

EKH OVERVIEW



EKH | A LEADING MENA-BASED INVESTMENT COMPANY

Egypt Kuwait Holding Company (EKH) is one of the MENA region's fastestgrowing and prominent investment companies, established in 1997 by a consortium of Kuwaiti and Egyptian businessmen.

EKH has consistently delivered superior returns to shareholders supported by a unique investment portfolio and a capable management team.

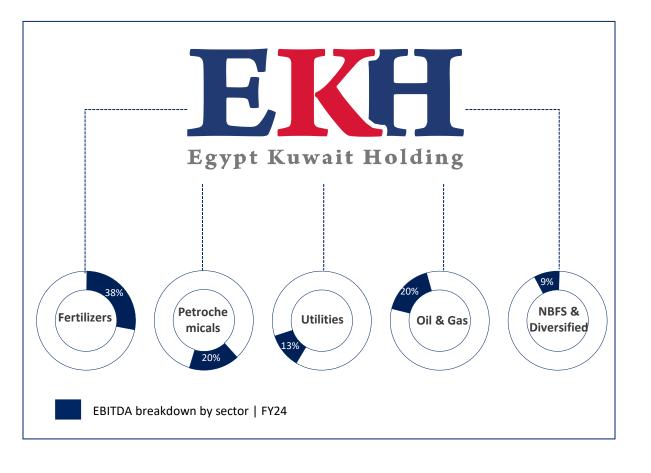
Five Dual-listed USD**848**mn Strategic sectors Market cap¹ EGX and Boursa Kuwait >40% **c5% c6%** 2018-24 Average EBITDA 2018-24 Revenue CAGR 2018-24 EBITDA CAGR margin USD 1.45hn >28% USD**493**mn Total Assets **Total Equity** 2018-24 Average ROE

USD642mn FY24 Revenue

USD248mn

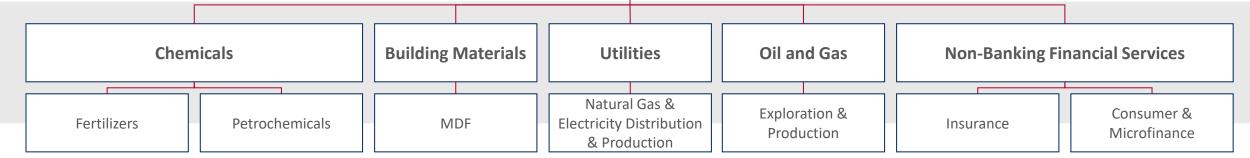
USD163mn

FY24 EBITDA FY24 Attrib. Net Profit



DIVERSE PORTFOLIO | INVESTMENTS ACROSS FIVE STRATEGIC SECTORS







- 110k m² facility located in Alexandria, Egypt
- Produces urea and ammonium sulphate at capacities of 640ktpa and 180ktpa, respectively
- c70% of output exported
- 75.33% effective EKH ownership



- 103k m² facility located in 10th of Ramadan, Egypt
- Produces 19 petrochemical products, primarily formaldehyde derivatives, as well as sulfuric acid
- Exports products to +50 markets
- 100% EKH ownership



- Nilewood: 150k m² MDF factory (200k m³ capacity) adjacent to a forest located in Sadat City, Egypt; with commercial operations set to begin 1H25
- 73% EKH-owned JV with Germany's Homann Holzwerkstoffe









- NatEnergy: largest private sector operator of natural gas pipelines in the MENA region via gas distribution subsidiaries, NATGAS, Fayum Gas, and Nubaria Gas
- Kahraba: produces and distributes electricity to over
 1.3k industrial and commercial customers across Egypt



- Operates 6 wells within a 443 km² concession situated 65 km offshore North of Port Said city
- cUSD247mn invested in exploration and development activities to date
- 100% EKH ownership





