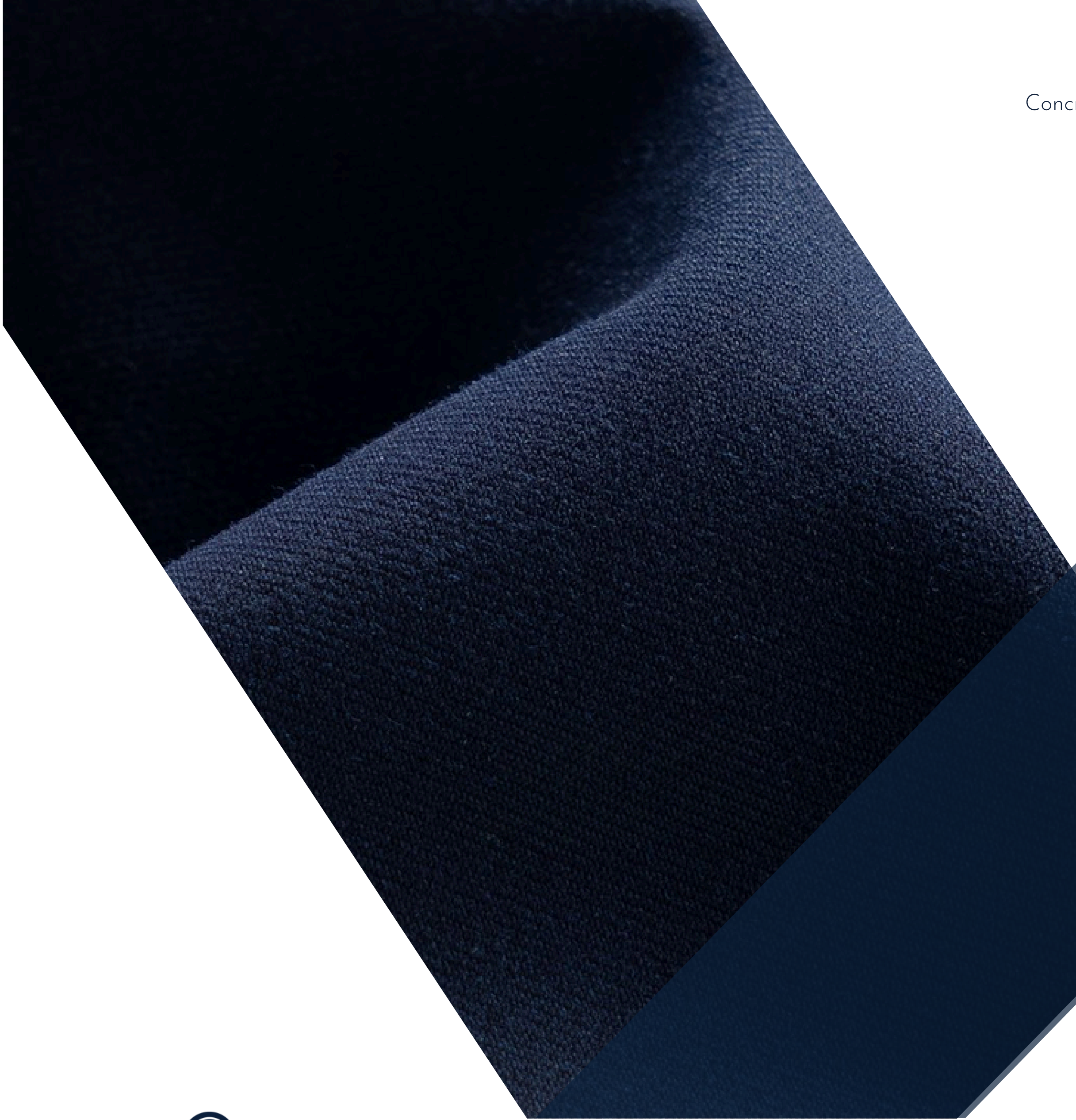

CONCRETE
FASHION GROUP

2024

ANNUAL REPORT

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I. A Message to Stakeholders

CHAIRPERSON'S REFLECTION

Dear Stakeholders,

As I reflect on this transformative year, I am proud to share that our Group has made substantial progress in shaping its future as a leading regional player.
One of the most defining milestones of the year was the successful completion of our demerger process—an achievement that reaffirms our independence and strategically positions us for sustainable, long-term growth.
Despite a complex and evolving global environment, our Group delivered resilient results, advanced its strategic objectives, and remained steadfast in its commitment to creating enduring value for all stakeholders.

We recorded notable progress across our core businesses, maintaining strong financial performance, expanding our market presence, and launching key initiatives that further strengthened our operational foundations. These achievements are a testament to the dedication, resilience and agility of our people, who continue to drive our mission forward with excellence and purpose.

"At the heart of our journey lies our unwavering vision: to be a leading regional player that combines quality, innovation, and sustainability to deliver superior products and experience to our customers."

Guided by this vision, our strategy remains focused on enhancing competitiveness, diversifying our offerings, and strengthening our position in the markets we serve.
We also deepened our commitment to sustainability and social responsibility, integrating environmental stewardship and community empowerment into every aspect of our operations. From advancing our sustainability initiatives to launching impactful programs for employee development and inclusion, we continue to build a business that generates shared value for society and the environment.

Looking ahead, strategic expansion remains central to our growth strategy. We will continue investing in digital transformation, new product development, and operational excellence to ensure we remain adaptive and future-ready in a rapidly evolving landscape.

On behalf of the Board of Directors, I extend my sincere appreciation to our employees for their unwavering commitment, our executives managers and board members, to all our partners for their continued trust, and to our shareholders for their confidence in our vision. I am assured that, together, we will build on our momentum and unlock new opportunities for sustainable growth in the years to come.

Thank you.

Ms. Maria Luisa Cicognani,

Chairperson.

MANAGEMENT COMMENT

Dear shareholders,

"I am pleased to present to you another set of robust operational and financial results which continue to display the effectiveness of our strategies, the attractiveness of our offering, and the potential of our business going forward."

- Alaa Arafa -

Vice Chairperson and Chief Executive Officer

A Year of Challenges and Development

Before diving into our 2024 performance, it is worth highlighting that the past twelve months were both a very challenging and equally historic period for the Group. On the one hand, 2024 marked the start of a new chapter as we completed our demerger from Arafa Holding and were listed on the Egyptian Exchange (EGX) as a standalone entity. This decision enabled us to double down on what makes CFG truly special and capitalize on Egypt's recovering economy to drive a new phase of accelerated growth and impact.
On the other hand, it cannot be denied that 2024 was a year filled with challenges for both Egyptian individuals and businesses. Throughout the year, high inflation, a weaker Egyptian Pound (EGP), and rising regional instability weighed on consumers' purchasing power, destabilized regional supply chains, and slowed down overall economic growth.

While these conditions tested the resilience of our business model and operational capabilities, the Group did not lose focus and continued to make substantial progress on its long-term growth strategy, laying the foundations for what is shaping up to be a very exciting 2025.

Looking at the figures in more detail, during the year we reported consolidated net sales of USD 144.8 million, slightly below the previous year's figure. Despite the challenging operating environment faced at home and across the region, we were happy to see both our segments reporting encouraging results.

During the year, at our manufacturing segment, we reported a year-on-year decline in consolidated net sales of 6.6% for 2024. It is important to note that the segment's full-year performance was weighed down by lower orders during the first half of 2024 from key export markets which saw lower demand on the back of higher inflation. However, during the third and fourth quarters of the year, we saw a sustained pickup in orders from these markets with the segment's net sales in the second half of the year (2H 2024) expanding an impressive 21.6% versus the first half of 2024 (1H 2024). Moreover, the segment's performance for the year also partially captures a deliberate change in strategy at the segment, which over the past period has seen us increasingly focus on optimizing our client base, prioritizing higher-margin clients who offer greater medium-term orders visibility while also further diversifying our client roster to minimize concentration risk. While this temporarily weighed on the segment's top-line, we are confident that it will lead to long-term improvements in profitability and ensure the sustainability of a key growth driver for CFG. Meanwhile, our retail segment delivered a 7.3% year-on-year increase in consolidated net sales. What was even more impressive was the segment's 54.6% year-on-year growth in EGP-terms, signaling that the investment and mitigation strategies deployed over the past few years are successful.

An area of focus for us during this first-year post-demerger boosts profitability across the business. To do this, we have embarked on a Group-wide drive to optimize spending and enhance operational efficiencies across all aspects of our operations. Our efforts have already started to yield the desired results, helping us to offset the increasing cost pressures coming from higher staff and transportation costs throughout 2024. In fact, we were very pleased to note the year-on-year margin improvements at the EBITDA, operating, and net profit levels of 2.1, 1.6 and 2.6 percentage points, respectively. Improvements in our bottom-line profitability look even more remarkable when compared to last year's net profit after discontinued operations, which showed a bottom-line margin improvement of 5.5 percentage points in FY 2024 compared to FY 2023. It is worth noting that profitability for the year was also weighed down by a change in the government's export subsidy payouts, which saw the Group book nearly USD 2.4 million less in subsidies.

Building a Future-Proof Manufacturing Business

Despite the previously discussed challenges, our manufacturing and export segment continued to contribute the lion's share of our consolidated net sales during 2024, with the robust pickup in orders witnessed during the third and fourth quarters of the year displaying the vast room for growth at the segment.

Throughout the year, we continued delivering on our key strategic priorities ensuring we capitalize on the positive momentum enjoyed by Egypt's manufacturing and export sectors. Most importantly, during the past twelve months we successfully deepened commercial relationships with several existing American and European clients including Brooks Brothers, Macy's, Calvin Klein, Boggi, Ted Baker, Tommy Hilfiger, Massimo Dutti, Armani, JOOP!, and Ramsy. We also expanded our customer base, adding new, prestigious names to our roster starting with global giant, Ralph Lauren.

During 2024, our 10th of Ramadan industrial complex dedicated a new production unit to manufacture women's wear, which we then began exporting during the last quarter of 2024 as part of a contract with Brooks Brothers. The decision to venture into women's wear effectively doubles our addressable market, unlocking a new driver of future growth for the Group.

Over the last year, interest in Egypt as a ready-made garments (RMG) manufacturing hub rose sharply, supported by the country's newly found cost-competitiveness and increasing economic stability. To ensure we are ready to capitalize on this growing demand, we have invested significantly in boosting our operational capabilities. During 2024, we purchased new machinery providing our workers with the best tools and technology available on the market. The new machines have already made notable improvements in productivity and efficiency, in line with our wider efforts to boost profitability. We are certain that our proactive investments will continue to translate into high-quality products, allowing us to further cement our position as the manufacturing partner of choice for leading global brands.

While delivering on our strategic vision for the segment, we have not lost sight of the engine behind the segment's success, our people. As such, in 2024 we continued to invest in enhancing our employee support programs which include a full-fledged nursery, housing for workers with long commutes, and an education offering available to all staff across our manufacturing operations. Today, our nursery boasts a capacity of over 600 children, providing valuable support to our employees especially women looking to balance professional growth with motherhood. Meanwhile, our housing program offers living solutions to over 250 workers. Finally, during the past year we saw the first-ever cohort of students graduate from our literacy program for workers filling us with immense pride and providing them with the knowledge needed to continue growing both in their personal and professional lives. Our efforts to provide employees with a safe and rewarding work environment enable us to boast a monthly turnover rate across our manufacturing operations of around 2%, below industry averages.

Cementing Our Leadership in Retail

Our retail operations witnessed important financial and operational growth throughout the past year. The remarkable performance was a direct result of our multi-pronged strategy focused on expanding our presence, enhancing our product and service range, and boosting our brand awareness.

Throughout 2024, we invested significant resources to grow our national and international presence. On the local front, we inaugurated four new stores in strategic neighborhoods within and outside Greater Cairo, including a new branch in El Gouna's Fanadir Marina area on the Red Sea as well as three new branches in up-and-coming neighborhoods of East and West Cairo including Sodic East, 5A, and Arkan Plaza. When selecting locations, we continued to favor areas characterized by high average incomes and substantial customer traffic. Meanwhile, to capitalize on the growing popularity of Egypt's North Coast area, during the summer months of 2024 we launched three new seasonal stores in Seashell, Ceaser, and Mountain View, continuing to demonstrate the vast potential of this growth avenue. In parallel, we also kicked off our regional growth strategy. Our multi-step plan looks to first establish presence through digital stores, before launching full-fledged physical locations during a second phase. To this end, in the past year we brought four online digital stores in Saudi Arabia, the UAE, Qatar, and Kuwait. We also geared up for the inauguration of our first physical location in Abu Dhabi's Al Reem Mall which we expect to officially launch by mid-2025.

At the same time, we also significantly enhanced our product and service offering as we look to cater to a growing and increasingly sophisticated customer base. In the second half of the year, we celebrated the brand's 35th anniversary by curating the "She Evolution Capsule" fashion show at the prestigious annual Gouna Film Festival. This marked the introduction of our first-ever women's wear collection, a significant milestone which will be followed by the roll out of full winter and summer collections across all our stores starting with the winter 2025 line later this year. In the past twelve months, we further improved our customers' in-store experience expanding our "made to measure" service across a total of six stores. Our superior shopping experience continues to be a key differentiating factor for Concrete, helping us to build long-term relationships with customers and shielding us from rising competition.

Finally, throughout the year we also invested to strengthen brand awareness both at home and abroad. On this front, the highlight of the year was, without a doubt, being selected by the Egyptian Olympic Federation to design the national Paris 2024 Olympic and Paralympic uniforms. This great honor allowed us to showcase the best that Concrete's designers have to offer and earned us multiple recognitions across both the local and international press.
Our efforts to expand our customers' physical and digital touchpoints, enhance our offering, and strengthen our brands' visibility helped drive a robust increase in total pieces sold at the segment. We were particularly delighted to see the 19.0% y-o-y rise in pieces sold recorded by Concrete, which further reinforces our optimism for the brand's trajectory going forward.

A Look Ahead

With the first months of 2025 now behind us, the new year is shaping up to be another exciting one for CFG with both our retail and manufacturing operations pressing ahead with their respective growth strategies. At the retail segment, we are particularly excited about the upcoming inauguration of our first regional store in Abu Dhabi. Meanwhile, at home, we will continue to focus on ramping up our women's wear product line with the launch of our first full-fledged collection in stores, as we look to establish ourselves in this new subsegment. At the manufacturing segment, our priorities remain unchanged. Over the coming months, we will work to further grow our client portfolio, focusing particularly on securing contracts with new clients from different European and UK markets. As was the case throughout 2024, we will prioritize higher-margin clients as we look to offset rising production and transportation costs.

As always, I would like to extend a heartfelt thank you to our staff, customers, clients, and shareholders for their continued support and trust. I am confident that as we embark on this new chapter, we will continue to generate incremental value for each and every one of you while also minimizing our impact on the planet.

Dr. Alaa Arafa

Vice Chairperson and Chief
Executive Officer

II. Concrete Fashion Group

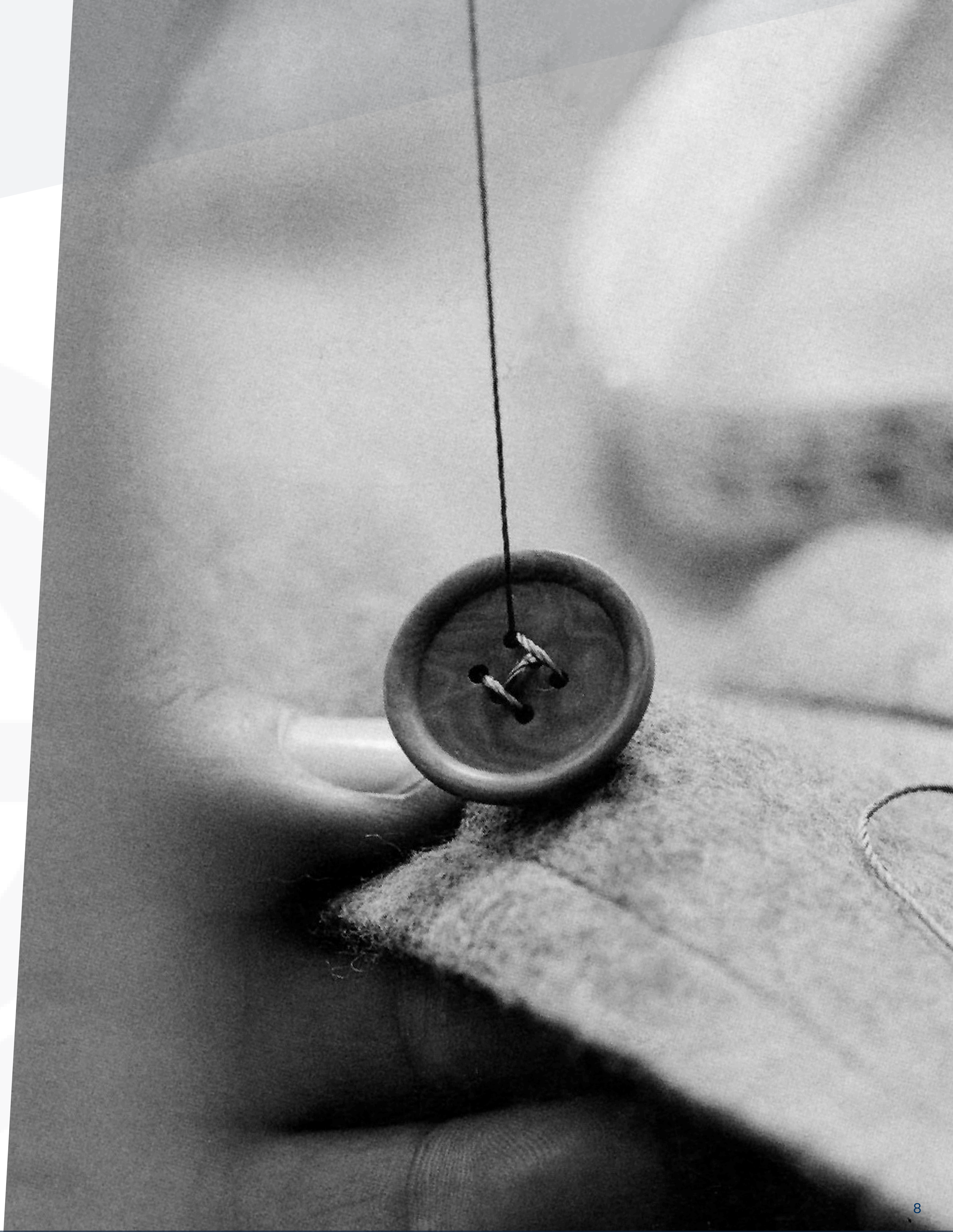
Egypt's leading luxury apparel manufacturer, retailer, and exporter with over a century of expertise and success

OUR STORY

With roots dating back to the early 20th century, Concrete Fashion Group stands today as Egypt's leading luxury apparel manufacturer, retailer, and exporter, consistently setting new standards of excellence across the fast-growing Egyptian apparel industry.

Today, CFG's manufacturing operations encompass three business units dedicated to suits, shirts, and trousers. Across its three business units, the Group serves a wide portfolio of leading global brands across key markets around the world. More than 95% of manufactured pieces are exported, providing the Group with a large and growing flow of foreign currency income. Over the years, the Group's superior quality and best-in-class experience has seen it become the partner of choice for world-class global fashion brands ranging from Brooks Brothers, Macy's, Ralph Lauren, and Calvin Klein to Boggi, Ted Baker, Tommy Hilfiger, Massimo Dutti, Armani, JOOP!, and Ramsy.

At the same time, CFG also boasts a leading presence in Egypt's, and soon the region's, luxury apparel retail space. The Group's retail operations encompass two business units, Concrete and Euromed. Concrete is CFG's homegrown premium fashion house boasting a proven track record spanning more than 30 years and currently operating **+50 stores across Egypt**. Meanwhile, Euromed serves as the Group's wholesale and uniform business arm. Regionally, Concrete launched its first showroom at the Dubai Design District in 2024, with the aim of spearheading its international expansion beyond its home market of Egypt. CFG is set to inaugurate its first regional store located in Abu Dhabi in April 2025.



Quality, Innovation and Customer-centricity

Across its manufacturing, retail, and export operations, CFG adheres to the same guiding principles which have guided the Group since inception, and which will continue to form the backbone of the Group in the years to come. At the heart of everything CFG does lies an unwavering commitment to quality. Today, CFG products have become synonymous with excellence, elegance and innovation, earning the Group a pristine reputation with clients and customers alike.

The Group recognizes the central role that its people play in guaranteeing the quality of its products and stakeholder-experience, and is committed to nurturing a safe, productive, and motivating work environment across all operations. Over the years, CFG has distinguished itself as an employer of choice, allowing it to attract and retain the best talent in the industry.

Finally, the Group's passion for innovation has been a distinguishing factor since operations first started over a century ago. Today, CFG's clothes and designs continue to set the standard in the industry, effectively safeguarding the Group's leadership position in an increasingly competitive space.

Entering a New Era of Excellence

2024 was a landmark year for the Group as it completed a historic demerger from Arafa Holding and kickstarted a new chapter in its growth and value creation journey. This decision enables CFG to concentrate on developing its core business, with a particular focus on growing both its local fashion brand, Concrete, and its world-class export operations, which today see us stand as Egypt's number one exporter of ready-made garments (RMG).

On the local front, the Group is aiming to leverage the scale and brand equity of Concrete to capitalize on the vast growth opportunities offered by Egypt's large and rapidly expanding domestic market. Meanwhile, on the global front, CFG is doubling down on efforts to increase its reach and export volumes supported by Egypt's new cost competitiveness as an international manufacturing hub after the float of the Egyptian pound in March 2024. As always, its primary responsibility remains towards its customers and partners as the Group continues to work tirelessly to meet their ever-evolving desires and expectations.

OUR HISTORY

CFG boasts a century-long track record of operational excellence, consistently delivering superior value to its retail and manufacturing customers alike

1907

Mr. Abdel Maksoud Arafa establishes himself as a fabric retailer in the Nile Delta region.

1989

Establishment of "Swiss Garments Company," its first garments production facility.

1994

Acquisition of the majority stake in Port Said Garment Company that currently owns a 25k sqm that have a residential license.

1997

Acquisition of Concrete brand from AL Hakim Family, the largest local retailer across Egypt.

2000

Establishment "Egypt Tailoring Company" to manufacture high-end formal menswear.

2006

[1] CFG, previously known as Arafa Holding, goes public on the Egyptian Stock Exchange (EGX).

2008

CFG acquires 35% of Forall Group owner of the Italian prestigious brand Pal Zileri.

2009

CFG forms the Baird Group to consolidate its operations in the United Kingdom.

2010

CFG relocates casual apparel business to the industrial complex in Beni Suef.

2012

CFG establishes CAMEGIT, a 50/50 joint venture with Ermenegildo Zegna, to acquire the shirt-making business know-how.

2014

Mayhoola, owner of Valentino, buys majority stake in the Forall Group from four Italian Families, while CFG keeps its 35% stake.

2016

CFG sells its 35% minority stake in Forall Confezioni S.P.A ("Gruppo Forall") to Mayhoola Group.

2020

CFG signs product license agreement with Ted Baker to manufacture and distribute formal men's wear.

2023

CFG establishes Concrete International in Dubai Design District.

2024

CFG completes its demerger from Arafa Holding and rebrands to Concrete Fashion Group.

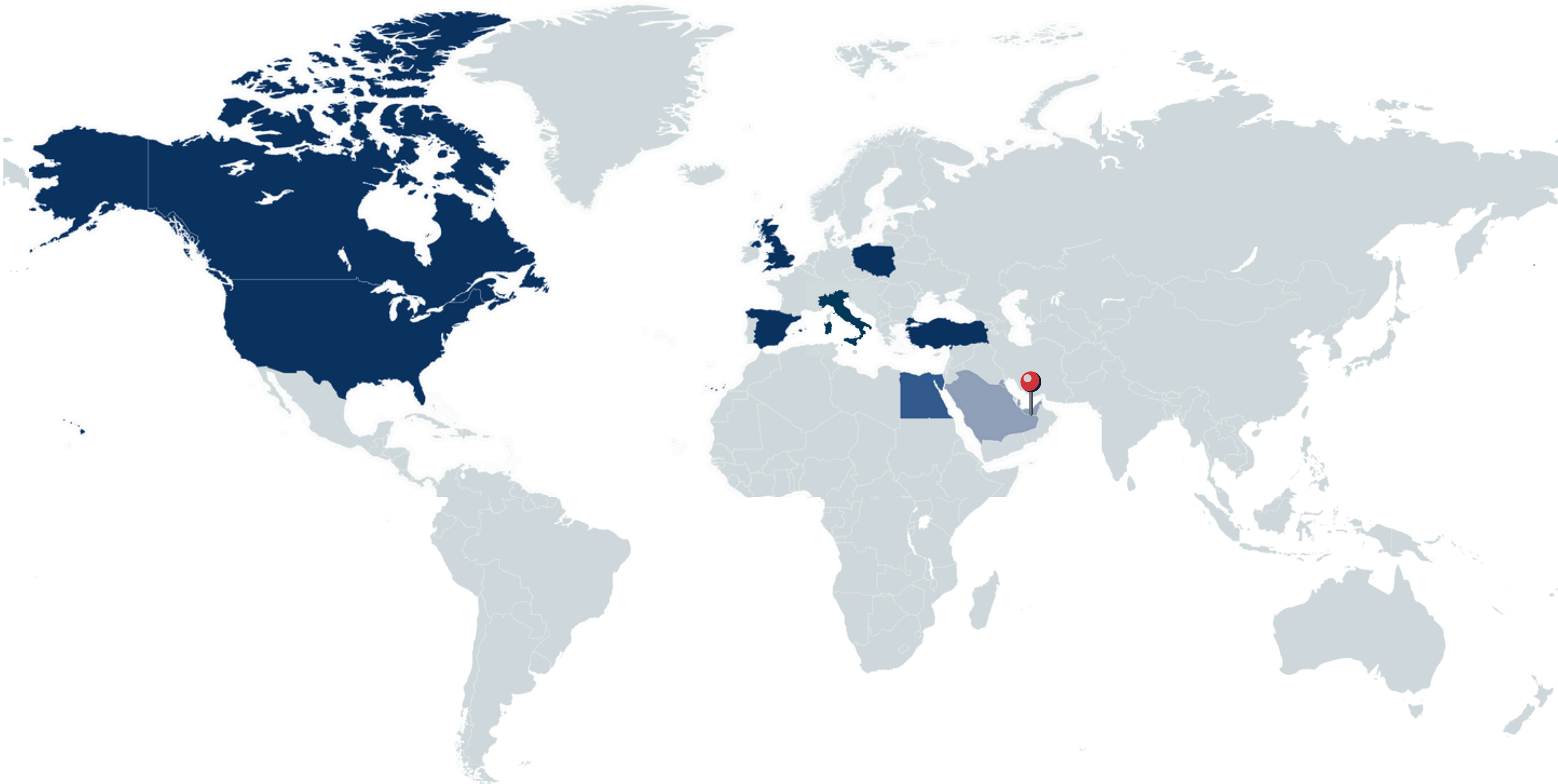
Concrete launches online stores in Qatar, Kuwait, Saudi Arabia, and the UAE.

