



## Madinet Masr Reports Results for Q1 2026

Madinet Masr reports Q1 2026 results: resilient margins and strong cash inflows amid market normalization

**Cairo, 24 May 2026** – Madinet Masr, one of Egypt’s leading urban community developers, announced its consolidated financial results for the first quarter ended 31 March 2026 (Q1 2026). Despite a broader market normalization driven by geopolitical tensions, the Company demonstrated resilient financial performance, with a gross profit margin of 50.3% and a net profit margin of 24.8%. Madinet Masr recorded revenues of EGP 2.8 billion and net profit of EGP 682.5 million, while new sales reached EGP 11.7 billion during the quarter. The unrecognized revenue backlog reached EGP 98.2 billion, underscoring the strength of the Company’s operational and financial fundamentals.

EGP <b>2,751</b> mn Revenue ▲ 7.4% YoY	EGP <b>1,384</b> mn Gross Profit ▼ 17.2% YoY	EGP <b>857</b> mn EBITDA ▼ 17.7% YoY	EGP <b>683</b> mn Net Profit ▼ 14.1% YoY
EGP <b>11,723</b> mn New Sales ▼ 7.0% YoY	<b>1,495</b> Units Sold ▲ 59.0% YoY	<b>831</b> Units Delivered ▲ 256.7% YoY	sqm <b>12.8</b> mn Land Bank

## Key Highlights

- In Q1 2026, Madinet Masr generated **new sales** of EGP 11.7 billion, compared to EGP 12.6 billion in Q1 2025, a 7.0% decrease reflecting the broader market normalization and geopolitical headwinds impacting the Egyptian real estate sector.
- In Q1 2026, the Company **delivered** 831 units, a 256.7% increase compared to Q1 2025, reflecting the continued acceleration of construction and delivery activity across the Company’s flagship projects. Revenue from unit deliveries rose 138.5% year-on-year, contributing to resilient top-line performance.
- Madinet Masr generated EGP 2.8 billion in total **revenue** in Q1 2026, a 7.4% increase compared to EGP 2.6 billion in Q1 2025. The growth was driven by the increase in revenue from unit deliveries
- **EBITDA** amounted to EGP 857.2 million in Q1 2026, with an EBITDA margin of 31.2%.
- **Net profit** reached EGP 682.5 million in Q1 2026, compared to EGP 794.9 million in Q1 2025, a 14.1% decrease year-on-year. Despite revenue mix normalization driven by market conditions and geopolitical headwinds, the net profit margin stood at 24.8% in Q1 2026, compared to 31.0% in Q1 2025. The decline in margin reflects a higher contribution from unit deliveries, which typically carry lower margins than new sales.

- Net **cash collections** grew 33.2% year-on-year to EGP 4.5 billion in Q1 2026, reflecting the strength of the Company's receivables portfolio and continued improvement in collection quality, with the delinquency rate declining to 1.0% from 1.6% in Q1 2025.
- On March 9th of 2026, Madinet Masr distributed 4.17% stock dividend for the first time in its history, valued at approximately EGP 0.226. Followed by a cash dividend of EGP 0.15 on March 24th. Together, totaling a combined dividend 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. It's also worth mentioning that during Q1 2026, the stock has gained 22%, rising from 4.23 on 31st December 2025 to 5.17 on 31st March 2026.

## Management Comment

As we entered 2026, the Egyptian real estate market continued to normalize following two exceptional years of demand acceleration, while regional geopolitical uncertainties remained elevated. Against this backdrop, Madinet Masr delivered a resilient first-quarter performance, supported by disciplined execution, strong cash generation, and continued progress across our development portfolio.

During the quarter, the Company generated EGP 11.7 billion in new sales and increased its unrecognized revenue backlog to EGP 98.2 billion, reinforcing the long-term visibility of our revenues and cash flows. More importantly, we continued to accelerate the operational execution phase of our business, with unit deliveries increasing materially year-on-year as construction activity advanced across multiple projects.

This operational momentum translated into resilient profitability despite the expected normalization in revenue mix. As deliveries increase as a share of revenues, margins naturally moderate relative to the exceptionally high levels associated with primary sales; however, this reflects the healthy maturation of our portfolio and the conversion of backlog into recurring cash flows and earnings. At the same time, strong collections and disciplined balance sheet management enabled the Company to transition into a net cash position during the quarter, further strengthening our financial flexibility.

