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| **شركة مدينة مصر للإسكان والتعمير - ش.م.م.** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **قائمة المركز المالى المستقل** |  |  |  |  |  |  |  |  | 1 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **فى 30 يونيو 2025** |  |  |  |  |  |  |  |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | **إيضاح** |  | **30/Jun/2025** |  | **31/Dec/2024** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  | **جنيه مصري** |  | **جنيه مصري** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **الأصول غير المتداولة** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| الأصول الثابتة (بالصافي) |  | 4 |  | 72,116,950 |  | 77,420,670 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول ثابتة تحت التنفيذ |  | 5 |  | 240,580,333 |  | 149,914,061 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول حق انتفاع (بالصافى) |  | 21 |  | 38,166,128 |  | 44,496,112 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول غير ملموسة |  | -5- |  | 0 |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مبالغ مستحقة من أطراف ذات علاقة |  | 34 |  | 167,750,802 |  | 334,013,462 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| إستثمارات في شركات تابعة |  | 1/6 |  | 431,179,827 |  | 281,473,477 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| المدفوع تحت استثمارات فى شركات تابعة |  | 2/6 |  | 79,423,130 |  | 139,120,893 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| اصول مالية بالقيمة العادلة من خلال الدخل الشامل الاخر |  | 3/6 |  | 8,326,737 |  | 8,326,737 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| إستثمارات عقارية |  | 4/6 |  | 1,514,949,702 |  | 1,514,949,703 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول مالية بالتكلفة المستهلكة |  | 6/6 |  | 121,962 |  | 121,962 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أوراق قبض طويلة الأجل |  | 9 |  | 1,697,412,969 |  | 968,097,050 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول ضريبية مؤجلة |  | 20 |  | 0 |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالي الأصول الغير متداولة** |  |  |  | **4,250,028,540** |  | **3,517,934,127** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **الأصول المتداولة** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| اعمال تحت التنفيذ |  | 7 |  | 8,512,924,830 |  | 7,094,973,489 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| وحدات عقارية تامة |  | 8 |  | 348,517,360 |  | 332,176,455 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مخزون مواد |  |  |  | 17,150,648 |  | 14,799,388 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أوراق قبض قصيرة الأجل |  | 9 |  | 1,890,239,608 |  | 1,131,534,632 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| العملاء المدينون (بالصافى) |  | 9 |  | 274,933,146 |  | 200,516,703 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| الموردون - أرصدة مدينة |  |  |  | 3,853,476,179 |  | 3,889,516,886 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| المدينون والأرصدة المدينة الأخرى |  | 10 |  | 6,205,106,287 |  | 5,346,591,839 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول مالية بالقيمة العادلة من خلال الأرباح والخسائر |  | 5/6 |  | 3,685,117 |  | 3,319,728 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أصول مالية بالتكلفة المستهلكة -أذون خزانة قصيرة الاجل |  | 6/6 |  | 1,541,978,695 |  | 625,264,397 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مبالغ مستحقة من أطراف ذات علاقة - متداولة |  | 34 |  | 950,431,279 |  | 593,454,870 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مدينو ادارة وتشغيل وصيانة التجمعات السكنية |  | 19 |  | 46,453,095 |  | 4,849,731 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| النقدية بالصندوق ولدى البنوك |  | 11 |  | 2,407,336,972 |  | 2,442,691,876 |  |  |  |  | **رأس المال العامل** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالي الأصول المتداوله** |  |  |  | **26,052,233,217** |  | **21,679,689,994** |  |  |  |  | **7,283,982,133** | **7,128,532,535** | **2.18%** |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالى الأصول** |  |  |  | **30,302,261,757** |  | **25,197,624,121** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **حقوق الملكية** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| رأس المال المصدر والمدفوع |  | 16 |  | 2,135,000,000 |  | 2,135,000,000 |  |  |  |  |  |  | **0.00%** |  |  |  |  |  |  |  |  |  |  |  |  |