Concrete designs and produces uniforms for Team Egypt athletes at the Paris 2024 Olympics[2] and Paralympics, earning wide international recognition.

[1] Concrete Fashion Group was previously Arafa Holding until February 2024.
[2] NY Times, USA Today, Financial Times, Esquire.

OUR GLOBAL PRESENCE

Across its manufacturing and retail operations, CFG boasts an impressive global reach, serving world-class clients in the US and Europe and increasingly establishing its Concrete brand in key regional markets.



Regional Store
Manufacturing export markets
Local retail market and Manufacturing Facilities
Regional retail markets served by online stores

CONCRETE FASHION GROUP NEW STRUCTURE

CONCRETE FASHION GROUP

CONCRETE FASHION GROUP
For Commercial and Industrial Investments S.A.E

01. 99.4% Ownership — Swiss Garments Company S.A.E (SGC) → Egypt tailoring company (ETC)* S.A.E (99.4% SGC Ownership)
02. 99.4% Ownership — Swiss Cotton Garments Company S.A.E (SCGC) → Cristall for making Shirts S.A.E* (99.8% SCGC Ownership)
03. 91.6% Ownership — Concrete for Ready-Made Garments S.A.E (Concrete)
04. 97.2% Ownership — Euromed for Trading and Marketing S.A.E (Euromed)
05. 100% Ownership — Concrete International Trading L.L.C (UAE)
06. 100% Ownership — "Concrete Fashion Group for commercial and industrial Investment S.P.C (Oman)"
07. 100% Ownership — "Concrete Fashion (KSA)"
08. 89.8% Ownership — Fashion industry S.A.E
09. 97.6% Ownership — Port Said for ready-made garments S.A.E

Indicates non-operational company

*As part of the Group's restructuring efforts, CFG has transferred shares of ETC and Cristall to SGC and SCGC, respectively as of 24 November 2024 BoD decision..

III. Business Group Insights

CONCRETE FASHION GROUP

Exploring Our Manufacturing Landscape

The Group's manufacturing operations encompass three business units dedicated to suits, shirts, and trousers. Thanks to decades of operational excellence, which have seen the Group consistently deliver top-of-the-line products to customers all over the world, today CFG serves a world-class portfolio of clients including global industry leaders in Europe and the US. Moreover, of all the pieces manufactured across CFG's facilities, more than 95% is exported, providing the Group with a large and growing flow of foreign currency income.

- **3** World-class facilities.
- **95%** Pieces exported in 2024.
- **5%** Contribution of RMG exports in Egypt.
- **+7,600** Workers

World-class Facilities

Today, the Group's Swiss Garments Company (SGC) facilities are focused on the manufacturing of formal and casual jackets, coats, and formal trousers and with respective yearly capacities of 1.5 million jackets and 1.5 million trousers. Meanwhile, trousers are manufactured at its Swiss Cotton Garments Company (SCGC) facility, which boasts a yearly capacity of 2.5 million formal and casual trousers, and shirts at its Cristall for Making Shirts (Cristall) plant, which has a yearly capacity of 1.0 million shirts. Across its facilities, the Group provides a healthy work environment for over 7,600 people.

Serving Prestigious Clients Globally

Across its facilities, the Group serves a global network of prestigious fashion houses including Brooks Brothers, Macy's, Ralph Lauren, Calvin Klein, Boggi, Ted Baker, Tommy Hilfiger, Massimo Dutti, Armani, JOOP!, and Ramsy.

A Unique Value Proposition

The Group's manufacturing facilities are strategically located in Egypt, providing the Group with unique access to a wide pool of clients, the flexibility to quickly capitalize on changing market dynamics, as well as a pro-business regulatory environment. Meanwhile, the country's newly-found competitiveness fuels cost-effective growth.

Time to Market

Egypt's proximity to end markets offers a strategic logistical advantage, allowing for competitive lead times on shipments and relatively low transportation costs. It also provides the Group with substantial agility to respond quickly to market trends and consumer tastes.

Cost-competitive Environment

Egypt's relatively low input costs and large and young population provide manufactures with a cost-competitive environment to scale operations effectively. This was further boosted by the recent devaluation of the Egyptian Pound which has seen the country rapidly climb the global rankings as a preferred destination for manufacturers.

Preferential Trade Agreements

Egypt boasts Free Trade Agreements with key markets for RMG exports including agreements with the United States (QIZ), the European Union (EUR1), COMESA, Turkey, Mercosur, and GCC countries, positioning the country as a prominent hub for export-oriented companies.

Government Incentive Programs

Egypt's free zones offer tax incentives for export-oriented manufacturers, with CFG's facilities in these zones benefiting from duty-free advantages. Meanwhile, the Egyptian government continues to promote export activities by offering incentive programs designed to support manufacturers focused on exporting.

CFG's ability to continue leading the local RMG manufacturing and export industry stems from a series of competitive advantages, which not only ensures growth in the short-term, but also safeguards the business from growing competition from local and international players.

Pillars of Expertise

1 Access to Expertise and Machinery

- Forging Expertise: Unmatched in-house training capabilities allow CFG to forge expert craftsmen with the know-how and skills to deliver on the Group's innovative vision.
- Retaining Experience: Unwavering focus on employee wellbeing through the provision of transportation, nursery, and accommodation services, ensure lower turnover rate, with monthly turnover recording below 2%.
- Innovating Processes: Across its plants, the Group is home to top-tier technology and machinery, guaranteeing its frontline role in driving innovation across the sector.

2 Trusted Partner for Prestigious Global Fashion Houses

- Nurturing Reputation: CFG's superior track record and quality makes it the partner of choice for over 15 prestigious fashion houses from around the world.
- Leveraging Financial Strength: The Group's strong financial position allows it to consistently source high quality raw materials and fabrics, in turn converting into world-class garments.
- Integrating Operations: From fabric sourcing to shipping finished products to client warehouses, CFG's fully integrated supply chain ensures seamless production and delivery.

3 Quality and Flexibility

- Guaranteeing Quality: CFG's in-house quality assurance team coupled with the broad range of international certifications earned by the Group, testify to the superior quality delivered across its full offering from product design to shipment.
- Serving Individual Needs: To maximize the value, it generates for individual clients and customers, CFG delivered customized products by capitalizing on its dedicated made-to-measure offering and its capacity to service small-scale orders.

Capabilities

Jackets

The Group manufactures formal and casual jackets for leading international fashion brands, combining technical precision with premium craftsmanship. Produced under the Swiss Garments Company (SGC) in 10th of Ramadan, with an annual capacity of 1.5 million jackets.
Backed by decades of experience in tailored apparel, the Group delivers consistent quality and finishing that meets the highest global standards. In late 2024, the company expanded its offering to include women's jackets, marking the first export of women's wear products to Brooks Brothers. All jacket productions focus on excellence and safety, ensuring reliability and excellence for global clients.

1.2 mn pieces

Jackets manufactured in 2024

Internationally Certified

Trousers

The Group produces formal and casual trousers for a wide portfolio of international clients, offering flexibility across styles, materials, and finishing details. Manufacturing takes place across several specialized units in 10th of Ramadan and Beni Suef, including Swiss Garments Company (SGC), and Swiss Cotton Garments Company (SCGC), with an annual capacity of 4.0 million pieces.
Whether tailored for classic formalwear or relaxed casual styles, each pair of trousers is designed and produced according to the specific requirements of the client. All manufacturing takes place in facilities that hold internationally recognized accreditations, underscoring the Group's commitment to high product quality and rigorous safety standards.

3.2 mn pieces

Trousers manufactured in 2024

Shirts

The Group produces formal and casual shirts for international fashion brands through its dedicated unit, Cristall for Making Shirts (Cristall), located in Beni Suef. Combining large-scale production capabilities with flexibility in design and material selection, Cristall supports an annual output of 1.0 million pieces, delivering high-quality garments tailored to global client standards.
The shirt production line holds all relevant international accreditations, reflecting the Group's commitment to excellence and aligning with its broader growth strategy.

0.8 mn pieces

Shirts manufactured in 2024

THE PULSE OF OUR RETAIL OPERATIONS

Backed by over three decades of excellence, the Group stands as the leading luxury retailer in Egypt, owning the prestigious brand Concrete, and boasting a growing regional presence and a continuously enhanced product offering.

Under the retail umbrella, the Group operates two well-established companies: Concrete and Euromed. Concrete is considered the largest homegrown premium fashion house in Egypt with **+50 stores** located across Egypt and a growing regional presence across the GCC. Meanwhile, Euromed is the group's wholesale with uniform platform catering to clients all over Egypt including tender offers, top international schools and across multiple sectors. Over the past 30 years, CFG's retail operations have been trendsetters in Egypt's luxury retail space, constantly pushing the sector's evolution and bringing local consumers world-class quality complemented by a superior shopping experience.

While growing its scale and reach, the Group's retail brands have continued to prioritize the delivery of unmatched quality allowing them to build long-lasting relationships and trust with customers all over the country. This unwavering focus on quality combined with CFG's relentless drive to innovate and improve, continues to be the key ingredients behind the Group's success in the retail space, and will be the guiding principles backing its regional expansion in the years to come.

+60	+4	+35
Physical stores in Egypt	Online stores in GCC	Years in the Retail market

CONCRETE

Egypt's homegrown premium fashion retail house bringing world class quality to customers across Egypt and the GCC.

Concrete is a homegrown premium fashion house in Egypt boasting a proven track record spanning more than 35 years and currently operating +50 stores throughout the country. Since inception, the brand's ability to deliver world-class quality across its broad and constantly evolving product offering has seen it steadily grow in popularity.

Building on its success at home, Concrete has been actively expanding its presence across high-potential markets in the GCC. As part of its phased expansion strategy, the company has launched four online stores in Qatar, Kuwait, Saudi Arabia, and the UAE. Meanwhile, in 2024 Concrete inaugurated its first regional showroom in Dubai and in the first half of 2025 it will be opening up the doors to its first full-fledged branch in Abu Dhabi.

Today, Concrete's offering encompasses men's formal and casual wear, as well as a growing selection of teens and children's clothing.

6 MTM stores

Concrete also offers in-store made-to-measure tailoring service at six stores providing high-quality tailored suits and unmatched customer experience.

In line with its innovative spirit, in summer 2024 Concrete took the landmark decision to enter the luxury womenswear space with the launch of new summer and winter campaigns. Starting from winter 2025, the new full lines will be available across the brand's stores nationwide, marking the start of a new era for Egypt's premier fashion retailer.

The brand's luxurious and innovative DNA extends beyond its clothes' designs and into its stores. Over the years, Concrete has worked with leading global architects to elevate its stores' set ups and designs to guarantee a world-class shopping experience. Most recently, Concrete has collaborated with AMMATAMMA, an Italian architectural firm with decades of experience and a client roster ranging from Zegna and Valentino to Pal Zileri and Dolce & Gabbana.

Concrete's Competitive Advantages

Concrete is uniquely positioned to capitalize on Egypt's and the wider region's attractive market opportunity.

Unique Product Offering

Concrete's offering combines premium fabrics and designs providing customers with a world-class offering across both luxury and casual wear.

Wide Range of Branch Network

The Group currently operates +50 stores strategically located across Egypt complemented by a growing online and regional presence. Each store is carefully designed by well-known designers to guarantee superior customer experience.

Vertically Integrated Supply Chain

Concrete leverages CFG's manufacturing capabilities to guarantee a tight grip on quality and costs.

International Leadership

Concrete has hired established industry professionals across key leadership positions including Concrete's head designer, EttoreVeronese, and Matteo Zappala, Chief Operating Officer.

Concrete's Growth Strategies

Concrete deploys a multi-pronged growth strategy aimed at driving sustainable growth across its local market and the wider GCC region.

Expand Reach

Concrete's brick and mortar strategy sees the company target new branch roll outs in Egypt's up-and-coming neighborhoods, characterized by affluent residents and an underserved retail offering. Meanwhile, to capture the influx of demand in Egypt's holiday destinations, Concrete also operates seasonal stores particularly focused on Egypt's North Coast area.

Broaden Product Offering

In order to target new segments of the market, Concrete is constantly rolling out new products and sizes catering to underserved market segments. In 2024, the company announced the expansion in the womens' wear market through the "She Evolution Capsule"

Replicate Model Internationally

Leveraging its three-decade-long track record of success, Concrete is looking to establish itself in the GCC luxury retail market. Its go-to-market strategy will take place over multiple phases, with the first phase which launched in 2024 focused on establishing a showroom in Dubai Design District as a spearhead for the international expansion before officially launching physical store locations in 2025.

Build Digital Presence

To capitalize on the vast market opportunity offered by the regional online sales sector, Concrete boasts rapidly growing online stores in Saudi Arabia, the UAE, Egypt, Qatar, and Kuwait.

IV. Governance and Sustainability in Focus

Board of Directors

Board Composition

As at year-end 2024, the Group's Board of Directors (BoD) comprised ten members including the Board's Independent Chairperson, Mrs. Maria Cicognani, three executive board members, one independent non-executive board member, and five non-executive members. Together, CFG's directors bring a wealth of experience to the table, providing the Group's management team with the guidance and accountability needed to ensure the sustainability of the business and its continued growth and impact.

10 BoD members	**5** Non-executive Directors	**2** Independent Directors
20% Female representation on BoD	**3** Board committees	**10** BoD meetings held in FY 2024

Key Responsibilities of Members

Chair of the Board of Directors

The responsibilities of the Chair of the Board of Directors include:

- Calling for the meeting of the Board of Directors, setting up the meeting agenda and running its sessions.
- Calling for the Ordinary and Extraordinary General Assembly to consider the agenda submitted by the Board of Directors.
- Ensuring that sufficient, accurate and timely information is provided to Board Members and shareholders.
- Ensuring that decisions made are based on sound judgment and thorough knowledge of the matters involved. Additionally, they should ensure that appropriate mechanisms are in place for the effective and timely implementation of such decisions.
- Ensuring that all Board Directors conduct self-assessments to evaluate their commitment to the duties of their respective posts.
- Ensuring the commitment of the Board to accomplish its duties to the fullest and avoid conflicts of interest.
- Ensuring the effectiveness of the Group's governance framework, as well as the effectiveness of the performance of the Board and its committees.

Chief Executive Officer

The duties and responsibilities of the Chief Executive Officer include:

- Implementing the Group's annual strategy and plan as approved by the Board.
- Overseeing the Group's day-to-day business; overseeing the workflow in all organizational units; following up the performance of all activities; taking the necessary decisions within their authority to ensure the regularity of work and the achievement of the Group's objectives, while working on increasing customers' satisfaction.
- Implementing all the Group's policies, regulations, and bylaws, as approved by the Board.
- Proposing the topics for periodic meetings of the Board, in consultation with the Board's Chairperson.
- Overseeing the drafting of financial and non-financial periodic reports on the Group's financial statements and performance assessment.
- Actively participating in building and developing the Group's culture in line with its overarching values, vision, and mission.
- Specifying the duties and responsibilities of all employees, pursuant to the applicable operating rules and directives of the Board of Directors.

Board Member Profiles

Mrs. Maria Cicognani

Non-Executive Independent Chairperson
Year of Appointment: 2021

Ms. Cicognani is a non-executive director and chairperson of Mobius Investment Trust PLC, an LSE-listed company. Additionally, she is a non-executive director of Eurzion Capital (Italy) and Intesa San Paolo Holdings (Luxembourg), and she serves as a senior advisor at Frontera Capital Group in Abu Dhabi. Over her career, Ms. Cicognani has served on the board of several financial institutions and has held senior management roles in financial services companies, including Mediobanca, Renaissance Capital, Merrill Lynch London, and the European Bank for Reconstruction and Development (EBRD).

She holds a Bachelor's Degree with Highest Honors in Business Administration from Bocconi University, as well as a Master's Degree in International Relations from the International University of Japan.

Dr. Alaa Arafa

Vice-Chairman and Chief Executive Officer
Year of Appointment: 2006

Dr. Arafa established Concrete Fashion Group (CFG) in 2006 and currently serves as Vice Chairman and CEO of the company.

Prior to founding CFG, Dr. Arafa co-founded and held key roles as a shareholder and board member of Citadel Capital, the largest private equity firm in the Middle East and Africa. He also owns a significant stake in CI Capital, one of Egypt's leading investment banks. Additionally, he co-founded and served on the board of Commercial International Investment Co. (CIIC), one of Egypt's pioneering and largest private investment banks. Dr. Arafa also chaired the Egyptian Center for Economic Studies, a prominent non-profit think tank and research organization in Egypt.

Dr. Arafa graduated from Ain Shams University in Cairo with a degree from the Faculty of Medicine.Dr. Arafa was also awarded the medal of honor "the Star of Italy" by the President of Italy in recognition of his efforts to strengthen economic cooperation between the two countries and promote investments in Italy, particularly in the textile and ready-made garments sector.

Mr. Mohamed Talaat

Managing Director
Year of Appointment: 2018

MTK is a transformational leader with 22+ years of experience in finance, investments, and global fashion. He began his career in corporate and investment banking before co-founding Royal Group Egypt, overseeing international investments across multiple sectors.

In 2010, he joined Arafa Holding as Chief Investment Officer, leading strategic initiatives, including restructuring ventures in Portugal and the UK, establishing Camegit (a joint venture with Ermenegildo Zegna), and transforming and selling Pal Zileri's to Mayhoola Group.

Over the last 7 years, as CEO of Concrete fashion house, he has redefined the brand, driving digital transformation, sustainability, and global expansion. In 2024, following Arafa Holding's demerger, he became Managing Director of the newly listed Concrete Fashion Group.
MTK serves as a board member of Tamweel Holding heading its internal audit and risk committees. A CFA charterholder, he holds a Business Administration degree from Cairo University and is a Harvard Business School alumnus (AMP 207).

Mr. Mohamed Morsy

Managing Director of Financial Affairs
Year of Appointment: 2018

Mr. Morsy boasts more than 26 years of experience in finance and banking and currently holds the role of Managing Director of Financial Affairs at CFG. Mr. Morsy joined CFG in 2010 and first worked on the restructuring of the Group's ventures in Portugal and England. He also played an active role in securing CFG's partnership with the leading Italian fashion house Ermenegildo Zegna. Mr. Morsy has also served as Goldentex for Wool's Managing Director. Prior to joining the Group, Mr. Morsy held several leadership positions at Arab Bank, Barclays, and Mobinil.

Mr. Morsy has a Bachelor's Degree in Finance from Alexandria University and an MBA from the University of Michigan obtained in 2002. In 2006, he completed the certified corporate lending education from Chase Manhattan Bank.

Mr. Ahmed Yazid

Non-Executive Board Member
Year of Appointment: 2020

Mr. Yazid is a Partner and Chief Business and Investment Officer at BirdNest Hospitality, where he oversees business development, investments, and strategic growth. Previously, he founded and served as CEO of Tejarrtech, a fintech-enabled B2B fashion marketplace connecting suppliers with small retailers and offering credit solutions. Before that, he was CEO of Arafa Retail Group, one of Egypt's largest fashion retailers. Throughout his career, he also served as Investment and Business Development Director at Orascom Development Holding, leading M&A transactions and new projects across ODH's international portfolio. Prior to this, Mr. Yazid worked at Catalyst Partners, a private equity firm focused on medium-sized enterprises, and at Akanar Partners, an investment banking firm, participating in buy-side and sell-side M&A and equity capital markets transactions across various sectors.

Mr. Yazid holds a BA with honors in Economics from Modern Sciences and Arts University, Egypt.

Mr. Mohamed Daoud

Non-Executive Board Member
Year of Appointment: 2009

Mr. Daoud currently holds the position of Chairman at Mohamed Ahmed Daoud and Partners for Trading, Mohamed Ahmed Daoud and Partners for Engineering and Industrial Investments, and Mohamed Ahmed Daoud for Electrical and Mechanical Industries (Madico), Tatweer Misr, AL-Farid Co. and Egyptian Arab Pumps Co. He also serves as a Board Member of Chamber of Engineering Industries, as the Vice Chairman of Ardic Developments, and member Cairo chamber of commerce.
Mr. Daoud earned a Bachelor of Commerce Degree from Cairo University.

Mr. Mohamed Zaghloul

Non-Executive Board Member
Year of Appointment: 2020

Mr. Zaghloul has extensive experience in property management and development with a particular focus on retail and hospitality projects. He currently serves as CEO of Tawasoa for Financial Investments and Chairman of Tawasoa Factoring, as well as CEO and Chairman of Afak for Touristic Investment. In addition, he is a board member for high for touristic investments. Mr. Zaghloul previously served as a Board Member and Vice President of Hospitality Developments and was the Head of Project Financing for the Egyptian Engineers Group.
He graduated from the American University in Cairo with a Bachelor's Degree in Construction Engineering.

Eng. Hani Berzi

Non-Executive Board Member
Year of Appointment: 2018

Eng. Berzi started his career by joining Tasty Foods Egypt back in 1986. In 1993, Eng. Berzi founded Digma Trading Co. and Edita Food Industries, where he has served as Managing Director and Chairman of the board since 2006. He is a Board Member of the Chamber of Food Industries, the Food Export Council, the Egyptian Centre for Economic Studies, and the Chairman of Egyptian Greek Business Council (on the Egyptian side). Furthermore, he is a Board Member of the Export Development Fund, Industrial Development Authority, as well as the National Food Safety Authority. He is also a member of the advisory committee to the Prime Minister on export development.

Eng. Berzi graduated from Ain Shams University in Cairo, Egypt, with a BSc in Computer and Control Engineering.

Mr. Mohammed Fahmi

Independent Non-Executive Board Member
Year of Appointment: 2024

Mohammed Fahmi is a senior investment professional with over 20 years of experience advising leading corporations and institutions across the MENA region. He has led landmark transactions for blue-chip players, including mergers and acquisitions, public and private equity raises, and strategic advisory mandates. Previously, he served as the Head of Investment Banking at EFG Hermes, where he played a pivotal role in expanding the firm's regional footprint. Currently, he is the Chief Investment Officer of Dr. Sulaiman Al Habib Medical Group in Saudi Arabia, where he oversees the company's investment strategy and growth initiatives.

He holds a Master's in Leadership and Strategy from London Business School and a Bachelor of Arts in Accounting and Finance from the American University in Cairo.

Ms. Shams Arafa

Non-Executive Board Member
Year of Appointment: 2024

Ms. Shams currently serves on the boards of Heset for Food Industries and Yahiya Arafa's Children Charity Foundation, alongside her career as a freelance nutritionist. Previously she spent two years in the Food and Beverage sector in England, focusing on food safety and quality assurance.

Ms. Shams graduated from the University of Reading in England in 2019 with a Bachelor of Science in Nutrition and Food Science. She furthered her education with a Master of Science in Nutrition and Genetics from St. Mary University in 2020.

Board Committees

*Audit Committee**

Name	Member status (non-executive/independent) Independent	Status in the committee
Mr. Mohamed Fahmi	Independent	Chair of the committee
Ms. Maria Luisa Cicognani	Independent	Committee member
Mr. Ahmed Yazid	Non-executive	Committee member
Mr. Mohamed Abdelfatah	Non-executive	Committee member
Eng. Hani Berzi	Non-executive	Committee member

*Compensation and Remuneration Committee**

Name	Member status (non-executive/independent) Independent	Status in the committee
Eng. Hany Berzi	Non-executive	Chair of the committee
Mr. Mohamed Abdelfatah	Non-executive	Committee member
Mr. Mohamed Zaghloul	Non-executive	Committee member
Mr. Mohamed Dawood	Non-executive	Committee member

*Investment Committee**

Name	Member status (non-executive/independent) Independent	Status in the committee
Mrs. Maria Luisa Cicognani	Independent	Chair of the committee
Dr. Alaa Arafa	Executive	Committee member
Mr. Mohamed Talaat	Executive	Committee member
Mr. Mohamed Morsy	Executive	Committee member
Mr. Ahmed Yazid	Non-executive	Committee member

*Board Committees structure as of 31 December 2024

Internal Audit

Internal Control Systems

CFG has an internal control system to reduce risks and establish accountability across the Group.

The goals of the internal control system include the following:

- Achieve complete segregation between the responsibilities and authorities of all staff at the Group.
- Ensure the accuracy and quality of information so that correct and accurate information is provided about the Group whether to the Group itself or to other stakeholders.
- Protect the Group's physical assets from the risks that they may be exposed to; and record and register such assets in the Group's records.
- Increase the Group's production efficiency to deliver high quality in a cost-effective manner.

The Group's management team and Board of Directors regularly review and amend the Group's risk matrix to reflect the evolving nature of CFG's markets, industry, as well as the wider geopolitical climate.

Internal Audit Department

The Group's Internal Audit (IA) department is an independent department that works to add value and improve the performance of CFG's operations. The IA function helps the Group achieve its goals by adopting a systematic and organized approach aimed at evaluating the means and internal control systems.

The **Internal Audit department** works on:

- Ensure that audit procedures are in place within the Group and verify their effectiveness.
- Verify the Group's compliance with the rules of governance.
- Review and enhance internal control systems and procedures to ensure they are kept up to date to reflect the Group's growing scale and footprint.

External Auditor

KPMG - Hazem Hassan Public Accountant and Consultants has served as the Group's external auditors on the subsidiaries level since 2017 and the holding level since 2019. Their services were retained for another year as per the Group's Ordinary General Assembly Meeting (OGM) held on 12/06/2024.

Risk Management

The Group recognizes that effective risk management is crucial to its long-term success. This chapter outlines the strategies deployed by the Group to build resilience across its operations, remain adaptable to a dynamics business environment, and drive sustainably growth and impact across its chosen markets.

CFG is committed to proactively managing the risks faced by the business. The Group regularly reviews and updates its risk management framework to ensure its effectiveness in addressing the evolving business environment. This proactive approach allows the Group to capitalize on opportunities while minimizing potential negative impacts.

1.World-class Reputation

One of CFG's key differentials across both the manufacturing and retail segments is its pristine reputation for delivering world-class quality across all its products and services. To ensure it maintains its reputation with clients and customers alike, the Group implements a series of proactive policies including:

- Quality Control: The Group has in place an in-house quality assurance team to guarantee the quality of its products. The team works closely with CFG's staff to implement rigorous quality control processes throughout the production process to ensure high standards.
- Ethical Sourcing: CFG ensures that working with suppliers complies with ethical sourcing of raw materials and prohibit child labor maintain fair labor practices throughout the supply chain ethical standard
- Public Relations: CFG proactively manages public relations and engages with stakeholders to build and maintain a positive brand image. The Group also boasts a top-tier Investor Relations program to boost transparency and build trust within the investment community.

