

Madinet Masr Reports Results for 9M 2026

Strong sales momentum, faster deliveries, and an expanding real estate platform.

Cairo, 9 November 2026 – Madinet Masr, one of Egypt's leading urban community developers, announced its consolidated financial results for the nine-month period ending 30 September 2026 (9M 2026). In a normalizing market, sales and delivery revenue both grew, while the Company held a gross profit margin of 51.5% and a net profit margin of 22.4%. Revenues came in at EGP 8.1 billion and net profit at EGP 1.8 billion, with new sales of EGP 45.4 billion over the period. The unrecognized revenue backlog stands at EGP 111 billion, giving visibility on revenue to be recognized in the coming periods.

EGP **45.4** bn New Sales ▲ *25.0% YoY*	**4,256** Units Sold ▲ *57.6% YoY*	**1,787** Units Delivered ▲ *76.2% YoY*	EGP **111** bn Backlog ▲ *16.8% from FY25*
EGP **8,134** mn Revenue ▲ *10.2% YoY*	EGP **4,185** mn Gross Profit ▼ *14.0% YoY*	EGP **2,282** mn EBITDA ▼ *26.7% YoY*	EGP **1,824** mn Net Profit ▼ *22.5% YoY*

Key Highlights

- New sales reached **EGP 45.4 billion** in 9M 2026, up 25.0% from EGP 36.3 billion in 9M 2025. Sarai made the largest contribution, followed by the co-development projects.
- The Company handed over 1,787 units in 9M 2026, 76.2% more than in 9M 2025, as construction and delivery activity picked up across the flagship projects. **Revenue from unit deliveries rose 142.9% year-on-year**, which supported top-line growth.
- Total revenue reached **EGP 8.1 billion** in 9M 2026, 10.2% above the EGP 7.4 billion recorded in 9M 2025. Revenue from unit deliveries (up 142.9%) and from interest and rentals (up 176.3%).
- **EBITDA** for the nine months came to EGP 2.3 billion, a margin of 28%. Net profit was EGP 1.8 billion, down 22.5% from EGP 2.4 billion in 9M 2025, and the net profit margin moved from 31.9% to 22.4%. Deliveries from older projects, which carry lower margins, weighed on profitability, and profit on co-development projects is deferred until units are delivered.
- **Net cash collections** rose 34.7% year-on-year to **EGP 15.2 billion** in 9M 2026. The uncollected rate fell from 1.1% to 0.9%, pointing to a healthy receivables book and better collection quality.
- The **unrecognized revenue backlog** ended September 2026 at **EGP 111 billion**, 16.8% higher than at the end of December 2025, reflecting continued new sales and steady demand for the Company's projects.
- The Company **awarded construction contracts worth EGP 9.8 billion**, adding construction capacity across the portfolio and speeding up delivery to clients through its partnerships with leading contractors.

- Madinet Masr continued to advance its commercial presence through the extension of **D2N (Day 2 Night)**. The commercial district, located in Sarai on 106,321 sqm, is planned in four phases and has an **estimated total inventory value of EGP 40 billion**. Two of the four phases are launched. It combines retail stores, F&B outlets, clinics and office space suited to both corporate headquarters and small businesses, helping the Company broaden its product mix and use its land bank across more asset classes.

- The Company also launched **KLOK**, a commercial strip on 15,000 sqm of gross land with total inventory worth EGP 2.7 billion, where 95% of the administrative units have been sold. The project has four buildings of administrative units plus about 5,000 sqm of commercial space set aside for lease. KLOK adds to the non-residential portfolio and to the Company's aim of building recurring, income-generating revenue alongside residential sales.

- Through EgyCan, Madinet Masr delivered the new administrative headquarters of B.TECH in Taj City, valued at approximately EGP 600 million. The relocation of B.TECH's administrative building strengthens Madinet Masr's administrative and commercial offering.

