

# Orascom Development Egypt (ODE) Prepared for the Future

*Investor Relations Presentation*  
**1H 2026**

**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: DEEPDIVE 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 1H 26



**5 Operating  
Destinations**

spanning over  
51mn sqm of land

## OUR BUSINESS PORTFOLIO INCLUDES

### Real Estate

**1H 26 Revenue: EGP 8.8bn**  
(60% of total R)

### Hospitality

**1H 26 Revenue: EGP 3.3bn**  
(22% of total R)

### Commercial Assets

**1H 26 Revenue: EGP 2.4bn**  
(16% of total R)

### Land

**1H 26 Revenue: EGP 0.3bn**  
(2% of total R)

**EGP 43.4B**

**2026 Market  
Cap**

**EGP 14.8B**

**1H 2026  
Revenue**

**EGP 10.7B**

**1H 2026 Cash**  
Includes 163M USD

**EGP 3.2B**

**1H 2026  
Net Profit**

**EGP 2.8B**

**1H 2026  
Cash From  
Operation**

All figures as of 1H 26

# 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 m<sup>2</sup>** 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

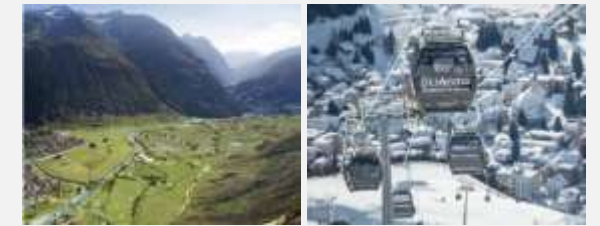


2009

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

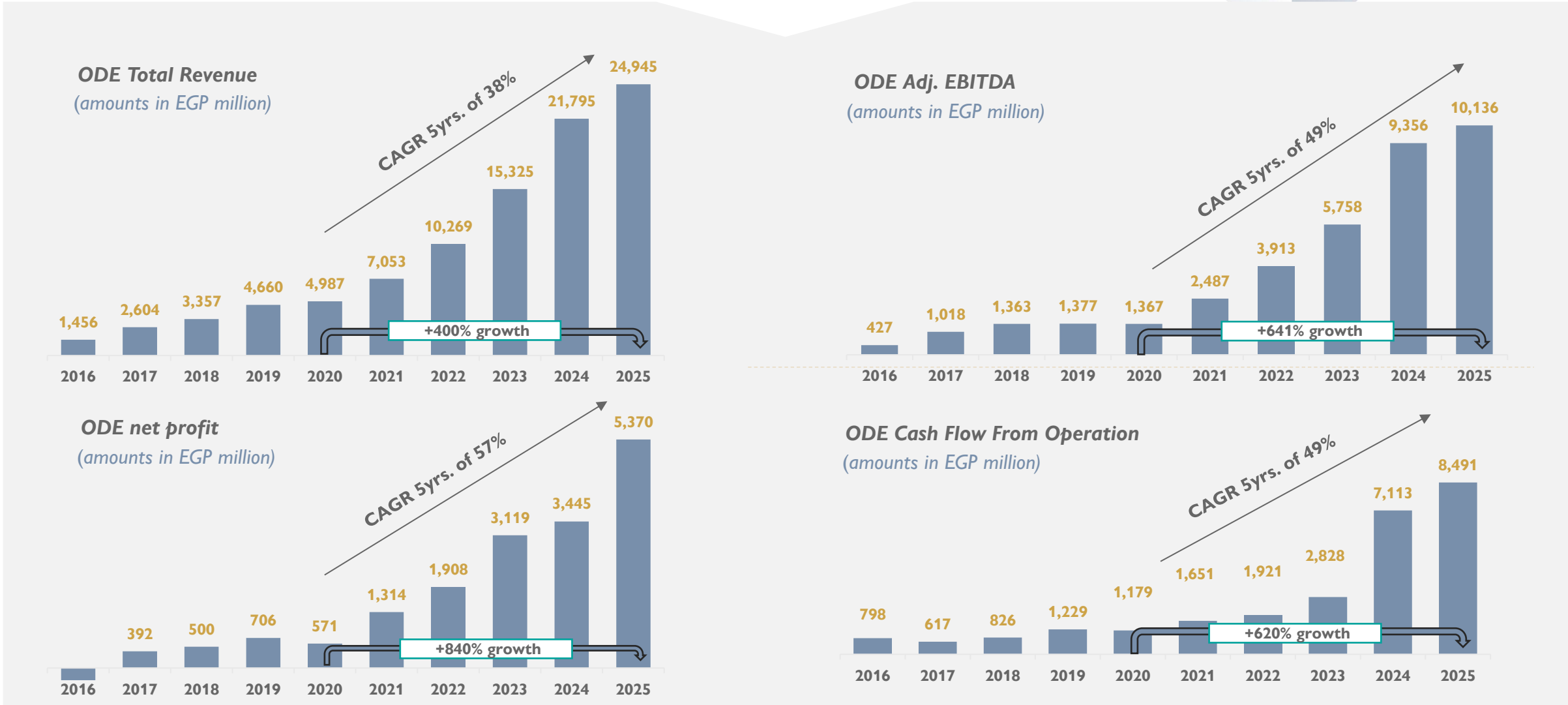
ODE is listed on the Egyptian Stock Exchange (EGX) since 2015 with **25% Free Float and 75% Owned by ODH**.



