

**HOUSING AND DEVELOPMENT BANK  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED  
30 JUNE 2022**

Accountability State Authority

Allied for Accounting & Auditing EY  
Public Accountants & Consultants

**Limited Review Report on Interim Consolidated Financial Statements**

**To: The Boards of Directors of Housing & Development Bank "Egyptian Joint Stock Company"**

**Introduction**

We have performed a limited review of the accompanying interim consolidated financial statements of **Housing and Development Bank "Egyptian Joint Stock Company"** which comprise the consolidated statement of financial position as of 30 June 2022 and the related consolidated statements of income, comprehensive income, cash flows and changes in equity for the six months then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with the rules of preparation and presentation of the banks' financial statements and the basis of recognition and measurement issued by the Central Bank of Egypt on December 16, 2008 as amended by the regulations issued on February 26, 2019 and in the light of the prevailing Egyptian laws and regulations related to the preparation of these interim consolidated financial statements. Our responsibility is to express a conclusion on these interim consolidated financial statements based on our limited review.

**Scope of limited review**

We conducted our limited review in accordance with the Egyptian Standard on Review Engagements (2410) "Limited Review of Interim Financial Statements Performed by the independent Auditor of the Entity". A limited review of interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters in the bank, and applying analytical and other limited review procedures. A limited review is substantially less in scope than an audit conducted in accordance with Egyptian Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on these interim consolidated financial statements.

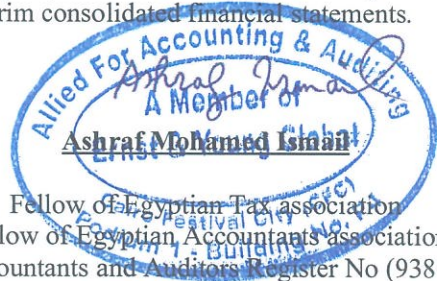
**Conclusion**

Based on our limited review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Bank as of 30 June 2022 and of its consolidated financial performance and its consolidated cash flows for the six months then ended, in accordance with rules of preparation and presentation of the banks' financial statements and basis of recognition and measurement issued by the Central Bank of Egypt on December 16, 2008 as amended by the regulations issued on February 26, 2019 and in the light of the prevailing Egyptian laws and regulations related to the preparation of these interim consolidated financial statements.

  
**Sameh Saad Mohamed Abdel-Megeed**

**Accountability State Authority**

**Auditors**

  
**Ashraf Mohamed Ismail**  
Fellow of Egyptian Tax association  
Fellow of Egyptian Accountants association  
Accountants and Auditors Register No (9380)  
Financial Regulatory Authority No (102)  
**Allied for Accounting & Auditing EY**  
**Public Accountants & Consultants**

**Cairo: 15 August 2022**

**HOUSING AND DEVELOPMENT BANK**  
**CONSOLIDATED FINANCIAL POSITION**  
**AS OF 30 JUNE 2022**

	Note No.	30/06/2022 EGP	31/12/2021 EGP
<b>ASSETS</b>			
Cash and balances with central bank of Egypt	(16)	8,386,067,496	6,773,750,377
Due from banks	(17)	17,052,090,855	14,160,651,761
Loans & Facilities to customers	(18)	28,474,357,781	24,159,306,553
<b>Financial Assets</b>			
Financial Assets at fair value through profit and loss	(19)	453,593,033	488,516,826
Financial Assets at fair value through other comprehensive income	(20)	22,366,392,258	19,130,262,265
Financial Assets at amortized costs	(20)	7,875,659,367	5,274,873,083
Financial Assets in subsidiaries and associates	(21)	2,472,451,598	2,442,307,692
Housing projects	(22)	2,344,711,656	2,455,296,938
Investments properties	(23)	118,857,658	98,682,329
Intangible assets	(24)	96,332,378	92,488,430
Other assets	(25)	4,573,571,827	3,472,342,585
Deferred tax assets	(33)	96,393,259	88,469,637
Fixed assets	(26)	1,152,028,087	1,130,887,478
<b>TOTAL ASSETS</b>		<b>95,462,507,253</b>	<b>79,767,835,954</b>
<b>LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
Due to banks	(27)	226,193	736,835,207
Customers' deposits	(28)	78,495,298,470	62,815,782,755
Financial Derivatives	(29)	-	1,748,616
Other loans	(30)	1,341,460,354	1,065,965,425
Dividends payable		71,099,952	56,260,589
Other Liabilities	(31)	3,298,840,550	3,358,938,040
Provisions	(32)	435,115,906	399,625,319
Current Income tax liabilities		367,603,516	207,174,123
Retirement benefit obligations	(34)	52,000,710	55,317,866
<b>TOTAL LIABILITIES</b>		<b>84,061,645,651</b>	<b>68,697,647,940</b>
<b>EQUITY</b>			
Issued and paid-up-capital	(35)	1,518,000,000	1,518,000,000
Amounts reserved for capital increase	(35)	3,795,000,000	253,000,000
Reserves	(36)	2,894,236,659	4,869,170,594
Retained earnings (included net profit of the period/year)		2,978,085,884	3,925,518,965
Other comprehensive income		105,132,511	400,109,974
<b>TOTAL SHAREHOLDERS' EQUITY</b>		<b>11,290,455,054</b>	<b>10,965,799,533</b>
Non-Controlling Interest		110,406,548	104,388,481
<b>TOTAL SHAREHOLDERS' EQUITY AND NON-CONTROLLING INTEREST</b>		<b>11,400,861,602</b>	<b>11,070,188,014</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY AND NON-CONTROLLING INTEREST</b>		<b>95,462,507,253</b>	<b>79,767,835,954</b>

Gamal Mahmoud Soliman

*G.ama*

Chief Financial Officer

Sameh Saad Mohamed Abel-Megeed

*Sameh*

Accountability State Authority

Hassan Ismail Ghanem

*H.gh*

Chairman & Managing Director

Ashraf Mohamed Ismail

*Ashraf Ismail*

EY Allied for Accounting & Auditing  
 Accountants and Consultants

# HOUSING AND DEVELOPMENT BANK

## CONSOLIDATED INCOME STATEMENT

FOR THE SIX MONTHS ENDED 30 JUNE 2022

	Notes	Six Months ended in 30/06/2022	Six Months ended in 30/06/2021	Three months from 1/4/2022 to 30/06/2022	Three months from 1/4/2021 to 30/06/2021
	No.	EGP	EGP	EGP	EGP
Interest from loans and similar income	(6)	4,379,074,436	3,316,452,431	2,344,573,051	1,696,404,554
Interest on deposits and similar expense	(6)	(2,283,976,073)	(1,700,342,961)	(1,216,974,501)	(896,357,699)
<b>Net interest income</b>		<b>2,095,098,363</b>	<b>1,616,109,470</b>	<b>1,127,598,550</b>	<b>800,046,855</b>
Fees and commissions revenue	(7)	250,823,746	186,103,950	135,438,351	93,769,153
Fees and commissions expense	(7)	(16,125,157)	(27,909,252)	(10,044,316)	(13,692,438)
<b>Net fees and commission income</b>		<b>234,698,589</b>	<b>158,194,698</b>	<b>125,394,035</b>	<b>80,076,715</b>
Dividends income	(8)	5,770,339	5,584,731	2,665,405	3,840,642
Net trading income	(9)	23,663,839	28,646,855	4,206,262	19,650,020
Housing Projects Profits'	(10)	332,446,611	297,704,334	194,126,537	132,222,573
Subsidiaries Revenues		179,116,472	178,062,034	89,431,945	64,592,092
Subsidiaries Expenses		(230,237,129)	(183,867,754)	(106,629,828)	(71,413,819)
Bank portion in income of associates companies		162,958,645	145,811,726	96,921,554	18,846,797
(Reversal) Credit impairment losses	(13)	(65,524,718)	(105,247,094)	(63,734,522)	(122,463,198)
(Reversal) Other provision	(32)	(37,368,228)	9,067,301	7,937,481	(10,703,622)
General and administrative expenses	(11)	(940,393,340)	(802,175,071)	(521,393,275)	(432,610,883)
Other operating revenues	(12)	59,212,373	131,910,892	18,224,897	89,398,340
<b>Net profit before income tax</b>		<b>1,819,441,816</b>	<b>1,479,802,122</b>	<b>974,719,041</b>	<b>571,482,512</b>
Income tax expense	(14)	(515,844,542)	(475,744,086)	(299,175,720)	(218,493,798)
<b>Net profit for the period</b>		<b>1,303,597,274</b>	<b>1,004,058,036</b>	<b>675,543,321</b>	<b>352,988,714</b>
Non-controlling interest in net income for the period		8,321,665	6,263,656	6,185,087	3,959,991
Equity holders of the bank		1,295,275,609	997,794,380	669,358,234	349,028,723
<b>Net income for the period</b>		<b>1,303,597,274</b>	<b>1,004,058,036</b>	<b>675,543,321</b>	<b>352,988,714</b>
<b>Earnings per share for the period</b>	(15)	<b>8.53</b>	<b>6.57</b>		

# HOUSING AND DEVELOPMENT BANK

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30 JUNE 2022

	Notes	Six Months ended in 30/06/2022	Six Months ended in 30/06/2021	Three months from 1/4/2022 to 30/06/2022	Three months from 1/4/2021 to 30/06/2021
	EGP	EGP	EGP	EGP	EGP
<b>NET PROFIT FOR THE PERIOD</b>		1,303,597,274	1,004,058,036	675,543,521	352,988,714
Change in fair value of equity instruments of financial assets at fair value through other comprehensive income	(20)	(294,977,463)	(84,537,208)	(176,735,121)	(14,098,032)
<b>TOTAL COMPREHENSIVE INCOME</b>		<u>1,008,619,811</u>	<u>919,520,828</u>	<u>498,808,200</u>	<u>338,890,682</u>
Non-controlling interest in other comprehensive income for the period		8,321,665	5,263,656	6,185,087	3,959,991
Equity holders of the bank		<u>1,000,298,146</u>	<u>913,257,172</u>	<u>492,623,113</u>	<u>334,930,691</u>
<b>Net income for the period</b>		<u>1,008,619,811</u>	<u>919,520,828</u>	<u>498,808,200</u>	<u>338,890,682</u>

# HOUSING AND DEVELOPMENT BANK

## CONSOLIDATED SHAREHOLDERS' EQUITY STATEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2022

	Paid-in-capital	Amounts reserved for capital increase	Legal reserves	General reserve	Special Reserve	Other reserve	Reserve of General Bank Risk	General risk reserve	Retained earnings	Other comprehensive income	Total	Non controlling Interest	Total
Balance as of 1 January 2021	1,265,000,000	379,500,000	542,401,962	3,104,000,000	9,344,966	21,702,455	27,000	89,215,810	3,426,353,692	82,633,375	9,020,179,460	101,201,032	9,121,380,492
Dividends paid for the year 2020	-	-	-	-	-	-	-	-	(257,106,424)	-	(257,106,424)	489,181	(256,617,243)
Transferred to reserves	-	-	90,056,525	1,000,000,000	-	12,437,376	4,500	-	(1,102,478,401)	-	-	-	-
Reserved for capital increase	-	126,500,000	-	-	-	-	-	-	(126,500,000)	-	-	-	-
Transferred to banking sector support and development fund	-	-	-	-	-	-	-	-	(17,882,886)	-	(17,882,886)	-	(17,882,886)
Change in financial assets at fair value through other comprehensive income	-	-	-	-	-	-	-	-	-	(34,537,208)	(34,537,208)	-	(34,537,208)
Reserved for capital increase	253,000,000	(253,000,000)	-	-	-	-	-	-	-	-	-	-	-
Net profit for the six months ended 30/06/2022	-	-	-	-	-	-	-	-	997,794,380	-	997,794,380	6,263,656	1,004,058,036
Balances at 30 June 2021	1,518,000,000	253,000,000	632,438,487	4,104,000,000	9,344,966	34,139,831	31,500	89,215,810	2,920,180,361	98,096,367	9,658,447,322	107,953,869	9,766,401,191
Balance as of 1 January 2022	1,518,000,000	253,000,000	632,438,487	4,104,000,000	9,344,966	34,139,831	31,500	89,215,810	3,925,518,965	400,109,974	10,965,799,533	104,388,481	11,070,188,014
Dividends paid for the year 2021	-	-	-	-	-	-	-	-	(656,892,840)	-	(656,892,840)	(2,141,147)	(659,033,987)
Adjustments resulting from implementation of IFRS 9	-	-	-	-	-	-	-	-	(440,782)	-	(440,782)	(162,451)	(602,233)
Transferred to reserves	-	-	91,504,236	1,090,000,000	-	115,899	(31,500)	-	(1,181,588,635)	-	-	-	-
Cancellation of the Reserve previously formed for the capital increase	-	(253,000,000)	126,500,000	-	-	-	-	-	126,500,000	-	-	-	-
Reserved for capital increase	-	3,795,000,000	-	(3,283,022,570)	-	-	-	-	(511,977,436)	-	-	-	-
Transferred to banking sector support and development fund	-	-	-	-	-	-	-	-	(18,300,003)	-	(18,300,003)	-	(18,300,003)
Change in financial assets at fair value through other comprehensive income	-	-	-	-	-	-	-	-	-	(294,977,463)	(294,977,463)	-	(294,977,463)
Net profit for the six months ended 30/06/2022	-	-	-	-	-	-	-	-	1,295,275,609	-	1,295,275,609	8,321,665	1,303,597,274
Balances as at 30 June 2022	1,518,000,000	3,795,000,000	850,442,723	1,910,977,430	9,344,966	34,255,730	-	89,215,810	2,978,085,894	135,132,511	11,290,455,054	110,406,548	11,400,861,602



**HOUSING AND DEVELOPMENT BANK**  
**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

	Notes	Six Months ended at 30/06/2022 EGP	Six Months ended at 30/06/2021 EGP
<b>Cash Flows From Operating activities</b>			
Profit before tax		1,819,441,816	1,479,802,122
<b>Adjustments:</b>			
Depreciation and amortization	(23),(24),(26)	138,647,385	133,996,125
Credit (Reversal) impairment losses	(13)	65,524,718	105,247,094
(Reversal) Impairment losses from other assets and housing projects	(12)	1,039,460	(784,960)
Other provisions-charged during the period	(32)	42,239,796	56,141,423
Revaluation difference of financial assets at fair value through profit and loss	(9)	(1,512,361)	(19,886,858)
Amortization of discount – financial investment at amortized cost	(20)	18,618,033	(4,446,950)
Bank portion in income of associates companies		(162,958,645)	(145,811,726)
Utilization of other provision	(32)	(1,877,641)	(31,819,018)
Provisions no longer required	(32)	(4,871,568)	(39,950,333)
Gain from selling fixed assets	(12)	(146,383)	(1,341,171)
<b>Operating income before changes in operating assets and liabilities</b>		<b>1,914,144,610</b>	<b>1,511,145,750</b>
<b>Net decrease (increase) in assets</b>			
Due from banks		1,957,926,442	(697,059,988)
Financial assets other than at fair value through profit and loss		(1,304,576,509)	(2,482,877,642)
Financial assets at fair value through profit and loss		36,436,154	6,688,101
Loans and advances to customers and banks		(4,383,329,261)	(1,864,692,814)
Housing Projects and investments properties		87,368,822	(76,104,770)
Other assets		(737,890,471)	(156,978,937)
<b>Net (decrease) increase in liabilities</b>			
Due to banks		(736,609,014)	141,596,628
Customers' deposits		15,679,515,715	5,070,425,932
Other liabilities		(356,673,646)	(46,614,170)
Retirement benefit obligations		(3,317,156)	232,144
Income tax paid		(363,338,771)	(447,136,424)
<b>Net cash flows from operating activities</b>		<b>11,789,656,915</b>	<b>958,623,810</b>
<b>Cash flows from investing activities</b>			
Payments for purchase of fixed assets		(119,368,674)	(138,796,475)
Proceeds from selling fixed assets		229,451	3,262,325
Payments for purchase of financial assets other than at fair value through profit and loss		(3,282,847,984)	(1,175,162,576)
Proceeds from sale of financial assets other than at fair value through profit and loss		393,570,171	506,334,812
Payments for purchase of intangible assets		(41,686,746)	(27,532,833)
<b>Net cash flows used in investing activities</b>		<b>(3,050,103,782)</b>	<b>(831,894,747)</b>
<b>Cash flows from Financing activities</b>			
Long-term loans		181,720,199	205,627,626
Dividends paid		(642,053,477)	(230,680,081)
<b>Net cash flows (used in) resulted from financing activities</b>		<b>(460,333,278)</b>	<b>(25,052,455)</b>
<b>Net increase in cash and cash equivalents during the period</b>		<b>8,279,219,855</b>	<b>101,676,608</b>
<b>Cash and cash equivalent at the beginning of the period</b>		<b>11,674,864,601</b>	<b>4,427,074,655</b>
<b>Cash and cash equivalents at the end of the period</b>		<b>19,954,084,456</b>	<b>4,528,751,263</b>
<b>Cash and cash equivalents are represented in:</b>			
Cash and balances with Central Bank of Egypt		8,386,067,496	6,375,573,243
Due from banks		17,052,090,855	4,043,194,915
Financial assets at fair value through other comprehensive income		16,534,074,654	21,188,546,987
Obligatory reserve balance with CBE		(7,301,611,095)	(5,486,838,130)
Bank Deposits with maturity more than three-month		-	(403,500,000)
Financial assets at fair value through other comprehensive income		(14,716,537,454)	(21,188,225,752)
<b>Cash and cash equivalents at the end of the period</b>	(37)	<b>19,954,084,456</b>	<b>4,528,751,263</b>

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

**1. Background**

Housing and Development bank provides Banking Services for Corporates rather than Investments, retail Banking Services in the Arab republic of Egypt through 97 branches, and hires 2800 employees at the date of the financial position.