Reflecting the strength of our financial position and commitment to shareholder returns, Madinet Masr distributed a 4.17% stock dividend on March 9th, 2026, marking the first stock dividend distribution in the Company's history, followed by a cash dividend of EGP 0.15 per share distributed on March 24th, 2026. Together, the distributions amounted to a combined dividend 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. Further reflecting investor confidence in the Company's long-term growth outlook, Madinet Masr's share price appreciated by 22% during Q1 2026, increasing from EGP 4.23 as of 31 December 2025 to EGP 5.17 as of 31 March 2026.

Beyond our core developments, we continued advancing our integrated platform strategy through the expansion of our subsidiaries and strategic partnerships across construction, infrastructure, property services, and community management. Our portfolio of subsidiaries, including Doors Consultancy & Brokerage, CHUM for community and facility management, Madinet Masr Finishing Solutions for home finishing services, KLUB Kayan for sports club management, and SAFE for fractional real estate investment, is designed to deepen customer engagement, enhance operational efficiency, and diversify long-term value creation opportunities.

Looking ahead, our priorities remain centered on accelerating deliveries, efficiently monetizing our substantial land bank, and maintaining disciplined capital allocation amid evolving market conditions. Supported by a strong balance sheet, healthy liquidity position, and diversified development pipeline, we believe Madinet Masr remains well-positioned to sustain long-term growth and continue shaping integrated urban communities across Egypt and the region.

### Abdallah Sallam

President & Chief Executive Officer



## Operational Performance



### New Sales

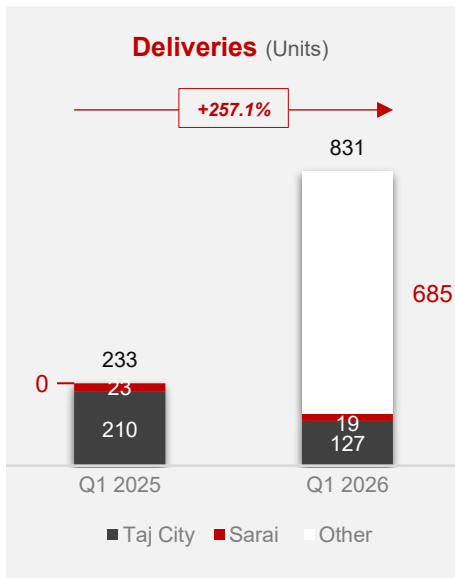
Madinet Masr recorded **new sales** of EGP 11.7 billion in Q1 2026, compared to EGP 12.6 billion in Q1 2025, a 7.0% decrease year-on-year, reflecting the broader market normalization following exceptional performance levels seen over 2024 and 2025. The sales breakdown by project includes: Sarai at EGP 5.0 billion (42.8%), New Heliopolis at EGP 3.9 billion (33.2%), The Butterfly at EGP 695.8 million (5.9%), Taj City at EGP 417.4 million (3.6%), and contributions from subsidiaries and other projects totaling EGP 1.7 billion, including EGP 620.9 million from Egycan and EGP 827.9 million from other developments.

In terms of sales volumes, Madinet Masr sold 1,495 units in Q1 2026, up 59.0% year-on-year from 940 units in Q1 2025, with 38 units at Taj City, 414 units at Sarai, 47 units at The Butterfly, 310 units at Talala, and 686 units from other projects and subsidiaries. Residential unit sales represented 92.9% of new sales by value, with commercial unit sales and contracting & services contributing the remainder.

### Cash Collections

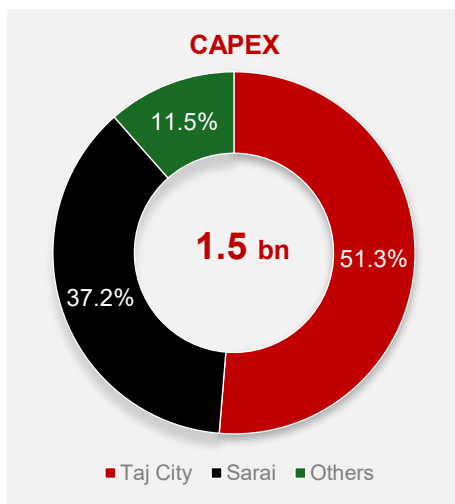
Madinet Masr made net **cash collections** of EGP 4.5 billion in Q1 2026, a 33.2% increase year-on-year from EGP 3.4 billion in Q1 2025, reflecting the strength of the Company's receivables portfolio and its

proactive collection procedures. The delinquency rate improved to 1.0% in Q1 2026, compared to 1.6% in Q1 2025, demonstrating sustained collection quality. Advances from customers for undelivered units increased to EGP 19.8 billion, up 8.6% from year-end 2025, underpinning the Company's strong revenue visibility.