## 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 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

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

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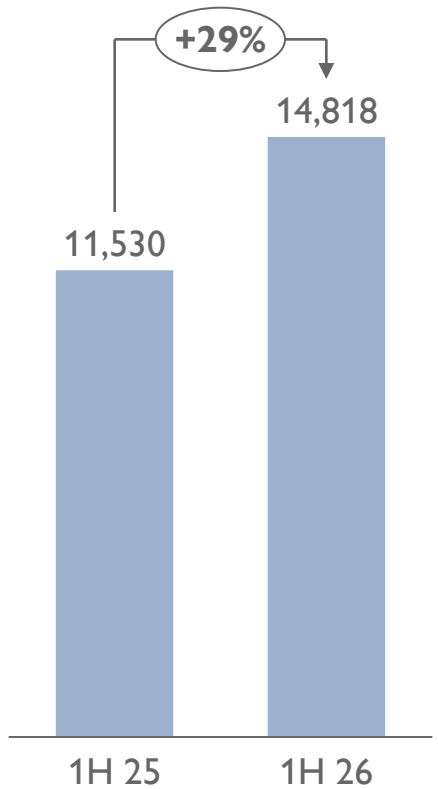
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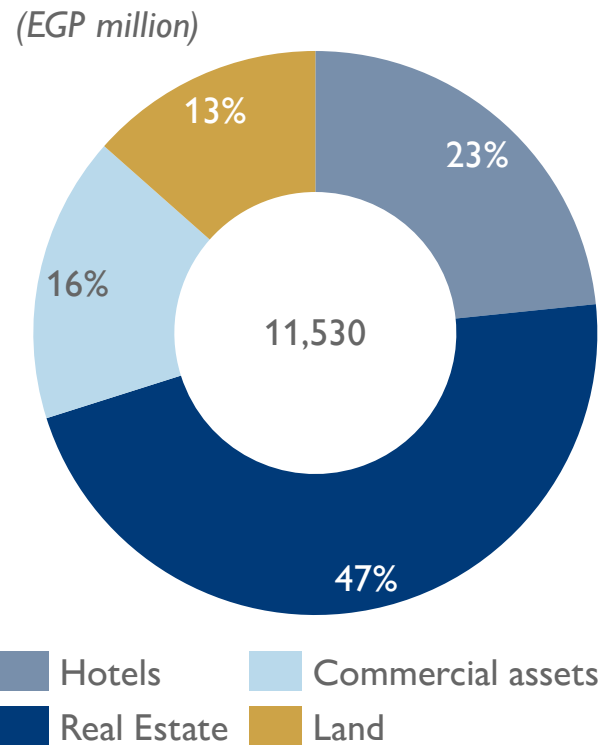
# 1H 26 – YoY Revenue Breakdown by Business Segment

Recurring revenues grew 23% y-o-y to EGP 5.6 billion in 1H 26, with their share of total revenues rising to 38% — underscoring the continued strength and resilience of the Group's recurring income streams.