Housing and Development bank is an Egyptian Joint Stock company established as Investments and Business Bank on 30 June 1979 by virtue, ministerial Decree No.147 for a year 1979 and it handles its activity through the head office in Giza governorate and the bank is listed in the Egyptian Stock Market for Securities.

**2. Summary of Significant Accounting Policies**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

**A. Basis of Preparation**

The financial statements have been prepared in accordance with instructions of Central bank of Egypt approved by its board of directors on 16 December 2008, in addition to the historical cost basis, modified by the revaluation of financial assets and liabilities originally valued with fair value through profits and losses, and financial assets at fair value through other comprehensive income, and all financial derivatives contracts.

These consolidated financial statements have been prepared in accordance with relevant local laws, investment in associates have been presented in bank's consolidated financial statements and measured using equity method less impairment loss.

These consolidated financial statements have been prepared until 31 December 2009 using central bank of Egypt instructions prevailing until this date, this partially differ from the banks preparation and presentations rules and the recognition and measurement basis approved by central bank of Egypt's board of directors on 16 December 2008. At the date of the preparation of consolidated financial statements dated 31 December 2010, the bank's management has amended certain accounting policies and basis of measurements to be in accordance with the preparation and presentation requirements and the recognition and measurements basis of banks consolidated financial statements approved from the central bank of Egypt's board of directors on 16 December 2008.

These consolidated financial statements have been prepared in accordance with the instructions of the Central Bank of Egypt (CBE) rules approved by its Board of Directors on 16 December 2008; that is differ with what is added under instructions of Central Bank of Egypt issued on 26 February 2019 regarding the implementation of IFRS 9 – financial instruments .

**Effect of implementation IFRS 9 on Accounting Policies**

**IFRS 9- Financial Instruments**

The Bank applied the instructions of the Central Bank of Egypt (CBE) rules IFRS 9 "Financial Instruments" dated February 26, 2019 starting from January 01, 2019, Requirements of IFRS 9 represents material change than required under Egyptian accounting standard no. 26 "financial instrument- recognition and measurement" specially when related to classification, measurement and disclosure of financial assets and some of financial liabilities, the following summarize the main accounting policies changes resulted from applying the required standards:

**Classification of financial assets and liabilities**

Financial assets have been classified through three main categories as the following:

- Financial assets at amortized cost.
- Financial assets at fair value through other comprehensive income.
- Financial assets at fair value through profit and loss.

Based of IFRS 9, financial assets have been classified according to how they are managed (the entity's business model) and their contractual cash flow characteristics. Therefore Egyptian accounting standard no. (26) is no longer applied (Held to maturity, Loans and available for sale).

The implicit derivative contracts shall not be separated when derivatives are associated with a financial asset and therefore the implicit derivative contract is fully classified according to the related financial asset.

The change in financial liabilities at fair value through profit or loss is presented as follows:

- The change in the fair value related to the change in the degree of the credit rating is presented in other comprehensive income.



**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

- The remaining amount of the change in fair value under (net income from financial assets at fair value through profit or loss) is presented in the income statement.

**Impairment of financial assets**

IFRS 9 and Central Bank of Egypt (CBE) instructions replaced the impairment loss model recognized according to EAS 26 with expected credit loss (ECL) model, also, IFRS 9 & CBE instructions requires from the bank to implement the measurement of expected credit loss (except for measured at fair value through profit and loss and fair value through other comprehensive income).

The bank excludes the following from the calculation of expected credit losses:

- Deposits at banks with a maturity date of one month and less than the date of the financial position.
- Current accounts at banks.
- Balances at the Central Bank in local currency.
- Debt instruments issued by the Egyptian government in local currency.

Provision shall be identified based on the expected credit losses relating to probability of default over the next 12 months unless the credit risk has increased substantially since inception.

**Segment reporting**

An operating segment is a group of assets and operations providing products or services whose risks and benefits are different from those associated with products or services provided by other operating segments. A geographical segment provides products or services within a specific economic environment characterized by risks and benefits different from those related to other geographical segments operating in a different economic environment.

**Transitional provisions**

The bank has not re-measured the recognized financial instruments in the comparative financial statements, but only reclassified the financial assets and liabilities in the comparative figures to conform with the presentation method of the financial statements, subject to applying the standard for the first time and is therefore not comparable.

The impairment provision of the financial assets recognized in the financial position is deducted from the financial asset value at the time of preparing the financial position statement, while the impairment provision of the loan commitments, financial guarantee contracts and contingent liabilities is recognized under other provisions of financial position obligations.

**B. Basis of presentation of consolidation**

**Subsidiaries**

Subsidiaries companies are controlled by the bank, control exists when the bank has the power directly or indirectly to govern the financial and operating policies of an entity to obtain benefits from its activities. This is usually achieved when the bank owns, directly or indirectly, through subsidiaries, more than half of the voting power of an entity (when the bank's shareholding portion exceeding directly or indirectly 50% of the paid up capital of the subsidiary), the existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group has control.

The Group fully consolidates its subsidiaries from the effective date in which control is obtained and deconsolidates them when such control ceases to exist.

Information on subsidiaries is set out below for companies which are combined in the bank's consolidated financial statements as of 30 June 2022.

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

	Direct & indirect share %
Holding company for Investment and Development	92%
Housing and development company for real-estate investment	94,96%
El-Tameer company for financial and real estate investment banking	94,20%
El-Tameer company General and environmental services – Hemaya	85,92%
El-Tameer company for real estate and touristic asset Management	62,62%
Real estate development fund – Nemmo	93,83%
Information and electronical transactions services company	86,92%
El Tameer company for real estate development and investment	92,77%
Hemaya company for security and money transfer	94,82%
IID for leasing	97.10%

**Basis of Combinations**

During the preparation of consolidated financial statements, the bank combines the consolidated financial statement with subsidiary companies financials statements, through the combination of similar items of assets, liabilities, owner's equity, revenues and expenses for the purpose of presenting the consolidated financial statement as of one business unit, going through following steps during the preparation of consolidated financial statement:

- Elimination of the book value for investments in subsidiary company according to Equity method, including share of holding company in the equity of each subsidiary company.
- Non-controlling interest in profit/ loss of subsidiaries is considered during the fiscal year in the preparation of the financial reports.
- Non-controlling interest in net assets of the subsidiaries is determined during the preparation of consolidated financial statements and presented in the consolidated financial statements in the owner's equity of holding company.
- Elimination of all interrelated revenues and expenses transactions between the subsidiaries within the group.
- Elimination of all balances resulted from the transactions between the subsidiaries within the group, also group transactions including revenues, expenses and dividends, besides elimination of all revenues and losses resulted of such transactions and recognized in the assets value.
- The financial statements are presented using same accounting policies for similar transactions and same events under same circumstances.

**B.2. Associates**

According to the equity method, an investment in an associate is initially recognized in the statement of financial position at cost and is subsequently adjusted to recognize the Group's share in profit or loss, and other changes in the net assets, of the associate.

**C. Translation of Foreign Currencies**

**C.1. Functional and presentation currency**

The financial statements are presented in Egyptian pound, which is the bank's functional and presentation currency.

**C.2. Functions and balances in foreign currencies**

The bank maintains its accounts in Egyptian pound and transactions are recorded in foreign currencies during the financial year on the basis of prevailing exchange rates at the date of the transaction, monetary assets and liabilities denominated in foreign currencies are retranslated at the end of the financial year on the basis of prevailing exchange rates at that date. Foreign exchange gains and losses resulting from the settlement and translation of such transactions and balances are recognized in the income statement and reported under the following items:

- Net income from financial assets at fair value through profit and loss/or net income from financial instruments classified at fair value through profit and loss at the date of inception of the assets/liabilities or those classified at the date of inception with its fair value through profits and losses according to their type.
- Shareholders' equity of financial derivatives as a coverage for cash flow/net investment or as a coverage for net investment.
- Other operating income (expenses) for the other items.
- Changes in fair value of financial instruments denominated in foreign currency classified at fair value through other comprehensive income (debt instruments) is analyzed between valuation differences from changes in amortized cost of the instrument, differences resulted from changes in the prevailing exchange rates, differences resulted from changes in the fair value of the instrument, and differences resulted from the impairment of the financial assets. Those

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changes are recognized in the income statement as income on loans and similar items regarding changes in amortized cost and differences related to changes in the exchange rate are recognized as other operating income(expense), changes in fair value are recognized in equity(Other comprehensive income/Financial assets at fair value through other profit and loss).

Evaluation differences resulting from non-monetary items include profit and loss resulting from changes in fair value such as equity instruments held at fair value through profit and loss, while evaluation differences resulting from equity instruments classified as financial assets at fair value through other comprehensive income are recognized as other comprehensive income.

**D. Financial Assets**

**D.1. Recognition**

The Bank classifies its financial assets into the following categories: fair value through profit or loss (FVTPL), fair value through other comprehensive income (FVTOCI) and amortized cost. Management determines the classification of its investments at initial recognition.

**D.2. Classification**

**Financial assets Policies applied starting from January 01, 2019:**

At the time of initial recognition, the bank determines the classification of financial assets to be classified as amortized cost, fair value through other comprehensive income (FVTOCI) and fair value through profit or loss (FVTPL).

Financial asset classified as amortized cost if the following two conditions are met and was not recognized at inception date by the bank as fair value through profit or loss:

- The financial asset is retained in the business model of financial assets held to collect contractual cash flow.
- The contractual terms of the financial asset at specific dates result in contractual cash flows of the asset represented only in the principal financial instrument amount and the return.

Financial assets classified as fair value through other comprehensive income if the following two conditions are met and was not recognized at inception date by the bank as fair value through profit or loss:

- The financial asset is retained in the business model of financial assets held to collect contractual cash flows and sales.
- The contractual terms of the financial asset at specific dates result in contractual cash flows of the asset represented only in the principal financial instrument amount and the return.
- The debt instrument that was not allocated at the initial recognition at the fair value through profit or loss is measured at the fair value through other comprehensive income if both of the following conditions are met:
  - The financial asset is retained in the business model that aims to collect contractual cash flows and sell the financial asset.
  - The contractual terms of the financial asset on specific dates result in cash flows of the asset and not represented only the principal debt and the return.
- Upon the initial recognition of an equity instrument that not held at fair value through profit and loss, the bank may make an irrevocable choice to present subsequent changes in the fair value through the other comprehensive income statement. This choice shall be made for each investment individually.
- The remaining financial assets are classified as investments at the fair value through profit or loss.

In addition, upon the initial recognition, the bank may irrevocably allocate a financial asset measured at the fair value through profit or loss, although it meets the criteria of classification as a financial asset at amortized cost or at the fair value through other comprehensive income, if this action substantially reduces the inconsistency that may arise in the accounting measurement.

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### Business models Evaluation

1) Following debt and equity instruments are classified and measured according to the following:

Financial Instrument	Methods of Measurement According to the Business Model		
	Amortized Cost	Fair Value	Through Profit or Loss
Equity Instruments		Through Comprehensive Income	
		One-time irrevocable choice at the initial recognition	Normal transaction of equity instruments.
Debt Instruments	Business model of assets held to collect contractual cash flows.	Business model of assets held to collect contractual cash flows and sale.	Business model of assets held for trading.

2) The bank prepares, documents and approves a business model in accordance with the requirements of the IFRS 9 in a way that reflects the Bank's strategy to manage the financial assets and their cash flows as follows:

Financial Asset	Business Model	Basic Characteristics
Financial assets at amortized cost	Business model of financial assets held to collect contractual cash flows	<ul style="list-style-type: none"> <li>The business model is aimed to retain the financial assets to collect the contractual cash flows of the investment principal amount and the revenues.</li> <li>The sale is an exceptional action comparing to the purpose of this model and the terms of the standard represented in the deterioration in the creditworthiness of the financial instrument issuer.</li> <li>Less sales in terms of frequency and value.</li> <li>The bank performs a clear and reliable documentation of the rationale of each sale process and its compliance with the requirements of the Standard.</li> </ul>
Financial assets at fair value through comprehensive income	Business model of financial assets held for the collection of contractual cash flows and sale.	<ul style="list-style-type: none"> <li>Both the collection of contractual cash flows and sales are complementary to the objective of the model.</li> <li>Sales are high (in terms of frequency and value) compared to the business model held for the collection of contractual cash flows.</li> </ul>
Financial assets at fair value through profit or loss	Other business models include (trading – managing the financial assets based on fair value - maximizing cash flows through sale)	<ul style="list-style-type: none"> <li>The business model is not aimed to retain the financial asset for the collection of contractual or this retained for the collection of contractual cash flows and sales.</li> <li>Collecting contractual cash flows is an exceptional action comparing to the model objective.</li> <li>Managing the financial assets at the fair value through profit or loss to avoid inconsistency in accounting measurement</li> </ul>

- The bank shall evaluate the business model goals on the portfolio's level in which the financial asset is retained, being the way that reflects both the methods of work management and information provided. The information to be taken into consideration while evaluating the business model goals include the following:
  - The approved and documented policies and the objectives of the portfolio in addition to applying such policies in practical reality, specially whether the management strategy focuses only on collecting the contractual cash flows of the asset and retaining a certain return rate to meet the dates of financial assets' maturity with the dates of the liabilities' maturity that are funding such assets; or rather on generating cash flows through selling such assets.
  - The method of evaluating the portfolio's performance and reporting the same to the top management.

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- The risks affecting the business model performance including the nature of the financial assets retained within such model and the method of managing such risks.
- The method of evaluating the performance of work managers (fair value and/ or returns on the portfolio).
- Frequency, value and timings of sales' transactions in the previous periods; the reasons of such transactions; as well as the expectations regarding the future sale activities. However, the information of the sales' activities are not taken into consideration in isolation, but rather as a part of a comprehensive evaluation of the method of carrying out the bank's goals regarding managing financial assets and how cash flows are generated.
- The financial assets, which are retained for the purpose of trading or those which are managed and evaluated based on the fair value, are calculated by the fair value through profits and losses because they are not retained for the purpose of collecting contractual cash flows and/ or selling financial assets.
- Evaluating whether the asset's contractual cash flows represent payments that are only limited to the original amount of the instrument and the return.

For the purpose of carrying out this evaluation, the bank defines the original amount of the financial instrument as the fair value of the financial asset at initial recognition. The return is defined as the consideration of the time value of money, the credit risks attached to the original amount during a certain period of time, other basic lending risks and costs (such as the risks of liquidity and administrative costs), and profit margin.

For the bank to determine whether the asset's contractual cash flows are payments that are limited to the asset and return on the financial instrument, the bank puts the contractual terms of the instrument into consideration. This includes evaluating whether the financial instrument includes contractual terms that may change the timing or amount of contractual cash flows, which may lead to non-acceptance of such terms.

For the purpose of carrying out the above evaluation, the Bank needs to take the following into consideration:

- Potential events that may change the timing or amount of contractual cash flows;
- Characteristics of the financial leverage (rate of return, time limits, currency...)
- Terms of prompt payment and extension of time limits;
- The terms that may limit bank's ability to claim cash flows from certain assets;
- The characteristics that may amend the consideration of the time value of money (re-estimating the return rate on a periodical basis).
- The bank does not reclassify groups of financial assets unless the business model is changed, which rarely happens, or does not happen except infrequently or when the credit capacity of one of the debt instruments declines at amortized cost.

**E. Offsetting between Financial Instruments**

Financial assets and liabilities are offset when the bank has a legally enforceable right to offset the recognized amounts and it tends to settle this amount on a net basis, or realize the asset and settle the liability simultaneously.

Repos and reverse repos agreements related to treasury bills are netted on the balance sheet and disclosed under "treasury bills and other governmental notes" caption of the balance sheet.

**F. Financial Derivatives Instruments and hedging accounting**

- Derivatives are initially recognized at fair value on the date on which a derivative contract is entered into and are subsequently re-measured at their fair value. Fair values are obtained from quoted market prices in active markets, including recent market transactions, and valuation techniques, including discounted cash flow models and options pricing models, as appropriate. All derivatives are carried as assets when fair value is positive and as liabilities when fair value is negative.

• Embedded derivatives are not isolated if they were included in a financial instrument that falls under the financial assets definition as per IFRS 9 "Financial Instruments".

