

Orascom Development Egypt (ODE) Prepared for the Future

Investor Relations Presentation

**Built on Strength, Prudence & Resilience
2026**



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPCIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

ORASCOM DEVELOPMENT EGYPT (ODE)

LEADING THE MARKET IN TOWN DEVELOPMENT
AND REAL ESTATE SINCE 1989



Founded in 1989

*More than 36 years of
excellence in destinations
development*



+ 7,400 employees

*at the end of 2025, and
growing*



**5 Operating
Destinations**

*spanning over
51mn sqm of land*

OUR BUSINESS PORTFOLIO INCLUDES..

Real Estate

FY25 Revenue: EGP 13.3bn
(53% of total R)

Hospitality

FY25 Revenue: EGP 5.8bn
(23% of total R)

Commercial Assets

FY25 Revenue: EGP 4.3bn
(18% of total R)

Land

FY25 Revenue: EGP 1.6bn
(6% of total R)

EGP 28.7B
2025 Market
Cap

EGP 25.0B
FY 2025 Revenue

EGP 10.0B
FY 2025 Cash
Includes **126M**
USD

EGP 5.4B
FY 2025
Net Profit

EGP 8.5B
FY 2025
Cash From
Operation

All figures as of FY 2025

ODE DESTINATIONS PORTFOLIO - EGYPT

Creating Fully Integrated Destinations that Combines Real Estate, Hospitality and Award-winning Leisure & Commercial Amenities, Including Golf Courses, Marinas, and Sports Facilities.

950

real estate units
sold in 2025

+1.5

million hotel guests
served across our destinations

+10.1

billion EGP Recurring Revenues
highest ever revenues

1,964

delivered units
across our destinations in 2025



ODE IS MAJORITY OWNED AND CONTROLLED BY ORASCOM DEVELOPMENT HOLDING (ODH)* A LEADING FULLY INTEGRATED DEVELOPER WITH PROVEN TRACK RECORD INTERNATIONALLY



ODH is a leading developer of fully integrated destinations with a diverse portfolio of worldwide destinations



A leading **fully integrated developer** with **36 years of experience**



Land bank of more than **101mn m²** across **7 countries**



11 operating destinations with **34 Hotels** and more than **7,000 rooms**



1986

2026

El Gouna

Egypt



2006

2026

Hawana Salalah

Oman

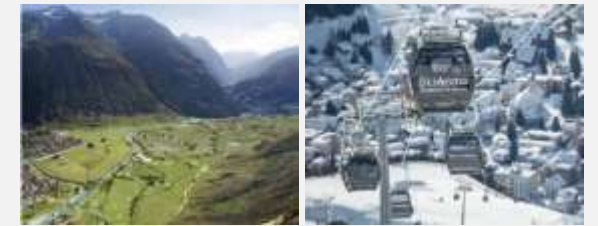


2009

2026

Lustica Bay

Montenegro



2007

2026

Andermatt

Switzerland



* LPSO is an entity owned by Samih Sawiris family

COMPANY VISION AND MISSION

Our Vision, Mission, And Values, Are Carefully Designed To Support The Right Culture That Ensures Realizing Fast Growth Rates, While Maintaining The Highest Level Of Quality, Integrity, And Customer Satisfaction

VISION



We aim to become a global leader in destination development and a partner of choice for transforming land into thriving centers of life

MISSION



We create integrated destinations and build vibrant communities where people are inspired to live, play, and work with passion and purpose

VALUES



- **Customer Obsessed** putting our customers and communities at the center of everything we do
- **Team Oriented** recognizing that we win when we work as one team
- **Unwavering in our Integrity**, aiming to do what is right, always
- **Driven & Resourceful**, creating positive impact by being relentless in our determination

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ODE WINS AND INVESTMENT HIGHLIGHTS

Orascom Development Egypt (ODE) is a leading fully integrated developer with more than 36 years of experience and A proven track record of creating iconic masterplans and developing unique destinations.



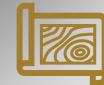
Leading International Developer

Specializing in creating vibrant, integrated communities in Egypt. **ODE is majority-owned and controlled by Orascom Development Holding (ODH)**, a leading fully integrated developer with a proven track record internationally.



Market Leadership for 36+ Years

ODE has been a pioneer in creating Integrated destinations & Hospitality Portfolio that includes 24 premium and luxury hotels including prime brands such as Sheraton, Chedi, Movenpick and Steigenberger with 4,980 rooms.



Landbank of 51Mn sqm

More than 59% developed or under development into thriving communities. The undeveloped land holds significant value & provides ODE with strong prospects for profitability & cash flows.



Highly Scalable & Vertically Integrated Business Model

Integrated operations enable ODE to benefit at every level of the value **chain providing better cost control, efficient resource deployment,** & improved understanding of customer needs, while streamlining project timing & investment decisions.



Listed in EGX

ODE is listed on the Egyptian Stock Exchange (EGX) since 2015 with **25% Free Float and 75% Owned by ODH**.

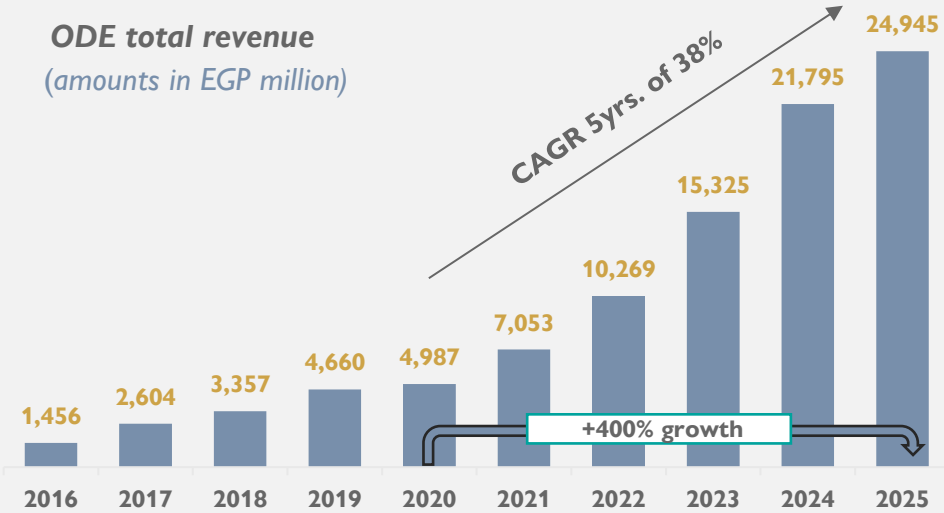


Long-Term Shareholder Management

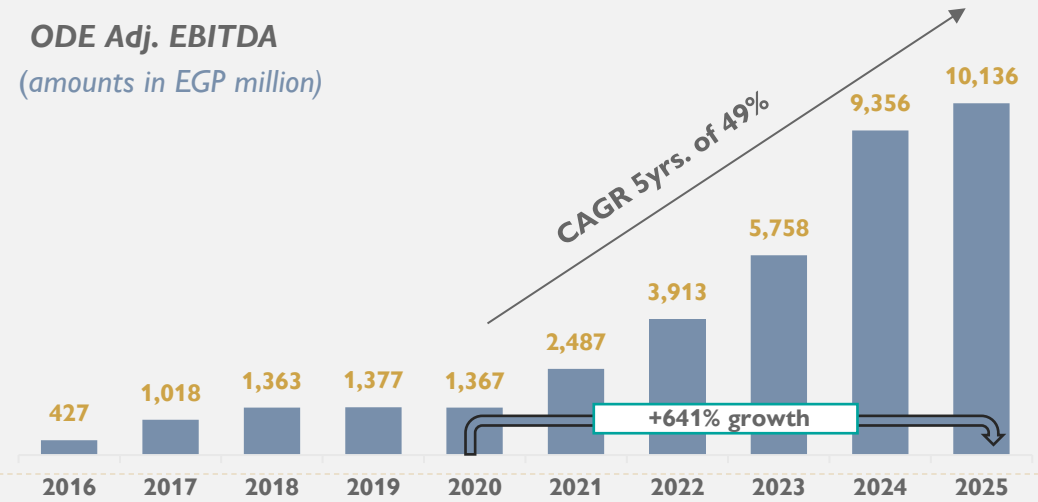
Backed by experienced management. **ODH's main shareholder, the Sawiris family,** demonstrates belief in ODE's long-term investment case & their top-tier executive management team with long-standing industry & management experience steers ODE.

SUSTAINED COMPOUNDING GROWTH ACROSS ALL FINANCIALS THROUGH THE YEARS

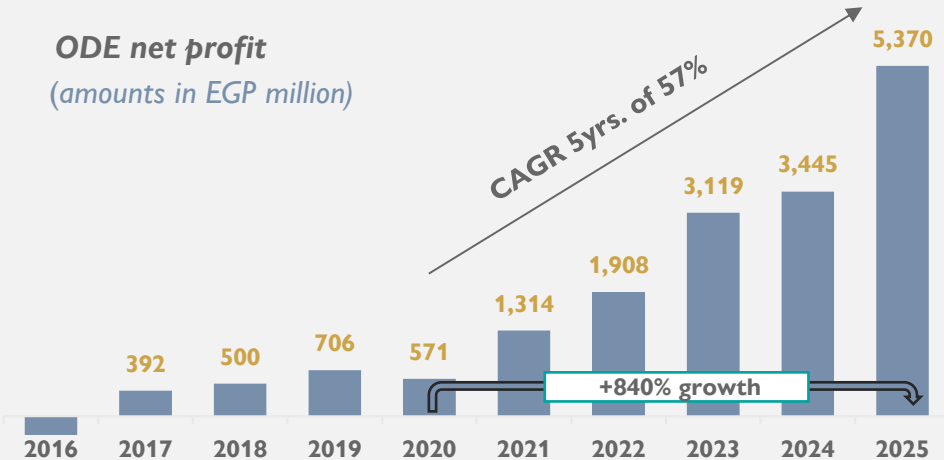
ODE total revenue
(amounts in EGP million)



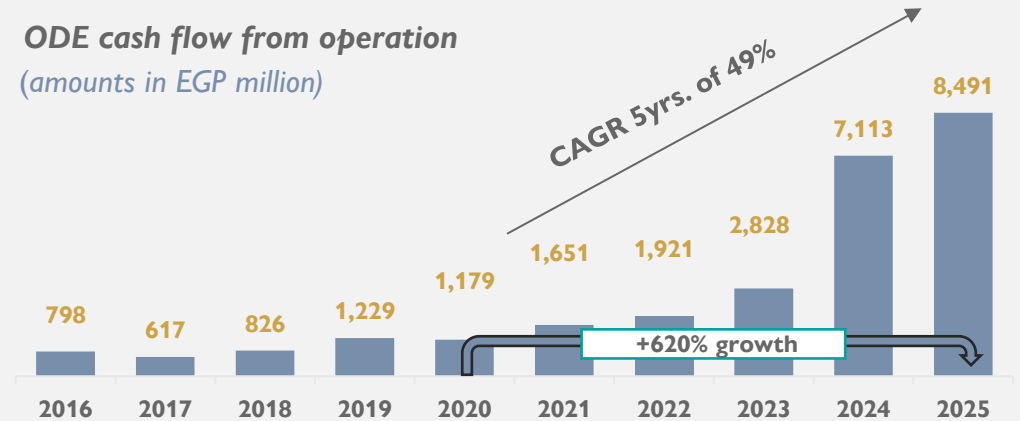
ODE Adj. EBITDA
(amounts in EGP million)



ODE net profit
(amounts in EGP million)



ODE cash flow from operation
(amounts in EGP million)



ODE TREATMENT OF A UNIT SALE



UNIT SALE

ODE RECOGNIZES THE LAND PORTION OF A UNIT SALE AS REVENUE IMMEDIATELY UPON COMPLETING A SALE



DELIVERY

REMAINING OF REVENUE IS RECOGNIZED AS PERCENTAGE OF COMPLETION AS PER CONSTRUCTION SCHEDULE

PAYMENT PLANS

	 GOUNA	O WEST	MAKADI
Payment Plan	5 Years	9 Years	7-8 Years
Delivery	2 Years	4 Years	3.5 Years
Down Payments	15% down payment with 10% upon delivery	5% 6% Maintenance	10% down payment with 10% upon delivery
Instalments	Equal Instalments	Backloaded/Frontloaded Equal Instalments/Bullet Payments	Backloaded/Frontloaded Equal Instalments/Bullet Payments
Finishing	Fully Finished	Fully Finished/Semi finished, core & shell	Fully Finished
Contract Currency	USD	EGP	EGP

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FINANCIAL PERFORMANCE Q1 2026

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+ 7,000 employees
across all our
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**5 Operating
Destinations**
spanning over
51mn sqm of land

OUR BUSINESS PORTFOLIO INCLUDES

Real Estate

Q1 26 Revenue: EGP 3.4bn
(52% of total R)

Hospitality

Q1 26 Revenue: EGP 1.6bn
(24% of total R)

Commercial Assets

Q1 26 Revenue: EGP 1.2bn
(18% of total R)

Land

Q1 26 Revenue: EGP 0.3bn
(6% of total R)

EGP 42.3B

2026 Market
Cap

EGP 6.5B

Q1 2026
Revenue

EGP 12.4B

Q1 2026 Cash
Includes 142M USD

EGP 1.8B

Q1 2026
Net Profit

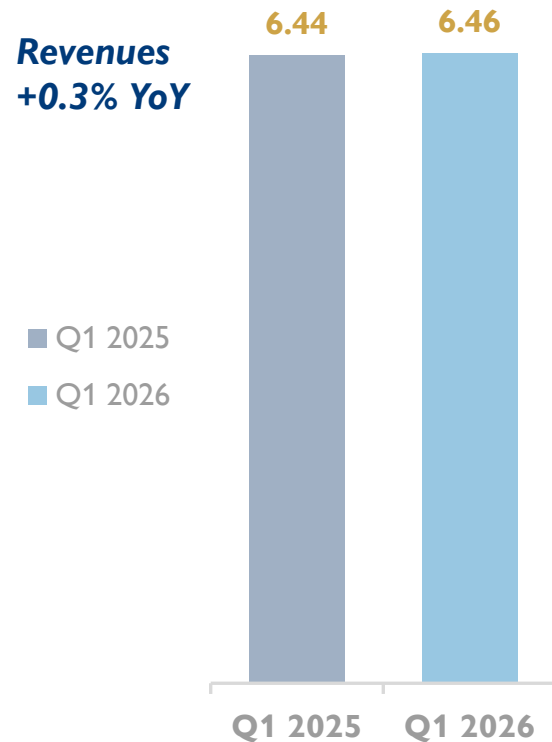
EGP 2.4B

Q1 2026
Operating
Cash Flow

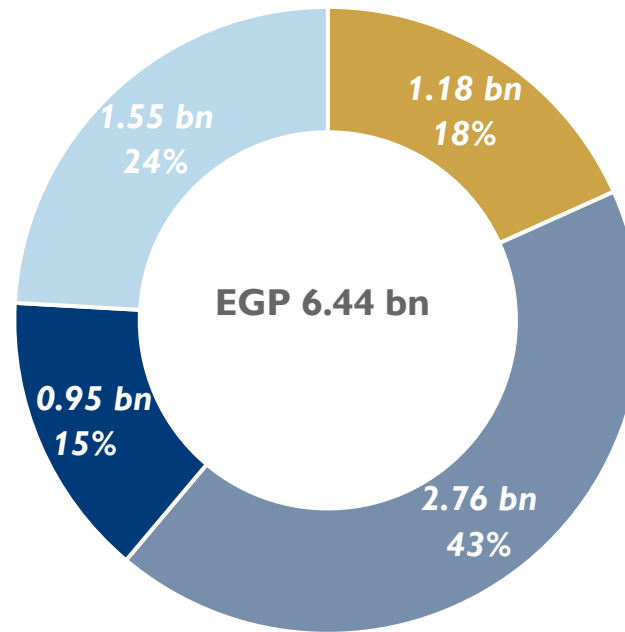
Mkt Cap as of June, 1 2026

Q1 2026 – YoY Revenue Breakdown by Business Segment

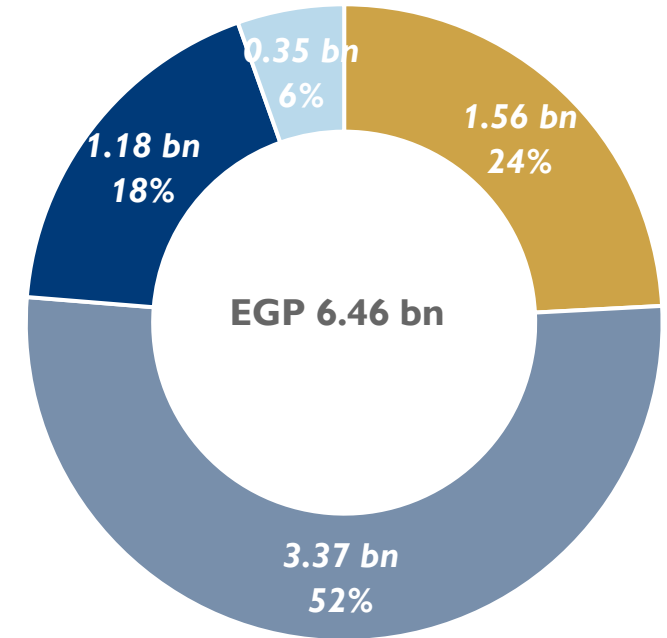
Recurring revenues increased by 29% to EGP 2.7bn in Q1 2026, with their contribution to total revenues rising from 33% in Q1 2025 to 42% in Q1 2026.



