

CIRA Education delivers robust top-line growth of 41% YoY in FY 2024/25, bottom-line surges over fourfold YoY.

FY 2024/2025¹ Financial & Operational Highlights

Revenue^{1/2} EGP3,851.6 million ▲ 41% YoY	Normalized EBITDA^{1/2} EGP1,821.9 million ▲ 43% YoY (47.3% Margin)	Normalized Net Profit^{1/2} EGP295.7 million ▲ 385% YoY (7.7% Margin)	
Cash Earnings EGP562.2 million ▲ 77% YoY	Higher-Ed Students 25.9 thousand ▲ 30% YoY (67% Utilization)	K-12 Students 35.6 thousand ▲ 4% YoY (94% Utilization)	Nursery Students 852 ▲ 28% YoY (64% Utilization)
Geographical Reach 9 Egyptian governorates 3/27 Universities/Schools	Number of Faculties 32 faculties 1,185 Teaching Staff	Number of Schools 27 schools 3,060 Teachers	Number of Nurseries 9 nurseries 250 Teaching Staff

Cairo, 17 November 2025

CIRA Education (“CIRA” or the “Group”, CIRA.CA on the Egyptian Stock Exchange), the largest fully integrated education service provider in the Egyptian private sector, has reported its full-year results for FY 2024/25. The Group posted revenues^{1/2} of EGP 3,851.6 million, up 41% YoY, supported by surging enrollment across its Higher Education segment, with the launch of Saxony Egypt University (SEU) in September 2024, as well as its expansion into the Nurseries segment, which launched operations in FY 2023/24. Gross profit^{1/2} rose 43% to EGP 2,313.1 million, with a margin of 60.1%, while normalized EBITDA^{1/2} grew 43% to EGP 1,821.9 million, yielding an enhanced 47.3% margin. Normalized net profit^{1/2} surged 385% to EGP 295.7 million, representing a 7.7% bottom-line margin.

Summary Income Statement

(EGP mn)	FY 2023/24	FY 2024/25	% change
Revenues ^{1/2}	2,738.6	3,851.6	41%
Gross Profit ^{1/2}	1,615.0	2,313.1	43%
Gross Profit Margin	59.0%	60.1%	+1.1pps
Normalized EBITDA ^{1/2}	1,269.8	1,821.9	43%
Normalized EBITDA Margin	46.4%	47.3%	+0.9pps
Normalized Net Profit ^{1/2}	61.0	295.7	385.1%
Normalized Net Profit Margin	2.2%	7.7%	+5.5pps

¹ Results exclude share of losses from investing in associates (EGP 6 mn), non-recurring real estate tax expenses (EGP 3.7mn) and legal, capital market and consulting fees (EGP 21.7mn)

² Results exclude construction revenues, costs & G&A related to new developments of EGP 538 mn, EGP 484.2 mn and EGP 6.6 mn respectively.

Note From the CEO

FY 2024/25 stands as a landmark year for CIRA Education, one that will be remembered for its scale of achievement, resilience, and transformative direction. Despite one of the most challenging operating environments in recent history, CIRA delivered exceptional results, achieving over 40% growth in both revenues and EBITDA, alongside improved margins across the board. This margin improvement is particularly noteworthy given the year's challenges, including high inflationary pressures, soaring interest rates and our deliberate decision to implement progressive salary increases for our dedicated staff. That we delivered record profitability while making these critical investments in our people is a testament to the strength and scalability of our model.

This year was defined by strategic expansion and a clear vision for the future. We successfully launched Saxony Egypt University (SEU), a major step forward in our mission to revolutionize technological and technical education in Egypt and expanded Badr University Assiut (BUA) to accommodate growing demand. In parallel, we launched two new K-12 schools and continued to scale our nursery segment, solidifying CIRA's position as Egypt's leading integrated private education platform, both in numbers and execution. The significant market interest, exemplified by the size of CIRA's mandatory tender offers (MTO), underscores global investor confidence in our growth story.

Our K-12 segment demonstrated remarkable resilience. Despite inflation nearly doubling staff costs over the past two years, we remained steadfast in supporting our teachers, the cornerstone of CIRA's success, to maintain a decent standard of living while ensuring the stability of our schools. While this temporarily pressured margins, it was the right long-term decision. In just three years, we have opened seven new K-12 schools, a testament to our commitment to growth and to expanding access to quality education across Egypt. Our admissions this year reached the highest levels ever recorded in Egypt's private education sector, welcoming more than 10,000 new students, a clear indicator of trust in CIRA's value proposition and educational excellence. As inflationary pressures ease, we anticipate a strong return to higher profitability, powered by this robust operational foundation.