- Recognizing the profits and losses resulted from the fair value depends on whether the derivative is a covering instrument provision and according to the nature of the covered item, the bank classifies some of the derivatives as one of the following:

- Risk Hedging of the fair value of recognized assets and liabilities or confirmed commitments (fair value hedging).
- Risk hedging of future highly expected cash flows related to a recognizes asset or liability or related to an expected transaction (cash flows hedging).
- Hedging accounting is used for provision derivative for that purpose if the needed conditions are available.
- At the initiation of the transaction the bank documents the relations between the covered items and hedging instruments, also the objectives of risk management and the strategy of having different hedging transactions. At the

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beginning of hedging and consciously, the bank documents the estimation of whether the derivative used in hedging transactions are effective in facing the changes in the fair value or cash flows of the covered items.

**F.1. Fair value hedging**

The changes in the fair value of qualified derivatives provisions for hedging of the fair value are recognized in the income statement, this with any change in the fair value related to the risk of the covered asset or liability.

The effective changes in the fair value of return transfers contracts and the related hedged items are added to the net return and effective changes in the fair value of the future currency contracts are added to net income from financial assets at fair value through profit and loss.

Inefficiency in all of the contracts and the related hedged items mentioned in the previous paragraph are added to the net income from financial assets at fair value through profit and loss.

If the hedging is no longer following the hedging accounting procedures, the modification added to the book value of the hedged items recorded by the amortized cost method, this is through charging it against the profits and losses along the year till its maturity. Amendments in hedged equity instrument's book value remain within the shareholders' equity till it has been excluded.

**F.2. Cash flows hedging**

The effective part in the changes in the fair value of the qualified derivative provision to hedge the cash flows is recognized as shareholders' equity, while the profit and losses related to the ineffective part are recognized immediately as (net income from financial assets at fair value through profit and loss) in the income statement.

The amounts accumulated in the shareholders' equity are transferred to the income statement in the same period that the hedged item has an effect on profits and losses, profits and losses related to the effective part of the currency transfers and options are added to the net financial assets at fair value through profit and loss item.

When the hedging instrument is being due or sold, or when the hedging is no longer following the hedging accounting procedures, the profits and losses accumulated in the shareholders' equity in that time remain within the shareholders' equity item and it is recognized in the income statement when the expected transaction is finally recognized. But if the expected transaction is no longer expected to occur then the profits and losses accumulated in the shareholders' equity are immediately transferred to the income statement.

**F.3. Unqualified derivative of hedging accounting**

Changes in the fair value of the unqualified derivatives of hedging accounting are being recognized in the (net income from financial assets at fair value through profit and loss) item. In the income statement, the profits and losses resulted from the changes in the fair value is recognized as (net income of classified financial instruments valued by the fair value of profits and losses), this is through the profits and losses resulted from the changed in the fair value of derivatives managed in relation to the classified assets and liabilities at fair value through profits and losses.

**G. Recognizing first day's deferred profits and losses:**

Regarding the tools that evaluate the fair value, the transaction price is considered to be the best instrument to evaluate the fair value on the transaction date (fair value of delivered or received return) unless the fair value of the instrument on that date is indicated depending on the transaction's price in published market or using evaluation modules. When the bank has a long term transaction, its fair value is specified using evaluation modules that their inputs may not all be from the published market rates or prices, those financial instruments are recognized according to transaction price which is the best indication of the fair value. Although the value calculated from evaluation modules may be different, and the difference between the transaction price and the amount resulted from the module is not immediately recognized as first day's profits and losses and it is listed as other assets in the case of loss, and as other liabilities in the case of profit. The timing of recognizing the deferred profit and loss is specified separately for each case through its amortization on the transaction or when it is possible to identify the instrument's fair value using published market's inputs or by approving it when adjusting the transactions, the instruments is measured by the fair value, the subsequent changes in the fair value are immediately recognized in the income statement.

**H. Interest Income and Expense**

Interest income and expense for all interest-bearing financial instruments, except for those classified as financial assets designated at fair value through profit or loss, are recognized within 'interest income' and 'interest expense' in the income statement using the effective interest method. The effective interest method is a method of calculating the amortized cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant year. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter year to the net carrying amount of the financial



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asset or financial liability. When calculating the effective interest rate, the Bank estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts. Interest income on loans is recognized on accrual basis except for the interest income on non-performing loans, which ceases to be recognized as revenue when the recovery of interest or principle is in doubt and are rather recorded off balance sheet as follows:

- When it is collected and this is after redeeming all dues of consumer loans and personnel mortgages also small loans for economic activities.
- For corporate loans, interest income is recognized on a cash-basis after the bank collects 25 % of the rescheduled instalments and when these instalments continue to be paid for at least one year. If a loan continues to be performing thereafter, interest accrued on the principal then outstanding starts to be recognized in revenues. Interest that is written off prior to the date when the loan becomes performing is not recognized in profit or loss except when the total balance of loan, prior to that date, is paid in full.

#### **I. Fees and Commissions**

Fees charged for servicing a loan or facility, are recognized as revenue as the service is provided. Fees and commissions on non-performing or impaired loans or receivables cease to be recognized as income and are rather recorded off balance sheet. These are recognized as revenue - on the cash basis – only when interest income on those fees and commissions that are an integral part of the effective interest rate of a financial asset are treated as adjustment to the effective interest rate of that financial asset.

Commitment fees received by the bank to originate a loan are deferred if it is probable that the bank will enter into a specific lending arrangement and are regarded as a compensation for an ongoing involvement with the acquisition of the financial instrument and recognized as an adjustment to the effective interest rate. If the commitment expires without the bank making the loan, the fees are recognized as revenue on expiry.

Fees related to debt instruments which are measured at fair value are recognized under revenue at initial recognition. The fees for promotion of joint loans are recognized within revenues upon completing the promotion process without retaining any part of the loan by the bank, or if the bank maintains a part thereof with the actual interest rate available to other participants.

Fees and commissions that are earned on negotiating or participating in the negotiation of a transaction in favor of another entity, such as arrangements for the allotment of shares or another financial instrument or acquisition or sale of an enterprise on behalf of a client, are recognized as revenue when the transaction has been completed. Administrative consultations and other service fees are usually recognized as revenue on a straight-line basis over the year in which the service is rendered. Fees from financial planning management and custodian services provided to clients over long year are usually recognized as revenue on a straight-line basis over the year in which these services are rendered.

#### **J. Dividends**

Dividends are recognized in the income statement when the bank's right to receive payment is established.

#### **K. Purchase & Resale Agreements, and Resale & Purchase Agreements**

Financial instruments sold under repurchase agreements, are not derecognized from the books. These are shown in the assets side as an addition to the "treasury bills and other governmental notes" line item in the balance sheet. On the other hand, the bank's obligation arising from financial instruments acquired under resale agreements, is shown as a deduction from the "treasury bills and other governmental notes" line item in the balance sheet. Differences between the selling and repurchase price or between the purchase and resale price is recognized as interest expense or income throughout the year of agreements using the effective interest rate method.

#### **L. Impairment of Financial Assets**

The bank assembles debt instruments in groups with similar credit risks based on: the type of the banking product as per the retail product, the clients as per the corporate loans, and the recognized credit agency's classifications as per the balances at banks and sovereign debt.

The bank classifies debt instruments into three phases based on the quantitatively and qualitative criteria provided in the (Central Bank of Egypt) CBE's instructions issued on Feb. 26, 2019.

The bank estimates, on the date of financial statements, the provision of the financial instrument's impairment losses for at a value that is equal to the expected credit losses (ECLs) for the lifetime of the financial instrument, except for the debt

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instruments with low credit risks or otherwise debt instruments whose credit risks did not significantly increase, at the financial position date since the initial recognition

The bank considers ECLs to be a potential weighted estimation of ECLs, which are estimated as follows:

ECLs are estimated in the first phase by calculating the current value of the total cash deficit calculated based on the historic probability of default rates as amended by the expectations of macro-economic scenarios' average that would be the rates of economic growth, inflation and unemployment for twelve months as per the debt instruments in the first phase or the lifetime of the asset as per the second phase.

As per the credit-impaired debt instruments (third phase), ECLs are calculated based on the difference between the asset's total book balance and the current value of the future expected cash flows

Commitments related to loans and financial guarantees are considered as among the default value when calculated.

ECLs are calculated for the contracts of financial guarantees based on the difference between the payments expected to be paid to the guarantee holder less any other amounts that the Bank expects to redeem.

The bank shall not move the financial asset from the second phase to the first phase unless all the quantitative and qualitative elements of the first phase are met.

#### **Financial assets at fair value through the other comprehensive income**

Financial assets are measured at fair value through the other comprehensive income, whether they were listed on the Stock Exchange with inactive transactions or not listed, by determining the fair value through one of the accepted technical methods for determining the fair value. However, in case of not being able to determine the fair value of such stocks through a reliable method, they should be measured at replacement cost.

At the date of each financial position, the value of the debt instruments' ECLs are estimated by the bank and recognized in the statement of profits and losses, whereas the rest of differences like the change in the fair value are recognized in the other comprehensive income. In case the value rises, it should be expressed in the statement of profits and losses to the extent of what was previously charged during previous financial periods, provided that any increase should be recognized in value in the other comprehensive income. As per the equity instruments, all change differences are recognized at fair value in the other comprehensive income till the asset is disposed, and in such case, all those differences are carried to the retained earnings.

#### **M. Goodwill**

Goodwill (Positive, Negative) representing in the amounts resulted from the acquisition of subsidiaries companies and has been calculated based on the difference between the cost of acquisition and the fair value of the net assets of the acquiree at the acquisition date.

The positive goodwill is recognized at cost minus any losses resulted from the impairment in the value of goodwill while the negative goodwill is recognized directly in profit and loss.

#### **N. Evaluation of Housing Projects**

The cost of works under constructions includes the cost of allocated lands for housing projects, the cost of the constructions therein, the borrowing costs that are capitalized during the borrowing period until related work is finished and all related expenses as works under constructions are considered one of the qualified assets to be charged with the borrowing costs which should be no more capitalized for the projects that its core activities needed to make it ready for its identified purposes or for selling it to other.

- Finished housing units are evaluated at lower of the cost or fair value; the fair value is evaluated in the light of detailed studies. In case the fair value is less than the cost, the difference is charged to reduce "profits of housing projects" item in the income statement. In case of an increase in the fair value, such increase shall be credited to the income statement to the extent previously charged to the income statement.
- The cost and selling price of housing units in some distinguished projects are calculated according to the privileges in location and area for each unit with no effect on the project's total cost.

#### **O. Investments property**

Investments property is represented in land & Buildings owned by the bank for gain rental revenues or capital appreciation. Therefore it doesn't include real-estate assets used in the bank's operations or which was received in settlement of the bank's liability. Investment is accounted by the same method applied for fixed assets in which investments property are recorded at historical cost and depreciated using straight line method using appropriate depreciation rate and recognizing impairment loss if needed.

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### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022**

#### **P. Intangible Assets**

##### **P.1. Computer programs**

Expenses related to improvement & maintenance of computer programs are recognized as expenses in income statement when incurred. Recognized as an intangible asset expenses related directly with definite programs and under the bank control & expected to generate economic benefits which exceed its cost for more than one year. Direct expenses includes labor cost in the program improvement team in addition to appropriate average of related general expenses and it is recognized as an improvement cost in the expenses that leads to an increased expansion or performance of the computer program more than its original standards, it is added to the program cost.

Computer programs' cost which are recognized as an asset are amortized over its life time of not more than 4 years.

##### **P.2. Other intangible assets**

Represented in the intangible assets other than goodwill and computer programs for example (trademarks, license, and rental contracts benefits).

Other intangible assets are recorded by acquisition cost and is amortized by straight line method or the economic benefits expected, along its estimated useful life. Considering assets with no definite useful life, they are not amortized but its impairment loss is yearly examined and recorded (if found) in the income statement.

#### **Q. Fixed Assets**

Land and buildings comprise mainly branches and offices. All fixed assets are carried at historical cost net of accumulated depreciation and impairment losses. Historical cost includes expenditures that are directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognized separately, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Bank and the cost of the item can be measured reliably. All other repairs and maintenance expenses are recognized in profit or loss within "other operating expenses" during the financial year in which they are incurred.

Depreciation is charged so as to write off the cost of assets, other than land which is not depreciated, over their estimated useful lives, using the straight-line method to the extent of their estimated residual values based on the following annual rates:

- Re-establishing expenses related to the rented branches are amortized through the estimated production life or the year of the rent contracts whichever less.
- Facilities and installments are depreciated over 3 year's year.
- The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date. Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use. The recoverable amount of an asset is the higher of the asset's net realizable value or value in use. Gains and losses on disposals are determined by comparing proceeds with relevant carrying amount. These are included in profit or loss in other operating income (expenses) in the income statement.

#### **R. Non-Financial Asset Impairment**

Assets without definite useful life are not amortized & they are being tested annually for impairment. Assets are tested for impairment whenever events or circumstances indicated that the book value may not be recoverable.

Then the impairment loss is recognized & and the carrying amount of an asset is reduced to the extent that such carrying amount exceeds recoverable amount. The recoverable amount represents the higher of the asset's net selling value or value in use. In order to estimate the impairment, asset is joined to smallest possible cash generating unit.

Non-financial assets with impairment are being reviewed to assess whether or not, all or part of such impairment loss should be reversed through profit and loss.

#### **S. Rental**

Payments are recorded in operating rent account after deducting any discounts received from the lesser in the expenses in the income statement according to straight line method within the contract year.

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### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022**

#### **T. Cash and Cash Equivalents**

For the purposes of the cash flow statement, cash and cash equivalents comprise balances with less than three months' maturity from the date of acquisition; they include cash and balances due from central bank of Egypt-other than those within the mandatory reserve, current accounts with banks and financial assets other than fair value through profit and loss.

#### **U. Provisions**

Provisions for restructuring costs and legal claims are recognized when the Bank has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole

A provision is recognized even if the likelihood of an outflow with respect to any one item included in the same class of obligations is remote. When a provision is wholly or partially no longer required, it shall be reversed through profit and loss under other operating income (expense). An appropriate interest rate is used to measure the present value of liabilities' payments that are determined to be settled after one year from balance sheet date. This interest rate is not affected by the taxes' rates which reflect the cash time value and if it's due in less than a year estimated value of the liability is calculated and if it has an important effect, it's recognized by the present value.

#### **V. Financial collateral contracts**

Financial collateral contract is the contract issued by the bank to collateral loans or debit current accounts presented to its customers from other parties and it is required from the bank to pay certain payments to compensate the beneficiaries of carried loss because debit payment in the due date according to the debt instrument's conditions. These financial collaterals are presented to banks, financial institutions and other parties on behalf of the bank's customers.

Initial recognition in the financial statements is recorded by the fair value at the date of granting the collateral which may reflect the collateral fees. Later on, the bank's liability is measured by the virtue of the collateral on the basis of the initial recognition amount less the amortization to recognize the collateral fees in the income statement by the straight line method over the collateral lifetime, or the best estimation of the needed payments to adjust any financial liability resulted from the financial collaterals on the balance sheet date which is higher. These estimations are specified according to the experience in similar transactions and historical losses and also by the management's judgment. Any increase in the liabilities resulted from financial collaterals, is recognized in the income statement as other operating revenues (expenses).

#### **W. Employees Benefits**

##### **U.1. Pension Liabilities**

The bank is committed to pay the contributions to the Social Insurance Public Authority, with no other liabilities after paying these contributions. Those contributions are recorded yearly in the income statement in its maturity year and are listed as labor benefits.

The bank has insurance fund for the employees of the bank, which was founded in 1987 Working according to law no. 54 for year 1975 and its executive regulations, in the purpose of granting compensation and insurance benefits for the members, this pension fund and its amendments are implemented on all of the employees of the bank's head office and its branches.

The bank is committed to pay the annual and monthly subscription to the fund according to the funds regulation and its amendments. No other liabilities on the bank after the payment of the subscription. Those subscriptions are recognized as administrative expenses when they come due. The prepaid subscriptions are recognized as assets to the limit that the deposit leads to reduce the future payments or to a refund.

##### **U.2. Retirement Liabilities**

The bank has applies a defined medical system for its employees and the retired ones. According to the above mentioned system, the bank's liabilities are represented in the difference between both the present value of liabilities in the balance sheet date and the fair value of its assets including settlements resulted from actuarial profit/loss and also the cost of previous service. Those liabilities are determined annually by independent actuarial expert using the "estimated added unit approach" and are determined through estimated future out cash flow applying interest rates on bonds with maturities similar to that of the liabilities in "other liabilities" item.

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Actuarial profit/loss resulted from settlements together with amendments in the medical system are charged to the income statement.

The cost of the previously recognized service is charged directly to the income statement as (general & administrative expense) unless changes that have been made on the policies state that worker should stay for a specified year, in this case the cost of the service is amortized using straight-line method.

**X. Income Taxes**

Income tax expense on the year's profit or loss includes the sum of the tax currently payable and deferred tax and is recognized in the income statement, except when they relate to items that are recognized directly in equity, in which case the tax is also recognized in equity.

Income tax is recognized based on net taxable profit using the tax rates applicable at the date of the budget in addition to tax adjustments for previous years.

Deferred taxes is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting year. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. The carrying amount of deferred tax assets is reviewed at the end of each reporting year and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. However, when it is expected that the tax benefit will increase, the carrying amount of deferred tax assets shall increase to the extent of previous reduction.