Revenues by Segment Q1 2025



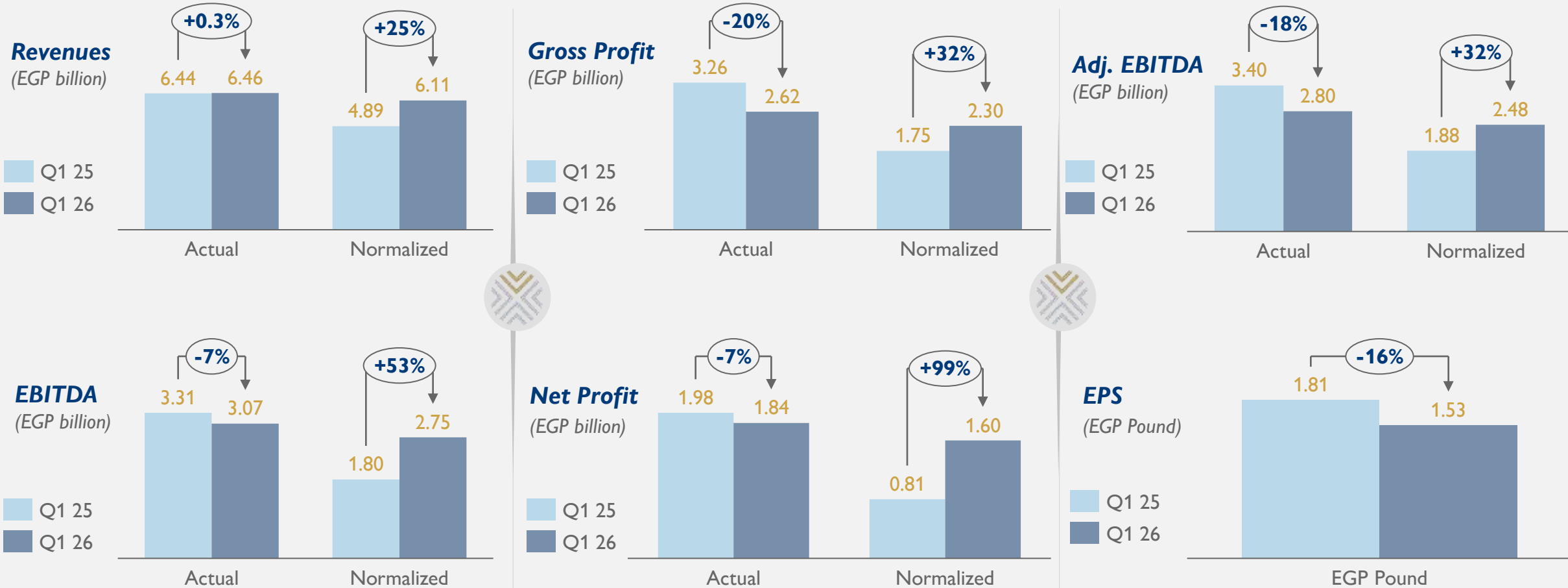
Revenues by Segment Q1 2026



■ Hotels ■ Real Estate ■ Commercial assets ■ Land

Q1 2026 – P&L HIGHLIGHTS

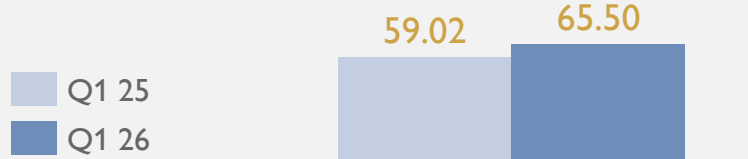
Normalized metrics deliver double-digit growth across all P&L lines, with Net Profit nearly doubling and EBITDA up 53%



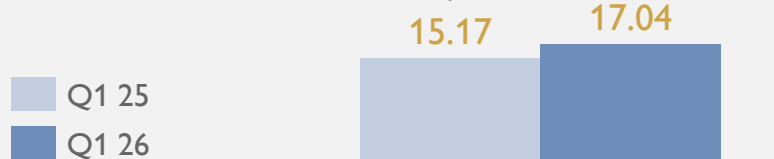
Q1 2026 – BALANCE SHEET HIGHLIGHTS

Balance sheet strengthens significantly as Net Debt falls 96%, supported by double-digit growth in assets & cash.

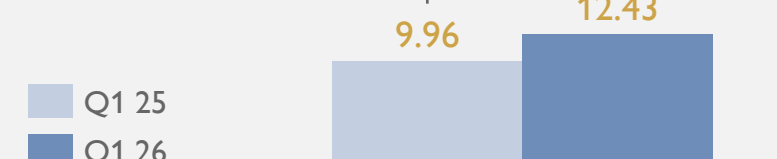
Total Assets (EGP billion)



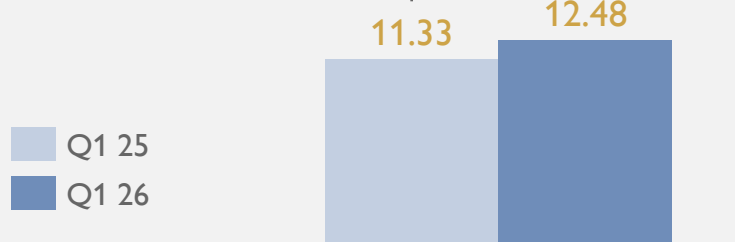
Receivables (EGP billion)



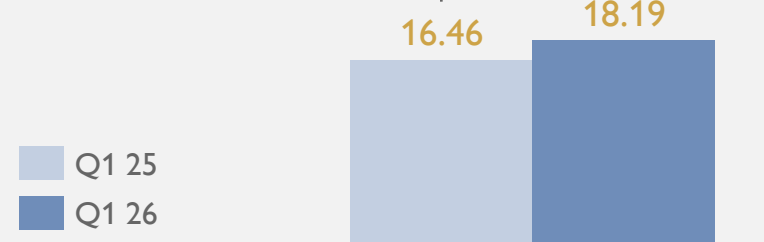
Total Cash (EGP billion)



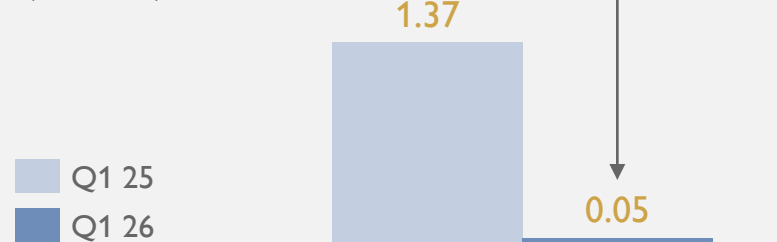
Borrowings (EGP billion)



Total Equity (EGP billion)



Net Debt (EGP billion)

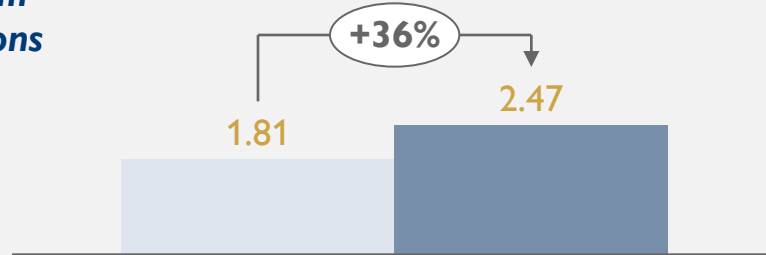


Q1 2026 – CASH FLOW STATEMENT HIGHLIGHTS

Healthy cash flows across the business, with free cash flow up 75% YoY

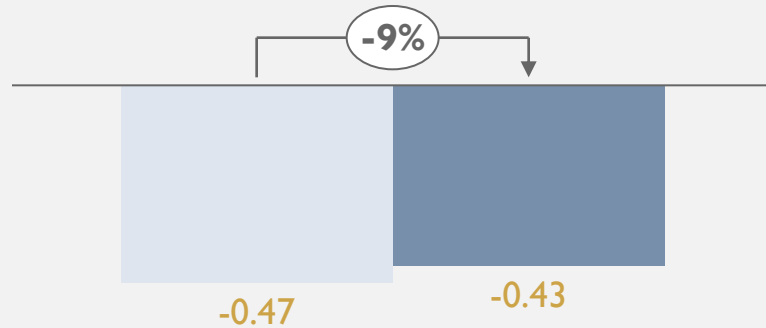
Cash from Operations (EGP billion)

Q1 25
Q1 26



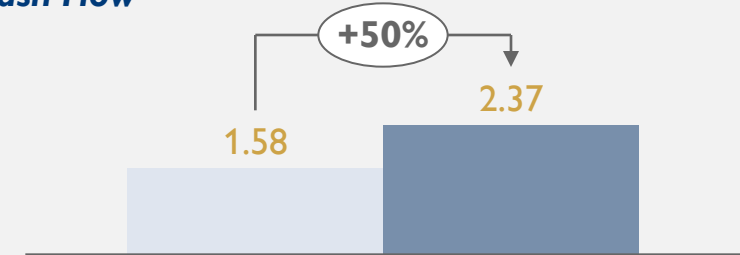
CAPEX (EGP billion)

Q1 25
Q1 26



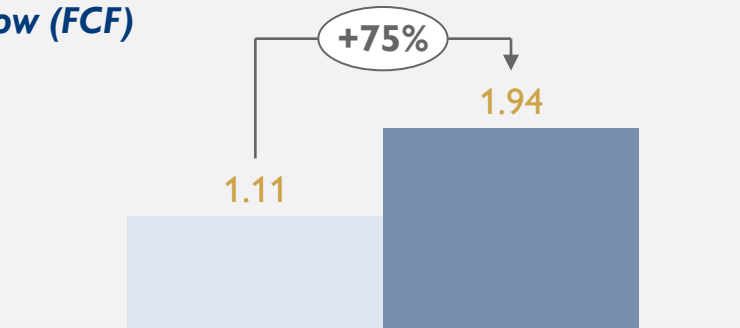
Operating Cash Flow (EGP billion)

Q1 25
Q1 26



Free Cash Flow (FCF) (EGP billion)

Q1 25
Q1 26



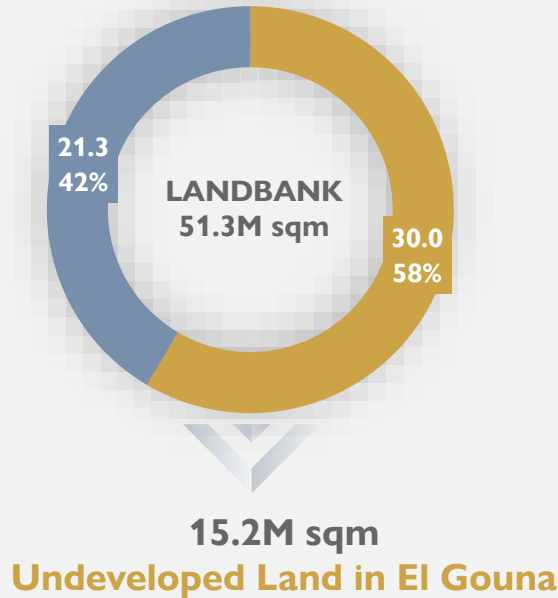
2 Land Monetization

El Gouna is Our Largest Remaining Undeveloped Land Bank Portfolio



ODE Land Bank Facts:

- Developed
- Undeveloped



- Our Land bank is booked at cost and never revalued, the book value for El Gouna is USD 55M.
- Based on last independent valuation (2018), excluding pricing uplift observed in recent transactions. Implied hidden value: ~USD 1.16bn.

Latest Gouna Land Sale Transactions

Transaction Date	Location / Use	Sold Area (sqm)	Transaction Value (EGP mn)	USD / sqm
Dec 2025	Backend (Extension of prior sale)	26,848	~387M EGP	305
Dec 2024	Backend (Extension of prior sale)	26,532	~370M EGP	274
Nov 2024	Sold to Hassan Allam Properties (Mid-Gouna)	110,000	~1,900M EGP	341
May 2024	Backend Land plot of El Gouna	145,266	~1,600M EGP	225
Q3 2023	Entrance of El Gouna (School development)	45,350	~390M EGP	278

FINANCING PROFILE

Solid credit profile with comfortable leverage metrics and strong debt coverage, providing significant headroom for growth and capital optimization.

(EGP mn)	Q1 2026	Q1 2025	FY 2025
Banks Debt	12,481.9	9,823.5	11,330.2
Cash	12,429.9	7,594.6	9,960.8
Net Debt	51.9	2,228.9	1,369.3
Equity	19,484.7	15,116.2	17,642.4
Total Assets	65,500.9	54,045.5	59,021.2

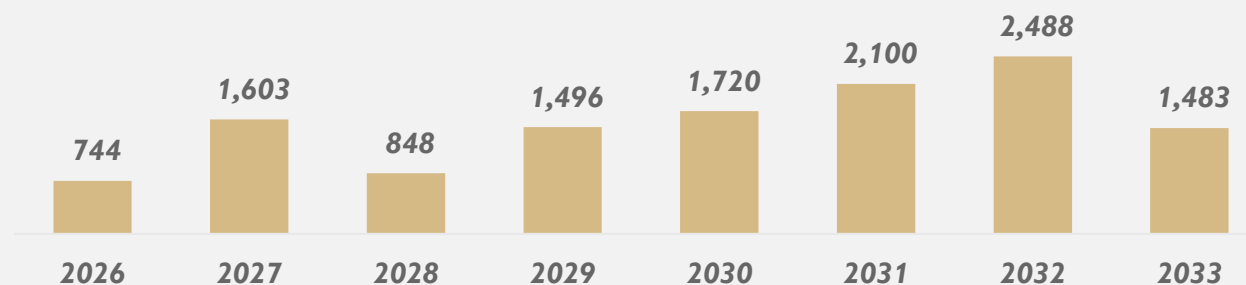
Key Ratios	Q1 2026	Q1 2025	FY 2025
Debt / Equity	0.64x	0.66x	0.64x
Debt / Total Assets	0.19x	0.18x	0.19x
Net Debt / Adj. EBITDA	0.01x	0.22x	0.14x

Net debt is calculated as total borrowings less cash and cash equivalents and for Q1 2026 and 2025 is based on the last trailing.

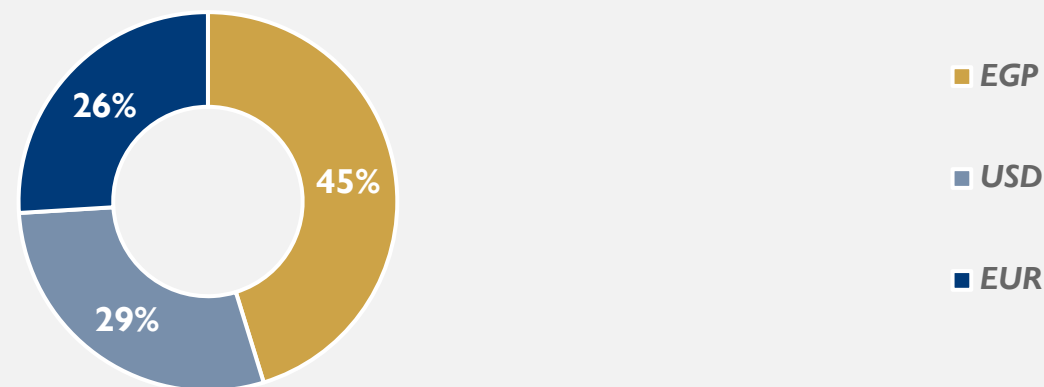
Debt Maturity Profile – March 2026

Q1 2026 Balance: EGP 12,481.9mn

Cost of Debt: 13.4%



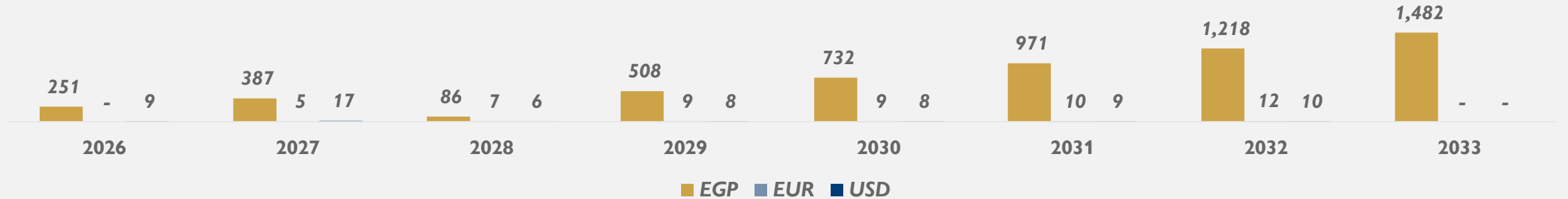
Current Debt by Currency



FINANCING PROFILE

Total foreign currency cash in banks reached c. USD 142mn as of the end of March 2026, which covers currently scheduled foreign debt amortizations till maturity

Debt Payments by Currency



Debt per Currency (mn)	Total debt amount per currency end of March 2026	Total debt In EGP (mn)	Total Cash by currency end of March 2026 (mn)	Total Cash in EGP mn March 2026
EGP	5,637	5,637	4,651	4,651
USD	66	3,570	71	3,886
Euro	52	3,271	62	3,893
Total		12,478		12,430

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ODE STRATEGY

Over the past four years, we have identified a clear strategy to accelerate profitable growth, creating a more agile and cost-efficient business with the aim of creating additional shareholder value via four main focus items

1

Monetization Acceleration

Enhancement of free cash flow to equity through monetization of assets, such as land sales, divestitures, co-developments, and joint ventures.