- Doors Real Estate, the Company's real estate services subsidiary established in April 2024, has generated EGP 122 billion in cumulative sales since inception and opened a branch in Saudi Arabia in 2026.

- Madinet Masr continues to expand its development ecosystem through **AMAR by Madinet Masr**, its innovative urban realization platform, in collaboration with Reedy Development. The partnership encompasses a 101-feddan project at 183 KM on Egypt's North Coast, with Reedy Development serving as the master developer and Doors Real Estate leading sales and marketing activities.

- On the EGX, the stock moved from EGP 4.23 on 31 December 2025 to close at EGP 7.49 on 30 September 2026, a gain of 77.1%, after reaching a closing high of EGP 8.75 on 7 September 2026, after the 4.17% bonus share distribution and the EGP 0.15 per share cash dividend paid during the period.

- Under the treasury-share buyback program approved by the Board on 28 June 2026 for up to 2% of the Company's total shares, Madinet Masr had purchased 38.3 million shares by 30 September 2026.

Management Comment

Our performance during the first nine months of 2026 reflects Madinet Masr's continued transformation into a more diversified, resilient, and integrated real estate platform. Despite an evolving market environment, we remain focused on accelerating execution, expanding our development footprint, and unlocking the long-term potential of our land bank through an innovative product mix and strategic partnerships.

Our growth strategy continues to deliver tangible results, with new sales reaching EGP 45.4 billion, supported by the growing contribution of our co-development projects. At the same time, accelerating deliveries remains a strategic priority, with handovers increasing by 76.2% year-on-year, reflecting our commitment to execution and translating our development pipeline into realized value.

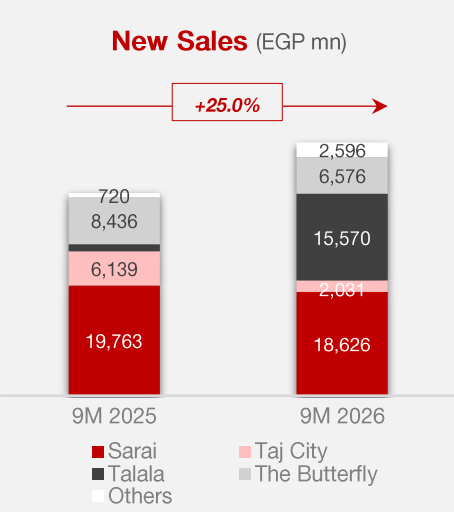
Beyond our core development business, we continue to strengthen our integrated real estate ecosystem through the expansion of our subsidiaries, commercial portfolio, and strategic partnerships. The evolution of Doors Real Estate and our entry into the North Coast through AMAR by Madinet Masr demonstrate our ambition to diversify revenue streams, expand our market presence, and capitalize on opportunities across the broader real estate value chain.

Financial resilience and disciplined capital allocation remain central to our strategy. Supported by strong collections and an unrecognized revenue backlog of EGP 111 billion, we are well-positioned to sustain our development momentum while balancing investments in future growth with shareholder returns through dividends and share buybacks.

Looking ahead, our priorities remain clear: accelerate execution, maximize the value of our land bank, strategically expand our land portfolio, scale our subsidiaries, and pursue capital-efficient growth opportunities. Our ambition extends beyond expanding our portfolio; we are building a sustainable, diversified real estate platform capable of delivering lasting value to our customers, partners, and shareholders. We look forward to sharing further positive developments in the near future.