2.Outpacing Competition

CFG has successfully managed to always stay a step ahead of rising competition in the Egyptian luxury apparel space thanks to a constant focus on a series of guiding principles which include:

- Product Differentiation: CFG's constant focus on product differentiation, unique designs, and high-quality craftsmanship has seen it consistently stand out from competitors.
- Brand Building: The Group is widely active in brand building and marketing to strengthen brand awareness and customer loyalty. In 2024, CFG launches a comprehensive, multi-channel marketing strategy to boost awareness and visibility at home and abroad such as ladies capsule "SHE-Evolution" and expand brand reach through new online and physical stores.
- Customer Service: CFG's world-class stores and growing online presence deliver excellent customer service to create positive customer experience and build long-term trust with its customer base.
- Innovation: Since inception, Concrete has stood out for its innovative spirit and ability to introduce new designs and product lines to stay ahead of trends by working with established industry professionals across key leadership positions, such as Ettore Veronese, Concrete's head designer.

3.Diversified Market and Product Strategy

CFG has embarked on an ambitious journey to diversify its exposure to regional markets to capture the important growth opportunities offered by the different regions. This strategic initiative is also allowing the Group to decrease the impacts of country-specific macroeconomic challenges, allowing it to drive long-term growth and make investment decisions with greater visibility.

- Diversification: CFG pursues expansion opportunities into new retail markets through online and physical stores to catch opportunities from potential markets. During 2025, CFG will inaugurate its first regional store in Abu Dhabi. On the other hand, CFG aims to continue to diversify its manufacturing client's portfolio, by adding Ralph Lauren, and increase orders with Boggi and Holy Fashion in 2024. While target new markets such as France, Germany and the Scandinavian region

- Pricing Strategy: CFG implements dynamic pricing strategies to adjust to inflationary pressures while maintaining competitiveness. It is important to note that the luxury apparel industry enjoys a relatively less price sensitive demand, providing the Group with more leeway to adjust prices.

- Value Proposition: Through its marketing and communication channels, the Group actively communicates its unique value proposition, focusing on quality, craftsmanship, and exclusivity to retain customer and client loyalty even during economic downturns.

- New Product Launches: The Group has a proven ability to understand and react to changing markets and consumer dynamics by launching new products in line with fashion trends and preferences. In 2024, the Group took the landmark decision to venture into women's wear across both its manufacturing, by shipping the first ladies order to Brooks Brother and retail segments, opening up the door to a new, under-tapped market.

- E-commerce Focus: CFG has been actively working to strengthen its online presence and e-commerce capabilities to reach a wider customer base and reduce reliance on physical stores. Today, the Group operates online stores in Egypt, Qatar, Kuwait, Saudi Arabia, and the UAE.

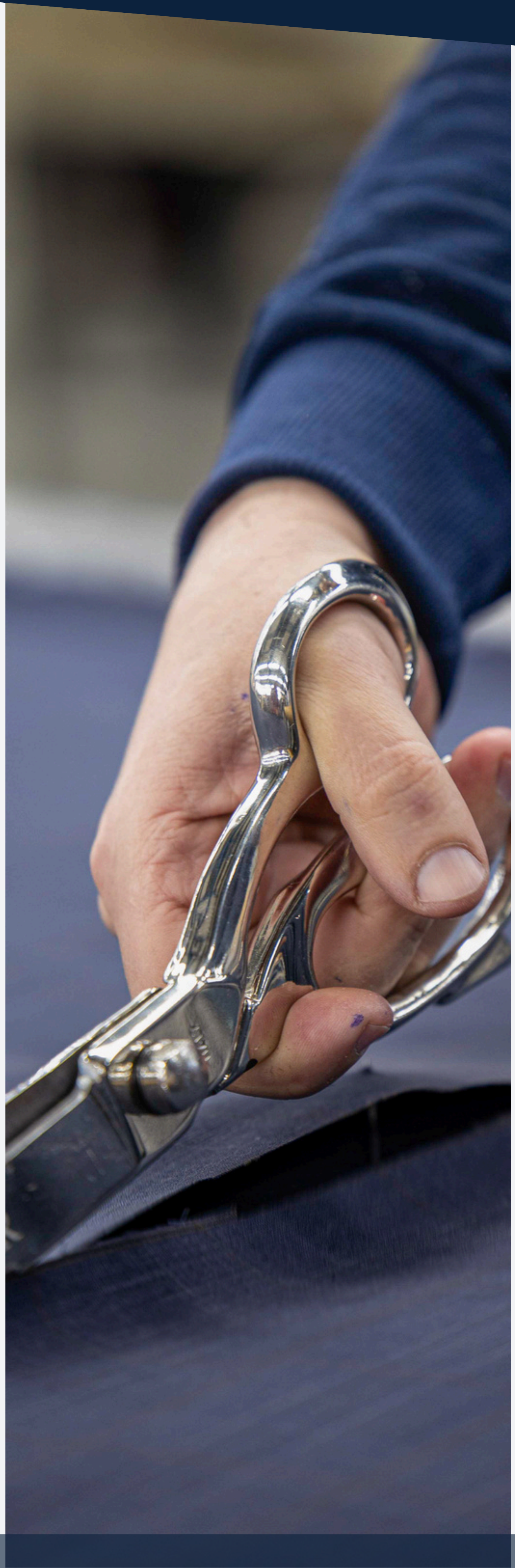
Risk Management

4.Strategic Supply Chain Oversight

While the Group's strategic location provides it with a multitude of strategic advantages that enable CFG to better serve its clients and customers, it also exposes the Group to the instability which often categorizes its chosen region. To shield the Group from these potential challenges and allow it to effectively capitalize on the advantages provided by the region, the Group takes a proactive approach to managing its supply chains and logistics.

- Supply Chain Diversification: The Group consistently works to identify and develop alternative sourcing options for raw materials to reduce reliance on specific regions or suppliers. CFG also explores local sourcing where feasible. Meanwhile, Egypt's strategy location allows the Group to quickly pivot export and raw material import routes in line with evolving market trends and geopolitical events.
- Logistics Planning: CFG boasts long-standing relationships with shipping companies, freight forwarders, and logistics providers, and collaborates closely with them to proactively plan logistics. Over the years, the Group has developed proven contingency plans for shipping and transportation, including alternative routes and methods, to minimize disruptions caused by geopolitical events.

- Supply Chain Resilience: To ensure the resilience of its supply chain, CFG actively diversifies suppliers and constantly restocks its list of backup suppliers to quickly react to unforeseen disruptions.



5.Active Currency Management

To limit the impact on profitability coming from fluctuations in currency exchange rates the Group employs a multi-pillar currency management strategy.

Maximize Hard Currency Exposure: With 95% of its manufacturing volumes exported (mostly to North America and Europe), the Group enjoys significant exposure to revenues in hard currency. Moreover, in its retail segment, the planned regional expansion will see the Group diversify its revenue sources with increasing exposure to stable foreign currencies in the Gulf.

Sensitivity Analysis: The Group regularly performs and presents its FX sensitivity analysis for each subsidiary. The results of this exercise are published in the Group's financial statements and presented each month to management to allow for effective and swift action whenever necessary.

6.Proactive Cost Management

To minimize the impact of raw material price fluctuations on profitability, CFG takes a proactive approach leveraging its size, reputation and relationships to safeguard its operations and margins.

- Supplier Relationships: Leveraging its scale and reputation, CFG has built long-standing relationships with key suppliers, enabling the Group to secure competitive prices and shield its margins during periods of high inflation.
- Inventory Management: The Group implements effective and proactive inventory management practices to optimize stock levels and minimize the impact of price changes.

Transparency and Disclosure

CFG abides by the disclosure requirements established by the Egyptian Financial Regulatory Authorities (FRA) and The Egyptian Exchange (EGX). The Group also discloses through periodic and annual financial reports, the EGX's investors portal, and the Group's website, the following information:

- The Group's goals, vision, nature of its activities, and the Group's plans and future strategy.
- Its ownership structures and that of its subsidiaries.
- All related parties' transactions.
- ·The minutes and outcomes of its Ordinary and Extraordinary General Assembly meetings.
- A summary of the decisions that contain material events issued by the Group's Board of Directors.
- Quarterly updates on the Group's financial and non-financial performance.
- Dividend distribution decisions.
- Notable changes in the Group's shareholding structure.
- Investment and capital expenditure plans.
- Legal proceedings faced by the Group or its subsidiaries.

Investor Relations

CFG's Investor Relations (IR) department works tirelessly to maintain open and transparent communication with the financial community. The Group's IR function acts as the primary liaison between the Group and its investors, including institutional investors, analysts, and individual shareholders. As part of its responsibilities the team ensures the timely and accurate disclosure of material information, organizing investor meetings and presentations, and building strong relationships with key stakeholders. This includes preparing financial reports, press releases, and managing the Group's investor relations website, all while adhering to strict regulatory compliance. During the Group's first year as a standalone publicly-listed entity, the IR department played a strategic role in shaping the Group's message to the investment community, monitoring investor sentiment, and providing valuable feedback to management.

Responsible Business Practices

Ethics and Professional Conduct Code

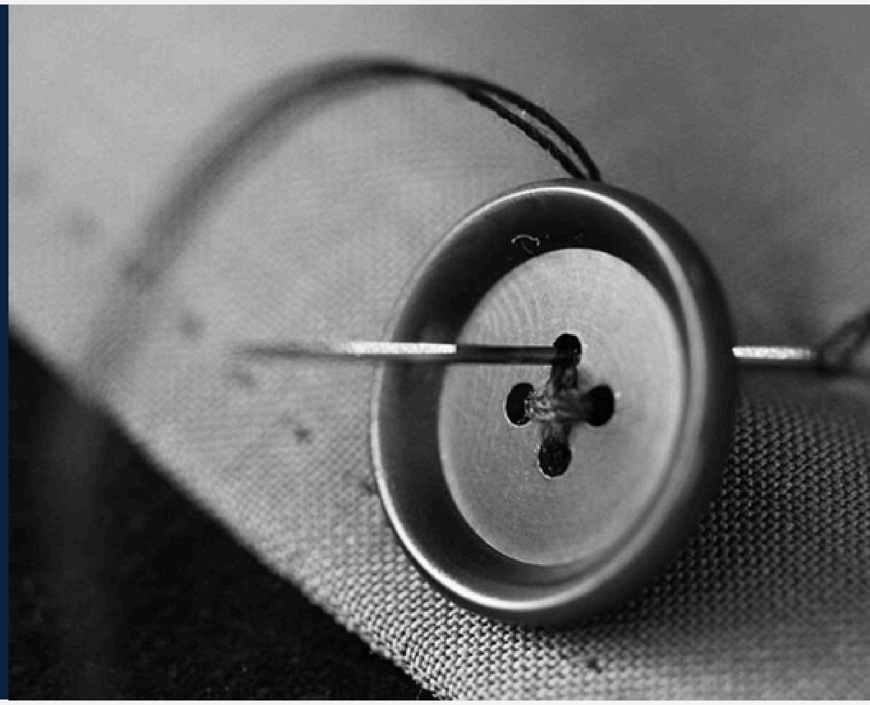
The Group has an internal charter on ethics and professional conduct. This charter outlines the standards of behavior that all employees must follow and observe during all business interactions across the Group's entire footprint. Adherence to this code helps to strengthen the Group's image and reputation in the eyes of its partners, clients, customers, regulators, and the wider business community.

Whistleblowing Policy

The aim of CFG's whistleblowing policy is to encourage employees and stakeholders to report any misconduct, violation of the code of ethics, or illegal acts. The policy ensures that effective measures of liability and accountability are in place to foster an environment of honesty and integrity across the Group. The framework also provides wide-ranging protection to whistleblowers to shield them from potential repercussions.

Succession Planning

To ensure the continued success, growth, and impact of the Group, CFG's management team and Board of Directors regularly engage in succession planning exercises to identify, promote, hire and train the next generation of leaders and champions. The Group's comprehensive approach to succession planning also covers emergency scenarios to guarantee business continuity. The Group's succession planning strategy and initiatives are organized in close collaboration with its Human Resources (HR) department to ensure full alignment across the organization.



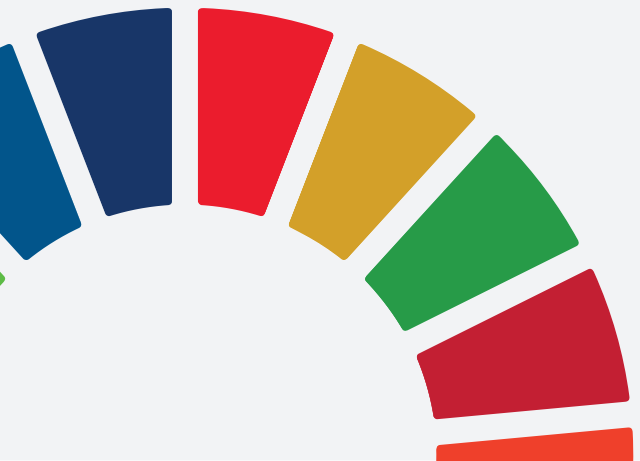
Insiders, Related Parties and Associated Parties Dealing Policy

The Group takes the necessary measures to control insider trading on its shares in accordance with the regulations issues by the Financial Regulatory Authority (FRA) and the Egyptian Exchange (EGX). The Group's efforts include:

- Banning any of the Group's Insiders from dealing in any securities issued by CFG within five working days before and one working day after publishing any material information. The Group's Insiders classification encompasses the Group's executives, board members or its holding companies, its subsidiaries, sister or controlled companies, their representatives, their spouses and minor children, the shareholders who own 20% or more on their own or through his related parties from dealing, as well as everyone who has access to any of the Group's internal information and their spouses and minor children.
- Notifying all Insiders and their related parties prior to the beginning of each Blackout Period by electronic mail, with an adequate time frame before the start of the Blackout Period ("Insider Blackout Period Notification").
- Providing the EGX with a copy of the "Insider Blackout Period Notification" by uploading said notification to EGX's Online Disclosure System.
- Notifying immediately all Insiders in the case of the occurrence of an unforeseen event and declaring a Blackout Period defined as the trading session of the event and second trading session after.

Our commitment

to our People and Environment



CFG Sustainability Practices

SDG Goals:

As a leading Egyptian manufacturer and exporter of ready-made garments, as well as a prominent retailer, we recognize that our long-term success relies not only on operational excellence but also on our commitment to our people and the environment. Across our three major manufacturing facilities, the Group supports a workforce of over 8,600 employees. Together, these operations demonstrate our dedication to integrating environmental, social, and governance (ESG) principles throughout our entire value chain, creating long-term value and driving positive impact for all stakeholders.

Environmental Responsibility

Waste Management

Our commitment to environmental sustainability begins with robust waste management practices. Across our three manufacturing facilities in 10th of Ramadan and Beni Suef, we implement structured protocols to manage both solid and hazardous waste responsibly.

Solid waste materials—such as plastic, wood, steel, and excess fabric generated during production—are systematically collected and sold to trusted third-party recyclers to ensure effective reuse and minimal environmental impact.

For chemical waste, we conduct rigorous risk assessments for each material to mitigate environmental and health risks. To safeguard our employees, we provide targeted training, enforce strict handling procedures, and ensure the availability and use of appropriate personal protective equipment (PPE) at every stage of the waste management process.

Energy and Resource Efficiency

We actively monitor and optimize our consumption of water, gas, and electricity through periodic Energy Audits, which identify opportunities to enhance efficiency and reduce our environmental footprint.

All factory floors have been upgraded with LED lighting to minimize energy usage, while water consumption is closely monitored to prevent wastage. These audits enable us to implement targeted conservation measures that align with our broader sustainability objectives and commitment to responsible resource management.

Carbon Footprint Measurement

In a strategic move to align with global sustainability trends, we have launched an initiative to measure the carbon footprint of each garment we produce. This project enables us to assess emissions at the product level, covering the entire journey from raw materials to final output. Our objective is to leverage this data to inform decisions on sourcing, energy consumption, and production methods, with the ultimate aim of offering carbon-neutral labelled products. As one of the first companies in Egypt's apparel sector to implement product-level carbon tracking, we are proud to lead by example in advancing climate-conscious manufacturing.

Social Responsibility

Our people are our greatest asset. Across our operations, we employ over 7,600 individuals in the manufacturing segment and more than 1,000 in the retail segment. Promoting gender equality, women represent 55% of our workforce compared to 45% men, reflecting our strong commitment to supporting women within the workplace. Operating in the heart of Egypt, where youth unemployment remains a significant challenge, we serve not only as an employer but also as a platform for social mobility and skills development. By empowering our workforce, we contribute meaningfully to the country's economic growth and create lasting positive impact within our communities.

Elsewedy Academy partnership “Inclusive Employment through Partnerships”

In collaboration with Elsewedy Academy, we launched an innovative employment program focused on hiring individuals with hearing and speech impairments. To ensure their safety, integration, and success within the workplace, we provide sign language training for supervisors and assign dedicated support staff to work alongside each employee. This partnership reflects our commitment to creating a more inclusive and equitable work environment for all.

Eliminating Illiteracy

As part of the national “Society Without Illiteracy” campaign, we partnered with the Ministry of Education to provide literacy education for employees who cannot read or write. This program empowers individuals with essential skills, boosting their confidence and enhancing their career prospects within the company and beyond.

Encourage a culture of Well-being

We are committed to supporting the daily needs, well-being, and engagement of our workforce through a range of essential services and programs.

Core Facilities and Services

Transportation: We operate 200 buses daily, ensuring safe and reliable transportation to and from our facilities for employees across all locations.

Accommodation: For workers living far from our sites, we provide free accommodation with a capacity to house up to 250 employees. This service removes the burden of daily commuting and includes 24/7 emergency support as well as periodic entertainment events to enhance their quality of life.

Nurseries: We operate two nurseries with a total capacity for 600 children, offering a safe and nurturing environment primarily for the children of working mothers. These nurseries enable children to play and learn during working hours, supporting employees' work-life balance and peace of mind.

Empowering Our Workforce

Learning and Career Development

We are deeply committed to developing our people, recognizing that their growth drives our success. Our initiatives span all levels of the organization to build capabilities, foster engagement, and empower future leaders. These efforts by our Human Resources team have contributed to maintaining a remarkably low monthly turnover rate of 2%.

Comprehensive Onboarding: All new employees undergo a thorough onboarding process covering operational training and health and safety protocols, ensuring they are well-prepared to succeed in their roles from day one.

Employee Recognition: Our "Employee of the Month" program, driven by behavioral and performance KPIs, fosters motivation and celebrates excellence throughout the year.

Leadership Training for Directors: Directors participated in targeted leadership training programs designed to enhance their strategic leadership skills and drive organizational excellence.

Soft Skills Training for Newly Promoted Supervisors: All newly promoted supervisors receive soft skills and communication training, fostering a cohesive and capable leadership team.

Customized Development for R&D Teams: We regularly assess training needs across the organization, with a particular focus on our R&D teams. Here, we provide customized development plans and dedicated funding to nurture internal talent and drive innovation.

Employee Engagement

Employee engagement remains a top priority for company management and the HR department, who have initiated the following programs:

Company Events: Organizing corporate gatherings such as annual iftar events to foster a sense of community and belonging.

Enhanced Employee Recognition: Implementing manager-employee one-to-one meetings to provide recognition, feedback, and support for continuous improvement.

Career Development Programs: Offering continuous learning opportunities, mentorship programs, and clear career progression paths through initiatives such as leadership programs and AI workshops.

Employee Feedback Mechanisms: Establishing channels for regular feedback to ensure employees' voices are heard and their concerns are addressed effectively.

Wellness Programs

Our wellness programs are designed to promote the overall health and well-being of employees, including:

Fitness and Nutrition Programs: Initiatives to encourage healthy lifestyles through exercise and nutrition guidance.

Medical Insurance: Providing access to free and subsidized treatment, covering:

Mental Health Support: Counseling services and stress management programs to support employees' psychological well-being.

Health Screenings: Regular health check-ups, vaccinations, and biometric screenings to ensure early detection and prevention of health issues.

Preventive and Specialized Health Programs: We have introduced a range of health initiatives to ensure the well-being of our workforce. Monthly medical caravans are organized in collaboration with the Ministry of Health, providing free medical services to employees across multiple specialties – such as heart and lungs diseases, physiotherapy consultations related to work activities.

V. Performance Measures

FY 2024 Results Overview

Consolidated 1 Net Sales by Segment (FY 2024)

Sales

Manufacturing	78%
Retail	21%
Holding	1%

USD 144.8 mn

Manufacturing Pieces Sold by Product (FY 2024)

Sales

Jackets, Coats, Vests	22%
Trousers	61%
Shirts	16%
Others	1%

5,290k
▼ 1.9% y-o-y

Retail Pieces Sold by Business Unit (FY 2024)

Sales

Concrete	62%
Euromed	38%

1,978k
▲ 12.0% y-o-y

USD 144.8 mn
Consolidated Net Sales in FY 2024(▼3.9% y-o-y)

USD 114.2 mn
Consolidated Manufacturing Net Sales in FY 2024 (▼6.6% y-o-y)

USD 30.7 mn
Consolidated Retail Net Sales in FY 2024 (▲7.3% y-o-y)

USD 39.4 mn
Consolidated EBITDA2 in FY 2024(▲4.2% y-o-y, margin of 27.2%)

USD 33.4 mn
Consolidated Operating Profit in FY 2024(▲3.5% y-o-y, margin of 23.0%)

USD 16.1 mn
Consolidated Net Profit in FY 2024(▲26.0% y-o-y, margin of 11.1%)

1. Consolidated net sales excludes intercompany transactions for all periods.
2. EBITDA is calculated as operating profit for the period plus depreciaton, amortzaton, provisions, and expected credit losses (ECL).

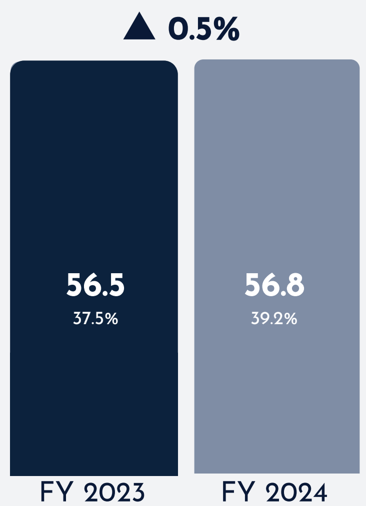
Consolidated Income Statement (FY 2024)

Consolidated Net Sales| USD mn

- Net sales for the year stood at USD 144.8 million compared to USD 150.8 million in FY 2023.
- At the manufacturing segment, which continues to contribute to the lion share of the Group's top-line, CFG saw a strong pickup in orders in the third and fourth quarter following lower demand in the first half of the year when inflation had weighed on consumer spending in key European markets. The sustained pickup in the second half of the year can be specifically seen when looking at the 21.6% expansion in the segment's consolidated net sales for 2H 2024 versus 1H 2024.
- At the retail segment, the Group reported solid growth in both USD and EGP terms, highlighting the strong momentum enjoyed by Concrete as well as solid results posted in Q4 2024 by Euromed.
- It is worth mentioning that, at the holding level, the Group booked USD 1.8 million from the sale of investments at fair value.

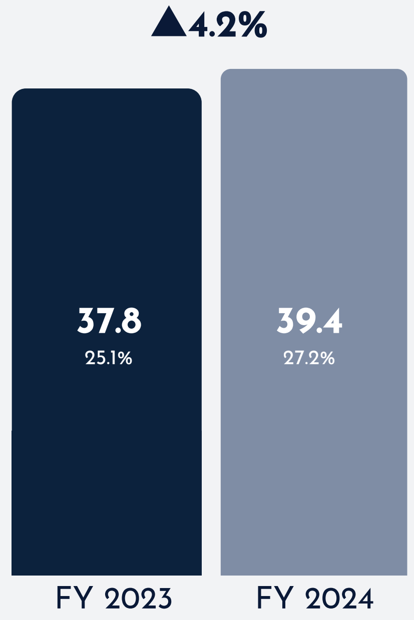
Consolidated Gross Profit | USD mn

- Consolidated gross profit for the full year of 2024 recorded USD 56.8 million, up 0.5% y-o-y.
- Cost of goods sold (COGS) totaled USD 89.8 million in FY 2024, down 4.7% from USD 94.3 million in the previous year.
- As a percentage of net sales, COGS declined to 62.0% as a Group-wide effort to keep a tight grip on costs helped offset growing pressures from rising production and transportation costs.



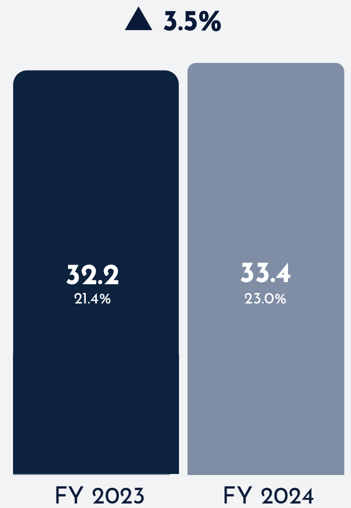
Consolidated EBITDA| USD mn

- Selling, general, and administrative (SG&A) expenses declined 5.1% y-o-y to USD 16.9 million.
- Other operating expenses decreased to USD 1.3 million during FY 2024, representing a 21.4% y-o-y decline.
- EBITDA rose to USD 39.4 million in FY 2024, up 4.2% y-o-y. EBITDA margin also improved reaching 27.2% in FY 2024 from 25.1% in FY 2023.
- It is worth noting that improved EBITDA profitability comes despite the Group reporting lower subsidy payouts following a change to the Egyptian government's export subsidy program and despite the impact of the EGP's devaluation (the EGP lost nearly 50% of its value against the USD throughout 2024) on the retail segment's USD-denominated results.



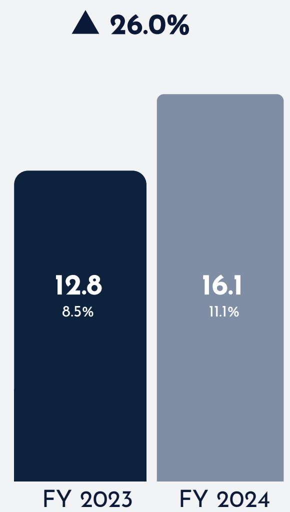
Consolidated Operating Profit | USD mn

- Operating profit for the year stood at USD 33.4 million, marking an increase of 3.5% from the previous year.
- Operating profit margin also improved, recording 23.0% in FY 2024 versus 21.4% in FY 2023.

