

**MALDIF REAL STATE PLC**  
**BALANCE SHEET**  
**FOR THE TWELVE MONTHS ENDING 7 JULY 2025**

**NOTES**

**ASSETS**

|                                   |                      |
|-----------------------------------|----------------------|
| <b>Current Assets</b>             |                      |
| Cash and Bank Balance             | 2      787,305.36    |
| Withholding receivable            | 36,396.00            |
| <b>LEASE HOLD LAND</b>            | 16,341,321.30        |
| <b>CONSTRUCTION IN PROGRESS</b>   | 14,354,175.16        |
| <b>VAT RECEIVABLE</b>             | 1,065,517.27         |
| <b>DIFFERED CHARGE</b>            | <u>100,349.00</u>    |
| Total Current Assets              | 32,685,064.09        |
| <br>Property ,Plant and Equipment | 1 <u>65,920.85</u>   |
| Total Property and Equipment      | <u>65,920.85</u>     |
| <br>Total Assets                  | <u>32,750,984.94</u> |

**LIABILITIES AND CAPITAL**

|                           |                     |
|---------------------------|---------------------|
| <b>RENT ACCRUAL</b>       | 133,333.33          |
| <b>LEASE PAYABLE</b>      | 1,791,799.95        |
| Profit tax                | 699,924.78          |
| Pension tax               | 2,880.05            |
| Payroll tax               | 2,050.00            |
| Total Current Liabilities | <u>2,629,988.11</u> |
| Total Liabilities         | 2,629,988.11        |

**Capital**

|                             |                     |
|-----------------------------|---------------------|
| <b>Registered Capital</b>   | 13,600,000.00       |
| <b>SHARE HOLDER PAYABLE</b> | 14,657,055.19       |
| Legal reserve               | 3,920.00            |
| Retained Earning            | <u>1,860,021.64</u> |

|  |                      |
|--|----------------------|
| <b>Total Capital</b>                   | <u>30,120,996.83</u> |
| <b>Total Liabilities &amp; Capital</b> | <u>32,750,984.94</u> |



**MALDIF REAL STATE PLC**  
**INCOME STATEMENT**  
**FOR THE TWELVE MONTHS ENDING 7 JULY 2025**

|                                    |                     |
|------------------------------------|---------------------|
| Revenues                           |                     |
| Revenue                            | <u>2,566,666.67</u> |
| Total Revenues                     | <u>2,566,666.67</u> |
| Cost of Sales                      |                     |
| COST OF GOOD SOLD                  | <u>—</u>            |
| Total Cost of Sales                | <u>—</u>            |
| Gross Profit                       | <u>2,566,666.67</u> |
| Expenses                           |                     |
| SALARY & RELATED                   | 192,000.00          |
| Depreciation Expense               | 20,349.04           |
| PENSION                            | 21,120.00           |
| INTEREST                           | 115.02              |
| PENALTY                            | <u>638,042.76</u>   |
| Total Expenses                     | <u>871,626.82</u>   |
| Net PROFIT FOR THE YEAR            | <u>1,695,039.85</u> |
| PROFIT TAX                         | <u>699,924.78</u>   |
| Retained earning for the year 2024 | 864,906.57          |
| Retained earning for the year 2025 | <u>1,860,021.64</u> |



MALDIF REAL STATE PLC  
NOTES TO THE FINANCIAL STATEMENT  
FOR THE TWELVE MONTHS ENDING 7 JULY 2025

Currency: Ethiopian Birr

**1 PROPERTY,PLANT AND EQUIPMENT**

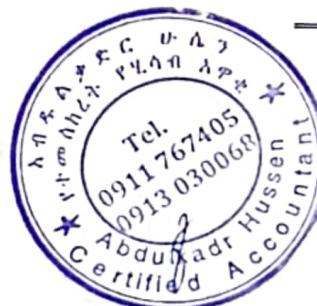
|                       | <u>Balance as at</u> |                  | <u>Balance as at</u> |
|-----------------------|----------------------|------------------|----------------------|
|                       | <u>8/7/2024</u>      | <u>Addition</u>  | <u>7/7/2025</u>      |
| <b>COST</b>           |                      |                  |                      |
| Office Equipment      | 135,660.26           |                  | 135,660.26           |
|                       | <u>135,660.26</u>    |                  | <u>135,660.26</u>    |
| <b>DEPRICIATION</b>   |                      |                  |                      |
| Office Equipment      | 49,390.37            | 20,349.04        | 69,739.41            |
|                       | <u>49,390.37</u>     | <u>20,349.04</u> | <u>69,739.41</u>     |
| <b>NET BOOK VALUE</b> | <u>86,269.89</u>     |                  | <u>65,920.85</u>     |