Abdallah Sallam
Chief Executive Officer

Operational Performance

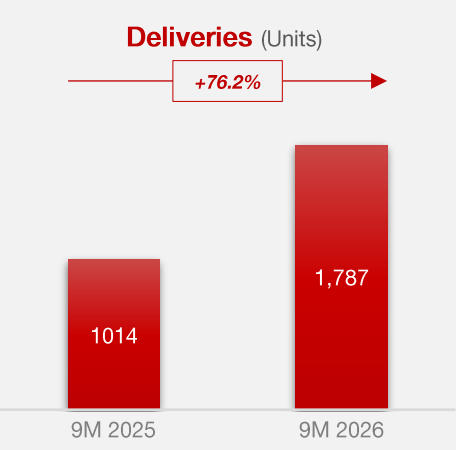


New Sales

New sales grew 25.0% year-on-year to EGP 45.4 billion in 9M 2026, up from EGP 36.3 billion in 9M 2025. Momentum built in the third quarter, when sales rose 37.2% year-on-year to EGP 16.9 billion.

Sarai was the largest contributor at EGP 18.6 billion (41.0% of the total), followed by Talala in New Heliopolis at EGP 15.6 billion (34.3%), The Butterfly at EGP 6.6 billion (14.5%) and Taj City at EGP 2.0 billion (4.5%). Subsidiaries and other projects added a further EGP 2.6 billion.

Unit sales rose 57.6% year-on-year to 4,256 in 9M 2026, compared with 2,700 in 9M 2025; the third quarter alone accounted for 1,285 units, 33.6% more than in Q3 2025. By project, Sarai sold 1,462 units, Talala 1,110, The Butterfly 540, Taj City 166, with the remaining 978 units sold across other projects.

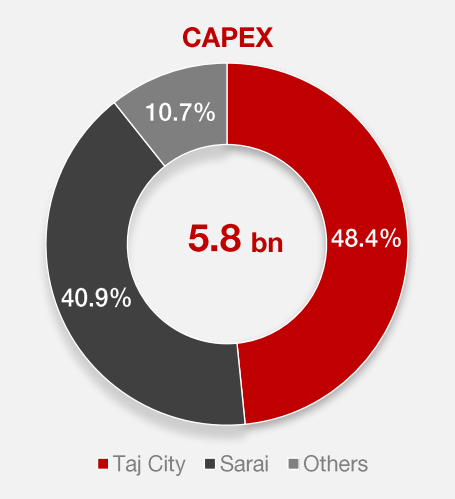


Cash Collections

Net cash collections reached EGP 15.2 billion in 9M 2026, 34.7% higher than the EGP 11.3 billion collected in 9M 2025, supported by a solid receivables book and a proactive approach to collections. The uncollected rate fell to 0.9% from 1.1% a year earlier, confirming that collection quality is holding up.

Deliveries

Handovers rose 76.2% year-on-year to 1,787 units in 9M 2026, compared with 1,014 units in 9M 2025. Of these, 587 units were delivered in Q3 2026, up 19.1% year-on-year, as construction completions and handovers continued to gather pace across the flagship projects. Higher volumes lifted revenue from unit deliveries by 142.9% year-on-year to EGP 3.8 billion. Gross profit from unit deliveries rose 344.1% to EGP 757.1 million, from EGP 170.5 million in 9M 2025, on the back of larger delivery volumes and a greater share of higher-margin units.



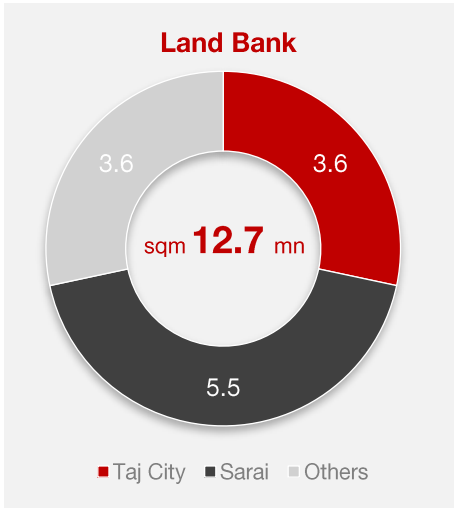
CAPEX

Construction and infrastructure CAPEX totaled EGP 5.8 billion in 9M 2026, up 21.0% from EGP 4.8 billion in 9M 2025. Taj City (EGP 2.8 billion, 48.4%) and Sarai (EGP 2.4 billion, 40.9%) absorbed the bulk of spending, and the balance went to Talala, The Butterfly and other projects. This includes PP&E additions of EGP 299.4 million during the period.