### Deliveries

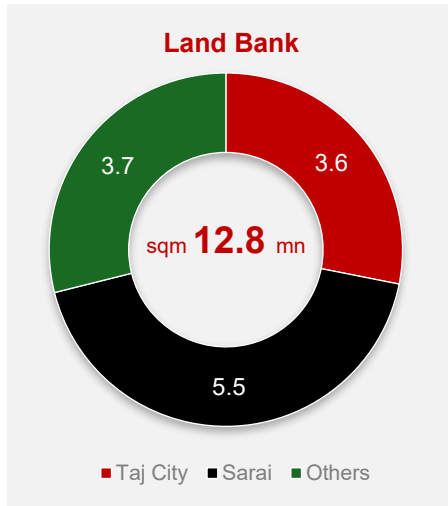
During Q1 2026, Madinet Masr **delivered** 831 units across its developments, a 256.7% increase compared to 233 units in Q1 2025, reflecting the continued acceleration of construction completion and delivery activity across the Company's flagship projects. The delivery breakdown includes 127 units at Taj City, 19 units at Sarai, and 685 units from other projects. Revenue from unit deliveries increased 138.5% year-on-year to EGP 1.0 billion, reflecting the higher delivery volumes. Gross profit from unit deliveries reached EGP 521.3 million in Q1 2026, a significant increase year-on-year, driven by delivery of high-margin units across the portfolio.



### CAPEX

Madinet Masr allocated EGP 1.5 billion to construction and infrastructure **CAPEX** in Q1 2026, deployed primarily across Taj City (EGP 784.9 million, 51.3%) and Sarai (EGP 569.1 million, 37.2%), with the remainder directed toward New Heliopolis, The Butterfly, and other projects. PP&E additions amounted to EGP 77.7 million during the quarter. Total CAPEX was broadly stable year-on-year, compared to EGP 1.5 billion in Q1 2025.

As at end-Q1 2026, the unrecognized revenue backlog reached EGP 98.2 billion, a 3.5% increase compared to year-end 2025, reflecting ongoing new sales activity. Total accounts and notes receivable including off-balance-sheet PDCs increased 1.9% to EGP 90.1 billion, underpinning the Company's strong revenue visibility and sustained medium-term cash conversion.



### Land Bank

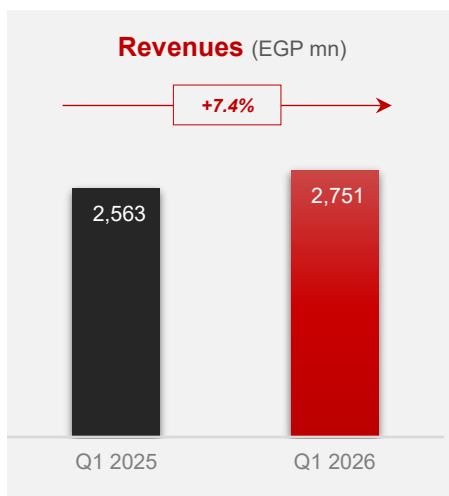
As of 31 March 2026, Madinet Masr holds a **land bank** measuring 12.8 million sqm, unchanged from FY 2025. The Company's land portfolio remains strategically located across Greater Cairo, primarily within its flagship developments, Taj City and Sarai, alongside projects in Mostakbal City, New Heliopolis 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.