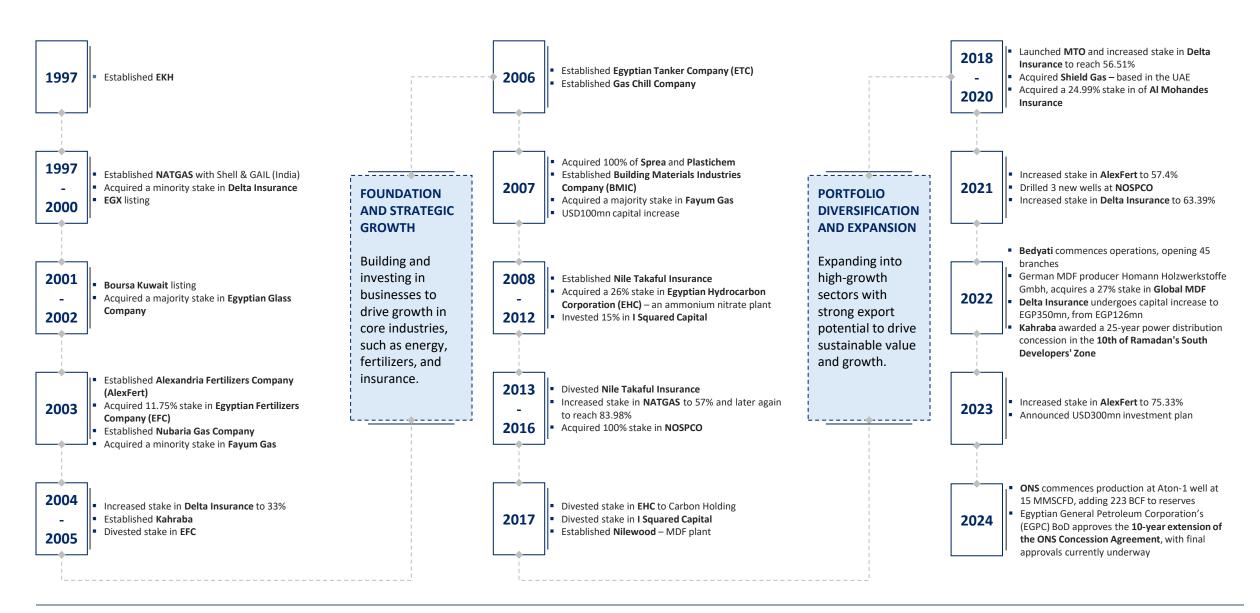




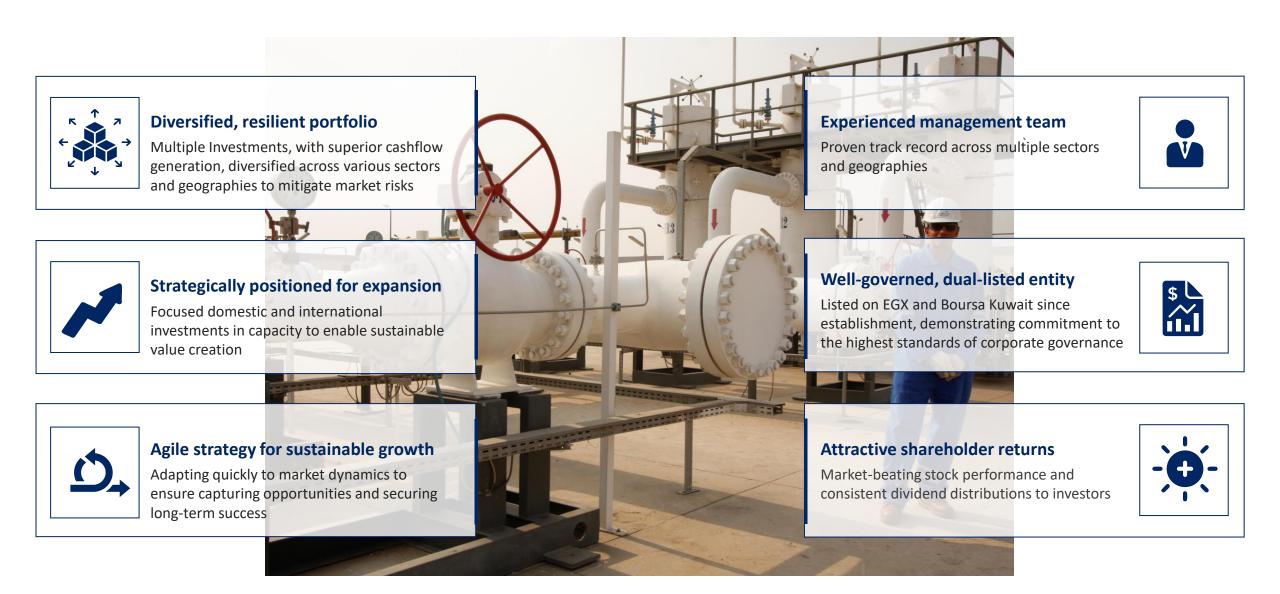
- 2 leading insurance companies offering life, property, and casualty insurance
- Delta Insurance: is among Egypt's top 5 largest privatesector insurance companies, operating 40 branches serving over 600k clients
- Effective EKH ownership of 63.39% in Delta Insurance and 24.99% in Mohandes Insurance

- Bedayti: Fast-growing microfinance subsidiary based in Egypt
- Launched in 1Q22, continues to leverage strong momentum in the microfinance loan market, operating 67 branches across 12 governorates
- 100% EKH ownership

CHARTING SUCCESS | INVESTMENT MILESTONES



UNLOCKING VALUE | THE INVESTMENT CASE FOR EKH



OUR STRATEGY



TRANSFORMING TO MAXIMIZE VALUE | THE STRATEGIC APPROACH FOR EKH



Optimise core portfolio

Leverage competitive advantages, improve cost efficiency, and propel export potential to maximize profitability and margins



Diversify and grow foreign currency

Explore new sectors, grow export capabilities, and expand internationally to boost foreign currency generation



Recycle capital for growth

Deploy in high-return opportunities, optimise underperforming assets, and secure long-term sustainable growth



Drive operational efficiency

Unlock synergies across subsidiaries and optimize operations to ensure resilient performance



Strategic investments to drive growth

Focus on projects that enhance USD denominated revenue generation and enjoy accretive embedded IRRs



Innovate and expand

Tap into new markets and emerging industries through innovative ventures and sector expansion

OUR INVESTMENTS



Utilities Oil and Gas Non-Banking Financial Services

Chemicals

Building Materials

ALEXFERT | OVERVIEW

Alexandria Fertilizers Company (AlexFert) is an established player in the fertilizer production space producing ammonia, urea, and ammonium sulphate, with exports to key markets in Europe and to the United States.

USD213mn

FY24 Revenue

USD95mn FY24 EBITDA **USD61mn**FY24 Attrib. Net Profit

440 ktpa

Ammonia production capacity

640 ktpa

Urea production capacity

180 ktpa

Ammonium sulphate production capacity

> **20** years

Track record

70%

Production exported

30%

Production sold locally

+500

Employees

110k m²

Land area

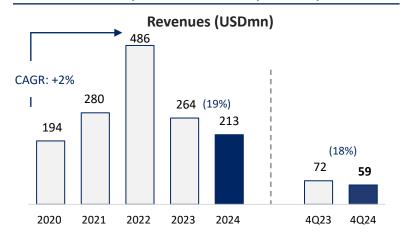
75.33%

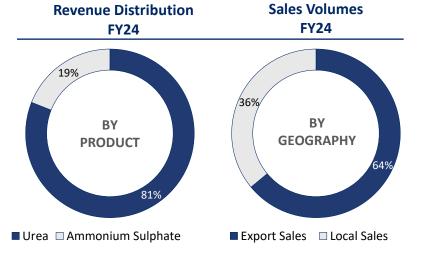
EKH effective ownership



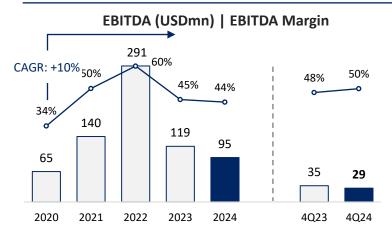
Utilities

Y-o-y decline in FY24 due to limited feedstock availability and slow recovery in urea prices

