PRESS RELEASE

Madinet Masr Continues Its Treasury Share Buyback Program

Cairo, 4 August 2026 – Madinet Masr (EGX code: MASR.CA) announced the completion of the purchase of 1% of the company's total outstanding shares under the treasury share buyback program approved by the Board of Directors on 28 June 2026, which authorized the purchase of up to 2% of the company's total shares through open-market transactions, in compliance with the applicable regulations issued by the Financial Regulatory Authority (FRA) and the Egyptian Exchange (EGX).

The completion of this phase of the treasury share buyback program reflects the company's confidence in its financial performance, strong financial position, and future growth prospects.

Madinet Masr continues to implement the program as part of its strategy to maximize shareholder value while maintaining an appropriate balance between operational growth and investment returns. This reflects the company's commitment to sound financial governance practices and to creating sustainable long-term value for its 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).