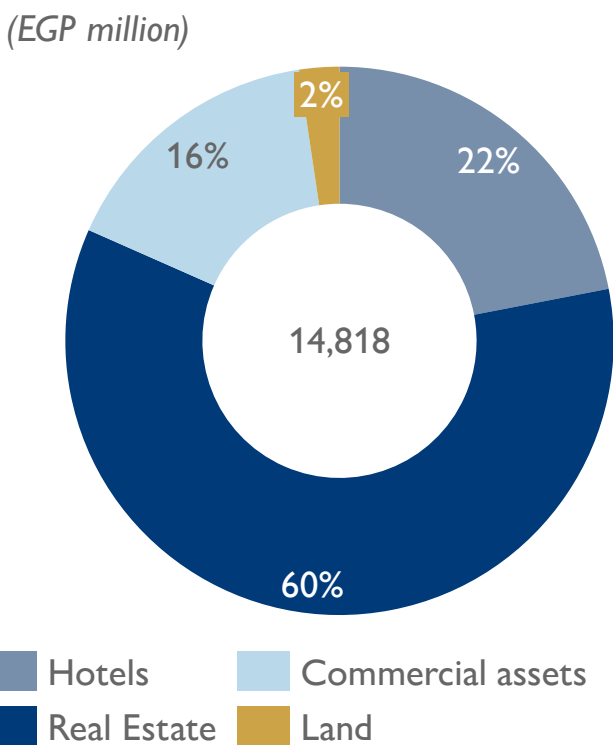
Total Revenues 1H 26



Revenues by Segment 1H 25

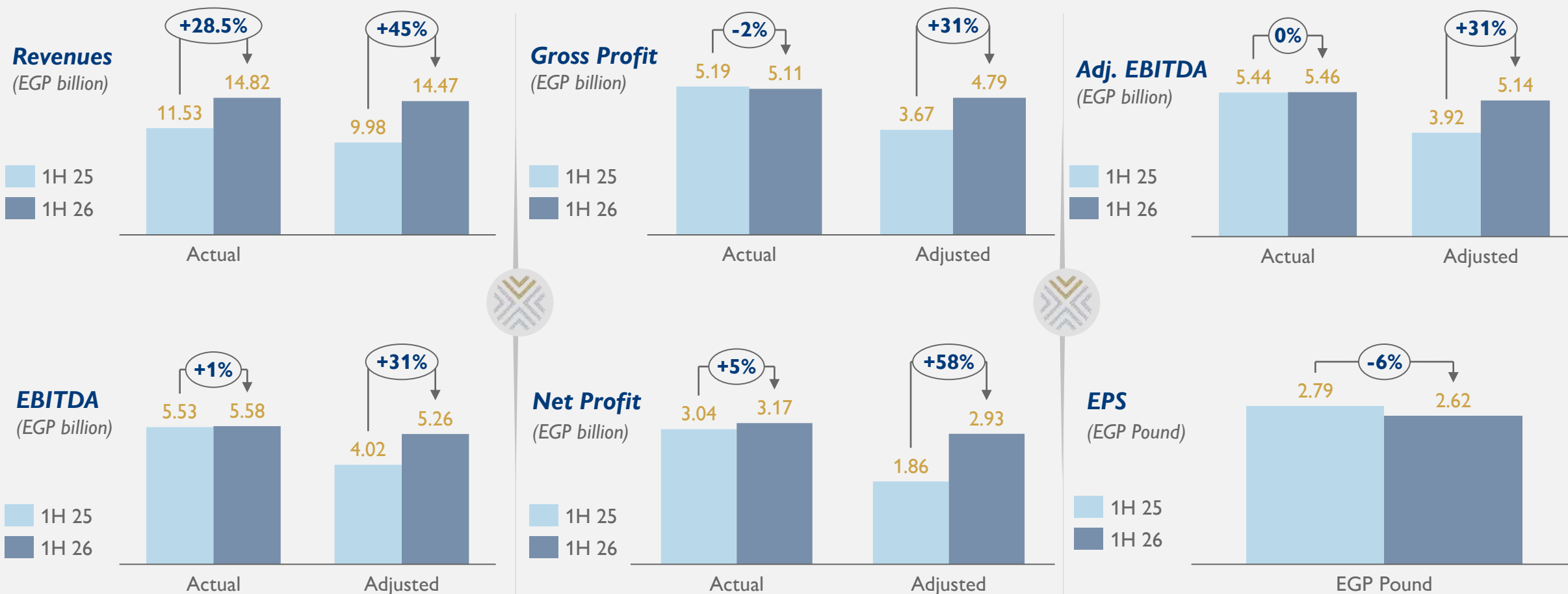


Revenues by Segment 1H 26



# 1H 2026 – P&L HIGHLIGHTS

Adjusted metrics deliver double-digit growth across all P&L lines, excluding the land-effect in the adjusted scenario.



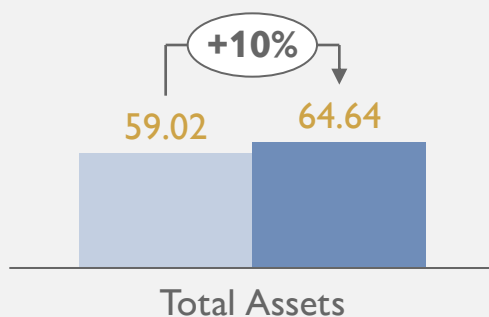
# 1H 2026 – BALANCE SHEET HIGHLIGHTS

Balance sheet strengthens significantly as Net Debt falls 12%, supported by double-digit growth in assets.

## Total Assets

(EGP billion)

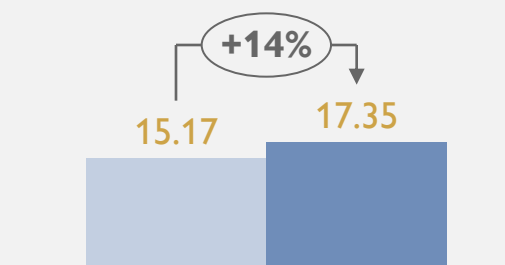
FY25  
1H 26



## Receivables

(EGP billion)