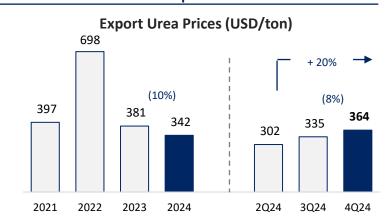




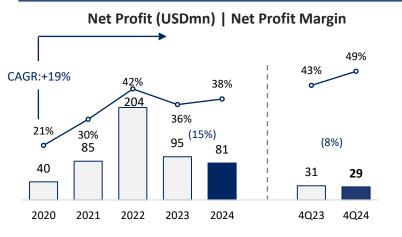
EBITDA margins remained strong at 44% and 50%, in FY24 and 4Q24, respectively



Sustained recovery in export urea prices over the last three quarters

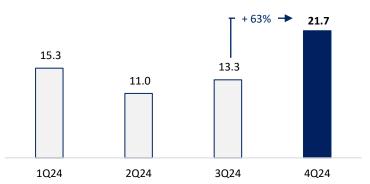


NPM expanded by 2pp and 5pp y-o-y in FY24 and 4Q24, respectively



Resulting net profit attributable to EKH grew 63% q-o-q





Non-Banking Chemicals **Building Materials** Utilities Oil and Gas **Financial Services**

SPREA MISR | OVERVIEW

Sprea is engaged in the production of 19 different petrochemical products at its state-of- the-art downstream petrochemicals production facility located in 10th of Ramadan.

USD133mn

FY24 Revenue

USD48mn **FY24 EBITDA**

USD62mn

FY24 Attrib. Net Profit

195 ktpa Formaldehyde & form-urea capacity

> **150** ktpa Liquid & powder glue capacity

6mn sheets p.a. Formica sheet capacity

> 176 ktpa

SNF (sulfonated naphthalene formaldehyde) capacity

> 25 ktpa Melamine, urea molding compound capacity

165 ktpa Sulfuric acid capacity

> **20** years

Track record

+50 countries **Export destinations** 2007

Year acquired

1,111

Employees

103k m²

Land area

100%

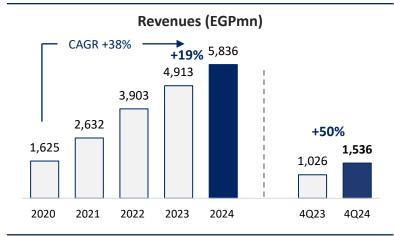
EKH effective ownership



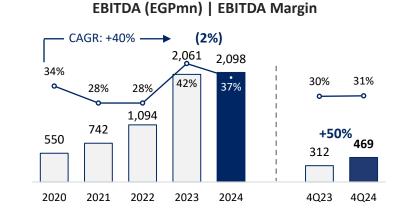
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SPREA MISR | FINANCIAL PERFORMANCE

4Q24 revenues¹ grew 50% y-o-y and 16% q-o-q, driven by higher volumes and pricing growth across key products

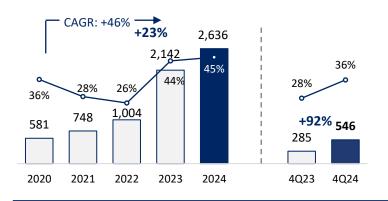


EBITDA margin expanded to 31% in 4Q24,

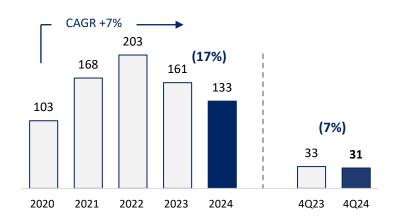


Net profit¹ grew 92% y-o-y, in 4Q24, with NPM up 8pp yo-y, driven by interest income and FX gains

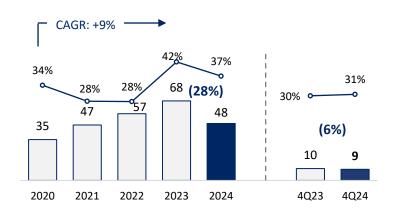
Net Profit (EGPmn) | Net Profit Margin



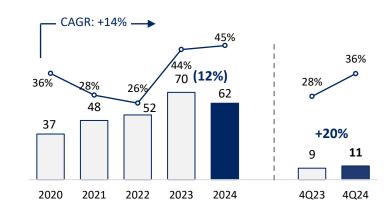
Revenues (USDmn)



