Madinet Masr Reports Results for H1 2026

Growing revenues, accelerating sales, and doubling deliveries.

Cairo, 6 August 2026 – Madinet Masr, one of Egypt's leading urban community developers, announced its consolidated financial results for the six months period ending June 30th, 2026 (H1 2026). Against a normalizing market backdrop, the Company delivered a broad-based expansion in sales and deliveries while sustaining solid profitability, with a gross profit margin of 52.4% and a net profit margin of 20.0%. Madinet Masr recorded revenues of EGP 5.1 billion and net profit of EGP 1.0 billion, while new sales reached EGP 28.4 billion during the period. The unrecognized revenue backlog reached EGP 104.6 billion, underscoring the strength of the Company's operational and financial fundamentals.

EGP 28.4 bn New Sales ▲ 18.7% YoY	2,971 Units Sold ▲ 70.9% YoY	1,200 Units Delivered ▲ 130.3% YoY	EGP 104.6 bn Backlog ▲ 10.1%
EGP 5,135 mn Revenue ▲ 7.2% YoY	EGP 2,691 mn Gross Profit ▼ 14.3% YoY	EGP 1,308 mn EBITDA ▼ 23.4% YoY	EGP 1,027 mn Net Profit ▼ 19.9% YoY

Key Highlights

- In H1 2026, Madinet Masr generated **new sales of EGP 28.4 billion**, compared to EGP 23.9 billion in H1 2025, an 18.7% increase led by Sarai, and the recently launched co-development projects, **Talala and The Butterfly**.

- The Company **delivered 1,200 units** in H1 2026, a 130.3% increase compared to H1 2025, reflecting the continued acceleration of construction and delivery activity across the Company's flagship projects. **Revenue from unit deliveries rose 187.8% year-on-year**, contributing to resilient top-line performance.

- Madinet Masr generated **EGP 5.1 billion in total revenue in H1 2026**, a 7.2% increase compared to EGP 4.8 billion in H1 2025. The growth was driven by the increase in revenue from unit deliveries and resilient revenues from new sales of Madinet Masr and its subsidiaries.

- **EBITDA** for the first six months of the year amounted to EGP 1.3 billion, representing an EBITDA margin of 25.5%. Net profit reached EGP 1.0 billion in H1 2026, compared to EGP 1.3 billion in H1 2025, reflecting a 19.9% year-on-year decline. The net profit margin stood at 20.0% in H1 2026, compared to 26.8% in H1 2025. The margin decline was primarily attributable to the delivery of units in older projects that carry relatively lower margins. In addition, profit contribution from co-development projects is deferred and recognized upon unit delivery.

- **Net cash collections** grew 38.0% year-on-year to EGP 9.9 billion in H1 2026, reflecting the strength of the Company's receivables portfolio and continued improvement in collection quality, with the uncollected rate improving from 1.8% to 1.0% year-on-year.

- Madinet Masr's unrecognized revenue backlog reached EGP 104.6 billion by the end of June 2026, a 10.1% increase compared to the end of December 2025, reflecting sustained new sales activity and demand for the company's projects.

- The stock delivered **record performance on the EGX** during the first half of the year, rising 73% from EGP 4.23 on 31 December 2025 to close at EGP 7.30 on 30 June 2026 and reaching an all-time high of EGP 7.69 in June.

- In March, Madinet Masr **distributed stock dividends** equivalent to approximately EGP 0.226 per share at a ratio of 4.17% per share, followed by a cash dividend of EGP 0.15 per share in May 2026. Together they denote a combined distribution of approximately EGP 0.376 per share, representing a dividend yield of approximately 9% based on the closing share price as of 31 December 2025, and bringing the **total shareholder return to 82% during the six-months period**.

- Madinet Masr **awarded construction contracts worth EGP 5.7 billion**, reflecting the Company's sustained investment in construction capacity across its portfolio and its continued focus on accelerating delivery to clients, supported by its ongoing partnerships with leading contractors.

- Madinet Masr continued to expand its non-residential offering through **D2N (Day 2 Night)**, a commercial district within Sarai, spanning **106,321 sqm**, comprising four phases with an **estimated total inventory value of EGP 40 billion**. Two of the four phases have been launched to date, with the district including retail stores, F&B outlets, clinics, and office spaces designed for both corporate headquarters and small businesses, supporting the Company's strategy to diversify its product mix and monetize its land bank across a wider range of asset classes.

