospital Company (S.A.E.)*

### *Introduction*

We conducted our limited review on the accompanying interim condensed separate financial position of Cleopatra Hospital Company (S.A.E.) (the "Company") as of 30 September 2025 and the related interim condensed separate statements of profit or loss, comprehensive income, changes in equity and cash flows for the nine months period then ended. The management is responsible for the preparation and fair presentation of these interim condensed separate financial statements in accordance with the Egyptian Accounting Standard No. (30) "Interim Financial Reporting". Our responsibility is limited to express a conclusion on these interim condensed separate financial statements based on our limited review.

### *Scope of the limited review*

We conducted our limited review in accordance with the Egyptian Standard on Limited Review Engagements (2410), "Limited Review of Interim Financial Statements Performed by the Auditor of the Entity". A limited review of the interim condensed separate financial statements consists of applying analytical and other limited review procedures. A limited review is substantially less in scope than an audit conducted in accordance with the Egyptian Standards on Auditing and consequently does not enable us to obtain an 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 on these interim condensed separate financial statements.

### *Conclusion*

Based on our limited review, nothing has come to our attention which causes us to believe that the accompanying interim condensed separate financial statements are not prepared, in all material respects in accordance with the Egyptian Accounting Standard No. (30) "Interim Financial Reporting".



Mohamed El Sawaf  
Member of Egyptian Society of Accountants & Auditors  
R.A.A. 39521  
F.R.A. 419


Cairo  
27 November 2025

# CLEOPATRA HOSPITAL COMPANY "S.A.E."


## Interim condensed separate statement of financial position – On 30 September 2025

(All amounts are shown in Egyptian Pounds)	Note	30 September 2025	31 December 2024
<b>Non-current assets</b>			
Fixed assets	5	1,016,923,229	818,165,055
Right-of-use assets	6	27,513,630	31,343,663
Goodwill		158,516,300	158,516,300
Investments in subsidiary	7	1,987,664,845	1,622,658,845
Investments in associates	8	2,449,990	2,449,990
<b>Total non-current assets</b>		<b>3,193,067,994</b>	<b>2,633,133,853</b>
<b>Current assets</b>			
Inventories	9	105,567,778	102,914,463
Trade and other receivables	10	466,634,925	367,607,947
Due from related parties	22	457,244,305	155,787,321
Debtors and other debit balances	11	105,343,625	178,468,715
Cash and cash equivalents	12	181,606,014	169,956,870
<b>Total current assets</b>		<b>1,316,396,647</b>	<b>974,735,316</b>
<b>Total assets</b>		<b>4,509,464,641</b>	<b>3,607,869,169</b>
<b>Equity</b>			
Share capital		721,892,812	722,717,101
Treasury Shares	24	-	(5,589,873)
Retained earnings		1,519,334,922	1,254,673,621
Employees stock ownership Plan		82,828,144	36,466,936
Reserves		209,425,348	188,823,089
<b>Net Equity</b>		<b>2,533,481,226</b>	<b>2,197,090,874</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Lease liabilities	16	25,516,765	30,526,476
Loans	13	283,875,000	271,340,272
Deferred tax liabilities		15,440,826	13,169,967
<b>Total non-current liabilities</b>		<b>324,832,591</b>	<b>315,036,715</b>
<b>Current liabilities</b>			
Bank overdrafts	14	376,104,420	302,160,797
Provisions		46,298,468	55,649,444
Trade and other payables	15	566,563,706	402,066,373
Due to related parties	22	417,887,340	147,201,866
Loans	13	79,500,000	67,835,068
Lease liabilities	16	14,486,392	12,380,013
Employees stock ownership Plan		43,638,792	-
Other liabilities		4,485,000	4,485,000
Current income tax liabilities		102,186,706	103,963,019
<b>Total current liabilities</b>		<b>1,651,150,824</b>	<b>1,095,741,580</b>
<b>Total liabilities</b>		<b>1,975,983,415</b>	<b>1,410,778,295</b>
<b>Total equity and liabilities</b>		<b>4,509,464,641</b>	<b>3,607,869,169</b>

- The accompanying notes from 1 to 25 are integral part of these separate interim condensed financial statements.

  
**Mr. Ahmed Adel Badreldin**  
 Non-Executive Chairman  
 27 November 2025  
 Limited review report is attached.

  
**Dr. Ahmed Ezz Eldin Mahmoud**  
 CEO & Managing Director

  
**Mr. Mohamed Omar Al-Farouk**  
 Group Finance Director



# CLEOPATRA HOSPITAL COMPANY "S.A.E."

## Interim condensed separate statement of profit or loss For the nine months ended 30 September 2025

(All amounts are shown in  
Egyptian Pounds)

	Note	Nine months ended 30 September		Three months ended 30 September	
		2025	2024	2025	2024
Operating Revenue	17	2,010,692,597	1,492,338,677	735,635,417	551,679,962
(Less)					
Operating Cost	18	(1,117,627,335)	(854,101,466)	(402,477,421)	(323,221,393)
<b>Gross profit</b>		<b>893,065,262</b>	<b>638,237,211</b>	<b>333,157,996</b>	<b>228,458,569</b>
<b>Add / (Less)</b>					
General and administrative expenses	19	(260,703,034)	(200,868,860)	(95,932,358)	(72,479,126)
Net expected credit losses or financial assets	20	(16,601,007)	(15,387,291)	(8,098,900)	(6,099,704)
Other income (Expenses)		(1,266,109)	9,691,415	(583,175)	1,656,681
<b>Operating profit</b>		<b>614,495,112</b>	<b>431,672,475</b>	<b>228,543,563</b>	<b>151,536,420</b>
Acquisition costs		(330,000)	-	-	-
Finance income		6,572,238	15,461,780	(1,103,501)	1,727,028
Finance cost		(83,361,379)	(72,942,645)	(26,256,254)	(29,077,617)
<b>Profit for the period before income tax</b>		<b>537,375,971</b>	<b>374,191,610</b>	<b>201,183,808</b>	<b>124,185,831</b>
Current tax		(125,235,681)	(85,295,707)	(45,861,913)	(33,153,430)
Deferred tax		(2,270,858)	(5,631,050)	4,689,167	2,265,367
<b>Profit for the period after income tax</b>		<b>409,869,432</b>	<b>283,264,853</b>	<b>160,011,062</b>	<b>93,297,768</b>
<b>Earnings per share (Basic/Diluted)</b>	<b>21</b>	<b>0.28</b>	<b>0.20</b>	<b>0.11</b>	<b>0.06</b>

- The accompanying notes from 1 to 25 are integral part of these separate interim condensed financial statements.

