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