- The Company also **launched KLOK**, a commercial strip with 15,000 sqm gross land, and a total inventory value of EGP 2.7 billion, and 95% of the administrative units already sold. KLOK comprises of four buildings with administrative units, in addition to approximately 5,000 sqm of commercial space designated for lease. The project further extends the Company's non-residential portfolio and its ambition to build recurring, income-generating revenue streams alongside its core residential business.

- Madinet Masr's **net cash and short-term investments** reached **EGP 7.1 billion** as of 30 June 2026, a 27.0% increase compared to year-end 2025, moving the Company from a net debt position of EGP 329.2 million to a **net cash position of EGP 163.3 million**, supported by strong cash collections during the period.

Management Comment

The first half of 2026 demonstrated the strength and increasing breadth of Madinet Masr's platform. Against a normalizing market backdrop, we sustained growth in sales and revenue, accelerated deliveries, strengthened collections, and continued to diversify our portfolio while maintaining disciplined execution.

New sales increased 18.7% year-on-year to EGP 28.4 billion, supported by 2,971 units sold, while revenue rose 7.2% to EGP 5.1 billion and net profit reached EGP 1.0 billion. Talala and The Butterfly collectively contributed 49.1% of new sales, highlighting the commercial traction of our co-development model and expanding our presence in New Heliopolis and Mostakbal City.

This period was earmarked with execution and deliveries, where we delivered 1,200 units, more than double the prior-year period, while revenue from unit deliveries increased 187.8%. Construction and infrastructure CAPEX totalled EGP 3.5 billion, deployed primarily across Taj City and Sarai. Net cash collections rose 38.0% to EGP 9.9 billion, with the uncollected rate improving to 1.0% reflecting the strength of the Company’s receivables portfolio and continued improvement in collection quality.

We continued to broaden the Madinet Masr platform through our subsidiaries and non-residential offering. In April, we launched 2 out of 4 phases in D2N (Day 2 Night), an integrated commercial district within Sarai spanning 106,321 sqm and carrying an estimated total inventory value of EGP 40 billion. The evolving revenue mix moderated profitability, with gross profit margin at 52.4% and net profit margin at 20.0%, primarily reflecting a higher contribution from unit deliveries and the deferral of co-development profit recognition until delivery.

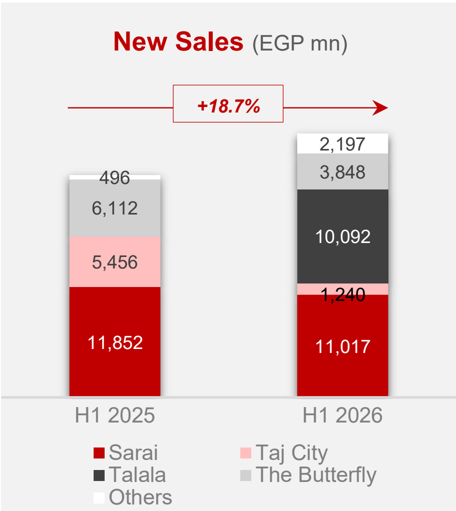
Our financial position strengthened, with cash and short-term investments increasing 27.0% to EGP 7.1 billion and the Company moving from net debt at year-end 2025 to a net cash position of EGP 163.3 million. The unrecognized revenue backlog reached EGP 104.6 billion, providing strong revenue visibility.

During the first half of the year, our shareholders saw remarkable returns reflected in a historic rise in our share price on the EGX and boosted by a bonus share distribution and cash dividends. This equates to an exceptional 82% return for our shareholders compared to the end of 2025. The Board additionally approved a Treasury Share Purchase Program to purchase up to 2% of the Company’s issued shares, reflecting our confidence in the Company’s outlook and our ability to further generate higher returns for shareholders.

Looking ahead, we remain focused on accelerating deliveries, scaling our subsidiaries, monetizing our 12.8 million sqm land bank across a broader product mix, and maintaining the capital discipline required to deliver sustainable growth and long-term shareholder value.

Abdallah Sallam
Chief Executive Officer

Operational Performance



New Sales

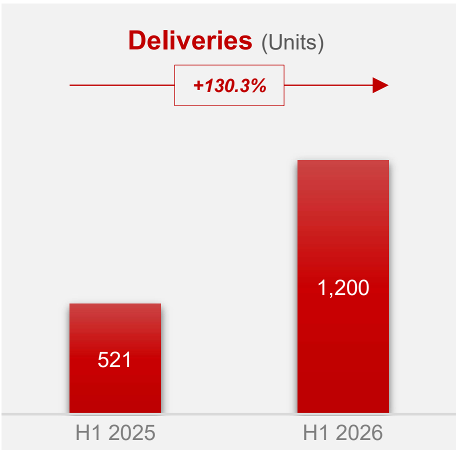
Madinet Masr recorded new sales of EGP 28.4 billion in H1 2026, compared to EGP 23.9 billion in H1 2025, an 18.7% increase year-on-year, with second-quarter sales of EGP 16.7 billion, up 47.4% year-on-year, driving the acceleration.