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Interim condensed separate statement of comprehensive income For the nine months ended 30 September 2025

(All amounts are shown in Egyptian Pounds)	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Profit for the period	409,869,432	283,264,853	160,011,062	93,297,768
Other comprehensive income	-	-	-	-
<b>Comprehensive income for the period</b>	<b>409,869,432</b>	<b>283,264,853</b>	<b>160,011,062</b>	<b>93,297,768</b>

- The accompanying notes from 1 to 25 are integral part of these separate interim condensed financial statements.

**CLEOPATRA HOSPITAL COMPANY “S.A.E.”**

**Interim condensed separate statement of changes in equity - For the nine months period ended 30 September 2025**

(All amounts in Egyptian Pounds)	Share capital	Treasury Shares	Reserves	Retained earnings	Employees' stock ownership plan	Total equity
<b>Balance on 1 January 2024</b>	<b>722,717,101</b>	<b>(5,051,601)</b>	<b>171,962,629</b>	<b>926,705,520</b>	<b>16,076,585</b>	<b>1,832,410,234</b>
Dividends for employees and board of directors	-	-	-	(70,952,067)	-	(70,952,067)
Employees stock ownership Plan	-	-	-	-	41,436,938	41,436,938
Reserves	-	-	13,125,024	(13,125,024)	-	-
Treasury shares	-	(34,758,127)	-	-	-	(34,758,127)
Comprehensive income for the period	-	-	-	283,264,853	-	283,264,853
<b>Balance on 30 September 2024</b>	<b>722,717,101</b>	<b>(39,809,728)</b>	<b>185,087,653</b>	<b>1,125,893,282</b>	<b>57,513,523</b>	<b>2,051,401,831</b>
<b>Balance on 1 January 2025</b>	<b>722,717,101</b>	<b>(5,589,873)</b>	<b>188,823,089</b>	<b>1,254,673,621</b>	<b>36,466,936</b>	<b>2,197,090,874</b>
Capital Reduction	(824,289)	824,289	-	-	-	-
Dividends for employees and board of directors	-	-	-	(119,840,288)	-	(119,840,288)
Employees stock ownership Plan	-	-	-	-	46,361,208	46,361,208
Reserves	-	-	20,602,259	(20,602,259)	-	-
Treasury shares	-	4,765,584	-	(4,765,584)	-	-
Comprehensive income for the period	-	-	-	409,869,432	-	409,869,432
<b>Balance on 30 September 2025</b>	<b>721,892,812</b>	<b>-</b>	<b>209,425,348</b>	<b>1,519,334,922</b>	<b>82,828,144</b>	<b>2,533,481,226</b>

- The accompanying notes from 1 to 25 are integral part of these separate interim condensed financial statements.



# CLEOPATRA HOSPITAL COMPANY “S.A.E.”

## Interim condensed separate statement of cash flows For the nine months period ended 30 September 2025

(All amounts in Egyptian Pounds)	Note	30 September 2025	30 September 2024
<b>Cash flows from operating activities</b>			
Profit before income tax		537,375,971	374,191,610
<b>Adjustments to settle net profit with cash flow from operating activities</b>			
Fixed assets depreciation	5	52,868,007	42,628,134
Right of use assets depreciation	6	6,796,578	6,683,976
Gain from sale of fixed assets		(1,817,820)	(1,384,953)
Expected credit losses on financial assets	20	16,601,008	15,387,291
Impairment of inventory	9	798,483	254,628
Provisions		9,477,173	6,763,610
Interests and commissions – Credit facilities		79,304,699	68,732,194
Interests and commissions - Lease		4,056,680	4,210,451
Interest income		(7,837,501)	(5,893,684)
Employees stock ownership Plan		90,000,000	41,436,937
<b>Operating profits before changes in assets and liabilities</b>		<b>787,623,278</b>	<b>553,010,194</b>
<b>Changes in assets and liabilities</b>			
Change in inventories		(3,451,798)	19,494,193
Change in trade receivables		(114,741,520)	(142,964,982)
Change in debtors and other debit balances		73,125,090	(14,752,809)
Change in due from related parties		(301,456,984)	(43,703,967)
Change in creditors and other credit balances		164,497,333	73,805,064
Change in due to related parties		270,685,474	101,702,905
<b>Change in working capital</b>		<b>876,280,873</b>	<b>546,590,598</b>
Provision utilized		(18,828,149)	(8,547,172)
Tax paid		(127,011,993)	(55,146,922)
<b>Net cash generated from operating activities</b>		<b>730,440,731</b>	<b>482,896,504</b>
<b>Cash flows from investing activities</b>			
Payments for purchase of fixed assets	5	(19,416,234)	(66,204,644)
Payments for projects under construction	5	(232,331,600)	(178,184,690)
Proceeds from sale of fixed assets		1,939,473	1,495,695
Advance payment for purchase of fixed assets		-	(40,842,691)
Payments under investments in subsidiaries		(365,006,000)	(240,005,000)
Interests received		7,837,501	5,893,684
<b>Net cash from used in investing activities</b>		<b>(606,976,860)</b>	<b>(517,847,646)</b>
<b>Cash flows from financing activities</b>			
Proceeds from bank overdraft		1,053,838,547	1,089,804,383
Payments for bank overdraft		(979,894,924)	(1,015,061,823)
Proceeds from loans		38,824,660	210,882,190
Payments for loans		(14,625,000)	(14,625,000)
Interests and commissions paid		(79,304,699)	(68,732,194)
Treasury shares		-	(34,758,127)
Dividends paid		(119,840,288)	(70,952,067)
Lease liabilities payments		(9,926,557)	(9,632,719)
<b>Net cash generated from financing activities</b>		<b>(110,928,261)</b>	<b>86,924,643</b>
<b>Changed in cash and cash equivalents during the year</b>		<b>12,535,610</b>	<b>51,973,501</b>
Cash and cash equivalents at the beginning of the year		170,924,146	73,897,240
<b>Cash and cash equivalents at the end of the year</b>	12	<b>183,459,756</b>	<b>125,870,741</b>

- The accompanying notes from 1 to 25 are integral part of these separate interim condensed financial statements.



## **CLEOPATRA HOSPITAL COMPANY "S.A.E."**

### **Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025**

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

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#### **1. Introduction**

Cleopatra Hospital Company (Lasheen and Partners) was established as a limited partnership on 19 July 1979 and is located in the Arab Republic of Egypt. The decision of the Chairman of Investment Authority No. 4092 of 2005 was issued on 27 June 2005 authorising the conversion of the legal type of Cleopatra Hospital (Lasheen and Partners) from a "limited partnership" into Cleopatra Hospital Company "S.A.E." in accordance with law no.95 of 1992.

The company is listed on the Egyptian Stock Exchange.

##### **1.1 Principal activity**

The Company's purpose is to establish a private hospital to provide advanced modern health and medical services, as well as the medical care of inpatients. The Company may have interest or participate in any manner in companies or other firms which carry on similar activities in Egypt or abroad. The Company may acquire, merge or affiliate such entities under the General Authority for Investment. The Separate financial statements representing in two Hospitals (Cleopatra Hospital, and Elkateb Hospital).