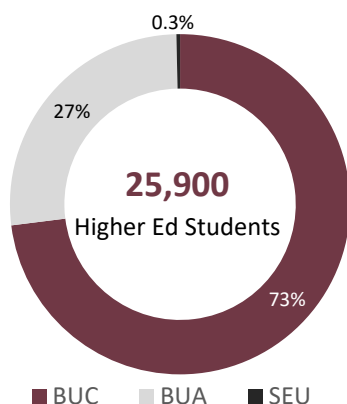
Looking ahead, our optimism is boundless. All hands are on deck for our upcoming rollouts, including the Damietta University campus and our groundbreaking partnership with Seneca College in Canada. At our K-12 platform, we have added two new schools to our portfolio through the launch of Futures Language School – Gardenia City and the majority acquisition of L'École Française d'Hurghada, with both schools set to contribute to CIRA's financials starting in the coming FY2025/26 financial year. We also have 2-3 new schools in the pipeline, including the planned launch of Lemania Swiss International School (LSIS) in partnership with École Lemania, one of Europe's most prestigious IB schools, in the following academic year, further enriching our portfolio.

At the same time, we are thrilled with the near completion of the initial phase of CapitalMED and the finalization of its debt issuance. Phase 1 will deliver 220 beds and is on track for completion by Q2 2026. We are proud to invest in Egypt's largest and most prominent healthcare project that will provide the highest level of care for patients as a landmark local and regional center, while serving as a world-class medical education and research hub through international partnerships, creating a setting where doctors, researchers, and patients from around the world can practice, innovate, and heal.

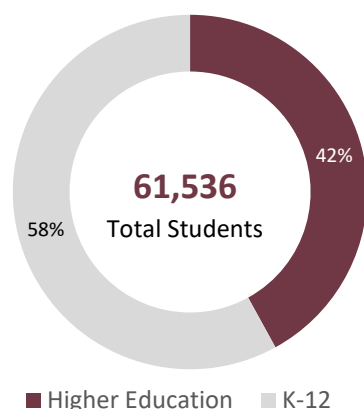
We are not just growing; we are multiplying. Two years ago, we set out to double the size of CIRA, a transformation we expect to realize over the next two years, driven by our proven execution capability, a record pipeline of new projects, and a team more dedicated than ever. As we continue to expand our footprint and partnerships, CIRA reaffirms its position as the partner of choice for education in Egypt. We have the formula for success, the dedication to our people, and the strategic clarity to keep delivering transformative value to all our stakeholders. With a robust pipeline, improving macroeconomic conditions, and a clear vision for the road ahead, we enter the coming year with confidence that CIRA's best chapters are yet to be written.

Mohamed El Kalla, Chief Executive Officer

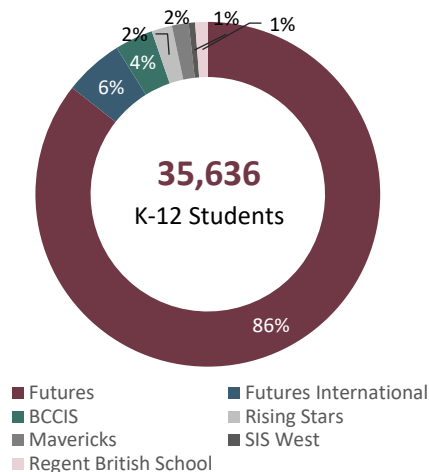
**Higher-Ed Students by University
(FY 24/25)**



**Total Students by Segment
(FY 24/25)**



**K-12 Students by School Brand
(FY 24/25)**



Operational Performance

Higher Education

CIRA's higher education segment continued to expand, supported by robust enrollment growth across its university network. The Group's two established institutions, Badr University in Cairo (BUC) and Badr University in Assiut (BUA), were joined by Saxony Egypt University (SEU), which began operations in September 2024.

Total capacity across CIRA's three universities rose 24% YoY to 38,645 students, reflecting the contribution of Saxony Egypt University (SEU) following its launch. Enrollment grew 30% YoY to 25,900 students, driven by strong demand at BUC, the addition of new faculties at BUA, and SEU's inaugural intake. This led to an improvement in available seats utilization, which increased to 67% from 64% in the prior year.