**Y. Borrowing**

Loans obtained by the bank are initially recognized at fair value net of transaction costs incurred in connection with obtaining the loan. Borrowings are subsequently measured at amortized cost, with the difference between net proceeds and the value to be paid over the borrowing year, recognized in profit or loss using the effective interest rate method.

**Z. Capital**

**Z.1. Cost of capital**

The issuance expenses that are related directly with issuing new shares or shares of acquiring entity or issuance options, are presented as a deduction from shareholders' equity and the net revenues after tax.

**Z.2. Dividends**

Dividends are recognized when the general assembly of shareholders approves them. Dividends include the employees' profit share and the board of directors' remuneration as prescribed by the bank's articles of association and the corporate law.

**AA. Trust Activities**

Trust activities are the assets' opposition and managing for individuals and funds. Its values and profits are not recognized in the bank's financial statements because they are not owned by the bank.

**AB. Comparative Figures**

Comparative figures are reclassified, where necessary, to conform with changes in the current year's presentation.

**3. Management of Financial Risks**

The bank, as a result of conducting its activities, is exposed to various financial risks. Since financial activities are based on the concept of accepting risks and analysing and managing individual risks or group of risks together, the bank aims at achieving a well-balanced risks and relevant rewards, as appropriate and to reduce the probable adverse effects on the bank's financial performance. The most important types of risks are credit risk, market risk, liquidity risk and other operating risks. The market risk comprises foreign currency risk, interest rate risk and other pricing risks.

The risk management policies have been laid down to determine and analyses the risks, set limits to the risks and control them through reliable methods and up-to-date systems. The bank regularly reviews the risk management policies and systems and amendments thereto, so that they reflect the changes in markets, products and services and the best up-to-date applications.

Risks are managed in accordance with preapproved policies by the board of directors. The risk management department identifies, evaluates and covers financial risks, in close collaboration with the bank's various operating units. The board

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of directors provides written rules which cover certain risk areas, such as credit risk, foreign exchange risk, interest rate risk and the use of derivative and non-derivative financial instruments. Moreover, the risk department is responsible for the year review of risk management and the control environment independently.

**A. Credit Risk**

The bank is exposed to the credit risk which is the risk resulting from failure of the client to meet its contractual obligations towards the Bank. The credit risk is considered to be the most significant risk for the bank, therefore requiring careful management. The credit risk manifests itself in the lending activities and debt instruments in bank's assets as well as off balance sheet financial instruments, such as loans commitments. The credit risk management and control are centralized in a credit risk management team in Bank Risk management department and reported to the Board of Directors and head of each business unit regularly.

**A.1. Measuring the Credit Risk**

**Loans and facilities to banks and clients**

In measuring credit risk of loan and advances to customers and to banks at a counterparty level, the Bank's rating system is based on three key pillars:

- The 'probability of default' by the client or counterparty on its contractual obligations.
- Current exposures to the counterparty and its likely future development, from which the bank derive the (exposure at default).

These credit risk measurements, which reflect expected loss. The operational measurements can be contrasted with impairment allowances required under EAS and in accordance with the Central Bank of Egypt's instructions approved by the board of directors on 16 December 2008, which are based on losses that have been incurred at the balance sheet data (the 'incurred loss model') rather than expected losses.

The bank assesses the probability of default of individual counterparties using internal rating tools tailored to the various categories of counterparty. They have been developed internally and combine statistical analysis with credit officer judgment to reach the relevant credit rating basis. Clients of the Bank are segmented into four rating classes. The bank's rating scale, which is shown below, reflects the range of default probabilities defined for each rating class. This means that, in principle, exposures migrate between classes as the assessment of their probability of default changes. The rating tools are kept under review and upgraded as necessary. The Bank regularly validates the performance of the rating and their predictive power with regard to default events.

**Bank's internal ratings scale**

<u>Bank's Rating</u>	<u>Description of the grade</u>
1	Good debts
2	Normal watch-list
3	Special watch-list
4	Non-performing loans

The position exposed to default depends on the amounts that the Bank expects to be outstanding when delay occurs. For instance, for the loans, the position would be the nominal value; for commitments, the Bank includes all the amounts already withdrawn in addition to the other amounts that are expected to be withdrawn till the date of delay, if any. Presumptive loss represents the Bank's expectations of the amount of loss when the debt is claimed in case of delay. This is expressed by the loss percentage in the debt, which certainly differs according to the type of debtor, the priority of claim, and the availability of guarantees or other credit coverage means.

**Debt Instruments**

As per debt instruments, the bank uses external classifications or any equivalent in credit risks' management. However, if such evaluations are not available, similar methods are used to the ones applied to credit clients. Such investments in securities are considered a means to obtain a better credit quality and at the same time it provides an available source for meeting the financing requirements.

**A.2. Risk limit control and mitigation policies**

The bank manages, limits and controls concentrations of credit risk wherever they are identified – in particular, to individual counterparties and banks, and to industries and countries.

The Bank structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to one borrower, or groups of borrowers, and to geographical and industry segments. Such risks are monitored on a revolving basis and subject to an annual or more frequent review, when considered necessary. Limits on the level of credit risk by individual, counterparties, product, and industry sector and by country are approved quarterly by the Board of Directors.



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The exposure to any one borrower including banks and brokers is further restricted by sub-limits covering on- and off-balance sheet exposures, and daily delivery risk limits in relation to trading items such as forward foreign exchange contracts. Actual exposures against limits are monitored quarterly.

Exposure to credit risk is also managed through regular analysis of the ability of borrowers and potential borrowers to meet interest and capital repayment obligations and by changing these lending limits where appropriate.

**Some other specific control and mitigation measures are outlined below:**

#### **Collaterals**

The bank employs a range of policies and practices to mitigate credit risk. The most traditional of these is the taking of security for funds advances, which is common practice. The bank implements guidelines on the acceptability of specific classes of collateral or credit risk mitigation. The principal collateral types for loans and advances are:

- Mortgages over residential properties.
- Mortgage business assets such as premises, inventory and accounts receivable.
- Mortgage financial instruments such as debt securities and equities.
- Longer-term finance and lending to corporate entities are generally secured; revolving individual credit facilities are generally unsecured.

In addition, in order to minimize the credit loss the bank will seek additional collateral from the counterparty as soon as impairment indicators are noticed for the relevant individual loans and advances.

- Collateral held as security for financial assets other than loans and advances is determined by the nature of the instrument. Debt securities, treasury and other governmental securities are generally unsecured, with the exception of asset-backed securities and similar instruments, which are secured by portfolios of financial instruments.

#### **Derivatives**

The bank maintains strict control limits on net open derivative positions (i.e., the difference between purchase and sale contracts), by both amount and term. At any one time, the amount subject to credit risk is limited to the current fair value of instruments that are favorable to the bank (i.e., assets where their fair value is positive), which in relation to derivatives is only a small fraction of the contract, or negotiable values used to express the volume of instruments outstanding. This credit risk exposure is managed as part of the overall lending limits with customers, together with potential exposures from market movements. Collateral or other security is not usually obtained for credit risk exposures on these instruments, except where the bank requires margin deposits from counterparties.

Settlement risk arises in any situation where a payment in cash, securities or equities is made in the expectation of a corresponding receipt in cash, securities or equities. Daily settlement limits are established for each counterparty to cover the aggregate of all settlement risk arising from the Bank market transactions on any single day.

#### **Commitments Related to Credit**

The primary purpose of these instruments is to ensure that funds are available to a customer as required. Collaterals and standby letter of credit carry the same credit risk as loans. Documentary and commercial letters of credit – which are written undertakings by the Bank on behalf of a customer authorizing a third party to draw drafts on the Bank up to a stipulated amount under specific terms and conditions – are collateralized by the underlying shipments of goods to which they relate and therefore carry less risk than a direct loan.

Commitments to extend credit represent unused portions of authorizations to extend credit in the form of loans, collaterals or letters of credit. With respect to credit risk on commitments to extend credit, the Bank is potentially exposed to loss in an amount equal to the total unused commitments. However, the likely amount of loss is less than the total unused commitments, as most commitments to extend credit are contingent upon customers maintaining specific credit standards. The Bank monitors the term to maturity of credit commitments because longer-term commitments generally have a greater degree of credit risk than shorter-term commitments.

#### **A.3. Impairment and Provisions Policies**

**Policies** The internal rating systems previously described focus more on credit-quality mapping from the inception of the lending and investment activities. In contrast, impairment provisions are recognized for financial reporting purposes only for losses that have been incurred at the balance sheet date based on objective evidence of impairment due to the different methodologies applied, the amount of incurred credit losses provided for in the financial statements are usually lower than the amount determined from the expected loss model that is used for internal operational management and Central Bank of Egypt's regulation purposes.

The impairment provision shown in the balance sheet at the period is derived from each of the three internal rating grades. However, the majority of the impairment provision comes from the bottom two grades.

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The table below shows the percentage of the bank's in balance sheet items relating to loans and advances and the associated impairment provision for each of the bank's internal rating categories:

<u>30/06/2022</u> <u>Bank's Rating</u>	<u>Loans and facilities %</u>	<u>Impairment losses provision %</u>
Stage 1	87%	24%
Stage 2	4%	20%
Stage 3	9%	66%
	<u>100%</u>	<u>100%</u>

Loans and facilities includes loans used limit and percentage of loans agreements, according to the volume of expected used limit in addition to financial collateral contracts.

The bank's policy requires the review of all financial assets that are above materiality thresholds at least annually or more regularly when individual circumstances require. Impairment allowances on individually assessed accounts are determined by an evaluation of the incurred loss at balance-sheet date on a case-by-case basis, and are applied to all individually significant accounts. The assessment normally encompasses collateral held (including re-confirmation of its enforceability) and the anticipated receipts for that individual account.

Impairment loss provision is formed based on homogenous assets using the historical experience of loan losses, available personal judgment of bank management and statistical methods.

#### A.4. Bank Risks Measurement General Model

In addition to the four categories of measuring credit worthiness the management makes sub-groups more detailed according to the Central Bank of Egypt's rules. Assets facing credit risk are classified to detailed conditions relying greatly on customer's information, activities, financial position and his regular payments to his debts.

The bank calculates the provisions needed for impairment of assets exposed to credit risk including commitments related to the credit based on special percentages determined by Central Bank of Egypt. In the case of increase of impairment loss provision needed according to credit worthiness as per Central Bank of Egypt over the impairment loss for the purpose of preparing the financial statement according to the Central Bank of Egypt approved by the Board of Directors as on February 26, 2019, regarding the implementation of IFRS 9, the general banking risk reserve is included in owners' equity deducted from the retained earning with this increase, this reserve is modified on a regular basis with the increase and decrease, which equals the increase in provisions and this reserve is not distributed.

And this are categories of institutional worthiness according to internal ratings compared with Central Bank of Egypt's ratings and rates of provisions needed for assets impairment related to credit risk:

<u>Classification of the Central Bank of Egypt</u>	<u>Classification Significance</u>	<u>Required provision rate</u>	<u>Internal classification</u>	<u>Internal classification Significance</u>
1	Low risks	Zero	1	Performing loans
2	Average Risk	1%	1	Performing loans
3	Satisfactory risks	1%	1	Performing loans
4	Reasonable Risk s	2%	1	Performing loans
5	Acceptable Risk	2%	1	Performing loans
6	Marginally Acceptable risk	3%	2	Regular watching
7	Watch list	5%	3	Watch list
8	Substandard	20%	4	Non-performing loans
9	Doubtful	50%	4	Non-performing loans
10	Bad Debt	100%	4	Non-performing loans

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### A.5. Maximum limits for Credit Risk before Collateral.

	<u>30/06/2022</u>	<u>31/12/2021</u>
	<u>EGP</u>	<u>EGP</u>
<b>Items Exposed to Credit Risks</b>		
<b>Due from banks</b>	<b>17,052,498,349</b>	<b>14,161,658,115</b>
<b>Loans and facilities to customers</b>		
<b>Retail Loans</b>		
Overdrafts	891,830,685	660,862,397
Credit cards	79,531,237	68,351,990
Personal Loans	8,018,831,111	6,797,426,924
Real Estate Loans	9,294,977,467	8,532,971,677
<b>Corporate Loans:</b>		
Overdrafts	5,582,894,358	4,436,426,470
Direct Loans	4,875,180,974	4,249,246,121
Syndicated Loans	1,744,460,028	1,289,643,832
<b>Specialized Loans:</b>		
Direct Loans	329,813,421	388,347,945
<b>Financial Assets:</b>		
Debt Instruments	7,893,464,015	9,675,715,992
<b>Other assets</b>	<b>4,573,571,827</b>	<b>3,472,342,585</b>
<b>Total</b>	<b>60,337,053,472</b>	<b>53,732,994,048</b>

### A.6. Loans and Facilities

Following is the position of loans and facilities balances to the clients in terms of credit solvency:

	<u>30/06/2022</u>	<u>31/12/2021</u>
	<u>EGP</u>	<u>EGP</u>
	<b>Loans &amp; advances to customers</b>	<b>Loans &amp; advances to customers</b>
Neither past dues nor subject to impairment	26,935,465,974	21,422,374,746
Past due but not subject to impairment	1,134,474,843	2,302,631,767
Individually subject to impairment	2,747,578,464	2,698,270,843
<b>Total</b>	<b>30,817,519,281</b>	<b>26,423,277,356</b>
<b>Less:</b>		
Impairment loss provision	(2,326,369,263)	(2,247,178,566)
Interest in suspense	(16,792,237)	(16,792,237)
	<b>28,474,357,781</b>	<b>24,159,306,553</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

Loans and facilities impairment reached EGP 68,278,033 compared to EGP 102,285,881 in the comparative period. Item No. (18) Includes additional information about provision for impairment losses on Loans and facilities to banks and customers.

The following table showing total Loans & Facilities stages during the period:

	<u>30/06/2022</u>			
	Stage 1 12 Months	Stage 2 Lifetime	Stage 3 Lifetime	Total
Retail	16,850,351,131	707,038,655	1,057,594,135	18,614,983,921
Corporate	10,085,114,843	427,436,188	1,689,984,329	12,202,535,360
	<u>26,935,465,974</u>	<u>1,134,474,843</u>	<u>2,747,578,464</u>	<u>30,817,519,281</u>

The following table showing Impairment loss provision in stages during the period:

	<u>30/06/2022</u>			
	Stage 1 12 Months	Stage 2 Lifetime	Stage 3 Lifetime	Total
Retail	56,320,234	16,972,321	181,381,937	254,674,492
Corporate	522,154,393	204,628,464	1,344,911,914	2,071,694,771
	<u>578,474,627</u>	<u>221,600,785</u>	<u>1,526,293,851</u>	<u>2,326,369,263</u>

The following table showing total Loans & Facilities stages during the period:

	<u>31/12/2021</u>			
	Stage 1 12 Months	Stage 2 Lifetime	Stage 3 Lifetime	Total
Retail	14,286,913,788	1,050,428,993	1,110,618,152	16,447,960,933
Corporate	7,135,460,958	1,252,202,774	1,587,652,691	9,975,316,423
	<u>21,422,374,746</u>	<u>2,302,631,767</u>	<u>2,698,270,843</u>	<u>26,423,277,356</u>

The following table showing Impairment loss provision in stages during the period:

	<u>31/12/2021</u>			
	Stage 1 12 Months	Stage 2 Lifetime	Stage 3 Lifetime	Total
Retail	44,468,712	27,630,500	214,173,809	286,273,021
Corporate	488,433,097	223,664,256	1,248,808,192	1,960,905,545
	<u>532,901,809</u>	<u>251,294,756</u>	<u>1,462,982,001</u>	<u>2,247,178,566</u>

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The following table provides information on the quality of financial assets during the period:

<u>30/06/2022</u>				
<u>Due from banks</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	17,052,498,349	-	-	17,052,498,349
Normal watch-list	-	-	-	-
Special watch-list	-	-	-	-
Non-performing loan	-	-	-	-
<b>Total</b>	<b>17,052,498,349</b>	<b>-</b>	<b>-</b>	<b>17,052,498,349</b>
Allowance for impairment losses	(407,494)	-	-	(407,494)
<b>Total</b>	<b>17,052,090,855</b>	<b>-</b>	<b>-</b>	<b>17,052,090,855</b>

<u>30/06/2022</u>				
<u>Financial assets at amortized cost</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	7,893,464,015	-	-	7,893,464,015
Normal watch-list	-	-	-	-
Special watch-list	-	-	-	-
Non-performing loan	-	-	-	-
<b>Total</b>	<b>7,893,464,015</b>	<b>-</b>	<b>-</b>	<b>7,893,464,015</b>
Allowance for impairment losses	(951,890)	-	-	(951,890)
<b>Total</b>	<b>7,892,512,125</b>	<b>-</b>	<b>-</b>	<b>7,892,512,125</b>

<u>30/06/2022</u>				
<u>Retail Loans &amp; Facilities</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	16,850,351,131	-	-	16,850,351,131
Normal watch-list	-	707,038,655	-	707,038,655
Non-performing loan	-	-	1,057,594,135	1,057,594,135
<b>Total</b>	<b>16,850,351,131</b>	<b>707,038,655</b>	<b>1,057,594,135</b>	<b>18,614,983,921</b>
Allowance for impairment losses	(56,320,234)	(16,972,321)	(181,381,937)	(254,674,492)
<b>Total</b>	<b>16,794,030,897</b>	<b>690,066,334</b>	<b>876,212,198</b>	<b>18,360,309,429</b>