Development at flagship communities progressed steadily in the first quarter of 2026. Taj City (3.6 million sqm) is fully launched, with 2.6 million sqm of residential land and 641,536 sqm of launched non-residential land, leaving 395,614 sqm of non-residential land unlaunched. Sarai (5.5 million sqm) has 4.2 million sqm of launched residential land and 194,554 sqm of unlaunched residential land, alongside 74,958 sqm of launched and 1.0 million sqm of unlaunched non-residential land. The Butterfly (998,886 sqm) is predominantly launched, with 904,559 sqm of residential land launched and 94,346 sqm of non-residential land remaining unlaunched. Talala (2.1 million sqm) has 862,071 sqm of launched residential land, with 940,501 sqm of unlaunched residential and 262,251 sqm of unlaunched non-residential land. Zahw in Assiut (437,549 sqm) has 118,618 sqm of launched residential land, with 279,838 sqm of unlaunched residential and 39,092 sqm of unlaunched non-residential land. Overall, of Madinet Masr's total land bank of 12.8 million sqm, 8.7 million sqm is launched residential, 1.6 million sqm is unlaunched residential, and 2.6 million sqm is unlaunched non-residential, providing long-term visibility for future project launches and revenue generation.



## Financial Performance

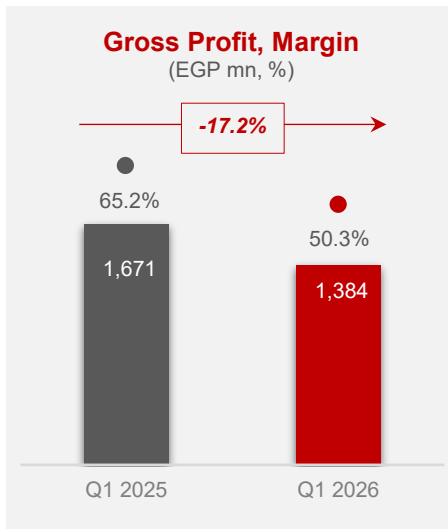
### Income Statement



### Revenues

Madinet Masr reported **revenues** of EGP 2.8 billion in Q1 2026, a 7.4% increase from EGP 2.6 billion in Q1 2025, driven by a 138.5% increase in revenues from unit deliveries to EGP 1.0 billion.

Revenue from new unit sales amounted to EGP 1.9 billion, a 12.1% decrease year-on-year from EGP 2.2 billion in Q1 2025. Revenue from unit deliveries grew by EGP 591.3 million (138.5%) year-on-year, driven by the 256.7% increase in units delivered. Revenue from interest and rentals grew 96.3% year-on-year to EGP 86.5 million. Revenue reversals related to sales terminations amounted to EGP 264.1 million in Q1 2026. As of end-Q1 2026, the unrecognized revenue backlog stood at EGP 98.2 billion.



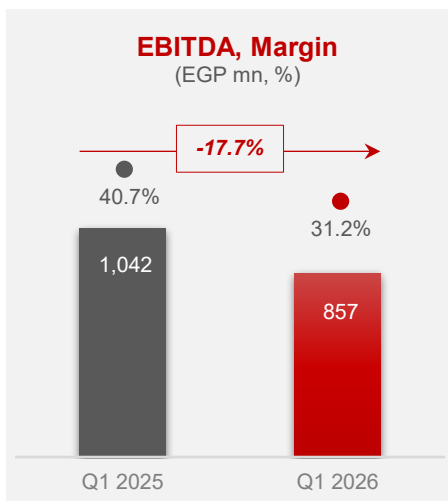
### Gross Profit

**Gross profit** reached EGP 1.4 billion in Q1 2026, a 17.2% decrease from EGP 1.7 billion in Q1 2025. The decline in absolute gross profit was primarily driven by a 38.9% decrease in gross profit from new unit sales (to EGP 1.0 billion), partially offset by a substantial increase in gross profit from unit deliveries (to EGP 521.3 million from EGP 47.2 million in Q1 2025). The gross profit margin stood at 50.3% in Q1 2026, compared to 65.2% in Q1 2025, reflecting a shift in revenue mix toward unit deliveries, which typically carry different margin profiles compared to new sales.

### Sales, General & Administrative Expense

In Q1 2026, sales, general, and administrative (**SG&A**) expenses totaled EGP 612.8 million, broadly stable compared to EGP 607.7 million in Q1 2025, reflecting the Company's continued focus on cost discipline. Selling and marketing expenses declined 13.0% year-on-year to EGP 424.9 million, while general and administrative expenses increased 57.6% to EGP 187.9 million, reflecting investments in the Company's operational infrastructure, consolidation of subsidiaries, and ESOP-related costs. Residential community management and other operating costs amounted to EGP 12.7 million in Q1 2026.