The Group's university network now comprises 32 faculties, supported by 1,185 teaching staff, an 8% YoY increase reflecting SEU's staffing. Consequently, the Pupil-Teacher Ratio (PTR) rose to 21.9x, above the prior year's 18.2x and exceeding management's target range of 15.3–15.4x.

Administrative headcount remained stable at 1,299, bringing the Pupil-Admin Ratio (PAR) to 19.9x, up from 15.3x in FY 23/24.

Higher Ed | Key Operational Highlights

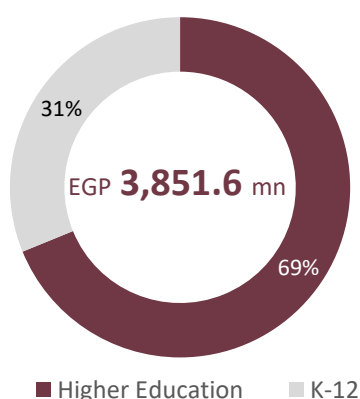
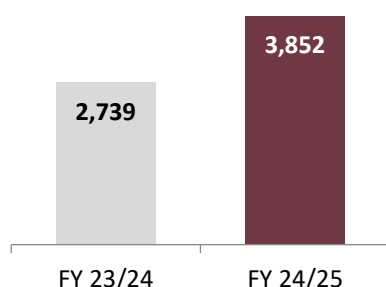
	FY 23/24	FY 24/25	% change
Number of Faculties	26	32	23%
Teaching Staff Size	1,096	1,185	8%
Admin Staff Size	1,302	1,299	0%
License Capacity (No. Students)	41,000	58,270	42%
Available Seats Capacity (No. Students)	31,250	38,645	24%
Number of Students	19,900	25,900	30%
<i>Pupil Teacher Ratio (PTR)</i>	18.2x	21.9x	+3.7x
<i>Pupil Admin Ratio (PAR)</i>	15.3x	19.9x	+4.6x
<i>Licensed Utilization</i>	49%	44%	-5 pps
<i>Available Seats Utilization</i>	64%	67%	+3 pps

K-12 Education

CIRA's K-12 platform owns and operates 27 schools across 9 Egyptian governorates. The segment encompasses 7 brands: Futures, Futures International, British Columbia Canadian International School (BCCIS), Saxony International School (SIS), Mavericks, Rising Stars, and Regent British Schools.

During FY 24/25, enrollment grew 4% YoY to 35,636 students, reflecting continued strong demand for high-quality education across the network. Total capacity remained stable at 37,800 seats, with utilization reaching a record high of 94%, up from 91% in the previous year.

The teaching workforce expanded modestly 2% YoY to 3,060 staff, maintaining an efficient Pupil-Teacher Ratio (PTR) of 11.6x. Administrative staff increased 7% YoY to 2,562 employees, improving the Pupil-Admin Ratio (PAR) to 13.9x, down from 14.3x last year.

**Revenue by Segment
(FY 24/25)**

**Revenue Progression
(EGP mn)**


K-12 | Key Operational Highlights

	FY 23/24	FY 24/25	% change
Number of Schools	27	27	-
Number of Teachers	2,988	3,060	2%
Admin Staff Size	2,397	2,562	7%
Capacity (No. Students)	37,800	37,800	-
Number of Students	34,258	35,636	4%
<i>Pupil Teacher Ratio (PTR)</i>	<i>11.5x</i>	<i>11.6</i>	<i>+0.2x</i>
<i>Pupil Admin Ratio (PAR)</i>	<i>14.3x</i>	<i>13.9</i>	<i>-0.4x</i>
<i>Utilization</i>	<i>91%</i>	<i>94%</i>	<i>+4 pps</i>

Financial Performance

At CIRA, we believe that our segmental analysis of EBITDA and Net Profit between our K-12 and Higher Education segments is more accurately represented when the general costs, including interests on loans, are appropriately allocated between the two segments. Therefore, while we are required by law to report our segment analysis as per our audited financials, we have provided an adjusted segmental analysis of EBITDA and Net Profit in the second table below, which reflects a more realistic allocation of expenses between our K-12 and Higher Education segments.

