

Translation of independent limited
assurance report
Originally issued in Arabic

**Independent Limited Assurance Report
to the Board of Directors of Emaar Misr for Development (S.A.E)
On the Company's Board of Directors report on compliance with corporate governance
requirements as issued in the Egyptian Guidance for Corporate Governance issued as per the
resolution no. (84) of the Financial Regulatory Authority's Board of Directors on 2016**

Introduction

We performed limited assurance engagement regarding the preparation and presentation of the attached report on compliance with corporate governance rules prepared by the Board of Directors of Emaar Misr for Development (S.A.E) ("the Company") for the Financial year ended 31 December 2025, which is prepared in accordance with the Board of Directors' directional report form referred to in the Egyptian exchange letter addressed to the Chairman of the Company's Board of Directors dated 25 December 2018.

Management's Responsibility

The Company's Board of Directors is responsible for preparing and presenting the governance compliance report in accordance with the Board of Directors' directional report form referred to in the Egyptian Exchange's letter addressed to the Chairman of the Company's Board of Directors dated 25 December 2018. The Board is also responsible for ensuring the extent of compliance with the rules of governance in accordance with the instructions issued by the Financial Regulatory Authority and the Egyptian Guide to Corporate Governance issued under the Resolution of the Financial Regulatory Authority's Board of Directors No. 84 dated July 26, 2016. In addition, it is responsible for identifying areas of non-compliance and their justifications.

Auditor's Responsibility

Our responsibility is limited to expressing a conclusion with limited assurance as to whether anything has come to our attention that makes us believe that the accompanying Board of Directors' report is not prepared in accordance with the Board of Directors directional report form referred to in the Egyptian Exchange letter addressed to the Chairman of the Company's Board of Directors dated 25 December 2018. This is based on our limited assurance procedures.

We performed limited assurance engagements in accordance with the Egyptian Standard on Assurance Engagements No. (3000) "Assurance Engagements other than Audits or Reviews of Historical financial Information." This standard requires compliance with professional conduct requirements, including independence requirements, and planning and implementing our procedures to obtain limited assurance on whether anything has come to our attention that makes us believe that the Board of Directors' report on the extent of compliance with the rules of governance in general is not prepared in all its significant aspects in accordance with the Board of Directors' directional report form referred to in the Egyptian Exchange letter addressed to the Chairman of the Company's Board of Directors dated December 25, 2018.

The procedures performed in limited assurance engagements differ in nature and timing and are narrower in scope than those performed to obtain reasonable assurance. Accordingly, the level of assurance obtained from limited assurance engagements is less than the assurance that can be obtained from reasonable assurance engagements.

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resolution no. (84) of the Financial Regulatory Authority's Board of Directors on 2016 - (continued)**

Auditor's Responsibility (continued)

The procedures we have implemented are based on our personal judgment and mainly include obtaining evidence from inquiries, observation of some of the procedures performed, perusal of some supporting documents, and comparing them with the Company's records.

In accordance with the nature of our engagement, upon performing the procedures, we have performed the following:

- Inquire the management to obtain understanding from the management of the method used by them in preparing the report, as well as the procedures followed by them for complying with those requirements and their methodology for evaluating the extent of compliance with the form referred to.
- Compare the contents of the Board of Directors' report form on the extent of compliance with corporate governance rules with the requirements of the Board of Directors' directional report form referred to in the Egyptian Exchange letter addressed to the Chairman of the Company's Board of Directors dated 25 December 2018.
- Compare the contents in the Board of Directors' report form on the extent of compliance with corporate governance rules with the Company's records and documents.

In accordance with the requirements of paragraph 49 (d) of standard 3000, our procedures are limited to the matters that can be accurately measured and did not include non-quantitative aspects or the extent of their effectiveness or completeness, including management procedures for compliance with corporate governance rules as well as evaluating the performance of the Board of Directors, its committees and the executive management. Our procedures for the purposes of this report also did not include the evaluation of the effectiveness of the internal control system nor the compliance and effectiveness of the governance system. This report is prepared for satisfying the requirements of Article 40 of the rules of registering and delisting the Egyptian securities and not for any other purpose. Therefore, it is only suitable for its intended purpose.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion noting that the company does not have committees for: governance - risks - social responsibility - occupational safety and health - environmental protection - protection of policy holders.