Backlog

The unrecognized revenue backlog stood at EGP 111 billion at the end of September 2026, up 16.8% since December 2025, as new sales continued to add to future revenue.

Including off-balance-sheet PDCs, total accounts and notes receivable rose 14.3% to EGP 101.0 billion, which supports both revenue visibility and cash generation over the medium term.



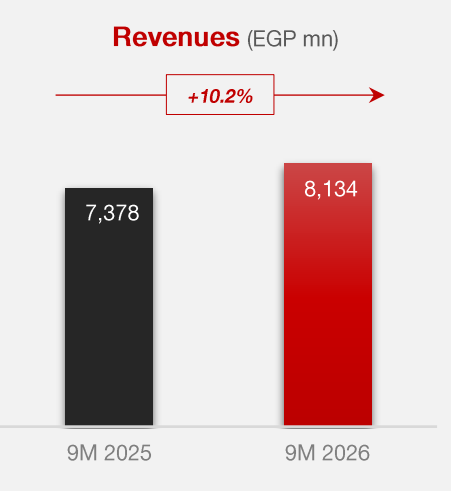
Land Bank

Madinet Masr's land bank totaled 12.7 million sqm as of 30 September 2026. Most of this land sits in Greater Cairo within the two flagship developments, Taj City and Sarai, with further holdings in Mostakbal City, New Heliopolis, and Assiut. This figure reflects the exclusion of the land previously allocated to the Zahraa El Maadi co-development project with a total of 175,896 sqm, following the Company's decision to terminate the contract.

Sarai accounts for 43.6% of the total, Taj City for 28.8%, Talala in New Heliopolis for 16.3%, The Butterfly in Mostakbal City for 7.9%, and Zahw in Assiut for 3.5%.

Financial Performance

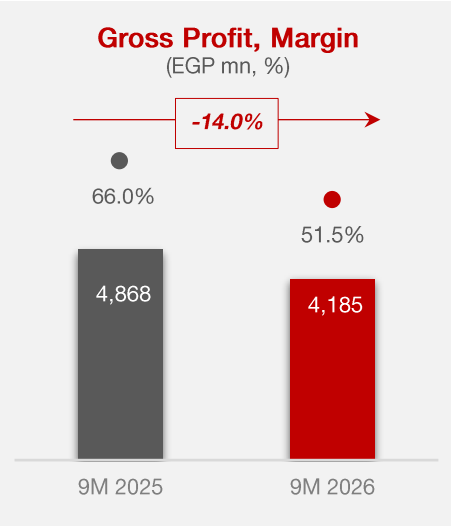
Income Statement



Revenues

Revenues grew 10.2% to EGP 8.1 billion in 9M 2026, from EGP 7.4 billion in 9M 2025, led by a 142.9% jump in revenue from unit deliveries to EGP 3.8 billion. In the third quarter, revenues rose 15.9% year-on-year to EGP 3.0 billion.

Revenue from new unit sales declined 22.4% year-on-year to EGP 4.7 billion, compared with EGP 6.0 billion in 9M 2025. Delivery revenue added EGP 2.2 billion (142.9%) year-on-year as the number of units handed over rose 76.2%. Interest and rental revenue increased 176.3% to EGP 342.2 million.