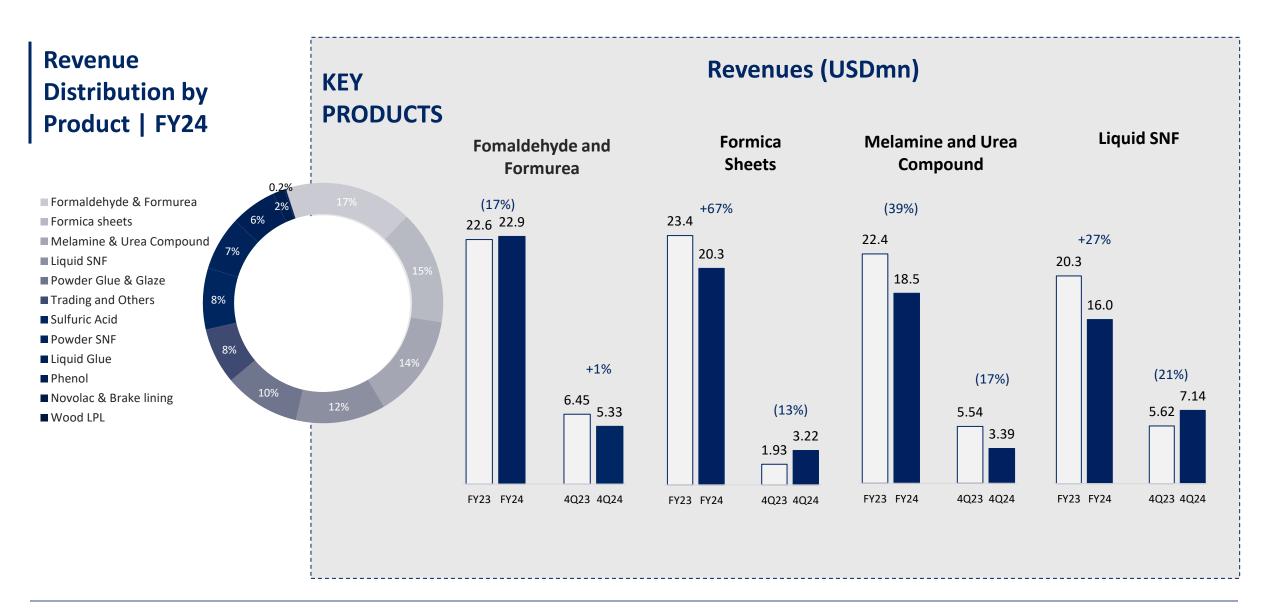
EBITDA (USDmn) | EBITDA Margin



Net Profit (USDmn) | Net Profit Margin



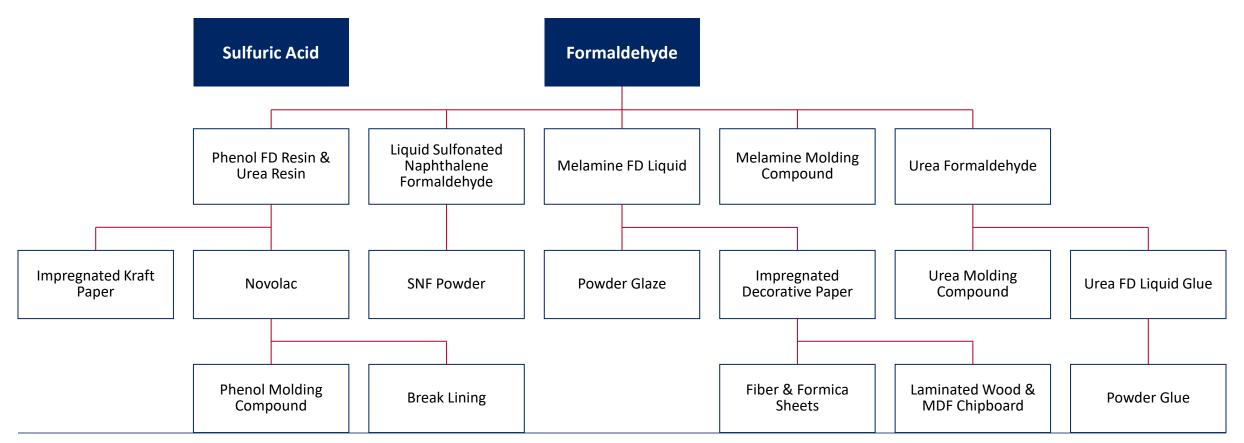
Utilities



SPREA MISR | PRODUCT OFFERING



Product Range Overview



Chemicals Building Materials Utilities Oil and Gas Non-Banking Financial Services

NILEWOOD | OVERVIEW

Nilewood, a joint venture between EKH and Germany's Homann Holzwerkstoffe, is an upcoming MDF production company. Its state-of-theart facility, currently under commissioning, is scheduled to commence operations during the first half of 2025.

EGP3.6bn Total investment

1H25

73%

Expected start date

EKH effective ownership

200k m³
Annual MDF capacity

150k m²
Land area
Located 140km from
Alexandria Port

5 km Distance to local forest in Sadat City

Strategy

- To supply raw MDF boards at a production capacity of 655 m³/day.
- Upon the success of Phase I, additional lines will be installed to produce value added products to be used in flooring, lamination, doors, etc.



NATENERGY | OVERVIEW

NatEnergy is the largest private sector operator of natural gas pipelines in the MENA region, with ownership stakes in four subsidiaries in Egypt— NATGAS, Fayum Gas, Nubaria Gas, and Kahraba.

USD117mn

FY24 Revenue

FY24 EBITDA

USD32mn

USD36mn

FY24 Attrib. Net Profit

>2.1 mn

Households served by NATGAS & Fayum Gas

135 MW

Kahraba installed power generation capacity

29

Cities connected to natural

gas

>900 clients

Industrial clients served by NATGAS & Fayum Gas

Kahraba power distribution capacity

350 MW

Pressure reduction stations (PRS)