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<u>30/06/2022</u>				
<u>Corporate Loans &amp; Facilities</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	10,085,114,843	-	-	10,085,114,843
Normal watch-list	-	427,436,188	-	427,436,188
Non-performing loan	-	-	1,689,984,329	1,689,984,329
<b>Total</b>	<b>10,085,114,843</b>	<b>427,436,188</b>	<b>1,689,984,329</b>	<b>12,202,535,360</b>
<b>Allowance for impairment losses</b>	<b>(522,154,393)</b>	<b>(204,628,464)</b>	<b>(1,344,911,914)</b>	<b>(2,071,694,771)</b>
<b>Total</b>	<b>9,562,960,450</b>	<b>222,807,724</b>	<b>345,072,415</b>	<b>10,130,840,589</b>

<u>31/12/2021</u>				
<u>Due from banks</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	14,161,658,115	-	-	14,161,658,115
Normal watch-list	-	-	-	-
Special watch-list	-	-	-	-
Non-performing loan	-	-	-	-
<b>Total</b>	<b>14,161,658,115</b>	<b>-</b>	<b>-</b>	<b>14,161,658,115</b>
<b>Allowance for impairment losses</b>	<b>(1,006,354)</b>	<b>-</b>	<b>-</b>	<b>(1,006,354)</b>
<b>Total</b>	<b>14,160,651,761</b>	<b>-</b>	<b>-</b>	<b>14,160,651,761</b>

<u>31/12/2021</u>				
<u>Financial assets at amortized cost</u>	Stage 1	Stage 2 Lifetime	Stage 3 Lifetime	Total
<u>Credit rating</u>	12 Months			
Good debts	9,675,715,992	-	-	9,675,715,992
Normal watch-list	-	-	-	-
Special watch-list	-	-	-	-
Non-performing loan	-	-	-	-
<b>Total</b>	<b>9,675,715,992</b>	<b>-</b>	<b>-</b>	<b>9,675,715,992</b>
<b>Allowance for impairment losses</b>	<b>(2,361,581)</b>	<b>-</b>	<b>-</b>	<b>(2,361,581)</b>
<b>Total</b>	<b>9,673,354,411</b>	<b>-</b>	<b>-</b>	<b>9,673,354,411</b>



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<b>31/12/2021</b>				
<b>Retail Loans &amp; Facilities</b>	<b>Stage 1</b>	<b>Stage 2 Lifetime</b>	<b>Stage 3 Lifetime</b>	<b>Total</b>
<b>Credit rating</b>	<b>12 Months</b>			
Good debts	14,286,913,788	-	-	14,286,913,788
Normal watch-list	-	1,050,428,993	-	1,050,428,993
Non performing loan	-	-	1,110,618,152	1,110,618,152
<b>Total</b>	<b>14,286,913,788</b>	<b>1,050,428,993</b>	<b>1,110,618,152</b>	<b>16,447,960,933</b>
Allowance for impairment losses	(44,468,712)	(27,630,500)	(214,173,809)	(286,273,021)
<b>Total</b>	<b>14,242,445,076</b>	<b>1,022,798,493</b>	<b>896,444,343</b>	<b>16,161,687,912</b>

<b>31/12/2021</b>				
<b>Corporate Loans &amp; Facilities</b>	<b>Stage 1</b>	<b>Stage 2 Lifetime</b>	<b>Stage 3 Lifetime</b>	<b>Total</b>
<b>Credit rating</b>	<b>12 Months</b>			
Good debts	7,135,460,958	-	-	7,135,460,958
Normal watch-list	-	1,252,202,774	-	1,252,202,774
Non-performing loan	-	-	1,587,652,691	1,587,652,691
<b>Total</b>	<b>7,135,460,958</b>	<b>1,252,202,774</b>	<b>1,587,652,691</b>	<b>9,975,316,423</b>
Allowance for impairment losses	(488,433,097)	(223,664,256)	(1,248,808,192)	(1,960,905,545)
<b>Total</b>	<b>6,647,027,861</b>	<b>1,028,538,518</b>	<b>338,844,499</b>	<b>8,014,410,878</b>

**A.7. Acquisition of collaterals:**

Assets owned through possession are classified among other assets in the balance sheet

Those assets are sold whenever practical according to The Central Bank of Egypt regulations to dispose those assets in a specified year.

<b>Book Value</b>		
	<b>30/06/2022</b>	<b>31/12/2021</b>
	<b>EGP</b>	<b>EGP</b>
<b>Land</b>	<b>16,492,260</b>	<b>16,537,860</b>
<b>Housing units</b>	<b>2,237,625</b>	<b>2,237,625</b>
<b>Hotel</b>	<b>49,139,024</b>	<b>49,093,424</b>
	<b>67,868,909</b>	<b>67,868,909</b>

**HOUSING AND DEVELOPMENT BANK****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2022****A.8. The concentration of financial assets exposed to credit risks:****Geographical segments**

The following table represents the analysis of the most important bank's credit risks measured at the book value, allocated according to the geographical segment at 30 June 2022. While preparing this table, risks were allocated to the geographical segments according to the areas related to the bank's customers.

	Arab Republic of Egypt			
	Greater Cairo	Alexandria, Delta and	Upper Egypt	Total
Due from banks	17,052,498,349	-	-	17,052,498,349
<b>Loans and Advance to Customers</b>				
<b>Retail Loans:</b>				
Overdrafts loans	384,225,866	427,856,155	79,748,664	891,830,685
Credit cards loans	37,304,738	35,792,071	6,434,428	79,531,237
Personal loans	3,077,896,664	3,294,972,680	1,645,961,767	8,018,831,111
Real Estate loans	5,000,574,389	3,110,950,462	1,183,452,616	9,294,977,467
<b>Corporate Loans:</b>				
Overdrafts	3,103,472,882	2,195,842,394	283,579,082	5,582,894,358
Direct loans	4,351,547,441	417,445,718	106,187,815	4,875,180,974
Syndication loans	1,744,460,028			1,744,460,028
<b>Specialized Loans:</b>				
Other loans	329,813,421	-	-	329,813,421
<b>Financial Assets</b>				
Debt Instruments	7,893,464,015	-	-	7,893,464,015
<b>Other Assets</b>	4,481,501,809	58,663,344	33,406,674	4,573,571,827
<b>Total as of 31/03/2022</b>	<b>47,456,759,602</b>	<b>9,541,522,824</b>	<b>3,338,771,046</b>	<b>60,337,053,472</b>
<b>Total as of 31/03/2021</b>	<b>42,135,974,186</b>	<b>8,615,189,387</b>	<b>2,981,830,475</b>	<b>53,732,994,048</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

The following table represents the analysis of the most important bank's credit risk in book value, allocated according to the customers' activity:  
(EGP)

	Financial Institutions	Agricultural	Industrial Institutions	Commercial	Services	Real Estate Activity	Governmental Sector	Other Activities	Individuals	Total
Due from banks	4,934,563,095	-	-	-	-	-	12,117,935,254	-	-	17,052,498,349
Loans & Facilities										
Retail										
Overdrafts	-	-	-	-	-	-	-	-	891,830,685	891,830,685
Credit Cards	-	-	-	-	-	-	-	-	79,531,237	79,531,237
Personal loans	-	-	-	-	-	-	-	-	8,018,831,111	8,018,831,111
Real Estate	-	-	-	-	-	-	-	-	9,294,977,467	9,294,977,467
Corporate										
Overdraft	112,192,821	18,762,918	2,502,884,570	952,326,180	495,261,007	1,401,000,101	-	100,456,761	-	5,582,894,358
Direct	2,754,139,591	2,813,589	335,332,221	1,253,121,388	474,453,467	46,638,682	-	8,682,036	-	4,875,180,974
Syndicated	-	-	-	-	560,358,561	1,184,101,467	-	-	-	1,744,460,028
Specialized Loans										
Direct	-	-	-	-	-	-	329,813,421	-	-	329,813,421
Financial Assets										
Debt Instruments	-	-	-	-	-	-	7,893,464,015	-	-	7,893,464,015
Other Assets	338,154,638	-	-	-	812,954,803	2,514,865,275	263,846,330	9,246,139	634,504,642	4,573,571,827
Total as of 31 March 2022	8,139,050,145	21,576,507	2,838,216,791	2,205,447,568	2,343,027,838	5,146,615,525	20,605,059,020	118,384,936	18,919,675,142	60,337,053,472
Total as of 31 December 2021	3,919,837,448	23,884,495	2,443,064,356	1,228,260,322	2,402,799,011	3,435,194,205	23,512,667,302	73,169,279	16,694,117,630	53,732,994,048

## **HOUSING AND DEVELOPMENT BANK**

### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022**

#### **B. Market Risk**

The bank takes on exposure to market risks, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks arise from open positions in interest rate, currency and equity products, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices, such as interest rates, currency risk and equity instruments. The bank separates its level of exposure to market risk to trading portfolios and non-trading.

Market risk management arising from trading or non-trading activities concentrated in managing the risk in the bank and it is followed up through two separated teams, and regular reports delivered to the board of directors and the heads of the activity units regularly.

The trading portfolios include the positions resulted from the bank's direct interaction with customers or with market, while non for trading portfolios, arises basically from the management of the interest rates of assets and liabilities related to retail transactions. These portfolios include foreign currencies risk and equity instruments risk resulted from held to maturity investments and available for sale investments.

#### **B.1. Market Risk Measurement Techniques:**

##### **Value at risk**

The bank applies a "value at risk" methodology (VAR) to its trading portfolios, to estimate the market risk of its positions held and it's been monitoring daily.

VAR is a statistically based estimate of the potential loss on the current portfolio resulting from adverse market movements. It expresses the 'maximum' amount the bank might lose, but using certain level of confidence (98%). There is therefore a specified statistical probability (2%) that actual loss could be greater than the VAR estimate. The VAR model assumes a certain 'holding year' until positions can be closed (10 days) before closing the opening quarters, and it is assumed that the movement of the market during the retention year will follow the same movement pattern that occurred during the previous ten days.

The bank is assessing the historical movements in the market prices based on volatilities and correlations data for the past two years while collecting the historical data for the past five years and the bank applies these historical changes in rates, prices and indicators directly to the current positions, and this way is known as a simulated historical method and the actual outputs are monitored on regular basis to measure the appropriate assumptions and factors used to measure VAR. The use of this approach does not prevent losses outside of these limits in the event of more significant market movements.

##### **Stress testing**

Stress Testing Stress tests provide an indication of the potential size of losses that could arise under extreme market conditions. Therefore, bank designs stress tests according to its activities by using typical analysis to specific scenarios.

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

**B.2. Foreign exchange risk**

The Bank takes on exposure to the effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows. The Board sets limits on the level of exposure by currency and in aggregate for both overnight and intra-day positions, which are monitored daily. The table below summarizes the bank's exposure to foreign currency exchange rate risk and bank's financial instruments at carrying amounts, categorized by currency.

<b>30 June 2022</b>	<b>US Dollar</b>	<b>Euro</b>	<b>Sterling Pound</b>	<b>Other Currencies</b>
<b>Financial Assets:</b>				
Cash and balances with Central Bank	7,450,290	575,287	35,528	737,904
Due from banks	33,402,383	3,057,610	531,875	2,330,081
Loans & facilities to customers	8,780,026	92,620	1,205	4,888
<b>Financial investments</b>				
Financial Assets at amortized costs	6,000,000	-	-	-
Financial Assets at fair value through other comprehensive income	38,085,632	4,002,426	-	-
Other Financial assets	598,147	114,461	88	452
<b>Total financial assets</b>	<b>94,316,478</b>	<b>7,842,404</b>	<b>568,696</b>	<b>3,073,325</b>
<b>Financial liabilities:</b>				
Due to banks	-	-	-	-
Customer's deposits	68,673,244	8,390,825	575,016	1,928,535
Other Financial liabilities	11,552,355	132,012	613	1,647,081
<b>Total financial liabilities</b>	<b>80,225,599</b>	<b>8,522,837</b>	<b>575,629</b>	<b>3,575,616</b>
<b>Net financial position as of 30 June 2022</b>	<b>14,090,879</b>	<b>(680,433)</b>	<b>(6,933)</b>	<b>(502,291)</b>
<b>31 December 2021</b>				
Total financial assets	68,726,517	7,724,656	269,375	2,558,462
Total financial liabilities	52,516,562	10,214,294	244,691	1,630,626
<b>Net financial position as of 31 December 2021</b>	<b>16,209,955</b>	<b>(2,489,638)</b>	<b>24,684</b>	<b>927,836</b>

**HOUSING AND DEVELOPMENT BANK**  
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**B.3. Interest rate Risk**

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The bank takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on both its fair value and cash flow risks. Interest margins may increase as a result of such changes but may profit decrease in the event that unexpected movements arise. The board sets limits on the level of mismatch of interest rate reprising that may be undertaken, which is monitored daily by Risk Dept.

The following table summarizes the risk that the bank faces the change in the return value including the book value of financial instruments allocated based on the re-pricing dates or due dates price whichever is sooner:

(Values in Egyptian thousands pounds)

	Up to 1 month	More than 1 month to 3 months	More than 3 months to 1 year	More than 1 year to 5 years	Without return	Total
<b>Financial Assets:</b>						
Cash and Due from Central Bank	-	-	-	-	8,386,067	8,386,067
Due from banks	722,279	16,200,000	-	-	130,219	17,052,498
Loans & facilities to customers	2,188,728	448,969	8,811,422	19,368,400	-	30,817,519
<b>Financial Assets:</b>						
Fair value other than through profit and loss	16,448,136	1,765,036	11,767,704	261,176	-	30,242,052
Fair value through profit and loss	410,678	-	-	42,915	-	453,593
Other assets	-	-	-	3,304,772	7,549,168	10,853,940
<b>Total financial assets</b>	<b>19,769,821</b>	<b>18,414,005</b>	<b>20,579,126</b>	<b>22,977,263</b>	<b>16,065,454</b>	<b>97,805,669</b>
<b>Financial liabilities</b>						
Due to banks	-	-	-	-	226	226
Customer's deposits	5,788,082	2,771,063	3,892,758	17,163,220	48,880,175	78,495,298
Other loans	-	23,731	921,976	395,753	-	1,341,460
Other financial liabilities	-	-	-	10,540,702	7,427,983	17,968,685
<b>Total financial liabilities</b>	<b>5,788,082</b>	<b>2,794,794</b>	<b>4,814,734</b>	<b>28,099,675</b>	<b>56,308,384</b>	<b>97,805,669</b>
	<b>13,981,739</b>	<b>15,619,211</b>	<b>15,764,392</b>	<b>(5,122,412)</b>	<b>(40,242,930)</b>	<b>-</b>

**C. Liquidity Risk**

Liquidity risk is the risk that the Bank is unable to meet its payment obligations associated with its financial liabilities when they fall due and to replace funds when they are withdrawn. The consequence may be the failure to meet obligations to repay depositors and fulfill commitments to lend.

**Liquidity Risk Management**

The bank's liquidity management process, as carried out within the bank and monitored by Risk Management Department, includes:

- Day-to-day funding, managed by monitoring future cash flows to ensure that requirements can be met. This includes replenishment of funds as they mature or is borrowed by customers. The bank maintains an active presence in global money markets to enable this to happen.
- Maintaining a portfolio of highly marketable assets that can easily be liquidated as protection against any unforeseen interruption to cash flow.
- Monitoring balance sheet liquidity ratios against internal and requirements of central bank of Egypt.



## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

- Managing the concentration and profile of debt maturities.

Monitoring and reporting take the form of cash flow measurement and projections for the next day, week and month respectively, as these are key years for liquidity management. The starting point for those projections is an analysis of the contractual maturity of the financial liabilities and the expected collection date of the financial assets.

Risk Management Department also monitors unmatched medium-term assets, the level and type of un-drawn lending commitments, the usage of overdraft facilities and the impact of contingent liabilities such as standby letters of credit and guarantees.

#### **Funding approach**

Sources of liquidity are regularly reviewed by a Consolidated team in the Risk Management (Assets & liabilities), to maintain a wide diversification by currency, provider, product and term.

The available assets to cover all the liabilities and the loan's obligations include cash, balances with Central bank, dues from banks, treasury bills, other governmental securities and loans and advances to customers and banks, customers' loans that are due within a year are extended partially for the ordinary activity of the bank. In addition, some of debt instruments, treasury bills and governmental securities are mortgaged to guarantee the liabilities, the bank has the ability to cover the net unexpected cash flows through the sale of financial securities and finding other funding resources.

#### **Due from banks**

The fair value of floating rate placements and overnight deposits is their carrying amount. The estimated fair value of fixed interest bearing deposits is based on discounted cash flows using prevailing money-market interest rates for debts with similar credit risk and remaining maturity.

#### **Loans and Facilities to banks**

Loans and banking facilities represented in loans not from deposits at banks. The expected fair value of the loans and facilities represents the discounted value of future cash flows expected to be collected. Cash flows are discounted using the current market rate to determine fair value.