The sales breakdown by project includes Sarai at EGP 11.0 billion (38.8%), Talala in New Heliopolis at EGP 10.1 billion (35.5%), The Butterfly at EGP 3.8 billion (13.6%), Taj City at EGP 1.2 billion (4.4%), and contributions from subsidiaries and other projects totaling EGP 2.2 billion.

In terms of number of units sold, Madinet Masr sold 2,971 units in H1 2026, up 70.9% year-on-year from 1,738 units in H1 2025, with 1,476 units in Q2 2026 alone, up 89.0%. The first six months saw the selling of 98 units at Taj City, 895 units at Sarai, 311 units at The Butterfly, 785 units at Talala, and 882 units in other projects.

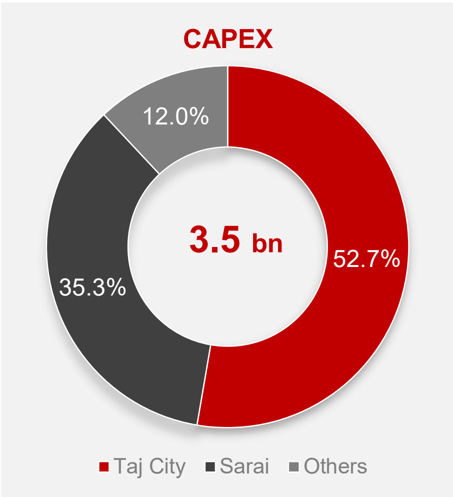
Cash Collections

Madinet Masr made net cash collections of EGP 9.9 billion in H1 2026, a 38.0% increase year-on-year from EGP 7.1 billion in H1 2025, reflecting the strength of the Company’s receivables portfolio and its proactive collection procedures. The uncollection rate improved to 1.0% in H1 2026, compared to 1.8% in H1 2025, demonstrating sustained collection quality.



Deliveries

During H1 2026, Madinet Masr delivered 1,200 units across its developments, a 130.3% increase compared to 521 units in H1 2025, including 369 units in Q2 2026, up 39.8% year-on-year, reflecting the continued acceleration of construction completion and delivery activity across the Company’s flagship projects. Revenue from unit deliveries increased 187.8% year-on-year to EGP 2.5 billion, reflecting the higher delivery volumes. Gross profit from unit deliveries reached EGP 679.2 million in H1 2026, up from EGP 105.9 million a year earlier, an increase of 541.1% year-on-year, driven by the increase in delivery volume and high-margin units across the portfolio.



CAPEX

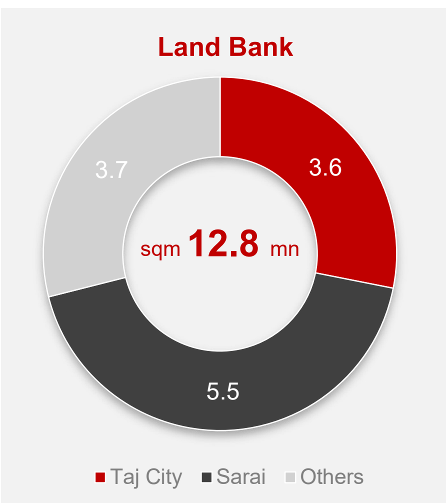
Madinet Masr spent EGP 3.5 billion to construction and infrastructure CAPEX in H1 2026, deployed primarily across Taj City (EGP 1.9 billion, 52.7%) and Sarai (EGP 1.2 billion, 35.3%), with the remainder directed toward Talala, The Butterfly, and other projects.

PP&E additions amounted to EGP 154.6 million during the period. Total CAPEX and PP&E rose 23.3% year-on-year to EGP 3.5 billion, compared to EGP 2.9 billion in H1 2025.

Backlog

As at end-H1 2026, the unrecognized revenue backlog reached EGP 104.6 billion, a 10.1% increase compared to end of December 2025, reflecting sustained new sales activity and the Company's strong revenue visibility.

Total accounts and notes receivable including off-balance-sheet PDCs increased 6.7% to EGP 94.3 billion, underpinning the Company's strong revenue visibility and sustained medium-term cash conversion.