Inherent limitations

Most of the procedures implemented by entities for complying with administrative and legal rules depend on the individuals who implement such procedures, their understanding of the objectives of those procedures, and their assessment of whether the procedures have been implemented efficiently. In some cases, there is no audit evidence that can be obtained. We also would like to draw attention to that the design of the compliance procedures follows the best practices that vary from one entity to another and therefore the procedures do not represent a specific standard that can compare.



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with confidence

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Also, non-financial data is subject to greater inherent restrictions than those related to financial data, if we consider the characteristics of the Board of Directors' report on the extent of compliance with governance rules and the method used to prepare it.

Conclusion

In the light of the procedures performed above indicated in this report, nothing has come to our attention that makes us believe that the accompanying report of the Board of Directors of Emaar Misr for Development (S.A.E) on the extent of compliance with the rules of governance during the financial year ended 31 December 2025 is not prepared and presented in all its significant aspects according to the Board of Directors' directional report form referred to in the Egyptian Exchange letter addressed to the Chairman of the Company's Board of Directors dated 25 December 2018.

Auditor

Amr Waheed Bayoumi
FESAA – FEST
(RAA. 17555)
EFSA (358)



Cairo: 11 March 2026



Annual Governance Report
Emaar Misr For Development Company (S.A.E.)
For fiscal year ending
December 31, 2025

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1. Introduction

Based on Emaar Misr for Development's commitment, this report has been prepared within an organizational framework that promotes the principles of transparency, accountability, responsibility, and equality.

In line with the Company's belief that the Board of Directors' report—prepared for presentation to the General Assembly and including the data set out in Annex No. (1) attached to the Corporate Governance Regulations—is one of the most important platforms for transparent communication with stakeholders, this report reflects the set of foundations, principles, and systems under which the Company's business is managed and supervised. It also regulates the relationships between the Board of Directors, the executive management, the stakeholders, and in accordance with Law No. 159, with the aim of achieving optimal protection and balance among the interests of all parties.

This report addresses the charters, policies, and mechanisms that define the Company's governance framework in accordance with the guide issued pursuant to the Financial Regulatory Authority Board Resolution No. (48) of 1981, in addition to the provisions of the 2016 model and other relevant legislation. It also covers the Company's Board of Directors, its affiliated committees and their respective responsibilities, the executive management, internal control systems, as well as the various policies and departments of the Company during the year 2025.

2. Company Data

Company Name	Emaar Misr For Development Company (S.A.E.)
Company Purpose	<ol style="list-style-type: none"> 1. Design, construction, management, operation and maintenance of power plants of various sources and distribution networks. 2. Planning and construction of urban areas and equipping them with all facilities and services. 3. Establish, operate, manage and maintain drinking water desalination and refining plants and distribution networks. 4. Installation, operation, management and maintenance of sewage or industrial drainage and purification plants and their connections. 5. Project development, investment and real estate development. 6. Owning, building, managing and tourism marketing of fixed and floating hotels, motels, hotel apartments, tourist villages, Safari yachts, complementary or related activities of service, entertainment, sports, commercial and cultural, completing and expanding its own facilities and integrated tourism development. 7. Establishment and operation of yacht marinas, golf courses, diving centers and activities complementary to or associated with them. 8. Facility management and maintenance works. 9. Establishment and management of Call Centers. 10. General and specialized contracting. 11. Real estate marketing activities, property management, leasing, and ownership for residential, commercial, and administrative purposes



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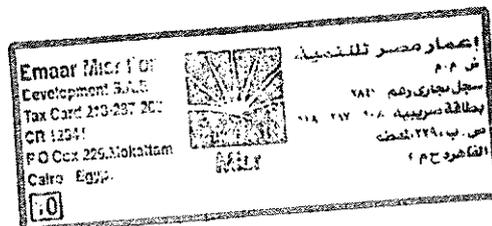
	<p>12. Distribution of electricity, and the company is responsible for obtaining all necessary licenses to conduct its activities, particularly obtaining approval from the Electricity Infrastructure Protection Agency and Consumer Protection.</p> <p>13. The company is permitted to import and to have an interest in or participate in any way with companies and others engaged in similar activities to its own, or those which may cooperate with it in achieving its purpose in Egypt or abroad. Additionally, it may merge with, purchase, or affiliate with such entities, subject to the provisions of the law and its executive regulations. The company commits to maintaining separate accounts and financial centers for each activity separately.</p>		
Duration of the Company	25 years	Listing Date	4th of March 2015
The Law under which the Company is Incorporated	Law No: 08 Year: 1997	Stock Nominal Value	1 EGP
Authorized Capital	10,000,000,000 EGP	Issued Capital (Updated)	5,446,929,384 EGP
Paid-in Capital	5,446,929,384 EGP	Commercial Registry Number & Registration Date	12841, Dated: 16 March 2005
Investor Relations Officer	Abdallah Tarek Mostafa Sabry		
Head Office Address	Uptown Cairo, Sales Center, Mokattam – P.O. Box 229		
Phone Number	+202250322000	Fax Number	+20225032020
Website	www.emaarmisr.com		
E-mail	IR-emaarmisr@emaar.eg		