| أسهم خزينة |  | 16 |  | -319,394,958 |  | 0 |  |  |  |  |  |  | **#DIV/0!** |  |  |  |  |  |  |  |  |  |  |  |  |
| إحتياطي قانوني |  |  |  | 620,672,378 |  | 479,260,291 |  |  |  |  |  |  | **29.51%** |  |  |  |  |  |  |  |  |  |  |  |  |
| الأرباح المرحلة |  |  |  | 5,599,877,384 |  | 3,809,286,287 |  |  |  |  |  |  | **47.01%** |  |  |  |  |  |  |  |  |  |  |  |  |
| صافي ربح السنة |  |  |  | 1,215,576,002 |  | 2,828,241,728 |  |  |  |  |  |  | **-57.02%** |  |  |  |  |  |  |  |  |  |  |  |  |
| علاوة إصدار أسهم نظام التحفيز والإثابة للعاملين والمديرين |  |  |  | 123,900,000 |  | 98,350,000 |  |  |  |  |  |  | **25.98%** |  |  |  |  |  |  |  |  |  |  |  |  |
| التغير في الأصول المالية بالقيمة العادلة من خلال الدخل الشامل الاخر |  |  |  | 6,298,222 |  | 6,298,222 |  |  |  |  |  |  | **0.00%** |  |  |  |  |  |  |  |  |  |  |  |  |
| فائض تقييم الاستثمارات العقارية بالقيمة العادلة بالصافي |  |  |  | 452,666,480 |  | 452,666,481 |  |  |  |  |  |  | **-0.00%** |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالي حقوق الملكية** |  |  |  | **9,834,595,508** |  | **9,809,103,009** |  |  |  |  |  |  | **0.26%** |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **الإلتزامات غير المتداولة** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| قروض لأجل |  | 17 |  | 1,572,263,651 |  | 717,081,408 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أوراق دفع طويلة الأجل |  | 1/15 |  | 22,264,383 |  | 48,564,338 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات تنمية أراضى طويلة الاجل |  | 39 |  | 0 |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات تأجير طويلة الاجل |  | 32 |  | 21,736,229 |  | 14,790,185 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات ضريبية مؤجلة |  | 20 |  | 83,150,903 |  | 56,927,722 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| إجمالى الإلتزامات غير المتداولة |  |  |  | **1,699,415,166** |  | **837,363,653** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| **الإلتزامات المتداولة** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مقدمات من العملاء عن وحدات غير مسلمة |  | 12 |  | 11,356,522,371 |  | 7,089,965,192 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مخصصات |  | 13 |  | 302,759,643 |  | 303,751,434 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات استكمال مرافق |  | 14 |  | 801,186,987 |  | 952,000,670 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| الدائنون والأرصدة الدائنة الأخرى |  | 2/15 |  | 1,751,740,644 |  | 2,214,714,464 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| دائنو ادارة وتشغيل وصيانة التجمعات السكنية |  | 19 |  | 0 |  | 0 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| أقساط جارية من قروض لأجل |  | 17 |  | 265,161,736 |  | 315,670,936 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| قروض قصيرة الاجل |  | 1/18 |  | 2,185,501,588 |  | 1,650,000,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| بنوك دائنة (تسهيلات إئتمانية) |  | 2/18 |  | 186,135,158 |  | 30,000,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| الموردون |  |  |  | 791,180,582 |  | 719,924,320 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مبالغ مستحقة إلى أطراف ذات علاقة |  | 34 |  | 63,080,611 |  | 9,030,310 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| مصلحة الضرائب |  |  |  | 329,822,283 |  | 864,118,083 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات تأجير قصيرة الاجل |  | 32 |  | 12,592,135 |  | 30,377,931 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| التزامات تنمية أراضى قصيرة الاجل |  | 39 |  | 370,944,317 |  | 363,274,370 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| دائنو توزيعات |  |  |  | 351,623,028 |  | 8,329,749 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالي الالتزامات المتداولة** |  |  |  | **18,768,251,084** |  | **14,551,157,459** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالى الإلتزامات** |  |  |  | **20,467,666,249** |  | **15,388,521,112** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **إجمالى حقوق الملكية والإلتزامات** |  |  |  | **30,302,261,758** |  | **25,197,624,121** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| نائب أول الرئيس التنفيذى للشئون المالية |  | الرئيس التنفيذى والعضو المنتدب |  |  |  | رئيس مجلس الإدارة |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| محاسب/ أحمد حسين العزب |  | مهندس / محمد عبد الله سلام |  |  |  | مهندس / محمد حازم بركات |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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