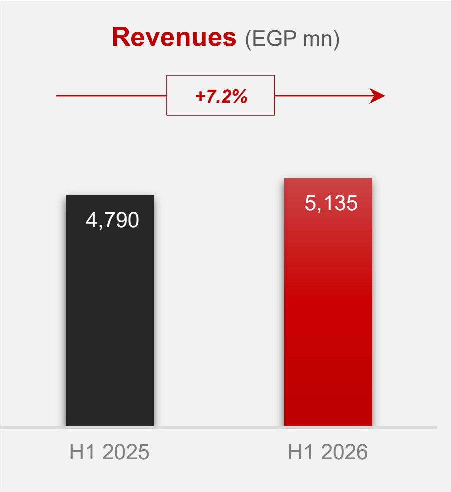


Land Bank

As of 30 June 2026, Madinet Masr holds a land bank measuring 12.8 million sqm. The Company's land portfolio remains strategically located across Greater Cairo, primarily within its flagship developments, Taj City and Sarai, alongside projects in Mostakbal City, New Heliopolis City, and Assiut. As of end-2025, the portfolio comprised 28.4% Taj City, 43.0% Sarai, 7.8% The Butterfly in Mostakbal City, 17.5% Talala and other land in New Heliopolis, and 3.4% Zahw Assiut.

Financial Performance

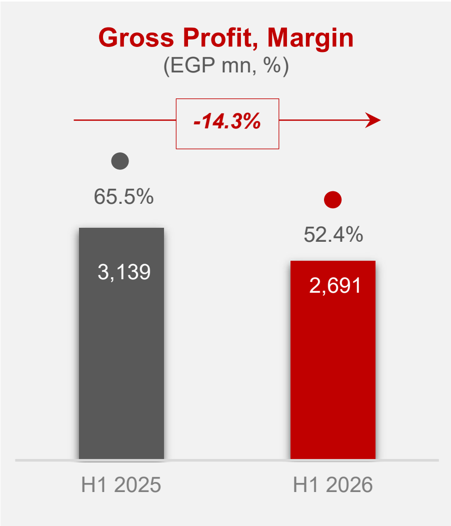
Income Statement



Revenues

Madinet Masr reported revenues of EGP 5.1 billion in H1 2026, a 7.2% increase from EGP 4.8 billion in H1 2025, driven by a 187.8% increase in revenues from unit deliveries to EGP 2.5 billion. Second-quarter revenues stood at EGP 2.4 billion, up 7.0% year-on-year.

Revenue from new unit sales amounted to EGP 2.8 billion, a 30.8% decrease year-on-year from EGP 4.0 billion in H1 2025. Revenue from unit deliveries grew by EGP 1.6 billion (187.8%) year-on-year, driven by the 130.3% increase in units delivered. Revenue from interest and rentals grew 227.3% year-on-year to EGP 265.6 million. As of end-H1 2026, the unrecognized revenue backlog stood at EGP 104.6 billion.

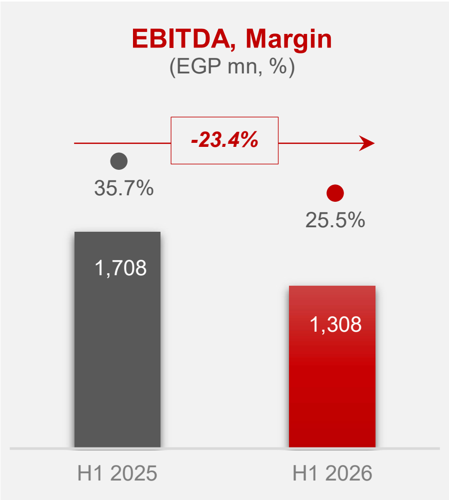


Gross Profit

Gross profit reached EGP 2.7 billion in H1 2026, a 14.3% decrease from EGP 3.1 billion in H1 2025. The decline in absolute gross profit was primarily driven by a 31.5% decrease in gross profit from new unit sales (to EGP 2.1 billion), partially offset by a substantial increase in gross profit from unit deliveries (to EGP 679.2 million from EGP 105.9 million in H1 2025). The gross profit margin stood at 52.4% in H1 2026 (54.8% in Q2 2026), compared to 65.5% in H1 2025, reflecting a shift in revenue mix towards higher contribution from unit deliveries and co-development projects moving forward, which carry different margin profiles compared to new sales in fully owned projects.