2

Commercial and Operational Uplift

The focus on commercial uplift will continue, with an aggressive push on real estate sales with healthy margins across all destinations. Focus on increasing profitability across all business lines in all destinations, leveraging our cross-destination platforms for cost controls.

3

Growing Recurring Income Base

Investment in high-margin recurring income assets across destinations to capture sticky and long-term cash flow streams.

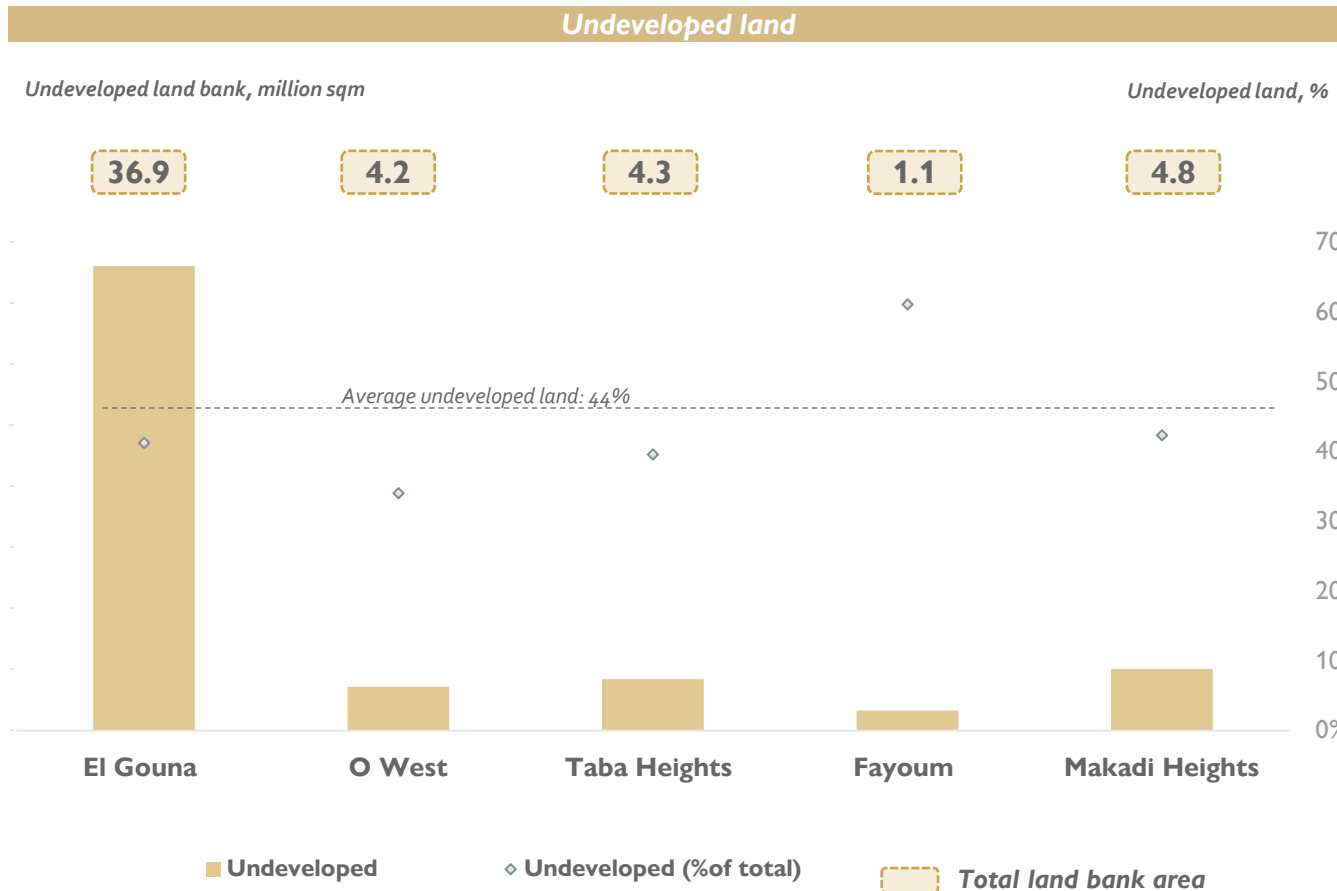
4

Capital Optimization with Human Capital

Exploration of removing structural impediments in credit agreements. Focus on alleviating performance and promoting culture change through re-assignments and key hirings in the executive team.

ODE STRATEGY: 1) MONETIZATION ACCELERATION

Well positioned to deliver massive cash flows through monetization of large undeveloped land bank. ODE has secured decades-long property rights over 51 million square meters of land bank, of which 41% is still undeveloped offering the company a strong potential for monetization



Land Bank Highlights

- The majority of land bank is linked to projects with existing infrastructure and the main capital expenditure already disbursed
- The undeveloped land, strategically located close to developed areas, holds high value. This allows us to enhance free cash flow to equity through land sales, divestitures, co-developments, and joint ventures.
- Example: we sold around 354k sqm of land in El Gouna for c. EGP 4.7bn, providing the necessary cash flows to the Group over the past three years

□ **Average undeveloped land: 41%**

ODE STRATEGY: 1) MONETIZATION ACCELERATION

ODE Group | Successfully realized c. EGP 5.1bn from the monetization program started three years ago with more to come



Program Achievements

- ✓ Successfully realized EGP c. 5.1bn from the monetization program
- ✓ Successful implementation of ODE's strategy of divesting non-core assets and recycling capital for value optimization
- ✓ Identifying strategic uses for our land bank while accelerating its monetization and unlocking its hidden value to the market
- ✓ Reiterating that our Group owns many assets with substantial hidden values kept at book value in our financial statements

ODE STRATEGY: 2) COMMERCIAL AND OPERATIONAL UPLIFT

Major global events, such as the COVID-19 pandemic, rising commodity prices, EGP devaluation, geopolitical tensions, and interest rate hikes, have impacted the business environment in Egypt and worldwide.

We mitigate such risks in the following manner:

Low Historical Land Cost

The Group enjoys a very low historical cost of land, which provides a solid cushion to ongoing sales' profitability. Additionally, the Group has already deployed many infrastructure expenses in cities such as El Gouna, which also improves profitability as end-product sales prices increase.

Turn-Key Contracts with Inflation Ceilings

We sign turn-key contracts with qualified contractors before announcing sales prices. Expected cost inflation is considered while determining sales prices, which are adjusted according to market dynamics. Contracts include inflation ceilings, reflected in the initial and future price increases to maintain the target profit margin.

High-Quality Projects & Diverse Products

Our high-quality projects and diverse residential products attract affluent populations, increasing the value of our investment lands. These lands are available for development or strategic monetization, requiring minimal liabilities, licensed, and connected to the main infrastructures. This value helps us absorb unpredictable cost increases.

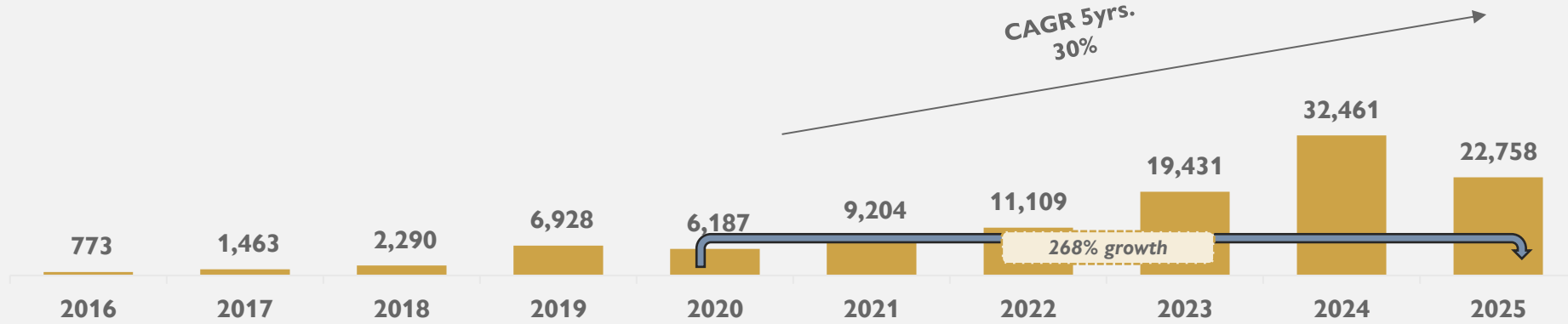
Implicit Interest Rate Premium

The implicit interest rate built into our extended payment plans carries a premium over anticipated official interest rates.

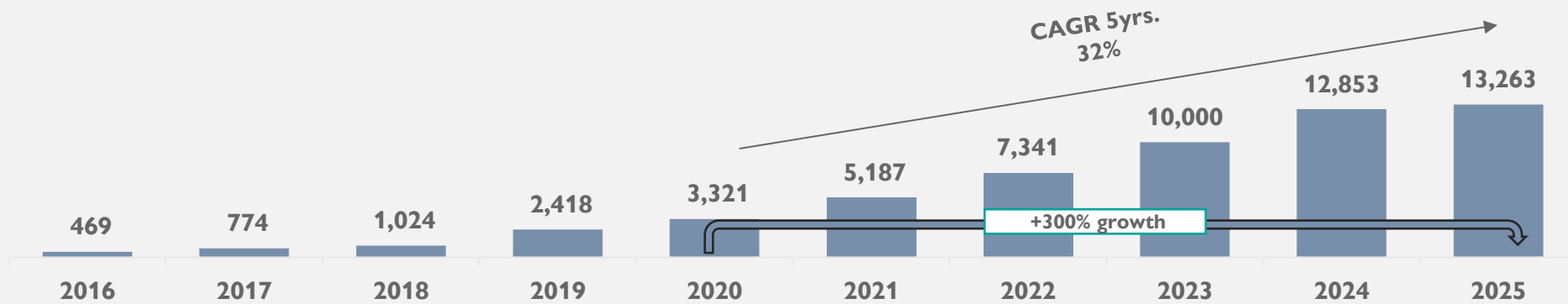
2 Commercial and operational uplift

Displayed strong sales traction

ODE real estate sales (EGP bn)



ODE real estate revenues (EGP bn)

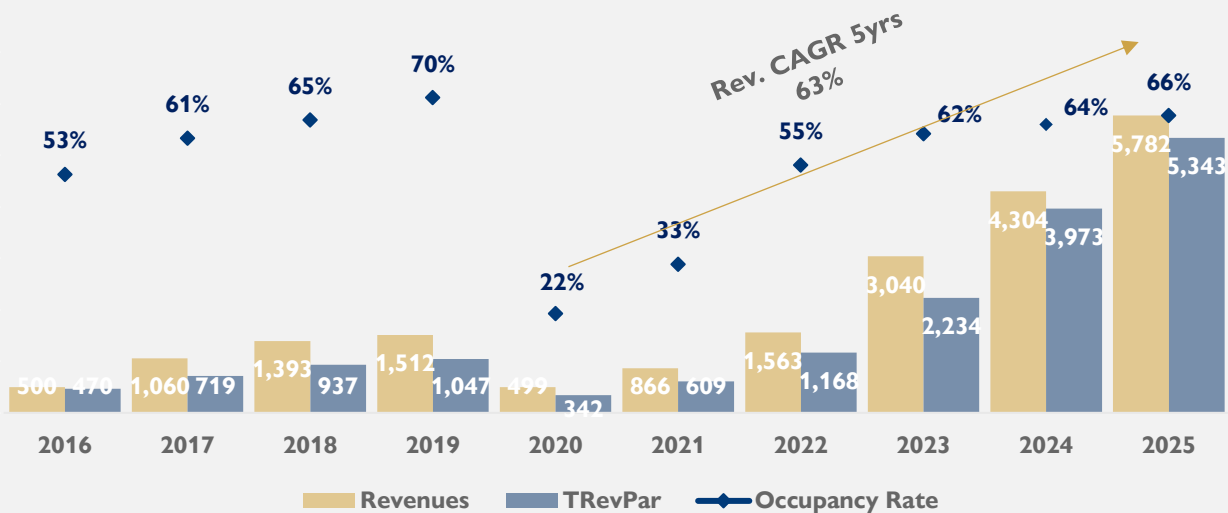


3 Growing recurring income base

Which is a reliable source of cash flow, essential to finance ODE's growth and shield our operations from the cyclical slowdowns

A spectacular recovery with further upside despite headwinds

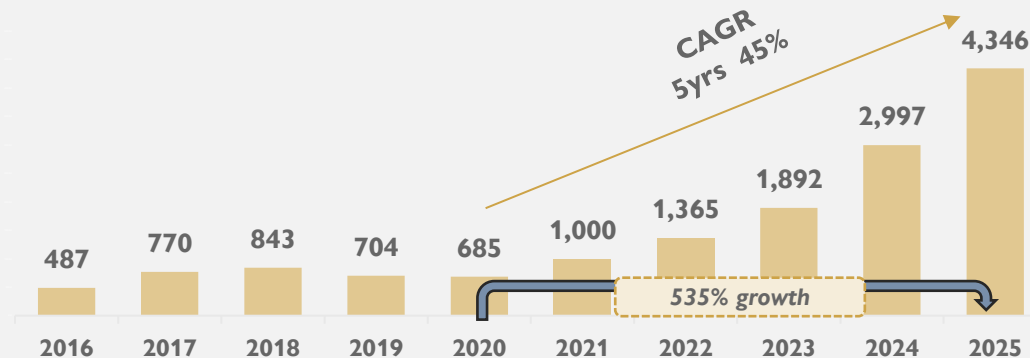
ODE Hospitality KPIs (EGP mn)



- ✓ Resilient and profitable despite challenging market environment
- ✓ Approaching the completion of the full renovation process for El Gouna hotels (the biggest renovation in the last 20 years), allowing us to increase our ARR

A reliable source of cash flow, essential to finance ODE's growth and shield our operations from the cyclical slowdowns

ODE Recurring Income Commercial Assets (EGP mn)



- ✓ Recurring income commercial assets; continual improvement in operations, reaping the benefits of the successful restructuring implementation

4 STRONG LEVERAGE METRICS

A robust balance sheet with low leverage, despite high inflationary market condition

0.01x

Q1 2026

Net Debt / Adjusted
EBITDA



EGP 12.4bn

Q1 2026

Cash and Cash
Equivalents



0.64x

Q1 2026

Debt / Equity



\$142M

Q1 2026

Foreign Currency Cash
which covers our foreign debt
payments till maturity



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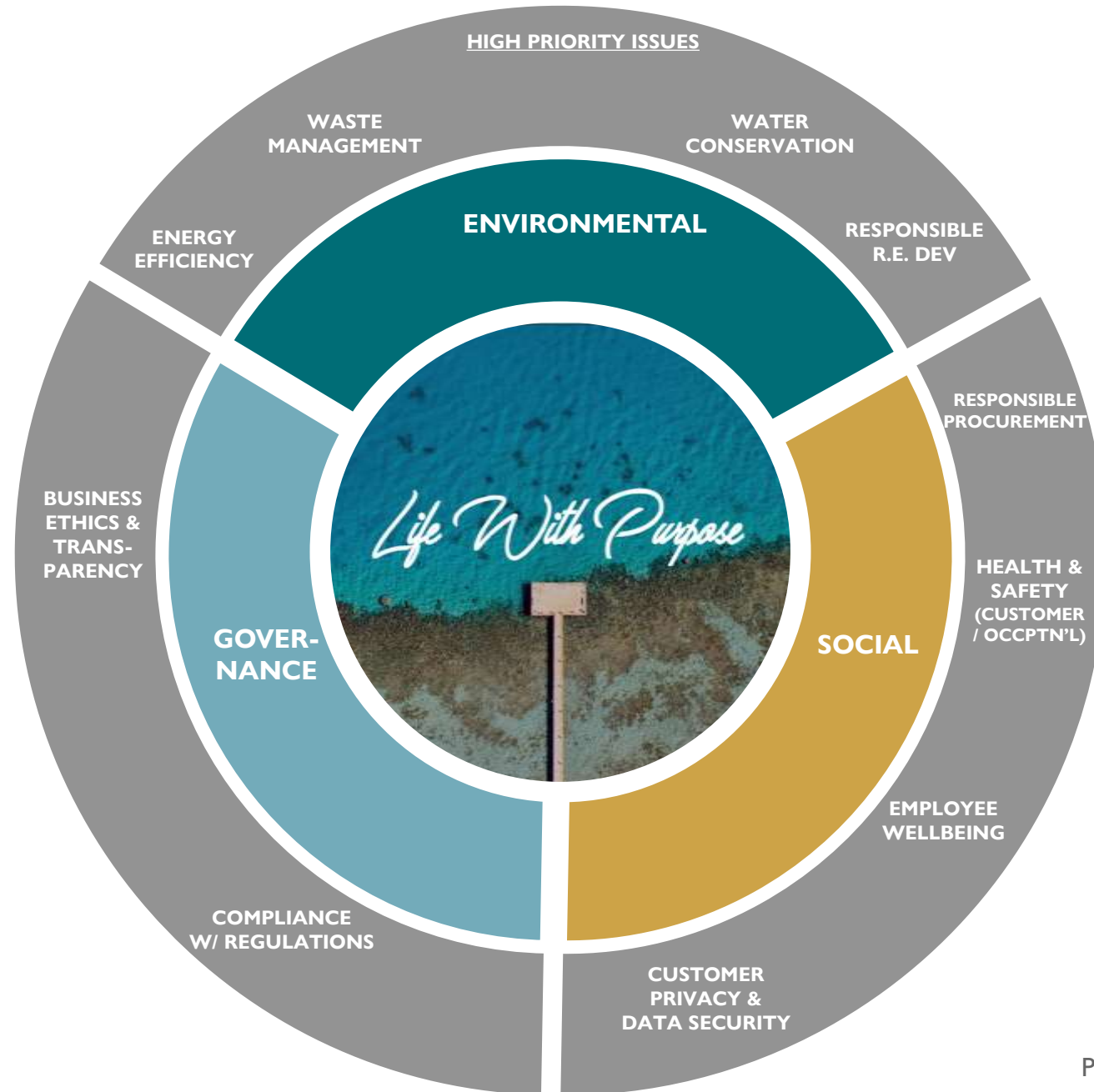
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Our ESG strategy