3. Shareholders General Assembly

3.1. The role of the General Assembly of Shareholders

- The General Assembly of Shareholders represents the supreme authority in the company, as it is the gathering where shareholders meet to discuss and decide on all important matters related to the company's operations. A policy has been put in place outlining the competencies of the General Assembly, its tasks, and the rules and procedures necessary for calling its meetings and the conduct of its business, such as the legal quorum for attendance, voting mechanisms, decisions, and other matters related to regulating the work of the General Assembly in light of the company's bylaws issued in accordance with the rules applied in Law No. 159 for the year 1981 and its executive regulations, Law No. 95 for the year 1992 and its executive regulations, and Law No. 8 for the year 1997 and the regulations issued for the implementation of its provisions.
- According to the company's articles of association, the general assembly meeting shall be in the city of (Cairo) or the city of (Dubai-United Arab Emirates), and the invitation of the general assembly meeting shall be published twice in two daily newspapers and the publication shall be on the second

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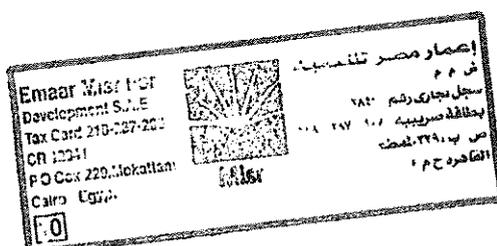
time after the lapse of at least five days from the date of publication of the first notice. A copy of what is published or notified to the shareholders shall be sent to the General Authority for Investment and Free Zones, the Capital Market Authority (Financial Regulatory Authority) and the representative of the bondholders at the same time as the publication or transmission to the shareholders.

- Each shareholder has the right to attend the general assembly in person or by assigning a delegate. A shareholder may not, through proxy, represent votes exceeding 10% of the total nominal shares that constitute the company's capital or exceed 20% of the shares represented at the meeting.
- A shareholder who is not a member of the Board of Directors may not be represented by a member of the Board of Directors in the General Assembly, provided that the validity of the delegation must be fixed in a written power of attorney and that the representative is a shareholder.
- The Board of Directors must be represented in the General Assembly by at least the minimum number of members required to constitute a quorum for its meetings, except in instances where the Board's membership falls below this number. Members may not absent themselves from the meeting without providing an acceptable excuse.
- In all cases, the meeting shall not be invalidated if attended by at least three members of the Board of Directors, including the Chairman of the Board of Directors, his deputy or one of the managing directors given that the meeting meets the other conditions required by the Companies Law and its Executive Regulations.
- The ordinary general assembly of shareholders shall be held every year with the invitation of the Chairman of the Board of Directors at the time and place determined by the announcement within three months (at most) following the end of the company's fiscal year.

3.2. Company ownership structure

Holders of more than 5%	Number of shares at the date of the financial statements	Percentage%
Emaar Properties PSJC	3,938,951,240	72.315%
Emaar Properties – LLC	40,193,380	0.738%
Emirates Hills Phase One – LLC	40,193,380	0.738%
Albro Netherlands B.V.	917,584,590	16.846%
Albro Investment – LLC	3,397	0.006%
Albro Investment Holding	3,397	0.006%
Total	4,936,929,384	90.649%

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إعمار مصر للاستثمار (ش.م.م)
ص.ب. ٢٢٠، مكتبة - القاهرة ١١٥٧١
جريدة مصر العربية
هاتف: ٢٢٠ ٢٢٠٥١٠٥٥
فاكس: ٢٢٠ ٢١٣٥٥٢٠٥٥