##### **1.2 Registered address and place of business**

The Company is located at 39, 41 Cleopatra Street, Heliopolis, Cairo.

These independent financial statements of the Company were approved for issuance by the Board of Directors of the Company on 27 November 2025.

#### **2. Basis of preparation**

##### **2.1 Statement of compliance**

This interim condensed separate financial statements for the nine-month reporting period ended 30 September 2025 have been prepared in accordance with Egyptian Accounting Standard 30 "Interim Financial Reporting".

This interim condensed separate financial information does not include all the notes normally included in an annual financial statement. Accordingly, this interim condensed separate financial information is to be read in conjunction with the standalone annual financial statement for the year ended 31 December 2024.

The business results for the nine months ending on September 30, 2025, are not necessarily indicative of the business results for the fiscal year ending on December 31, 2025.

The accounting policies adopted in the preparation of this interim condensed separate financial information are consistent with those of the previous financial year and corresponding interim reporting period.

## **CLEOPATRA HOSPITAL COMPANY “S.A.E.”**

### **Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025**

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

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#### **2. Basis of preparation (continued)**

##### **2.2 Functional and presentation currency**

Items included in the interim condensed separate financial statements are measured using the currency of the primary economic environment in which the Company operates ('the functional currency'). The Company's interim condensed separate financial statements are presented in Egyptian Pounds, which is the Company's functional and presentation currency.

##### **2.3 Use of estimates and judgements**

The preparation of interim condensed separate financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income, and expenses. Actual results may differ from these estimates.

The significant judgments made by management in applying the Company's accounting policies and key sources of estimation uncertainty were the same as those described in the last consolidated financial statements as at and for the year ended 31 December 2024.

##### **2.4 New releases and amendments to the Egyptian Accounting Standards**

The Prime Minister issued Resolution No. 636 of 2024 on 3rd of March 2024, amending some provisions of the Egyptian Accounting Standards, as follows:

- A) Amending Egyptian Accounting Standard No. 13 "Effects of Changes in Foreign Currency Exchange Rates"
- B) Amending the Egyptian Accounting Standard No. 17 "Separate Financial Statements"
- C) Amending Egyptian Accounting Standard No. 34 "Investment property"

There is no material impact on the company's financial statements.

#### **3. Segment reporting**

Business segments are reported in line with the reports provided internally to the senior management, which makes decisions related to resources allocation and evaluation of segments' performance in the Company. The senior management is represented in Company's executive management committee. The segment reports are provided to the Company based on each company, as each subsidiary is considered a separate business segment.



## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 3. Segment reporting (continued)

Below is a summary of each segment, which is presented for the year ended 30 September 2025 for each segment:

	Cleopatra Hospital Company	Al Kateb Hospitals	Consolidated adjustment	Total
Statement of financial position				
Non-current assets	3,007,938,615	185,129,379	-	3,193,067,994
Current assets	1,285,672,159	141,714,815	(110,990,327)	1,316,396,647
<b>Total assets</b>	<b>4,293,610,774</b>	<b>326,844,194</b>	<b>(110,990,327)</b>	<b>4,509,464,641</b>
Current liabilities	1,618,470,093	143,671,058	(110,990,327)	1,651,150,824
Non-current liabilities	320,569,209	4,263,382	-	324,832,591
<b>Total Liabilities</b>	<b>1,939,039,302</b>	<b>147,934,440</b>	<b>(110,990,327)</b>	<b>1,975,983,415</b>
Statement of profit or loss:				
Operating revenue	1,738,668,491	272,024,106	-	2,010,692,597
Operating costs	(939,346,293)	(178,281,042)	-	(1,117,627,335)
<b>Gross profit</b>	<b>799,322,198</b>	<b>93,743,064</b>	<b>-</b>	<b>893,065,262</b>
Other expenses and revenues	(427,823,479)	(55,372,351)	-	(483,195,830)
<b>Profit for period</b>	<b>371,498,719</b>	<b>38,370,713</b>	<b>-</b>	<b>409,869,432</b>
Other Items				
Capital expenditure	234,429,614	17,318,220	-	251,747,834
Fixed assets depreciation	44,603,322	8,264,685	-	52,868,007

\* Consolidation entries are mainly the exclusion of balances and transactions between CGUs.

Below is a summary of each segment, which is presented for the year ended 31 December 2024 for each segment:

	Cleopatra Hospital Company	Al Kateb Hospitals	Consolidated adjustment	Total
Statement of financial position				
Non-current assets	2,460,878,342	172,255,511	-	2,633,133,853
Current assets	991,536,690	69,016,175	(85,817,549)	974,735,316
<b>Total assets</b>	<b>3,452,415,032</b>	<b>241,271,686</b>	<b>(85,817,549)</b>	<b>3,607,869,169</b>
Current liabilities	1,083,990,200	97,568,929	(85,817,549)	1,095,741,580
Non-current liabilities	311,872,997	3,163,718	-	315,036,715
<b>Total Liabilities</b>	<b>1,395,863,197</b>	<b>100,732,647</b>	<b>(85,817,549)</b>	<b>1,410,778,295</b>
Statement of profit or loss:				
Operating revenue	1,909,579,511	238,265,538	-	2,147,845,049
Operating costs	(1,018,572,568)	(177,309,404)	-	(1,195,881,972)
<b>Gross profit</b>	<b>891,006,943</b>	<b>60,956,134</b>	<b>-</b>	<b>951,963,077</b>
Other expenses and revenues	(491,111,830)	(48,806,055)	-	(539,917,885)
<b>Profit for year</b>	<b>399,895,113</b>	<b>12,150,079</b>	<b>-</b>	<b>412,045,192</b>
Other Items				
Capital expenditure	307,004,166	21,086,194	-	328,090,360
Fixed assets depreciation	48,113,212	8,905,364	-	57,018,576

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 3. Segment reporting (continued)

\* Consolidation constraints are mainly the exclusion of balances and transactions between CGUs

Below is a summary of each segment, which is presented for the year ended 30 September 2024 for each segment:

	<b>Cleopatra Hospital Company</b>	<b>Al Kateb Hospitals</b>	<b>Consolidated adjustment</b>	<b>Total</b>
Statement of financial position				
Non-current assets	2,297,811,397	168,318,454	-	<b>2,466,129,851</b>
Current assets	862,808,984	76,769,226	(98,611,552)	<b>840,966,658</b>
<b>Total assets</b>	<b>3,160,620,381</b>	<b>245,087,680</b>	<b>(98,611,552)</b>	<b>3,307,096,509</b>
Current liabilities	967,506,810	103,861,725	(98,611,552)	<b>972,756,983</b>
Non-current liabilities	280,076,602	2,861,093	-	<b>282,937,695</b>
<b>Total Liabilities</b>	<b>1,247,583,412</b>	<b>106,722,818</b>	<b>(98,611,552)</b>	<b>1,255,694,678</b>
Statement of profit or loss:				
Operating revenue	1,320,568,702	171,769,975	-	<b>1,492,338,677</b>
Operating costs	(726,285,172)	(127,816,294)	-	<b>(854,101,466)</b>
<b>Gross profit</b>	<b>594,283,530</b>	<b>43,953,681</b>	-	<b>638,237,211</b>
Other expenses and revenues	(320,994,582)	(33,977,776)	-	<b>(354,972,358)</b>
<b>Profit for period</b>	<b>273,288,948</b>	<b>9,975,905</b>	-	<b>283,264,853</b>
Other Items				
Capital expenditure	229,030,622	15,358,712	-	<b>244,389,334</b>
Fixed assets depreciation	35,338,409	7,289,725	-	<b>42,628,134</b>

\* Consolidation entries are mainly the exclusion of balances and transactions between CGUs

#### 4. Financial assets and financial liabilities

The Company holds the following financial instruments:

	<b>Amortized cost</b>	
	<b>30 September 2025</b>	<b>31 December 2024</b>
<b>Financial assets</b>		
Trade receivables	541,987,830	427,246,310
Due from related parties	457,244,305	155,787,321
Debtors and other debit balances *	12,974,958	62,839,227
Cash on hand and at banks	183,459,756	170,924,146
	<b>1,195,666,849</b>	<b>816,797,004</b>

\* Excluding prepayments, advances to suppliers, and withholding taxes.

	<b>Amortized cost</b>	
	<b>30 September 2025</b>	<b>31 December 2024</b>
<b>Financial Liabilities</b>		
Loans	363,375,000	339,175,340
Creditors and other credit balances **	561,786,027	397,924,620
Lease liabilities	40,003,157	42,906,489
Bank's overdraft	376,104,420	302,160,797
Due to Related Parties	417,887,340	147,201,866
	<b>1,759,155,944</b>	<b>1,229,369,112</b>

\*\* Excluding social insurance.



# CLEOPATRA HOSPITAL COMPANY "S.A.E."

## Notes to the interim condensed separate financial statements - For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

### 5. Fixed assets

	Lands	Machinery, equipment and devices	Tools and instruments	Furniture	Buildings	Vehicles	Computers improvements	Leasehold improvements	Projects under construction	Total
<b>On 1 January 2024</b>										
Cost	82,878,000	279,445,633	21,744,157	34,717,716	97,061,949	27,955,145	62,751,330	42,647,411	177,052,901	826,254,241
Accumulated depreciation	-	(138,257,865)	(10,015,842)	(17,373,468)	(39,875,866)	(6,285,797)	(46,005,872)	(21,103,726)	-	(278,918,431)
<b>Net book value</b>	<b>82,878,000</b>	<b>141,187,768</b>	<b>11,728,315</b>	<b>17,344,248</b>	<b>57,186,083</b>	<b>21,669,348</b>	<b>16,745,464</b>	<b>21,543,680</b>	<b>177,052,901</b>	<b>547,335,807</b>
<b>Year ended 31 December 2024</b>										
Opening net book value	82,878,000	141,187,768	11,728,315	17,344,248	57,186,083	21,669,348	16,745,464	21,543,680	177,052,901	547,335,807
Additions	-	48,504,794	3,725,104	6,095,674	-	10,440,000	1,603,338	-	257,721,450	328,090,360
Disposals	-	(939,863)	(630,482)	(1,170,266)	(320,791)	(860,550)	(24,834)	-	-	(3,946,786)
Transfers from projects under construction	-	2,599,434	56,722	1,457,363	145,186,468	-	2,411,719	1,174,058	(152,885,764)	-
Depreciation for the year	-	(24,588,788)	(2,372,581)	(5,291,704)	(4,790,573)	(5,145,897)	(9,381,781)	(5,447,252)	-	(57,018,576)
Accumulated depreciation of disposal	-	920,428	566,755	1,142,686	202,036	860,550	11,795	-	-	3,704,250
<b>Closing net book value</b>	<b>82,878,000</b>	<b>167,683,773</b>	<b>13,073,833</b>	<b>19,578,001</b>	<b>197,463,223</b>	<b>26,963,451</b>	<b>11,365,701</b>	<b>17,270,486</b>	<b>281,888,587</b>	<b>818,165,055</b>
<b>On 31 December 2024</b>										
Cost	82,878,000	329,609,998	24,895,501	41,100,487	241,927,626	37,534,595	66,741,558	43,821,468	281,888,587	1,150,397,820
Accumulated depreciation	-	(161,926,225)	(11,821,668)	(21,522,486)	(44,464,403)	(10,571,144)	(55,375,857)	(26,550,982)	-	(332,232,765)
<b>Net book amount</b>	<b>82,878,000</b>	<b>167,683,773</b>	<b>13,073,833</b>	<b>19,578,001</b>	<b>197,463,223</b>	<b>26,963,451</b>	<b>11,365,701</b>	<b>17,270,486</b>	<b>281,888,587</b>	<b>818,165,055</b>
<b>On 30 September 2025</b>										
Opening net book value	82,878,000	167,683,773	13,073,833	19,578,001	197,463,223	26,963,451	11,365,701	17,270,486	281,888,587	818,165,055
Additions	-	3,484,785	1,473,807	4,082,885	758,101	5,700,000	3,916,656	-	232,331,600	251,747,834
Disposals	-	(829,126)	(189,742)	(728,563)	-	-	(649,789)	-	-	(2,397,220)
Transfers from projects under construction	-	7,563,798	5,429,937	1,387,416	63,441	-	257,807	-	(14,702,399)	-
Depreciation for the period	-	(20,475,179)	(2,030,890)	(4,221,265)	(12,926,460)	(3,920,892)	(5,323,599)	(3,969,722)	-	(52,868,007)
Accumulated depreciation of disposal	-	829,126	189,742	606,910	-	-	649,789	-	-	2,275,567
<b>Balance on 30 September 2025</b>	<b>82,878,000</b>	<b>158,257,177</b>	<b>17,946,687</b>	<b>20,705,384</b>	<b>185,358,305</b>	<b>28,742,559</b>	<b>10,216,565</b>	<b>13,300,764</b>	<b>499,517,788</b>	<b>1,016,923,229</b>
Cost	82,878,000	339,829,455	31,609,503	45,842,225	242,749,168	43,234,595	70,266,231	43,821,468	499,517,788	1,399,748,431
Accumulated depreciation	-	(181,572,278)	(13,662,816)	(25,136,841)	(57,390,863)	(14,492,036)	(60,049,661)	(30,520,701)	-	(382,825,201)
<b>Net book value at period end</b>	<b>82,878,000</b>	<b>158,257,177</b>	<b>17,946,687</b>	<b>20,705,384</b>	<b>185,358,305</b>	<b>28,742,559</b>	<b>10,216,565</b>	<b>13,300,764</b>	<b>499,517,788</b>	<b>1,016,923,229</b>

# CLEOPATRA HOSPITAL COMPANY “S.A.E.”

## Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

### 6. Right-of-use assets

**The Egyptian Standard No, (49) “Leasing Contracts” has been applied in two phases as follows:**

The first stage relates to lease contracts that were subject to Law (95) for the year 1995 starting on or after 1 January 2019, which are lease contracts related to medical equipment and measured at the beginning of the contract at a value equal to the value of the lease obligations in addition to rental expenses and subsequently depreciated over the life of the lease contracts using the straight-line method.