Income relevant to activity (other operating income) grew significantly year-on-year to EGP 99.4 million in Q1 2026, up from EGP 29.7 million in Q1 2025, driven by charges collected from clients for delayed payments and contract termination penalties.

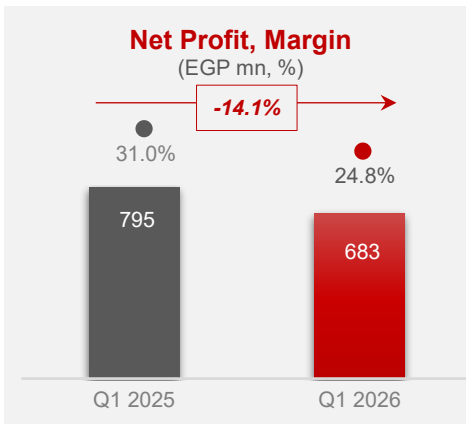


### EBITDA

Madinet Masr reported **EBITDA** of EGP 857.2 million in Q1 2026, with an EBITDA margin of 31.2%, compared to 40.7% in Q1 2025. Finance income grew 20.2% year-on-year to EGP 212.0 million, further supporting the overall profitability of the Company. Net income before tax reached EGP 878.4 million in Q1 2026.

### Finance Cost

**Finance cost** amounted to EGP 168.5 million in Q1 2026, a 6.1% increase year-on-year from EGP 158.9 million in Q1 2025, reflecting the ongoing effects of financing requirements to support the Company's expanding development activities. Total debt decreased marginally by 0.9% during the quarter to EGP 5.9 billion. The Company reached a net cash position of EGP 380.1 million as of 31 March 2026, compared to a net debt position of EGP 329.2 million at year-end 2025.



### Net Profit

Madinet Masr reported a **net profit** of EGP 682.5 million in Q1 2026, a 14.1% decrease year-on-year from EGP 794.9 million in Q1 2025. The net profit margin stood at 24.8%, compared to 31.0% in Q1 2025, reflecting a higher contribution from unit deliveries in the revenue mix, which typically carry lower margins. Net profit attributable to shareholders of the parent company was EGP 677.7 million in Q1 2026, compared to EGP 793.9 million in Q1 2025.

## Balance Sheet

### Net Cash & Short-term Investments

As of 31 March 2026, Madinet Masr held **net cash and short-term investments** of EGP 6.3 billion, an 11.7% increase compared to year-end 2025. Net cash collections for Q1 2026 reached EGP 4.5 billion, a 33.2% increase year-on-year. Cash on hand and banks increased to EGP 3.4 billion, while treasury bills and short-term financial assets amounted to EGP 2.9 billion.

### Debt

As of 31 March 2026, Madinet Masr's **total debt** decreased 0.9% to approximately EGP 5.9 billion, primarily reflecting the prioritization of strong operational cash collections. The **debt-to-equity** ratio remained at a manageable level of 44.9%.

The Company reached a net cash position of EGP 380.1 million as of 31 March 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 0.3 at year-end 2025 to -0.4 as of Q1 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 6.3 billion as of 31 March 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 90.1 billion as of 31 March 2026, a 1.9% increase from year-end 2025, reflecting ongoing new sales activity and strong revenue visibility.

### PP&E

**PP&E, fixed assets under construction, and property investments** reached EGP 2.4 billion as of 31 March 2026, a 3.1% 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. During Q1 2026, the Company spent EGP 1.5 billion on construction and infrastructure CAPEX, focused primarily on Taj City and Sarai. Work in progress reached EGP 13.1 billion as of 31 March 2026, a 4.8% 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 MoU with Aboelwafa for Contracting & Real Estate Investment to Execute Construction Works in "Clubsides" within Taj City with EGP 3.3 Billion Investment** – The partnership reinforces the Company's commitment to accelerating construction activity across its flagship developments and advancing its delivery commitments to clients.

January 2026: **Madinet Masr Signs MoU with Al Shorouk Construction under EGP 4.8 Billion MoU to Advance Residential Works within Elan at Sarai** – The collaboration reflects the Company's continued focus on scaling construction capacity and maintaining momentum across its master-planned communities.