OUR SUSTAINABILITY JOURNEY – KEY MILESTONES

Our environmental commitment is reflected in our continued efforts towards enhancing energy efficiency and water conservation across our destinations



IFC Sustainability Linked Loan

In 2024, IFC SLL amounting to **\$155mn** was secured supporting ODE strategy to achieve sustainability performance targets by providing appropriate long-term financing to help implement energy renovations, CapEx program, renovation of select EG hotels



Enhancing ESG Policies and Governance Framework

Roll out of **Environmental and Social (E&S) Policy**, and strengthening our existing **HR policies** to include non-discrimination and equal opportunity, anti-sexual harassment & gender-based violence aligned with internationally recognized standards and best practices, including the International Finance Corporation (IFC)



10 EDGE Certified Hotels

10 out of 13 Hotels in El-Gouna are now EDGE certified – please refer to the appendix for more details



Expanding ESG Capacity

- Building up and expanding our existing **ESG team capacity** whilst embedding sustainability through an army of Environmental & Social allies across other teams



Progressing Towards Our Environmental Responsibility

- **42%** of total waste across our destinations are recycled
- **18%** of Our Water consumption is recycled and reused
- **10%** of our energy are sourced from renewable energy



Published Our Third ESG Report

For **three** consecutive years, ODH has published our ESG reports in alignment with internationally recognized standards

2025 SUSTAINABILITY JOURNEY – Our Destinations at a Glance

Sustainability practices are embedded across our destinations

1) El Gouna



El Gouna's urban development is systematically designed to address key climate & environmental risks

- ✓ Doubled solar farm capacity from 7.2 MW to 15.8 MW, with an additional 8.9 MW expansion in 2026
- ✓ 100% of wastewater recycled for irrigation and full desalination for sweet water.
- ✓ Towards zero waste: 100% MSW sorting; organic waste & soft plastics recycled locally.

2) O West

Land stewardship at O West is focused on soil stability, ecosystem preservation, and sustainable landscape planning. Land-management approach integrates engineering controls, responsible planting strategies, and continuous monitoring to mitigate environmental risks throughout the development lifecycle.



3) Taba Heights

Given the water-stressed locations of several destinations, water supply is primarily secured through on-site reverse osmosis (RO) desalination plants:



4) Makadi Heights



Landscape and material selections aligned with Red Sea ecological conditions, prioritizing low-water-demand species and locally sourced materials to reduce biodiversity impacts and transport emissions.

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ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

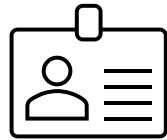
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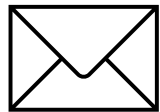
APPENDIX 3: FINANCIAL STATEMENTS

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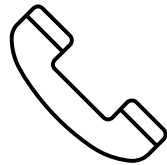
CONTACT US



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+20 224 61 89 61

BOARD OF DIRECTORS – WITH STRONG TRACK RECORD



Dr. Eskandar Tooma
Chairman, non-executive



Ashraf Nessim
Chief Executive Officer



Mohamed Amer
MD for Commercial Activities



Tarek Gadallah
Executive Board Member



Dr. Reda Farahat
Member, non-executive



Said Hanafi
Member, non-executive

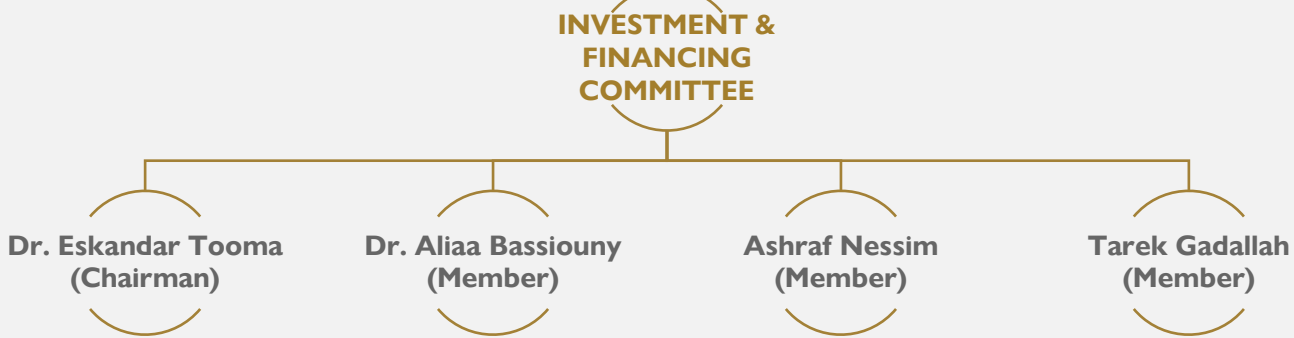


Dr. Alia Bassiouny
Member, non-executive



Aya Ateya
Member, non-executive

ODE BOARD COMMITTEES



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THANK YOU



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

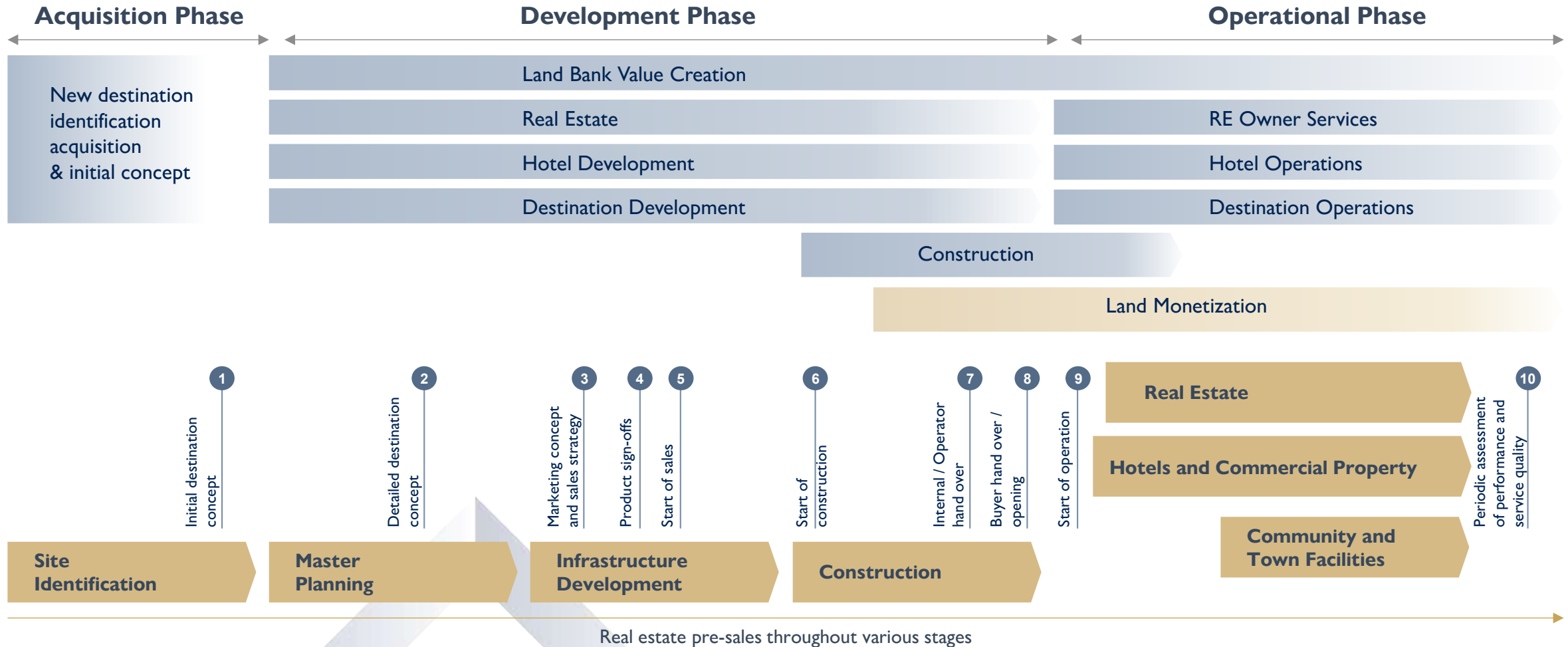
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ODE BUSINESS MODEL

Business Model – Evolution of a new destination



WE HAVE A CLEAR STRATEGIC VISION TO GUIDE OUR GROWTH AMBITIONS

ODE Masterplan Framework



- ✓ We have a model built on unique and proven know-how
- ✓ We have a sharp understanding of value drivers in our business
- ✓ We have a clear vision and strategic focus
- ✓ We have material reserves for growth
- ✓ We have a diversified portfolio that supports our resilience

OUR Materiality assessment

IMPORTANCE TO OD & STAKEHOLDERS

HIGH

MEDIUM

LOW

ENVIRONMENTAL		
#	TOPIC	DESCRIPTION
1	Water Conservation	Efficient use and management of water resources
4	Energy Efficiency	Reducing energy use for greater sustainability
7	Waste Management	Reducing, reusing, and properly disposing waste
9	Responsible R.E. Dev	Sustainable planning and construction practices

11	Greenhouse Gas Emissions	Reducing greenhouse gases from operations
12	Renewable Energy Use & Expansion	Increasing use of solar, wind, or other renewables

16	Climate Change Risk & Resilience	Preparing for and adapting to climate impacts
18	Biodiversity & Ecosystem Protection	Protecting ecosystems and natural habitats

SOCIAL		
#	TOPIC	DESCRIPTION
5	Data Privacy & Cybersecurity	Protecting customer data from misuse
6	Customer Health & Safety	Ensuring safe products and services
8	Sustainable & Ethical Sourcing	Ethical and sustainable sourcing of materials
10	Occupational Health & Safety	Providing a safe and healthy workplace
13	Employee Wellbeing	Supporting physical, mental, and financial health

14	Talent Attraction & Retention	Hiring and keeping top talent
15	Human Rights & Fair Labor Practices	Ensuring fair treatment of workers
17	Employee Learning & Development	Providing training and growth opportunities

19	Community Investment & Dev.	Supporting local social and economic growth
20	Diversity, Equity & Inclusion	Promoting inclusion and fair treatment

GOVERNANCE		
#	TOPIC	DESCRIPTION
2	Business Ethics & Transparency	Operating with integrity and accountability
3	Regulatory Compliance	Adhering to laws and industry standards




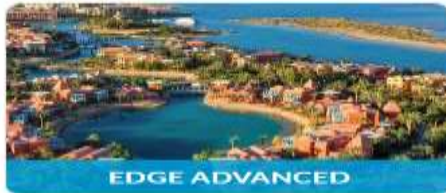







Key Considerations:

- **Assessment Input:** Based on 2023 Materiality Assessment (many companies use the same across 2-3 years), reflecting GRI framework and inputs from the BoD, ExCom and external trend monitoring
- **Scoring Approach:** ESG topics were scored based on importance to 1) OD and 2) OD's stakeholders
- **Final Ranking:** The total scores determined the priority order of ESG topics

2025 SUSTAINABILITY JOURNEY – EDGE certification

10 of our Hotels are now granted the EDGE certifications, 9 are classified as EDGE advanced



 <p>EDGE ADVANCED</p> <p>The Chedi Resort in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Steigenberger Golf Resort - El Gouna Resort in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Casa Cook Resort in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Sheraton Miramar Resort - El Gouna Resort in Egypt, Arab Rep.</p>
 <p>EDGE ADVANCED</p> <p>Ali Pasha Hotel - El Gouna Hotel in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Mosaique Hotel - El Gouna Hotel in Egypt, Arab Rep.</p>	 <p>EDGE</p> <p>Club Paradisio Hotel Hotel in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Captain's Inn Hotel Hotel in Egypt, Arab Rep.</p>
 <p>EDGE ADVANCED</p> <p>Hotel in Egypt, Arab Rep.</p>	 <p>EDGE ADVANCED</p> <p>Hotel in Egypt, Arab Rep.</p>	 <p>EDGE</p> <p>Club Paradisio Hotel Hotel in Egypt, Arab Rep.</p>	

AGENDA

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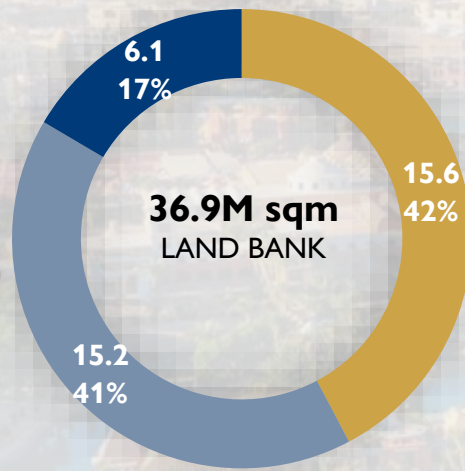
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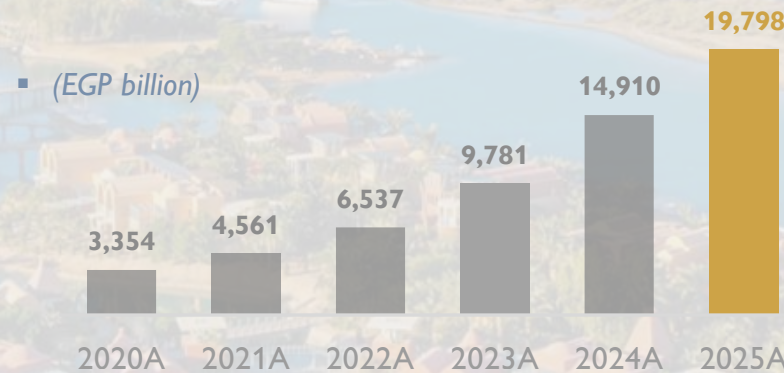
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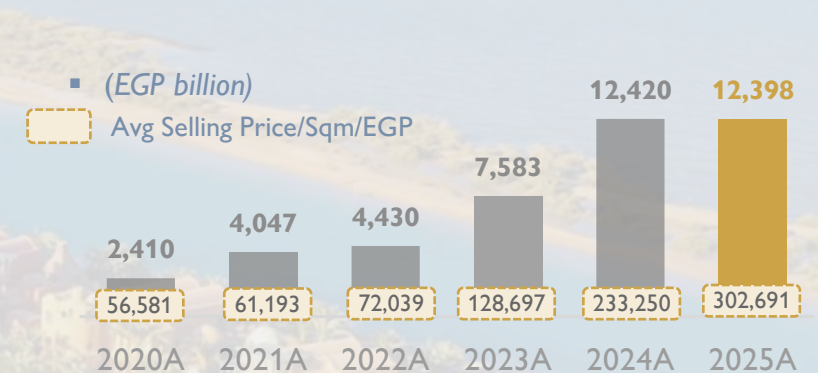
GOUNA KEY FACTS