26

+3,000

Households within concession areas

5_mn

employees

15,000 km

Length of natural gas pipeline networks

1.1 MWh

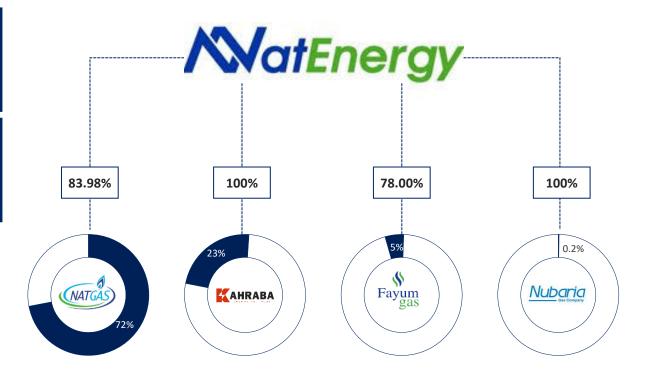
Electricity distribution volume in 2024

464 MMSCFd

Natural gas distributed and transmitted in 2024

100%

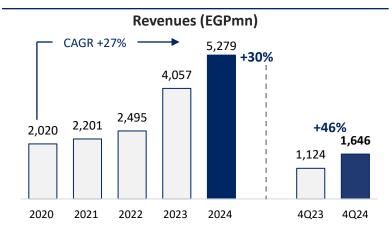
EKH effective ownership



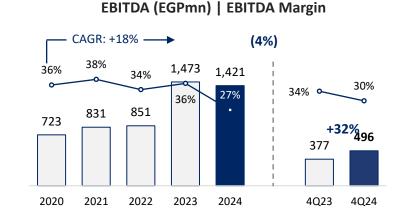
Net Profit Contribution | FY24

Chemicals

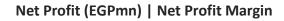
Revenue growth was driven by stellar volume growth at Kahraba and advancements in Fayum Gas' high-pressure steel pipeline

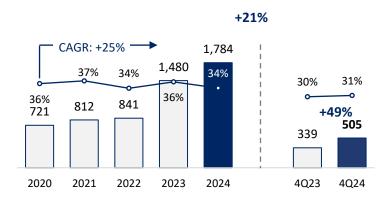


Both Gross profit and EBITDA margins rose 6pp q-o-q to 30% in 4Q24, supported by revised electricity tariffs

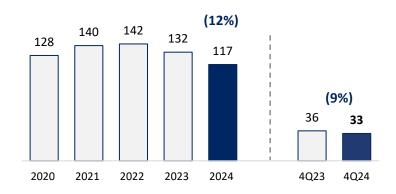


Net profit grew 49% y-o-y and 56% q-o-q, with NPM expanding by 1pp y-o-y and 8pp q-o-q to 31%

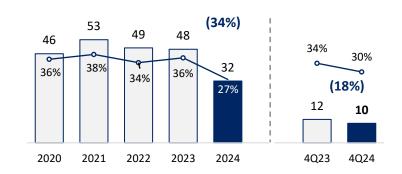




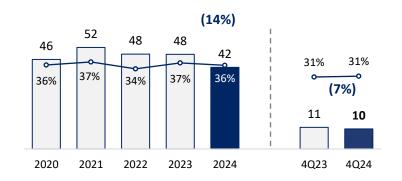
Revenues (USDmn)



EBITDA (USDmn) | EBITDA Margin



Net Profit (USDmn) | Net Profit Margin



Building Materials Utilities Oil and Gas

Non-Banking
Financial Services

OFFSHORE NORTH SINAI (ONS) | OVERVIEW

On the upstream front, ONS operates five wells within a 443 km² concession situated 65 km offshore North of Port Said city. The facilities include a pipeline to shore as well as processing facilities in the Romana area.

USD62mn

FY24 Revenue

USD50mn

FY24 EBITDA

FY24 Attrib. Net Profit

USD31mn

6 Operative wells

443 km² Concession area

53 MMSCFd Daily production in 2024

USD247mn

Invested to date in exploration & development (E&D) activities within the ONS Concession

223 BCF

Gas reserves added to date as a result of investments in E&D activities within the ONS Concession

34

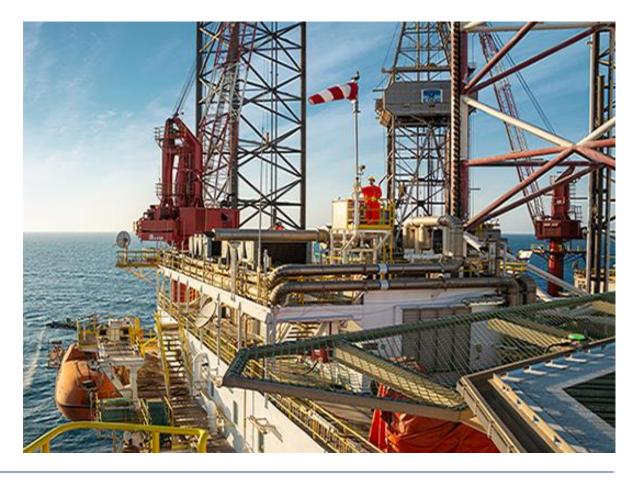
Employees

100%

EKH effective ownership

2015

Year acquired



Chemicals

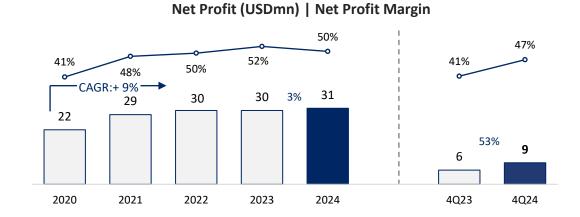
Chemicals

OFFSHORE NORTH SINAI (ONS) | FINANCIAL & OPERATIONAL PERFORMANCE

Revenues increased 7% y-o-y in FY24, driven by increased extracted volumes (also up 7% y-o-y) from two newly commissioned wells, with marked growth in 4Q24