The second phase represents lease contracts related to buildings that were subject to Law (95) for the year 1995 starting on or after 1 January 2021 and measured at a carrying amount as if the standard had been applied since inception of the lease but discounted using the lending rate to the lessee at the date of application, and it is subsequently depreciated over the life of the lease using the straight-line method.

<b>Buildings</b>	<b>30 September 2025</b>	<b>31 December 2024</b>
Beginning balance for the period/ year	<b>31,343,663</b>	<b>40,065,279</b>
Adjustments	-	140,149
Additions for the period/ year	2,966,545	-
Depreciation for the period/ year	(6,796,578)	(8,861,765)
<b>Total</b>	<b>27,513,630</b>	<b>31,343,663</b>

Lease payments are discounted using the interest rate implicit in the lease contract, if this rate cannot be determined, then the borrowing rate of the lessee is used, which is the rate that the lessee would have to pay to borrow the money needed to obtain an asset of similar value in a similar economic environment with similar terms and conditions. An average interest rate of 11.15% has been used.

### 7. Investments in subsidiaries

	<b>Investment Percentage</b>	<b>Country</b>	<b>30 September 2025</b>	<b>31 December 2024</b>
Investment in CHG SKY Company	99.99%	Egypt	850,014,700	485,008,700
Investments in Nile Badrawi Hospital Company	99.989%	Egypt	380,004,947	380,004,947
Investments in Al Shorouk Hospital Company	99.999%	Egypt	374,142,000	374,142,000
Investments in Cairo Specialised Hospital Company	56.46%	Egypt	153,712,998	153,712,998
Investments in El Bedaya El Gedida for Medical Centers and Hospitals Company	99.99%	Egypt	119,482,000	119,482,000
Investment in Cleopatra Haven Company	99.99%	Egypt	80,000,700	80,000,700
Investments in CHG for hospitals Company	99.99%	Egypt	30,000,000	30,000,000
Investments in CHG Pharma for Pharmacies Management Company	98%	Egypt	245,000	245,000
Investments in CHG for Medical Services Company*	20% (Preferred shares)	Egypt	62,500	62,500
			<b>1,987,664,845</b>	<b>1,622,658,845</b>

The capital of CHG Sky Hospital Company “S.A.E.”\* was increased by an amount of EGP 365,005,000 million until September 30, 2025, so that the capital would be EGP 850,014,700 on September 30, 2025.



## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 8. Investments in associates

	30 September 2025	31 December 2024
Egypt Healthcare Facilities Services for facility management	2,449,990	2,449,990
	<b>2,449,990</b>	<b>2,449,990</b>

#### 9. Inventories

	30 September 2025	31 December 2024
Medical supply inventory	54,984,467	59,196,895
Medicine inventory	46,529,606	40,152,107
Maintenance and spare parts inventory	2,569,023	2,172,416
Hospitality inventory	1,381,954	625,080
Stationary inventory	825,714	779,734
Food and beverage inventory	501,417	414,151
	<b>106,792,181</b>	<b>103,340,383</b>
Less: Write-down of inventory	(1,224,403)	(425,920)
	<b>105,567,778</b>	<b>102,914,463</b>

Movement in the provision for inventory is as follows:

	30 September 2025	31 December 2024	30 September 2024
Balance at the beginning of the period/year	425,920	100,248	100,248
Provisions formed during the period/year	798,483	358,836	287,792
Provisions no longer required during the period/year	-	(33,164)	(33,164)
Balance at the end of the period/year	<b>1,224,403</b>	<b>425,920</b>	<b>354,876</b>

#### 10. Trade receivables

	30 September 2025	31 December 2024
Due from customers	528,449,432	419,739,098
Income from inpatients	13,538,398	7,507,212
	<b>541,987,830</b>	<b>427,246,310</b>
Less:		
Impairment of customers' balances	(75,352,905)	(59,638,363)
	<b>466,634,925</b>	<b>367,607,947</b>

The income from inpatients comprises the revenues that have not been billed at the financial position date for their stay while the procedures of the medical services have not been completed. Such income is calculated net of the amounts collected in advance during the year of their stay.

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 10. Trade receivables (continued)

The Company applies the EAS 47 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

The expected loss rates are based on the payment profiles of customers over a period of 36 month before each balance sheet date and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company has identified the GDP and the unemployment rate of the countries in which it sells its goods and services to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

The credit loss allowance for trade receivables is determined according to the provision matrix presented in the table below. The provision matrix is based on the number of days that an asset is past due, with adjusting it.

30 September 2025				
Trade receivables	Loss Rate	Gross carrying amount	Lifetime ECL	Net carrying value
Current until less than 30 days overdue	0.2%	328,863,565	579,760	328,283,805
30 to 60 days overdue	1%	43,151,652	497,200	42,654,452
61 to 90 days overdue	3%	29,978,947	995,971	28,982,976
91 to 120 days overdue	8%	17,608,273	1,404,110	16,204,163
121 to 360 days overdue	24%	59,760,275	14,626,733	45,133,542
361 to 720 days overdue	40%	8,963,533	3,587,546	5,375,987
More than 720 days	100%	53,661,585	53,661,585	-
<b>Total</b>		<b>541,987,830</b>	<b>75,352,905</b>	<b>466,634,925</b>

31 December 2024				
Trade receivables	Loss rate	Gross carrying amount	Lifetime ECL	Net carrying value
Current until less than 30 days overdue	0.2%	285,709,864	469,197	285,240,667
30 to 60 days overdue	2%	35,965,673	661,995	35,303,678
61 to 90 days overdue	6%	12,863,612	752,692	12,110,920
91 to 120 days overdue	11%	15,861,540	1,794,083	14,067,457
121 to 360 days overdue	34%	28,488,559	9,581,359	18,907,200
361 to 720 days overdue	50%	3,946,333	1,968,308	1,978,025
More than 720 days	100%	44,410,729	44,410,729	-
<b>Total</b>		<b>427,246,310</b>	<b>59,638,363</b>	<b>367,607,947</b>