El Gouna Total Revenue
+43% CAGR



El Gouna Real Estate Sales
+39% CAGR



~25,000 Residents

~10,000 Delivered Residential Units

4 Schools

2 15.8 MW Solar Plant

1 Higher Education Institution

4 Marinas

+800 Retail & F&B Outlets

9 Water Treatment Plants

18 Hotels

2,680 Keys

~40,000 sqm Gross Leasable Area

19 Water Desalination Plants

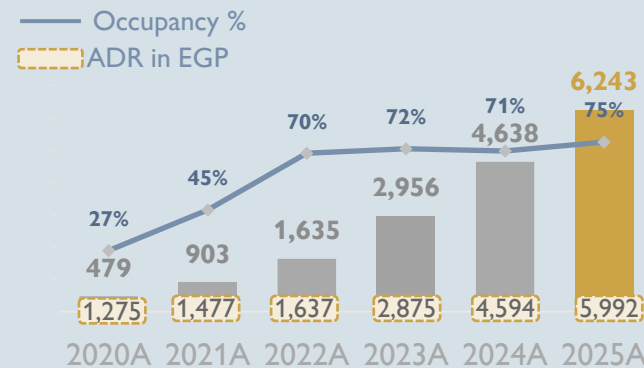
1 Hospital

~700 Berths

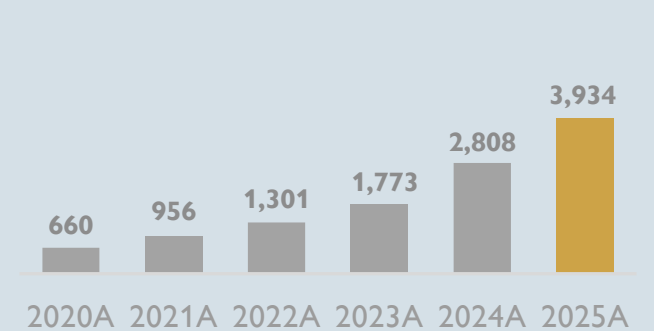
2 Golf courses

1 Cultural & Conferences Center

El Gouna TRevPAR (EGP)
+67% CAGR



El Gouna Recurring Income Commercial Assets Revenue (EGP)
+43% CAGR



GOUNA KEY FACTS

<p>25K PERMANENT RESIDENTS</p> 	<p>MORE THAN 10 K RESIDENTIAL KEY DELIVERED</p> 	<p>50+ RESIDENTS FROM DIFF. NATIONALITIES</p> 	<p>4 MARINAS WITH 650 BERTHS +150 BERTH DRY DOCK</p> 	<p>1MN+ VISITORS ANNUALLY</p> 
<p>05 SCHOOLS</p> 	<p>36 MIL. SQM TOTAL AREA</p> 	<p>G-SPACE CO-WORKING SPACE</p> 	<p>08 CERTIFIED DIVING CENTERS</p> 	<p>6 KITE-SURFING CENTERS</p> 
<p>CABLE PARK ONE OF THE LARGEST OLYMPIC STANDARD CABLE PARKS IN THE MIDDLE EAST</p> 	<p>INTERNAL TRANSPORTATION INCLUDES BUS & SHUTTLE BUS, BOAT, LIMOUSINES E-BIKES AND TOK-TOKS</p> 	<p>AIRSTRIIP FOR PRIVATE JETS</p> 	<p>ELGOUNA FOOTBALL CLUB</p> 	<p>01 STADIUM SEATING 12K SPECTATORS</p> 
<p>BANKS & ATMS</p> 	<p>GOUNA CONFERENCE AND CULTURE CENTER</p> 	<p>18 HOTELS WITH 2,680 KEY</p> 	<p>46+ RESIDENTIAL NEIGHBORHOODS</p> 	<p>EL GOUNA WINERY</p> 
<p>CINEMA</p> 	<p>SPORTS DISTRICT (SQUASH, PADDLE, PICKLEBALL, TENNIS COURTS, GO-CARTS, KIDS' AREA...)</p> 	<p>HOSPITAL WITH 40 BEDS, A 24/7 EMERGENCY, CLINICS ETC..</p> 	<p>PROPERTY MANAGEMENT, HOME SERVICES ETC..</p> 	<p>02 GOLF COURSES 18 HOLES GOLF COURSES</p> 
<p>12 KM SHORELINE</p> 	<p>+ 800 DIFFERENT DINING, RETIAL & NIGHTLIFE SPOTS</p> 	<p>+80 EVENTS IN 2025 (ARTS, CULTURE, CHILDREN'S ACTIVITIES, EDUCATION, WELLNESS, SPORTS & ENTERTAINMENT & 55 ACTIVATIONS)</p> 	<p>15.8 MW solar plant</p> 	<p>GLOBAL GREEN TOWN AWARD BY THE UN, BECOMING THE 1ST MENA TO EARN A GREEN AWARD</p> 

EL GOUNA, EGYPT

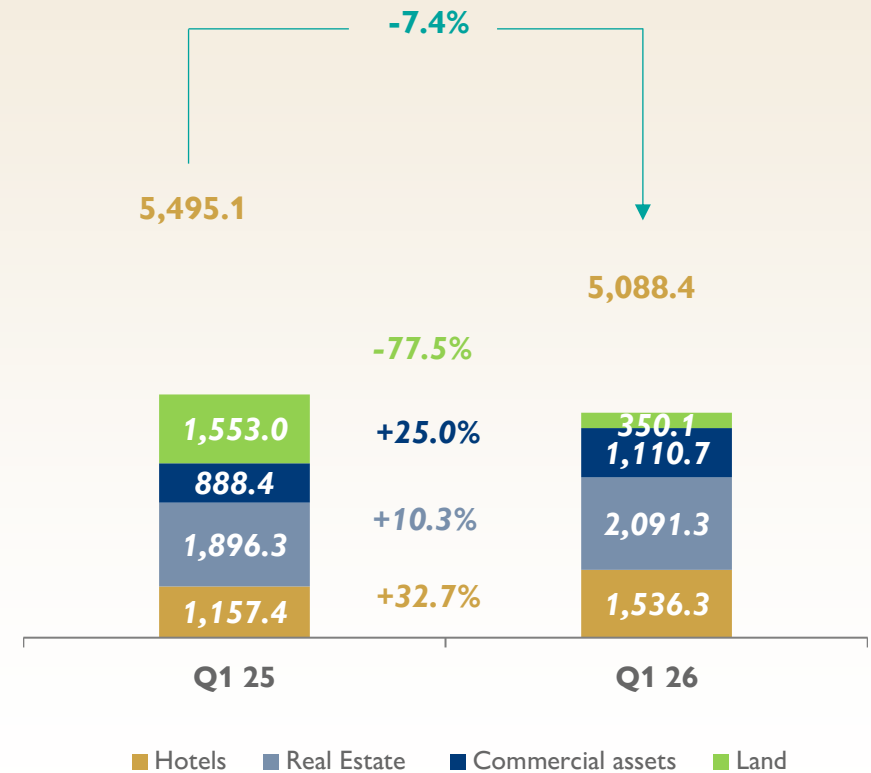
Resilient Performance with Strong Tourism Fundamentals

KPIs

	Q1 2026	Q1 2025	% Chg.
Hotels			
Total number of rooms	2,528	2,528	–
Occ. for total no. rooms	73%	72%	1.8%
TRevPAR (EGP)	6,950	5,270	31.9%
GOP (EGPmn)	903.7	615.0	46.9%
GOP PAR (EGP)	4,072	2,775	46.7%
Real Estate			
Net sales (EGPmn)	2,303.0	3,031.9	(24.0%)
No. of contracted units	41	75	(45.3%)
Avg. selling price (EGP/m ²)	317,541	279,416	13.6%

REVENUES PER SEGMENT

Q1 2026 (EGP mn)

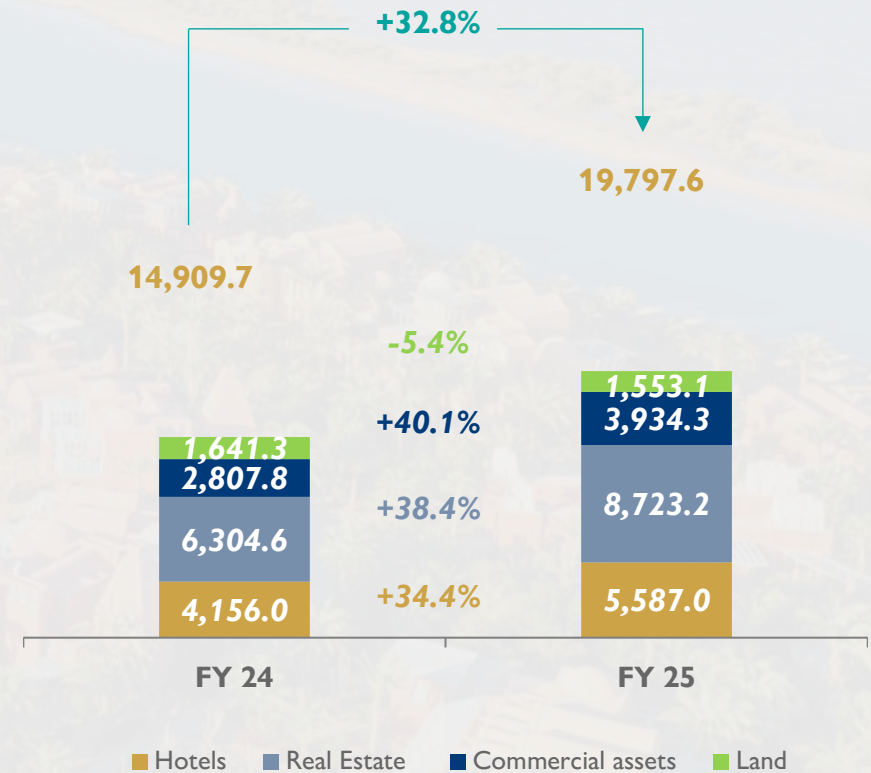


FY 2025 - GOUNA

• KPIs

	FY 2025	FY 2024	% Chg.
Hotels			
Total number of rooms	2,528	2,528	–
Occ. for total no. rooms	75%	71%	5.8%
TRevPAR (EGP)	6,243	4,638	34.6%
GOP (EGPmn)	3,249.2	2,259.9	43.8%
GOP PAR (EGP)	3,615	2,506	44.2%
Real Estate			
Net sales excluding land sales (EGPmn)	12,012.8	10,509.8	14.3%
Land sales (EGPmn)	385.0	1,910.0	(79.8%)
No. of contracted units	258	289	(10.7%)
Avg. selling price (EGP/m ²)	302,691	233,250	29.8%

REVENUES PER SEGMENT FY 2025 (EGP mn)

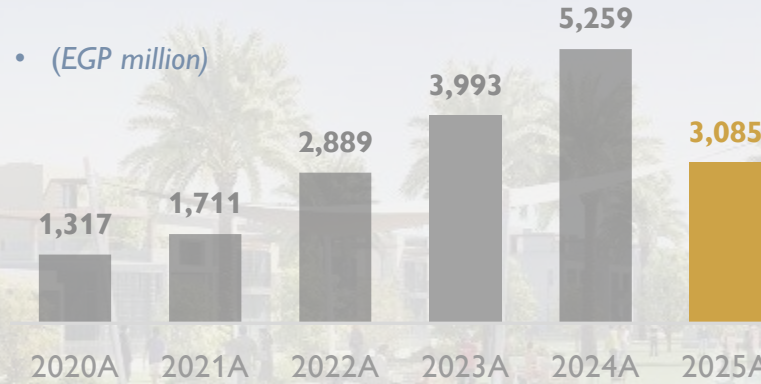


OWEST KEY FACTS



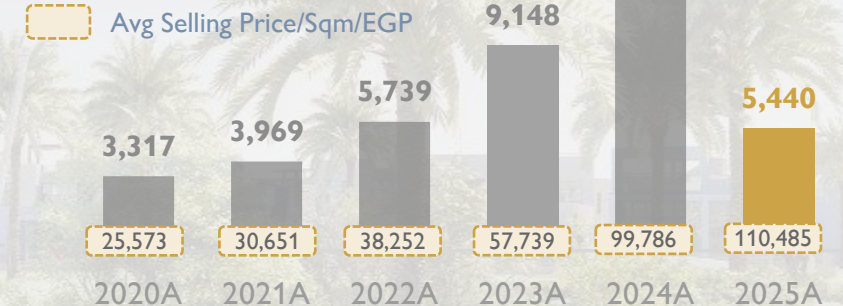
O West Total Revenue +19% CAGR

(EGP million)



O West Real Estate Sales +10% CAGR

(EGP million)



~1,007 Feddans	4.2m Sqm Total Land Area	6.3m Sqm Total Permissible BUA
~1.7m Sqm Undeveloped Land Area	37 Feddans Sports Club Biggest In West Cairo	+ 5,000 Sports Club Memberships
4 Top Tier Schools	190,000 M2 Business District	+ 1,500 Unit Delivered

- **O West** is ODE's flagship development in West Cairo and marks the Group's entry into the **primary residence (first-home) market**, offering a fully integrated, town-style living experience in the heart of **6th of October City**.
- The project spans **1,007 feddans** and is master-planned by **HOK**, a globally renowned architectural firm, ensuring best-in-class design and urban planning.
- The land was acquired in 2018 from **NUCA** under a structured joint development model, with a **fixed cash payment schedule equivalent to 26% of projected sales collections**, in addition to an **in-kind component (~280k sqm BUA)**.
- Since launch in 2019, **O West has been a key growth driver for ODE in West Cairo**, generating **c. EGP 48 billion in cumulative sales as of Q1 2026**, positioning it as one of the leading developments in the market.

OWEST KEY FACTS

O WEST
6TH OF OCTOBER

<p>4.2 MIL. SQM TOTAL AREA OVER 11,000 UNITS</p> 	<p>+5,000 (EGP 45BN) CONTRACTED UNITS OF WITH MORE THAN 1,500 DELIVERED UNITS</p> 	<p>LOCATED HEART OF WEST CAIRO</p> 	<p>3.2 MIL. SQM RESIDENTIAL UNITS SPREAD</p> 	<p>EDUCATION HUB 4 TOP TIER INTERNATIONAL SCHOOLS</p> 
<p>DESIGNED BY HOK LEADING ARCHITECTURE DESIGN FIRM WORLDWIDE</p> 	<p>190,000 M2 O BUSINESS DISTRICT</p> 	<p>LANDSCAPE DESIGNED BY EDSA GLOBAL LANDSCAPING FIRM</p> 	<p>LARGEST SPORTS CLUB IN WEST CAIRO 37 ACRES</p> 	<p>COMMERCIAL STRIP</p> 
<p>ATMS</p> 	<p>KIDS AREAS</p> 	<p>COMMUNITY CENTERS</p> 	<p>SPECIALIZED & DEDICATED CLINICS</p> 	<p>FAMILY ACTIVITIES</p> 
<p>DIFFERENT F&B OUTLETS AND DINING SPOTS</p> 	<p>+40 RETAIL SHOPS</p> 	<p>BEAUTY SALON</p> 	<p>24 HOURS SECURITY AND MAINTENANCE SERVICES</p> 	<p>SUPERMARKET</p> 
<p>INTERNAL TRANSPORTATION INCLUDES SHUTTLE BUSES, E-BIKES & GOLF CARS</p> 	<p>19% FOOTPRINT</p> 	<p>GREEN FINGERS CIRCULATING THE TOWN</p> 	<p>O SETUP MULTI-PURPOSE VENUE</p>	<p>+ 500 LIVING UNITS</p> 
<p>+ 48 BILLION EGP SALES TILL END OF Q1 26</p> 	<p>+ PAYMENT PLAN 5% / 9 YEARS EQUAL INSTALLMENT</p> 	<p>4 YEARS DELIVERY</p> 		

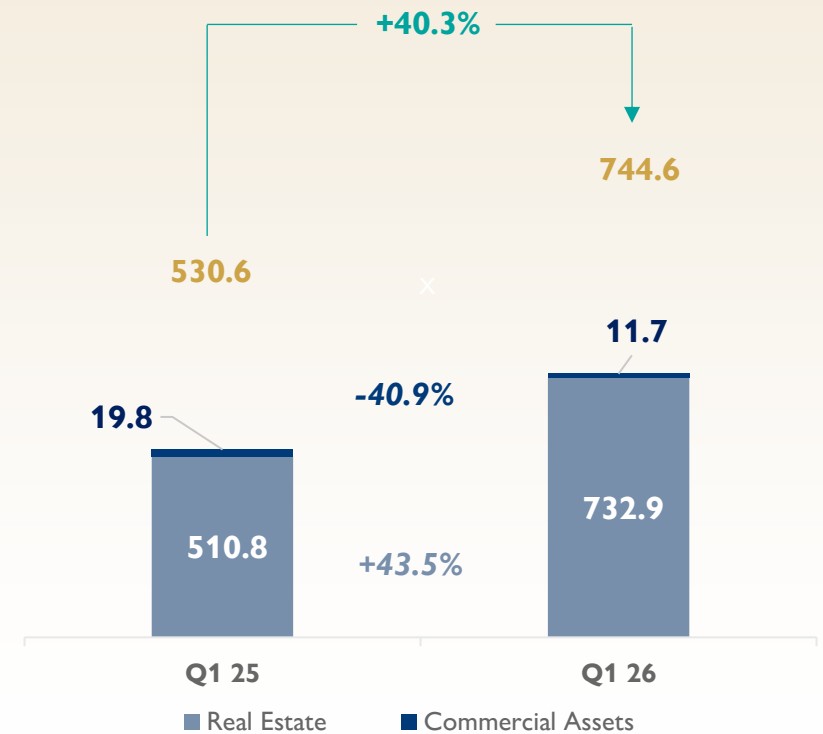
WEST, EGYPT

West Starts the Year Strong with Solid Sales Growth and Improved Operational Performance

KPIs

	Q1 2026	Q1 2025	% Chg.
Real Estate			
Net sales (EGPmn)	2,657.9	604.7	339.5%
No. of contracted units	159	25	536.0%
Avg. selling price (EGP/m ²)	113,695	127,801	(11.0%)

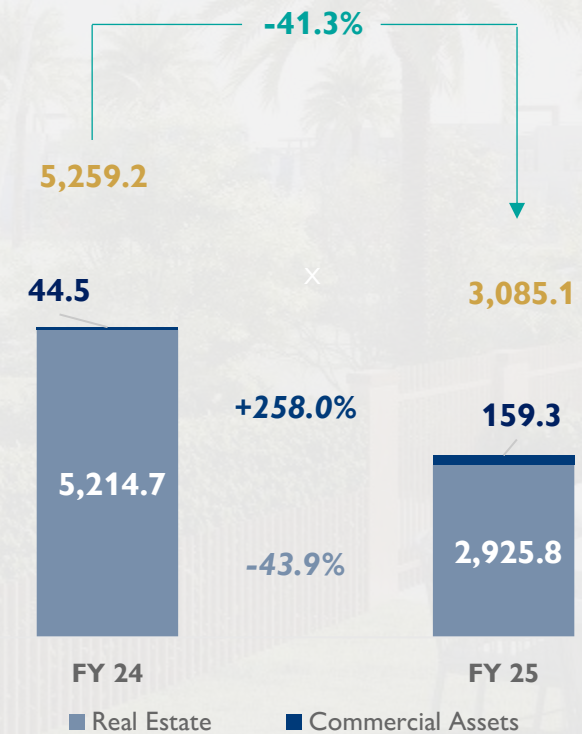
REVENUES PER SEGMENT Q1 2026 (EGP mn)