#### **Loans and Facilities to customers**

Loans and advances are net of provisions for impairment. The estimated fair value of loans and advances represents the discounted amount of estimated future cash flows expected to be received. Expected cash flows are discounted at current market rates to determine fair value.

#### **Financial Assets**

Investment securities include only interest-bearing assets held at amortized cost; financial assets classified at fair value through other comprehensive income are measured at fair value. Fair value for assets held at amortized cost is based on market prices or broker/dealer price quotations. Where this information is not available, fair value is estimated using quoted market prices for securities with similar credit, maturity and yield characteristics.

#### **Due to other banks and customers**

The estimated fair value of deposits with no stated maturity, which includes non-interest-bearing deposits, is the amount repayable on demand.

The estimated fair value of fixed interest-bearing deposits and other borrowings not quoted in an active market is based on discounted cash flows using interest rates for new debts with similar remaining maturity.

#### **D. Capital Management**

The Bank's objectives when managing capital, which consists of another items in addition of owner's equity stated in balance sheet are:

- To comply with the legal requirements in Egypt and the countries where the bank's branches exist.
  - To safeguard the Bank's ability to continue as ongoing concern so that it can continue to provide returns for Shareholders and stakeholders and other parties that deal with the bank.
  - To maintain a strong capital base to support the development of its business.
- Capital adequacy and the use of regulatory capital are monitored daily by the Bank's management, employing techniques based on the guidelines developed by the Basel Committee as implemented by the Central bank Of Egypt, for supervisory purposes.
- The required information is filed with the Authority on a quarterly basis. Central Bank of Egypt requires the following:
- Holding the minimum level of the issued and paid up capital of EGP 500 million.

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

- Maintaining a ratio of total regulatory capital to the risk weighted asset or above the agreed minimum of 10%.

The bank's branches are working under the regulations of the banking sector in Egypt.

The nominator of capital adequacy standard consists of two tiers:

#### Tier One:

Tier one, consisting of paid-in capital (after deducting the book value of treasury shares), and retained earnings and reserves resulting from the distribution of profits with the exception of banking risk reserve and deducting there from previously recognized goodwill and any transferred loss.

#### Tier Two:

Qualifying subordinated loan capital, which consists of the equivalent of the risk allocation according to the principles of credit issued by the Central Bank of Egypt for not more than 1.25% of total assets and liabilities weighted with risk, loans / deposits support in excess of the schedule of five years (with consumption of 20% of their value in each year of the last five years of the schedule) and 45% of the increase between the fair value and book value for each of the financial assets at fair value through other comprehensive income and at amortized cost in subsidiaries.

When calculating the total dominator of capital adequacy, it shall not exceed the capital cushions (Qualifying subordinated loan capital) for share capital and loans not to increase (deposits) support for half of the share capital.

Assets are risk weighted ranging from zero to 100% classified by the relation of the debtor to all each asset to reflect the credit risk associated with it, taking the cash collateral account. These are used for the treatment of off balance sheet items after adjustments to reflect the nature of contingency and the potential loss of those amounts.

The bank had complied with all the local capital requirements during the past two years.

The following table summarizes basic and syndicated capital components and the capital adequacy ratio

	30/06/2022	31/12/2021
	EGP	EGP
<b>Capital adequacy ratio according to Basel II</b>		
<b>Capital</b>		
<b>(Tier 1 capital) basic capital</b>		
Paid-up capital	1,518,000,000	1,518,000,000
Suspended for capital increase	3,795,000,000	253,000,000
Reserves	2,903,982,174	4,876,529,750
Retained earnings	43,815,275	390,699,924
Total deduction from basic capital	(351,631,103)	(341,662,343)
Other comprehensive income	76,376,625	417,904,390
<b>Total basic capital</b>	<b>7,985,542,971</b>	<b>7,114,471,721</b>
<b>Net income for the Year</b>	<b>686,361,906.00</b>	<b>1,877,081,422</b>
<b>Total paid up capital and additional paid up capital and retained earnings</b>	<b>8,671,904,877</b>	<b>8,991,553,143</b>
<b>(Tier 2 capital) syndicated capital,</b>		
45% of Special Reserve	4,205,235	4,205,235
Impairment provisions for loans facilities and regular contingent	456,135,721	387,390,082
50% disposal from tier one and two	-	(31,500)
<b>Total Syndicated Capital</b>	<b>460,340,956</b>	<b>391,563,817</b>
<b>Total capital</b>	<b>9,132,245,832</b>	<b>9,383,116,960</b>
<b>Risk-weighted assets and contingent liabilities:</b>		
Total Credit Risk	36,490,857,649	30,991,206,600
Total Market Risk	426,596,337	353,679,157
Total Operational Risk	3,880,817,566	6,721,534,000
<b>Total</b>	<b>40,798,271,552</b>	<b>38,066,419,757</b>
<b>Capital Adequacy ratio (%)</b>	<b>22.38</b>	<b>24.65</b>

- According to The balances of consolidation statements which agreed with the instructions of the Central Bank of Egypt (CBE) issued in 18 December 2018

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
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**E. Financial leverage**

	30/06/2022 EGP	31/12/2021 EGP
Tier one capital after exclusions	8,671,904,877	8,991,553,143
Total on-balance sheet exposures, derivatives contracts and financial papers operations	94,836,158,000	77,376,922,000
Total off balance sheet exposures.	1,702,367,000	1,826,862,000
Total exposures on-balance sheet and off-balance sheet.	96,538,525,000	79,203,784,000
Financial leverage ratio %	8.98	11.35

**4. Critical Accounting Estimates and Judgments**

The Bank makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgments are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances and available info.

**A. Impairment losses on loans and facilities**

Based on personal basis The Bank reviews its loan portfolios to assess impairment at least on a quarterly basis in determining whether an impairment loss should be recorded in the income statement, the Bank makes judgments as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of loans before the decrease can be identified with an individual loan in that portfolio. This evidence may include observable data indicating that there has been an adverse change in the payment (Egyptian Pounds) status of borrowers in a Bank, or national or local economic conditions that correlate with defaults on assets in the Bank. Management uses estimates based on historical loss experience for assets with credit risk characteristics and objective evidence of impairment similar to those in the portfolio when scheduling its future cash flows. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

**B. Fair value of derivatives**

The fair values of financial instruments that are not quoted in active markets are determined by using valuation techniques. Where valuation techniques (for example, models) are used to determine fair values, they are validated and periodically reviewed.

**C. Financial assets classified as amortized cost**

The non-derivative financial assets with fixed or determinable payments and fixed maturity are being classified as amortized cost. This classification requires significant judgment. In making this judgment, the Bank evaluates its intention and ability to hold such investments to maturity. If the Bank fails to keep these investments to maturity other than for the specific circumstances- for example selling insignificant amount near to the maturity date.

**D. Income taxes**

The bank is subject to income tax in a number of tax circles for its branches which requires the use of significant estimates to determine the total income tax provision. There's a number of operations and accounts that are difficult to determine its final tax expense accurately. The bank created provisions for the expected results of the tax inspection that is being conducted and to account for probable additional tax. When there is a difference between the final results of the tax and the pre-recorded amounts, these differences will be adjusted against the income tax and the deferred income tax provision.

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
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**5. Segment Analysis**

**A. Segment Analysis of activities**

Segment activity includes operational procedures and the assets that are used in providing banking services and managing the risk related to it and the return relevant to that activity that may differ from any other activities and the segment analysis of operations according to banking operations includes the following:

**Corporate, medium & small sized enterprise**

This includes current accounts (debit/credit), deposits, loans & facilities and financial derivatives.

**Investments**

Includes merging of companies, financing companies restructuring & financial tools.

**Retail**

Includes current, saving & deposit accounts, credit cards, and personal & real estate loans.

**Other activities**

Includes other banking activities.

Transactions between business segments are on normal commercial terms and conditions and it includes operational assets and liabilities as presented in the Banks' balance sheet.

**Revenues and Expenses according to segment activity**

	EGP				
The year ended on 31 March 2022	Corporate	Investment	Individuals	Other activities	Total
Segment activity revenues	1,896,185,031	907,498,982	1,345,056,397	1,014,088,922	5,162,829,332
Segment activity expenses	1,334,251,821	341,880,491	934,469,259	523,896,513	3,134,498,084
Segment operation results	561,933,210	565,618,491	401,587,138	490,192,409	2,019,331,248
Unclassified expenses	-	-	-	-	(199,889,432)
Net income for the year before taxes	-	-	-	-	1,819,441,816
Taxes	-	-	-	-	(515,844,542)
Net income for the year	-	-	-	-	1,303,597,274

	EGP				
The year ended on 31 March 2021	Corporate	Investment	Individuals	Other activities	Total
Segment activity revenues	1,065,920,043	1,150,841,236	1,023,559,949	866,087,971	4,106,409,199
Segment activity expenses	657,772,822	646,373,644	643,557,487	443,629,644	2,391,333,597
Segment operation results	408,147,221	504,467,592	380,002,462	422,458,327	1,715,075,602
Unclassified expenses	-	-	-	-	(235,273,480)
Net income for the year before taxes	-	-	-	-	1,479,802,122
Taxes	-	-	-	-	(475,744,086)
Net income for the year	-	-	-	-	1,004,058,036

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**B. Analysis of Geographical Segments**

**EGP**

<b>Year ended on 31 March 2022</b>	<b>Greater Cairo</b>	<b>Alexandria, Delta &amp; Sinai</b>	<b>Upper Egypt</b>	<b>Total</b>
<b>Revenues &amp; expenses in accordance with geographical segment</b>				
Geographical segment revenues	4,201,422,702	685,965,185	275,441,445	5,162,829,332
Geographical segment expenses	2,662,087,691	528,147,968	153,151,857	3,343,387,516
Sector's profit results	1,539,335,011	157,817,217	122,289,588	1,819,441,816
Net income for the year before taxes	-	-	-	1,819,441,816
Taxes	-	-	-	(515,844,542)
Net income for the year	-	-	-	1,303,597,274
<b>Assets and liabilities in accordance with geographical segment</b>				
Assets of geographic segment	77,680,920,429	13,132,417,600	3,400,808,759	94,214,146,788
Unspecified Assets				1,248,360,465
<b>Total assets</b>	<b>77,680,920,429</b>	<b>13,132,417,600</b>	<b>3,400,808,759</b>	<b>95,462,507,253</b>
Liabilities of geographic segment	67,621,605,087	13,125,538,652	3,314,501,912	84,061,645,651
<b>Other items of the Geographical segment</b>				
Depreciations	(117,230,055)	(11,811,757)	(5,322,902)	(134,364,714)
Impairment loss	65,524,718	-	-	65,524,718
<b>Year ended on 31 March 2021</b>	<b>Greater Cairo</b>	<b>Alexandria, Delta &amp; Sinai</b>	<b>Upper Egypt</b>	<b>Total</b>
<b>Revenues &amp; expenses in accordance with geographical segment</b>				
Geographical segment revenues	3,292,444,011	591,908,491	222,056,697	4,106,409,199
Geographical segment expenses	2,042,961,572	448,553,199	135,092,306	2,626,607,077
Sector's profit results	1,249,482,439	143,355,292	86,964,391	1,479,802,122
Net income for the year before tax	-	-	-	1,479,802,122
Tax	-	-	-	(475,744,086)
Net income for the year	-	-	-	1,004,058,036
<b>Assets and liabilities in accordance with geographical segment</b>				
Assets of geographic segment	52,439,810,804	11,143,560,523	3,263,082,524	66,846,453,851
Unspecified Assets				1,246,013,314
<b>Total assets</b>	<b>52,439,810,804</b>	<b>11,143,560,523</b>	<b>3,263,082,524</b>	<b>68,092,467,165</b>
Liabilities of geographic segment	43,949,743,467	11,180,204,899	3,196,117,608	58,326,065,974
<b>Other items of the Geographical Segment</b>				
Depreciations	(115,175,102)	(11,514,551)	(3,336,733)	(130,026,386)
Impairment	(105,247,094)	-	-	(105,247,094)

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 6. NET INTEREST INCOME

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
<b>Interest received from loans and similar items:</b>		
Loans and advances to customers	1,571,897,840	1,125,206,072
Financial investment (other than that at fair value through profit and loss)	1,974,007,074	1,962,180,205
Deposits and current accounts	833,169,522	229,066,154
	<u>4,379,074,436</u>	<u>3,316,452,431</u>
<b>Interest on Deposits and similar Expenses:</b>		
Deposits and current accounts:		
Banks	6,227,193	4,925,910
Customers	2,203,830,768	1,643,581,430
<b>Total</b>	<u>2,210,057,961</u>	<u>1,648,507,340</u>
Other financial institutions loans	73,918,112	51,835,621
<b>Total</b>	<u>2,283,976,073</u>	<u>1,700,342,961</u>
<b>Net interest income</b>	<u>2,095,098,363</u>	<u>1,616,109,470</u>

### 7. Net fees & commissions income

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
<b>Fees &amp; commissions income :</b>		
Fees & commissions related to credit	44,093,610	32,688,691
Financing fees	105,651,750	88,276,865
Other fees	101,078,386	65,138,394
<b>Total</b>	<u>250,823,746</u>	<u>186,103,950</u>
<b>Fees and commission expenses:</b>		
Other paid fees	(16,125,157)	(27,909,252)
<b>Net income from fees and commissions</b>	<u>234,698,589</u>	<u>158,194,698</u>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 8. Dividends Income

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
Financial assets at fair value through profit and loss	2,087,100	2,278,110
financial assets at fair value through other comprehensive income	3,683,239	3,306,621
<b>Total</b>	<b>5,770,339</b>	<b>5,584,731</b>

### 9. Net trading income

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
Gain from dealing in foreign currencies	20,280,171	8,267,261
Currencies Forward contracts valuation differences	1,753,400	-
Equity instruments held at fair value through profit and loss	1,630,268	20,379,594
	<b>23,663,839</b>	<b>28,646,855</b>

### 10. Revenue from housing projects

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
Sales of housing properties	486,738,189	396,205,427
Cost of sold properties	(226,275,026)	(152,370,508)
<b>Revenue from properties</b>	<b>260,463,163</b>	<b>243,834,919</b>
Other housing revenues	71,983,448	53,869,415
	<b>332,446,611</b>	<b>297,704,334</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 11. Administrative expenses

	<u>For The Six Months Ended at 30 June</u>	For The Six Months Ended at 30 June 2021
	EGP	EGP
<b>Staff cost</b>		
Wages and salaries	415,487,998	341,536,365
Social insurances	26,918,225	22,061,264
Retirement benefit cost	7,589,815	7,168,790
Operation utilities	240,956,958	187,371,238
Current expenses	181,762,421	165,513,082
Portion of social and athletic activities	1,919,321	1,000,000
Donations	19,955,158	21,237,260
Other	45,803,444	56,287,072
	<u>940,393,340</u>	<u>802,175,071</u>

### 12. Other operating revenues

	<u>For The Six Months Ended at 30 June</u>	For The Six Months Ended at 30 June 2021
	EGP	EGP
Revaluation losses of assets and liabilities balances in foreign currencies with monetary nature other than held at fair value through profit and loss or classified at inception at fair value through profit and loss	36,727,697	(3,006,849)
Gain from selling properties plants & equipment	146,383	1,341,171
Impairment of other assets and projects	(1,039,460)	784,960
Others	23,377,753	132,791,610
	<u>59,212,373</u>	<u>131,910,892</u>

### 13. Loans impairment losses

	<u>For The Six Months Ended at 30 June</u>	For The Six Months Ended at 30 June 2021
	EGP	EGP
Loan and customer advances	(68,278,033)	(102,285,881)
Due from banks	681,196	(2,956,751)
Debt instruments at amortized cost	2,072,119	(4,462)
	<u>(65,524,718)</u>	<u>(105,247,094)</u>



# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 14. Income tax expenses

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
Current taxes	(523,768,263)	(474,758,516)
Deferred taxes	<u>7,923,721</u>	<u>(985,570)</u>
	<u>(515,844,542)</u>	<u>(475,744,086)</u>

### 15. Earnings per share for the period

	<u>For The Six Months Ended at 30 June</u> EGP	For The Six Months Ended at 30 June 2021 EGP
Majority portion in net income for the period	1,295,275,609	997,794,380
Weighted average number of shares	<u>151,800,000</u>	<u>151,800,000</u>
Basic earnings per share for the period	<u>8.53</u>	<u>6.57</u>

### 16.

	30/06/2022 EGP	31/12/2021 EGP
Cash	1,084,456,401	919,212,840
Due from central Bank within the required reserve percentage	<u>7,301,611,095</u>	<u>5,854,537,537</u>
	<u>8,386,067,496</u>	<u>6,773,750,377</u>
Non-interest bearing balances	<u>8,386,067,496</u>	<u>6,773,750,377</u>