The movement in expected credit losses in the value of trade receivables is as follows:

	30 September 2025	31 December 2024	30 September 2024
Balance at the beginning of the period/year	59,638,363	40,969,078	40,969,078
Provisions formed during the period/year	19,435,882	22,185,829	16,392,031
Provision no longer required during the period/year	(3,721,340)	(3,516,544)	(1,365,199)
<b>Ending balance at the end of period/year</b>	<b>75,352,905</b>	<b>59,638,363</b>	<b>55,995,910</b>



# CLEOPATRA HOSPITAL COMPANY “S.A.E.”

## Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

### 11. Debtors and other debit balances

	30 September 2025	31 December 2024
Advances to suppliers	65,166,101	91,980,609
Prepaid expenses	26,659,116	22,392,202
Deposits with others	4,860,669	4,860,669
Withholding taxes	543,450	1,256,677
Employee's custodies	788,232	134,543
Other debtors	7,326,057	57,844,015
	<b>105,343,625</b>	<b>178,468,715</b>

### 12. Cash and cash equivalent

	30 September 2025	31 December 2024
Current accounts	93,405,411	34,069,087
Time deposit	88,712,036	135,256,200
Cash on hand	1,342,309	1,598,859
Cash and cash equivalents impairment	(1,853,742)	(967,276)
	<b>181,606,014</b>	<b>169,956,870</b>

Movement in the impairment is as follows:

	30 September 2025	31 December 2024	30 September 2024
Balance at the beginning of the period/year	<b>967,276</b>	<b>1,172,997</b>	<b>1,172,997</b>
Formed during the period/year	1,336,005	573,408	471,164
No longer required	(449,539)	(779,129)	(110,705)
<b>Ending balance</b>	<b>1,853,742</b>	<b>967,276</b>	<b>1,533,456</b>

The time deposits item includes an amount of EGP 88,712,036 on 30 September 2025 (2024: EGP 135,256,200) are denominated in local banks in US dollars and are payable within one from the date of deposit and are subject to a fixed annual return of 4%.

For the purpose of preparation of the cash flow statements, cash and cash equivalents consist of:

	30 September 2025	30 September 2024
Cash and bank balances before the expected credit losses	183,459,756	125,870,741
<b>Total</b>	<b>183,459,756</b>	<b>125,870,741</b>

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 12. Cash and cash equivalent (continued)

##### Classification within cash and cash equivalents

Term deposits are held with banks and presented as cash and cash equivalents if they have a maturity of three months or less from the date of deposit and are repayable with 24 hours' notice without loss of interest. Treasury bills listed under cash and cash equivalents have original maturities not exceeding three months from the date of acquisition and are easily convertible into known amounts of cash and are subject to insignificant risks of changes in value.

The Company's cash and bank balances are held with reputed financial institutions with credit ratings from Moody's and Standard & Poor's from B3 to CAA1.

#### 13. Loans

	30 September 2025		
	Current	Non-current	Total
Loans	79,500,000	283,875,000	363,375,000
<b>Total</b>	<b>79,500,000</b>	<b>283,875,000</b>	<b>363,375,000</b>

	31 December 2024		
	Current	Non-current	Total
Loans	67,835,068	271,340,272	339,175,340
<b>Total</b>	<b>67,835,068</b>	<b>271,340,272</b>	<b>339,175,340</b>

- On October 27, 2021, Cleopatra Hospital Company signed a medium-term loan contract with Ahli United Bank, with a total amount of 145 million Egyptian pounds, with a return of 0.65%, in addition to the lending rate announced by the Central Bank.
- On August 10, 2022, Cleopatra Hospital Company, Nile Badrawi Hospital Company, and Cairo Specialized Hospital Company signed an appendix to the loan contract from Ahli United Bank. The following are the most important terms of the contract:
  - Increasing the financing amount to 285 million Egyptian pounds, and it will be divided among the companies as follows:
 

Cleopatra Hospital Company	45 million Egyptian pounds
Cairo Specialist Hospital Company	90 million Egyptian pounds
Nile Badrawi Hospital Company	150 million Egyptian pounds
- On May 10, 2023, the financing amount was increased to 340 million Egyptian pounds, and it will be divided among the companies as follows:
 

Cleopatra Hospital Company	100 million Egyptian pounds
Cairo Specialist Hospital Company	90 million Egyptian pounds
Nile Badrawi Hospital Company	150 million Egyptian pounds



## CLEOPATRA HOSPITAL COMPANY "S.A.E."

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

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#### 13. Loans (continued)

- On January 18, 2024, the financing amount was increased to 740 million Egyptian pounds, and it will be divided among the companies as follows:

Cleopatra Hospital Company	500 million Egyptian pounds
Cairo Specialist Hospital Company	90 million Egyptian pounds
Nile Badrawi Hospital Company	150 million Egyptian pounds

- On April 17, 2024, the financing amount was redistributed among the companies as follows:

Cleopatra Hospital Company	400 million Egyptian pounds
Cairo Specialist Hospital Company	90 million Egyptian pounds
Nile Badrawi Hospital Company	250 million Egyptian pounds

- The purpose of the loan is to finance and/or refinance the capital needs and renovation of the group's hospitals starting from 2021, including medical equipment, medical beds, medical and non-medical furniture, as well as internal development of movables (finishes, electromechanical equipment, and power station).
- The validity of this contract begins for a period of six years and six months from the date of signing the financing contract on 27 October 2021, with the group being granted a grace period of a maximum of one year and six months ending on 31 December 2023, and a grace period (applied to repayment of the principal) of one year and six Months ending on 31 January 2024, and in the event that the entire amount of financing is not withdrawn during the aforementioned grace period, the unwithdrawn part will be automatically cancelled and the bank is not obligated to lend the group any amounts other than what has been withdrawn from the financing amount.
- The group is committed to repaying the total financing amount in 20 quarterly instalments, with the first instalment starting on 31 December 2024.

#### **Financial ratios**

According to the terms of the contract, the company is committed to achieving the following financial ratios:

- The financial leverage of the group should not exceed 0,7 and that of the Nile Badrawi Hospital Company should not be less than 1.
- The debt service ratio should not be less than 1.3.
- The liquidity ratio should not be less than 1.

The loans contain certain covenants. A future breach of covenants may lead to renegotiation. The covenants are monitored by management, in case of potential breach, actions are taken by management to ensure compliance. The company has not breached any of these commitments and there are no outstanding payments During September 2025.

## CLEOPATRA HOSPITAL COMPANY "S.A.E."

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 14. Banks overdraft

	30 September 2025	31 December 2024
Banks overdraft	376,104,420	302,160,797

The company obtained total credit limits in the form of overdrafts from banks in order to finance working capital at an interest rate of 0.1% in addition to the announced lending rate from the Central Bank. The total available credit limits amounted to 430 million EGP and the withdrawn value of these credit limits on 30 September 2025 equals EGP 376,104,420 (302,160,797 on 31 December 2024).