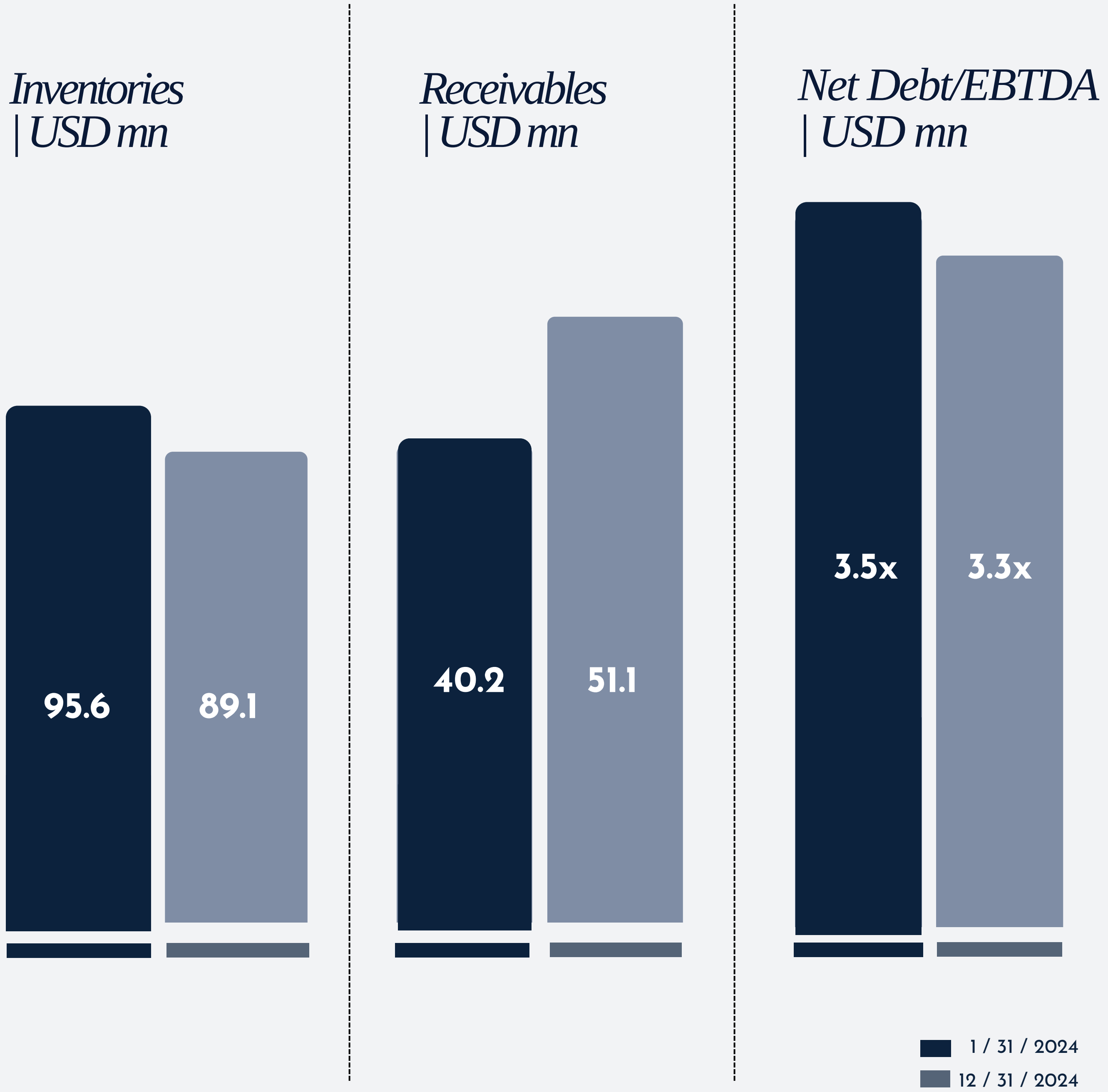


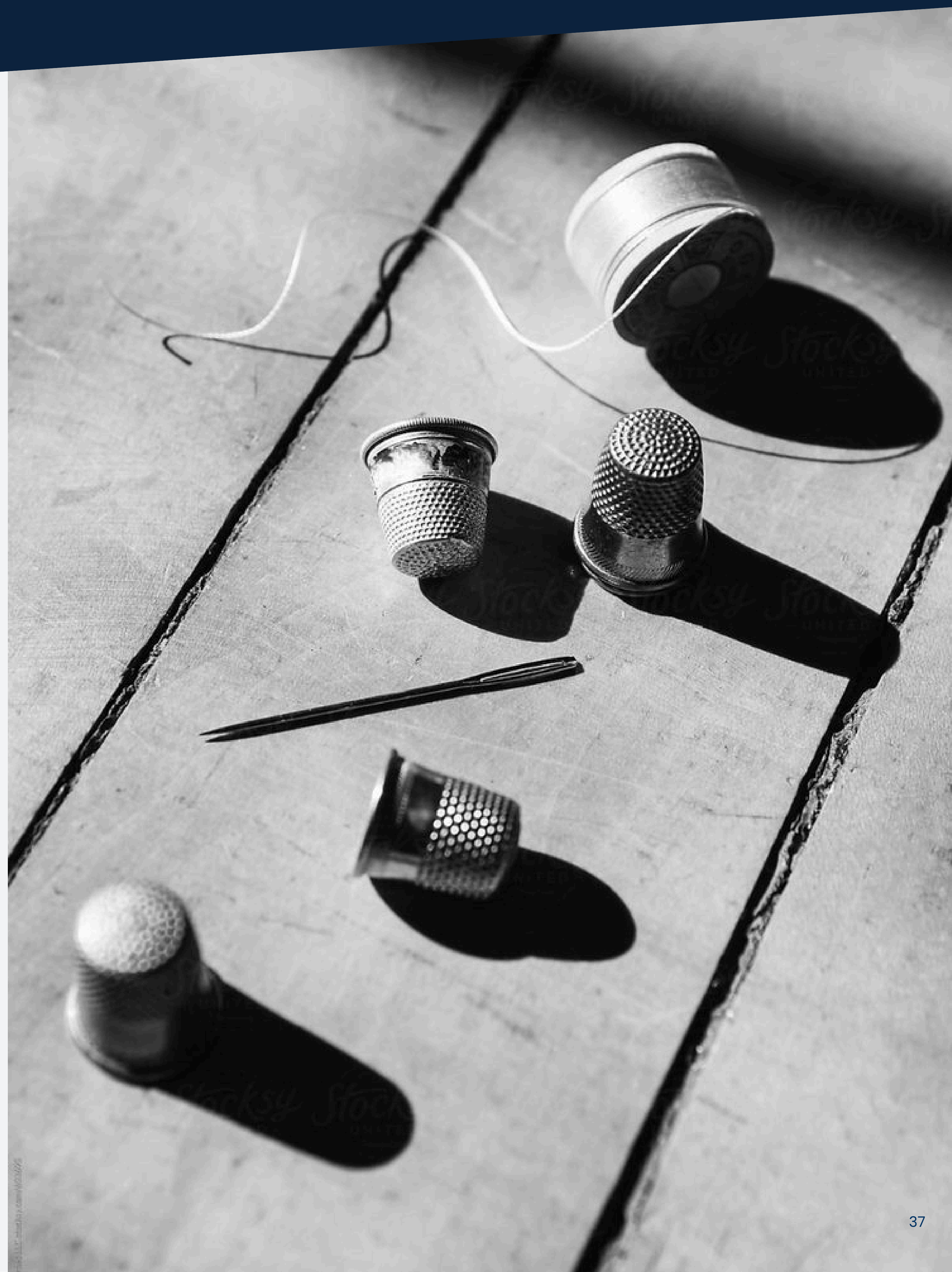
Consolidated Net Profit | USD mn

- Net profit from continued operations recorded USD 16.1 million, up from USD 12.8 million in FY 2023.
- The improvement was even more stark when compared to the net profit after discontinued operations of USD 8.5 million in FY 2023 recording 89.9% y-o-y growth.
- Net profit margin for the year reached 11.1% in FY 2024.



Consolidated Balance Sheet (31 December 2024)

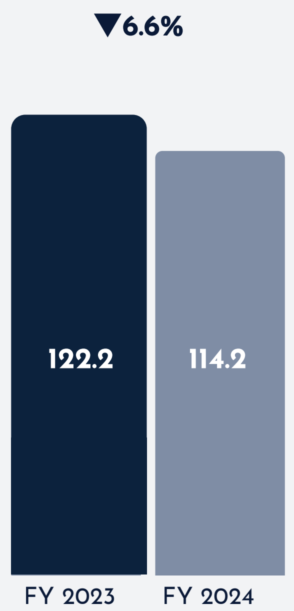




FY 2024 Performance | Manufacturing Results

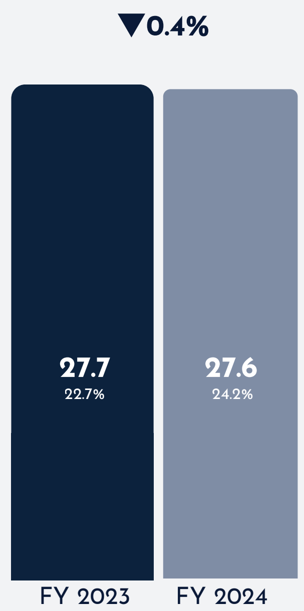
Consolidated Net Sales | USD mn

- The Group posted consolidated net sales of USD 114.2 million in FY 2024, a 6.6% y-o-y decrease wholly reflecting a slowdown in 1H 2024.
- Starting in Q3 orders picked up strongly with the segment's 2H 2024 showing a solid 21.6% H-o-H growth versus 1H 2024.



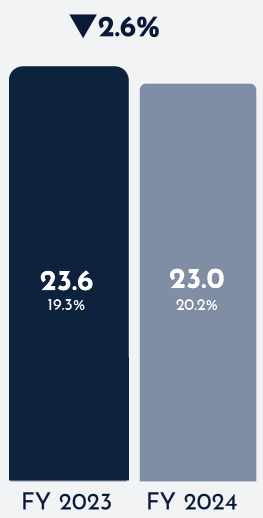
Consolidated EBITDA | USD mn

- Despite lower subsidy payouts from the Egyptian government following a change in its policy enacted during 2H 2024, the segment's EBITDA margin improved to 24.2% in FY 2024 from 22.7% last year.
- Meanwhile, consolidated EBITDA for the year stood at USD 27.6 million down a margin USD 0.1 million from the prior year.



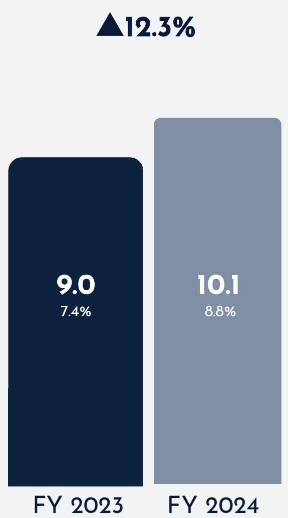
Consolidated Operating Profit | USD mn

- Consolidated operating profit decreased marginally to USD 23.0 million in FY 2024 with margins improving to 20.2% in FY 2024 compared to 19.3% in FY 2023.



Consolidated Net Profit | USD mn

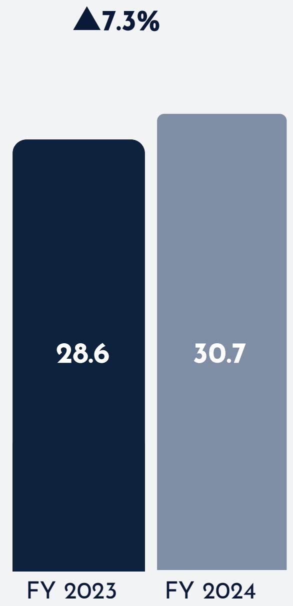
- The segment's consolidated net profit amounted to USD 10.1 million compared to USD 9.0 million in the previous year. This represents a solid year-on-year improvement of 12.3%.
- Similarly, the segment's consolidated net profit margin improved to 8.8% in FY 2024 from 7.4% last year.



FY 2024 Performance | Retail Results

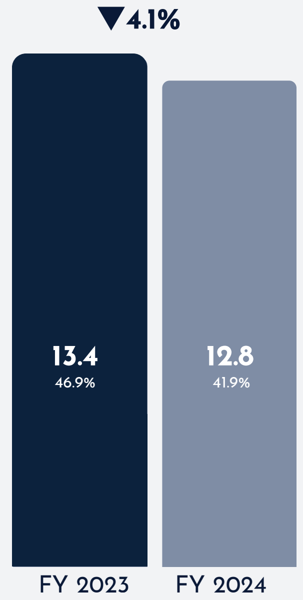
Consolidated Net Sales | USD mn

- During FY 2024, the Group's retail segment recorded USD 30.7 million in net sales, representing a 7.3% increase from the prior year of reflecting both a strong year from Concrete (with volumes sold up 19.0% y-o-y) and a strong final quarter performance from Euromed which saw the company deliver a previously delayed uniform order.



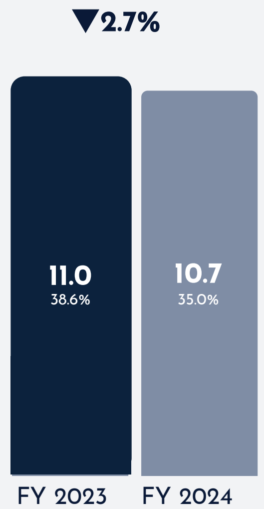
Consolidated EBITDA | USD mn

- The segment delivered a consolidated EBITDA of USD 12.8 million in FY 2024, reflecting a 4.1% y-o-y decline.
- Similarly, the segment's EBITDA margin declined to 41.9% from 46.9% in FY 2023.
- In USD terms, the segment's profitability was weighed down by a weaker EGP which following its float in March lost nearly 50% of its value against the USD over the course of 2024.



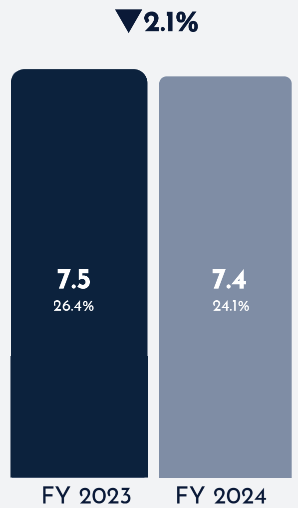
Consolidated Operating Profit | USD mn

- Consolidated operating profit declined to USD 10.7 million, down marginally from last year's figure.
- Operating profit margin stood at 35.0% for the period, down from 38.6% in FY 2023.



Consolidated Net Profit | USD mn

- Consolidated net profit recorded USD 7.4 million, down 2.1% versus FY 2023.
- Net profit margin for the year recorded 24.1% versus 26.4% in FY 2023.



Stock Performance

61.4%
Arafa Family

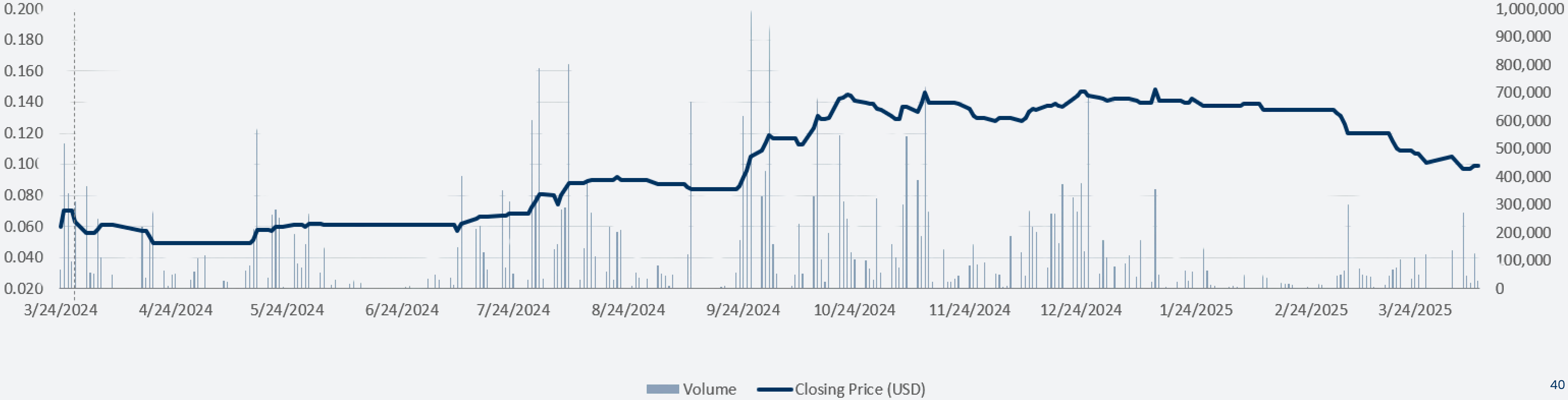
26.6%
Aristote International

12.0%
Free-float

USD **46.6** mn
Market Cap as at 10 April 2024

65%
Growth in share price since demerger (as of 10 April 2025)

CFGH
EGX Ticker



VI. Annex

Financial Statements

KPMG

Translated from Arabic

Hazem Hassan
Public Accountants & Consultants

12, Nouh Effendi St., from Sultan Hussein St.,
El Pharaana
Alexandria

Telephone : (203) 485 32 51 / 485 32 52
Telefax : (203) 485 32 50
E-mail : alex@kpmg.com

Independent Auditors' Report

To \ The shareholders of Concrete Fashion Group for Commercial and Industrial Investments (An Egyptian Joint stock company - Under Public Free zone)

Report on the Consolidated Financial Statements

We have audited the consolidated financial statements of Concrete Fashion Group for Commercial and Industrial Investments (An Egyptian Joint stock company - Under Public Free zone) and its subsidiaries “The Group ”, which comprise the consolidated statement of financial position as of December 31, 2024, and the consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the financial period from February 1, 2024 to December 31, 2024, and notes to the consolidated financial statements comprising material accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

These consolidated financial statements are the responsibility of the Group’s management. Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with the Egyptian Accounting Standards and in the light of the prevailing Egyptian laws, management responsibility includes, designing, implementing and maintaining internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error, management responsibility also includes selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with the Egyptian Standards on Auditing and in the light of the prevailing Egyptian laws. Those standards require that we comply with ethical requirements, plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

KPMG

Hazem Hassan

Translated from Arabic

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Concrete Fashion Group for Commercial and Industrial Investments (An Egyptian Joint stock company - Under Public Free zone) as of December 31, 2024 and its consolidated financial performance and its consolidated cash flows for the financial period from February 1, 2024 to December 31, 2024 in accordance with the Egyptian Accounting Standards and the Egyptian laws and regulations relating to the preparation of these consolidated financial statements.

Emphasis of matter

Without considering this a qualification to our opinion mentioned above, and as indicated in Note (41) of the explanatory notes to the consolidated financial statements, the Extraordinary General Assembly of the company, held on June 12, 2024, decided to change the company's fiscal year to end on December 31 each year instead of January 31. Consequently, the consolidated statements of profit or loss, comprehensive income, changes in equity, and cash flows for the financial period from February 1, 2024 to December 31, 2024, are presented in comparison with the latest audited consolidated financial statements for the year ending as at January 31, 2024.

KPMG Hazem Hassan
Public accountants and consultants

KPMG Hazem Hassan

KPMG **Hazem Hassan**
Public Accountants and consultants

Alexandria on April 16, 2025

Translated from Arabic

Concrete Fashion Group for Commercial and Industrial Investments
(An Egyptian Joint stock company - Under Public Free zone)
Consolidated statement of Financial Position

	Note No	December 31, 2024 USD	January 31, 2024 USD
Assets			
Non-Current Assets			
Property, plant and equipment	(14)	42 969 845	42 812 187
Projects under construction	(15)	757 816	3 229 264
Intangible assets and goodwill	(18)	3 900 545	4 132 993
Right of use assets	(19)	3 135 576	4 452 876
Total Non-Current Assets		50 763 782	54 627 320
Current Assets			
Inventory	(20)	89 062 775	95 569 888
Work in progress	(21)	1 618 110	–
Trade receivables and debtors	(22)	51 055 625	40 193 836
Due from related parties	(34-1)	20 890	397 804
Assets held for sale	(41-A)	1 052 496	1 748 363
Cash and cash equivalents	(23)	5 582 294	10 517 602
Total Current Assets		148 392 190	148 427 493
Total Assets		199 155 972	203 054 813
Equity and Liabilities			
Equity			
Issued and paid-up Capital	(29-2)	32 917 500	32 917 500
Reserves	(31-2)	6 737 403	6 737 403
Foreign entities translation differences	(30-2)	(41 141 895)	(36 342 464)
Retained earnings		34 155 661	23 488 231
Equity attributable to owners of the holding Company		32 668 669	26 800 670
Non-controlling interests	(31)	1 804 077	1 723 056
Total Equity		34 472 746	28 523 726
Liabilities			
Non-current liabilities			
Borrowings	(25-4)	42 095 044	49 805 871
Liabilities from lease contracts	(25-3)	747 468	1 674 855
Deferred tax liabilities	(17-c)	465 628	1 552 694
Total non-current liabilities		43 308 140	53 033 420
Current liabilities			
Banks overdraft	(23)	137 202	1 016 087
Banks credit facilities	(24)	82 003 229	79 766 518
Borrowings	(25-4)	11 211 175	12 308 605
Liabilities from lease contract	(25-3)	1 550 704	3 275 412
Trade and other payables	(26)	22 433 184	22 940 925
Due to related parties	(34-2)	1 916 304	178 913
Current income tax liability	(17-a)	1 402 461	1 433 541
Provisions	(27)	720 827	577 666
Total current liabilities		121 375 086	121 497 667
Total liabilities		164 683 226	174 531 087
Total equity and liabilities		199 155 972	203 054 813

- The notes and accounting policies on pages (6) to (69) are an integral part of these consolidated financial statements and to be read together.
- Independent Auditors' report of consolidated financial statements attached.

Financial Manager	CFO	Vise-Chairman and CEO	Chairperson
Mohamed Mohamed Mohy	Mohamed Ahmed Morsy	Dr / Alaa Ahmed Abd El Maksoud Arafa	Maria Luisa Cicognani

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

	Note No	Financial period from February 1, 2024 To December 31, 2024	Financial Year from February 1, 2023 To January 31, 2024
		USD	USD
Continuing operations			
Revenues	(4-1)	144 833 434	150 762 706
Cost of sales	(5)	(91 545 417)	(96 301 873)
Net revenues from selling investments FVTPL	(4-2)	1 776 682	- -
Gross profit		**55 064 699**	**54 460 833**
Other income	(6)	790 516	764 118
Selling and distribution expenses	(7)	(10 546 087)	(9 699 648)
General and administrative expenses	(8)	(9 376 426)	(11 204 108)
Impairment(loss) in financial assets	(9)	(875 599)	(65 241)
Other expenses	(10)	(1 704 368)	(2 017 741)
Profit from operating activities		**33 352 735**	**32 238 213**
Finance income	(11)	732 799	817 462
Finance expenses	(12)	(17 081 678)	(18 435 870)
Net profit for the period / year before tax		**17 003 856**	**14 619 805**
Incometax / (expense)	(17-b)	(909 297)	(1 841 303)
Net profit for the period/ year from Continuing operations		**16 094 559**	**12 778 502**
Discontinuing operations			
Results for the year from Discontinuing operations	(40-b)	- -	(4 301 415)
Net profit for the period / year		**16 094 559**	**8 477 087**
Distributed as follows:			
Share of holding company's shareholders from Continuing operations		15 618 812	12 440 638
Share of holding company's shareholders in dis-continuing operations		- -	(5 325 163)
Share of non-controlling interest		475 747	1 361 612
Net profit for the period / year		**16 094 559**	**8 477 087**
Basic and diluted earnings per share from Continuing operations profit per share (USD / share)	(13-1)	**0.03**	**0.026**
Basic and diluted (loss) from discontinued operation (USD / Share)	(13-1)	--	**(0.011)**

- The notes and accounting policies on pages (6) to (69) are an integral part of these consolidated financial statements and to be read together.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

	Note No	Financial period from February 1, 2024 to December 31, 2024	Financial Year from February 1, 2023To January 31, 2024
		USD	USD
Net profit for the period / year		**16 094 559**	8 477 087
Other comprehensive income / (comprehensive loss) items Items that will not be reclassified to Profit or loss:			
Actuarial (losses) for retirement		- -	(2 876 695)
The effect of applying of Egyptian Accounting Standard No. 13 "Impact of Foreign Exchange Rate Change"	(38)	(4 920 495)	(5 590 526)
Impact of deferred Tax	(17-c)	302 166	2 122 328
		11 476 230	**2 132 194**
Items that are or maybe reclassified subsequently to profitor loss:			
Equity - accounted investee' share of the holding company in other comprehensive income of associate companies		- -	(2 681 777)
Foreign entities translation differences.		(5 176 398)	19 738 788
		6 299 832	19 189 205
Add: -			
Transferred to retained earnings		4 618 329	9 026 670
Total comprehensive income for the period / year		**10 918 161**	28 215 875
Distributed as follows:			
Share of holding company's shareholders in continuing operations		10 812 233	12 440 638
Share of holding company's shareholders in dis-continuing operations		- -	12 262 262
Share of non-controlling interest		105 928	3 512 975
Total comprehensiveincomefortheperiod / year		**10 918 161**	**28 215 875**

- The notes and accounting policies on pages (6) to (69) are an integral part of these consolidated financial statements and to be read together.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

	Issued and Paid-up Capital	Reserves	Accumulated (Losses)/ Retained Earnings	The difference arising fromthe acquisition and change in ownership in subsidiaries	Foreign entities Translation differences	Total equityof the holding company	Non-Controlling interest	Total
	USD	USD	USD	USD	USD	USD	USD	USD
Balance as of February 1, 2023	**94 050 000**	**36 023 807**	**(16 873 657)**	**(28 103 401)**	**(55 896 824)**	**29 199 925**	**2 859 572**	**32 059 497**
Transactions with company's shareholders								
Dividends	--	--	(399 058)	--	--	(399 058)	(36 397)	(435 455)
Total transactions with company's shareholders	**--**	**--**	**(399 058)**	--	--	**(399 058)**	**(36 397)**	**(435 455)**
Comprehensive income								
Net profit for the financial year ended January 31,2024	--	--	7 115 475	--	--	7 115 475	1 361 612	8 477 087
The effect of applying the Egyptian Accounting Standard no.(13) "the effect of change in exchange rates"	--	--	(8 007 537)	--	--	(8 007 537)	(1 019 133)	(9 026 670)
Foreign entities translation differences	--	--	--	--	16 568 292	16 568 292	3 170 496	19 738 788
Total comprehensive income	**--**	**--**	**(892 062)**	--	**16 568 292**	**15 676 230**	**3 512 975**	**19 189 205**
Change in ownership								
Effect of demerging process*	(61 132 500)	(29 286 404)	41 653 008	28 103401	2 986 068	(17 676 427)	(4 613 094)	(22 289 521)
Total change of ownership	**(61 132 500)**	**(29 286 404)**	**41 653 008**	**28 103 401**	**2 986 068**	**(17 676 427)**	**(4 613 094)**	**(22 289 521)**
Balance as of January 31, 2024	**32 917 500**	**6 737 403**	**23 488 231**	--	**(36 342 464)**	**26 800 670**	**1 723 056**	**28 523 726**
Balance as of February 1, 2024	**32 917 500**	**6 737 403**	**23 488 231**	--	**(36 342 464)**	**26 800 670**	**1 723 056**	**28 523 726**
Transactions with company's shareholders								
Dividends	--	--	(325 905)	--	--	(325 905)	(24 907)	(350 812)
Total transactions with company's shareholders	--	--	**(325 905)**	--	--	**(325 905)**	**(24 907)**	**(350 812)**
Comprehensive income								
Net profit for the financial period ended December 31,2024	--	--	15 618 812	--	--	15 618 812	475 747	16 559 094
The effect of applying the Egyptian Accounting Standard no.(13) "the effect of change in exchange rates"	--	--	(4 625 477)	--	--	(4 625 477)	7 148	(4 618 329)
Foreign entities translation differences	--	--	- -	--	(4 799 431)	(4 799 431)	(376 967)	(5 176 398)
Total comprehensive income	--	--	**10 993 335**	--	**(4 799 431)**	**6 193 904**	**105 928**	**6 299 832**
Balance as of December 31, 2024	**32 917 500**	**6 737 403**	**34 155 661**	--	**(41 141 895)**	**32 668 669**	**1 804 077**	**34 472 746**