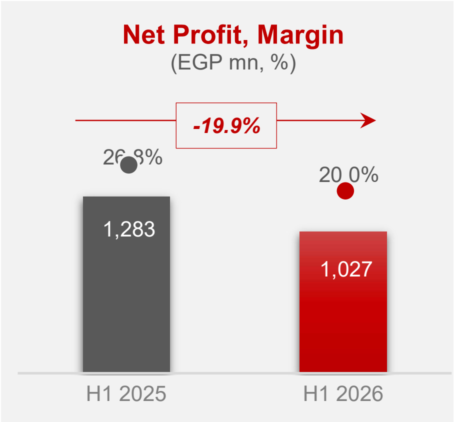
Sales, General & Administrative Expense

In H1 2026, SG&A expenses totaled EGP 1.4 billion, up 2.8% compared to H1 2025, reflecting investments in the Company's operational infrastructure, consolidation of subsidiaries, and ESOP- related costs.



EBITDA

Madinet Masr reported EBITDA of EGP 1.3 billion in H1 2026, with an EBITDA margin of 25.5%, compared to 35.7% in H1 2025. Finance income grew 35.5% year-on-year to EGP 452.7 million, further supporting the overall profitability of the Company. Net income before tax reached EGP 1.3 billion in H1 2026.



Net Profit

Madinet Masr reported a net profit of EGP 1.0 billion in H1 2026, a 19.9% decrease year-on-year from EGP 1.3 billion in H1 2025. The net profit margin stood at 20.0%, compared to 26.8% in H1 2025, reflecting a higher contribution from unit deliveries and co-development projects in the revenue mix, which typically carry lower margins. Net profit attributable to shareholders of the parent company was EGP 1,023.3 million in H1 2026, compared to EGP 1,281.5 million in H1 2025.

Balance Sheet

Net Cash & Short-term Investments

As of 30 June 2026, Madinet Masr held net cash and short-term investments of EGP 7.1 billion, a 27.0% increase compared to year-end 2025. Net cash collections for H1 2026 reached EGP 9.9 billion, a 38.0% increase year-on-year. Cash on hand and banks increased to EGP 2.8 billion, while treasury bills and short-term financial assets amounted to EGP 4.4 billion.

Debt

As of 30 June 2026, Madinet Masr's total debt increased 17.2% to approximately EGP 7.0 billion, reflecting the funding of an expanded construction and delivery program. The debt-to-equity ratio remained at a manageable level of 54.5%.

The Company reached a net cash position of EGP 163.3 million as of 30 June 2026, compared to a net debt position of EGP 329.2 million at year-end 2025, driven by strong cash collections. Reflecting this strong operational liquidity, Madinet Masr's net debt-to-EBITDA ratio improved from 0.5 at year-end 2025 to -0.4 as of H1 2026, demonstrating the Company's continued capability to effectively manage leverage and maintain a robust balance sheet.

Notes Receivable

Madinet Masr's consolidated balance sheet **notes receivable stood at EGP 6.8 billion as of 30 June 2026, compared to EGP 6.5 billion at year-end 2025.** Total accounts and notes receivable, including off-balance-sheet PDCs for undelivered units, reached EGP 94.3 billion as of 30 June 2026, a 6.7% increase from year-end 2025, reflecting ongoing new sales activity and sustained medium-term cash conversion.

PP&E

PP&E, fixed assets under construction, and property investments reached EGP 2.6 billion as of 30 June 2026, a 10.5% increase compared to year-end 2025. The growth reflects continued construction progress and sustained investment in development-related assets across the Company's project portfolio, including the Company's new headquarters and the construction kickoff at its sports club. During H1 2026, the Company spent EGP 3.5 billion on construction and infrastructure CAPEX, focused primarily on Taj City and Sarai. Work in progress reached EGP 14.4 billion as of 30 June 2026, a 14.5% increase compared to EGP 12.5 billion at year-end 2025, reflecting ongoing construction activity across the Company's development portfolio.

Recent Corporate Developments

January 2026: Madinet Masr Signs MoUs with Aboelwafa for Contracting & Real Estate Investment and Al Shorouk Construction, Worth a Combined EGP 3.3 Billion, to Advance Construction Works at "Clubside" in Taj City and "Elan" in Sarai. The partnerships reinforce the Company's commitment to accelerating construction activity across its flagship developments and advancing its delivery commitments to clients.

January 2026: Madinet Masr Strengthens Its Vertical Expansion Through the Launch of a Portfolio of Subsidiaries to Support an Integrated Real Estate Development Platform. The initiative reflects the Company's strategic vision to build a comprehensive ecosystem spanning the full real estate value chain.