### 17. DUE FROM BANKS

	30/06/2022 EGP	31/12/2021 EGP
Current accounts	130,218,778	139,339,391
Deposits	16,922,279,571	14,022,318,724
Impairment of Provisions loss	<u>(407,494)</u>	<u>(1,006,354)</u>
	<u>17,052,090,855</u>	<u>14,160,651,761</u>
Central Bank(excluding obligatory reserve)	12,117,935,254	13,269,853,689
Local Banks	4,790,453,169	812,825,085
Foreign Banks	<u>143,702,432</u>	<u>77,972,987</u>
	<u>17,052,090,855</u>	<u>14,160,651,761</u>
Non-interest bearing balances	130,218,778	139,339,391
Interest bearing balances (Fixed rate)	<u>16,921,872,077</u>	<u>14,021,312,370</u>
	<u>17,052,090,855</u>	<u>14,160,651,761</u>
Current balances	<u>17,052,090,855</u>	<u>14,160,651,761</u>

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

#### 18. LOANS & FACILITIES TO CUSTOMERS

	30/06/2022	31/12/2021
	EGP	EGP
<b>Retail</b>		
Overdrafts	891,830,685	660,862,397
Credit cards	79,531,237	68,351,990
Personal loans	8,018,831,111	6,797,426,924
Real Estate loans	9,294,977,467	8,532,971,677
*Other loans	329,813,421	388,347,945
<b>Total</b>	<b>18,614,983,921</b>	<b>16,447,960,933</b>
<b>Institutions including small loans for economic activities</b>		
Overdrafts	5,582,894,358	4,436,426,470
Direct loans	4,875,180,974	4,249,246,121
Syndicated loans	1,744,460,028	1,289,643,832
<b>Total</b>	<b>12,202,535,360</b>	<b>9,975,316,423</b>
<b>Total Loans&amp; facilities to customers</b>	<b>30,817,519,281</b>	<b>26,423,277,356</b>
<b>Less:</b>		
Impairment of loan loss provision	(2,326,369,263)	(2,247,178,566)
Interest in suspense	(16,792,237)	(16,792,237)
	<b>28,474,357,781</b>	<b>24,159,306,553</b>
<b>Current Balances</b>	<b>7,307,795,573</b>	<b>5,972,651,165</b>
<b>Non-current Balances</b>	<b>23,509,723,708</b>	<b>20,450,626,191</b>
	<b>30,817,519,281</b>	<b>26,423,277,356</b>

\* Supported loans are paid regularly within the governmental plan for sociable development,

#### **Impairment of loan loss provision**

Movement analysis of impairment of loan and facilities loss provision to customers

	30/06/2022	31/12/2021
	EGP	EGP
Balance at the beginning of the period	2,247,178,566	2,069,900,781
Reversal of Impairment loss	68,278,033	166,839,608
Amounts written off during the period	(3,197,355)	(1,891,665)
Recovered amounts during the period	994,303	12,589,555
Foreign currency revaluation difference	13,115,716	(259,713)
<b>Balance at the end of the period</b>	<b>2,326,369,263</b>	<b>2,247,178,566</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 19. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT AND LOSS

	30/06/2022 EGP	31/12/2021 EGP
<u>Equity instrument listed in stock market</u>		
Local companies' shares	5,839	5,839
<b>Total equity instrument</b>	<b>5,839</b>	<b>5,839</b>
<u>Equity instrument unlisted in stock market</u>		
Mutual fund certificates	24,444,661	17,640,645
<b>Total Equity instrument unlisted in stock market</b>	<b>24,444,661</b>	<b>17,640,645</b>
Financial assets portfolios managed by others	429,142,533	470,870,342
<b>Total financial assets at fair value through profit and loss</b>	<b>453,593,033</b>	<b>488,516,826</b>

### 20. FINANCIAL ASSETS (OTHER THAN THOSE AT FAIR VALUE THROUGH PROFIT AND LOSS)

	30/06/2022 EGP	31/12/2021 EGP
<b>Financial Assets at fair value through other comprehensive income</b>		
Debt instrument :		
Listed in stock market	27,385,617,919	19,850,651,854
Unearned interest	(1,084,611,389)	(1,017,140,746)
Equity instrument :	(4,273,017,647)	
Unlisted in stock market	296,481,255	254,200,973
Mutual fund's instrument established according to the issued rates	41,922,120	42,550,184
<b>Total Financial Assets at fair value through other comprehensive income</b>	<b>22,366,392,258</b>	<b>19,130,262,265</b>
<b>Financial Assets at Amortized Cost</b>		
Debt instruments -at amortized cost:		
Debt instrument (listed)	7,893,464,015	9,675,715,992
Unearned interest	(16,852,758)	(31,688,951)
Selling of debt instrument with obligation of rebuying	-	(4,366,792,377)
Provision of debt instrument impairment losses	(951,890)	(2,361,581)
<b>Total Financial Assets at Amortized Cost</b>	<b>7,875,659,367</b>	<b>5,274,873,083</b>
<b>Total Financial Assets</b>	<b>30,242,051,625</b>	<b>24,405,135,348</b>
Current Balances	34,176,665,897	24,108,384,191
Non-current Balances	338,403,375	296,751,157
	<b>34,515,069,272</b>	<b>24,405,135,348</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

	Financial Assets at fair value through other comprehensive income	Financial Assets at Amortized Cost	Total
	EGP	EGP	EGP
Balance at the beginning of 1 January 2022	19,130,262,265	5,274,873,083	24,405,135,348
Net movement of purchases and selling	7,826,517,051	(1,771,189,699)	6,055,327,352
Amortization of premium issuance	(22,391,948)	3,773,915	(18,618,033)
Change in fair value	(294,977,463)	-	(294,977,463)
Selling of debt instrument with obligation of rebuying	(4,273,017,647)	4,366,792,377	93,774,730
Impairment loss	-	1,409,691	1,409,691
<b>Balance as of 31/03/2022</b>	<b>22,366,392,258</b>	<b>7,875,659,367</b>	<b>30,242,051,625</b>
Balance as of 1 January 2021	18,737,364,728	5,515,415,367	24,252,780,095
Net movement of buying and selling	185,143,455	(436,891,076)	(251,747,621)
Amortization of premium issuance	(9,722,317)	7,301,612	(2,420,705)
Change in fair value	217,476,399	-	217,476,399
Selling of debt instrument with obligation of rebuying	-	182,898,076	182,898,076
Impairment loss	-	6,149,104	6,149,104
<b>Balance as of 31 December 2021</b>	<b>19,130,262,265</b>	<b>5,274,873,083</b>	<b>24,405,135,348</b>

	<u>For The Six Months Ended at 30 June 2022</u>	<u>For The Six Months Ended at 30 June 2021</u>
	EGP	EGP
Change in fair value of equity instrument at fair value through other comprehensive income		
Change in fair value of equity instrument at fair value through other comprehensive income	(294,977,463)	(84,537,208)
	<u>(294,977,463)</u>	<u>(84,537,208)</u>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 21. INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES

	30/06/2022				
	Total assets	Total liabilities without shareholders' equity	Revenues	Net income	sharing percentage
	EGP	EGP	EGP	EGP	EGP
<u>Associate companies:</u>					
El-Tameer company for housing and utilities	468,679,540	345,436,767	159,538,499	22,791,501	35%
El-Tameer Company for Real Estate Finance	3,983,195,962	3,035,498,817	155,670,866	54,752,839	24.84%
Hyde Park for Real Estate Development Company	11,577,794,982	9,304,272,719	659,471,774	129,362,071	53.66%
City edge real estate development	6,096,814,264	3,888,369,919	120,024,213	28,935,470	25.76%
<b>TOTAL</b>	<b>22,126,484,748</b>	<b>16,573,578,222</b>	<b>1,094,705,352</b>	<b>235,841,881</b>	<b>2,472,451,598</b>

The bank's portion in the income of the associate companies in 30 June 2022 amount of EGP 162,958,645

	31/12/2021				
	Total assets	Total liabilities without shareholders' equity	Revenues	Net income	Direct sharing percentage
	EGP	EGP	EGP	EGP	EGP
<u>Associate companies:</u>					
El-Tameer company for housing and utilities	409,750,493	290,820,363	340,028,290	45,306,376	35%
El-Tameer Company for Real Estate Finance	3,135,068,314	2,258,208,921	220,557,766	48,183,066	24.84%
Hyde Park for Real Estate Development Company	11,830,838,750	6,871,509,812	1,854,010,896	368,514,962	53.66%
City edge real estate development	4,454,885,900	2,724,014,910	581,549,321	29,441,062	35.05%
<b>TOTAL</b>	<b>19,830,543,457</b>	<b>12,144,554,006</b>	<b>2,996,146,273</b>	<b>491,445,466</b>	<b>2,442,307,692</b>

**HOUSING AND DEVELOPMENT BANK**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED 30 JUNE 2022**

**22. HOUSING PROJECTS**

	30/06/2022	31/12/2021
	EGP	EGP
Lands allocated for housing projects	883,858,448	883,858,448
Under Construction projects	853,167,440	912,075,304
Finished projects	629,676,025	682,594,983
Housing projects provision	(21,990,257)	(23,231,797)
<b>Total</b>	<b>2,344,711,656</b>	<b>2,455,296,938</b>

The total built up area of the units and available for sale reached 164,020 meters, administrative and commercial buildings reached 14,687 meters and the lands 2,405 million meter.

**23. INVESTMENTS PROPERTY**

	30/06/2022	31/12/2021
	EGP	EGP
Total Investments	161,261,812	161,261,812
Accumulate Depreciation	(62,579,483)	(54,641,086)
Net book value at the beginning of the Period	98,682,329	106,620,726
Additions	24,458,000	-
Depreciation of the period	(4,282,671)	(7,938,397)
<b>Net book value at the end of the Period</b>	<b>118,857,658</b>	<b>98,682,329</b>

Investments properties rented for the bank's companies and others with yearly renewal contracts and with depreciation calculated for the rented units at 5% annually,

Investments properties revaluated to the fair value by an amount of EGP 441 million as of 31 December 2021 by an evaluator with a recognized professional certificate and has an experience of real estate.

**24. INTANGIBLE ASSETS**

	30/06/2022	31/12/2021
	EGP	EGP
<b>Computers programs</b>		
Beginning cost of the period	488,642,306	434,747,045
Additions during the period	41,686,746	53,895,261
<b>Ending cost of the period</b>	<b>530,329,052</b>	<b>488,642,306</b>
Accumulated depreciation at the beginning of the period	(396,153,876)	(330,372,566)
Depreciation during the period	(37,842,798)	(65,781,310)
<b>Accumulated depreciation at the end of the period</b>	<b>(433,996,674)</b>	<b>(396,153,876)</b>
<b>Net book value at the end of the period</b>	<b>96,332,378</b>	<b>92,488,430</b>

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

#### 25. OTHER ASSETS

	30/06/2022	31/12/2021
	EGP	EGP
Accrued revenues	1,455,965,229	854,341,779
Prepaid expenses	62,179,314	33,163,584
Advanced payments for purchasing fixed assets	556,257,366	564,083,561
Accounts and notes receivables	1,705,667,709	1,428,338,341
Insurance and consignment	38,943,548	16,951,729
Assets reverted to banks in settlement of debts	67,868,909	67,868,909
Others	686,689,752	507,594,682
<b>Total</b>	<b>4,573,571,827</b>	<b>3,472,342,585</b>

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

#### 26. Fixed assets

	Lands EGP	Buildings & Constructions EGP	Transportation vehicle EGP	Machinery & Equipment EGP	Furniture EGP	Integrated systems EGP	Facilities & Installments EGP	Total EGP
<b>Balance at 1 January 2021</b>								
Cost	198,829,791	803,995,615	56,688,639	674,843,505	120,406,230	5,559,589	36,772,775	1,897,096,144
Accumulated Depreciation	-	200,883,903	37,134,415	464,262,383	55,063,415	4,264,586	28,152,497	789,761,199
<b>Net book value at 1 January 2021</b>	<b>198,829,791</b>	<b>603,111,712</b>	<b>19,554,224</b>	<b>210,581,122</b>	<b>65,342,815</b>	<b>1,295,003</b>	<b>8,620,278</b>	<b>1,107,334,945</b>
Additions	1,183,143	60,295,464	4,928,686	127,892,011	13,226,633	2,429,723	8,836,894	218,792,554
Disposals	-	343,666	3,802,844	79,866	104,563	357,578	403,388	5,091,905
Disposals from accumulated depreciation	-	265,788	1,830,388	79,856	102,275	355,985	394,750	3,029,042
Depreciation expense	-	40,162,216	8,843,385	127,494,466	10,657,234	1,150,656	4,869,201	193,177,158
<b>Net book value at 31 December 2021</b>	<b>200,012,934</b>	<b>623,167,082</b>	<b>13,667,069</b>	<b>210,978,657</b>	<b>67,909,926</b>	<b>2,572,477</b>	<b>12,579,333</b>	<b>1,130,887,478</b>
<b>Balance at 1 January 2022</b>								
Cost	200,012,934	863,947,413	57,814,481	802,655,650	133,528,300	7,631,734	45,206,281	2,110,796,793
Accumulated Depreciation	-	240,780,331	44,147,412	591,676,993	65,618,374	5,059,257	32,626,948	979,909,315
<b>Net book value at 1 January 2022</b>	<b>200,012,934</b>	<b>623,167,082</b>	<b>13,667,069</b>	<b>210,978,657</b>	<b>67,909,926</b>	<b>2,572,477</b>	<b>12,579,333</b>	<b>1,130,887,478</b>
<b>Balance at 30 June 2022</b>								
Net book value at 1 January 2022	200,012,934	623,167,082	13,667,069	210,978,657	67,909,926	2,572,477	12,579,333	1,130,887,478
Additions	692,246	60,646,911	3,114,395	46,946,287	5,830,220	1,041,323	1,097,292	119,368,674
Disposals	-	2,230,240	261,900	10,467	20,856	-	-	2,523,463
Accumulated depreciation of disposals	-	607,159	196,425	3,925	9,805	-	-	817,314
Depreciation expense	-	22,917,616	3,871,271	59,995,864	5,701,221	619,838	3,416,106	96,521,916
<b>Net book value at 30 June 2022</b>	<b>200,705,180</b>	<b>659,273,296</b>	<b>12,844,718</b>	<b>197,922,538</b>	<b>68,027,874</b>	<b>2,993,962</b>	<b>10,260,519</b>	<b>1,152,028,087</b>
<b>Balance at 30 June 2022</b>								
Cost	200,705,180	922,364,084	60,666,976	849,591,470	139,337,664	8,673,057	46,303,573	2,227,642,004
Accumulated Depreciation	-	263,090,788	47,822,258	651,668,932	71,309,790	5,679,095	36,043,054	1,075,613,917
<b>Net book value at 30 June 2022</b>	<b>200,705,180</b>	<b>659,273,296</b>	<b>12,844,718</b>	<b>197,922,538</b>	<b>68,027,874</b>	<b>2,993,962</b>	<b>10,260,519</b>	<b>1,152,028,087</b>



**HOUSING AND DEVELOPMENT BANK****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2022****27. DUE TO BANKS**

	30/06/2022	31/12/2021
	EGP	EGP
Current accounts	226,193	535,207
Deposits	-	736,300,000
	<u>226,193</u>	<u>736,835,207</u>
local banks	-	490,000,000
Foreign banks	226,193	246,835,207
	<u>226,193</u>	<u>736,835,207</u>
Non-interest bearing balances	226,193	535,207
Interest bearing balances (fixed rate)	-	736,300,000
	<u>226,193</u>	<u>736,835,207</u>
<b>Current balances</b>	<u>226,193</u>	<u>736,835,207</u>

**28. CUSTOMERS' DEPOSITS**

	30/06/2022	31/12/2021
	EGP	EGP
Demand deposit	44,011,902,516	31,424,704,439
Time & call deposits	12,937,641,996	12,505,725,436
Saving certificates	9,185,040,872	8,514,917,214
Saving deposits	6,986,850,109	7,445,865,582
Other deposits	5,373,862,977	2,924,570,084
	<u>78,495,298,470</u>	<u>62,815,782,755</u>
Institutions deposits	52,901,125,654	40,382,473,785
Individual deposits	25,594,172,816	22,433,308,970
	<u>78,495,298,470</u>	<u>62,815,782,755</u>
Non-interest bearing balances	48,880,175,737	33,848,588,942
Interest bearing balances (variable rate)	6,975,750,109	7,444,765,582
Interest bearing balances (fixed rate)	22,639,372,624	21,522,428,231
	<u>78,495,298,470</u>	<u>62,815,782,755</u>
<b>Current balances</b>	<u>69,310,257,598</u>	<u>54,300,865,541</u>
<b>Non-current balances</b>	<u>9,185,040,872</u>	<u>8,514,917,214</u>
	<u>78,495,298,470</u>	<u>62,815,782,755</u>

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

#### 29. Financial Derivatives

30/06/2022	Notional amount	Assets	Liabilities	Liabilities
		30/06/2022	30/06/2022	31/12/2021
		EGP	EGP	EGP
Forward foreign exchange contracts	72,782,283	-	-	1,748,616
	72,782,283	-	-	1,748,616

- Forward foreign exchange contracts represents commitments to exchange group of cash flows with another, and the derivatives become in the bank side (assets) or not in the bank side (liabilities) as a result of the change in the exchange rate related to these derivatives.