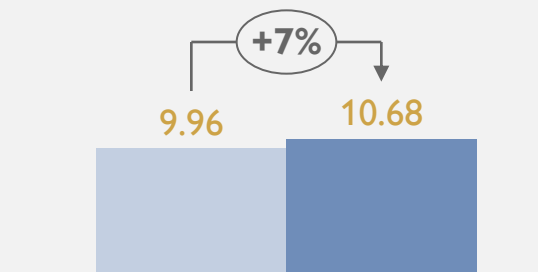
FY25  
1H 26



## Total Cash

(EGP billion)

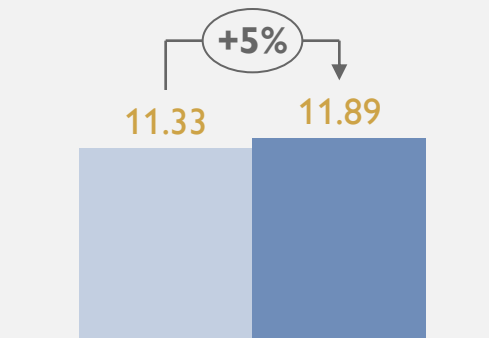
FY25  
1H 26



## Borrowings

(EGP billion)

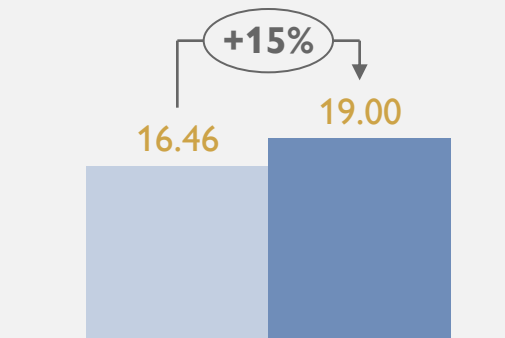
FY25  
1H 26



## Total Equity

(EGP billion)

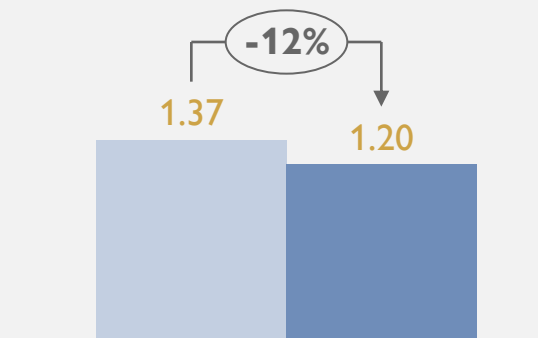
FY25  
1H 26



## Net Debt

(EGP billion)

FY25  
1H 26



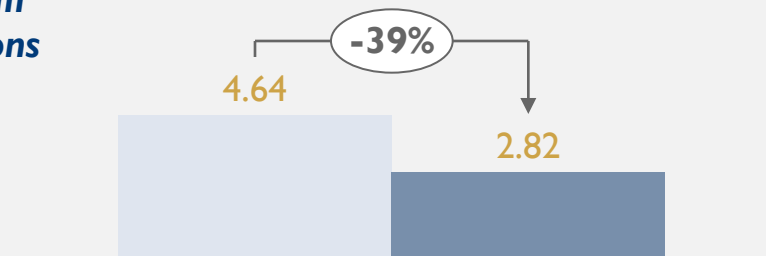
## 1H 2026 – CASH FLOW STATEMENT HIGHLIGHTS

*Healthy cash flows across the business, despite being impacted by the EGP 1.3bn payment to NUCA related to O West and increased payments to real estate suppliers as construction activity accelerated.*

### Cash from Operations

(EGP billion)

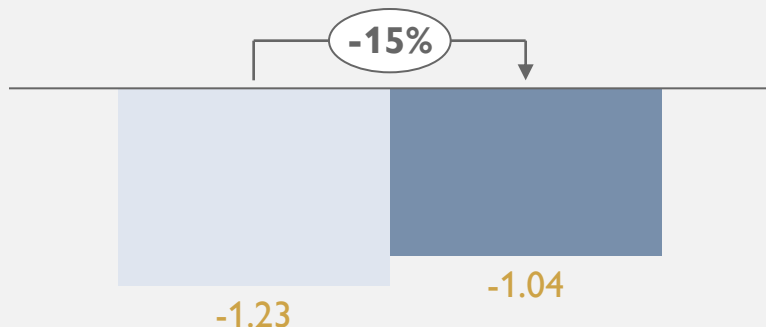
1H 25  
1H 26



### CAPEX

(EGP billion)

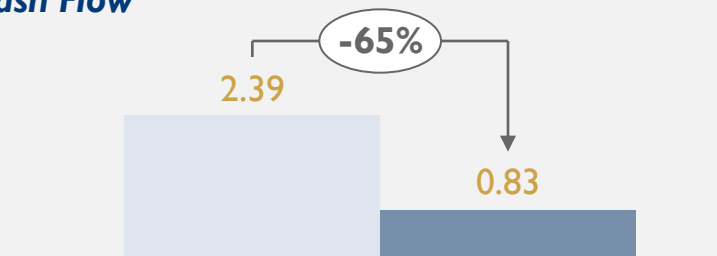
1H 25  
1H 26



### Operating Cash Flow

(EGP billion)

