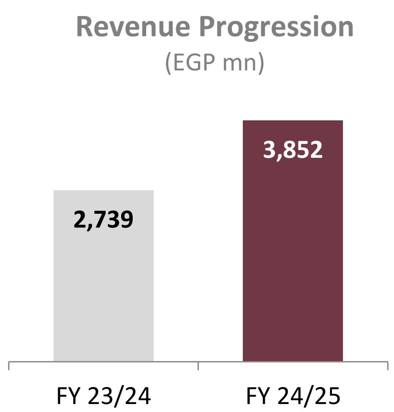
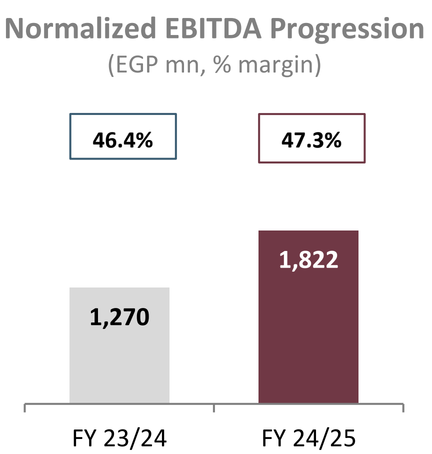
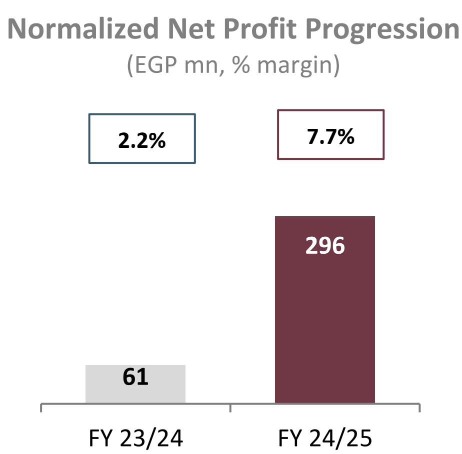
FY 2024/2025 EARNINGS RELEASE
Cairo | 17 November 2025

CIRA Education delivers robust top-line growth of 41% YoY in FY 2024/25, bottom-line surges over fourfold YoY.







Cairo, 17 November 2025

CIRA Education ("CIRA" or the "Group", CIRA.CA on the Egyptian Stock Exchange), the largest fully integrated education service provider in the Egyptian private sector, has reported its full-year results for FY 2024/25, reporting revenues[1/2] of EGP 3,851.6 million, up 41% YoY, supported by surging enrollment across its Higher Education segment, with the launch of Saxony Egypt University (SEU) in September 2024, as well as its expansion into the Nurseries segment, which launched operations in FY 2023/24. Normalized EBITDA[1/2] grew 43% to EGP 1,821.9 million, yielding an enhanced 47.3% margin, while normalized net profit[1/2] surged 385% to EGP 295.7 million, representing a 7.7% bottom-line margin.

Total capacity across CIRA's three universities rose 24% YoY to 38,645 students, reflecting the contribution of Saxony Egypt University (SEU) following its launch. Enrollment grew 30% YoY to 25,900 students, driven by strong demand at BUC, the addition of new faculties at BUA, and SEU's inaugural intake. This led to an improvement in available seats utilization, which increased to 67% from 64% in the prior year.

CIRA's K-12 schools reported a 4% year-over-year increase in enrollment during FY 2024/25, reaching 35,636 students, reflecting continued strong demand for high-quality education across the network. Total capacity remained stable at 37,800 seats, with utilization reaching a record high of 94%, up from 91% in the previous year.

Note from the CEO

FY 2024/25 stands as a landmark year for CIRA Education, one that will be remembered for its scale of achievement, resilience, and transformative direction. Despite one of the most challenging operating environments in recent history, CIRA delivered exceptional results, achieving over 40% growth in both revenues and EBITDA, alongside improved margins across the board. This margin improvement is particularly noteworthy given the year's challenges, including high inflationary pressures, soaring interest rates and our deliberate decision to implement progressive salary increases for our dedicated staff. That we delivered record profitability while making these critical investments in our people is a testament to the strength and scalability of our model.

This year was defined by strategic expansion and a clear vision for the future. We successfully launched Saxony Egypt University (SEU), a major

[1] Results exclude share of losses from investing in associates (EGP 6 mn), non-recurring real estate tax expenses (EGP 3.7mn) and legal, capital market and consulting fees (EGP 21.7mn)
[2] Results exclude construction revenues, costs & G&A related the development of EGP 538 mn and EGP 484.2 mn and EGP 6.6 mn respectively.

step forward in our mission to revolutionize technological and technical education in Egypt and expanded Badr University Assiut (BUA) to accommodate growing demand. In parallel, we launched two new K-12 schools and continued to scale our nursery segment, solidifying CIRA's position as Egypt's leading integrated private education platform, both in numbers and execution. The significant market interest, exemplified by the size of CIRA's mandatory tender offers (MTO), underscores global investor confidence in our growth story.

Our K-12 segment demonstrated remarkable resilience. Despite inflation nearly doubling staff costs over the past two years, we remained steadfast in supporting our teachers, the cornerstone of CIRA's success, to maintain a decent standard of living while ensuring the stability of our schools. While this temporarily pressured margins, it was the right long-term decision. In just three years, we have opened seven new K-12 schools, a testament to our commitment to growth and to expanding access to quality education across Egypt. Our admissions this year reached the highest levels ever recorded in Egypt's private education sector, welcoming more than 10,000 new students, a clear indicator of trust in CIRA's value proposition and educational excellence. As inflationary pressures ease, we anticipate a strong return to higher profitability, powered by this robust operational foundation.