**2 CASH AND BANK**

|                   |                   |
|-------------------|-------------------|
| CASH AT BANK CBE  | 371,409.58        |
| CAST AT TELEBIRR  | <u>415,895.78</u> |
| <u>787,305.36</u> |                   |

**3 ADD BACK**

|                    |                     |
|--------------------|---------------------|
| PROFIT BEFORE TAX  | 1,695,039.85        |
| ADD:- ADDBACK      | <u>638,042.76</u>   |
|                    | <u>2,333,082.61</u> |
| PROFIT TAX PAYABLE | <u>699,924.78</u>   |



**MALDIF REAL STATE PLC**

## CASH SALES INVOICE

TIN # 0041805594

SENE 30,2017

| DATE      | INVOCE # | INVOICE PRICE | VAT        | TOTAL      |
|-----------|----------|---------------|------------|------------|
| 13/9/2024 | 00030    | 750,000.00    | 112,500.00 | 862,500.00 |
| 28/3/2025 | 00031    | 750,000.00    | 112,500.00 | 862,500.00 |
| 28/4/2025 | 00032    | void          | void       | void       |
| 28/4/2026 | 00033    | 750,000.00    | 112,500.00 | 862,500.00 |

**TOTAL MANUAL SALES** **2,250,000.00**

ADD:-UNERANED REVENUE PERVERIOUS YEAR 450,000.00

**.ESS:-UNERANED REVENUE PERVERIOUS THISYEAF - 133,333.33**

**TOTAL SALES** **2,566,666.67**



**MALDIV REAL STATE**  
**General Ledger Trial Balance**  
**As of Jul 7, 2025**

Filter Criteria includes Report order is by ID. Report is printed in Detail Format.

| Account ID    | Account Description           | Debit Amt            | Credit Amt           |
|---------------|-------------------------------|----------------------|----------------------|
| 1000          | CASH AT BANK                  | 371,409.58           |                      |
| 1001          | SHARE HOLDERS                 |                      | 14,657,055.19        |
| 1002          | Tele birr                     | 415,895.78           |                      |
| 1401          | VAT RECEIVABLE                | 1,065,517.27         |                      |
| 1403          | WITHHOLDING TAX RECEIVABLE    | 36,396.00            |                      |
| 1405          | DEFERRED CHARGE               | 100,349.00           |                      |
| 1500          | LEASE HOLD LAND               | 16,341,321.30        |                      |
| 1501          | OFFICE FURNITURE & EQUIPMENT  | 135,660.26           |                      |
| 1501-01       | ACC.DEP.FURNITURE & EQUIPMENT |                      | 69,739.41            |
| 1502          | CONSTRUCTION IN PROGRESS      | 14,354,175.16        |                      |
| 2000          | OFFICE RENT ACCRUD            |                      | 133,333.33           |
| 2001          | INCOME TAX PAYABLE            |                      | 2,050.00             |
| 2002          | PENSION TAX PAYABLE           |                      | 2,880.05             |
| 2005          | LEASE LAND PAYABLE            |                      | 1,791,799.95         |
| 3000          | CAPITAL                       |                      | 13,600,000.00        |
| 3001          | RETAINED EARNING              |                      | 864,906.57           |
| 3002          | LEGAL RESERVE                 |                      | 3,920.00             |
| 4001          | RENT INCOME                   |                      | 2,566,666.67         |
| 6001          | SALARY PAYABLE                | 192,000.00           |                      |
| 6002          | DERRICIATION                  | 20,349.04            |                      |
| 6005          | PENSION                       | 21,120.00            |                      |
| 6009          | INTEREST                      | 115.02               |                      |
| 6016          | PENALTY                       | 638,042.76           |                      |
| <b>Total:</b> |                               | <b>33,692,351.17</b> | <b>33,692,351.17</b> |