- The notes and accountingpolicies on pages (6) to (69) are an integral part of these consolidated financial statements and to be read together.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

	Note No.	Financialperiod from February1, 2024 to December31, 2024 USD	Financial Year from February1,2023 to January31,2024 USD
Cash flows from operating activities			
Net profit for the period /year before income tax		17 003 856	14 619 805
Adjustments for the following:			
Property, plant and equipment Depreciation	(14)	3 020 152	3 234 536
Right of use assets amortization resulting from lease contracts	(19-1)	1 509 993	1 692 430
Amortization of Intangible Assets - Trademarks	(18)	215 748	221 398
Expected credit loss	(23)	133 414	- -
Impairment loss on investment	(9)	- -	31 155
Capital (gain)	(6)	(243 932)	(378 983)
Finance Interest resulting from lease contracts	(12)	2 578 134	2 885 059
Debit interest on loan	(25-4)	3 846 323	4 025 997
Interest and finance expenses	(12)	10 657 221	11 524 814
Credit Interest	(11)	(290 129)	(817 462)
		38 430 780	**37 038 749**
Change in:-			
Inventory	(20)	6 507 113	(4 661 199)
Trade receivables and debtors	(22)	(11 721 527)	7 110 920
Work in progress	(21)	(1 618 110)	- -
Due from related parties	(34-1)	(554 925)	(9 806 479)
Trade and other payables	(26)	(7 355 405)	8 402 831
Due to related parties	(34-2)	1 737 391	178 913
Provisions	(27)	143 161	300 372
Cash flow provided from operating activities		**25 568 478**	**38 564 107**
Payment of loan interest expense	(25-4)	(3 190 592)	(3 723 053)
Employee profit share paid		(325 905)	(399 058)
Interest and finance expense paid		(2 707 335)	(14 712 817)
Net cash flow provided from operating activities		**19 344 648**	**19 729 179**
Cash flows from Investing Activities			
(Payments) for acquisition of property, plant and equipment and projects under construction	(14,15)	(10 464 576)	(3 193 798)
Proceeds from sale of property, plant and equipment	(14,18)	243 932	837 419
Credit interest received	(11)	290 129	817 462
Net cash (used in) investing activities		**(9 930 515)**	**(1 538 917)**
Cash flows from financing activities			
Change in credit facilities	(24)	2 607 826	(32 656 324)
Proceeds from borrowings	(25-4)	4 406 264	18 361 179
Payment of lease contract	(25-3)	(1 203 931)	(3 628 286)
Payment of borrowings	(25-4S)	(14 335 311)	(9 454 791)
Dividends paid to NCI		(24 907)	(36 397)
Net Cash (used in) Financing Activities		**(8 550 059)**	**(27 414 619)**
Net change in cash and cash equivalents during the period /year		864 072	(9 224 357)
The effect of changes in currency exchange rates on cash and cash equivalents		(4 920 495)	(5 590 526)
Cash and cash equivalents at the beginning of the period / year		9 501 515	24 316 398
Cash and cash equivalents at the end of the period / year	**(23)**	**5 445 092**	**9 501 515**

- The notes and accounting policies on pages (6) to (69) are an integral part of these consolidated financial statements and to be read together.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

1 - Background and activities

1-1 Legal entity

- Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zone) (Al Arafa for Investment and Consultancies) was established as Swiss Garments Company previously, in accordance with provisions of investment incentives and guarantees Law No.8 of 1997, operating under the Free Zone system.

1-2 Swiss Garments company demerge

- The Board of Directors of Swiss Garments Company (S.A.E.) -Free Zone proposed in its meeting held on the 18th of June 2005 to demerge the Company into two Joint Stock Companies (demerging Company and Demerged Company) operating according to the Free Zone System with the same shareholders and the same participation percentage in the company's issued capital as of the demerge date. , using the book value of the assets and liabilities on the 30th of June 2005 as a basis for the demerge. As the purpose of the demerging company will be specialized in investing in financial instruments and the demerged company will be specialized in manufacturing ready made garments., As the company's Extraordinary General Assembly at its session held on October 14,2005 agreed on the mentioned board of director's proposal, as a final approval on the issuance of the demerge decision was taken by the general Authority for Investment and Free Zone as of November 24,2005.
- The demerging Company's name was changed to Al Arafa for Investment and Consultancies Company, and the commercial register was amended accordingly on January 11, 2006 and was approved on general gazette on January 16, 2006.

1-3 Merger of both Al Arafa for Investment and Consultancies Company (S. A. E.) with the General Free Zone System (merging company) and Al Arafa for Investment in Garments industry Company (merged company), Al Arafa for Investment in Spinning and Textile Industry Company (merged company), and Al Arafa for Investments in Garments Marketing and Retail Company (merged company)

- According to the decision of the extraordinary general assembly of the company onAugust 4, 2019, it was agreed merge Al Arafa for Investment and Consultancies Company (S. A. E.) merging company with both Al Arafa for Investment in Spinning and Textile Industry Company (S. A. E.) "free zone", and Al Arafa for Investment in Garments industry Company (S. A. E.) "free zone" and Al Arafa for Investments in Garments Marketing and Retail Company (S. A. E.) "free zone" (merged companies) using the book values according to the financial statements of the merging company and the merged companies on October 31, 2018. , taken as a basis for the merger. And establishing the net equity for merging company and merged companies to determine the authorized capital of the merging company amounted USD 150 million (one hundred and fifty million USD) and the issued and paid-up capital of the company amounted USD 94 050 000 (ninety four million fifty thousand USD) distributed over 470 250 000 shares (four hundred seventy million two hundred and fifty thousand shares) with a value of USD 20 cents per share. It is represented in the total net equity of the merging company, Al Arafa for Investment and Consultancies Company and the net equity of non-controlling interest of the merged companies according to the report of the committee formed by the General Authority for Investment and Free Zone and according to the decision of the Executive chairman of the General Authority for Investment and Free Zone No. 85 of 2019 regarding licensing the merger of each of the Al Arafa for Investment in Spinning and Textile Industry Company (S. A. E.), and Al Arafa for Investment in Garments industry Company (S. A. E.) and Al Arafa for Investments in Garments Marketing and Retail Company (S. A. E.) (free zone) (merged companies) in Al Arafa for Investment and Consultancies Company (S. A. E.) (merging company) in the public free Zone system in Nasr City, and this was notarized in the company's commercial registry on December 10, 2019.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

1-4 Al Arafa For investment and consultancies company demerge

On November 22, 2023, the extraordinary general assembly of Concrete Fashion Group for commercial and industrial Investments (Al Arafa for Investment and consultancies - Previously) approved the proposal presented by the company's board of directors to demerge the company according to the horizontal merge method based on the book value on the basis of the company's financial statements as of January 31, 2023. This demerge creates two companies, Al-Arfa for Investment and Consultancy (the demerging company), which will reduce its issued capital by decreasing the nominal value of its shares, and will also change its name to "Concrete Fashion Group for Commercial and Industrial Investments S.A.E" while retaining the same purposes. The demerge will also result in the creation of a new company called GTEX for Commercial and Industrial Investments S.A.E (the demerged company).The extraordinary general assembly also approved the demerge report issued by the Economic Performance Sector of the General Authority for Investment and Free Zones, indicating the net owner's equity of the demerging company and the demerged company at book value on January 31, 2023, which amounted to USD 50 157 720. The net owner's equity are to be distributed -between the demerging company and the demerged company as follows:

1- The net of owner's equity of the shareholders of the demerging company on January 31, 2023, amounted USD 32 981 870.

2- The net of owner's equity of the shareholders of the demerged company on January 31, 2023, amounted USD 17 175 850.

- The extraordinary general assembly also approved the demerge of the company, including all its material and non- material components, into two companies:
  Concrete Fashion Group for Commercial and Industrial Investments S.A.E (the demerging company) and GTEX for Commercial and Industrial Investments S.A.E (the demerged company), transferring all assets, liabilities, shareholder's equity, revenues, and expenses between the two companies based on the financial statements as of January 31, 2023.

- The company's management has taken all the necessary legal and administrative procedures and completed the demerge process and was notarized in the commercial register on December 24, 2023.

1-5 Company's Fiscal Year

- According to the merging company's Article of association, the company's financial period start from the first of February from each period and ends at 31 January from the next period , and according to extraordinary general assembly held on June 12, 2024 decided to change the company's fiscal year to end on December 31 each year.
- Company's Duration is 25 years starting January 16, 2006.
- Company's location: Nasr city free zone, Arab Republic of Egypt.
- The Company's Chairperson is Mrs. Maria Luisa Cicognani.
- The Company's vice Chairman and Managing Director is Dr Alaa Ahmed Abd El Maksoud Arafa.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

1-6 Company's purpose

Providing financial and management consultancy services, investing in Capitals of Egyptian and Foreign Companies and participating in restructuring companies and providing technical and management support.

The consolidated financial statements comprise of the financial statements of Concrete fashion Group for commercial and industrial investment (the Holding Company) and its subsidiaries (referred to as the "Group") and the Group's share in the profits and losses of its associates is also included. The Group is involved in several activities which are represented in establishing and operating factories for the manufacture of ready-made garments, Textile production necessary for their manufacture in all their forms, varieties, types, and supplies, exporting them abroad or selling them in the local market, manufacturing all types ofmedical protective clothing, trading, and marketing ready-made garments of all kinds and forms wholesale or sectoral, import, export, and commercial agencies and also investment in properties.

1-7 Listingon the Securities Exchange

The company is listed on the Egyptian Stock Exchange.

1-8 Subsidiary Companies

The following is a statement of the percentage of investments in the subsidiaries of Concrete Fashion Group for commercial and industrial Investments, which have been included in the consolidated financial statements:

			Directand Indirect contribution Percentage	
Subsidiary's Name	**Company's purpose**	**Country**	**December 31, 2024**	**January 31, 2024**
• Concrete for Readymade Garments	Garments	Egypt	91.64 %	91.64 %
• Swiss Cotton Garments	Garments	Egypt	99.4 %	99.4 %
• Egypt Tailoring for Ready – Made Garments	Garments	Egypt	99.4 %	99.4 %
• Crystal for Making Shirts	Garments	Egypt	99.88 %	99.88 %
• Fashion Industry garments company	Garments	Egypt	99.5 %	99.5 %
• Euro med for Trading and Marketing	Marketing and trading	Egypt	97.21%	97.21%
• Port Said for Readymade Garments	Garments	Egypt	97.52 %	97.17 %
• Swiss for Readymade Garments	Garments	Egypt	99.2 %	99.2 %
• Savini for Readymade Garments	Garments	Egypt	99.2 %	99.2 %
• Concrete International	Garments	UAE	100%	100%

2- Basis of preparation of the consolidated financial statements

- The consolidated financial statements have been prepared in accordance with Egyptian Accounting Standards "EAS", EAS has been issued by the Minister of investment under No. 243 of the period 2006 and in accordance with the prevailing Egyptian Laws and Regulation. The Egyptian Accounting standard (EAS) requires referring to the International Financial Rporting Standards (IFRS) for events and transaction for which EAS or legal requirements have not been issued indicating their accounting treatments.

- The consolidated financial statements for the period ended December 31, 2024 were approved for issuanceby the company board of directors on April 15, 2025.

- Details of the Groupmaterial accounting policies are included in Note No. (37).

2-1 Measurement basis

The consolidated financial statements have been prepared in accordance with historical cost basis except forassets and liabilities which are recognized at its fair value, financial assets and liabilitiesatfair value through profit or loss or other comprehensive income and amortized cost.

2-2 Presentation currency and functional currency

The consolidated financial statements are presented in the USD which is the functional currency and all the financial information included are in USD, unless otherwise indicated in the consolidatedfinancial statements or in the notes to the financial statements.

2-3 Use of estimates and judgements

The preparation of the consolidated financial statements in conformity with Egyptian Accounting Standards requires management to make judgments, estimates and assumptions that affect the implementation of policies and reported amounts of assets and liabilities, income, expenses and disclosure of contingent liabilities. These estimates and associated assumptions are based on previous experience and various other factors, actual results may differ from these estimates. Uncertainty regarding these assumptions and estimates may result in outcomes that require a material adjustment to the carrying value of the assets or liabilities affected in the future periods.

Estimates and underlyingassumptions are reviewed on an ongoing basis and the differences in accounting estimates are recognized in the period in which those estimates were changed but if the revision affects the period of the revision and future periods, the differences arerecognized in the period of change and the future periods.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

A- Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognized in the consolidated financial statements is included in the following:

- **Revenue recognition**

Revenue is recognized as detailed in the accounting policies applied.

The management reviews its judgmental assumptions and estimates, including what used in determining the extent to which the Group has absolute or joint control or significant influence over the investee companies whenever a material event or an effective amendment occurs to the terms contained in its contractual agreements.

- **Classification of properties**

In the process of classifying properties, management has made various judgements. Judgement is needed to determine whether a property qualifies as an investment property, property, plant and equipment and/or property held for sale. The Group develops criteria in order to exercise that judgement consistently in accordance with the definitions of investment property, property, plant and equipment and property held for sale. In making its judgement, management considered the detailed criteria and related guidance for the classification of properties as set out in EAS 2, EAS 49, and EAS 10, and in particular, the intended usage of property as determined by management.

- **Lease contract classification - Groupaslessor - (If any)**

The Group has entered into commercial property leases on its investment properties portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of this property and accounts for the contracts as operating leases.

- **Recognition of current and deferred tax assets and their measurement**

Income taxes, whether current or deferred, are determined by each subsidiary of the Group in accordance with the tax law requirements of each country in which the subsidiary of the Group operates.

Concrete Fashion Group for Commercial and Industrial Investment is not subject to income tax as it is an Egyptian joint stock company – under public free zones. Profit of some subsidiaries is subject to income tax, which requires using of significant estimates to determine the total income tax liability. As determining the final tax liability for some transactions could be difficult during the period , the Group record current tax liability according to its best estimate about the taxable treatment of that transactions and the possibility of incurring of additional tax charges that may result from the tax inspection. And when a difference arises between the final tax liability and what is being recorded, such difference is recorded as income tax expense and current tax liability in the current period and to be considered as change in accounting estimates.

For recognition of deferred tax assets, management uses assumptions about the availability of sufficient taxable profits allowing use of recognized tax assets in the future. Management also uses assumptions related to determination of the applicable tax rate at the financial statements date at which deferred tax assets and liabilities are expected to be settled in the future.

This process requires the use of multiple and complex estimates in estimating and determining the taxable pool and temporary deductible taxable differences resulting from the difference between the accounting basis and the tax basis for some assets and liabilities. In addition to estimating the extent to use deferred tax assets arising from carry forward tax losses, in the light of making estimates of future taxable profits and future plans for each of the activities of the subsidiaries of the Group.

- **Incremental Borrowing Rates (IBRs)applied in right of use calculation.**

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

B- Assumptions and estimation uncertainties

The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period , are discussed below. The Group bases its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

- **Provisions and contingent liabilities**

Management assess events and circumstances that might led to a commitment on the Group's side from performing its normal economic activities, management uses in this primary estimates and assumptions to judge the extend on which the provision's recognition conditions have been met at the financial statement date, and analyze information to assume whether past events lead to current liability against the Group and estimate the future cash outflows and timing to settle this obligation, in addition, selecting the method which enable the management to measure the value of the commitment reliably.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

- **Expected credit losses measurement.**

The Group assesses the impairment of its financial assets based on the expected credit loss ("ECL") model. Under the ECL model, the Group accounts for expected credit losses and changes in those expected credit losses at the end of each reporting period to reflect changes in credit risk since initial recognition of the financial assets. The Group measures the loss allowance at an amount equal to the lifetime ECL for its financial instruments. When measuring ECL, the Group uses reasonable and supportable forward-looking information, which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other. Loss given default is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, taking into account cash flows from collateral and integral credit enhancements. Probability of default constitutes a key input in measuring ECL. Probability of default is an estimate of the likelihood of default over a given time horizon, the calculation of which includes historical data, assumptions, and expectations of future conditions.

- **Estimation of netrealizable value**

Inventory, is stated at the lower of cost or net realizable value ("NRV"). NRV is assessed with reference to sales prices, costs of completion and advances received, development plans and market conditions existing at the end of the reporting period. For certain properties, NRV is determined by the Group having taken suitable external advice and in the light of recent market transactions, where available.

- **Impairment of property,plant and equipment and projects under construction**

Properties classified under property, plant and equipment and projects under construction are assessed for impairment when there is an indication that those assets have suffered an impairment loss. An impairment review is carried out to determine the recoverable amount which takes into account the fair value of the property under consideration. The fair value of Club Houses properties and fixed assets classified under property, plant and equipment is determined by an independent expert. The recoverable amount is determined using a fair value model. The fair values are compared to the carrying amounts to assess any probable impairment.

- **Useful lives of property, plant and equipment and intangible assets**

Management reviews the residual values and estimated useful lives of property, plant and equipment and intangible assets at the end of each annual reporting period. Management determinedthat the current period's expectations do not differ from previous estimates basedon its review.

C- Fair value measurement

A certain number of the Group's accounting policies and disclosures require measurement of fair values, for both financial and non-financial assets and liabilities. The Group has an established control framework with respect to fair values measurement. This includes the presence valuation team that has overall responsibility for Review of all fair values according to the different levels in the hierarchies referred to below, and a report of those values and methods of measuring them will be issued directly to the board of directors. A report on the material matters related to the evaluation process will be issued to the Internal Audit Committee.

Accreditation is measured in the fair value of assets and liabilities mainly on available market data, and the data that is relied upon in the evaluation is classified according to the following hierarchy :

- **Level 1**: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- **Level 2**: inputs of the quoted prices included in level (1) that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- **Level 3**: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Group recognizes transfers between levels of the fair value hierarchy at the end of the financial period during which the change has occurred.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

3- **Operating segments**

Segment are determined according to the method used internally to submit financial reports to senior management.

Operating results of business activities for group companies

	Garments manufacturing segment		Retail segment		Investments		Total after Eliminations	
	Financialperiod from February 1, 2024 To December 31, 2024	FinancialYear from February 1, 2023 To January 31, 2024	Financialperiod from February 1, 2024 To December 31, 2024	Financial Year from February 1, 2023 To January 31, 2024	Financial period from February 1, 2024 To December 31, 2024	Financial Year from February 1, 2023 To January 31, 2024	Financialperiod from February 1, 2024 To December 31, 2024	FinancialYear from February 1, 2023 To January 31, 2024
	USD	USD	USD	USD	USD	USD	USD	USD
Revenue	114 178 235	122 204 036	30 655 199	28 558 670	- -	--	144 833 434	150 762 706
Cost of sales	(82 531 195)	(88 524 980)	(9 014 222)	(7 776 893)	- -	--	(91 545 417)	(96 301 873)
Net revenues from selling investments at FVTPL	- -	--	- -	--	1 776 682	--	1 776 682	--
Gross Profit	**31 647 040**	**33 679 056**	**21 640 977**	**20 781 777**	**1 776 682**	--	**55 064 699**	**54 460 833**
Other revenues	285 415	431 453	317 233	325 193	187 868	7 472	790 516	764 118
Selling and distribution expenses	(3 033 945)	(3 887 780)	(7 512 142)	(5 811 868)	- -	--	(10 546 087)	(9 699 648)
General and administrative expenses	(3 793 188)	(4 958 590)	(3 337 922)	(3 827 760)	(2 245 316)	(2 417 758)	(9 376 426)	(11 204 108)
Impairment (loss)/ in financial assets	(850 337)	(65 241)	(25 262)	--	- -	--	(875 599)	(65 241)
Other expenses	(1 235 503)	(1 575 110)	(355 183)	(442 631)	(113 682)	--	(1 704 368)	(2 017 741)
Operating results	**23 019 482**	**23 623 788**	**10 727 701**	**11 024 711**	**(394 448)**	**(2 410 286)**	**33 352 735**	**32 238 213**
Net finance (expenses)	(13 503 019)	(14 475 569)	(1 853 107)	(1 797 935)	(992 753)	(1 344904)	(16 348 879)	(17 618 408)
Net Profit/ (loss) for the period / year before tax	**9 516 463**	**9 148 219**	**8 874 594**	**9 226 776**	**(1 387 201)**	**(3 755 190)**	**17 003 856**	**14 619 805**
Income tax	585 435	(153 385)	(1 494 732)	(1 687 918)	- -	--	(909 297)	(1 841 303)
Net profit/ (loss) for the period /year after tax	**10 101 898**	**8 994 834**	**7 379 862**	**7 538 858**	**(1 387 201)**	**(3 755 190)**	**16 094 559**	**12 778 502**
Discontinued operation							- -	**(4 301 415)**
Net profit of the period / year							**16 094 559**	**8 477 087**
Distributed as follows:								
Share of holding company's shareholders							15 618 812	7 115 475
Share of Non – controlling interest							475 747	1 361 612
Net profit for the period / year							**16 094 559**	**8 477 087**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

	Garments manufacturing segment		Retail segment		Investments		Financial lease segment		Total after Eliminations	
	Financial period from February 1, 2024 To December 31, 2024	**Financial Year from February 1, 2023 To January 31, 2024**	**Financial period from February 1, 2024 To December 31, 2024**	**Financial Year from February 1, 2023 To January 31, 2024**	**Financial period from February 1, 2024 To December 31, 2024**	**Financial Year from February 1, 2023 To January 31, 2024**	**Financial period from February 1, 2024 To December 31, 2024**	**Financial Year from February 1, 2023 To January 31, 2024**	**Financial period from February 1, 2024 To December 31, 2024**	**Financial Year from February 1, 2023 To January 31, 2024**
	USD	**USD**	**USD**	**USD**	**USD**	**USD**	**USD**	**USD**	**USD**	**USD**
Assets	158 358 801	130 620 839	1 896 688	35 675 135	38 417 062	35 842 743	483 421	916 096	199 155 972	203 054 813
Liabilities	114 908 296	105 563 377	20 997 220	17 430 280	25 101 632	51 516 694	3 676 078	20 736	164 683 226	174 531 087
Fixed assets	**39 565 191**	**39 002 360**	**1 941 797**	**2 150 630**	**1 462 857**	**1 642 453**	- -	**16 744**	**42 812 187**	**42 812 187**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

4- Revenues

4-1 Recognized revenues at a point of time

Financial period from

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
		USD	USD
Export sales		108 355 756	108 366 700
Local sales		35 983 887	42 058 972
Revenues from operations for others		493 791	337 034
		144 833 434	**150 762 706**

4-2 Net revenues from selling investments at fair value through profit or loss

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Sale of investment in financial securities		3 795 942	--
Deduct:			
Expensesand commissions related toselling		(23 386)	--
Cost ofinvestment in financial securities listed instock exchange		(1 995 874)	--
		1 776 682	**--**

5- Cost of sales

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Raw materials and supplies		68 918 944	78 980 345
Goods held forsale		3 562 648	2 661 730
Packing materials Industrial wages		3 523 154	2 664 104
Property, plant and equipment depreciation	(14)	13 146 065	10 863 344
Manufacturing costs		1 710 031	2 037 741
Write down in inventory	(20)	6 566 812	6 899 014
		481 117	1 355 520
		97 908 771	**105 461 798**
(Less):			
Export subsidy revenues		(3 977 770)	(7 434 561)
Changein Finished goods and Work in process		(2 385 584)	(1 725 364)
		91 545 417	**96 301 873**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

6- Other income

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
		USD	USD
Rented income		227 934	--
Net capital gains		243 932	378 983
Sale of scrap and other		318 650	385 135
		790 516	**764 118**

7- Selling and Distribution expenses

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Wages and salaries		1 386 606	1 293 612
Sales commissions		781 242	617 493
Packing and packaging		133 385	153 648
Designs and training		380 394	242 648
Maintenance		295 046	212 298
Travel expense		476 344	404 973
Advertising		1 571 042	791 517
Export expenses		1 955 169	2 928 203
Rent		721 419	44 874
Amortization of right of use assets	(19)	1 445 301	1 586 318
Property, plant and equipment depreciation	(14)	354 309	367 928
Amortization of intangible assets	(18)	215 748	221 398
Others		830 082	834 738
		10 546 087	**9 699 648**

8- General and Administrative expenses

	Note No.	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Wages and salaries		3 493 522	3 714 694
Board of directors allowance		234 281	189 401
Consulting and professional fees	(34-3)	1 084 304	1 625 544
Travel expenses		583 298	566 163
Maintenance		645 569	418 335
Subscriptions and service		750 243	354 116
Authorities and fees		98 549	600 601
Property, plant and equipment depreciation		955 811	828 867
Computers and stationary	(14)	168 992	534 355
Amortization of right of use assets		64 692	106 112
Grants	(19)	297 083	312 953
Insurance		35 873	55 427
Training and design		19 967	383 833
Rent		42 564	81 265
Others		901 678	1 432 442
		9 376 426	**11 204 108**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

9- **Impairment losses in financial assets**	Note No.	Financial period from February 1, 2024 to December 31, 2024 USD	Financial year from February 1, 2023 to January 31, 2024 USD
Expected credit losses in Trade receivables and related parties	(22)	778 663	34 086
Impairment in financial investments	(16)	- -	31 155
Impairment in related parties	(34-1)	96 936	--
		875 599	**65 241**

10- **Other expenses**	Note No.	Financial period	Financial year
Formed Provisions	(27)	388 168	343 726
GAFI fees	(37-19)	879 446	827 043
Symbiotic contribution for comprehensive health insurance		334 904	337 744
Others		101 850	509 228
		1 704 368	**2 017 741**

11- **Finance income**	Financial period	Financial year
Credit Interest	290 129	817 462
Foreign currency Exchange gain	442 670	--
Total finance income gain	**732 799**	**817 462**

12- **Finance Expenses**	Note No.	Financial period	Financial year
Finance interest resulting from lease contract	(25-4),	(2 578 134)	(2 885 059)
Interest on loan	(25-3)	(3 846 323)	(4 025 997)
Interest expense, bank commission and expenses	(25-4)	(10 657 221)	(11 524 814)
Total finance cost		**(17 081 678)**	**(18 435 870)**
Net finance (expenses)		**(16 348 879)**	**(17 618 408)**

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

13- Basic and diluted earnings / (Loss) per share

13-1 Basic and diluted earnings per share according to profit or loss statements consolidated

The basic earnings/(losses) per share was determined from the net profit / (loss) asfollows:-

		Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Net Profit for the period/year from continuous operations	**(USD)**	15 618 812	12 440 638
Average number of outstanding shares	**(Share)**	470 250 000	470 250 000
Earnings per share	**(USD/Share)**	**0.03**	**0.026**
Net (losses) for the period/year from non-Continuous operations	**(USD)**	--	(5 325 163)
Average number of outstanding shares	**(Share)**	470 250 000	470 250 000
(Loss) per share from discontinued operations	**(USD/Share)**	--	**(0.011)**

Diluted: Since there are no convertible debt instruments, the diluted earnings /(losses) per share does not differ from the basic earnings /(losses) per share.