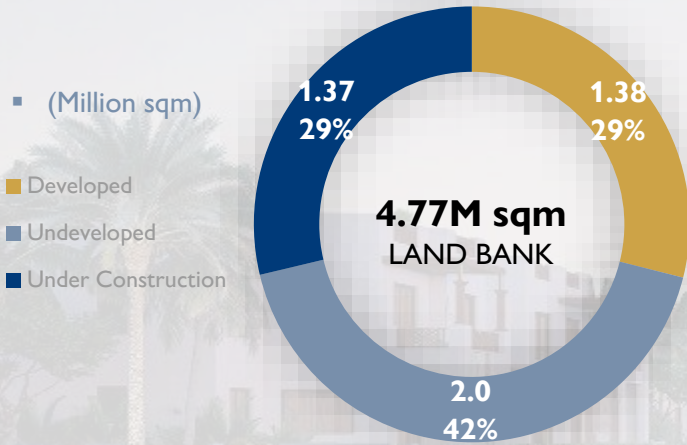
KPIs

	FY 2025	FY 2024	% Chg.
Real Estate			
Net sales (EGPmn)	5,440.4	12,559.6	(56.7%)
No. of contracted units	345	817	(57.8%)
Avg. selling price (EGP/m ²)	110,485	99,786	10.7%

REVENUES PER SEGMENT FY 2025 (EGP mn)

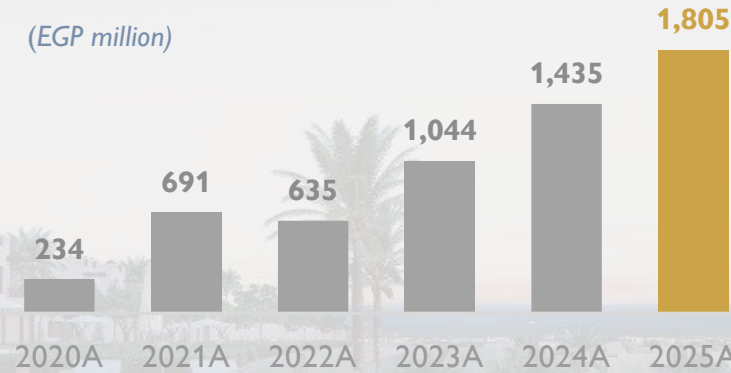


MAKADI HEIGHTS KEY FACTS



Makadi Heights Total Revenue +51% CAGR

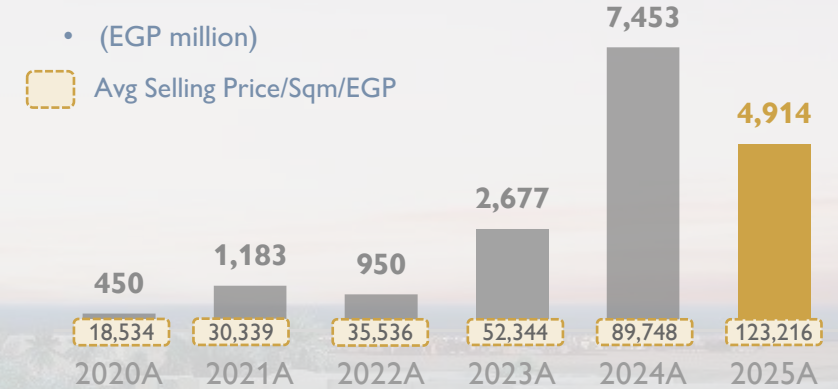
(EGP million)



Makadi Heights Real Estate Sales +61% CAGR

(EGP million)

Avg Selling Price/Sqm/EGP



~4.8m Sqm
Total Land Area

~1.7m Sqm
Undeveloped
Land Area

+EGP 20bn
of Real Estate Sales Since
Relaunch In 2018

~4,200
Unit Sold

~ 2,900
Units Delivered

+1,400
Permanente Residence

- **Makadi Heights** is a fully integrated mixed-use development offering a diverse range of residential and lifestyle products. Strategically located **78 meters above sea level**, Makadi Heights sits at the highest point of Makadi Bay, offering **uninterrupted panoramic views of the Red Sea**.
- The project spans a total land area of **4.8 million sqm**, with over **85% dedicated to green areas, water features, and open spaces**, in addition to **~1.0 million sqm of beachfront land** acquired in 2025.
- The development features a comprehensive mix of amenities and facilities catering to multiple customer segments, while benefiting from its proximity to **Hurghada International Airport**.
- Since its relaunch in 2018, the project has generated **total sales exceeding EGP 20 billion** as of Q1 2026, with **~70% of sales driven by international buyers**, highlighting its strong global appeal.

MAKADI HEIGHTS KEY FACTS

<p>4.77 MIL. SQM 1.7 MN SQM UNDEVELOPED</p> 	<p>+2,900 RESIDENTIAL UNITS DELIVERED</p> 	<p>+40 NATIONALITIES 70% INTERNATIONAL SALES</p> 	<p>+ 17 REAL ESTATE NEIGHBORHOOD LAUNCHED</p> 	<p>NURSERY & KIDS AREA</p> 
<p>AQUA PARK</p> 	<p>1.7 MIL. SQM RAW LAND TO DATE WITH 19% FAR</p> 	<p>1 HOTEL 288 ROOMS IN LEMON & SOUL 16 ROOMS IN PLAYA</p> 	<p>SWIMMING POOLS</p> 	<p>MALL</p> 
<p>SPORTS COURTS FOOTBALL, PADEL, TENNIS & MULTIPURPOSE COURT</p> 	<p>ENTERTAINMENT HUB</p> 	<p>GYM</p> 	<p>+ 1,400 PERMENANT HOMEOWNERS (700 UNITS) 43% INTERNATIONAL</p> 	<p>+4,500 UNITS SOLD DELIVERED 2,829 UNDER CONS. 823 SOLD/COMMITTED 812</p> 
<p>+ PAYMENT PLAN 5% / 6-7 YEARS EQUAL INSTALLMENT & 3.5 YRS. DELIVERY</p> 	<p>ATMS</p> 	<p>LAGOONS 34,000 M2</p> 	<p>CLINIC AND A PHARMACY</p> 	<p>FAMILY PARK 6,700 M2</p> 
<p>+40 OPERATING COMMERCIAL OUTLETS</p> 	<p>RETAIL SHOPS</p> 	<p>BEAUTY SALONS</p> 	<p>CAR WASH & LIMOUSINE SERVICES</p> 	<p>SUPERMARKET</p> 
<p>SCHOOL METROPOLITAN SCHOOL</p> 	<p>HORSE RIDING</p> 	<p>CLUBHOUSE</p> 	<p>+ 1,635 UNITS UNDER CONSTRUCTION WITH 186K BUA</p> 	<p>TURNKEY PACKAGES</p> 

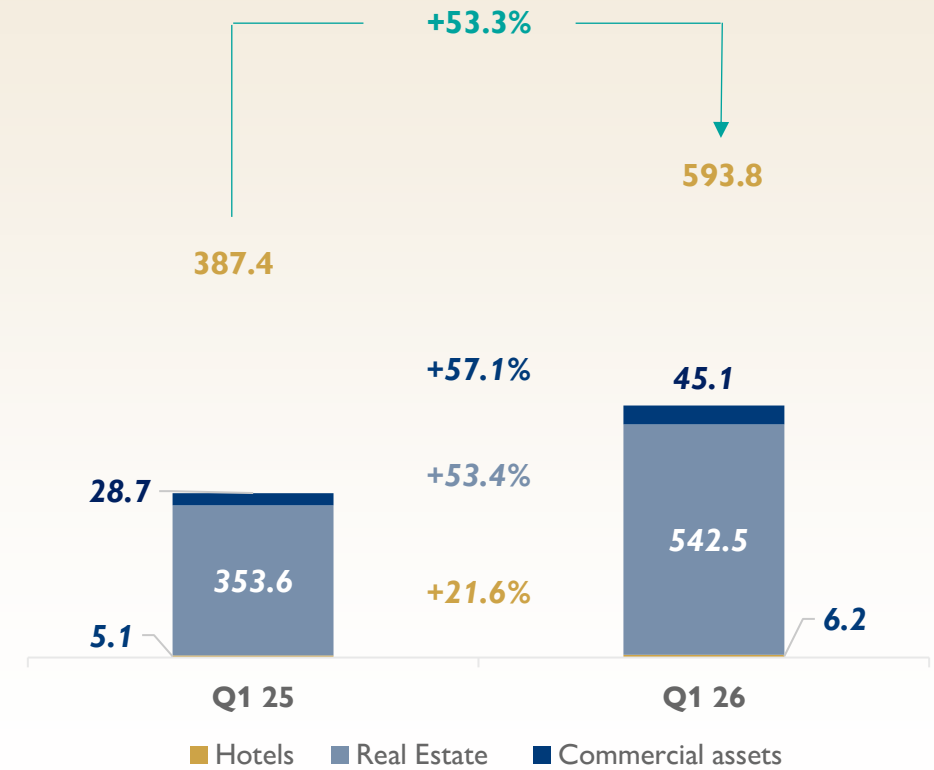
MAKADI HEIGHTS, EGYPT

Total revenues from Makadi Heights increased by 53% YoY to EGP 0.6 billion in Q1 2026.

KPIs

	Q1 2026	Q1 2025	% Chg.
Real Estate			
Net sales (EGPmn)	1,946.6	463.7	319.8%
No. of contracted units	116	31	274.2%
Avg. selling price (EGP/m ²)	159,440	119,613	33.3%

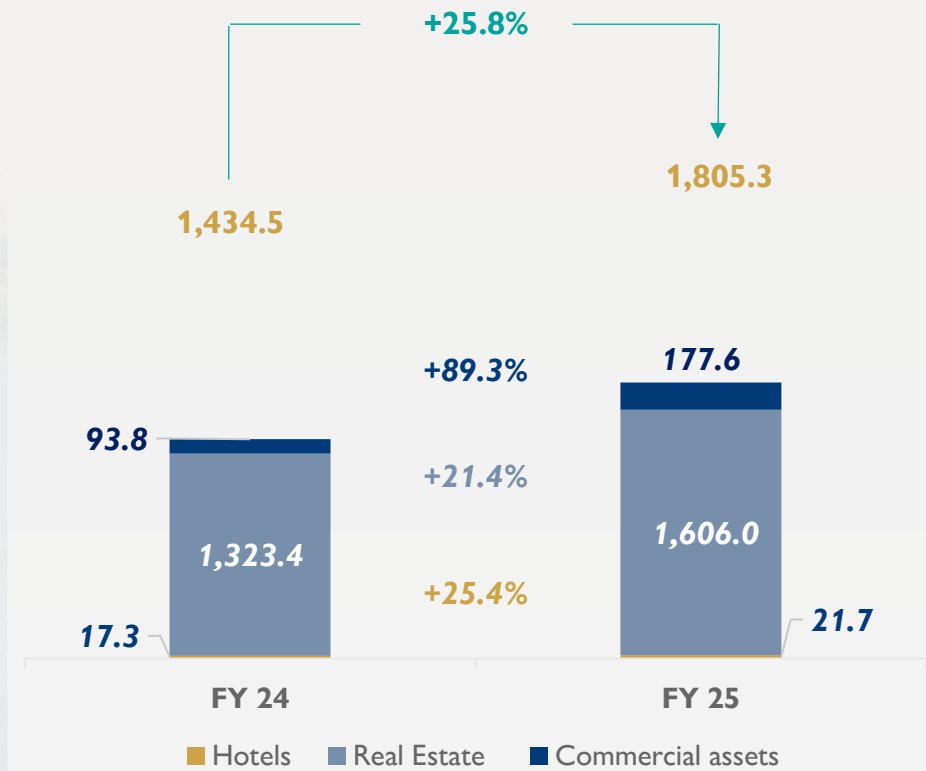
REVENUES PER SEGMENT Q1 2026 (EGP mn)



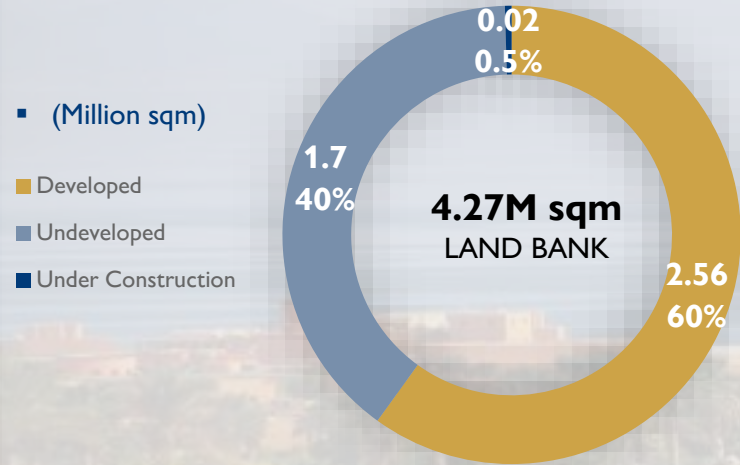
KPIs

	FY 2025	FY 2024	% Chg.
Real Estate			
Net sales (EGPmn)	4,914.4	7,453.1	(34.1%)
No. of contracted units	346	731	(52.7%)
Avg. selling price (EGP/m ²)	123,216	89,748	37.3%

REVENUES PER SEGMENT FY 2025 (EGP mn)

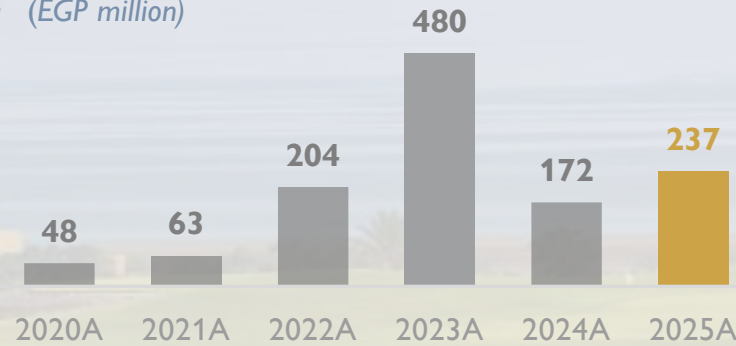


TABA HEIGHTS KEY FACTS



Taba Heights Total Revenue +38% CAGR

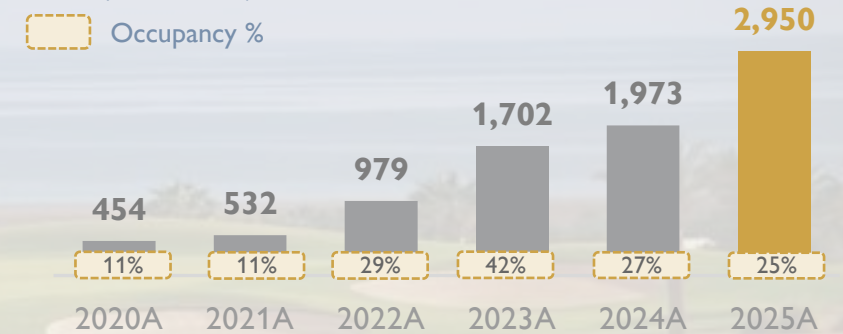
• (EGP million)



Taba Heights ARR & Occupancy Rate +46% CAGR

• (EGP million)

▭ Occupancy %



~4.27M Sqm
Total Land Area

~1.7M Sqm
Undeveloped Land Area

6
Hotels

~2,349
Keys

~ 40
Nationalities as of 2025

1
Marina

- **Strategically located** between the Red Sea coastline and the Sinai Mountains, *Taba Heights* was developed as a fully integrated beachfront resort destination..
- Since the outbreak of the Gaza conflict in October 2023, the destination has faced prolonged operational disruption, with only **one of six hotels currently operational**.
- Management's priority remains **strict cash preservation and cost optimization**, while maintaining operational readiness to ensure a swift ramp-up once tourism flows normalize. The Group continues to adopt a prudent and disciplined approach to navigating the current environment.
- The peace agreement signed in **Q4 2025** has improved sentiment and visibility, representing an important step toward stabilizing the destination and supporting a **gradual recovery trajectory over the medium term**.