March 2026: In an Unprecedented Move, Madinet Masr Distributes Treasury Stocks to Shareholders to Maximize Investment Returns as Part of the Largest Profit Distribution in Its History for 2025 Earnings. The move reflects the Company's strong financial position and its ongoing commitment to delivering maximum value to shareholders.

March 2026: As the First Real Estate Developer, Madinet Masr Partners with Baheya Foundation on International Women's Day to Support Its New Early Detection and Breast Cancer Treatment Facility in New Cairo. The partnership reinforces the Company's broader commitment to social responsibility and community wellbeing.

April 2026: Madinet Masr Launches "Day 2 Night," Its First Fully Integrated Commercial Complex, Within Sarai Business District. The launch marks the Company's continued diversification into non-residential and mixed-use products as part of its strategy to monetize its land bank across a wider range of asset classes.

May 2026: Madinet Masr Distributes a Cash Dividend of EGP 0.15 per Share, Approved by the Ordinary General Assembly. The distribution follows the March bonus share issuance and underscores the Company's continued commitment to enhancing shareholder returns.

June 2026: Madinet Masr's Board of Directors Approves a Treasury Share Purchase Program of Up to 2% of the Company's Total Shares. The initiative reflects the Company's confidence in its financial performance and future growth prospects, and its longstanding commitment to maximizing shareholder value.

June 2026: Madinet Masr's Stock Delivers a Total Shareholder Return of Approximately 82% During the First Half of 2026. The performance reflects the strength of the Company's financial position and the effectiveness of its investment strategy, driven by share price appreciation alongside bonus Treasury Share Purchase Program and cash dividends distributed during the period.

-- Ends --

Income Statement

(EGP 000)	H1 2025	H1 2026	Change	Q2 2025	Q2 2026	Change
Net Revenues	**4,789,667.8**	**5,134,820.4**	**7.2%**	**2,227,007.6**	**2,383,546.7**	**7.0%**
Cost of Revenue	(1,651,032.3)	(2,443,900.8)	48.0%	(759,592.7)	(1,076,294.3)	41.7%
Gross Profit	**3,138,635.4**	**2,690,919.6**	**-14.3%**	**1,467,414.9**	**1,307,252.4**	**-10.9%**
Less:						
Selling & Marketing Expense	(1,129,951.1)	(925,203.5)	-18.1%	(641,446.6)	(500,305.8)	-22.0%
General & Administrative Expenses	(231,997.1)	(475,413.0)	104.9%	(112,809.2)	(287,553.0)	154.9%
Expenses of Managing Residential Compound & Other Operating Expenses	(45,777.7)	(39,875.7)	-12.9%	(16,693.2)	(27,126.6)	62.5%
Finance Cost	(325,405.6)	(370,356.7)	13.8%	(166,534.6)	(201,810.3)	21.2%
Expected credit loss (ECL)	(22,013.4)	(56,545.8)	156.9%	(6,039.0)	(36,178.5)	499.1%
Provisions Provided	(45,375.6)	(50,455.4)	11.2%	(37,375.6)	(50,455.4)	35.0%
Impairment in Financial Assets	(219.2)	-	-	-	-	-
Add:						
Provisions no-longer required	-	69,772.1	-	-	44,684.0	-
Reversal of Expected Credit Loss (Net)	-	-	-	-	-	-
Finance Income	334,058.2	452,712.9	35.5%	157,695.9	240,751.3	52.7%
Other Operating Income	63,129.4	115,787.3	83.4%	33,451.5	16,379.6	-51.0%
Operating Profit	**1,735,083.4**	**1,411,341.9**	**-18.7%**	**677,664.0**	**505,637.8**	**-25.4%**
Dividends from Financial Assets at Fair Value through OCI	-	355.6	-	-	-	-
Return on Financial Assets at Amortized Cost	-	41.7	-	-	41.7	-
Other Expenses	(50,266.2)	(66,642.4)	32.6%	(36,794.0)	(38,948.7)	5.9%
Net Profit Before Tax	**1,684,817.1**	**1,345,096.7**	**-20.2%**	**640,869.9**	**466,730.8**	**-27.2%**
Income Tax	(368,992.4)	(249,698.3)	-32.3%	(140,253.5)	(108,867.4)	-22.4%
Deferred Tax	(32,465.8)	(68,011.6)	109.5%	(12,193.7)	(12,986.1)	6.5%
Net Profit for the Period	**1,283,358.9**	**1,027,386.8**	**-19.9%**	**488,422.8**	**344,877.4**	**-29.4%**
Less:						
Non-controlling Interest	**(1,842.4)**	**(4,122.6)**	**123.8%**	**(764.5)**	**693.1**	**-190.7%**
Shareholders' equity of parent company	**1,281,516.5**	**1,023,264.2**	**-20.2%**	**487,658.2**	**345,570.5**	**-29.1%**