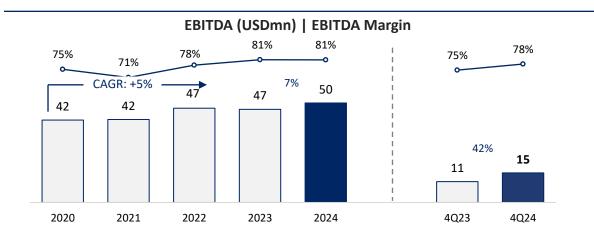


Net profit reached USD 31.1mn in FY24, up 3% y-o-y, yielding a robust 50% NPM



EBITDA margins remained strong at 81% in FY24, supported by strong revenue growth

Utilities



Recovery in volumes in FY24 was a direct result of the 2 newly commissioned wells within an expanded concession area during 2024

Volume Sold (BCF)



Utilities Oil and Gas Finan

NON-BANKING FINANCIAL SERVICES | OVERVIEW

EKH's NBFS portfolio consists of two leading Egyptian insurance companies, Delta Insurance and Mohandes Insurance, in addition to one rapidly growing consumer and microfinance company, Bedayti, launched in 2022.

USD64.7mn

FY24 Revenue

Building Materials

USD24.0mn

USD14.5mn

FY24 Gross Profit

FY24 Attrib. Net Profit







1980 Established

1980 Established

2022

Established

40

Branches

31

Branches

71

Branches

63%EKH effective ownership

24.99%EKH effective ownership

100%EKH effective ownership



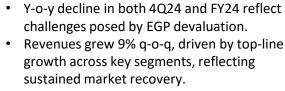
CONSOLIDATED PERFORMANCE



CONSOLIDATED PERFORMANCE | INCOME STATEMENT HIGHLIGHTS

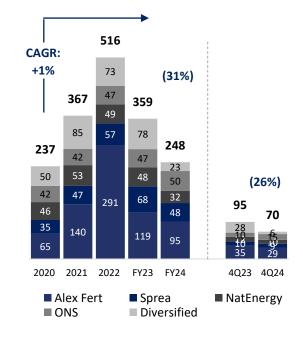
Revenues (USDmn)

1,104 CAGR: 213 +2% (20%) 833 801 61 142 186 642 186 603 58.4 203 117 124 62.2 132 55 (22%)117 128 168 161 213 133 167 103 486 264 213 2021 2022 2023 2024 4023 4024 Alex Fert Sprea ■ NatEnergy ONS Diversified



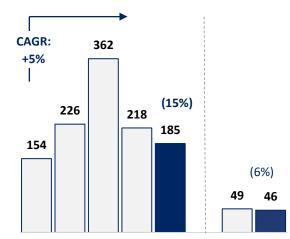
 AlexFert was the largest revenue contributor in FY24, generating USD213mn.

EBITDA (USDmn) | Margin

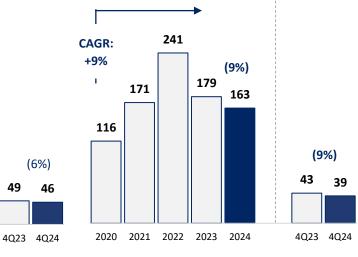


- EBITDA remained resilient, reaching USD 248 million with a margin of 39% in FY24.
- EBITDA grew by 40% q-o-q in 4Q24, with EBITDA margin expanding by 9pp q-o-q, aligning with the recovery in revenues.

Net Profit (USDmn) | Margin



Attrib. Net Profit (USDmn) | Margin



- Net profit margin expanded by 2pp y-o-y to 29% in FY24, driven by FX gains in 1Q24.
- Net profitability showed positive trends, with net profit growing by 20% q-o-q.

2021 2022 2023 2024

- Attributable net profit to EKH declined by 9% y-o-y for both FY24 and 4Q24.
- Margins expanded to 25% and 23%, respectively.

STOCK AND SHAREHOLDER RETURNS



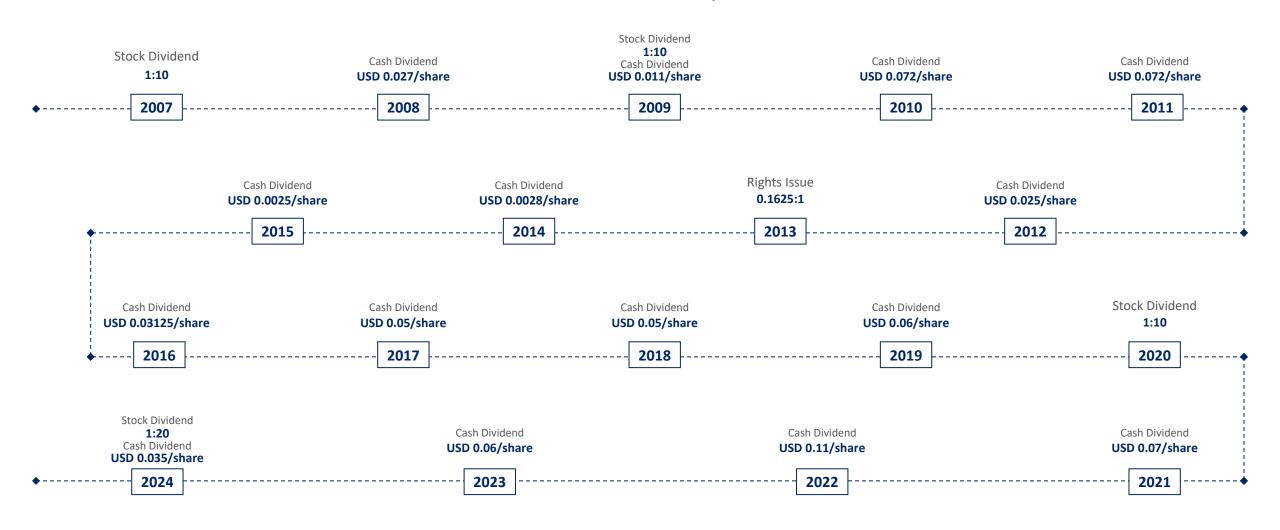
STOCK INFORMATION | DUAL-LISTED WITH A DIVERSE SHAREHOLDER BASE

