PRESS RELEASE

Madinet Masr Reports EGP 28.4 Billion in New Sales and More Than Doubles Deliveries in H1 2026

Revenue increases 7.2% to EGP 5.1 billion, supported by accelerated execution, strong collections and a growing EGP 104.6 billion backlog

Cairo, 9 August 2026 – Madinet Masr (EGX code: MASR.CA) one of Egypt's leading urban community developers, announced its consolidated financial results for the six-month period ended 30 June 2026, delivering continued growth in sales and revenue alongside a significant acceleration in construction and unit deliveries.

New sales increased by **18.7% year-on-year to EGP 28.4 billion**, supported by strong demand across the company's diversified project portfolio. Madinet Masr sold **2,971 units**, representing a 70.9% increase compared with H1 2025. The recently launched co-development projects, Talala in New Heliopolis and The Butterfly in Mostakbal City, collectively contributed approximately 49% of total new sales during the period

The company delivered **1,200 units**, more than double the 521 units delivered in H1 2025, reflecting the continued acceleration of construction activity across its flagship developments. Revenue from unit deliveries consequently increased by 187.8% year-on-year to EGP 2.5 billion.

Total revenue reached **EGP 5.1 billion**, an increase of 7.2% compared with H1 2025. Gross profit amounted to EGP 2.7 billion, representing a gross profit margin of 52.4%, while EBITDA reached EGP 1.3 billion with a margin of 25.5%. Net profit stood at **EGP 1.0 billion**, with a net profit margin of 20.0%.

Operational momentum was supported by construction and infrastructure expenditure of **EGP 3.5 billion**, primarily directed towards Taj City and Sarai. Madinet Masr also awarded construction contracts worth EGP 5.7 billion during the period, reinforcing its commitment to accelerating project completion and meeting delivery schedules.

Net cash collections increased by **38.0% to EGP 9.9 billion**, while the uncollected rate improved to 1.0% from 1.8% a year earlier. Cash and short-term investments reached EGP 7.1 billion, enabling the company to move from a net debt position at year-end 2025 to a **net cash position of EGP 163.3 million** at the end of June 2026.

The company's unrecognized revenue backlog increased by 10.1% from year-end 2025 to **EGP 104.6 billion**, providing strong medium-term revenue and cash-flow visibility.

Commenting on the results, **Eng. Abdallah Sallam, President & CEO of Madinet Masr**, said: "Madinet Masr delivered broad-based operational progress during the first half of 2026. We sustained growth in sales and revenue, more than doubled unit deliveries and strengthened our cash position, while continuing to diversify our development platform. Our growing backlog and disciplined investment in construction provide a solid foundation for sustainable growth and long-term value creation."

During the period, Madinet Masr continued to expand its non-residential portfolio through the launch of D2N, an integrated commercial district within Sarai, and KLOK, a mixed-use commercial and administrative development. These projects support the company's strategy to monetize its 12.8 million sqm land bank across a broader range of asset classes and develop recurring income streams alongside its residential business.

In parallel, our shareholders saw remarkable returns during the first half of the year, 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 84% return for our shareholders compared to the end of 2025. The Board additionally approved a treasure share purchase program up to 2% of the company's total shares, reflecting our confidence in the company's outlook and our ability to further generate higher returns for shareholders.

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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 Exchange in 1996 (EGX), Madinet Masr operates under a robust corporate governance structure. It 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 drive 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 land areas into contemporary, integrated communities.
Today, Madinet Masr owns a land portfolio of 12.6 million sqm, with two renowned mega-developments, Taj City and Sarai, in East Cairo. Taj City is a 3.6 million sqm mixed-use development positioned as a premier destination, and Sarai is 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 Cairo Governorate. Zahw is a 104-acre mixed-use development strategically positioned west of Assiut Governorate beside Assiut's airport and 15 minutes from its center. Zahw compliments the contemporary real estate products in Upper Egypt.
Some of the key strategic partnerships signed include the development of a project in New Heliopolis City, covering an area of 491 feddans, and the development of an integrated residential urban project in the fourth phase in Mostakbal City, covering an area of 238 feddans (approximately 1 million square meters). In addition to signing a contract to develop 42 acres in New Heliopolis City, through a partnership with Zahraa Maadi Investment and Development (ZMID).