TABA HEIGHTS KEY FACTS



<p>4.3 MIL. SQM TOTAL AREA</p> 	<p>200KM NORTH SHARM EL-SHEIKH</p> 	<p>40+ NATIONALITIES CAME TO VISIT IN 2025</p> 	<p>6 HOTELS 2,349 ROOMS</p> 	<p>YACHT MARINA CAPACITY OF 50 YACHTS</p> 
<p>TENNIS COURTS</p> 	<p>FARM</p> 	<p>WATER SPORTS CENTER</p> 	<p>25 SWIMMING POOLS</p> 	<p>MAN MADE SALT CAVE</p> 
<p>SQUASH COURTS</p> 	<p>18 HOLE CHAMPIONSHIP GOLF COURSE</p> 	<p>GYM</p> 	<p>FOOTBALL COURT</p> 	<p>CHILDCARE SERVICES</p> 
<p>ATMS</p> 	<p>KIDS AREA</p> 	<p>WELNNESS AND SPA CENTER</p> 	<p>MEDICAL CENTER</p> 	<p>FAMILY ACTIVITIES</p> 
<p>DIFFERENT RESTAURANTS, CAFES AND BARS</p> 	<p>RETAIL SHOPS 111 OUTLETS</p> 	<p>BEAUTY SALONS</p> 	<p>MEETING ROOMS & BUSINESS CENTERS</p> 	<p>SUPERMARKET</p> 

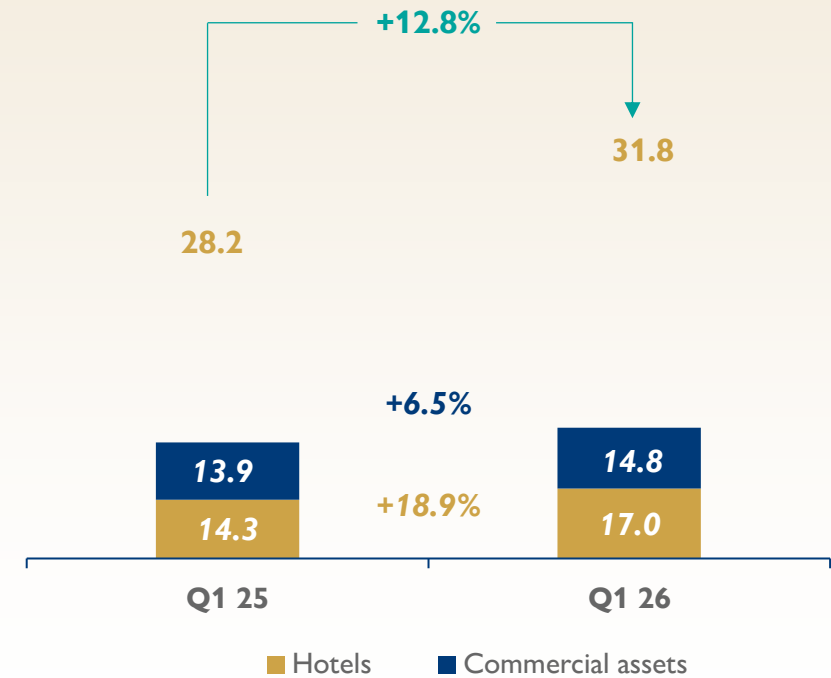
TABA HEIGHTS, EGYPT

Management continues to prioritize liquidity preservation and cost discipline

KPIs

	Q1 2026	Q1 2025	% Chg.
Hotels			
Total number of rooms	2,349	2,349	–
Occ. for total rooms (%)	9%	10%	(12.5%)
TRevPAR (EGP)	380	322	18.0%
GOP (EGPmn)	(11.1)	(10.6)	(4.9%)
GOP PAR (EGP)	(245)	(234)	(4.9%)

REVENUES PER SEGMENT Q1 2026 (EGP mn)



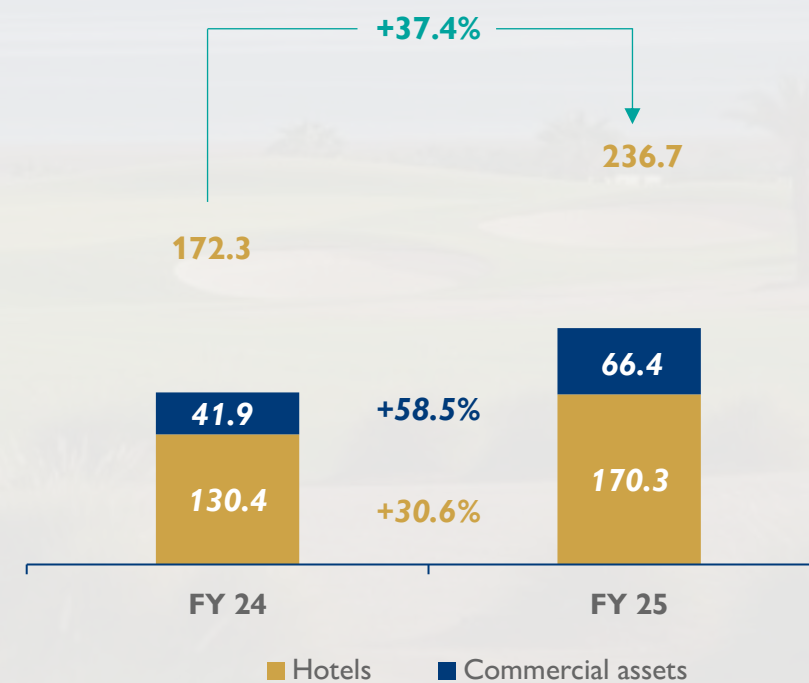
TABA HEIGHTS KEY FACTS



KPIs

	FY 2025	FY 2024	% Chg.
Hotels			
Total number of rooms	2,349	2,349	–
Occ. for total rooms (%)	25%	27%	(8.6%)
TRevPAR (EGP)	938	717	30.9%
GOP (EGPmn)	25.5	(7.4)	446.1%
GOP PAR (EGP)	139	(40)	447.0%

REVENUES PER SEGMENT FY 2025 (EGP mn)



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPDIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

Q1 2026

Revenue Analysis

Strong performance despite difficult market conditions

(EGP mn)	Revenue			EBITDA			Adj. EBITDA ¹		
	Q1 2026	Q1 2025	Δ in %	Q1 2026	Q1 2025	Δ in %	Q1 2026	Q1 2025	Δ in %
Hotels	1,560.9	1,176.9	32.6%	899.2	563.2	59.7%	714.5	554.7	28.8%
Real Estate	3,366.9	2,760.7	22.0%	1,934.8	1,270.2	52.3%	1,479.5	1,192.0	24.1%
Land	350.1	1,553.0	(77.5%)	403.3	1,633.6	(75.3%)	357.9	1,570.1	(77.2%)
Commercial Assets ²	1,182.1	950.9	24.3%	506.3	365.6	38.5%	407.0	361.4	12.6%
Corporate & Unallocated Items	–	–	–	(676.4)	(519.9)	(30.1%)	(161.3)	(282.0)	42.8%
ODE Group	6,460.0	6,441.5	0.3%	3,067.2	3,312.7	(7.4%)	2,797.6	3,396.2	(17.6%)

¹ Adj. EBITDA: EBITDA is adjusted for non-cash items (which include provisions and impairments, other gains and losses, FX gains, and shares in associates).

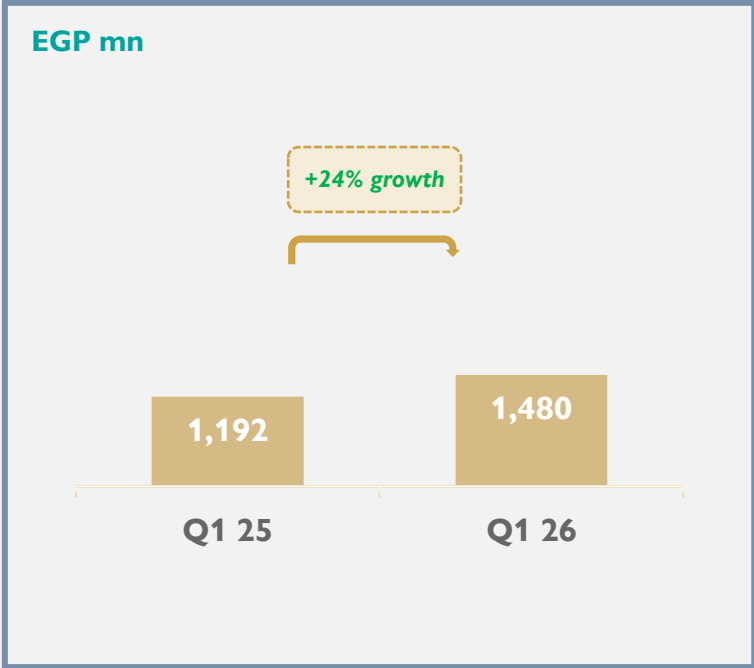
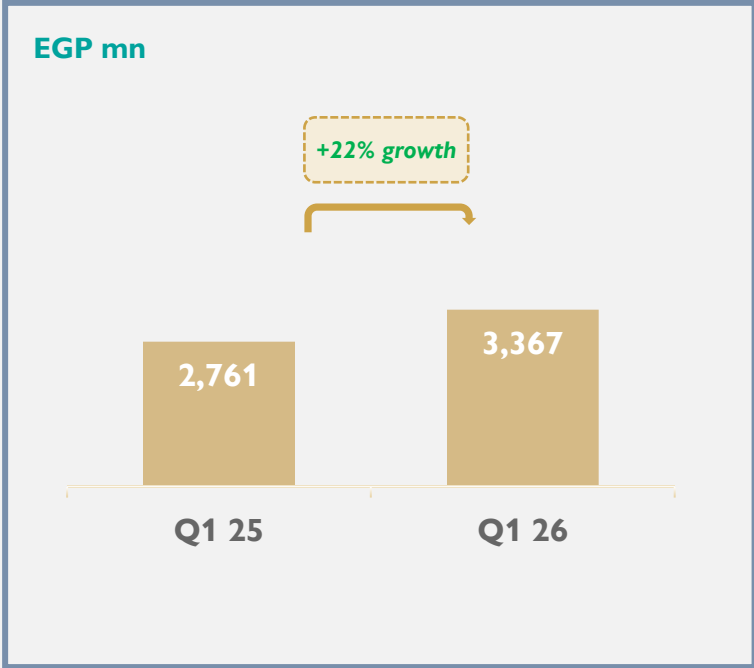
² Commercial assets include revenues from utilities and services, hospitals, marinas, golf courses, rentals, educational services, limousines, and other town amenities.

Real Estate Segment: Real Estate Delivers Strong Growth and Margin Expansion in Q1 2026
 (22% Revenue Growth | 44% Adj. EBITDA Margin)

Revenue

Adj. EBITDA

Commentary



Revenue

- ✓ The increase in real estate revenues by 22% was primarily driven by the accelerated construction pace across all destinations, which supported higher revenue recognition, in addition to the strong sales momentum achieved during Q1 26.
- ✓ El Gouna remains the Group’s largest revenue contributor, followed by O West and Makadi Heights.

Adj. EBITDA

- ✓ Despite ongoing currency headwinds and elevated inflationary pressures, the Group maintained a strong focus on margin enhancement. Adj. EBITDA increased by 24% to EGP 1.5bn in Q1 26, with margins improving to 44% vs. 43% in Q1 25.

Real Estate Sales KPIs

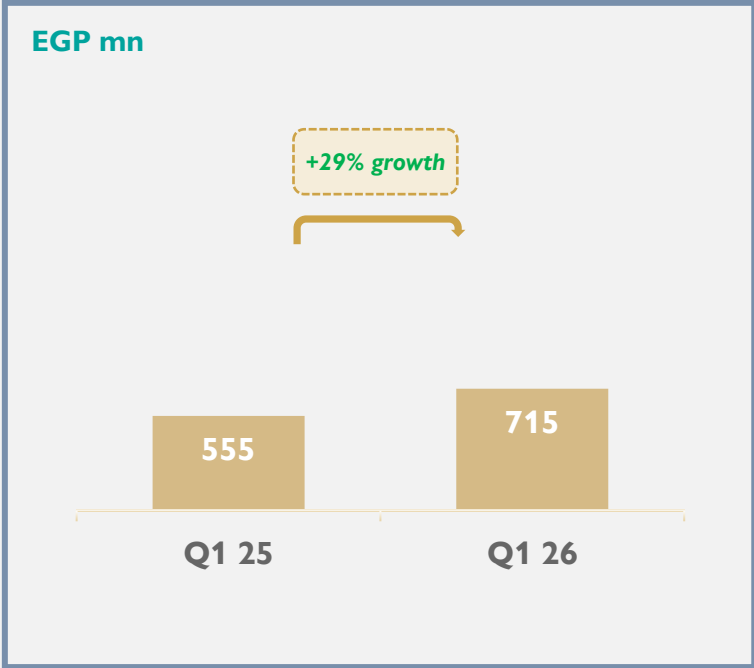
Country	Destination	Net value of contracted units (EGP mn)			Number of contracted units			Average selling price (EGP/m ²)		
		Q1 2026	Q1 2025	Δ in %	Q1 2026	Q1 2025	Δ in %	Q1 2026	Q1 2025	Δ in %
Egypt	El Gouna	2,303.0	3,031.9	(24.0%)	41	75	(45.3%)	317,541	279,416	13.6%
	Makadi Heights	1,946.6	463.7	319.8%	116	31	274.2%	159,440	119,613	33.3%
	O West	2,657.9	604.7	339.5%	159	25	536.0%	113,695	127,801	(11.0%)
ODE Group		6,907.5	4,100.3	68.5%	316	131	141.2%			

Hospitality Segment: Resilient Hospitality Performance with Strong Growth and Margin Expansion Despite Regional Headwinds (33% Revenue Growth to EGP 1.6bn | 46% Margin)

Revenue



Adj. EBITDA



Commentary

Revenue

✓ Hospitality delivered strong operational performance, driven by pricing power, improved occupancy, and disciplined cost control.

GOP

✓ GOP increased by 48% to EGP 0.9bn in Q1 26, reflecting strong operating leverage and improved cost efficiency.

Adj. EBITDA

✓ Adj. EBITDA rose by 29% to EGP 715mn, supported by disciplined pricing, an optimized channel mix, and ongoing efficiency gains. Margins remained strong at 46% in Q1 26, highlighting sustained profitability improvement.

Q1 2026

Hotels KPIs

Displayed a strong performance

Destination	Total number of rooms		Occ. for total no. of rooms (%)		ARR (EGP)		TRevPAR (EGP)		GOP PAR (EGP)	
	Q1 2026	Q1 2025	Q1 2026	Q1 2025	Q1 2026	Q1 2025	Q1 2026	Q1 2025	Q1 2026	Q1 2025
El Gouna	2,528	2,528	73%	72%	6,909	5,208	6,950	5,270	4,072	2,775
Taba Heights	2,349	2,349	9%	10%	3,033	2,208	380	322	(245)	(234)
Byoum ¹	53	53	–	–	–	–	–	–	–	–
ODE Group	4,930	4,930								

¹ The Hotel is closed for renovation.

Commercial Assets Segment: Commercial Assets Continue to Deliver Resilient Growth and Profitability. (24% Revenue Growth to EGP 1.2bn | 34% Margin)

Revenue

EGP mn

+24% growth

951

1,182

Q1 25

Q1 26

Adj. EBITDA

EGP mn

+13% growth

361

407

Q1 25

Q1 26

Commentary

Revenue

- ✓ Increased by 24% to EGP 1.2bn in Q1 26.
- ✓ El Gouna generated 94% of segment revenue, highlighting its outsized contribution to the portfolio's performance, with other destinations still ramping up and set to contribute more meaningfully over time.

Adj. EBITDA

- ✓ Adj. EBITDA grew by 13% during Q1 26, reflecting clear operational excellence driven by stronger service quality, tighter cost discipline, and enhanced profitability.
- ✓ Adj. EBITDA margin reached 34% in Q1 26.

Deferred revenue balance

Up by a solid 19% to EGP 46.1 billion, providing strong visibility on our real estate revenue over the next 5 to 6 years.

(EGP mn)

Country	Destination	Total deferred revenue balance	2026	2027	2028	2029	2030	2031
Egypt	El Gouna	13,778.0	5,069.5	6,994.0	1,714.5	–	–	–
	Byoum	23.9	22.1	1.7	–	–	–	–
	Makadi Heights	10,855.4	2,828.7	3,906.4	2,874.7	856.0	389.6	–
	O West	21,398.0	3,355.8	5,505.9	5,301.7	3,102.5	2,732.0	1,400.2
ODE Group		46,055.3	7,920.3	10,902.1	9,891.0	3,958.5	3,121.6	1,400.2

- Figures are rounded to the nearest decimal point.