Balance Sheet

(EGP 000)	31-Dec-25	30-Jun-26	Change
Assets			
Noncurrent Assets			
Fixed Assets (Net)	205,910.7	227,925.0	10.7%
Right-of-Use of Leased Assets	130,733.1	117,165.9	-10.4%
Assets Under Construction	435,075.2	660,877.5	51.9%
Investments in Subsidiaries – Down Payment	87,330.2	157,866.9	80.8%
Financial Assets at Amortized Cost	1,636.9	1,636.9	0.0%
Financial Assets at Fair Value – Other Comprehensive Income	8,681.3	13,681.3	57.6%
Property Investments	1,722,591.7	1,722,591.7	0.0%
Long-Term Accounts Receivable (net)	2,628,049.7	2,799,542.7	6.5%
Debtors and Other Debit Balances – long term	153,435.7	159,486.6	3.9%
Total Noncurrent Assets	**5,373,444.4**	**5,860,774.5**	**9.1%**
Current Assets			
Inventory - Materials	68,655.0	69,301.3	0.9%
Work in Progress	12,531,241.7	14,353,508.4	14.5%
Assets Available for Sale	-	-	-
Finished Properties	302,922.5	76,076.9	-74.9%
Property Investments	254,982.6	411,942.8	61.6%
Short-Term Accounts Receivable (Net)	3,361,860.4	3,572,963.4	6.3%
Trade Receivables	492,783.8	476,735.3	-3.3%
Advance to Trade Payables	6,420,918.3	7,213,316.2	12.3%
Debtors and Other Debit Balances	8,625,791.0	10,247,889.5	18.8%
Financial Assets at Fair Value Through Profit or Loss	4,075.6	4,455.2	9.3%
Financial Assets at Amortized Cost - Treasury Bills	2,960,727.2	4,361,130.0	47.3%
Contracts Assets	149,769.2	150,851.5	0.7%
Due from Residential Complexes Management, Operations, and Maintenance	97,057.1	-	-
Cash on Hand and Banks	2,655,726.4	2,770,648.7	4.3%
Total Current Assets	**37,926,510.7**	**43,708,819.1**	**15.2%**
Total Assets	**43,299,955.2**	**49,569,593.7**	**14.5%**
Liabilities & Shareholders' Equity			
Shareholders' Equity			
Issued and Paid-In Capital	2,135,000.0	2,135,000.0	0.0%
Treasury share	(386,757.6)	(3,617.7)	-99.1%
Legal Reserve	620,672.4	788,881.3	27.1%
Retained Earnings	5,722,951.9	7,998,245.8	39.8%
Net Profit for the Period	3,611,782.1	1,023,264.2	-71.7%

Employees and executives Treasury Share Purchase Program option plan	113,050.0	221,115.2	95.6%
Change in fair value of financial assets through other comprehensive income	6,573.0	6,573.0	0.0%
Investment properties revaluation surplus at fair value (Net)	627,246.2	627,246.2	0.0%
Shareholders' Equity of parents	**12,450,518.1**	**12,796,708.1**	**2.8%**
Non-controlling interest	**170,049.4**	**169,442.6**	**-0.4%**
Total Shareholders' Equity	**12,620,567.5**	**12,966,150.7**	**2.7%**
Noncurrent Liabilities			
Long-Term Notes Payable (Net)	-	-	-
Long-Term Loans	3,023,750.1	2,953,596.3	-2.3%
Long-Term Lease Liabilities	98,802.1	81,530.0	-17.5%
Deferred Tax Liability	62,919.6	93,491.3	48.6%
Total Noncurrent Liabilities	**3,185,471.7**	**3,128,617.6**	**-1.8%**
Current Liabilities			
Advances from Customers for Undelivered Units	18,228,159.8	23,932,114.1	31.3%
Advance Payment Customers	9,698.4	8,136.6	-16.1%
Provisions	311,897.7	287,067.8	-8.0%
Due to Related Parties	-	-	-
Trade Payables	1,469,632.5	1,852,083.3	26.0%
Infrastructure Completion Liabilities	847,797.3	493,475.1	-41.8%
Dividend Payable	69,698.9	112,078.9	60.8%
Creditors and Other Credit Balances	2,024,988.1	1,984,452.7	-2.0%
Due to Management, Operations, and Maintenance at Residential Developments	-	31,967.7	-
Current Portion of Long-Term Debt	269,366.8	249,082.1	-7.5%
Short-Term Loans	2,396,583.2	3,370,341.6	40.6%
Banks Overdrafts - Credit Facilities	260,034.8	399,896.7	53.8%
Short-Term Lease Liabilities	32,398.8	36,485.1	12.6%
Short-Term Liabilities - Land Development	372,256.0	372,256.0	0.0%
Contract Liabilities	6,238.5	7,538.1	20.8%
Tax Authority	1,195,165.2	337,849.6	-71.7%
Total Current Liabilities	**27,493,916.0**	**33,474,825.4**	**21.8%**
Total Liabilities	**30,679,387.7**	**36,603,443.0**	**19.3%**
Total Liabilities and Shareholders' Equity	**43,299,955.2**	**49,569,593.7**	**14.5%**

