

Madinet Masr Records EGP 45.4 Billion in New Sales in 9M 2026, with Unit Delivers Up 76%, and Net Cash Collections Rising 35% YoY to EGP 15.2 Billion.

Cairo, 1 November – Madinet Masr (EGX: MASR.CA) announced its operational performance for the third quarter and first nine months of 2026 recording EGP 45.4 billion in new sales during the 9M 2026 reflecting continued demand for its diversified real estate portfolio.

The company also delivered **1,787 units during 9M 2026, representing a 76% increase compared to 1,014 units in the corresponding period of 2025**. This growth highlights Madinet Masr's continued progress in accelerating project execution and fulfilling its delivery commitments, reinforcing its focus on operational efficiency and customer satisfaction.

Madinet Masr also achieved strong growth in net cash collections, reaching **EGP 15.2 billion during 9M 2026, compared to EGP 11.3 billion in the corresponding period of 2025, representing a 35% YoY increase**. This performance reflects the company's continued focus on strengthening cash generation, maintaining collection efficiency, and supporting the execution of its expanding development pipeline.

The company's operational performance underscores the resilience of its business model, supported by sustained demand for its developments and ongoing progress across its construction and delivery schedules. Madinet Masr remains committed to translating its sales momentum into project execution, timely deliveries, and long-term value creation for its customers and shareholders.

As part of its ongoing capital management strategy, Madinet Masr also continued to execute the purchase of 42.7 million treasury shares representing 2% of the company's total shares, under its previously announced share buyback program in June 2026. The initiative reflects the company's focus on enhancing long-term shareholder value.

Eng. Abdallah Sallam, President and CEO of Madinet Masr, said: "Our performance during the third quarter and first nine months of 2026 reflects the continued strength of Madinet Masr's business fundamentals and the confidence our customers place in our developments. The growth in net cash collections, alongside our progress in unit deliveries, demonstrates our focus on disciplined execution and sustainable growth. As we move forward, we remain committed to accelerating development across our projects, expanding our diversified portfolio, and delivering integrated communities that create lasting value for our customers and shareholders."

Looking ahead, Madinet Masr remains focused on advancing its long-term growth strategy through the development of its land portfolio, diversification of its residential and commercial offerings, and continued investment in integrated urban communities across strategic locations in Egypt. Leveraging its development expertise and established market presence, the company aims to sustain

operational momentum, strengthen financial resilience, and capitalize on emerging opportunities within the Egyptian real estate market.

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About Madinet Masr:

Madinet Masr is one of Egypt's leading urban developers. Established in 1959, the company has played an active role in shaping Cairo's urban landscape and that of other areas across the country. Its journey is guided by a firm commitment to sustainable growth, innovation, and enhancing the quality of life within the communities it develops.

Madinet Masr is known for developing integrated residential, commercial, and mixed-use projects with forward-looking designs. Its landmark developments, including Taj City and Sarai, reflect its vision of building comprehensive modern communities centered on accessibility, quality of life, and long-term sustainability.

The company owns a strategic land bank spanning 12.8 million square meters, providing a strong foundation for its long-term expansion plans and strengthening its ability to meet the market's changing and evolving needs.

Madinet Masr is guided in all its work by its purpose: "Leading Growth in Egypt by Developing Sustainable Communities." Accordingly, the company continues to expand its operations nationwide, drawing on its extensive market experience, effective institutional partnerships, and customer-focused approach to deliver distinctive urban experiences that enhance quality of life and contribute to sustainable economic and social development.

For more information, please visit: www.madinetmasr.com