#### 15. Trade and other Payables

	30 September 2025	31 December 2024
Suppliers and notes payable	289,101,188	211,027,688
Accrued expenses	205,168,923	166,851,265
Social insurance	4,777,679	4,141,753
Other creditors	67,515,916	20,045,667
	<b>566,563,706</b>	<b>402,066,373</b>

#### 16. Lease liabilities

The weighted average incremental borrowing rate applied at initial recognition was 11.15% at 1 January 2021. For new contracts, the lessee's borrowing rate is used, which is the rate that a lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

	30 September 2025	31 December 2024
<b>Undiscounted</b>		
During period/year	14,486,392	12,380,013
More than period/year	35,472,473	42,428,369
	<b>49,958,865</b>	<b>54,808,382</b>
<b>The present value of the lease obligations is as follows:</b>		
During period/year	14,486,392	12,380,013
More than a year	25,516,765	30,526,476
<b>Balance</b>	<b>40,003,157</b>	<b>42,906,489</b>



# CLEOPATRA HOSPITAL COMPANY “S.A.E.”

## Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

### 16. Lease liabilities (continued)

	30 September 2025	31 December 2024
<b>Lease Liabilities were presented as follows:</b>		
Lease liabilities shown as of 31 December 2024	42,906,489	49,943,749
Adjustments period/year	-	140,149
Additions during period/year	2,966,545	-
<b>Add:</b> Interest formed period/year	4,056,680	5,492,039
<b>Deduct:</b> Payments period/year	(9,926,557)	(12,669,448)
<b>Lease liabilities on 30 September 2025</b>	<b>40,003,157</b>	<b>42,906,489</b>

### 17. Operating revenue

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Accommodation and medical supervision revenue	438,558,548	309,091,222	157,816,873	120,022,483
Surgeries revenue	360,843,294	288,551,166	139,718,205	110,765,763
Laboratories revenue	221,590,618	157,037,172	85,223,147	56,606,059
Outpatient clinics revenue	179,977,943	147,000,387	64,778,154	53,496,541
Service charge revenue	147,729,150	116,953,715	54,119,683	44,188,300
Radiology revenue	173,631,142	115,468,499	63,348,890	41,640,375
Pharmacy revenue	157,637,113	105,441,247	58,049,839	40,486,530
Cardiac catheterization revenue	104,636,053	100,800,468	27,094,125	33,990,227
Emergency revenue	113,915,385	69,189,774	47,309,822	19,895,052
Physiotherapy revenue	29,034,278	23,395,636	10,326,459	8,106,566
Cardiac tests revenue	28,392,511	17,405,147	10,098,710	6,649,680
Endoscopy revenue	20,047,472	14,701,000	7,418,582	6,211,928
Dentistry revenue	10,421,829	10,119,504	2,332,890	3,810,121
Revenues from other departments	24,277,261	17,183,740	8,000,038	5,810,337
	<b>2,010,692,597</b>	<b>1,492,338,677</b>	<b>735,635,417</b>	<b>551,679,962</b>

\* “Service charge” does not represent a separate performance obligation but is a surcharge at a fixed percentage rate applied to all revenue streams except for sale of medicines.

All types of revenue are recognized at a point in time except accommodation and medical supervision are recognized over time. Timing of revenue recognition (for each revenue stream) is as follows:

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
At a point in time	1,572,134,049	1,183,247,455	577,818,544	431,657,479
Over time	438,558,548	309,091,222	157,816,873	120,022,483
	<b>2,010,692,597</b>	<b>1,492,338,677</b>	<b>735,635,417</b>	<b>551,679,962</b>

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 18. Operating costs

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Medical and pharmaceutical supplies	432,392,296	285,813,444	158,225,541	111,988,542
Salaries, wages and benefits	278,902,501	214,302,780	93,832,849	78,762,968
Doctors' fees	242,498,541	206,148,378	88,128,264	75,546,280
Maintenance, spare parts and energy expenses	45,605,674	41,521,561	18,019,963	17,862,263
Fixed assets depreciation	42,232,349	29,984,311	12,854,514	10,491,200
Consumables costs	24,602,674	22,942,330	8,996,061	8,111,696
Outsourcing services	24,767,865	20,528,155	8,225,021	7,081,016
Rents	10,424,396	8,414,427	4,323,264	3,387,271
Lease amortization	1,297,794	1,095,220	445,254	438,842
Other expenses	32,744,353	33,263,807	14,941,384	12,971,595
	<b>1,135,468,443</b>	<b>864,014,413</b>	<b>407,992,115</b>	<b>326,641,673</b>
Less: Group's share of the Company's expenses	(17,841,108)	(9,912,947)	(5,514,694)	(3,420,280)
	<b>1,117,627,335</b>	<b>854,101,466</b>	<b>402,477,421</b>	<b>323,221,393</b>

#### 19. General and administrative expenses

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Salaries, wages and benefits	263,746,711	166,033,880	89,352,333	52,114,645
Outsourcing services	17,994,498	13,271,862	6,011,848	5,359,251
Fixed assets depreciation	10,635,658	12,643,823	3,551,693	4,488,658
Professional and consulting fees	13,267,078	11,734,300	5,671,571	3,576,073
Lease amortization	5,498,784	5,588,756	1,816,026	1,858,802
Maintenance, spare parts and energy expenses	6,015,690	5,169,817	2,400,547	2,476,611
Consumables costs	1,734,167	2,335,903	668,074	1,163,236
Other expenses	78,821,590	61,996,926	32,818,157	26,349,820
	<b>397,714,176</b>	<b>278,775,267</b>	<b>142,290,249</b>	<b>97,387,096</b>
Less: Group's share of the Company's expenses	(137,011,142)	(77,906,407)	(46,357,891)	(24,907,970)
	<b>260,703,034</b>	<b>200,868,860</b>	<b>95,932,358</b>	<b>72,479,126</b>



## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 20. Net impairment losses on financial assets

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Trade receivables impairment	15,714,542	15,026,832	7,023,242	6,509,640
Cash in bank impairment	886,466	360,459	1,075,658	(409,936)
<b>Total</b>	<b>16,601,008</b>	<b>15,387,291</b>	<b>8,098,900</b>	<b>6,099,704</b>

#### 21. Earnings per share

The basic share of the profit for the period is calculated by dividing the net profit for the period attributable to the company's shareholders by the weighted average number of shares outstanding during the period after excluding employee dividends.