Breakdown as per audited results:

(EGP million)	Higher Education			K-12 Education			Total		
	FY 23/24	FY 24/25	Chg.	FY 23/24	FY 24/25	Chg.	FY 23/24	FY 24/25	Chg.
Tuition Revenue	1,667.4	2,479.5	49%	848.5	1,051.7	24%	2,515.9	3,531.1	40%
% of Revenue	93.9%	93.5%		88.1%	87.6%		91.9%	91.7%	
Other Revenue	108.0	171.5	59%	114.7	149.0	30%	222.7	320.5	44%
% of Revenue	6.1%	6.5%		11.9%	12.4%		8.1%	8.3%	
Total Revenue^{1/2}	1,775.4	2,651.0	49%	963.1	1,200.6	25%	2,738.6	3,851.6	41%
Normalized EBITDA^{1/2}	1,171.2	1,763.1	51%	98.6	58.8	-40%	1,269.8	1,821.9	43%
<i>Normalized EBITDA Mgn.</i>	<i>66.0%</i>	<i>66.5%</i>		<i>10.2%</i>	<i>4.9%</i>		<i>46.4%</i>	<i>47.3%</i>	
Normalized Net Profit^{1/2}	806.7	1,162.7	44%	(745.8)	(867.1)	16%	61.0	295.7	385%
<i>Normalized NPM</i>	<i>45.4%</i>	<i>43.9%</i>		<i>-77.4%</i>	<i>-72.2%</i>		<i>2.2%</i>	<i>7.7%</i>	

Breakdown with Weighted Segmentation Adjustment:

(EGP million)	Higher Education			K-12 Education			Total		
	FY 23/24	FY 24/25	Chg.	FY 23/24	FY 24/25	Chg.	FY 23/24	FY 24/25	Chg.
Tuition Revenue	1,667.4	2,479.5	49%	848.5	1,051.7	24%	2,515.9	3,531.1	40%
% of Revenue	93.9%	93.5%		88.1%	87.6%		91.9%	91.7%	
Other Revenue	108.0	171.5	59%	114.7	149.0	30%	222.7	320.5	44%
% of Revenue	6.1%	6.5%		11.9%	12.4%		8.1%	8.3%	
Total Revenue^{1/2}	1,775.4	2,651.0	49%	963.1	1,200.6	25%	2,738.6	3,851.6	41%
Normalized EBITDA^{1/2/3}	1,146.2	1,733.1	51%	123.6	88.8	-28%	1,269.8	1,821.9	43%
<i>Normalized EBITDA Mgn.</i>	<i>64.6%</i>	<i>65.4%</i>		<i>12.8%</i>	<i>7.4%</i>		<i>46.4%</i>	<i>47.3%</i>	
Normalized Net Profit^{1/2/3}	331.7	462.7	39%	(270.8)	(167.1)	-38%	61.0	295.7	385%
<i>Normalized NPM</i>	<i>18.7%</i>	<i>17.5%</i>		<i>-28.1%</i>	<i>-13.9%</i>		<i>2.2%</i>	<i>7.7%</i>	

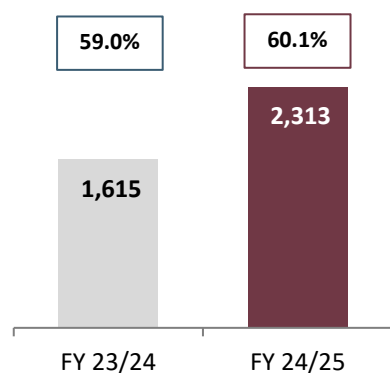
¹ Results exclude share of losses from investing in associates (EGP 6 mn), non-recurring real estate tax expenses (EGP 3.7mn) and legal, capital market and consulting fees (EGP 21.7mn)

² Results exclude construction revenues, costs & G&A related to new developments of EGP 538 mn, EGP 484.2 mn and EGP 6.6 mn respectively.

³ EBITDA & Net Profit were reclassified between the K-12 & Higher-Ed segments by EGP 700 mn (EGP 30 mn G&A & EGP 670 mn finance cost) to reflect the appropriate distribution for Senior Management and Finance Cost between the two segments.