EKH is listed on both the Egyptian Exchange (EGX) and Kuwait Stock Exchange (Boursa Kuwait)

Share Information ¹	EG)	(Boursa Kuwait
Currency	EGP	USD	KWD
Number of shares	341,921,398	201,712,212	583,251,677
Reuters ticker	EKHOA.CA	EKHO.CA	EKHK.KW
Bloomberg ticker	EKHOA.EY	EKHO.EY	EKHOLDIN.KK
ISIN codes	EGS69081C023	EGS69082C013	EGS69082C013
All EKH Shares	74.42% Shares in EGP 25.58%	95.64% Shares in USD 4.36%	Shares in KWD 50.39%
■ Restricted Shares ■ Free Float			

SHAREHOLDER RETURNS | CONSISTENT DIVIDEND PAYOUTS SINCE 2007

Total of +USD939 million in dividends paid out since 2007



ANALYST CONSENSUS | OVERWEIGHT RATINGS WITH SIGNIFICANT UPSIDE FOR EKH

Research House	Publication Date	Target Price	Upside as of Publication Date	Upside as of 31-Dec-24	Rating
AL AHLY PHAROS الأهلـــــي فـــــــــاروس	28-Nov-24	USD1.19	+57%	+49%	OVERWEIGHT
الخترى الافريقال الدوني المتداول الأوراق المتالية arab african international securities	5-Jan-25	USD1.26	+53%	+57%	BUY
arqaam	17-Dec-24	USD1.00	+26%	+25%	BUY
CAPITAL MUZICAL MUZICA MUZ	16-Oct-24	USD1.25	+50%	+56%	OVERWEIGHT
≡ EFG Hermes	12-Dec-24	USD1.70	+113%	+113%	BUY

APPENDIX



BOARD OF DIRECTORS



Loay Jassim Al-Kharafi Chairman of the Board (Non-Executive)



Vice Chairman of the Board (Non-Executive)



Jon Rokk
CEO
(Executive)



Moataz Al-Alfi Member of the Board (Non-Executive)



Saad Al-Saad

Member of the Board
(Non-Executive)



Sheikh Mubarak Abdulla Al-Mubarak Al-Sabah Member of the Board (Non-Executive)



Hussein Al-KharafiMember of the Board (Non-Executive)



Talal Jassim Al-Kharafi Member of the Board (Non-Executive)



Heba Nasser Al Kharafi Member of the Board (Non-Executive)



Hussam Mohamed El-SayedMember of the Board
(Non-Executive)



Osama Kamal

Member of the Board
(Non-Executive)



Hesham MekawiMember of the Board (Non-Executive)



Sahar El-DamatyMember of the Board (Non-Executive)



Mohamed Kamel

Member of the Board
(Non-Executive)



Walid Hegazy

Member of the Board
(Non-Executive)



Amin Abaza

Member of the Board
(Non-Executive) Independent



Waleed El Zorba

Member of the Board
(Non-Executive) Independent



Ahmed Sobhy

Member of the Board
(Non-Executive)

MANAGEMENT TEAM



Jon Rokk Chief Executive Officer



Medhat BonnaGroup Chief Financial Officer



Khaled El-DemerdashGroup Legal Counsel



Tamer BadrawiChief Human Resources Officer



Wael El Hatow
Chief Investment Officer



Passant Fouad
Chief Marketing and Public
Relations Officer



Hany EzzatGroup Treasurer



Hany AzzamHead of Corporate Governance



Mohamed WafaeiChief Audit Executive



Omar Nashaat
Investor Relations Director

CONSOLIDATED INCOME STATEMENT | FY24

(in USD)	4Q24	4Q23	FY24	FY23
Total Revenues	166,733,071	212,657,964	641,836,493	801,090,231
cogs	97,460,807	121,495,720	384,671,157	443,558,588
Gross Profit	69,272,264	91,162,244	257,165,336	357,531,643
% Margin	42%	43%	40%	45%
Selling Expenses	1,169,280	791,350	4,040,093	3,901,457
G&A	11,120,602	12,001,493	55,605,783	56,250,562
Operating Income	56,982,382	78,369,401	197,519,460	297,379,624
% Margin	34%	37%	31%	37%
nterest Net	(11,929,677)	(12,927,401)	(46,235,915)	(47,700,179)
FX Gain/Loss	6,957,843	(1,183,580)	62,850,425	28,872,350
Capital Gain	723,524	(220,195)	800,004	4,795
Impairment reversal (Impairment) on Assets	(570,581)	(10,901,297)	6,388,268	(12,331,126)
Net Provision	3,090,580	5,050,861	5,179,437	5,216,916
Other Income (Expenses)	1,755,112	14,039,878	12,172,118	15,941,333
Net Income before Tax	57,009,183	72,227,667	238,673,797	287,383,713
Income Tax	13,399,544	13,840,770	53,342,715	60,336,737
Deferred Tax	(2,273,601)	9,142,804	441,829	9,235,069
Net Income	45,883,240	49,244,093	184,889,253	217,811,907
Non-Controlling Interest	7,525,021	6,619,278	22,285,189	38,635,036
Attributable Net Income	38,358,219	42,624,815	162,604,064	179,176,871