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4. Board of Directors

4.1. Board of Directors Compositions

No.	Member Name	Capacity (Executive/Non-Executive/Independent)	Number of owned shares	Joining Date	Representation
1	Jamal Majed Khalfan Bin Theniyeh	Non-Executive Chairman	3,938,951,240	23/4/2018	Emaar Properties PSJC
2	Mohamed Ali Rashed Alabbar	Non-Executive Board Member	3,938,951,240	23/4/2018	Emaar Properties PSJC
3	Eyad Hammad Hassan Salem ElHarazeen	Non-Executive Board Member	3,938,951,240	14/9/2021	Emaar Properties PSJC
4	Khaled Mohamed Ali Badawy	Non-Executive Board Member	-	12/11/2018	Independent
5	Ahmad Thani Rashed AlMatrooshi	Non-Executive Board Member	-	2/4/2019	Independent
6	Mennan Ali Awadallah	Non-Executive Board Member	-	20/6/2021	Independent
7	Hadeer Helal Farghaly	Non-Executive Board Member	-	1/3/2022	Independent
8	Ahmed Aly Al Frayhat	Non-Executive Board Member	917,584,590	29/04/2025	Albro Netherlands B.V.
9	Haroun Saied Siddiqui	Non-Executive Board Member	-	10/11/2025	Independent
10	Mohamed Eid	Non-Executive Board Member	-	09/02/2026	Independent

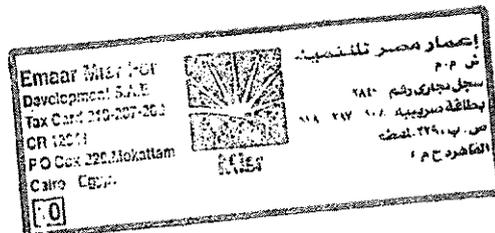
The Board of Directors shall convene its meetings at the company's headquarters whenever deemed necessary for the company's interests. Meetings can be called by the Chairman or upon the request of one-third of the Board members. Mr. Jamal Majed Khalfan Bin Theniyeh, as the Chairman, is responsible for calling the Board of Directors' meetings and the Ordinary General Assembly. He also presides over both the Ordinary and Extraordinary General Assemblies, as well as the Board of Directors meetings.

4.2. Executive Director

Eng. Mostafa Mounir Mostafa El-kady has led the company's senior executive management since January 2019.

The CEO's responsibilities, as defined by the company, include:

- Implementing strategies and the annual plan set and approved by the Board of Directors.
- Overseeing the company's executive operations, managing daily affairs, and supervising all departments and sections to ensure smooth workflow, goal achievement, and enhanced customer satisfaction.
- Enforcing all policies, regulations, and internal systems approved by the Board.
- Collaborating with the Board Chairman to propose agenda items for periodic Board meetings.



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 فاكس: 225021000

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- Overseeing the preparation and evaluation of periodic financial and non-financial reports, including the corporate governance report, and coordinating responses to auditors.
- Actively contributing to the development of the company's ethical culture, suggesting reward systems and authority succession mechanisms to ensure employee loyalty and maximize company value.
- Defining the roles and responsibilities of all employees in line with work regulations and Board decisions

4.3. BOD Secretary

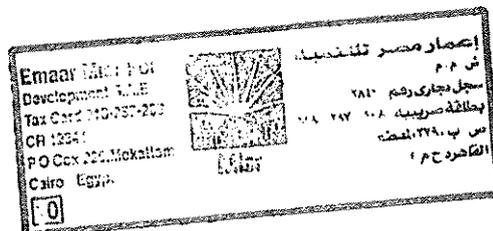
The company appoints a secretary for its Board of Directors, selected during the board session, who is an employee with a suitable job grade to act as a liaison and facilitator between the board members and senior management. The secretary's responsibilities include:

- Organizing and managing the logistics for Board and committee meetings, assisting the Chairman with agenda preparation, and distributing relevant information and materials to members well in advance of meetings.
- Aiding the Chairman in organizing the Shareholders' General Assembly and managing its logistics.
- Monitoring the implementation of Board decisions, notifying relevant departments, and preparing progress reports.
- Documenting Board decisions and presented topics, ensuring timely access to vital information for the Board.
- Facilitating effective communication between Board committees and the Board of Directors.
- Collaborating with relevant committees to gather information necessary for the Chairman to evaluate Board and committee members and to make informed recommendations to the General Assembly about appointing or replacing members.