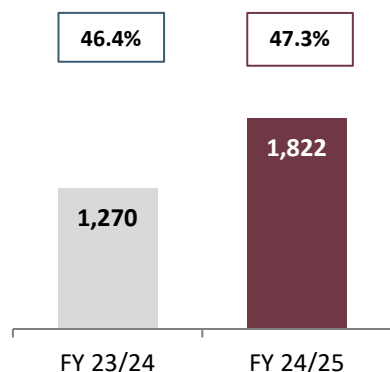
Gross Profit Progression

(EGP mn, % margin)



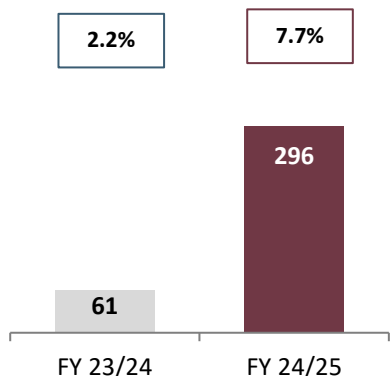
Normalized EBITDA Progression

(EGP mn, % margin)



Normalized Net Profit Progression

(EGP mn, % margin)



Revenues

CIRA Education delivered strong revenue growth in FY 24/25, with total revenues reaching EGP 3,851.6 million, a 41% increase YoY. Growth was broad-based across both the Higher Education and K-12 segments, reflecting rising enrollments, expanding operations, and sustained demand for high-quality education. Tuition fees remained the primary revenue driver, contributing EGP 3,531.1 million (91.7% of total revenue), while other revenue streams, including ancillary services, added EGP 320.5 million, up 44% YoY, highlighting the Group's diversified income base.

The Higher Education segment continued to lead the growth trajectory, generating EGP 2,651.0 million in revenues, up 49% YoY. Tuition revenue climbed 49% to EGP 2,479.5 million, supported by strong demand at Badr University campuses in Cairo and Assiut, along with contributions from Saxony Egypt University. Other revenue streams grew 59% YoY to EGP 171.5 million, maintaining a steady 6.5% share of the segment total. Higher Education remains the largest contributor to Group revenue, accounting for 69% of the total.

Meanwhile, the K-12 segment achieved EGP 1,200.6 million in total revenue, up 25% YoY, fueled by robust enrollment growth and enhanced services. Tuition revenue rose 24% YoY to EGP 1,051.7 million, representing 87.6% of the segment's total, while ancillary revenues, including transport and extracurricular activities, increased 30% YoY to EGP 149.0 million, highlighting the segment's value-added offerings.

Gross Profit

CIRA sustained robust profitability in FY 2024/25, with gross profit rising to EGP 2,313.1 million, representing a strong 43% increase compared to the previous year. The gross margin expanded modestly to 60.1%, up 1.1 percentage points from FY 2023/24, reflecting the Group's ability to navigate inflationary pressures, particularly in labor costs, while maintaining solid operational efficiency.

SG&A

Selling, General and administrative expenses (SG&A) reached EGP 525.8 million in FY 2024/25, marking a 48% year-on-year increase. This growth mirrors the Group's ongoing investments in scaling operational capacity, strengthening institutional frameworks, and enhancing digital infrastructure to support long-term expansion. Despite the rise in absolute costs, SG&A as a proportion of revenues remained well-managed at 11.9%, demonstrating improved cost efficiency driven by operating leverage. The higher education segment, now the largest contributor to Group revenues, played a central role in this operational effectiveness.

Normalized EBITDA

CIRA's operating performance remained resilient, with normalized EBITDA climbing 43% YoY to EGP 1,821.9 million. The EBITDA margin expanded by 0.9 percentage points to 47.3%, benefiting from margin discipline, operational scale, and improved leverage across the education network. This growth helped absorb general inflationary pressures and FX-related cost increases, highlighting the Group's strong financial resilience.

Normalized Net Profit

The Group's bottom line delivered exceptional growth, with normalized net profit surging 385% year-on-year to EGP 295.7 million. Correspondingly, the normalized net margin improved to 7.7%, up 5.5 percentage points from FY 2023/24. This remarkable performance was underpinned by strong enrollment-led revenue growth, enhanced cost absorption, and ongoing operational efficiencies across all education platforms.