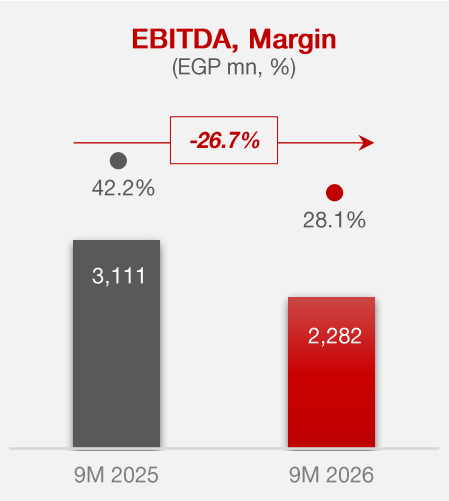


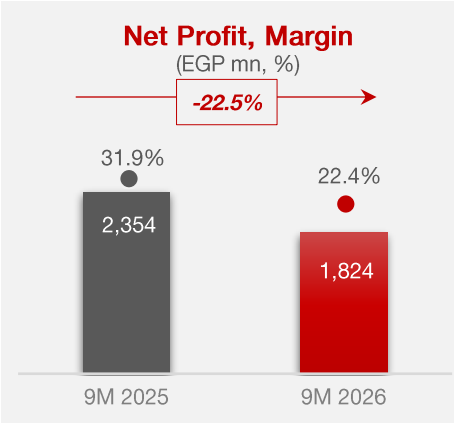
Gross Profit

Gross profit for 9M 2026 came in at EGP 4.2 billion, 14.0% lower than the EGP 4.9 billion reported in 9M 2025. Gross profit margin eased to 51.5% from 66.0%, mainly reflecting the higher contribution of unit deliveries to revenue, which typically carry lower margins than new unit sales. Gross profit from unit deliveries rose to EGP 757.1 million from EGP 170.5 million in 9M 2025. In Q3 2026, gross profit came to EGP 1.5 billion, down 14.5% from EGP 1.7 billion in Q3 2025, with a gross profit margin of 49.8% compared with 67.5% a year earlier.

Sales, General & Administrative Expense

SG&A expenses rose 14.5% year-on-year to EGP 1.9 billion in 9M 2026, while SG&A as a share of revenue remained broadly stable at 23.8%, compared with 22.9% in 9M 2025. Selling and marketing expenses declined 4.5% to EGP 1.3 billion despite 25.0% growth in new sales, enhanced **sales efficiency and improved cost management**. General and administrative expenses rose to EGP 650.7 million, driven by investment in the Company's operating infrastructure and associated operating related costs to support its expanding business activities.





EBITDA

EBITDA came to EGP 2.3 billion in 9M 2026, a margin of 28.1% compared with 42.2% in 9M 2025. Finance income added support to the bottom line, rising 32.1% year-on-year to EGP 740.9 million, and net income before tax for the period was EGP 2.4 billion.

Net Profit

Net profit for 9M 2026 was EGP 1.8 billion, 22.5% lower than the EGP 2.4 billion reported in 9M 2025. Net profit margin eased to 22.4% from 31.9%, mainly reflecting the higher contribution of unit deliveries to revenue, which typically carry lower margins than new unit sales. In Q3 2026, net profit came to EGP 797.9 million, with a net profit margin of 26.6%. Profit attributable to shareholders of the parent company totaled EGP 1,812.5 million, versus EGP 2,350.8 million a year earlier.



Balance Sheet

Net Cash & Short-term Investments

Net cash and short-term investments stood at EGP 6.8 billion as of 30 September 2026. This was supported by net cash collections of EGP 15.2 billion for 9M 2026, up 34.7% year-on-year. Cash on hand and at banks stood at EGP 3.5 billion, while treasury bills and short-term financial assets amounted to EGP 3.6 billion.

Debt

Total debt rose 30.5% to approximately EGP 7.8 billion as of 30 September 2026, as the Company financed a larger construction and delivery program. Debt-to-equity stood at 58.8%, well below the industry average.

Net debt was EGP 672.0 million at the end of September 2026, up from EGP 329.2 million at year-end 2025, reflecting borrowing to fund construction. Despite the increase in net debt, the net debt-to-EBITDA ratio improved to 0.3 as of 9M 2026, compared to 0.5 at year-end 2025, keeping leverage balance sheet robust.