4.4 Board Committees

The Company clarifies through the following table the formation of committees emanating from its Board of Directors with an indication of the cases of merging the terms of reference of some committees with each other:

Series no.	Member Name	Committee Name			Member Status (Non-Executive/Independent)	Position on the Committee
		Audit Committee	Nomination & Rewards Committee	Investment Committee		
1	Jamal Majed Khalfan Bin Theniyeh		✓	✓	Non-Executive	<u>Investment Committee:</u> Chairman <u>Nominee Committee:</u> Member
2	Mohamed Ali Rashed Alabbar		✓	✓	Non-Executive	<u>Nominee Committee:</u> Chairman <u>Investment Committee:</u> Member



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3	Mennan Ali Awadallah	√		√	Non-Executive	<u>Audit Committee:</u> Member <u>Investment Committee:</u> Member
4	Khaled Mohamed Ali Badawy		√	√	Non-Executive	<u>Investment Committee:</u> Member <u>Nominee Committee:</u> Member
5	Eyad Hammad Hassan Salem ElHarazeen	√				<u>Audit Committee:</u> Member
6	Ahmad Thani Rashed AlMatrooshi			√	Non-Executive	<u>Investment Committee:</u> Member
7	Haroun Saied Siddiqui	√			Non-Executive	<u>Audit Committee:</u> Chairman

4.5. Conduct of the Board of Directors meetings and its committees

The company displays the number of the Board of Directors meetings and its committees and the names of the members who were absent from the BOD meetings through the following form:

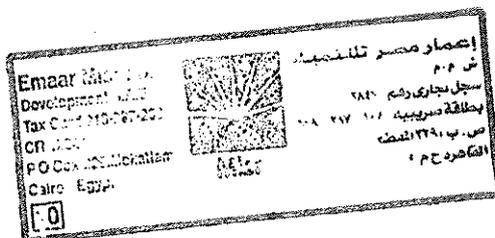
Follow-up schedule of attendance of Board members to Board meetings, committees and the General Assembly meetings

Series no.	Member Name	Board Meeting	Audit Committee
1	Jamal Majed Khalfan Bin Theniyeh	9/10	-
2	Mohamed Ali Rashed Alabbar	7/10	-
3	Ahmad Thani Rashed AlMatrooshi	10/10	-
4	Khaled Mohamed Ali Badawy	10/10	4/5
5	Mennan Ali Awadallah	10/10	5/5
6	Eyad Hammad Hassan Salem ElHarazeen	10/10	5/5
7	Hadeer Helal Farghaly	10/10	-
8	Aly Ahmed Al Frayhat	3/10	-
9	Haroun Saied Siddiqui	3/10	1/5

4.5.1 Audit Committee

The Audit Committee consists of:

- Haroun Saied Siddiqui - Chairman
- Mennan Ali Awadallah - Member
- Eyad Hammad Hassan Salem ElHarazeen - Member



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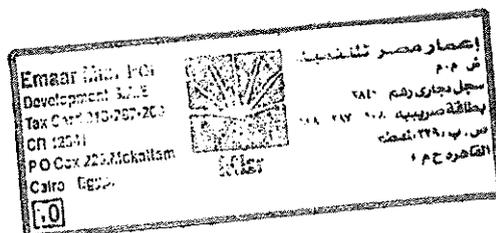
Responsibilities of the Committee shall be as follows:

- Examine and review the company's internal control procedures and adhere to their application.
- Study the accounting policies followed and the changes resulting from the application of new accounting standards.
- Examine and review internal audit mechanisms and tools, procedures, plans and results.
- Examine and review periodic administrative reports submitted to the different administrative levels, their preparation systems and the timing of their presentation.
- Examine the procedures followed in the preparation and review of the following:
 - Periodic and annual financial statements.
 - Prospectuses, public and private offering of securities.
 - Estimated budgets, including cash flow statements and estimated income statements.
- Examine the draft proforma financial statements before presenting them to the Board of Directors in preparation for sending them to the auditor.
- Proposing the appointment of auditors, determining their fees, and considering matters related to their resignation or dismissal in a manner that does not violate the provisions of the law.
- Expressing an opinion on authorizing the auditor to perform services for the company other than reviewing the financial statements in regards to the fees provided thereon, without prejudice to the requirements of their independence.
- Study the auditor's report on the financial statements, discuss the observations and reservations included, follow up on what has been done in this regard, and work to resolve differences in views between the company's management and the auditor.
- Ensure that a report is submitted to the Board of Directors by one of the unrelated specialized experts on the nature of the operations and deals concluded with the related parties and the extent of their breach and harm to the interests of the company or its shareholders.
- Ensure the application of the necessary control methods to preserve the company's assets, and conduct periodic evaluation of administrative procedures to ensure compliance with the rules and prepare reports to the Board of Directors.