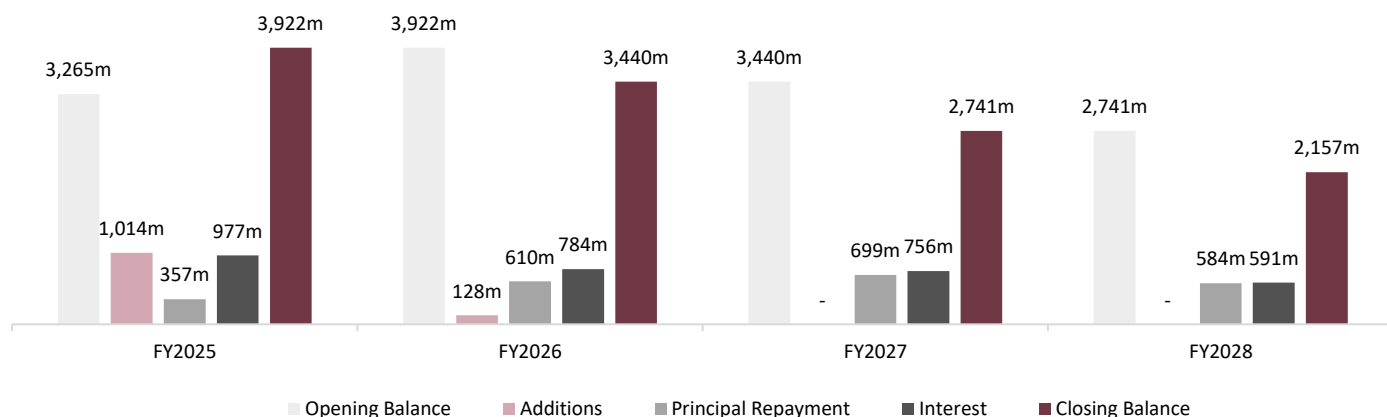
Balance Sheet

CIRA Education's balance sheet remains robust, reflecting steady growth and strategic investment. As of 31 August 2025, total assets reached EGP 10.38 billion, up 15% YoY from EGP 9.04 billion in August 2024. This growth underscores the Group's continued commitment to expanding its physical and operational footprint, with property, plant, and equipment increasing 8.3% YoY to EGP 7.43 billion, driven by ongoing campus expansions and infrastructure enhancements.

Shareholders' equity strengthened to EGP 1.91 billion, up from EGP 1.68 billion a year earlier, supported by retained earnings growth and continued operational performance.

Similarly to total assets, total liabilities rose 15% YoY to record EGP 8.48 billion as of 31 August 2025, reflecting planned capital expenditures and financing to support new and existing assets. Net debt stood at EGP 5.77 billion, compared to EGP 5.06 billion in the prior year, in line with the Group's strategy to invest prudently while maintaining financial stability. Overall, CIRA's balance sheet

Expected Total Debt Balance Progression | EGP mn



demonstrates both resilience and flexibility, positioning the Group well for continued growth across its education platforms.

Recent Developments



Saxony Egypt University (SEU) Partners with GB Corp to Bridge Classroom and Industry at its Automotive Mechatronics Technology Program

SEU has signed a landmark agreement with GB Corp, one of Egypt's leading automotive companies, to provide practical, real-world expertise to SEU's Automotive Mechatronics Technology Program. The collaboration leverages GB Corp's extensive experience in automotive manufacturing and its vocational training subsidiary, GB Academy. Through this partnership, SEU students will gain direct access to GB Corp's technical workshops and factories, ensuring practical exposure alongside theoretical learning.



SEU Signs a Strategic Agreement with ITE Education Services (ITEES) to Launch an International Hospitality Program

SEU partnered with ITEES from Singapore to launch a new Hospitality Operations program under the International Skills Qualification (ISQ) framework. This collaboration integrates practical, high-quality education with academic study, and reflects SEU's commitment to offering hands-on learning opportunities and future-focused education in Egypt.



SEU Partners with the Education Development Fund to Launch German Workforce Integration Program

The collaboration aims to prepare Egyptian graduates for technical and vocational employment in Germany through specialized training and certification. SEU will act as the accredited body, setting German language standards, delivering specialized technical and vocational training, and coordinating directly with German partners to secure job placements. EDF will identify qualified graduates, align specialties with German labor needs, coordinate with authorities, manage travel logistics, and fund the program's implementation.



Ecole Française d'Hurghada

Expansion to the Red Sea Region with Strategic Stake in L'École Française d'Hurghada

CIRA Education acquired a 51% stake in L'École Française d'Hurghada, marking its first entry into the Red Sea region's international education sector. Established in 2004, the school is the only AEFE-accredited French curriculum institution in the area. Starting September, it will launch a new German section under the SIS brand, the first of its kind in Hurghada, and plans are already in motion to introduce an American English stream in the near future. With this strategic investment, CIRA is expanding both its geographic footprint and its curricular offerings to serve a wider spectrum of students in Hurghada.