Notes Receivable

On the consolidated balance sheet, notes receivable increased to EGP 8.0 billion as of 30 September 2026, from **EGP 6.5 billion at year-end 2025. Adding off-balance-sheet PDCs for undelivered units, total accounts and notes receivable came to EGP 101.0 billion, 14.3**% above year-end 2025, driven by continued new sales and supporting cash conversion over the medium term.

PP&E

Combined PP&E, fixed assets under construction and property investments grew 23.4% from year-end 2025 to EGP 2.9 billion as of 30 September 2026. The increase stems from ongoing construction and investment in development-related assets, notably the new headquarters and the start of construction at the Company's sports club.

CAPEX

Construction and infrastructure CAPEX for 9M 2026 totaled EGP 5.8 billion, concentrated in Taj City and Sarai. Work in progress rose 22.0% to EGP 15.3 billion, from EGP 12.5 billion at year-end 2025, in line with the level of construction activity across the 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.

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 commitment to delivering maximum value to shareholders.

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 Stock Delivers a Total Shareholder Return of Approximately 84% 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 shares and cash dividends distributed during the period.

August 2026: Madinet Masr Completes the Purchase of 1% of Its Total Outstanding Shares Under Its Treasury Share Buyback Program. The program, approved by the Board of Directors on 28 June 2026 for up to 2% of the Company's total shares, reflects the Company's confidence in its financial position and its commitment to maximizing shareholder value.

September 2026: Madinet Masr Introduces Doors Real Estate to the Market, Expanding Its Integrated Real Estate Ecosystem. Established in April 2024, Doors Real Estate has generated EGP 122 billion in cumulative sales and opened a branch in Saudi Arabia in 2026, bringing together consultancy and brokerage services across the real estate journey.

September 2026: Madinet Masr continues to expand its development ecosystem through AMAR by Madinet Masr, its new urban realization platform, in collaboration with Reedy Development on Egypt's North Coast. The 101-feddan project, located at kilometer 183, will be developed by Reedy Development as the master developer, while Doors Real Estate will serve as the exclusive sales and marketing arm. This collaboration marks the first implementation of the AMAR partnership model, supporting Madinet Masr's strategy to expand its market presence through strategic partnerships and capital-efficient growth opportunities.