Q1 2026 – P&L

(EGP million)	Q1 26 Act.	Q1 25 Act.	Q1 26 Normalized (Ex. land sales effect)	Q1 25 Normalized (Ex. land sales effect)
Revenue	6,460.0	6,441.5	6,109.9	4,888.4
Cost of sales	(3,842.5)	(3,177.9)	(3,806.0)	(3,141.4)
Gross profit	2,617.5	3,263.6	2,303.9	1,747.0
Gross profit margin, (%)	40.5%	50.7%	37.7%	35.7%
Investment income	398.6	310.1	398.6	310.1
Administrative expenses	(218.5)	(177.5)	(218.5)	(177.5)
Adjusted EBITDA	2,797.6	3,396.2	2,484.0	1,879.6
Adj. EBITDA margin, (%)	43.3%	52.7%	40.7%	38.5%
Other gains & losses	240.4	(112.8)	240.4	(112.8)
Share of associates gains	29.2	29.3	29.2	29.3
EBITDA	3,067.2	3,312.7	2,753.6	1,796.1
Depreciation	(161.7)	(120.6)	(161.7)	(120.6)
Finance costs	(501.7)	(409.3)	(501.7)	(409.3)
Income tax expense	(561.2)	(802.3)	(486.3)	(461.1)
Net profit/loss	1,842.6	1,980.5	1,603.9	805.1
Attributed as follows:				
ODE shareholders	1,724.3	2,044.7		
Non-controlling interest	118.3	(64.2)		
Basic EPS (EGP)	1.53	1.81		

Q1 2026 – BALANCE SHEET

(EGP million)	Q1 2026	FY 2025
Property, plant and equipment	13,787.9	13,506.2
Inventory	15,418.8	14,881.4
Receivables	17,042.0	15,173.8
Cash and bank balances	11,762.3	9,435.5
Treasury bills	667.7	525.3
Investments in associates	273.7	425.4
Other assets	6,548.7	5,073.6
Total assets	65,500.9	59,021.2
Borrowings	12,481.9	11,330.2
Payables	8,727.9	8,473.5
Provisions	4,153.8	3,936.9
Other liabilities	20,652.7	17,638.3
Total liabilities	46,016.2	41,378.9
Non-controlling interests	1,296.2	1,177.9
Equity to ODE shareholders	18,188.5	16,464.4
Total liabilities and equity	65,500.9	59,021.2

Q1 2026 – CASH FLOW

(EGP million)	Q1 2026	Q1 2025
Cash from operations	2,471	1,814
Interest paid	(91)	(229)
Taxes paid	(6)	(4)
Operating Cash Flow	2,374	1,581
Payments for PP&E	(429)	(471)
Other items	17	52
Investing Cash Flow	(412)	(418)
Change in Borrowings	365	(1,109)
Others	–	–
Financing Cash Flow	365	(1,109)
Net change in cash/equivalents	2,327	53
Cash & bank balances beginning of period	9,436	7,352
Cash & bank balances end of period	11,762	7,405

HISTORICAL – INCOME STATEMENT

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Revenue	4,986.7	7,053.5	10,269.3	15,326.2	21,794.8	24,945.1
Cost of sales	(3,572.2)	(4,659.2)	(6,504.6)	(9,841.6)	(13,083.7)	(15,202.3)
Gross profit	1,414.5	2,394.3	3,764.7	5,484.6	8,711.1	9,742.8
Gross profit margin, (%)	28.4%	33.9%	36.7%	35.8%	40.0%	39.1%
Investment income	86.7	247.6	364.0	570.6	1,151.1	1,240.6
Administrative expenses	(134.3)	(154.5)	(215.4)	(297.0)	(506.0)	(847.8)
Adjusted EBITDA	1,366.9	2,487.4	3,913.3	5,758.2	9,356.2	10,135.6
Adj. EBITDA margin, (%)	27.4%	35.3%	38.1%	37.6%	42.9%	40.6%
Other gains & losses	(213.1)	(276.0)	(885.5)	(336.9)	(2,658.9)	(303.5)
Share of associates gains	136.3	130.1	135.0	142.6	132.2	148.5
EBITDA	1,290.1	2,341.5	3,162.8	5,563.9	6,829.5	9,980.6
Depreciation	(184.5)	(186.7)	(204.4)	(275.2)	(376.4)	(508.0)
Finance costs	(324.5)	(269.5)	(388.2)	(1,123.0)	(1,676.2)	(1,834.3)
Income tax expense	(209.8)	(571.2)	(662.3)	(1,046.5)	(1,331.6)	(2,268.2)
Net profit for the period	571.3	1,314.1	1,907.9	3,119.2	3,445.3	5,370.1

HISTORICAL – BALANCE SHEET

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Property, plant and equipment	4,709.6	5,133.8	6,271.1	8,471.1	10,980.7	13,506.2
Inventory	7,721.9	8,368.4	9,221.7	12,807.0	13,932.5	14,881.4
Receivables	2,836.7	4,028.0	6,233.5	8,892.9	12,785.4	15,173.8
Cash and bank balances	1,671.7	1,825.6	3,059.6	5,164.1	7,351.6	9,435.5
Treasury bills	374.9	1,271.1	766.3	308.4	63.2	525.3
Investments in associates	285.0	353.6	409.0	450.2	437.6	425.4
Other assets	1,295.1	1,660.4	2,309.8	3,142.3	5,149.4	5,073.6
Total assets	18,894.9	22,640.9	28,271.0	39,236.0	50,700.4	59,021.2
Borrowings	3,551.5	3,419.5	5,632.5	8,633.0	11,032.0	11,330.2
Payables	6,367.4	7,012.3	7,181.9	8,518.7	9,762.7	8,473.5
Provisions	383.5	966.4	1,226.2	1,477.5	2,517.6	3,936.9
Other liabilities	4,922.3	6,248.2	7,415.6	10,641.0	14,252.7	17,638.3
Total liabilities	15,224.7	17,646.4	21,456.2	29,270.2	37,564.9	41,378.9
Non-controlling interests	719.4	824.7	1,056.4	1,347.0	1,558.0	1,177.9
Equity attributable to ODE shareholders	2,950.8	4,169.8	5,758.4	8,618.8	11,577.5	16,464.4
Total liabilities and equity	18,894.9	22,640.9	28,271.0	39,236.0	50,700.4	59,021.2

HISTORICAL – CASH FLOW

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Cash from operations	1,179	1,647	1,921	2,828	7,113	8,491
Interest paid	(302)	(232)	(298)	(825)	(995)	(1,775)
Taxes paid	(129)	(152)	(577)	(719)	(1,556)	(1,696)
Operating Cash Flow	748	1,263	1,046	1,284	4,562	5,020
Payments for PP&E	(361)	(436)	(1,347)	(2,458)	(2,865)	(3,126)
Other items	205	64	468	785	1,145	349
Investing Cash Flow	(156)	(372)	(879)	(1,673)	(1,720)	(2,778)
Change in Borrowings	323	(50)	740	1,904	(963)	443
Others	(8)	8	2	154	–	(601)
Financing Cash Flow	315	(42)	742	2,058	(963)	(158)
Net change in cash/equivalents	907	848	908	1,670	1,879	2,084
Cash & bank balances beginning of period	1,139	2,047	2,895	3,803	5,472	7,352
Cash & bank balances end of period	2,046	2,895	3,803	5,473	7,352	9,436

HISTORICAL – REAL ESTATE SALES AND HOSPITALITY KPIS

REAL ESTATE

Destination	Net value of contracted units (EGP mn)						Number of contracted units						Average selling price (EGP/m ²)					
	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
El Gouna	2,410	4,047	4,430	7,583	12,420	12,398	235	381	389	377	289	258	56,581	61,193	72,039	128,697	233,250	302,691
Makadi Heights	450	1,183	950	2,677	7,453	4,914	164	342	224	434	731	346	18,534	30,339	35,536	52,344	89,748	123,216
Byoum	11	5	–	22	28	6	2	2	–	7	3	1	15,310	12,942	–	10,050	66,416	58,278
O West	3,316	3,969	5,730	9,148	12,560	5,440	547	730	831	1,059	817	345	25,573	30,651	38,252	57,739	99,786	110,485
Total ODE	6,187	9,204	11,110	19,431	32,460	22,758	948	1,455	1,444	1,877	1,840	950						

HOSPITALITY

Destination	Occupancy Rate %						TRevPAR (EGP)						ARR (EGP)						GOP PAR (EGP)					
	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
El Gouna	27	45	70	72	71	75	479	903	1,635	2,956	4,638	6,243	1,275	1,476	1,637	2,922	4,535	5,992	52	411	823	1,661	2,496	3,615
Taba Heights	11	11	29	42	27	25	85	88	374	906	717	938	454	532	979	1,702	1,973	2,950	(94)	(59)	67	238	(40)	139

ODE LAND BANK

Destination Name	Total Land Bank	Completed	Under construction	Under development	Undeveloped	Number of Hotels	Number of Rooms
El Gouna	36.92	15.60	3.00	3.10	15.22	17	2,528
O West	4.23	1.06	0.83	0.90	1.44	–	–
Taba Heights	4.27	2.56	0.00	0.02	1.69	6	2,349
Byoum	1.08	0.34	0.02	0.06	0.66	1	53
Makadi Heights	4.77	1.38	0.47	0.90	2.02	–	–
Total ODE	51.27	20.94	4.32	4.98	21.03	24	4,930

* Land bank development data is as of FY 2025, while number of Hotels are as of FY 2025.

ANALYST COVERAGE & SHAREHOLDING STRUCTURE

Item Type

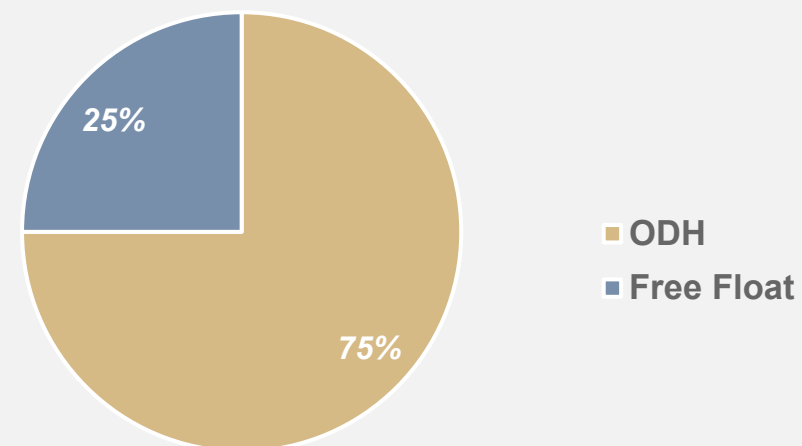
Name	Orascom Development Egypt (ODE)
Free Float	25.0%
ISIN Code	ORHD:CA
Total outstanding shares	1,130,473,523

Company

Analyst Name

Arqaam Capital	Mohamed Haidar
Arab African Securities	Mahmoud Gad
Beltone Financial	Ahmed Hafez
CI Capital	Sara Boutros
EFG-Hermes	Mai Attia
HC Capital	Mariam El Sadany
Naeem Holding	Salma Taha
Al Ahly Pharos Holding	Hany Gennah
Thundr	Ahmed Shams
Sigma Capital	Mahmoud Riyad

Shareholding Structure as of June 2026



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPCIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

MARKET INSIGHTS — TOURISM SECTOR IN EGYPT & HOSPITALITY

UN Tourism ranked Egypt 10th globally among top-performing destinations in Q1 2025, with the number of tourist arrivals rising 21% YoY.



13.2%
GROWTH

Tourism Sector Is The Fastest Growing Sector In Egypt

- While GDP growth rate was 3.9% in H1 2024/25, **Tourism growth recorded 13.2% at the time.**



19M
VISITORS'25

Exceeding Growth Momentum

- Egypt has a **record-high of 15.7M visitors as of 2024.** and exceeded that number to **19M visitors as of 2025**
- **Visitors spending recorded EGP 768B as of 2025,** reaching ~37% growth from 2019.
- Government's Strategy for Sustainable Tourism 2030 sets a goal of attracting **30M visitors by 2028.**



6B USD
FDI

Attracting Foreign Direct Investment (FDI)

- In H1 2024/25, total **FDI flows reached USD 6 billion** (3x growth over the last 2 years) with expectations to reach USD 12 billion in FY 2025. Key drivers include landmark real estate transactions, public-private partnerships, and reforms streamlining investor access.



+2.7M
Jobs

Creating Job Opportunities

- Egypt's travel and tourism sector also generated significant employment in 2024, **supporting more than 2.7 million jobs,** surpassing pre-pandemic levels.

MARKET INSIGHTS — REAL ESTATE SECTOR IN EGYPT

Egypt's real estate sector recorded EGP 441.4bn in GDP contribution in H1 2024/25, attracting USD 730mn in foreign direct investment.



2.9%
GROWTH

Real Estate Sector Contribution Is Still Growing

- RE sector *in H1 2024/25*, marking growth of 2.9% YoY, representing ~10.5% of total GDP.



\$8.9B
Cont. in GDP

RE Sector Highest Ever Contribution In 2024

- RE sector **contributed EGP 441.4 billion (USD 8.9 billion) to GDP in H1 2024/25.**
- Based on data from the CBE and sectoral reports, in Q1 25/26, foreign investment in real estate by non-residents contributed **\$520.2 million** in net inflows.



\$1.3B
Existing Inv.

RE Market in Egypt is Attractive For Local & Foreign Investments

- Implemented investments in the sector reached **EGP 65.7 billion (USD 1.3 billion)**
- RE Market is preparing to adapt to the Government's Strategy for Sustainable Tourism 2030 goal of attracting **30M visitors by 2028.**



\$730M
FDI

Attracting Foreign Direct Investment (FDI)

- During H1 2024/25, total inflows of FDI in the real estate market **reached USD 730 million.**



12%
employed pop.

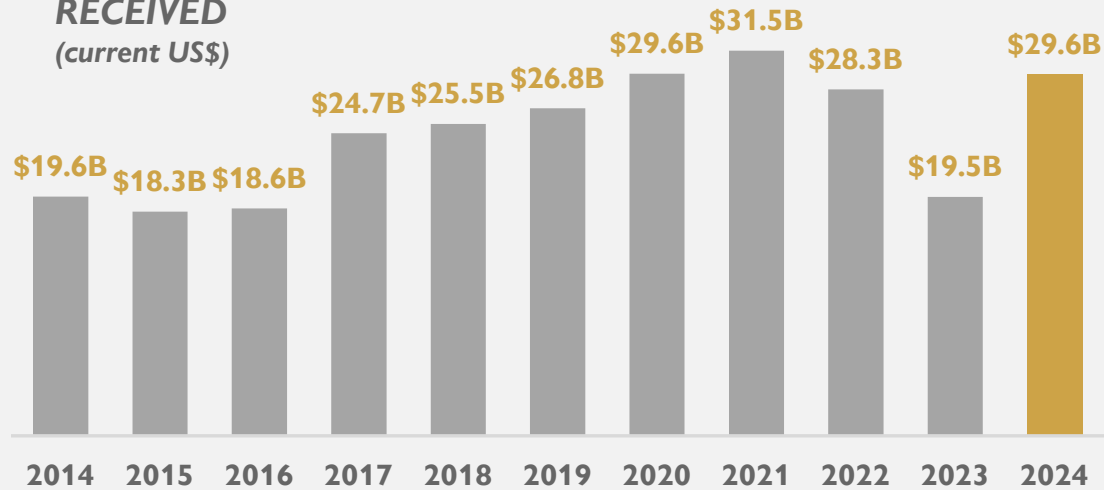
RE Market is One of the Main Contributors to Job Market

- CAPMAS reports that the sector, including construction and building activity, accounts for nearly **12% of the employed population aged 15 years and above.**

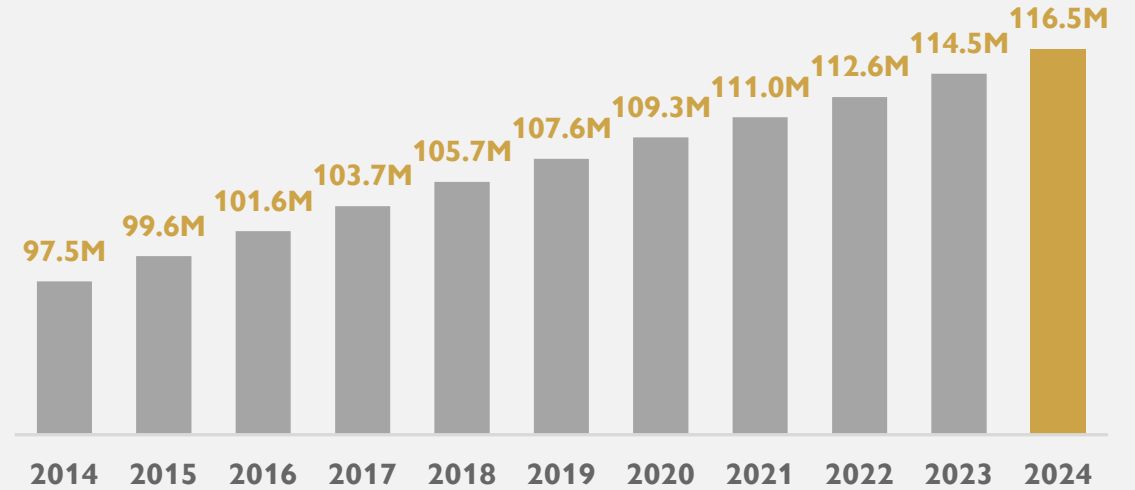
EGYPT MARKET STRONG DEMOGRAPHICS & ECONOMIC FUNDAMENTALS

Facts about the Egyptian Market

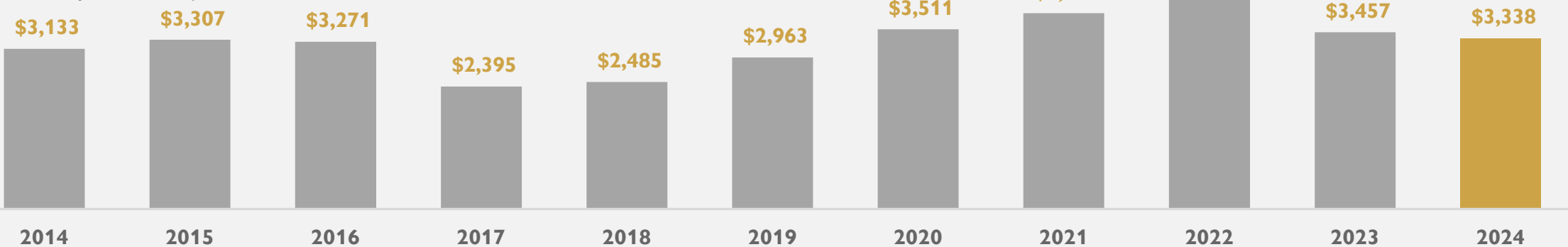
REMITTANCES RECEIVED
(current US\$)



POPULATION



GDP (current US\$)



THANK YOU