Launch of Futures Language Schools: Gardenia City

Futures Schools continues its expansion with the opening of a new campus in Gardenia City, Nasr City, further extending its presence across Egypt. The new school offers state-of-the-art facilities designed to foster academic excellence, creativity, and holistic development. This addition reinforces CIRA Education's commitment to making quality education accessible to more families, while maintaining the Futures Schools' hallmark standards of innovation and inclusivity.

**AY26/27 Launch of Lemania Swiss International School (LSIS) on Track**

CIRA Education is introducing LCIS in partnership with the renowned École Lemania from Switzerland, one of the top IB schools in Europe. The new school will provide a bilingual curriculum that combines rigorous academics with a global outlook. This collaboration aligns with CIRA's strategy to diversify its education portfolio and offer students internationally recognized pathways to success.

**Progress Update on New Damietta University Project**

The project, a EGP 2.5 billion joint venture between CIRA Education and El Sewedy Capital Holding, set to launch in AY26/27, is progressing according to schedule. The necessary licensing documentation has been formally submitted, with construction initiation contingent upon regulatory approval.

**Progress on New Applied Technology Campus with Seneca College**

CIRA Education is advancing preparations for its upcoming international campus in partnership with Seneca College, based in Canada. Scheduled to launch in AY26/27, the planned institution in East Cairo will serve as a specialized hub for cybersecurity, technology, and AI, delivering internationally benchmarked programs tailored to Egypt's evolving labor market needs. Final approvals are currently underway, with both parties aligning on curriculum integration and operational readiness.

About CIRA Education

Founded in 1992, CIRA Education is the largest fully integrated education service provider in the Egyptian private sector. The company's vision emerged from the intent and desire to improve the quality of education in Egypt for the middle class in particular. With more than 60,000 students in 27 schools across 9 governorates and 3 universities, namely Badr University in Cairo, Badr University in Assiut, and Saxony Egypt University (SEU), CIRA continues to offer high quality education at affordable prices for the Egyptian mid-market segment. CIRA's K-12 schools offer multiple education tracks, including British, American, Canadian, French, German and National curricula, and its students consistently place highly in national and district rankings; a testament to the quality of education our schools have to offer. We pride ourselves in owning all our institutes, with an exception of one school, and managing our operations and support services through the company's subsidiaries. These services include educational management, educational content development, technological solutions, construction, maintenance, and transportation. CIRA's higher education platform currently houses a total of 32 faculties across 3 universities, with more than 25,000 enrolled students as of the first term of the 2024/2025 Academic Year.

Contacts

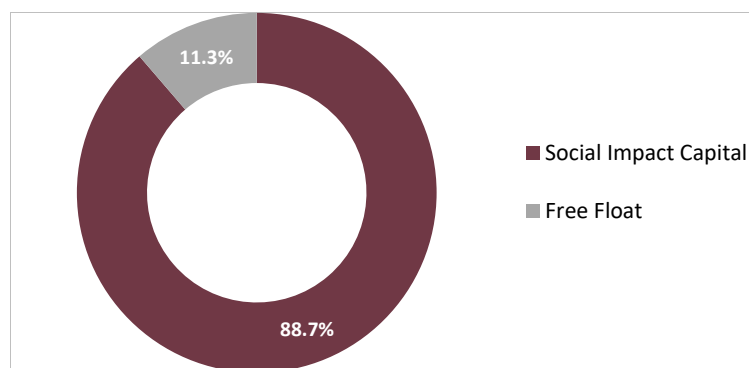
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Share Information

Listing Date	1 Oct 2018
EGX Ticker	CIRA.CA
Shares Outstanding	582,790,325
Par Value / Share	EGP 0.40
Paid-up Capital	EGP 233.1 million

Shareholder Structure (as of 31 August 2025)



Forward-Looking Statements

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as "according to estimates", "anticipates", "assumes", "believes", "could", "estimates", "expects", "intends", "is of the opinion", "may", "plans", "potential", "predicts", "projects", "should", "to the knowledge of", "will", "would" or, in each case their negatives or other similar expressions, which are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management's ("Management") current views of future events, are based on Management's assumptions and involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate or prediction to become inaccurate. These risks include fluctuations in prices, costs, ability to retain the services of certain key employees, ability to compete successfully, changes in political, social, legal or economic conditions in Egypt, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations and Management's ability to timely and accurately identify future risks to our business and manage the risks mentioned above.