	Nine months ended 30 September		Three months ended 30 September	
	2025	2024	2025	2024
Distributable profit	409,869,432	283,264,853	160,011,062	93,297,768
Weighted average number of shares	1,441,509,083	1,438,975,823	1,441,509,083	1,441,509,083
<b>Basic Earnings per share</b>	<b>0.28</b>	<b>0.20</b>	<b>0.11</b>	<b>0.06</b>
<b>Diluted Earnings per share</b>	<b>0.28</b>	<b>0.20</b>	<b>0.11</b>	<b>0.06</b>

The weighted average number of shares is adjusted to consider the shares held under the bonus and incentive scheme for employees, directors and executive board members.

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

#### 22. Related parties From / To transactions

During the period/ year the Company made transactions with certain related parties. The Balances with related parties at the financial statements date as well as the transactions during the year were as follows:

##### Balances of financial position

(Related parties)	Nature of transaction	Transaction value	Balance due from related parties 30 September 2025	Balance due from related parties 31 December 2024
CHG SKY Company (Subsidiary)	Expenses on behalf of the company	283,386,623	299,256,433	15,869,810
Cleopatra Haven Company (Subsidiary)	Expenses on behalf of the company	21,372,660	106,835,579	85,462,919
CHG for Medical Service (Subsidiary)	Expenses on behalf of the company	(2,242,205)	45,865,765	48,107,970
Nile Badrwai Hospital Company (Subsidiary)	Expenses on behalf of the company	1,633,694	4,254,136	2,620,442
CHG Pharma for Pharmacies Management (Subsidiary)	Expenses on behalf of the company	(2,714,168)	755,823	3,469,991
Other parties	Expenses on behalf of related parties	20,379	276,569	256,190
			<b>457,244,305</b>	<b>155,787,322</b>
(Related parties)	Nature of transaction	Transaction value	Balance due (to) related parties 30 September 2025	Balance due (to) related parties 31 December 2024
Cairo specialized Hospital (Subsidiary)	Expenses on behalf of the company	(196,345,247)	(198,053,437)	(1,708,190)
Al Shorouk Hospital (Subsidiary)	Expenses on behalf of the company	(73,117,565)	(169,335,582)	(96,218,017)
New Bedaya for management of medical centres and Hospitals (Subsidiary)	Expenses on behalf of the company	(1,139,475)	(31,204,809)	(30,065,334)
CHG for Hospitals management (Subsidiary)	Expenses on behalf of the company	(83,187)	(19,293,512)	(19,210,325)
			<b>(417,887,340)</b>	<b>(147,201,866)</b>

- During 2017, Cleopatra Hospital Company signed an agreement with its subsidiaries. Under this contract, the company distributes the costs of joint activities to the group companies according to the percentages related to the revenues achieved by each company.
- This agreement has been approved by the boards of directors of the group companies and their general assemblies.
- The transactions with the related parties are the Group's dealings with the parent company, whether by buying, selling or exchanging services. Prices, policies and conditions related to these operations are approved by the Group's management and are on the same basis as dealing with others.



## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

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#### 23. Capital commitments:

Capital commitments at financial year end, which are not yet due, amounted to EGP 7,372,507 (31 December 2024: EGP 9,948,520), Which represents capital commitments to purchase fixed assets and projects under construction.

#### 24. Important events

On February 13, 2020, the Cleopatra Hospital Company, the General Authority for River Transport, the Nile Badrawi Hospital Company, and the heirs of Engineer Hassan Badrawi signed a comprehensive and final settlement agreement, according to which it was agreed to resolve, settle, and end all disputes and claims related to the land on which the Nile Badrawi Hospital was built. The total settlement amounted to 36 million pounds, noting that part of the settlement falls within the limits of the amounts deducted from the selling price of Nile Badrawi Hospital shares in favour of Cleopatra Hospital, Concerning the land subject to settlement, On March 31, 2021, the Administrative Court issued a ruling accepting the case in form and rejecting it in substance, Cairo Governorate and the Nile Badrawi Hospital Company appealed the aforementioned ruling before the Supreme Administrative Court, and a session was set for s 21 September 2022, so that both parties submit settlement contracts drawn up between the parties. The consideration of the appeal has been adjourned to a session on February 7, 2024, to take measures for the intervention of the heirs of the late Hassan Badrawi, and to review and review notes for whomever he wants. The consideration of the appeal has been postponed to a session on November 25, 2025, for the verdict.

#### Exchange Rate Movements of the Egyptian Pound

On October 2, 2025, the overnight deposit and lending rates, and the Central Bank's main operation rate, were reduced by 100 basis points to 21.0%, 22.0%, and 21.5%, respectively. The discount and credit rates were also reduced by 100 basis points to 21.5%.

#### Resolution to Extend the Employee Incentive Plan

The Extraordinary General Assembly of the Company, convened on 17 June 2025, resolved to extend the duration of the existing Employee Incentive and Reward Plan for an additional seven (7) years, commencing 1 July 2025, under the same terms and conditions, with the inclusion of certain amendments and clarifications as set out in the plan.

The Employees stock ownership Plan balance reached EGP 126,466,936 Million as of 30 September 2025, The split as follows; EGP 82,828,144 is recognized in Equity and EGP 43,638,792 is recognized as a current liability

The Assembly further approved the Share Sale Undertaking Agreement (the “Promise to Sell Shares”) under the amended terms and conditions stipulated in the plan, all in accordance with the provisions and requirements stated in the Disclosure Report prepared pursuant to Article (50) of the Listing and Delisting Rules, which was published on the Egyptian Exchange screens on 18 June 2025.

## CLEOPATRA HOSPITAL COMPANY “S.A.E.”

### Notes to the interim condensed separate financial statements For the nine months period ended 30 September 2025

(All amounts in the notes are shown in Egyptian Pounds unless otherwise stated)

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#### 25. Tax position

##### **First: Corporate tax**

- Inspection was conducted until December 31, 2019, and settlement and payment were made in full.
- In 2020, inspection was conducted, payment was made, and settlement is in progress.
- The tax return for the years 2021, 2022 , 2023 and 2024 has been submitted on the legally specified dates

##### **Second: Income tax**

- Inspection was conducted until December 31, 2019, and settlement and payment were made in full.
- Inspection was conducted until 2022 and the principal amount was paid
- Labor income settlements and 4 salary forms for 2023, 2024 and 2025 were submitted on the legally specified dates

##### **Third: Stamp tax**

- Inspection was conducted until July 31, 2006, and payment was made.
- Inspection was conducted until 2020 and payment was made, and settlement is in progress.

##### **Fourth: Value added tax**

- Inspection was conducted until 2022.
- Monthly returns are submitted on the legal dates.

##### **Fifth: Advance payments under the tax account**

- The advance payments system was approved for the tax period from January 1, 2025 to December 31, 2025

##### **Sixth: Withholding and collection tax under the tax account**

- The company was inspected for the years from 2017 till 2022 and the result of the inspection was notified and approved, and the tax differences are being paid.