13-2 Basic and diluted earnings per share to demonstrate the effect of applying Egyptian Accounting standard No. (13)

		Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
Net Profit for the period / year from continuous operations	**(USD)**	16 094 559	8 477 087
Effect of applying Egyptian accounting standards (13)		(4 618 329)	(2 468 198)
		11 476 230	**5 008 889**
Average number of outstanding shares	**(Share)**	470 250 000	470 250 000
Basic and diluted earnings per share from Continuing operations	**(USD/Share)**	**0.023**	**0.010**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

14- Property, plant and equipment

Description	Land* USD	Buildings and Constructions USD	Machinery and equipment USD	Vehicles USD	Tools and Equipment USD	Furniture and Office Equipment USD	Improvements in leasehold USD	Total USD
Cost as of February 1st, 2024	6 147 675	38 643 233	39 653 305	931 448	698 371	10 022 689	4 914 522	101 011 243
Additions during the period	--	1 633 210	1 535 399	99 449	49 537	346 684	936 839	4 601 118
Disposals during the period	(11 664)	(133 372)	(618 185)	(10 822)	(56 322)	(130 130)	(109 361)	(1 069 856)
Transferred to work in progress	(10 733)	--	--	--	--	--	--	(10 733)
Foreign currency translation differences	(130 495)	(365 792)	(509 897)	(55 312)	(58 788)	(587 106)	(1 804 987)	(3 512 377)
Cost as of December 31, 2024	5 994 783	39 777 279	40 060 622	964 763	632 798	9 652 137	3 937 013	101 019 395
Accumulated Depreciation								
Accumulated Depreciation as of February 1st, 2024	- -	14 741 121	31 213 513	690 168	515 493	7 187 417	3 851 344	58 199 056
Depreciation for the period	- -	810 622	1 206 540	89 526	50 872	501 225	361 366	3 020 151
Accumulated depreciation or disposals during the period	- -	- -	(399 448)	(10 822)	(42 770)	(95 978)	(48 198)	(597 216)
Foreign currency translation differences	- -	(444 600)	(1 265 591)	(35 294)	(45 051)	647 090	(1 428 995)	(2 572 441)
Accumulated Depreciation as of December 31, 2024	- -	15 107 143	30 755 014	733 578	478 544	8 239 754	2 735 517	58 049 550
Net Book value as of December 31, 2024	5 994 783	24 670 136	9 305 608	231 185	154 254	1 412 383	1 201 496	42 969 845
Net Book value as of January 31, 2024	6 147 675	23 902 112	8 439 792	241 280	182 878	2 835 272	1 063 178	42 812 187
Fully Depreciated Assets and still in use as of December 31, 2024	- -	2 146 015	13 080 970	428 051	400 713	5 092 060	1 193 112	22 340 921

Depreciation is distributed as follows:

	Notes No.	Financial period from February 1, 2024 to December 31, 2024 USD	Financial year from February 1, 2023 to January 31, 2024 USD
Cost of sales	(5)	1 710 031	2 037 741
Selling and distribution	(7)	354 309	367 928
General and administrative	(8)	955 811	828 867
Discontinued operation		--	832 697
		3 020 151	4 067 233

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

Description	Land* USD	Buildings and Constructions USD	Machinery and equipment USD	Vehicles USD	Tools and Equipment USD	Furniture and Office Equipment USD	Improvements in leasehold USD	Total USD
Cost as of February 1st, 2023	**7 232 573**	**38 946 334**	**43 654 358**	**902 217**	**575 921**	**17 353 590**	**4 779 029**	**113 444 022**
Additions during the year	--	521 476	1 194 883	30 196	126 891	854 512	370 914	3 098 872
Disposals during the year	--	(255 856)	(2 434 905)	--	--	(1 973 489)	--	(4 664 250)
Assets available for sale	(826 022)	--	--	--	--	--	--	(826 022)
Foreign currency translation differences	(50 665)	(8 688)	(12 230)	(965)	(1 222)	(234 345)	(74 189)	(382 304)
Demerge effect	(208 211)	(560 033)	(2 748 801)	--	(3 219)	(5977 579)	(161 232)	(9659 075)
Cost as of January 31, 2024	**6 147 675**	**38 643 233**	**39 653 305**	**931 448**	**698 371**	**10 022 689**	**4 914 522**	**101 011 243**
Accumulated Depreciation								
Accumulated Depreciation as of February 1st, 2023	**--**	**14 616 959**	**34 114 625**	**593 494**	**484 137**	**13 253 538**	**3 623 082**	**66 685 835**
Depreciation for the year	--	788 707	1 562 635	97 445	35 551	1 173 145	409 750	4 067 233
Accumulated depreciation of disposals during the year	--	(255 854)	(2 346 502)	--	--	(1 641 137)	--	(4 243 493)
Foreign currency translation differences	--	(7 177)	(8 681)	(771)	(977)	(6 659)	(27 793)	(52 058)
Demerge effect	--	(401 514)	(2 108 564)	--	(3 218)	(5 591 470)	(153 695)	(8 258 461)
Accumulated Depreciation as of January 31, 2024	**--**	**14 741 121**	**31 213 513**	**690 168**	**515 493**	**7 187 417**	**3 851 344**	**58 199 056**
Net Book value as of January 31, 2024	**6 147 675**	**23 902 112**	**8 439 792**	**241 280**	**182 878**	**2 835 272**	**1 063 178**	**42 812 187**
Net Book value as of January 31, 2023	**7 232 573**	**24 329 375**	**9 539 733**	**308 723**	**91 784**	**4 100 052**	**1 155 947**	**46 758 187**
Fully Depreciated Assets and still in use as of January 31, 2024	**--**	**2 353 090**	**22 560 491**	**433 429**	**416 524**	**5 279 544**	**1 947 224**	**32 990 302**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

The land item in the consolidated financial statements includes the following:

- The cost of two plots of land number (9 ,10) in the west of industrial zone (A1) at 10th Ramadan City amounted to L.E 6,4 million with an area of 17 534 square meters, 40 477 square meters to establish housing units for employees in the group.
- The cost of buying a plot of land number (from 6/191 to 6/198) in the medium industries zone - Bayad Al Arab - the new city of Beni Suef (east of the Nile) in Beni Suef, with an area of 152 981.40 square meters purchased from the New Urban Communities Authority new Beni Suef city authority, with a total amount of L.E 10,7 Million equivalent to an amount of USD 1,9 Million and the registration in the real estate registry is in progress.

15- Projects under construction

	December 31, 2024 USD	January 31, 2024 USD
Building and constructions	622 768	2 319 324
Machinery and equipment under installation	- -	63 759
Advance payments to purchase exhibition system	19 019	- -
Advance payments to exhibition decoration and furniture	116 029	- -
Advance payments to prchase plant, property and equipment	- -	846 181
	757 816	**3 229 264**

The movement of projects under constructions is as follows:

	Notes No.	December 31, 2024 USD	January 31, 2024 USD
Beginning balance		**3 229 264**	**5332 576**
Additions		2 241 075	520 766
Transferred to work in progress	(21)	(1 698 190)	--
Transferred to fixed assets		(2 350 443)	(1 320 523)
Differences in the translation of foreign entities		(663 890)	(64 613)
Transferred to demerged company		- -	(1 238 942)
Ending balance		**757 816**	**3 229 264**

16- Financial Investments at fair value through profit or loss

• The value of the holding company's contribution to the capital of El Asher Company for Development and Real Estate Investment (SAE) (the contribution percentage is 2.62%)	30 860	30 860
• The value of the company's contribution to the capital of the Middle East Company "METCO"(SAE) (the contribution percentage is 48.95%)	900 000	900 000
• Other investments	41 062	41 062
Total Investments	**971 922**	**971 922**
Less:		
Impairment lossesininvestments*	(971 922)	(971 922)
	--	**--**

*** Impairment losses in investments movement**

	Note No.		
Beginning balance		971 922	3 164 907
Formed During the period/year	(9)	--	31 155
Transferred to the demerged company		--	(2 224 140)
Ending balance		**971 922**	**971 922**

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

17- Tax

a) Accrued income tax

	December 31, 2024 USD	January 31, 2024 USD
Accrued income tax	1 402 461	1 433 541
	1 402 461	**1 433 541**

b) Income Tax expense charged to the consolidated statement of profit or loss for the period / year

	Note No.	Financial period ended December 31, 2024 USD	January 31, 2024 USD
Current income tax expense		1 402 461	1 433 541
Prior years income tax differences		215 316	418 528
Deferred tax	(17-c)	(708 480)	(10 766)
		909 297	**1 841 303**

c) Recognized deferred tax assets and liabilities

***The balance of the deferred tax assets and liabilities represent the following:**

	February 1, 2024 Assets / (liabilities) USD	Recognized in the Profit or Loss Statement USD	Recognized in the other Comprehensive income statement USD	Translation differences USD	December 31, 2024 Assets/ (liabilities) USD
Property, plant and equipment	(1 819 040)	(708 480)	--	1 493 380	(1 034 140)
The effect of applying accounting standard (13)	266 346	--	302 166	--	568 512
Deferred Tax for the period/year	**(1 552 694)**	**(708 480)**	**302 166**	**1 493 380**	**(465 628)**

	February 1, 2023 Assets / (liabilities) USD	Recognized in the Profitor Loss Statement USD	Recognized in the other Comprehensive income statement USD	Translation differences USD	Transferred to demerged company USD	January 31, 2024 Assets/ (liabilities) USD
Company's share in comprehensive income of associate company	472 569	--	292 560	--	(765 129)	--
Actuarial losses of retirement benefit	278 614	--	1 392 725	--	(1 671 339)	--
Property, plant and equipment	(3 207 405)	(10 766)	--	(40 176)	1 439 307	(1 819 040)
Retained tax losses	1 422 024	--	--	--	(1 422 024)	--
The effect of applying accounting standard (13)	502 832	--	437 043	--	(673 529)	266 346
Deferred Tax for the year	**(531 366)**	**(10 766)**	**2 122 328**	**(40 176)**	**(3 092 714)**	**(1 552 694)**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

d) The effective tax rate

		December 31, 2024 USD		January 31, 2024 USD
Net profit before tax		17 003 856		14 619 805
Tax according to the actual tax rate	22.5%	3 825 868	22.5%	3 289 456
The effect tax on:-				
Foreign currencies differences		97 407		88 432
Exemptions		(3 158 839)		(2 042 219)
Net Provision effect		136 006		119 201
Board of directors allowance		8 856		3 185
Previous years differences		--		383 248
Effective tax rate	5.34%	**(909 297)**	**(12.6)%**	**(1 841 303)**

e) Deferred tax assets -unrecognized

Deferred tax assets related to tax losses and deductible temporary differences related to expected credit losses of trade receivables, provisions and impairment in investments have not been recognized due to the lack of an appropriate degree to ensure that there are sufficient future tax profits through which these assets can be utilized.

	December 31, 2024 USD	January 31, 2024 USD
Net expected credit losses of trade receivables and other debit balance	252 671	154 490
Provisions	162 186	52 092
Impairment in Investment	8 269	8 269
	423 126	**214 851**

f) Deferred tax liabilities - unrecognized

Deferred tax liabilities related to the temporary differences of the undistributed profits of some subsidiaries have not been recognized based on the following:

First: Most of the undistributed retained earnings do not have a dividend tax, as they are related to profits made in exempt companies (companies under the free zone system and companies outside Egypt).

Second: Regarding the undistributed earnings of companies subject to the dividend tax in Egypt, the management of the holding company controls the timing of disbursing these distributions, and the applied policy is to keep all the distributable profits to be reinvested instead of financing as a result of the high interest rates. Thus, there is no possibility of distributing dividends in the foreseeable future. Accordingly, the group's policy, according to EAS 24 "Income tax", is to recognize the deferred tax related to the profits expected to be distributed within the limits of the dividend tax on the amounts that are planned to be distributed by the holding company in the upcoming periods.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

18- Intangible assets and goodwill

	Note No.	Trademarks and programs USD	Goodwill USD	Total USD
Cost at February 1st , 2024		**4 371 284**	- -	**4 371 284**
Foreign entities translation differences		(22 284)	- -	(22 284)
Total cost at December 31, 2024		**4 349 000**	- -	**4 349 000**
Deduct:				
Accumulated Amortization at the beginning of the period		(238 291)	- -	(238 291)
Amortization during the period	(7)	(215 748)	- -	(215 748)
Foreign entities translation Differences		5 584	- -	5 584
Accumulated Amortization at the end of the period		**(448 455)**	- -	**(448 455)**
Net book value at December 31, 2024		**3 900 545**	- -	**3 900 545**
Cost at February 1st , 2023		**35 140 709**	**27 777 643**	**62 918 352**
Foreign entities translation Differences		(1 395)	--	**(1 395)**
Effect of Demerge process		(30 768 030)	(27 777643)	**(58 545 673)**
Total cost at January 31, 2024		**4 371 284**	- -	**4 371 284**
Deduct				
Accumulated Amortization at the beginning of the year		(24 112 842)	- -	(24 112 842)
Amortization during the year	(7)	(221 398)	- -	(221 398)
Foreign entities translation Differences		(18)	- -	(18)
Effect of demerge process		24 095 967	- -	24 095 967
Accumulated amortization at the end of the year		**(238 291)**	- -	**(238 291)**
Net book value at January 31, 2024		**4 132 993**	- -	**4 132 993**

- Trademarks are represented in the value of the right to use trademarks of the group companies.

19- Right- of- use assets - lease contracts

19-1 Right- of- use assets arising from commercial stores leasing contracts

	Note No.	December 31, 2024 USD	January 31, 2024 USD
Beginning Balance		**8 315 175**	**27 763 381**
Addition		1 801 175	3 507 428
Disposals		(891 881)	(1 917 109)
Translation differences		(3 386 633)	(2 049 904)
Effect of the demerge process		- -	(19 001 615)
Cost at the end of the period / year		**5 837 836**	**8 302 181**
Amortization:-			
Balance at February 1st		**3 718 953**	**10 171 019**
Amortization during the period / year *		1 509 993	1 692 430
Accumulated amortization of disposals		(674 395)	(1 653 978)
Translation differences		(1 852 291)	3 525 979
Earned rental discount differences		- -	394 840
Effect of the demerge process		- -	(10 280 985)
Accumulated Amortization at the end of the period/ year		**2 702 260**	**3 849 305**
Net book value		**3 135 576**	**4 452 876**

***Right of use Amortization is represented by the following:**

	Note No.	December 31, 2024	January 31, 2024
Selling and distribution expense	(7)	1 445 301	1 586 318
General and administration expense	(8)	64 692	106 112
Discontinued operation		--	4 105 886
		1 509 993	**5 798 316**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

20- Inventory

	Note No.	December 31, 2024 USD	January 31, 2024 USD
Raw materials and supplies		39 329 418	43 124 609
Packing and packing materials		926 364	1 133 207
Consumables		3 329 431	3 140 088
Work in process		8 702 455	8 558 300
Finished goods		39 084 232	41 613 971
Goods in transit		1 139 086	962 455
L/C's to purchase raw materials and supplies		- -	4 352
		92 510 986	**98 536 982**
Less:			
Write down of inventory*		(3 448 211)	(2 967 094)
		89 062 775	**95569 888**

*** Movement of write down of inventory as follow:**

	Note	December 31, 2024 USD	January 31, 2024 USD
Beginning balance		**2 967 094**	**2893 161**
Formed During the period / year	(5)	481 117	1 355 520
Transfer to merged company		- -	(861 587)
Write down during period / year		- -	(420 000)
Ending balance		**3 448 211**	**2 967 094**

21- Work in progress

	Note	December 31, 2024 USD	January 31, 2024 USD
Lands	(14)	10 733	--
Engineering consultation and designs and governmental fees*	(15)	1 698 190	--
Foreign entities translation differences		(90 813)	--
		1 618 110	--

- The amount is represented in paid for transferring land of the port said company (subsidiary company) from industrial use to residential use and its services.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

22- Trade receivables and debtors

	December 31, 2024 USD	January 31, 2024 USD
Trade receivables	35 069 048	21 174031
Notes receivables	198 796	340 263
Trade payables - debit balances	5 411 190	2 828 649
Deposits held with others	547 710	590 678
General Tax authority	839 559	1 500424
Prepaid expenses	479 648	869 961
Accrued revenues	7 127 870	10 824301
Other debit balances	2 504 790	2 753989
	52 178 611	**40 882 296**
Less:		
Expected credit loss of trade receivables and debtors*	(1 122 986)	(688 460)
	51 055 625	**40193 836**

*** Movement of Expected credit loss of trade receivables and debtors as follow:**

	Note No.	December 31, 2024 USD	January 31, 2024 USD
Beginning balance	(9)	688 460	56 359 574
Formed During the period / year		778 663	34 086
Written off during year		- -	(45 578 104)
Foreign entities translation differences		(344 137)	(4 955 935)
Transfer to merged company		- -	(5 171 161)
Ending balance		**1 122 986**	**688 460**

23- Cash and cash equivalents

	December 31, 2024	January 31, 2024
Current accounts	5 430 320	7 719 846
Time deposits	2 612	2 208 914
Cash on hand	282 776	588 842
	5 715 708	**10 517 602**
(Deduct):		
Expected credit loss	(133 414)	- -
Cash and cash equivalents	**5 582 294**	**10 517 602**
(Deduct):		
Bank overdraft	(137 202)	(1 016 087)
Cash and cash equivalents according to cash flows statement	**5 445 092**	**9 501 515**

- The company has applied the exception stated in the decision of the Prime Minister, Decision No. 4575 of 2023, amending certain provisions of the Egyptian Accounting Standards, which exempts debt instruments issued by the Egyptian government in local currency at banks operating in Egypt with a maturity of one month or less from the date of the financial position from recognition and measurement of expected credit losses" .

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

24- Bank credit facilities	December 31, 2024 USD	January31,2024 USD
Emirates NBD -Egypt	7 601 877	9 781 092
Qatar National Bank – QNB	9 025 222	9 483 204
Commercial International Bank – CIB	12 368 556	13 794 553
National Bank of Egypt -NBE	22 850 194	18 360 055
Export Development Bank of Egypt	10 775 848	10 273 588
Arab Bank	608 318	--
HSBC	13 453 554	15 103163
Bank of Alexandria	2 905 199	--
Abu Dhabi Commercial Bank -ADCB	2 414 461	2 970 863
	82 003 229	**79 766 518**

- The credit facilities granted by banks to the Group's companies consist of short-term facilities provided at variable interest rates equal to the Secured Overnight Financing Rate (SOFR), plus the bank's profit margin, to finance working capital requirements, letters of credit, and letters of guarantee.

25- Loans and liabilities from lease contract

		Current portion USD	Balance at 31/12/2024 Non current portion USD	Total USD	Current portion USD	Balance at 31/1/2024 Non current portion USD	Total USD
Loans from banks	(25-1)	7 878 474	29 300 229	37 178 703	9 349 828	38 375 871	47 725 699
Liability on sale and lease back	(25-2)	3 332 701	12 794 815	16 127 516	2 958 777	11 430 000	14 388 777
		11 211 175	**42 095 044**	**53 306 219**	**12 308 605**	**49 805 871**	**62 114 476**

25-1 Loans from Banks

Concrete Fashion group for commercial and industrial Investment

HSBC Rescheduled loan of USD1,250,000 effective August 2024 in eight unequal quarterly installments ending in July 2026 at an annual variable interest rate equal to the SOFR secured financing rate.). (Note No. (24))

Swiss Cotton Garment

Commercial International Bank – Egypt: A medium-term loan totaling USD 23,919,453 was granted to the company to refinance part of the existing liabilities owed by the company to the bank. The loan balance is to be repaid in seventeen unequal semi-annual installments, due on August 30 and February 28 of each year, with the first installment due on August 30, 2024, and the final installment due on August 30, 2032.

Arab Bank

A medium-term loan amounting to USD 12,217,263 and EGP 12,926,883, to be repaid in equal quarterly installments. The first installment is due on June 19, 2023, and the final installment is due on January 19, 2028.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

Egypt tailoring for ready made-Garments

- On October 26, 2022, a rescheduling agreement was signed for a credit facility contract with Mashreq Bank – Egypt, to restructure outstanding debts as follows: A medium-term loan of EGP 4.3 million, to be repaid in 36 monthly installments. A medium-term loan of
- USD 4.9 million, also to be repaid in 36 monthly installments. These loans are jointly guaranteed by Concrete Fashion Group for Commercial and Industrial Investments.

Additionally, on June 1, 2023, an agreement was signed with HSBC Bank to reschedule a short-term credit facility and convert it into a long-term loan amounting to USD 5.7 million, to be repaid in 21 quarterly installments starting from September 15, 2023, until June 15, 2028.

25-2 Liability from sale and lease back

Concrete Fashion group for commercial and industrial Investment

The company sold and leased back the administrative building of the company headquarters in the public freezones in Nasr city , under a financial lease agreement signed with corplease leasing Egypt S.A.E ,in accordance with Law No.95 of 1995 and its executive regulation and amendments . The company has paid all obligations due nder the agreement on their due dates.

Egypt tailoring for ready made – Garments

The company carried out a sale and leaseback transaction for the land and factory buildings under a finance lease agreement entered into with Corplease for Financial Leasing – Egypt (S.A.E.), in accordance with the provisions of Law No. 95 of 1995, its executive regulations, and subsequent amendments.

Swiss cotton Garments company

The company executed a sale and leaseback transaction for the land and factory buildings located in the Bayad Al Arab area in Beni Suef City under a finance lease agreement entered into with Corplease for Financial Leasing – Egypt (S.A.E.), in accordance with the provisions of Law No. 95 of 1995, its executive regulations, and subsequent amendments.

25-3 Liability from lease contract

This item represents the value of lease liabilities related to right-of-use contracts for commercial retail spaces leased by the Group's companies.

Liabilities lease contract	Note No.	December 31, 2024 USD	January 31, 2024 USD
Beginning balance		**4 950 266**	**19 279 881**
Current borrowing Non. Current		1 989 123	6 621 450
borrowing Addition during the		2 961 143	12 658 431
period / year		1 524 586	2 966 109
Disposals during the period /year		--	(111 863)
Translation differences		(2 972 749)	(4 170 152)
Payment during the period /year		(1 203 931)	(3 628 286)
Demerge effect		--	(9 385 422)
Debit interest		594 502	695 212
Debit interest paid	(12)	(594 502)	(695 212)
Ending balance		**2 298 172**	**4 950 267**
Current liabilities		1 550 704	3 275 412
Non -current liabilities		747 468	1 674 855
		2 298 172	**4 950 267**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

25-4 The following is a movement in borrowing activities the year ended December 31, 2024 and January 31, 2024

Description — **Balance at 31/12/2024**

	Note No.	Loans from banks USD	Liabilities from sale and lease back USD	Total USD
Beginning balance		**47 725 699**	**14 388 777**	**62 114 476**
Current borrowing		9 349 828	2 958 777	12 308 605
Non. Current borrowing		38 375 871	11 430 000	49 805 871
Payment of borrowing		(11 667 786)	(2 667 525)	(14 335 311)
Transfer from credit facilities		1 250 000	- -	1 250 000
Collected from borrowing		- -	4 406 264	4 406 264
Debit interest	(12)	3 846 323	1 983 632	5 829 955
Debit interest paid		(3 190 592)	(1 983 632)	(5 174 224)
Accrued interest		(655 731)	- -	(655 731)
Translation differences		(129 210)	- -	(129 210)
Ending balance		**37 178 703**	**16 127 516**	**53 306 219**
Current liabilities		7 878 474	3 332 701	11 211 175
Non -current liabilities		29 300 229	12 794 815	42 095 044
		37 178 703	**16 127 516**	**53 306 219**

Description — **Balance at 31/1/2024**

	Note No.	Loans from banks USD	Liabilities from sale and lease back USD	Total USD
Beginning balance		**37 174 628**	**16 033 460**	**53 208 088**
Current borrowing		4 362 868	1 660 138 14	6 023 006
Non. Current borrowing		32 811 760	373 322	47 185 082
Payment of borrowing		(7 810 108)	(1 644 683)	(9 454 791)
Collected from borrowing		18 361 179	- -	18 361 179
Debit interest	(12)	4 025 997	2 189 847	6 215 844
Debit interest paid		(3 723 053)	(2 137 016)	(5 860 069)
Accrued interest		(302 944)	(52 831)	(355 775)
Ending balance		**47 725 699**	**14 388 777**	**62 114 476**
Current liabilities		9 349 828	2 958 777	12 308 605
Non -current liabilities		38 375 871	11 430 000	49 805 871
		47 725 699	**14 388 777**	**62 114 476**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

26- Trade payables and other credit balances

	Note No.	December31, 2024 USD	January31, 2024 USD
Trade payables		10 994 814	9 368 807
Accrued expenses		4 290 631	3 200 770
Tax authority		1 121 203	1 104 364
Notes payable		2 022 166	4 267 618
Deposits from others		737 626	941 230
Trade receivables – credit balance		1 229 690	614 767
GAFI		325 826	67 687
Other credit balances		1 711 228	3 375 682
		22 433 184	**22 940 925**

27- Provisions

		Financial period from February 1, 2024 to December 31, 2024 USD	Financial year from February 1, 2023to January 31, 2024 USD
Beginning balance	(10)	577 666	783 486
Formed During the year		388 168	343 726
Utilized During the year		(211 916)	(16 188)
Foreign entities translation Difference		(33 091)	(283 192)
Transferred todemerged company		- -	(250 166)
Ending balance		**720 827**	**577 666**

28- Financial risk management

The Company is exposed to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk
- Currency risk
- Interest rate risk
- Other market price risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, as well as the Company management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board also identifies and analyzes the risks faced by the Company, sets appropriate risk limits and controls, and monitors risks and adherence to limits.