CONSOLIDATED BALANCE SHEET | FY24

(in USD)	FY24	FY23
Property, plant and equipment and projects under construction	239,776,509	306,061,742
Investment properties	343,848	884,463
Goodwill	41,626,921	46,483,377
Right of use assets	4,746,611	6,733,286
Biological Assets	1,800,978	2,256,495
Exploration & development assets	186,866,815	171,678,272
Equity - accounted investees (associates Companies)	33,494,579	22,636,331
Investments at fair value through other comprehensive income	3,807,777	7,777,077
Financial assets at amortised cost	83,322,367	140,504,790
Accounts receivables	5,973,035	10,328,333
Total non-current assets	601,759,440	715,344,166
Inventory	122,893,826	128,267,560
Work in process	306,858	348,211
Investments at fair value through other comprehensive income	-	23,358,160
Financial assets at amortised cost	251,762,277	338,312,729
Investments at fair value through profit or loss	5,200,412	9,590,950
Trade & notes receivables	125,803,690	137,023,422
Other current assets	66,955,452	80,251,828
Cash and cash equivalents	274,542,771	313,230,734
Total Current Assets	847,465,286	1,030,383,594
Total Assets	1,449,224,726	1,745,727,760

(Cont'd)	FY24	FY23
Issued & paid-up capital	281,721,321	281,721,321
Legal reserve	137,960,942	133,896,975
Other reserves	(629,375,879)	(449,887,827)
Retained earnings	575,226,886	509,941,818
Treasury shares	(7,880,438)	(3,349,840)
Total equity of the owners of the parent Company	357,652,832	472,322,447
Non-Controlling Interest	135,511,345	167,725,197
Total equity	493,164,177	640,047,644
Long-Term Loans & Facilities	369,990,519	375,902,034
Suppliers, contractors, notes payable & other credit balances	1,671,166	4,877,492
Leasing Liabilities	5,378,533	7,873,567
Deferred Tax Liability	14,376,764	18,620,986
Total Non-Current Liabilities	391,416,982	407,274,079
Accrued income tax	37,217,531	51,945,944
Bank loans & facilities Insurance policy holders' rights	213,041,905	255,418,743
Suppliers, contractors, notes payable & other credit balances	213,367,063	249,728,900
Insurance policy holders' rights	57,740,540	83,465,043
Leasing Liabilities	1,135,308	1,168,296
Provisions	42,141,220	56,679,111
Total Current Liabilities	564,643,567	698,406,037
Total Liabilities	956,060,549	1,105,680,116
Total SHE + Total Liabilities	1,449,224,726	1,745,727,760

CONSOLIDATED CASH FLOW STATEMENT | FY24

(in USD)	FY24	FY23
Net profit for the period before income tax	239,118,539	287,383,713
Adjustments for:		
Depreciation & amortization	50,612,676	61,780,892
Company's share of profit of Equity - accounted investees (associates Companies)	(1,510,006)	(1,882,675)
Changes in fair value of financial assets at fair value through profit and loss	(313,361)	(2,492,440)
Loss from sale of investments at fair value through other comprehensive income	355,723	(2,886,870)
Capital gain	(800,004)	(4,795)
Other revenues	(319,146)	(3,314,160)
Change in the fair value of biological assets	203,988	284,121
Income from investments at amortized cost	(39,143,578)	(41,258,154)
Income from financial assets at fair value through other comprehensive income	(23,060)	(441,283)
Income from financial assets at fair value through profit and loss	(149,838)	(3,776,126)
Gain from sale of financial assets at amortized cost	(27,846)	(694,045)
Expected credit Losses	(10,498)	(868,874)
Financing expenses	62,471,853	66,465,592
Interest income	(16,236,840)	(18,765,413)
Reversal of impairment of Equity - accounted investees (associates Companies)	(9,833,869)	-
	284,394,733	339,529,483
Change in:		
Financial assets at fair value through profit or loss	4,726,959	21,697,968
Trade & notes receivables	15,575,030	(43,263,473)
Other current assets	13,502,434	(16,253,889)
Inventory	5,165,156	(10,630,382)
Work in progress	41,353	120,218
Suppliers, contractors, notes payable & other credit balances	(43,473,235)	63,513,784
Insurance policy holders' rights	(25,724,503)	16,632,680
Provisions	(6,398,221)	(7,571,873)
Cash flow from operating activities	247,809,706	363,774,516
Income Tax Paid	(36,153,190)	(21,569,709)
Foreign currency translation differences	(142,440,705)	(27,710,350)
Net cash flow from operating activities	69,215,811	314,494,457

(in USD)	FY24	FY23
Cash flows from investing activities		
Interest collected	14,744,945	18,614,781
Payments for acquisition of fixed assets and projects under construction	(34,267,372)	(94,062,985)
Proceeds from sale of fixed assets	1,567,463	330,558
Payments for acquisition of biological assets	(276,854)	(586,221)
Payments for exploration and development assets	(37,508,578)	(37,596,440)
Dividends collected from Equity - accounted investees (associates)	345,847	-
Net Proceeds from other investments	120,742,678	81,010,558
Net cash used in investing activities	65,348,129	(29,979,479)
Cash flows from financing activities		
Proceeds from loans and bank facilities	515,383,116	430,496,346
Payment of loans and bank facilities	(550,211,769)	(483,032,642)
Non-controlling interests	805,326	(129,442,617)
Restricted cash	(31,789,001)	32,184,982
Leasing Liabilities	(3,287,497)	(1,218,085)
Proceeds from selling of treasury shares	9,729,783	5,081,005
Payments for purchasing of treasury shares	(14,510,320)	(7,888,934)
Dividends paid	(124,664,251)	(174,966,554)
Net cash used in financing activities	(198,544,613)	(328,786,499)
Net change in cash and cash equivalents during the year	(63,980,673)	(44,271,521)
Foreign currency translation differences	(63,144,792)	(29,030,430)
Cash and cash equivalents at beginning of the year	311,633,636	371,689,902
Cash and cash equivalents at end of the year	184,508,171	298,387,951

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