4.5.2 Nomination & Rewards Committee

The Nomination & Rewards consists of:

- Mohamed Ali Rashed Alabbar - Chairman
- Jamal Majed Khalfan Bin Theniyeh - Member
- Khaled Mohamed Ali Badawy - Member



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Responsibilities of the Committee shall be as follows:

- Recommending nomination for the Board of Directors in light of the criteria set by the Board and approved by the General Assembly.
- Periodic and continuous review of the required skills appropriate to be a member of the Board of Directors and the preparation of a statement of the qualifications required for membership of the Board of Directors.
- Review the composition of the Board of Directors and make recommendations regarding the changes that can be made and notify the Board in preparation for submission to the General Assembly.
- Propose clear policies for the remuneration of board members and senior executives, and use performance-related criteria in determining those remunerations.
- Develop and follow up on the policy of recovering the remuneration and entitlements of the BOD members, committees members and senior executives of the company in the event of any violations or embezzlement of the company's capabilities.
- With regards to incentive shares, they must not be an incentive for the recipients to make decisions that are in the interest of the company in the short term only, but must be connected to what improves the company's performance in the long term.
- Prepare a detailed annual report on all remunerations, and benefits obtained by the members of the Council to be presented to the General Assembly.

4.5.3 Investment Committee

The Investment consists of:

- Jamal Majed Khalfan Bin Theniyeh - Chairman
- Mohamed Ali Rashed Alabbar - Member
- Mennan Ali Awadallah – Member
- Khaled Mohamed Ali Badawy – Member
- Ahmed Thani Rashed Al Matroushi – Member

4.5.4. Governance Committee

N/A

4.5.5. Executive Committee

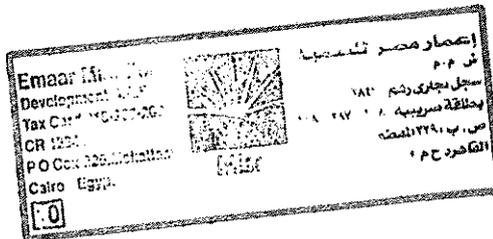
N/A

4.5.6. Risk Committee

N/A

4.5.7. Social Responsibility Committee

N/A



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القاهرة ج.م.ك.

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4.5.8. Occupational Safety and Health Committee

N/A

4.5.9. Environmental Protection Committee

N/A

4.5.10. Protection of Policyholders Committee

N/A

5.Regulatory environment

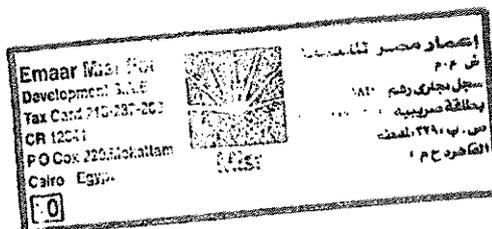
5.1 Internal control system

- The company has an internal control system.
- Shows how board members review the adequacy and efficiency of the company's internal control system.

5.2 Internal Audit Department

The company has an internal audit department and has an independent and objective role, and it is clear from the following table the role and scope of work of the internal audit department:

Audit Department Role	Scope of work	Is it a permanent department within the company or a private external audit company	Name of Internal Audit Officer / or Private External Audit Company	Reports Periodicity
The Internal Audit Department performs the internal audit function under the supervision of the Audit Committee and the direction of BOD, and the management follows the rules that regulate the internal control operations of the company, and the BOD acknowledges its responsibility for the company's internal audit system and for its review of its work mechanism and confirms its effectiveness. The Internal Audit Department aims to give independent and objective assurances to achieve added value and improve the company's operations and internal control.	Emaar Misr for Development	Permanent department within the company	Maged Fakhry	Quarterly according to the annual audit plan



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5.3. Risk Management

Its business is distributed to various departments within the company

5.4. Compliance Management

The Internal Audit Department is responsible for its work

5.5. Governance Management

It's the Legal Department's responsibility

5.6. Auditor

The auditor shall be appointed by a resolution of the Ordinary General Assembly.

The auditor's appointment was renewed at the OGM held on March 27, 2025. Ernst & Young, represented by Mr. Amr Wahid Baioumy, that has served as the company's auditor until the end of the fiscal year on December 31, 2025.