The Company aims to develop a disciplined and constructive control environment through which all employees understand their roles and obligations.
Both the Audit Committee and Internal Audit Management assist the Company's Board of Directors in its oversight role. Internal Audit Management is responsible for conducting both regular and surprise inspections of control aspects and policies related to risk management and reports the results of these inspections to the Board of Directors.

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Credit risk

Credit risk represents the risk that one of the financial instruments converter party failed to fulfill its obligations , and expose the other party to financial losses , and the risk is mainly resulted from trade receivables , and other company's debit balances.

Tradeand other receivables

The Company's exposure to credit risk is influenced significantly by the main characteristics of each customer and the demographics of the Company's customer base, which includes the default risk of the industry which has less influence on credit risk.

And the company's management has applied credit policies a group of based on which the credit analysis is utilized for each client against payments, terms and the company work on getting advance payments and delivery and didn't resulted in any losses with clients.

Investments

The Company manages the risk through investing in subsidiaries companies under the control of the holding company. The Company's management does not expect any counterparty to fail to meet their obligations.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due.

The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company ensures that it has sufficient cash on demand to meet expected operational expenses for an appropriate period including the cost of servicing financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments.

The objective of market risk management is to manage and control market risk exposure within acceptable parameters, while optimizing the return.

Currency risk

The Company is exposed to currency risk on loans and credit risk that are denominated in foreign currencies. Other than company's functional currency.

The interest related to the loans in foreign currency paid through cashflow generated from main group operation which offers an economical hedging to the group without entering in derivatives operations.

Interest rate risk

The Company is exposed to currency risk on loans and credit risk that are denominated in foreign currencies. Other than company's functional currency

Other market price risk

Equity price risk arises from available-for-sale equity securities and the management of the Company monitors the mix of equity securities in its investment portfolio based on market indices .
Material investments within the portfolio are managed on an individual basis and all buying and sell decisions are approved by the Company' Board of Directors.
The primary goal of the Company's investment strategy is to maximize investment returns. Management is assisted by external advisors in this regard.

Capital management

The company's policy is to maintain a strong capital base in order to preserve the confidence of investors, creditors, and the market, as well as to meet future developments in the business. The company's board of directors is responsible for monitoring the return on capital, which is defined by the company as the net profit for the period divided by total shareholder equity. The board of directors also monitors the level of dividend payouts to shareholders.

The board of directors seeks to balance between maximizing returns with high levels of borrowing, benefits, and guarantees, while maintaining safe capital base.

There are no changes in the company's capital management strategy during the period , nor is the company subject to any external requirements imposed on its capital.

a- Credit risk exposure

The carrying amount of financial assets represents the maximum exposure to credit risk, which amounted as of the date of the consolidated financial position date as follows:

	Note. No	31/12/2024 USD	31/1/2024 USD
Debtorsand other debit balances	(22)	45 448 214	35 683 262
Due fromrelated parties	(34-1)	20 890	397 804
Cash andcash equivalents	(23)	5 715 708	10 517 602
		51 184 812	**46 598 668**

- All financial assets and liabilities are classifiedand measured at amortizedcost, and the fair value of all financial instruments does not differ materially fromtheir book value.
- For the purpose of disclosure of financial instruments, non-financial assetsof USD 6 730 397 as at December 31 , 2024 (January 31, 2024: USD 5 199 034)are excluded from other debit balances.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

b- Liquidityrisk

The following are the contractual terms of financial liabilities:

December 31, 2024	Note No.	Carrying amount USD	Expected cashflow USD	Maturity Date Less than 1 year USD	1-2 years USD	3-5 years and more USD
Borrowings	(25)	55 604 391	111 199 906	76 404 393	8 845 792	25 949 721
Trade payables, notes payables and Other creditors	(26)	22 433 184	22 433 184	22 433 184	- -	- -
Due to related parties	(34-2)	1 916 304	1 916 304	1 916 304	- -	- -
Bank credit facilities	(24)	82 003 229	82 003 229	82 003 229	- -	- -
		161 957 108	**217 552 623**	**182 757 110**	**8 845 792**	**25 949 721**

January 31, 2024	Note No.	Carrying amount USD	Expected cashflow USD	Maturity Date Less than 1 year USD	1-2 years USD	3-5 years and more USD
Borrowings	(25)	67 064 743	69 823 256	18 604 086	23 523 537	27 140 069
Trade payables, notes payables and Other creditors	(26)	22 940 925	22 940 925	22 940 925	--	--
Due to related parties	(34-2)	178 913	178 913	178 913 79	--	--
Bank credit facilities	(24)	79 766 518	79 766 518	766 518	--	--
		169 951 099	**172 709 612**	**121490 442**	**23 523537**	**27 140 069**

c- Currency risk

Exposure to currency risk

The Company's exposure to foreign currency risk for main currencies was as follows:

December 31, 2024	EGP	Euro	GBP	Total USD
Cash and cash equivalent	32 974 512	70 938	940 838	40 561
Trade receivables and Notes receivables	474 524 272	3 020 638	4 854 645	1 358 293
Total assets in currency	**507 498 784**	**3 091 576**	**5 795 483**	**1 398 854**
Trade payables and notes payable	(170 977 097)	(103 775)	(4 191 422)	(288 407)
Bank facilities	(56 639 226)	(78 541)	(10 319 193)	(104 429)
Total liabilities in currency	**(227 616 323)**	**(182 316)**	**(14 510 615)**	**(392 836)**
Surplus / (deficit) expose to risk	**279 882 461**	**2 909 260**	**(8 715 132)**	**1 006 018**
Equivalent in USD	**5 485 696**	**3 648 794**	**(9 073 324)**	**1 006 018**

January 31, 2024	EGP	Euro	GBP	Total USD
Cash and cash equivalent	74 707 634	36 572	672 231	255 065
Trade receivables and debtors	414 421 699	92 075	4 237 578	581 068
Total assets	**489 129 333**	**128 647**	**4 909 809**	**836 133**
Trade payables	**(66 300 772)**	(202 667)	(4 155 093)	(674 904)
Bank Facilities	**(50 301 132)**	(62 563)	(11 532 164)	(168 022)
Total liabilities in currency	**(116 601 904)**	**(265 230)**	**(15 687 257)**	**(842 926)**
Surplus / (deficit)	**372 527 429**	**(136 583)**	**(10 777 448)**	**(6 793)**
Equivalent in USD	**12 032 636**	**(173 911)**	**(11 896 147)**	**(6 793)**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

The following is the exchange rates used:

	Closing rates on consolidated financial statements date		Average exchange rates during the period / year	
	31/12/2024 USD	31/1/2024 USD	31/12/2024 USD	31/1/2024 USD
EGP	0.0196	0.0323	0.0225	0.0323
EURO	1.0411	1,0843	1.0807	1.1272
GBP	1.2542	1.2688	1.2793	1.1897

Assessment of currency exchange difficulty

"On March 3, 2024, the Prime Minister issued Decision No. 636 amending Egyptian Accounting Standard No. (3), effect of changes in foreign currency exchange rates (Egyptian Accounting Standard No. 13, Paragraph 57A), effective from January 1, 2024.

The group applied the amendment in Paragraph 57-A of Egyptian Accounting Standard No. 13 and conducted an Assessment to determine whether there is difficulty in exchanging foreign currencies against the US Dollar, note No. (28).

The group assessed that there is no difficulty in exchanging assets denominated in foreign currency as of January 1, 2024, the effective date of the amended Egyptian Accounting Standard No. 13. This assessment was based on the ability to exchange foreign currency-denominated assets at the bank at any time without any difficulty.

The group also assessed that there is no difficulty in exchanging foreign currency-denominated liabilities, to the extent that foreign currency-denominated assets can be used to settle these liabilities. There are no foreign currency-denominated liabilities that would be settled outside the banking system, as a significant portion of the subsidiaries' sales and receipts are in US Dollar , Egyptian Pound, Euro, and British Pound. Therefore, there is no estimate of difficulty in exchanging these balances, and there is no cash impact from the application of the amended Egyptian Accounting Standard No. 13.

Due to the surplus in Egyptian Pound-denominated asset balances compared to liabilities, this has led to losses in the Assessment of foreign currencies as of September 30, 2024 – Note No (38).

d- **Sensitivity Analysis**

The 10% increase (decrease) in exchange rates of foreign currencies against the USD on September 30 would impact the measurement of financial instruments in foreign currency and affect property rights and profits or losses as illustrated below. This analysis assumes the stability of all other variables, especially interest rates, and disregards any potential impactfrom expected sales and purchases.

December 31, 2024

	Effect on owner's equity		Effect on profits or losses	
	Increase	Decrease	Increase	Decrease
Egyptian pound	548 569	(548 569)	515 812	(515 812)
Euro	907 332	(907 332)	498 411	(498 411)
GBP	(364 879)	364 879	(467 512)	467 512

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

January 31, 2024	Effect on owner's equity			
	Increase	Decrease	Increase	Decrease
EGP	1 019 769	(1 019 769)	509 885	(509 885)
Euro	(1 022 721)	1 022 721	(511 360)	511 360
GBP	853 999	853 999	(426 999)	426 999

e- **Interest rate risk**

At the date of consolidated financial statements, the interest rate profile of the Company's financial instruments was as follows: -

	Carrying amount	
	31/12/2024 USD	31/1/2024 USD
Financial assets		
Financial assets with a fixed rate – Time deposits	2 612	2 208 914
Financial assets with a variable rate – Bank current account	5 430 320	7 719 846
	5 432 932	**9 928 760**
Financial liabilities		
Financial liabilities with a fixed rate – Borrowings	55 604 391	52 675 966
Financial liabilities with a variable rate – credit facilities	82 003 229	79 766 518
	137 607 620	**132 442 484**

f. **Sensitivity Analysis**

Achange in interest rates by 100 basis points on December 31 would have an impact onthe valuation of assets and liabilities with variable interest rates as follows:

December 31, 2024

	Effect on owner's equity		Effect on profits or losses	
	Increase	Decrease	Increase	Decrease
Financial liabilities	820 032	(820 032)	820 032	(820 032)

January 31, 2024

	Effect on owner's equity		Effect on profits or losses	
	Increase	Decrease	Increase	Decrease
Financial liabilities	797 665	(797 665)	797 665	(797 665)

g- **Capital management**

The company's policy is to maintain a strong capital base in order to preserve the confidence of investors, creditors, and the market, as well as to meet future developments in the business.

The following table show the loans accrued for the group at the date of financial position and the percentage of loans to total loans to equity.

	31/12/2024 USD	31/1/2024 USD
Borrowing and credit facilities	135 309 448	141 880 994
Capital	**32 917 500**	**32 917 500**
Rate of loans to Capital	**411.05%**	**304.7%**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

29- Capital

29-1 The Authorized Capital

The authorized capital of the company amounting USD 150 million (one hundred and fifty million US dollars), according to the decision of the extraordinary general assembly held on November 22, 2023, the demerge of Al-Arafa Investment and Consulting Company into two companies has been approved, as well as the reduction of the authorized capital of the company to be an amount of 32 917 500 US dollars.

29-2 Issued and paid-up capital

The issued and paid-up capital after the amendment has reached USD 94 050 000 according to the decision of the extraordinary general assembly of the company. The issued and paid-up capital of the company consists of 470 250 000 nominal shares, at a value of 20 cents per share, and the issued capital is fully paid, which is the sum of the net equity in the merging company, according to the report of the formed committee by the General Authority for Investment and Free Zone in accordance with the decision of the CEO of the General Authority for Investment and Free Zone No. 127 of 2019. Based on the Extraordinary General Assembly meeting held on November 22, 2023, regarding the demerge of Al-Arafa Investment and Consulting Company, it has been approved to reduce the company's issued capital to $32 917 500, distributed over 470 250 000 shares at a value of 7 cents per share. The company's issued capital represents the total net equity of the company after deducting $64 370 held as reserves. The authorized, issued and paid-up capital has been notarized in the Commercial Register of the company as of December 24, 2023. The shareholder structure is distributed as follows:

Name	Number of shares Share	Nominal value USD	Ratio %
Ms. Samaa Abdel-Gawad Mohamed Ragab	77 436 541	5 420 558	16.46
Ms. Sherine Ahmed Abdel Maqsoud Arafa	66 576 321	4 660 342	14.15
Mr. Ashraf Ahmed Abdulmaqsoud Arafa	55 949 224	3 916 446	11.89
Ms. Malak Alaa Ahmed Arafa	44 341 111	3 103 878	9.4
Ms. Shams Alaa Ahmed Arafa	44 341 111	3 103 878	9.4
Other shareholders	181 605 692	12 712 398	38.7
	470 250 000	**32 917 500**	**100%**

30- Reserves

30-1 Reserve resulted from demerge process

	Balance on December 31, 2024 USD	Balance on January 31, 2024 USD
Resulting from the demerge process	6 737 403	6 737 403
	6 737 403	**6 737 403**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

According to the demerge decision referred to in Note (1-3), the financial statements were taken on January 31, 2023, for Al-Arafa Investment and Consulting Company as the base for the demerge, and the balance was settled according to the report of the General Investment Authority as follows:

	December 31, 2024 USD
Setting aside an amount in the reserve account in accordance with the decision of the extraordinary general assembly of the Demerging company on November 22, 2023	64 370
Reimbursement of impairment losses in investments in certain subsidiaries	6 673 033
	6 737 403

30-2 Foreign entities Translation differences reserve

The translation differences reserve represents the value of the accumulated differences resulting from the translation of the financial statements of the subsidies from foreign currencies to US dollars in additionto their share in the accumulated translation differences listed in the equity of associate.

	Share of holding company (USD)
Opening Balance	36 342 464
Changes during year	4 799 431
	41 141 895

31- Non – controlling interest

The following table provides information about each subsidiary with non – controlling interests that are material to the group:

Subsidiary's name	Controlling percentage December 31, 2024	January 31, 2024
Concrete for Readymade Garments	8.36%	8.36%
Swiss Cotton Garments	0.56%	0.56%
Egypt Tailoring For Ready – Made Garments	0.6%	0.6%
Crystal for Making Shirts	0.06%	0.06%
Fashion Industry garments company	0.5%	0.5%
Euro med for Trading and Marketing	2.78%	2.78%
Port Said for Readymade Garments	2.48%	2.48%
Swiss for Readymade Garments	0.8%	0.8%
Savini for Readymade Garments *	0.8%	0.8%

The voting rights percentage of the non – controlling shares are thesame as the ownership percentage of the non – controlling shares.

-

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

The following is the movement of the non – controlling interest:

	Retained earnings USD	Total USD
The balance at the beginning of February 2023	**2 859 572**	**2 859 572**
Employee dividends income during the year	(36 397)	(36 397)
Comprehensive income for the year	3 512 975	3 512 975
Effect of demerge process	(4 613 094)	(4 613 094)
The balance at January31,2024	**1 723 056**	**1 723 056**
The balance at the beginning of February 2024	**1 723 056**	**1 723 056**
Employee dividends during the period	(24 907)	(24 907)
Comprehensive income for the period	105 928	105 928
The balance atDecember31,2024	**1 804 077**	**1 804 077**

32- Tax position

Concrete Fashion Group for Commercial and Industrial Investments

As mentioned in the Company's tax card, the Company and dividends are not subject to tax laws and duties applied in Egypt under article No. 35 of law No.8 of 1997 which replaced by article No. 41 of law 72 of 2017.

The company was inspected for the payroll tax from the beginning of the activity to 2022, and the final tax assessment was made and the tax due has been paid, the tax deducted is paid monthly on legal dates.

The company provides the withholding tax to the Central Department of withholding tax under the tax account on legal dates.

33- Non-distributable profits

Retained earnings as of December 31, 2024 include a non-distributable USD 26.3 million which represents the balance of legal and special reserves set aside by subsidiaries from their profits.

34- Related Parties

The related parties are the shareholders of the Company and the associate companies in which they own shares, whether directly or indirectly, and the senior management members of the Company, which gives them significant influence or control over these companies. The group companies carry out many transactions with related parties and these transactions are carried out in accordance with the conditions set by the board of directors in those companies which do not differ with the count parts of those transactions with others. The following is a summary of the nature and volume of transactions concluded with related parties during the period and its related balances:

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

34-1 Due from related parties

		Value of transactions During period / year		Balance on	
Company's Name	**Nature of transaction**	**December 31, 2024 USD**	**January 31, 2024 USD**	**December 31, 2024 USD**	**January 31, 2024 USD**
• Golden tax wool	Payment on behalf	3 361	- -	3 361	- -
• Euro Egypt	Payment on behalf	(10 688)	(6 733)	16 496	27 184
• Middle East Ready-made Garments	Payment on behalf	(272 159)	369 095	96 936	369095
• Beni sweif el watanya	Payment on behalf	(492)	1 525	1 033	1 525
				117 826	**397 804**
Deduct :					
Expected credit loss on related parties				(96 936)	--
				20 890	**397 804**

34-2 Due to related parties

		Value of transactions During period / year		Balance on	
Company's Name	**Nature of transactions**	**December 31, 2024 USD**	**January 31, 2024 USD**	**December 31, 2024 USD**	**January 31, 2024 USD**
• Misr internationalReady - made Garments	Payment on behalf	- -	178 913	--	178 913
• GTEX for investments	Payment on behalf	1 916 304	--	1 916 304	--
				1 916 304	**178 913**

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

34-3 Top management members

The senior management is represented by the Board of Directors and the main managers of the company, and the salaries and benefits paid to senior management.

during the financial period amounted:

	Financial period from February 1, 2024 to December 31, 2024	Financial year from February 1, 2023 to January 31, 2024
	USD	USD
Remuneration and allowances of members of the Board of Directors, attendance of committees, salaries and benefits of executive management	234 281	189 401
	234 281	**189 401**

35- Capital commitments

The capital commitments as of December 31, 2024 amounted 8 741 385 USD compared with 5 782 671 USD January 31, 2024.

36- Contingent liabilities

The value of the letters of guarantee issued by banks on behalf of the company and some of its subsidiaries in favor of others as at December 31, 2024 amounted USD 13 011 663 with cover amounted to USD 6 173 to the equivalent of USD 9 760 325 as at January 31, 2024. Which aren't fully covered Note no. (22)

Concrete Readymade Garments Company provided a solidarity guarantee to guarantee Concrete Fashion Group for commercial and industrial Investments for the facilities granted to it by banks amounted 8 330 000 USD.

The Ordinary General Assembly of Egypt Tailoring Company decided to approve the issuance of a solidarityguarantee between the company (as a guarantor), the Arab African Bank and theSwiss Company for Readymade Garments company in the amount of 11 million USdollars for the value of a medium-term loan in favor of Concrete Fashion Groupfor commercial and industrial Investments (the main shareholder for the purposeoffinancing 38% of the shares of Concrete Readymade Garments Company.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

37- Material accounting policies applied

The Group has consistently applied the following accounting policies during all financial periods presented in these consolidated financial statements.

37-1 Basis of consolidation

Business combinations

- The Group accounts for business combinations using the acquisition method when the combinations of the activities and assets acquired meets the definition of a business and control is transferred to the group when determining whether a particular combination of activities and assets represent a commercial activity. The group evaluate whether the set of acquired assets and activities that includes, at a minimum, and significant inputs and process and whether the acquired group has the ability to produce outputs.
- The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognized in profit or loss immediately.
- The consideration transferred in the acquisition is generally measured at fair value, as are net values of the assets acquired where identifiable, any goodwill that arises is tested annually for Impairment. Any gain on a bargain purchase is recognized as profit or loss immediately.
- Transaction cost are expensed as incurred, except if related to the issue of debt or equity securities.
- Acquisition-related costs (transaction costs) are treated as an expense in periods when costs are incurred and services are received with one exception, which is the costs of issuing securities against indebtedness or equity.
- The consideration transferred does not include amounts related to the settlement of pre-exiting relationship. Such amounts are generally recognized in profit or loss.
- Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured, and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognized in profit or loss.

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.
The financial statements of subsidiaries controlled are included in the consolidated financial statements from the date of obtaining control until the date that control lost.

Non-controlling interests

Non-controlling interest are measured initially at their proportionate share of the acquirer's identifiable net acquired assets.
Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Loss of control

When the Group loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary, and any related NCI and other comprehensive income. Any resulting gain or loss is recognized in in profit or loss. Any interests retained in the former subsidiary is measured at fair value when control is lost.

Equity – accounted investees

The Group's equity-accounted investees comprise interests in associates Companies and joint ventures.

And has no rights to the assets, and obligations for the liabilities, relating to an arrangement.

Associate Companies are companies in which the Group has significant influence over financial and operating policies but does not extend to be a control or a joint venture.
A joint venture is when the Group has rights only to the net assets of the arrangements.
Investments in associates and joint ventures are accounted for using the equity method and are recognized initially at cost. The cost of the investments includes transaction costs.

Subsequent measurement in the consolidated financial statements by increasing or decreasing the carrying value of the investment by the Group's share of the profit or loss and OCI items of the equity-accounted investees, until the date that significant influence ceases\ joint control is stopped.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income and expenses arising from intra-group transactions, are eliminated. Unrealized gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment of transferred asset value.

During 2023, the company demerged to two companies the demerge (Concrete Fashion Group for commercial and industrial Investments and the demerged company GTEX for commercial and industrial Investments and due to that the company transferred the Investment in associate companies to the demerged company

37-2 **Foreign currency transactions**

Foreign transactions in the functional currency of the group companies are translated at the exchange rate on the dates of the transactions.

Monetary assets and liabilities denominated in foreign currency are translated at the exchange rate at the date of preparing the financial statements.

Assets and liabilities that are measured at fair value in a foreign currency are translated at the exchange rate used when determining the fair value.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Generally, currency differences are recognized in the consolidated statement of profit or loss. Excluding, currency differences arising from translation are recognized in other comprehensive income:
- The financial obligations that have been designated as a risk coverage tool to cover the risk of net investment in a foreign activity, as long as the coverage is effective.

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-Hedging instruments used for cash flow risk as long as the hedge is effective.

-On an exceptional basis, the Egyptian Cabinet agreed to deal with the exceptional economic decision related to moving the exchange rate by setting an additional option for Paragraph No. (28) of the amended Egyptian Accounting Standard No. (13) "The Effects of Changes in Foreign Exchange Rates," which requires recognition of currency differences. Within the statement of profits or losses for the period in which these differences arise, so that the standard allows the recognition of debit and credit currency differences on the translation of assets and liabilities of monetary nature in foreign currencies existing at the end of the fiscal period within the items of other comprehensive income in accordance with Paragraph No. (9) of the appendix to the standard amendment, Paragraph No. (10) of the amendment also made it possible to include the amount of currency differences resulting from the retranslation of monetary items, which were presented in the items of other comprehensive income in accordance with Paragraph No. (9) of this appendix, in the retained earnings or losses at the end of the financial period for applying The specific treatment contained in this Appendix.

Foreign operations

The assets and liabilities of foreign operations, including goodwill and adjustments arising on acquisition, are translated at the exchange rates at the reporting date.

Revenues and expenses of foreign operations are translated into US Dollar at the exchange rates at dates of the transactions.

Foreign currency differences are recognized in OCI items and the accumulated balance in the translation differences reserve, excluding the translation differences allocated to non-controlling interests.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to the consolidated income statement as part of the gain or loss on disposal.

If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI.

When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to the consolidated income statement.

37-3 **Financial instruments**

1) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

2) **Classification and subsequent measurement**

Financial assets

On initial recognition, a financial asset is classified as measured at: amortized cost; FVOCI – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- It is held within a business model whose objective is to hold assets to collect future cash flows.

- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding and not paid.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL :

-It is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets .

-Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding and not paid.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis. All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets-Business Model Assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- The stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;
- How the performance of the portfolio is evaluated and reported to the Group's management; and
- The risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed.

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- How managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- The frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.
In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable-rate features;
- Prepayment and extension features; and
- Terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A Cash payment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract.
Additionally, for a financial asset acquired at a discount or premium to its contractual per amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets – Subsequent measurement and gains and losses

Financial assets classified at FVTPL Financial assets at amortized cost	Financial assets at FVTPL are measured at fair value. Changes in the fair value, including any interest or dividend income, are recognized in profit or loss. These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are never reclassified to profit or loss.
Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Financial liabilities – Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. Any gain or loss on derecognition is also recognized in profit or loss.

3) **Derecognition**

Financial assets

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognized in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

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Financial liabilities

The Group derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire. The Group also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value. On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

4) **Offsetting**

Financial assets and financial liabilities are offset and the net amount presented in thestatement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them onanet basis or to realize the asset and settle the liability simultaneously.

37-4 **Financial Derivatives and Hedge Accounting**

The Group holds derivative financial instruments to hedge foreign currency and interest rate risks.Embedded derivatives are separated from the host contract and accounted for separately if thehost contract is not a financial asset and certain criteria are met. Derivatives are initially measured at fair value. Following initial recognition, derivatives are measured at fair value, and changes therein are generally recognized in profit or loss. The Group designates certain derivatives as hedging instruments to hedge against the variability in cash flows associated with forecast transactions with a high probability resulting from changes in foreign exchange rates and interest rates and some derivatives and non-derivative financial liabilities as a hedge of foreign exchange risk on a net investment in a foreign operation.

37-5 **Share capital**

Ordinary shares

Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity. Income tax relating to transaction costs of an equity transaction are accounted for in accordance with EAS 24 "Income Tax".

Repurchase and re-issue of ordinary share (treasury shares)

When shares recognized as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented as a deduction from equity. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity and the resulting surplus or deficit on the transaction is presented within share premium.

Dividends

Dividends are recognized as a liability in the period in which they are declared.

37-6 **Impairment**

1) **Non-derivative financial assets**

Financial instruments and contract assets

The Group recognizes loss allowances for ECLs on:

- Financial assets measured at amortized cost;
- Debt investments measured at FVOCI; and -
- Contract assets.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- Debt securities that are determined to have low credit risk at the reporting date; and
- Other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.
- Loss allowances for trade receivables and lease receivables are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be in default when:

The debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as releasing security (if any is held); or The financial asset is more than 90 days past due.

The Group considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

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Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortized cost and debt securities at FVOCI are credit impaired. A financial asset is'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- Significant financial difficulty of the borrower or issuer;
- A breach of contract such as a default or being more than 90 days past due;
- The restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- It is probable that the borrower will enter bankruptcy or other financial reorganization.
- The disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets.

For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognized in OCI.

Write-off

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. For individual customers, the Group has a policy of writing off the gross carrying amount when the financial asset is two period s past due based on historical experience of recoveries of similar assets. For corporate customers, the Group individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Group expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

2) **Non-financial assets**

- At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than inventories, work in progress, and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. Goodwill is tested annually for impairment.
- For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.
- The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.
- An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its recoverable amount.
- Impairment losses are recognized in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.
- An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized in the previous period s.