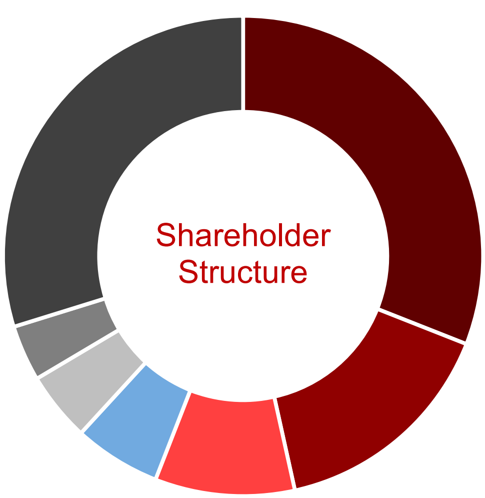
About Madinet Masr

Madinet Masr, one of Egypt's leading urban community developers, was established in 1959. Headquartered in Cairo and listed on the Egyptian Stock Exchange (EGX) in 1996, Madinet Masr operates under a robust corporate governance structure and is committed to delivering exceptional value to all its stakeholders. Rebranded from Madinet Nasr to Madinet Masr in 2023, the company has become one of the most innovative real estate companies in Egypt, capitalizing on a long and successful track record of delivering distinguished and multi-functional developments that drives growth in Egypt by developing sustainable communities. Madinet Masr has become a prominent community developer and urban planner in Egypt after developing Nasr City, the largest neighborhood in Greater Cairo with a population of over three million people. Since then, it has actively taken on large-scale projects to transform sizeable areas of land into contemporary, integrated communities.

Today, Madinet Masr owns a land portfolio of 12.8 million sqm, with two renowned mega developments, Taj City and Sarai in East Cairo. Taj City, a 3.6 million sqm mixed-use development positioned as a premier destination, and Sarai, a 5.5 million sqm mixed-use development strategically located in front of Egypt's New Administrative Capital. Madinet Masr launched Zahw in 2023, its first expansion project outside of Cairo Governorate. Zahw is a 104-acre mixed-use development strategically positioned west of Assiut Governorate beside Assiut's airport and 15 minutes away from its center. Zahw complements the contemporary real estate products in Upper Egypt.

Some of the key strategic milestones include the launch of Talala in New Heliopolis, a landmark 2.1 million sqm mixed-use development in New Heliopolis City, and ongoing preparations for other New Heliopolis projects, set to further expand the Company's footprint in East Cairo.

Shareholding Structure and Contact Information



- BIG Investment Group Ltd and related parties (30.97%)
- Holding Company for Construction & Development SAE (15.56%)
- National Organization for Social Insurance and related parties (9.43%)
- Sallam Family (5.84%)
- Olayan Saudi Holding Company (4.66%)
- National Investment Bank (3.78%)
- Other Investors & Free Float (29.76%)

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Forward Looking Statements

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Certain financial information contained in this presentation has been extracted from the Company's unaudited management accounts and financial statements. The areas in which management accounts might differ from International Financial Reporting Standards and/or U.S. generally accepted accounting principles could be significant and you should consult your own professional advisors and/or conduct your own due diligence for complete and detailed understanding of such differences and any implications they might have on the relevant financial information contained in this presentation. Some numerical figures included in this Presentation have been subject to rounding adjustments. Accordingly, numerical figures shown as totals in certain tables might not be an arithmetic aggregation of the figures that preceded them.