The auditor shall be completely independent of the company and its BOD members and shall not be a shareholder or a BOD member and is also obligated to attend the general assemblies of the company, whether in person or on behalf, and the company shall take into account when assigning him any additional tasks to his work as an auditor of the company by obtaining the approval of the audit committee and in all cases the additional work may not be one of the works that are subject to his review, evaluation or opinion when reviewing the company's accounts and financial statements.

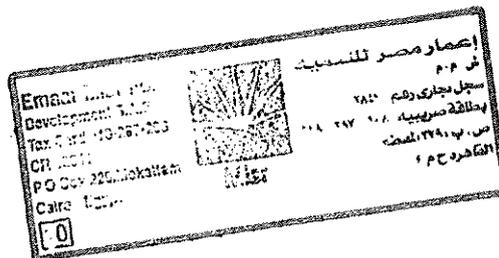
6. Disclosure and transparency

Material information and financial and non-financial disclosure

The company discloses through various means the company's financial information of interest to shareholders and stakeholders, such as its annual and periodic financial statements, annual and periodic auditor's reports, as well as the board of directors' report, accounting policies, estimated budgets, methods of evaluating assets and dividends.

The Company discloses non-financial information of interest to current and prospective shareholders and investors, including:

- Internal information that includes the company's objectives, vision, nature of activity, company plans and future strategy.
- Related party transactions and netting contracts.
- The most important risks you may face and ways to confront them.
- Provide the Authority and the EGX with the resolutions of the Ordinary and Extraordinary General Assembly immediately upon its completion.
- Provide the EGX with the minutes of the general assembly meetings approved by the competent administrative authority.



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- Provide the Authority and EGX with a summary of the resolutions containing material events issued by its Board of Directors.
- As for the violations and judgments issued against the company during the year, the records are free of any violations or judgments issued against the company.

7. Investor Relations

The company has the investor relations function as one of the main activities aimed at activating and consolidating the relationship with current and prospective investors, and its main tasks are to follow up and apply the principles of governance, respond to shareholders' inquiries, coordinate with the Egyptian Exchange and the Financial Supervisory Authority regarding the disclosure requirements stipulated in the listing rules, and verify the commitment of entrants and related parties to the disclosure rules when dealing in the company's shares.

8. Disclosure Tools

8.1. Annual Report

The company issues an annual report in both Arabic and English that includes a summary of the Board of Directors' report and financial statements in addition to all other information of interest to shareholders, current and prospective investors and other stakeholders.

8.2. Board Report

The company shall issue an annual report in accordance with the Companies Law No. 159 of 1981 and its executive regulations, to be presented to the Shareholders General Assembly and the regulatory authorities.

8.3. Disclosure Report

The company issues a quarterly disclosure report prepared by the company's management with the assistance of its investor relations department.

8.4. Sustainability Report

N/A

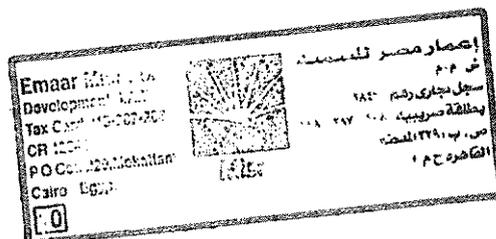
8.5 Website

The company has its own website in Arabic and English through which financial and non-financial information is disclosed in a user-friendly manner. www.emaarmisr.com

9. Charters and Policies

9.1 Code of Ethics and Professional Conduct

The company has a code of professional conduct, which includes the values followed in the company and the commitment of the employee in Emaar Misr to perform his job duties with honesty, integrity and objectivity, and the responsibilities of the superiors by obliging employees to follow the code of ethics and professional conduct and that the authority of each employee is within the limits authorized to him, and to perform his



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work in good faith free from bad faith, intention or negligence, violation of laws and regulations or damage to the public interest to achieve private interests for himself or others.

The Charter also clarifies the following:

The company carries out its work with honor and integrity while respecting the interests of the partners in activity, and that the company follows the policy of equal employment opportunities without discrimination, and that the company respects the laws of labor of minors and does not apply forced labor and applies the policy of preventing verbal and sexual harassment and violence and respects the privacy and confidentiality of employee data and secures a workplace free of risks by following the occupational safety and health policy.

The company's labor charter regulates working hours, uniforms to be worn and official holidays.