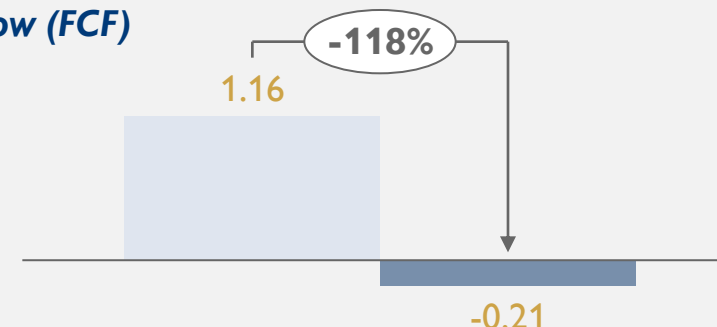
1H 25  
1H 26



### Free Cash Flow (FCF)

(EGP billion)

1H 25  
1H 26



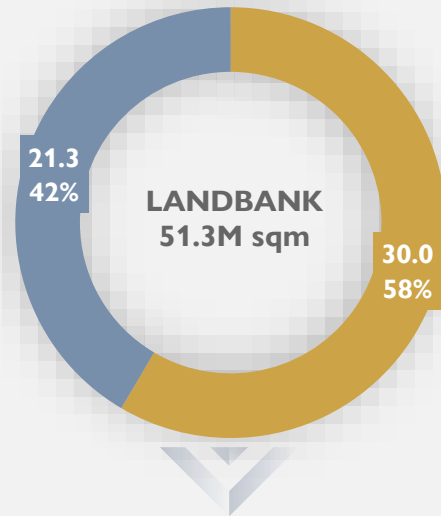
## 2 Land Monetization

### El Gouna is Our Largest Remaining Undeveloped Land Bank Portfolio



#### ODE Land Bank Facts:

■ Developed  
■ Undeveloped



15.2M sqm

#### Undeveloped Land in El Gouna

- 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 |
|------------------|---------------------------------------------|-----------------|----------------------------|-----------|
| June 2026        | Entrance of El Gouna (School development)   | 15,236          | ~307M EGP                  | 387       |
| 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       |

**El Gouna Map**

**ELGOUNA**  
RED SEA

18

# FINANCING PROFILE

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

| (EGP mn)     | 1H 26    | 1H 25    | FY 25    |
|--------------|----------|----------|----------|
| Banks Debt   | 11,886.5 | 10,255.9 | 11,330.2 |
| Cash         | 10,684.2 | 8,090.7  | 9,960.8  |
| Net Debt     | 1,202.4  | 2,165.1  | 1,369.3  |
| Equity       | 20,395.7 | 15,645.7 | 17,642.4 |
| Total Assets | 64,638.5 | 55,335.6 | 59,021.2 |

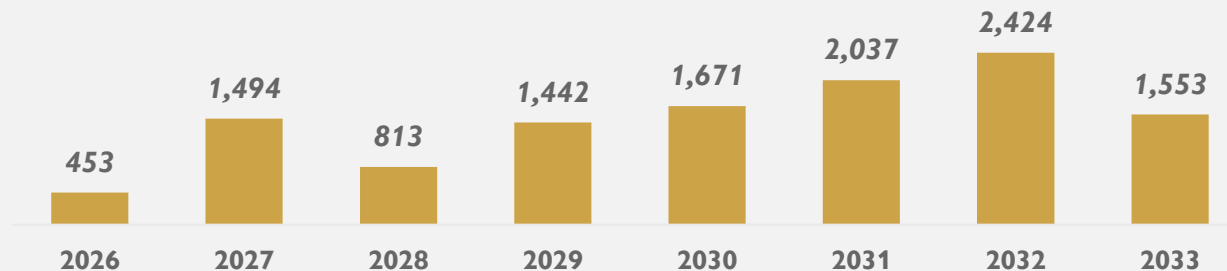
| Key Ratios             | 1H 26 | 1H 25 | FY 25 |
|------------------------|-------|-------|-------|
| Debt / Equity          | 0.58x | 0.66x | 0.64x |
| Debt / Total Assets    | 0.18x | 0.19x | 0.19x |
| Net Debt / Adj. EBITDA | 0.12x | 0.21x | 0.14x |

Net debt is calculated as total borrowings less cash and cash equivalents and for 1H 26 and 2025 is based on the last trailing.