-- Ends --

Income Statement

(EGP 000)	9M 2025	9M 2026	Change	Q3 2025	Q3 2026	Change
Net Revenues	**7,378,177.0**	**8,133,847.2**	**10.2%**	**2,588,509.3**	**2,999,026.8**	**15.9%**
Cost of Revenue	(2,511,023.1)	(3,948,789.7)	57.3%	(841,636.8)	(1,504,888.9)	78.8%
Gross Profit	**4,867,154.0**	**4,185,057.6**	**-14.0%**	**1,746,872.5**	**1,494,138.0**	**-14.5%**
Less:						
Selling & Marketing Expense	(1,348,736.3)	(1,287,582.1)	-4.5%	(237,139.1)	(362,378.6)	52.8%
General & Administrative Expenses	(344,121.0)	(650,717.2)	89.1%	(112,124.0)	(175,304.2)	56.3%
Expenses of Managing Residential Compound & Other Operating Expenses	(76,317.8)	(69,431.3)	-9.0%	(30,540.0)	(29,555.7)	-3.2%
Finance Cost	(504,068.5)	(577,235.5)	14.5%	(178,662.9)	(206,878.8)	15.8%
Expected Credit Loss (ECL)	(29,686.6)	(79,232.7)	166.9%	(7,673.3)	(22,686.9)	195.7%
Provisions Provided	(68,434.3)	(57,276.1)	-16.3%	(23,058.7)	(6,820.7)	-70.4%
Impairment in Financial Assets at Fair Value	(219.2)	-	-	-	-	-
Add:						
Provisions No-Longer Required	-	70,088.2	-	-	316.1	-
Reversal of Expected Credit Loss (Net)	-	-	-	-	-	-
Finance Income	560,697.6	740,920.3	32.1%	226,639.4	288,207.5	27.2%
Other Operating Income	134,203.9	185,864.1	38.5%	71,069.3	70,076.7	-1.4%
Operating Profit	**3,190,471.8**	**2,460,455.2**	**-22.9%**	**1,455,383.3**	**1,049,113.4**	**-27.9%**
Dividends from Financial Assets at Fair Value through OCI	1,069.9	397.3	-62.9%	1,069.9	-	-
Return on Financial Assets at Amortized Cost	-	-	-	-	-	-
Other Expenses	(73,340.7)	(88,594.7)	20.8%	(23,069.3)	(21,952.3)	-4.8%
Net Profit Before Tax	**3,118,201.0**	**2,372,257.8**	**-23.9%**	**1,433,383.9**	**1,027,161.1**	**-28.3%**
Income Tax	(701,062.7)	(463,996.6)	-33.8%	(332,070.3)	(221,279.7)	-33.4%
Deferred Tax	(63,451.0)	(84,188.2)	32.7%	(30,985.2)	(8,020.7)	-74.1%
Net Profit for the Period	**2,353,687.3**	**1,824,073.0**	**-22.5%**	**1,070,328.4**	**797,860.7**	**-25.5%**
Less:						
Non-Controlling Interest	**(2,842.6)**	**(11,617.9)**	**308.7%**	**(1,000.2)**	**(7,495.3)**	**649.4%**
Shareholders' Equity of Parent Company	**2,350,844.7**	**1,812,455.1**	**-22.9%**	**1,069,328.2**	**790,365.4**	**-26.1%**

Balance Sheet

(EGP 000)	31-Dec-25	30-Sep-26	Change
Assets			
Noncurrent Assets			
Fixed Assets (Net)	205,910.7	303,000.3	47.2%
Right-of-Use of Leased Assets	130,733.1	103,394.9	-20.9%
Assets Under Construction	435,075.2	889,142.0	104.4%
Investments in Subsidiaries – Down Payment	87,330.2	164,747.6	88.6%
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	1,724,563.2	0.1%
Long-Term Accounts Receivable (Net)	2,628,049.7	3,240,076.5	23.3%
Debtors and Other Debit Balances – long term	153,435.7	161,724.2	5.4%
Total Noncurrent Assets	**5,373,444.4**	**6,601,966.9**	**22.9%**
Current Assets			
Inventory - Materials	68,655.0	78,164.0	13.9%
Work in Progress	12,531,241.7	15,285,138.1	22.0%
Assets Available for Sale	-	-	-
Finished Properties	302,922.5	79,404.6	-73.8%
Investment Properties Available for Sale	254,982.6	415,218.6	62.8%
Short-Term Accounts Receivable (Net)	3,361,860.4	3,851,865.7	14.6%
Trade Receivables	492,783.8	903,799.9	83.4%
Advance to Trade Payables	6,420,918.3	8,643,549.0	34.6%
Debtors and Other Debit Balances	8,625,791.0	11,162,664.7	29.4%
Financial Assets at Fair Value Through Profit or Loss	4,075.6	4,656.7	14.3%
Financial Assets at Amortized Cost - Treasury Bills	2,960,727.2	3,624,372.1	22.4%
Contract Assets	149,769.2	170,755.4	14.0%
Due from Management, Operations, and Maintenance at Residential Developments	97,057.1	-	-
Cash on Hand and Banks	2,655,726.4	3,461,806.1	30.4%
Total Current Assets	**37,926,510.7**	**47,681,394.8**	**25.7%**
Total Assets	**43,299,955.2**	**54,283,361.7**	**25.4%**
Liabilities & Shareholders' Equity			
Shareholders' Equity			
Issued and Paid-In Capital	2,135,000.0	2,135,000.0	0.0%
Treasury Shares	(386,757.6)	(301,803.9)	-22.0%
Legal Reserve	620,672.4	787,342.8	26.9%
Retained Earnings	5,722,951.9	7,999,784.3	39.8%
Net Profit for the Period	3,611,782.1	1,812,455.1	-49.8%