The charter includes the privacy and confidentiality of customer data, copyrights and suppliers, and emphasizes fair dealings with suppliers with the legalization of providing and accepting gifts, preventing bribes and conflicts of interest, how to deal with government agencies, not engaging in any political activities, and who is authorized to deal with the media, respect the confidentiality of company information, and preserve the company's assets.

9.2 Succession Planning

The Human Resources Department annually determines the ability to develop employees at all administrative levels, prepares a cadre building system, and makes a plan for the development of selected cadres so that second-row cadres are present for leadership positions in the company.

9.3 Whistleblowing Policy

The company has a policy to report any irregularities and unethical matters within the company and can include wrong and illegal behaviors or wrong financial and non-financial practices and risks to the company's employees.

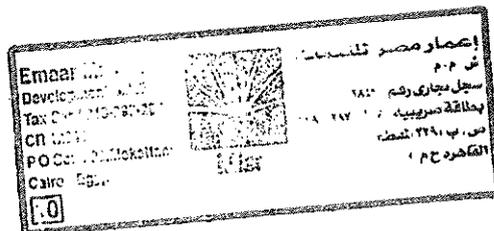
9.4 Insiders' & Related parties Dealing Policy

The company takes the necessary measures aimed at controlling insiders' trading operations on the company's shares, regulating relations with related parties and concluding netting contracts in accordance with the rules of the Financial Regulatory Authority:

Follow-up schedule of insiders' transactions on the company's shares:

Name	Role	Contribution %	National ID
Mostafa Mounir Mostafa EL-Kady	CEO	0.000*	27807212101314
Wael Adel Mostafa El-Menoufy	Chief Commercial Technical Officer	0.000*	26607102101472
Sally Emad ElDin Salah ElShalakany	Head of Legal Affairs	N/A	27708070102123
Omar Mohamed Sarhan	CFO	N/A	28201011201653
Lara Iskander	Head of Development Sector	N/A	27909020100061

EMAAR Development S.A.S
Tax ID: 1506000000
CN: 1506000000
PO Box: 1506000000
Cairo, Egypt



إحصاء مصر للاستثمار (ش.م.ك.)
ش.م.ك. 229
سجل تجاري رقم 1825
محافظة دمياط
ب.ب. 1291
القاهرة ١٢٣

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Series no.	Member Name	Number of shares owned at the beginning of the year	Shares purchased during the year dated (to be added)	Shares sold during the year dated (to be excluded)	Number of shares owned at the beginning of the year
1	Mostafa Mounir Mostafa El-Kady	5,128	-	-	5,128
2	Wael Adel Mostafa El-Menoufy	12,223	-	-	12,223
3	Sally Emad ElDin Salah ElShalakany	N/A	-	-	N/A
4	Omar Mohamed Mohamed Aly	N/A	-	-	N/A
5	Lara Iskander	N/A	-	-	N/A

9.5 Social and Environmental Responsibility Policy

Within the framework of Emaar Misr’s commitment to implementing sound governance principles and strengthening its developmental role—and as an extension of its strategy to build sustainable urban communities—the Company continued in 2025 to implement corporate social responsibility (CSR) programs through an institutional approach based on community investment and impact measurement, in alignment with Egypt Vision 2030 and the United Nations Sustainable Development Goals (SDGs).

First: Community Housing and Local Community Development

(ESG: Social & Governance | SDGs: 11, 3, 1)

Community housing represents the core pillar of Emaar Misr’s CSR strategy, as it serves as a fundamental entry point to improving quality of life, public health, and social stability.

During 2025, the Company signed cooperation protocols contributing to the implementation and upgrading of approximately 1,600 housing units across several governorates in Egypt, through partnerships with government entities and civil society organizations. Total community investments exceeded EGP 150 million, benefiting more than 5,000 direct beneficiaries.

These efforts included:

- Beit El Kheir Program: Implementation and development of 1,000 housing units in Upper Egypt and Delta governorates in partnership with Misr El Kheir Foundation.
- El Gharira Project – Luxor Governorate: Full reconstruction of 70 unsafe houses, with total investments of approximately EGP 54 million.
- Qura El Kheir Project – Minya Governorate: Development of 500 housing units in cooperation with Minya Governorate, with an estimated total cost of EGP 75 million. The first phase was implemented with spending of approximately EGP 10 million.
- Habitat for Humanity – Minya: Construction of 40 housing units under a sustainable humanitarian housing model.



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