#### 30. OTHER LOANS

	Interest rate	30/06/2022	31/12/2021
	%	EGP	EGP
<b>Long term loans</b>			
Loans Granted from the CBE:			
Activity loans	9.75%	-	630,440
New Urban Communities organization	9.75%	13,825,028	16,301,974
Construction & Housing Organization	9.75%	313,571,391	314,107,105
<b>Total loans granted from the CBE</b>		<b>327,396,419</b>	<b>331,039,519</b>
Loans granted from the Social Fund for development	%7 + %14.75	99,487,300	102,047,300
The Egyptian Company for real estate refinance loan	%10.25 + %11	37,301,765	41,827,136
Loan granted to HD leasing (subsidiary company) from EBE, NBE, Banque Misr		877,274,870	591,051,470
<b>Total</b>		<b>1,341,460,354</b>	<b>1,065,965,425</b>
Current balances		82,178,652	92,907,123
Non-current balances		1,259,281,702	973,058,302
		<b>1,341,460,354</b>	<b>1,065,965,425</b>

The bank fulfilled its commitments regarding those loans in terms of the principal amount & interest amount or any other conditions during the period and comparative period.

**HOUSING AND DEVELOPMENT BANK****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2022****31. OTHER LIABILITIES**

	30/06/2022	31/12/2021
	EGP	EGP
Accrued interest	680,127,663	309,000,762
Unearned revenue	1,242,215	4,265,909
Accrued expense	47,505,905	87,708,316
Creditors	54,759,920	51,102,747
Advanced reservation of lands and units	328,098,092	396,003,260
Down payments under installments	113,049,134	141,547,463
Checks under payment & credit accounts under settlement	159,768,667	508,270,240
Lands purchase creditors	71,933,119	93,493,668
Other credit balance	1,842,355,835	1,767,545,675
<b>Total</b>	<b>3,298,840,550</b>	<b>3,358,938,040</b>

# HOUSING AND DEVELOPMENT BANK

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

### 32. Other Provision 30/06/2022

	Beginning balance	Charged amounts	Utilized amounts	Amounts no longer	Ending Balance
Provision for contingent liabilities	59,393,336	5,489,110	-	-	64,882,446
Provisions for loans commitments	63,601,874	9,178,322	-	-	72,780,196
Provision for tax	58,586,856	11,716,000	(7,350)	-	70,295,506
Provision for legal claims	114,585,808	1,030,000	-	(4,871,568)	110,744,240
Provision for disaster aids	256,958	1,000,000	(416,250)	-	840,708
Other contingencies	103,200,487	13,826,364	(1,454,041)	-	115,572,810
<b>Total</b>	<b>399,625,319</b>	<b>42,239,796</b>	<b>(1,877,641)</b>	<b>(4,871,568)</b>	<b>435,115,906</b>

### 31/12/2021

	Beginning balance	Charged amounts	Transferred (to or from)	Utilized amounts	Amounts no longer required	Ending Balance
Provision for contingent liabilities	10,533,965	48,859,371	-	-	-	59,393,336
Provisions for loans commitments	35,880,479	27,721,395	-	-	-	63,601,874
Provision for tax	127,669,793	-	(15,000,000)	(4,082,937)	(50,000,000)	58,586,856
Provision for legal claims	136,749,233	6,000,000	-	-	(28,163,425)	114,585,808
Provision for disaster aids	1,001,539	-	-	(744,581)	-	256,958
Other contingencies	75,307,110	33,780,090	15,000,000	(20,886,713)	-	103,200,487
<b>Total</b>	<b>387,142,119</b>	<b>116,360,856</b>	<b>-</b>	<b>(25,714,231)</b>	<b>(78,163,425)</b>	<b>399,625,319</b>

### Other provision (Reversal):

	30/06/2022	30/06/2021
	Charged amounts	Utilized amounts
Provision for contingent liabilities	(5,489,110)	(33,760,788)
Provision for loans commitments	(9,178,322)	5,786,420
Provision for tax	(11,716,000)	50,000,000
Provision for legal claims	(1,030,000)	4,163,913
Provision for disaster aids	(1,000,000)	-
Community Contribution provision	(13,826,364)	(11,122,244)
<b>Total</b>	<b>(42,239,796)</b>	<b>59,950,333</b>

**HOUSING AND DEVELOPMENT BANK****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED 30 JUNE 2022****33. DEFERRED INCOME TAX**

Deferred income taxes have been totally calculated on the difference of the deferred taxes under the liabilities method using a tax rate of 22,5% in the current financial period,

Deferred income taxes resulted from previous periods tax loss is not recognized unless there is expected profit taxes can be used to decrease the previous periods' tax loss,

**Deferred tax (Assets)**

	<b><u>Deferred tax assets</u></b>	
	<b>30/06/2022</b>	<b>31/12/2021</b>
	<b>EGP</b>	<b>EGP</b>
Fixed assets and Intangible Assets	19,145,393	12,981,788
Provisions other than Loans impairment losses	77,247,866	75,487,849
<b>Total deferred tax that resulted in (asset or Liability)</b>	<b>96,393,259</b>	<b>88,469,637</b>
<b>Net tax that resulted in (asset or Liability)</b>	<b>96,393,259</b>	<b>88,469,637</b>

- \* The deferred tax assets related to other provisions (Provisions other than loans impairment loss) were recognized, and this is due to that there is a reasonable assurance to get benefit from it, or the existence of an appropriate level to ensure the existence of sufficient future tax returns through which it is possible to benefit from these assets,

**Deferred tax (liabilities) transactions:**

	<b><u>Deferred tax assets</u></b>	
	<b>30/06/2022</b>	<b>31/12/2021</b>
	<b>EGP</b>	<b>EGP</b>
Beginning balances of the period	88,469,637	62,982,966
Additions	10,060,022	36,442,588
Desposals	(2,136,400)	(10,955,917)
<b>Ending balance of the period</b>	<b>96,393,259</b>	<b>88,469,637</b>

**Unrecognized deferred tax assets**

Deferred tax assets are not recognized for other items :

	<b>30/06/2022</b>	<b>31/12/2021</b>
	<b>EGP</b>	<b>EGP</b>
Loans impairment provision excluding the 80% during the period	101,686,617	101,123,035

## HOUSING AND DEVELOPMENT BANK

### NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

#### 34. RETIREMENT BENEFIT OBLIGATIONS

	30/06/2022	31/12/2021
	EGP	EGP
<b>Retirement benefit obligation as recorded in : balance sheet</b>		
Medical benefit after retirement	52,000,710	55,317,866
<b>Transactions of liabilities during the period represented as follows:</b>		
Balance at the beginning of the period	55,317,866	47,073,604
Interest cost during the period	1,175,534	2,036,370
Actuarial losses	5,000,000	19,206,457
Paid contributions	(9,492,690)	(12,998,565)
<b>Balance at the end of the period</b>	<b>52,000,710</b>	<b>55,317,866</b>

#### Main actuarial assumption used represented in the following:

	Current period	Comparison Period
	%	%
Discount rate	10%	10%
Expected interest rate on assets	8%	10.75%
Average medical cost per individual	14,706	14,706
Inflation rate used in medical services cost	2%	5%
Death rates	(49-A52)	(49-A52)

The assumptions related to the death rate are based on the announced recommendations, statistics, and experience in Egypt,

#### 35. CAPITAL

##### Authorized Capital

The authorized capital is EGP 3,000 million, the issued and paid up capital is EGP 1,518 million totaling 151.80 million share each share par value is EGP 10,

- 1- The Bank's extraordinary general assembly approved on 5/11/2007 to increase the authorized capital from EGP 1,000 million to EGP 3,000 million, and the issued and paid up capital from EGP 550 million to EGP 1,150 million with an increase amounted to EGP 600 million,

The newsletter subscription had been announced on 16/01/2008 for the first phase with an increase amounted to EGP 120 million at the face value for the initial shareholders, and it was completely accomplished and marked on the bank's commercial ledger,

The second phase had been announced from 23/3/2010 till 29/04/2010 and open subscription for the initial shareholders, and till 13/05/2010 for the new shareholders for 45 million shares at par value EGP 20 in addition to 25 piasters (issuance fee) and 3 million shares have been distributed to the employees at par value EGP 10 in addition to 25 piasters (issuance fee) and it was completely accomplished and marked on the bank's commercial register on 29/9/2010 accordingly the issued and paid capital has reached EGP 1,150 million.

**HOUSING AND DEVELOPMENT BANK**  
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- 2- The Bank's extraordinary general assembly approved on 10/04/2014 increasing the issued and paid up capital from EGP 1,130 million to EGP 1,265 million by contribute EGP 115 million from the Legal reserve of year 2012 by one share for every ten share and marked on the bank's commercial register on 14/12/2014 accordingly the issued and paid capital has reached EGP 1,265 million.
- 3- The Bank's extraordinary general assembly approved on 20/12/2017 to increase the issued and paid up capital from EGP 1,265 million to EGP 1,518 million by contribute EGP 253 million from the General reserve of the period ended 30 September 2017 by one share for every five shares and the procedures have been taken to be marked on the bank's commercial register on 17/05/2021 accordingly the issued and paid capital has reached EGP 1,518 million.

**Amounts reserved for capital increase**

- 4- The Bank's extraordinary general assembly approved on 30/4/2018 to increase the issued and paid up capital from EGP 1,518 million to EGP 1,644.5 million from the legal reserve by one share for every ten shares at par value of EGP 10 per each with contributions of EGP 126.5 million and the procedures have been taken to be marked on the bank's commercial register.
- 5- The Bank's general assembly approved on 31/03/2021 the statement of profit distribution proposal that included issued and paid up capital increase with one share per each 10 shares at par value of EGP 10 per each with total contributions of EGP 126,5 million.
- 6- The Bank's general assembly approved on 30/03/2022 the following:
- Turning away from extraordinary general assembly decisions dated 30/4/2018
  - Increasing the issued and paid up capital from EGP 1.518 million to EGP 5.313 million by transferring amount of EGP 3,283,022,570 from the general reserve and amount of EGP 511,977,430 from the retained earnings with 2.5 share per each share at value of EGP 10 per share.

Following are the shareholders who have over than 5% from the issued capital:

Contributors	Number of shares	Percentage of contribution	EGP in thousands
New urban communities authority	45,255,888	29,81%	452,559
Rolaco EGB for investments (Hassan Ben Dayekh)	15,179,330	10%	151,793
RIMCO CO. for investment	14,932,800	9.84%	149,328
Misr Life insurance company	13,540,608	8,92%	135,406
Misr insurance company	12,590,990	8.29%	125,910
Houses Mutual Fund	11,244,540	7.41%	112,445
Egyptian Endowments Authority	7,635,540	5.03%	76,355

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**E- Other reserves**

	30/06/2022	31/12/2021
	EGP	EGP
Beginning balance of the period	34,139,831	21,702,455
Transferred from retained earnings	115,899	12,437,376
Ending balance of the period	34,255,730	34,139,831
Ending balance of the period		

**F- General risk reserves :**

	30/06/2022	31/12/2021
	EGP	EGP
Beginning balance of the period	89,215,810	89,215,810
Ending balance of the period	89,215,810	89,215,810

**37. DIVIDENDS DISTRIBUTIONS**

Dividends distributions do not recorded until approved by the shareholders general assembly,

**38. CASH AND CASH EQUIVALENTS**

For the purpose of cash flow presentation, the cash and cash equivalents comprise balances due within three months from the date of placement or acquisition.

	30/06/2022	31/12/2021
	EGP	EGP
Due from central bank	1,084,456,401	888,735,113
Due from banks	17,052,090,855	3,639,694,915
Financial assets other than at fair value through profit and loss	1,817,537,200	321,235
	19,954,084,456	4,528,751,263

**39. CONTINGENT LIABILITIES AND COMMITMENTS**

**A- Capital commitments**

The bank contracts of Capital commitments reached 585,117,830 EGP on 30 June 2022 compared to EGP 617,437,446 on comparative year representing in purchasing equipment and fixtures for branches and updating the core banking system, and the top management are confidence in generating net profits and in the existence of available liquidity to cover those obligations,

**B- Operating commitments**

The bank operating commitments amounted to EGP 50,435,742 in 30 June 2022 compared to EGP 54,346,680 on comparative period that representing in Operating lease contracts.



**HOUSING AND DEVELOPMENT BANK**  
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**C- Contingent liabilities**

	30/06/2022	31/12/2021
	EGP	EGP
Letters of Guarantee	2,479,069,762	2,701,056,724
Letters of Credit	441,546,479	121,627,733
Less:		
Collaterals	(512,587,073)	(339,159,126)
<b>Contingent liabilities</b>	<b>2,408,029,168</b>	<b>2,483,525,331</b>

**40. MUTUAL FUNDS**

**El-Themar Mutual Fund**

The board of directors has agreed on September 10, 2007 to establish accumulated fund with regular dividends distribution called El-Themar Mutual Fund for EGP (100) million, managed by Prime Company for Financial Investments,

The Central Bank of Egypt has agreed on Jan 30, 2008 to establish the fund under the license no, 449 approved by the Egyptian financial supervisory authority on March 18, 2008

The newsletter subscription for the fund has been announced on April 14, 2008, the subscription begun at May 4, 2008 and ended on 5 June 2008 the subscription reached EGP 141,2 million The bank's portion is 5% represented in (50000) ICs amounted to EGP (5) million with face value EGP 100/share.

The redemption value of the certificate on 30 June 2022 was EGP 166.84

**Mawared Fund**

The board of directors has agreed on April 27, 2009 to establish daily accumulated mutual Fund (Mawared) managed by Prime Company for Financial Investments. The Central Bank of Egypt has agreed on July 9, 2009 to establish the fund under the license no, 544 approved by the Egyptian financial supervisory authority on November 16 2009. The subscription begun at 21 December 2009 with bank's portion of EGP 12 million that represents a share of 5% presented in 0.986 million certificates with a nominal value of EGP 10 each.

The redemption value of the certificate on 30 June 2022 was EGP 34.0439

**41. TAX SITUATION**

**Payroll tax**

**From beginning of the activity -2007:** The Bank's salary tax has been inspected, paid and settled,

**The years from 2008 to 2012:** The Bank's payroll tax has been examined, Claims have been raised to appeal committees

**The years from 2013 to 2017:** Inspection has been completed and the settlement template did not yet received.

**The years from 2018-2021:** The tax inspection is currently carried out for these years, the bank presented the annual tax settlement for these years, the bank pays the tax monthly and prepare the tax settlements in the due dates under law no, (91) Year 2005.

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**Stamp duty tax**

The bank's stamp duty tax has been inspected, paid and settled for the banks' branches till the end of imposing the law no.(111) for the year 1980 (stamp tax), From August 1, 2006 the law no. (143) for the year 2006 that amended by law no. (115) for the year 2008 has been applied.

**The year from 1 August 2006 till 31 March 2013:** The tax inspections was carried out, and the tax differences resulted from the tax inspections have been paid.

**The year from 1 April 2013 till 31 December 2015:** The tax inspections was carried out, and resulted in credit balance to the bank.

**The year from 1 January 2016 till 31 December 2018:** The tax inspection has been carried out in accordance with the executive instructions issued by tax authority No. 61 for the year 2015, tax settlement template did not yet received, and the bank pays the stamp duty regularly on a quarter-basis.

**The year from 1 January 2019 till 31 December 2021:** The tax inspection did not yet carried out, the bank pays the stamp duty regularly on a quarter basis..

**Corporate Income tax:**

**1980 – 2004:** Tax inspection has been completed and settled,

**2005 – 2012:** Tax inspection has been completed and settled, the dispute has been completed between the bank and tax authority through disputes committee according to the law No. 179 for the year 2016 that has been replaced with law No.14 for the year 2018 concerning corporate income tax for the years from 2005 till 2012, that has been finalized with signed recommendation from minister of finance to finalize the disputes.

**2013 –2014:** Tax inspection has been completed and settled and the internal committee are completed, appeal committees for these claims are in place, taken into consideration that agreement request has been presented with the recommendations to agree the tax inspection for the period from 2005 till 2012

**2015- 2017:** Tax inspection completed, internal committee procedures have been completed.

**2018- 2019:** The bank has applied its tax return under tax income law no, (91) Year 2005 and its amendment in the due dates and the tax had paid and currently the inspection under finalization process.

**2020-2021:** The bank9 has applied its tax return under tax income law no, (91) Year 2005 and its amendment in the due dates and the tax had paid and still did not yet tax inspected.

**42. Significant events**

The coronavirus ("COVID-19") pandemic has spread across various geographies globally, causing disruption to business and economic activities. COVID-19 has brought about uncertainties in the global economic environment. HDB is closely monitoring the situation and has activated its business continuity plan and other risk management practices to manage the potential business disruption that resulted from the spreading of COVID-19 and its impact on the operations and financial performance as a result from the uncertainties caused by COVID-19 and in anticipation of the expected economic slowdown, HDB is closely monitoring the loan portfolio considering the relevant impact of virus on the various qualitative and quantitative factors where determining the significant increase in credit risk, specifically for the exposures of the mostly affected sectors.

Accordingly, HDB has taken protective actions by building up proper provisions as a mitigation plan for the COVID-19 impact on the loan portfolio as of end of March 2020. Further buildup of provisions might be taken, precautionary, till the end of the grace period, till actual performance of the portfolio start revealing itself.