January 2026: **With Investments of EGP 400 million, A Strategic Partnership between Madinet Masr and El Sewedy Electric to Execute Infrastructure Works at "Elan" in Sarai** – The partnership underscores the Company's dedication to delivering high-quality infrastructure and engaging leading industry partners in support of Egypt's urban development goals.

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.

February 2026: **Madinet Masr, through its subsidiary "Madinet Masr Finishing Solutions", Partners with Seven Companies to Redefine Home Finishing Through Flexible Financing Solutions to Their Clients** – The collaboration supports the Company's commitment to enhancing the end-to-end client experience and delivering added value beyond the core development offering.

February 2026: **Madinet Masr Inks Strategic MoU with Coventry University in Egypt's School of Business to Advance Academic Collaboration and Align Higher Education with Market Demands** – The partnership demonstrates the Company's commitment to contributing to Egypt's human capital development and fostering innovation within the real estate sector.

March 2026: **In an unprecedented move, Madinet Masr Distributes Treasury Stocks to Shareholders to Maximize Investment Returns as Part of the Largest Profit Distribution Project 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: **Madinet Masr Accelerates Ramadan Volunteering Under "Cultivating Communities" Strategy and Secures Athar Excellence Award for Best Practices in Sustainability & CSR** – The recognition underscores the Company's dedication to community development and sustainable business practices across its developments.

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.

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**Income Statement**

(EGP 000)	Q1 2025	Q1 2026	Change
<b>Net Revenues</b>	<b>2,562,660.1</b>	<b>2,751,273.7</b>	<b>7.4%</b>
Cost of Revenue	(891,439.6)	(1,367,606.5)	53.4%
<b>Gross Profit</b>	<b>1,671,220.5</b>	<b>1,383,667.2</b>	<b>-17.2%</b>
<b>Less:</b>			
Selling & Marketing Expense	(488,504.5)	(424,897.7)	-13.0%
General & Administrative Expenses	(119,187.8)	(187,859.1)	57.6%
Expenses of Managing Residential Compound & Other Operating Expenses	(29,084.5)	(12,749.1)	-56.2%
Finance Cost	(158,871.0)	(168,546.4)	6.1%
Expected credit loss (ECL)	(15,974.3)	(20,367.3)	27.5%
Provisions Provided	(8,000.0)	-	-
Impairment in Financial Assets	(219.2)	-	-
<b>Add:</b>			
Provisions no-longer required	-	25,088.1	-
Reversal of Expected Credit Loss (Net)	-	-	-
Finance Income	176,362.3	211,961.5	20.2%
Other Operating Income	29,678.0	99,407.7	234.9%
<b>Operating Profit</b>	<b>1,057,419.4</b>	<b>905,704.9</b>	<b>-14.3%</b>
Dividends from Financial Assets at Fair Value through OCI	-	355.6	-
Other Expenses	(13,472.2)	(27,693.8)	105.6%
<b>Net Profit Before Tax</b>	<b>1,043,947.2</b>	<b>878,366.7</b>	<b>-15.9%</b>
Income Tax	(228,738.9)	(140,830.9)	-38.4%
Deferred Tax	(20,272.1)	(55,025.5)	171.4%
<b>Net Profit for the Period</b>	<b>794,936.1</b>	<b>682,510.2</b>	<b>-14.1%</b>
<b>Less:</b>			
<b>Non-controlling Interest</b>	<b>(1,077.9)</b>	<b>(4,815.9)</b>	<b>346.8%</b>
<b>Shareholders' equity of parent company</b>	<b>793,858.2</b>	<b>677,694.3</b>	<b>-14.6%</b>