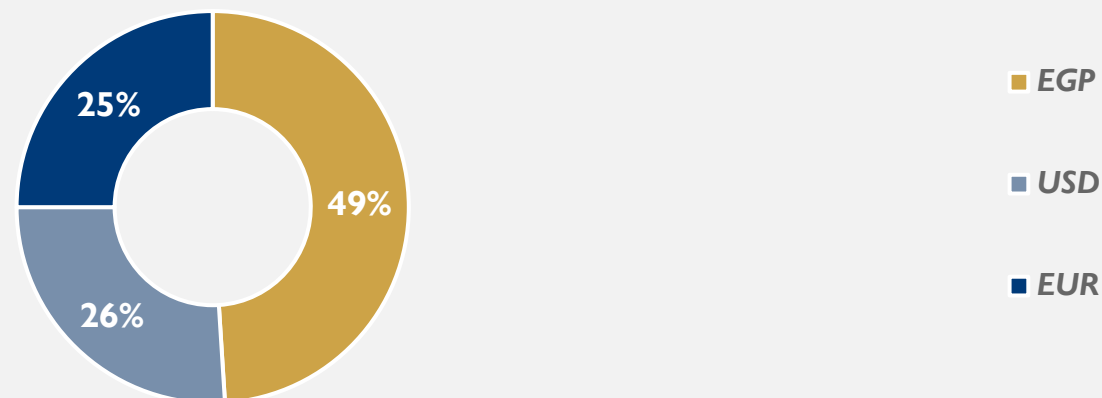
## Debt Maturity Profile – June 2026

1H 26 Balance: EGP 11,886mn

Cost of Debt: 14.07%



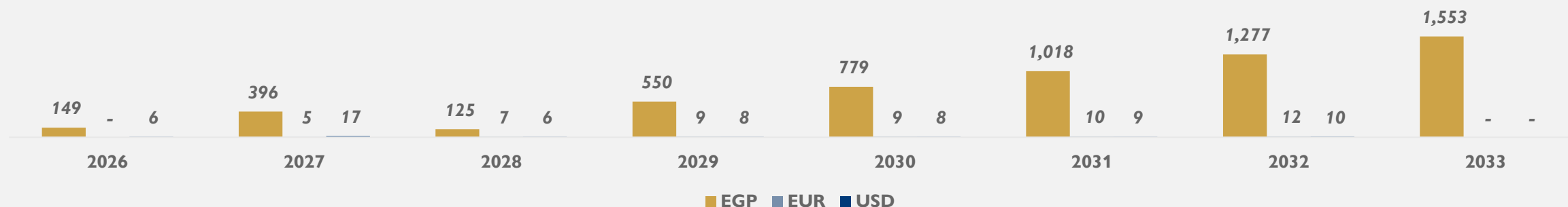
## Current Debt by Currency



# FINANCING PROFILE

Total foreign currency cash in banks reached c. USD 163mn as of the end of June 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 June 2026 | Total debt In EGP (mn) | Total Cash by currency end of June 2026 (mn) | Total Cash in EGP mn June 2026 |
|------------------------|-------------------------------------------------|------------------------|----------------------------------------------|--------------------------------|
| EGP                    | 5,847                                           | 5,847                  | 2,667                                        | 2,667                          |
| USD                    | 63                                              | 3,088                  | 73                                           | 3,586                          |
| Euro                   | 52                                              | 2,951                  | 79                                           | 4,431                          |
| Total                  |                                                 | 11,887                 |                                              | 10,684                         |

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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.