Income Statement

CAIRO EDUCATION AND ITS SUBSIDIARIES

Consolidated statement of profit or loss for the twelve-month period ended 31 August 2025.

(All amounts in Egyptian Pounds)	FY 24/25	FY 23/24	YoY %
Operating revenue	4,389,681,348	3,251,752,651	35.0%
Operating costs	(2,286,712,553)	(1,836,378,618)	24.5%
Gross profit	2,102,968,796	1,415,374,033	48.6%
General and administrative expenses	(525,780,535)	(354,547,979)	48.3%
Expected Credit Loss Provisions	(49,029,354)	(40,145,157)	
Expected Credit Loss Impairments	(24,911,379)	(27,572,841)	
Other income	39,347,112	13,248,020	
Group Share From investment in associates	(6,041,802)	(5,503,200)	
Operating profits	1,536,552,837	1,000,852,876	53.5%
Finance costs – net	(817,413,824)	(671,114,386)	
Profit before tax	719,139,013	329,738,490	118.1%
Current tax	(396,440,090)	(275,671,191)	
Deferred tax	(11,245,928)	(18,458,003)	
Profit for the period	311,452,994	35,609,296	774.6%
Basic & Diluted Earnings per share	0.54	0.10	440.0%
Profits attributable to			
Owners of the Parent Company	367,516,981	70,147,742	423.9%
Non-controlling interests	(56,063,987)	(34,538,446)	62.3%
Profit for the period	311,452,994	35,609,296	774.6%

Balance Sheet

CIRA EDUCATION AND ITS SUBSIDIARIES

Consolidated statement of financial position as at 31 August 2025.

(All amounts in Egyptian Pounds)	31-Aug-25	31-Aug-24
Assets		
Non-current assets		
Property, plant, and equipment	7,433,734,974	6,861,511,365
Work in progress	21,640,643	21,640,643
Investment in associates	539,772,472	319,186,865
Goodwill	32,381,699	32,381,699
Right of Use	9,232,965	19,082,241
Non-current debtors and other debit balances	774,222,054	93,436,827
Total non-current assets	8,810,984,807	7,347,239,640
Current assets		
Inventories	25,752,618	25,128,442
Work in progress	-	210,971,593
Current debtors and other debit balances	620,519,444	557,841,529
Cash on hand and at banks	927,630,080	901,049,404
Total current assets	1,573,902,142	1,694,990,968
Total assets	10,384,886,948	9,042,230,608
Liabilities and shareholder's equity		
Issued and paid-up capital	233,116,130	233,116,130
Reserves	201,862,312	201,768,096
Retained earnings	1,066,036,713	850,361,240
Total shareholders' equity attributable to owners of the Parent Company	1,501,015,155	1,285,245,466
Non-controlling interest	405,168,301	397,199,641
Total shareholder's equity	1,906,183,456	1,682,445,107
Liabilities		
Non-current liabilities		
Non-current portion of borrowings and credit facilities	636,616,579	237,707,165
SUKUK Al-Ijarah	177,401,447	295,452,531
Securitization	1,828,255,879	1,478,474,226
Deferred tax liabilities	63,990,499	52,744,571
Current portion of lease liability	5,981,857	3,146,747
Non-current creditors and other credit balances	1,320,785,066	1,392,945,853
Total non-current liabilities	4,033,031,327	3,460,471,093
Current liabilities		
Provisions	133,476,733	88,784,076
Sukuk Al-Ijarah - current portion	145,542,464	159,096,014
Securitization - current Portion	284,994,504	143,232,795
Creditors and other credit balances	1,238,638,704	899,956,595
Deferred revenue	1,179,202,531	958,267,250
Current income tax liabilities	398,774,867	276,858,975
Current portion of borrowings and credit facilities	1,061,078,443	1,354,490,066
Non-current portion of lease liability	3,963,920	18,628,637
Total current liabilities	4,445,672,166	3,899,314,408
Total liabilities	8,478,703,492	7,359,785,501
Total liabilities and shareholders' equity	10,384,886,948	9,042,230,608