## Balance Sheet

(EGP 000)	31-Dec-25	31-Mar-26	Change
<b>Assets</b>			
<b>Noncurrent Assets</b>			
Fixed Assets (Net)	205,910.7	220,847.8	7.3%
Right-of-Use of Leased Assets	130,733.1	130,936.8	0.2%
Assets Under Construction	435,075.2	493,124.8	13.3%
Investments in Subsidiaries – Down Payment	87,330.2	87,330.2	0.0%
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	2,461,939.5	-6.3%
Debtors and Other Debit Balances – long term	153,435.7	157,818.1	2.9%
<b>Total Noncurrent Assets</b>	<b>5,373,444.4</b>	<b>5,289,907.2</b>	<b>-1.6%</b>
<b>Current Assets</b>			
Inventory - Materials	68,655.0	63,806.9	-7.1%
Work in Progress	12,531,241.7	13,136,407.5	4.8%
Assets Available for Sale	-	-	-
Finished Properties	302,922.5	130,588.2	-56.9%
Property Investments	254,982.6	306,149.2	20.1%
Short-Term Accounts Receivable (Net)	3,361,860.4	3,368,174.7	0.2%
Trade Receivables	492,783.8	511,853.1	3.9%
Advance to Trade Payables	6,420,918.3	6,815,767.9	6.1%
Debtors and Other Debit Balances	8,625,791.0	9,145,810.3	6.0%
Financial Assets at Fair Value Through Profit or Loss	4,075.6	4,263.6	4.6%
Financial Assets at Amortized Cost - Treasury Bills	2,960,727.2	2,882,662.1	-2.6%
Contracts Assets	149,769.2	162,225.4	8.3%
Due from Residential Complexes Management, Operations, and Maintenance	97,057.1	-	-
Cash on Hand and Banks	2,655,726.4	3,391,267.8	27.7%
<b>Total Current Assets</b>	<b>37,926,510.7</b>	<b>39,918,976.8</b>	<b>5.3%</b>
<b>Total Assets</b>	<b>43,299,955.2</b>	<b>45,208,884.0</b>	<b>4.4%</b>
<b>Liabilities &amp; Shareholders' Equity</b>			
<b>Shareholders' Equity</b>			
Issued and Paid-In Capital	2,135,000.0	2,135,000.0	0.0%
Treasury share	(386,757.6)	-	-
Legal Reserve	620,672.4	620,672.4	0.0%
Retained Earnings	5,722,951.9	8,947,976.5	56.4%

Net Profit for the Period	3,611,782.1	677,694.3	-81.2%
Employees and executives Shares option plan	113,050.0	125,235.9	10.8%
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%
<b>Shareholders' Equity of parents</b>	<b>12,450,518.1</b>	<b>13,140,398.3</b>	<b>5.5%</b>
<b>Non-controlling interest</b>	<b>170,049.4</b>	<b>174,865.3</b>	<b>2.8%</b>
<b>Total Shareholders' Equity</b>	<b>12,620,567.5</b>	<b>13,315,263.6</b>	<b>5.5%</b>
<b>Noncurrent Liabilities</b>			
<i>Long-Term Notes Payable (Net)</i>	-	-	-
<i>Long-Term Loans</i>	3,023,750.1	2,866,045.0	-5.2%
<i>Long-Term Lease Liabilities</i>	98,802.1	109,731.1	11.1%
<i>Deferred Tax Liability</i>	62,919.6	119,083.6	89.3%
<b>Total Noncurrent Liabilities</b>	<b>3,185,471.7</b>	<b>3,094,859.7</b>	<b>-2.8%</b>
<b>Current Liabilities</b>			
<i>Advances from Customers for Undelivered Units</i>	18,228,159.8	19,793,944.7	8.6%
<i>Advance Payment Customers</i>	9,698.4	8,258.7	-14.8%
<i>Provisions</i>	311,897.7	286,337.8	-8.2%
<i>Due to Related Parties</i>	-	-	-
<i>Trade Payables</i>	1,469,632.5	1,618,134.6	10.1%
<i>Infrastructure Completion Liabilities</i>	847,797.3	592,027.6	-30.2%
<i>Dividend Payable</i>	69,698.9	41,965.1	-39.8%
<i>Creditors and Other Credit Balances</i>	2,024,988.1	1,779,273.1	-12.1%
<i>Due to Management, Operations, and Maintenance at Residential Developments</i>	-	5,591.2	-
<i>Current Portion of Long-Term Debt</i>	269,366.8	239,714.3	-11.0%
<i>Short-Term Loans</i>	2,396,583.2	2,396,583.2	0.0%
<i>Banks Overdrafts - Credit Facilities</i>	260,034.8	395,734.9	52.2%
<i>Short-Term Lease Liabilities</i>	32,398.8	18,591.2	-42.6%
<i>Short-Term Liabilities - Land Development</i>	372,256.0	372,256.0	0.0%
<i>Contract Liabilities</i>	6,238.5	9,783.0	56.8%
<i>Tax Authority</i>	1,195,165.2	1,240,565.2	3.8%
<b>Total Current Liabilities</b>	<b>27,493,916.0</b>	<b>28,798,760.7</b>	<b>4.7%</b>
<b>Total Liabilities</b>	<b>30,679,387.7</b>	<b>31,893,620.4</b>	<b>4.0%</b>
<b>Total Liabilities and Shareholders' Equity</b>	<b>43,299,955.2</b>	<b>45,208,884.0</b>	<b>4.4%</b>