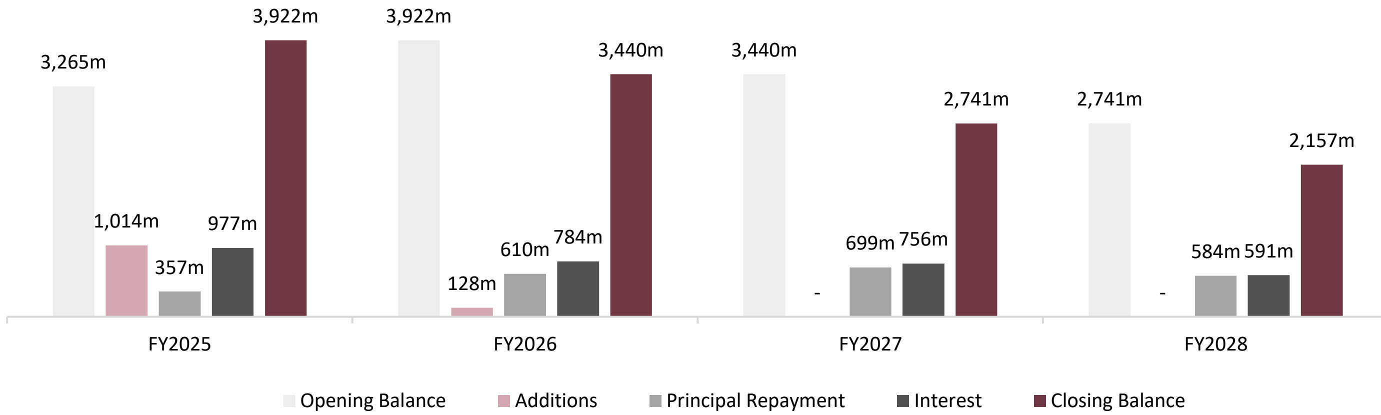
Looking ahead, our optimism is boundless. All hands are on deck for our upcoming rollouts, including the Damietta University campus and our groundbreaking partnership with Seneca College in Canada. At our K-12 platform, we have added two new schools to our portfolio through the launch of Futures Language School – Gardenia City and the majority acquisition of L'École Française d'Hurghada, with both schools set to contribute to CIRA's financials starting in the coming FY2025/26 financial year. We also have 2-3 new schools in the pipeline, including the planned launch of Lemania Swiss International School (LSIS) in partnership with École Lemania, one of Europe's most prestigious IB schools, in the following academic year, further enriching our portfolio.

At the same time, we are thrilled with the near completion of the initial phase of CapitalMED and the finalization of its debt issuance. Phase 1 will deliver 220 beds and is on track for completion by Q2 2026. We are proud to invest in Egypt's largest and most prominent healthcare project that will provide the highest level of care for patients as a landmark local and regional center, while serving as a world-class medical education and research hub through international partnerships, creating a setting where doctors, researchers, and patients from around the world can practice, innovate, and heal.

We are not just growing; we are multiplying. Two years ago, we set out to double the size of CIRA, a transformation we expect to realize over the next two years, driven by our proven execution capability, a record pipeline of new projects, and a team more dedicated than ever, we anticipate that CIRA will at least double in size within the next two years. As we continue to expand our footprint and partnerships, CIRA reaffirms its position as the partner of choice for education in Egypt. We have the formula for success, the dedication to our people, and the strategic clarity to keep delivering transformative value to all our stakeholders. With a robust pipeline, improving macroeconomic conditions, and a clear vision for the road ahead, we enter the coming year with confidence that CIRA's best chapters are yet to be written.

Mohamed El Kalla, Chief Executive Officer

Expected Debt Balance Progression | EGP mn



Contacts

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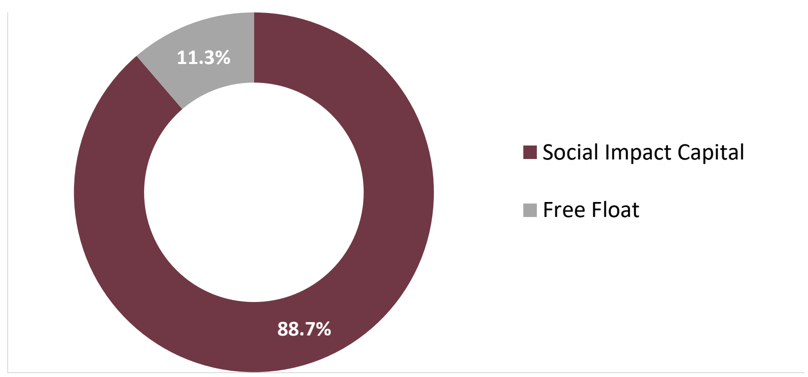
Share Information

Listing Date	1 Oct 2018
EGX Ticker	CIRA.CA
Shares Outstanding	582,790,325
Par Value / Share	EGP 0.40
Paid-up Capital	EGP 233.1 million

Shareholder Structure (as of 31 August 2025)



Forward-Looking Statements

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as “according to estimates”, “anticipates”, “assumes”, “believes”, “could”, “estimates”, “expects”, “intends”, “is of the opinion”, “may”, “plans”, “potential”, “predicts”, “projects”, “should”, “to the knowledge of”, “will”, “would” or, in each case their negatives or other similar expressions, which are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management’s (“Management”) current views of future events, are based on Management’s assumptions and involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate or prediction to become inaccurate. These risks include fluctuations in prices, costs, ability to retain the services of certain key employees, ability to compete successfully, changes in political, social, legal or economic conditions in Egypt, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations and Management’s ability to timely and accurately identify future risks to our business and manage the risks mentioned above.