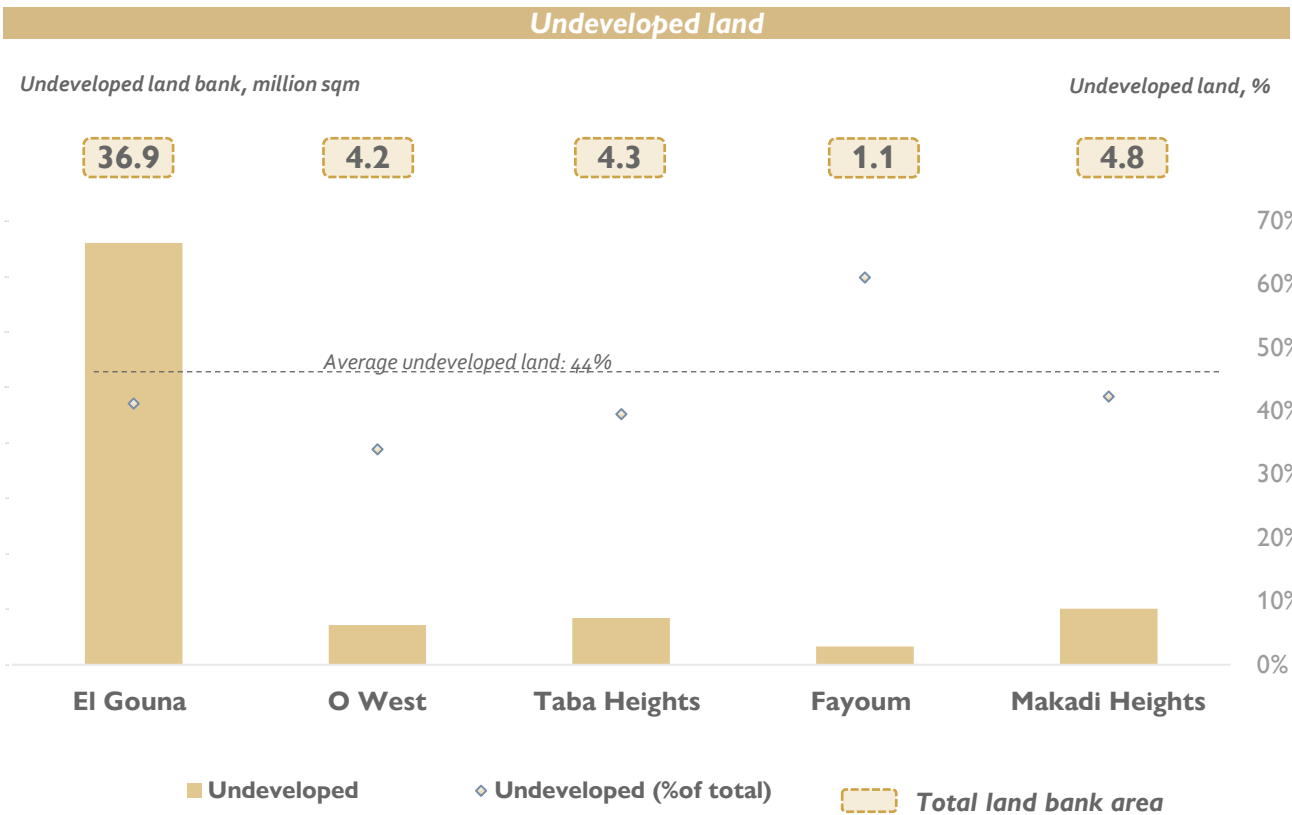
4

## 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 5.4bn from the monetization program started three years ago with more to come



## Program Achievements

- ✓ Successfully realized EGP c. 5.4bn 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.

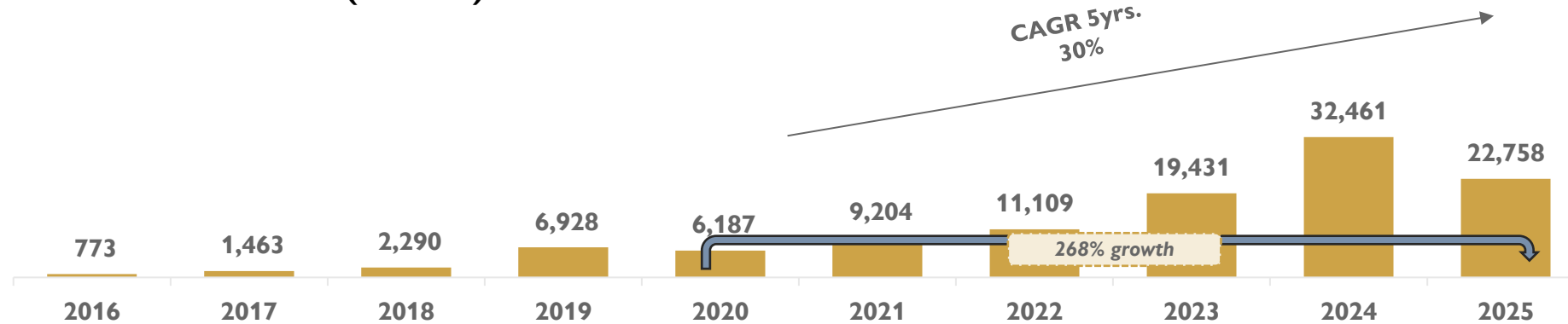
### **Implicit Interest Rate Premium**

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

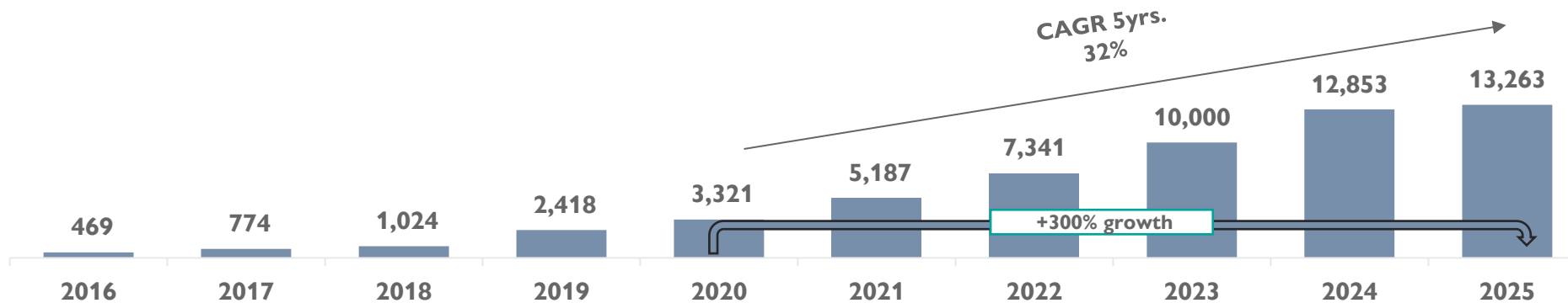
## ODE STRATEGY: 2) COMMERCIAL AND OPERATIONAL UPLIFT