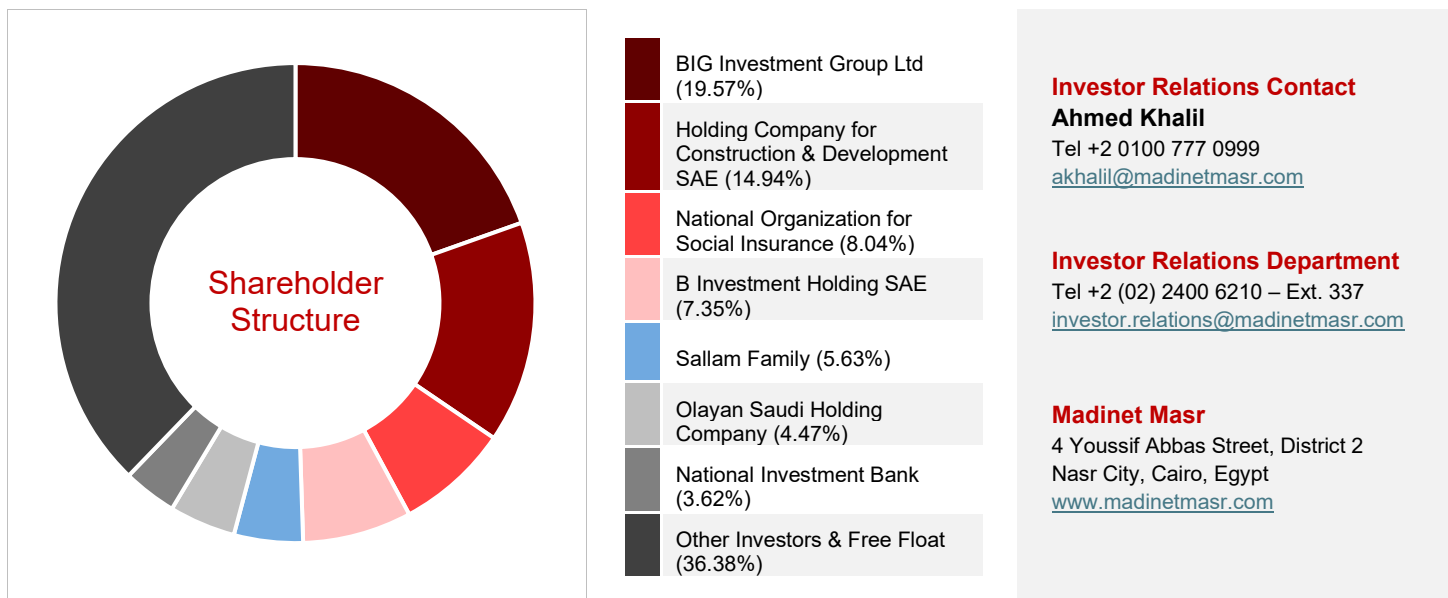
## About Madinet Masr

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



## Forward Looking Statements

The information, statements and opinions contained in this Presentation do not constitute a public offer under any applicable legislation or an offer to sell or solicitation of any offer to buy any securities or financial instruments or any advice or recommendation with respect to such securities or other financial instruments. Information in this Presentation relating to the price at which investments have been bought or sold in the past, or the yield on such investments, cannot be relied upon as a guide to the future performance of such investments.

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None of the future projections, expectations, estimates or prospects in this Presentation should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects are based are accurate or exhaustive or, in the case of the assumptions, entirely covered in the Presentation. These forward-looking statements speak only as of the date they are made and, subject to compliance with applicable law and regulation, the Company expressly disclaims any obligation or undertaking to disseminate any updates or revisions to any forward-looking statements contained in the Presentation to reflect actual results, changes in assumptions or changes in factors affecting those statements.

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