37-7 **Property, plant and equipment**

i) **Recognitionand measurement**

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses.
If significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.
Any gain and loss on disposal of an item of property and equipment is recognized in consolidated statement of income.

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ii) **Subsequent costs**

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the group all other expenses are presented in consolidated statement of profit or loss as an expense when incurred.

iii) **Depreciation**

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives for each type of property, plant and equipment, and is generally recognized in consolidated statement of income and other comprehensive income.

The estimated useful lives of property, plant and equipment for current and comparative periods are as follows:

	(Estimateduseful life)
Asset	**Years**
Buildings and constructions	5–50
Machinery and equipment	3.3–10
Vehicles and transportation	5
Tools and supplies	2–10
Furniture and office equipment	2–16.67
Lease improvements	5–10

Depreciation methods, useful lives and residual values are reviewed ateach reporting date and adjusted if appropriate.

37-8 **Projects under construction**

Projects under construction are recognized initially at cost. Cost includes all expenditures directly attributable to bringing the assets to a working condition for its intended use. Projects under construction are transferred to property, plant and equipment caption when they are completed and are ready for their intended use.

37-9 **Assets held for sale**

Non-current assets, or disposal groups comprising assets and liabilities, are classified as held-for-sale or held-for-distribution if it is highly probable that they will be recovered primarily through sale or distribution rather than through continuing use.

37-10 **Lease contracts**

1- **Determining whether the arrangement contains a lease contract or not**

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. Initially or when evaluating any arrangement that contains a contract lease, the Group separates the payments and the other consideration which are required by the arrangement of the lease and those of other elements based on their relative fair values. If the Group concludes with a finance lease that it is not possible to separate the payments in a reliable manner, then the asset and the liability are recognized at an amount equal to the fair value of the underlying asset; Then the liability is reduced when the payments is fulfilled, and the finance cost calculated on the obligation is recognized using the Group's additional borrowing rate.

2- **Leased assets**

Lease contracts for property, plant and equipment that are transferred in a large degree to the Group, all of the risks and rewards associated with the property are classified as finance leases. Leased assets are initially measured at an amount equal to the fair value of the fair value and the present value of the minimum lease payments, whichever is less. After initial recognition, the assets are accounted for according to the accounting policy applied to that asset. Assets held under other contracts leases are classified as operating contracts leases and are not recognized in the Group's statement of financial position.

2- **Lessor books**

When the Group acts as a lessor, it determines at the inception of the lease whether each lease is or not a lease or operating lease. To classify each lease, the Group makes an overall assessment of whether the lease has been transferred substantially all the risk and reward incidental to ownership of the underlying asset. If so, the lease is an indirect lease; If not, it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is in place for the principal part of the economic age of the asset.

Where the Group is an intermediate lessor, it accounts for its share of the main lease and sublease separately. It assesses the classification of a sublease with reference to the right-of-use asset arising from the main lease, not with reference to the underlying asset. If the lease is a short-term lease for which the Group applies the aboveexemption, then the sublease is classified as an operating lease. If the arrangement contains lease and non-lease components.

The Group recognizes lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'other income'.

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37-11 **Operating profit**

Operating profit is the result generated from the continuing principal revenue producing activities of the Group as well as other income and expenses related to operating activities. Operating profit excludes net finance costs, the share equity-accounted investees, and income taxes.

37-12 **Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non- performance risk.
A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When one is available, the Group measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all the factors that market participants would take into account in pricing a transaction.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e., the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognized in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported byobservable market data, or the
transaction is closed out.

37-13 **Intangible assets**

Recognition and measurement

Goodwill

Goodwill arising on the acquisition of subsidiaries. Goodwill is measured at cost less any accumulated impairment losses. Impairment of goodwill is not reversed subsequently. In case of gain on bargain purchase it is directly recognized immediately in the profit or loss statement. Goodwill is examined to verify the extent which it is exposed to impairment in the fourth quarter of fiscal period or when there are indications of impairment.

Trademarks and Other intangible assets

Trademarks and Other intangible assets are recognized in which they have definite useful lives are measured at cost less accumulated amortization and accumulated impairment losses.

Research and development

Expenditure on research activities is recognized as expense when incurred. Development expenditure is capitalized only if the expenditure attributable to the intangible asset during the development period can be measured reliably, a technical feasibility study is available to complete the intangible asset, making it available for sale or to use, future economic benefits are probable from the intangible asset, and the availability of sufficient technical, financial, and other resources to complete development and to use or sell the intangible asset. Intent availability to complete the intangible asset to use or sell, the ability to use or sell the intangible asset. Otherwise, it is recognized as expense when incurred. Subsequent to initial recognition, development expenditure is measured at cost less accumulated amortization and any accumulated impairment losses.

Subsequent expenditures

Subsequent expenditure on capitalized intangible assets is capitalized only when it increases the future economic benefits which relates to research and development projects under implementation that recognized as an intangible asset. All other expenditures including expenditure on internally generated goodwill and brands are expensed as incurred.

Amortization

Amortization is calculated to write off the cost of intangible assets less their estimated residual values using the straight-line method over their estimated useful lives and is generally recognized in the consolidated statement of income. Goodwill is not amortized. the software and right of use trademarks are amortized over 10 periods.

37-14 **Inventory**

Inventories are measured at lower of cost and net realizable value. The cost of inventories is based on the moving average principle and cost includes expenditure incurred in acquiring the inventories and bringing it to its existing location and condition. Cost of finished goods and work in process inventories includes an appropriate share of production overheads.

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37-15 **Provisions**

Provisions are determined by discounting the expected future cash flows at a pre- tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the carrying amount of the provision resulting from the use of the discount to figure out the present value, which reflects the passage of time, is recognized as a finance cost.

37-16 **Revenue recognition**

Revenue from contracts with customers is recognized by the group based on five step modules as identified in EAS No. 48:

Step 1: Determine the contract (contracts) with customer: A contract is defined as an agreement between two or more parties that meets the rights and obligations based on specified standards which must be met for each contract.

Step 2: Determine the performance obligations in contract: Performance obligations is a consideration when the goods and services are delivered.

Step 3: Determine the transaction price: Transaction price is the compensation amount that the Group expects to recognize to receive for the transfer of goods or services to customer, except for the collected amounts on behalf of other parties.

Step 4: Allocation of the transaction price of the performance obligations in the contract: If the service concession arrangement contains more than one performance obligation, the Group will allocate the transaction price on each performance obligation by an amount that specifies an amount against the contract in which the Group expects to receive in exchange for each performance obligation satisfaction.

Step 5: Revenue recognition when the entity satisfies its performance obligations.
The Group satisfy the performance obligation and recognize revenue over time, if one of the following criteria is met: -

a) Group performance does not arise any asset that has an alternative use of the Group and the Group has an enforceable right to pay for completed performance until the date.

b) The Group arise or improves a customer-controlled asset when the asset is arise or improved.

c) The customer receives and consumes the benefits of Group performance at the same time as soon as the group has performed.
For performance obligations, if one of the above conditions is met, revenue is recognized in the period in which the Group satisfies performance obligation. When the Group satisfies performance obligation by providing the services promised, it creates an asset based on payment for the contract performance obtained, when the amount of the contract received from customer exceeds the amount of the revenue recognized, resulting advance payments from the customer (contractual obligation).

Revenue is recognized to the extent that is potential for the flow of economic benefits to the Group, revenue and costs can be measured reliably, where appropriate.
The application of Egyptian Accounting Standard No. 48 requires management to use the following judgements:

Satisfaction of performance obligation

The Group should assess all contracts with customers to determine whether performance obligations are satisfied over a period of time or at a point in time in order to determine the appropriate method for revenue recognition. The Group estimated that, and based on the agreement with customers, the Group does not arise asset has alternative use to the Group and usually has an enforceable right to pay it for completed performance to the date. In these circumstances, the Group recognizes revenue over a period of time, and if that is not the case, revenue is recognized at a point in time for the sale of goods, and revenue is usually recognized at a point in time.

Determine the transaction price

The Group has to determine the price of the transaction in its agreement with customers, using this judgement, the Group estimates the impact of any variable contract price on the contract due to discount, fines, any significant financing component in the contract, or any non-cash contract.

Control transfer in contracts with customers

If the Group determines the performance obligations satisfaction at a point of time, revenue is recognized when control of related contract' assets are transferred to the customer.

In addition, the application of Egyptian Accounting Standard No. 48 has resulted in:

Allocation of the transaction price of performance obligation in contracts with customers

The Group elected to apply the input method to allocate the transaction price to performance obligations accordingly that reve nue is recognized over a period of time, the Group considers the use of the input method, which requires recognition of revenue based on the Group's efforts to satisfy performance obligations, provides the best reference to the realized revenue. When applying the input method, the Group estimates efforts or inputs to satisfy a performance obligation, In addition to the cost of satisfying a contractual obligation with customers, these estimates include the time spent on service contracts.

Other matters to be considered

Variable consideration if the consideration pledged in a contract includes a variable amount, then the Group shall estimate the amount of the consideration in which it has a right in exchange for transferring the goods or services pledged to the customer, the Group estimates the transaction price on contracts with the variable consideration using the expected value or the most likely amount method. this method is applied consistently throughout the contract and for identical types of contracts.

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The significant funding component

The Group shall adjust the amount for the contract pledged for the time value of the cash if the contract has a significant funding component.

Technical support revenues

Technical support Revenue is recognized in profit or loss statement over a period through which the service render and that in according to contract concluded with others according to entitlement principle.

Sale of goods revenue

Revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, recovery of the consideration is probable, the associated costs and possible return of goods can be estimated reliably, there is no continuing management involvement with the goods, and the amount of revenue can be measured reliably. For export sales, transfer of risks and rewards of the goods sold occurs according to the shipping terms.

Services revenue

Service revenue is recognized when the service is rendered to customers. No revenue is recognized if there is uncertainty for the consideration or its associated costs.

Rental income

Rental income is recognized on a straight-line basis over the lease term.

Gain on sale of investments

Gain on sale of financial investments are recognized when ownership transfers to the buyer, based on the difference between the sale price and its carrying amount at the date of the sale.

37-17 **Expenses**

i) **Cost of Borrowing**

The borrowing cost represented in interest expense and bank charges are recognized in the consolidated profits or losses statement for using prevailing interest rate (available) based on the accrual basis.

ii) **Social insurance contribution**

The Company contributes to the government social insurance system for the benefit of its personnel in accordance with the social insurance law. Under this law, the employees and the employer contribute into the system on a fixed percentage - of - salaries basis. The Company's liability is confined to the amount of its contribution. Contributions are charged to the consolidated profits or losses statement according to the accrual basis.

iii) **Income tax**

The Group has determined that interest and penalties related to income taxes, including uncertain tax liabilities, do not meet the definition of income taxes and are therefore accounted for under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

Current income tax

Current taxes for the current and prior periods which have not yet been paid are recognized as a liability. If the taxes were actually paid in the current and prior periods exceed the amount due for these periods, then this increase is recognized as an asset. The value of current tax liabilities (assets) for the current and prior periods are measured by the value expected to be paid to (recovered from) the tax authority. Using the applicable tax rates (and effective tax laws) or in the process of being issued on the financial period ended. Current tax also includes any tax arising from dividends. Current tax assets and liabilities are offset only if certain criteria are met.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is not recognized for:

- Taxable temporary differences arising on the initial recognition of goodwill., temporary differences relating to the right of use assets and lease liabilities for a specific lease contract as a net package "lease contract" for the purpose of deferred tax recognition.

- Temporary differences on the initial recognition of assets or liabilities in a transaction that is not:

a. A business combination.

b. And not affects neither accounting nor taxable profit or loss.

Temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available, against which they can be used. Future taxable profits are determined based on business plans for individual subsidiaries in the Company.deferred tax assets are reassessed at each reporting date, and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences.

The measurement of deferred tax reflects the tax consequences that would follow fromthe manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

37-18 **Basic / diluted earnings per share of losses**

Basic / diluted earnings per share of profit is calculated by dividing the profit attributable to ordinary shareholders of the Company (After excluding the employees' profit share and the remuneration of the Board of Directors members) by the weighted average number of ordinary shares outstanding during the period.

37-19 **The General Authority for Investment and Free Zones (GAFI) fees**

For the Group Companies which established under the provisions of the Investment law and according to the Free Zone System, their profits are not subject to income tax. However, according to the Investment Law, a charge of 1% of the total revenues of these Companies is due to the General Authority for investment and is calculated and charged on the consolidated income statement according to the accrual basis.

37-20 **Finance income and costs**

The Group's finance income and finance costs include:

- Interest income.
- Interest expense.
- Dividends paid
- Net gain or loss on disposal of investments in debt securities measured at FVOCI
- Net gain or loss on financial assets at FVTPL.
- Foreign currency gains or losses from financial assets and financial liabilities. Impairment losses (and recoveries) on investments in debt securities carried at amortized cost or other comprehensive income.
- Loss of the fair value of the contingent consideration classified as a financial liability.
- Ineffective hedge recognized in profit or loss. And
- Reclassification of net gains and losses previously recognized in other comprehensive income on cash flow hedges of interest rate risk and foreign currency risk

Interest income or expense is recognized using the effective interest method.
Dividend income is recognized in profit or loss on the date on which the Group's right to receive payment is established.
The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:
- The gross carrying amount of the financial asset; or
- The amortized cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortized cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortized cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to a gross basis.

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

37-21 **Reserves**

In accordance with the requirements of the companies' law and the bylaw of the Group companies, 5% of the net profit is deducted annually to form a non- distributed statutory reserve. Such amounts shall be discontinuous when the balance of the statutory reserve equals 50% of the issued share capital of the company. When the reserve balance falls below the mentioned rate, it is necessary to go back to deducting it again.

37-22 **Segment Reporting results**

The operational sector is one of the elements of the facility that:

(A) Participatesin business activities from whichthe enterprise canderive incomeand incur expenses (including income and expenses related to transactions with other elements within the same enterprise).
(B) Its operational results are regularly reviewed by the President responsible for the operational decision-making of the enterprise to make decisions about the resources that will be allocated to the sector and assess its performance.
(C) Separate financial information is available.

- The Board of Directors reviews the internal management reports of each sector every fiscal quarter.

38- **Currency differences charged to the statement of comprehensive income**

On December 27, 2022, Prime Minister Decision No. 1568 of 2022 was issued to amend some provisions of the Egyptian Accounting Standards, represented in the issuance of Appendix C to Egyptian Accounting Standard No. (13), amended in 2015, "The Effects of Changes in Foreign Currency Exchange Rates," which deals with accounting treatment This special optional accounting treatment issued in this appendix is not considered an amendment to the amended Egyptian Accounting Standards currently in force, beyond the time period for the validity of this appendix, and these treatments are as follows:

1- An entity that, prior to the date of the abnormal exchange rate movements, may acquire fixed assets and/or real estate investments and/or exploration and evaluation assets and/or intangible assets (other than goodwill) and/or right of use assets on lease contracts, funded by existing obligations. On that date in foreign currencies, to recognize within the cost of those assets the currency differences resulting from retranslating the balance of the outstanding liability related to them on the date of moving the exchange rate using the exchange rate on the date of moving the exchange rate. The facility can apply this option for each asset separately.

2- As an exception to the requirements of Paragraph No. 28 of the amended Egyptian Accounting Standard No. (13) "The Effects of Changes in Foreign Currency Exchange Rates" regarding the recognition of currency differences, an enterprise whose business results were affected by net profits or losses of currency differences as a result of moving the currency exchange rate A foreign entity may recognize within the items of other comprehensive income the debit and credit currency differences resulting from the retranslation of the existing balances of monetary items at the end of the fiscal period using the closing rate on the same date, minus any currency translation differences that were recognized within the cost of assets in accordance with the previous paragraph. Considering that these differences were mainly caused by the decision of the unusual foreign exchange rate movements.

The company's management decided to apply accounting treatment No. (2), as the currency differences charged to the statement of comprehensive income amounted to USD 4 920 495 on December 31, 2024 compared with 5 590 526 USD for the financial year ended January 31 , 2024 – note No (28-2-c).

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

39- **Significant events**

On March 6, 2024, the Central Bank of Egypt decided to raise the overnight deposit and lending rates by 600 basis points to reach 27.25% and 28.25%, respectively. Also, the credit and discount rate were raised by also 600 points to reach 27.75 with allowing the use of a flexible exchange rate driven by market mechanisms, which led to an increase in the average official exchange rate of US dollars during the first week of the Central Bank's decision date, to reach between 49 to 50 EGP/USD.

40- **Non-current assets held for sale and discontinued operations**

a- **Non-current assets held for sale**

During 2023, the management of the holding company announced its intention to sell the entire stake of Concrete Ready-made Garments Company (a subsidiary) to one of its owned buildings. The assets and associated liabilities have been presented as held for sale in accordance with Egyptian Accounting Standard No. (32).

The following are assets and liabilities held for the purpose of sale:

	December 31, 2024 USD	January 31, 2024 USD
Fixed assets	702 639	865 695
Projects under constructions	349 857	882 668
	1 052 496	1 748 363

On March 16, 2025, the Board of Directors of the holding company approved the valuation report submitted by Al Noor Consulting Group – Real Estate Appraiser for the purpose of selling the building. The sale of the building was approved for an amount of EGP 145 million.

b- **Discontinued Operations Results (net of tax)**

Discontinued operations results are as follows:	December 31, 2024 USD	January 31, 2024 USD
Results of discontinued operations from Bird Group Company	---	(5 311 525)
Results of discontinued operations from Arafa Real Estate Investment Company	---	(271 016)
Results of discontinued operations from Misr Portugal Company for Trading and Marketing of Readymade Garments	---	201
Results of discontinued operations from White Head Spinning Company	---	45 814
Results of discontinued operations from FC Trading	---	(65 157)
Results of discontinued operations from Golden Tex Wool Company	---	1 300 268
		(4 301 415)

* The above-mentioned companies have not started operation to date and al their expenses are pre-operational.

Results of discontinued business from BairdGroup

The following represent the (losses) of Baird Group Company for the financial period ended:

	December 31, 2024 USD	January 31, 2024 USD
Revenues	--	62 769 402
Operating cost	--	4 514 381
Gross profit	--	**67 283 783**
Cost of revenue	--	(69 460 011)
Net financing costs	--	(2 417 150)
(Loss) for the year before tax	--	**(4 593 378)**
Income tax	--	(718 147)
Net (loss) for the year	--	**(5 311 525)**

Results of discontinued business from Arafa real estate

The following represents the (losses) of Arafa real estate Company for the financial year ended:

	December 31, 2024 USD	January 31, 2024 USD
Revenues	--	15 946
Cost of sales	--	(11 529)
Gross profit / (Loss)	--	**4 417**
General and Administrative expense	--	(16 479)
Reversel of expected credit loss	--	255
Other expenses	--	(255 495)
Operation (loss)	--	**(267 302)**
finance income	--	32
(Loss) for the year before tax	--	**(267 270)**
Income tax	--	**(3 746)**
Net (Loss) for the year	--	**(271 016)**

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

Results of discontinued business of Golden Tex Wool Company

The Extraordinary General Assembly of Concrete Fashion Group for Industrial and Commercial Investments (Al-Arafa Investment and Consulting-previously) was held on November 22, 2023, and it approved by a majority on the decision of demerge the company according to the horizontal demerge method at book value per share into a Demerging company, which is Concrete Fashion Group for Industrial and Commercial Investments (Al-Arafa for Investments and Consulting-previously) and a New demerged entity, GTEX for Commercial and Industrial Investments, which was established in January 2024, so that Concrete Fashion Group for commercial And Industrial Investments (Arafa Investment and Consulting previously) retains all assets and liabilities except for some investments in subsidiaries and all investments in sister companies, will be transferred to GTEX for commercial and industrial investments, and accordingly was presented in the list of the company's share in the net profits of Golden Tex Wool (sister company) as profits from non-continued operations:

The following represents the company's share of Golden Tex's (losses) for the financial year ended:

	December 31, 2024 USD	January 31, 2024 USD
Group's share of Golden Tex profit after tax	--	1 300 268
		1 300 268
Group's share of Golden Tex at Comprehensive income resalts after deducting tax	--	(549 583)
	--	**(549 583)**

41- **Comparative figures**

The Extra Ordinary GeneralAssembly Meeting dated June 12, 2024, decided to change the financial yearendto be December 31 instead of January 31 from each year. Hence, the figuresofthe statements of profit or loss, other comprehensive income, changes in owner'sequity, and cash flows are presented for the period from February 1, 2024toDecember 31, 2024 with comparative figures presented based on the latest auditedfinancial statements for the year to ended January 31, 2024. Accordingly, thecomparative figures are not comparable.

42- **New Editions and Amendments to Egyptian Accounting Standards:**

On 6 March 2023, the Prime Minister's Decree No. (883) of 2023 was issued amending some provisions of the Egyptian accounting standards, and on 3 March 2024, another decision was issued by the Prime Minister No. (636) of 2024 amending some other provisions of the Egyptian accounting standards, and the following is a summary of the most important of those amendments :

New or reissued standards	Summary of the most significant amendments	Impact on the financial statements	Effective date
Egyptian Accounting StandardNo. (34) 2024 amended "Investment property".	The Egyptian Accounting Standard No. (34) "Investment Property" was reissued in 2024. It modified the application method for the fair value model by requiring the recognition of profit or loss resulting from changes in the fair value of investment property to be included in the profit or loss statement for the period in which the change occurs or, alternatively, through other comprehensive income only once in the asset's or investment's lifetime, while considering paragraphs (35a) and (35b) of the standard.	The Company doesn't have this type of asset. Accordingly, this change doesn't have an impact on the financial statement of the Company.	The amendment regarding the addition of the option to use the fair value model applies to financial periods starting on or after January 1, 2024. Early adoption is allowed with retroactive effect. The cumulative effect of applying the fair value model should be initially recognized by adding it to the retained earnings balance at the beginning of the financial period in which the company first applies this model.
Egyptian Accounting Standard No. (17) 2024 amended "Separate Financial Statements"	Egyptian Accounting Standard No. (17) "Separate Financial Statements" was reissued in 2024, adding the option to use the equity method as described in Egyptian Accounting Standard No. (18) "Investments in associates Companies" when accounting for investments in subsidiaries, associates companies and jointly controlled companies	The company has not chosen the equity method to account for it's investments.	The amendments shall apply to financial periods commencing on or after January 1, 2024 with early adaption allowed retrospectively by recognizing the cumulative impact of the application of the equity method by adding it to the opening balance of retained earnings/losses as at the beginning of the financial period in which the Company applies this method for the first time.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

New or reissued standards	Summary ofthemost significant amendments	Impact on the financial statements	Effective date
Egyptian Accounting Standard No. (13) amended 2024 "Effects of changes in foreign exchange rates	- This standard was reissued in 2024, to add how to determine the spot exchange rate when exchange between two currencies is difficult and what are the conditions that must be met for determining the spot exchange rate at the measurement date. - An appendix to the application guidelines has been added, which includes guidelines for assessing whether a currency is exchangeable for another currency, and guidelines for applying the required treatments in case of non-exchangeability.	There was no impact from this amendments as the company had a surplus of balances in currencies other than the Egyptian pound. Therefore the, company didn't face any difficulty in exchange it's currencies.	Amendments regarding the determination of spot exchange rate when it is difficult to exchange between two currencies is applicable to financial periods commencing on or after January 1, 2024 with early adaption allowed. If the entity made an early application, this has to be disclosed. Entity shall not be modifying comparative information and instead should: When the entity reports foreign currency transactions to its functional currency, any effect of the initial application is recognized as an adjustment to the opening balance retained earnings/losses on the date of initial application. • When an entity uses presentation currency different than its functional currency or translates the results and balances of foreign operation, the resulting differences and financial position of a foreign transaction, any effect of the initial application is recognized as an adjustment to the cumulative translation adjustment reserve - accumulated in equity section on the date of initial application.

New or reissued standards	Summary of the most significant amendments	Impact on the financial statements	Effective date
Egyptian Accounting Standard No. (50) "Insurance Contracts".	1-This standard determines the principles of recognition of insurance contracts falling within the scope of this standard, and determines their measurement, presentation, and disclosure. The objective of the standard is to ensure that the Company provides appropriate information that truthfully reflects those contracts. This information provides users of financial statements with the basis for assessing the impact of insurance contracts on the Company's financial position, financial performance, and cash flows. 2-Egyptian Accounting Standard No. (50) replaces and cancels Egyptian Accounting Standard No. 37 "Insurance Contracts". Any reference to Egyptian Accounting Standard No. (37) in other Egyptian Accounting Standards to be replaced by Egyptian Accounting Standard No. (50). 3-The following Egyptian Accounting Standards have been amended to comply with the requirements of the application of Egyptian Accounting Standard No. (50) "Insurance Contracts", as follows: - Egyptian Accounting Standard No. (10) "Fixed Assets ". - Egyptian Accounting Standard No. (23) "Intangible Assets". - Egyptian Accounting Standard No. (34) " Investment property ".	The management assessed the new amendments and conducted that there would be no expected impact in the financial statements.	Egyptian Accounting Standard No. (50) is effective for annual financial periods starting **on or after July 1, 2024,** and at amended until 1st of January 2025 and if the Egyptian Accounting Standard No. (50) shall be applied for an earlier period, the Company should disclose that fact.
The new Egyptian Accounting Standard No. (51) "Financial statements in Hyperinflationary Economies. 11	The impact on the financial statements has not yet been determined until the application date is specified	This standard must be applied to financial statements, including consolidated financial statements for any entity whose functional currency is in an economy classified as hyperinflationary	This standard must be applied to the financial statements of the entity starting from the beginning of the financial period in which the economy is classified as hyperinflationary according to the decision of Egyptian prime minister.

Translated from Arabic

Concrete Fashion Group for commercial and industrial Investments (An Egyptian Joint stock company - Under Public Free zones) Notes to the consolidated financial statements for the financial period ended December 31, 2024

New or reissued standards	Summary ofthemost significant amendments	Impact on the financial statements	Effective date
Accounting Interpretation No. (2) "Carbon Reduction Certificates"	Carbon Credits Certificates: Are financial instruments subject to trading that represent units for reducing greenhouse gas emissions. Each unit represents one ton of equivalent carbon dioxide emissions and are issued in favor of the reduction project developer (owner/non-owner), after approval and verification in accordance with internationally recognized standards and methodologies for reducing carbon emissions, carried out by verification and certification bodies, whether local or international, registered in the list prepared by the Financial Regulatory Authority "FRA" for this purpose. Companies can use Carbon Credits Certificates to meet voluntary emissions reduction targets to achieve carbon trading or other targets, which are traded on the Voluntary Carbon Market "VCM".	The management assessed the new amendments and conducted . That there would be no expected impact on the financial statements.	The application starts on or after the first of January 2025, early adaptation is allowed.

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