Employees and Executives Share Option Plan	113,050.0	124,927.0	10.5%
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 Parent Company	**12,450,518.1**	**13,191,524.5**	**6.0%**
Non-Controlling Interest	**170,049.4**	**176,937.9**	**4.1%**
Total Shareholders' Equity	**12,620,567.5**	**13,368,462.4**	**5.9%**
Noncurrent Liabilities			
Long-Term Notes Payable (Net)	-	-	-
Long-Term Loans	3,023,750.1	4,008,640.2	32.6%
Long-Term Lease Liabilities	98,802.1	71,284.0	-27.9%
Deferred Tax Liability	62,919.6	82,824.8	31.6%
Total Noncurrent Liabilities	**3,185,471.7**	**4,162,749.0**	**30.7%**
Current Liabilities			
Advances from Customers for Undelivered Units	18,244,096.8	26,849,833.3	47.2%
Advance Payment Customers	-	-	-
Provisions	311,897.7	292,028.6	-6.4%
Due to Related Parties	-	-	-
Trade Payables	1,469,632.5	2,251,709.2	53.2%
Infrastructure Completion Liabilities	847,797.3	445,310.8	-47.5%
Dividend Payable	69,698.9	81,446.2	16.9%
Creditors and Other Credit Balances	2,024,988.1	2,075,511.9	2.5%
Due to Management, Operations, and Maintenance at Residential Developments	-	74,303.5	-
Current Portion of Long-Term Debt	269,366.8	245,144.4	-9.0%
Short-Term Loans	2,396,583.2	3,160,379.8	31.9%
Banks Overdrafts - Credit Facilities	260,034.8	348,663.9	34.1%
Short-Term Lease Liabilities	32,398.8	34,849.4	7.6%
Short-Term Liabilities - Land Development	372,256.0	372,256.0	0.0%
Contract Liabilities	-	-	-
Tax Authority	1,195,165.2	520,713.4	-56.4%
Total Current Liabilities	**27,493,916.0**	**36,752,150.3**	**33.7%**
Total Liabilities	**30,679,387.7**	**40,914,899.3**	**33.4%**
Total Liabilities and Shareholders' Equity	**43,299,955.2**	**54,283,361.7**	**25.4%**

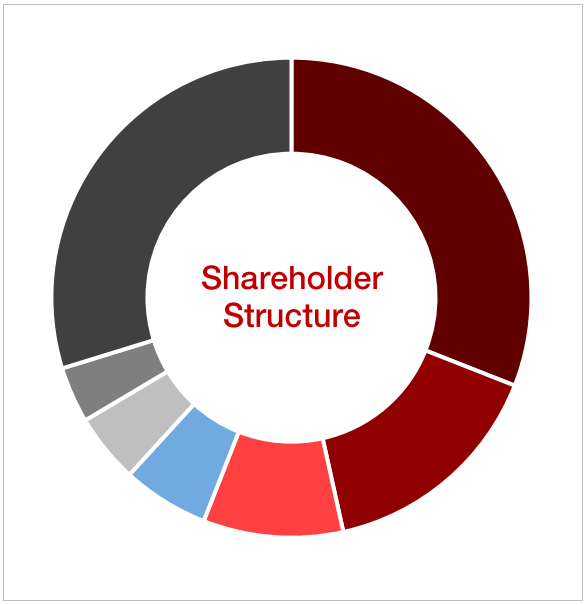
About Madinet Masr

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 12.7 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



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Forward Looking Statements

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