*Displayed strong sales traction*

### ODE Real Estate Sales (EGP bn)



### ODE Real Estate Revenues (EGP bn)

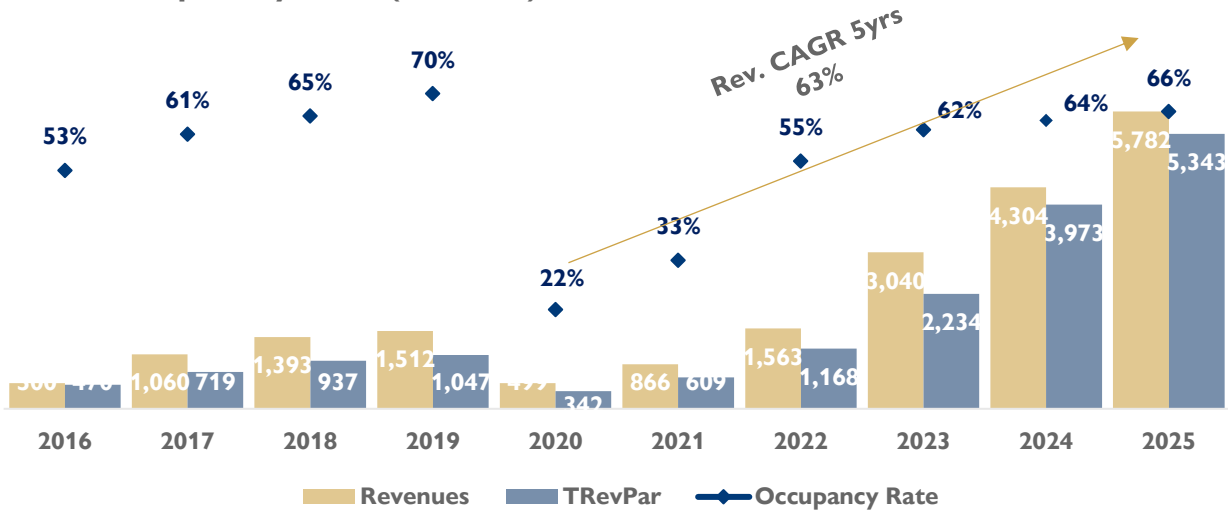


# ODE STRATEGY: 3) GROWING RECURRING INCOME BASE

Shapes a reliable source of cash flow, essential to finance ODE’s growth & shield our operations from slowdowns

## A spectacular recovery with further upside despite headwinds

ODE Hospitality KPIs (EGP mn)

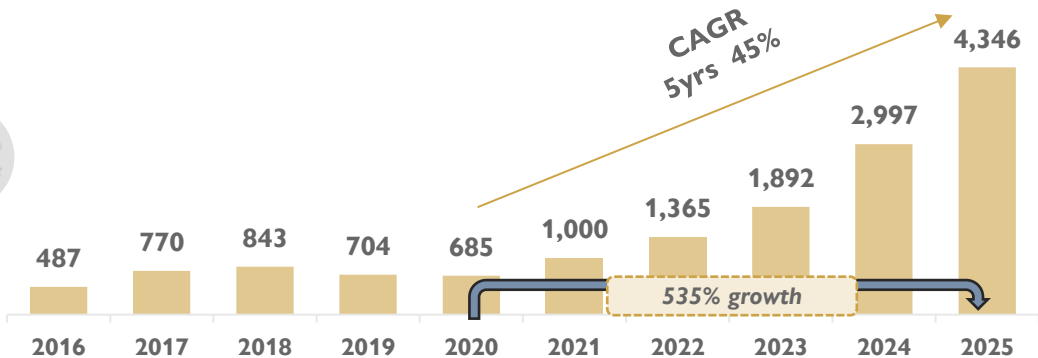


- ✓ Resilient and profitable despite challenging market environment
- ✓ Approaching the completion of the full renovation process for El Gouna hotels (the biggest renovation in the last 20 years), allowing us to increase our ARR

\* Figures are rounded to the nearest decimal point.

## 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

## ODE STRATEGY: 4) STRONG LEVERAGE METRICS

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

**0.12x**  
1H 26

Net Debt / Adj. EBITDA



**EGP 10.7bn**  
1H 26

Cash and Cash  
Equivalents



**0.58x**  
1H 26

Debt / Equity



**\$163M**  
1H 26

Foreign Currency Cash  
which covers our foreign debt  
payments till maturity



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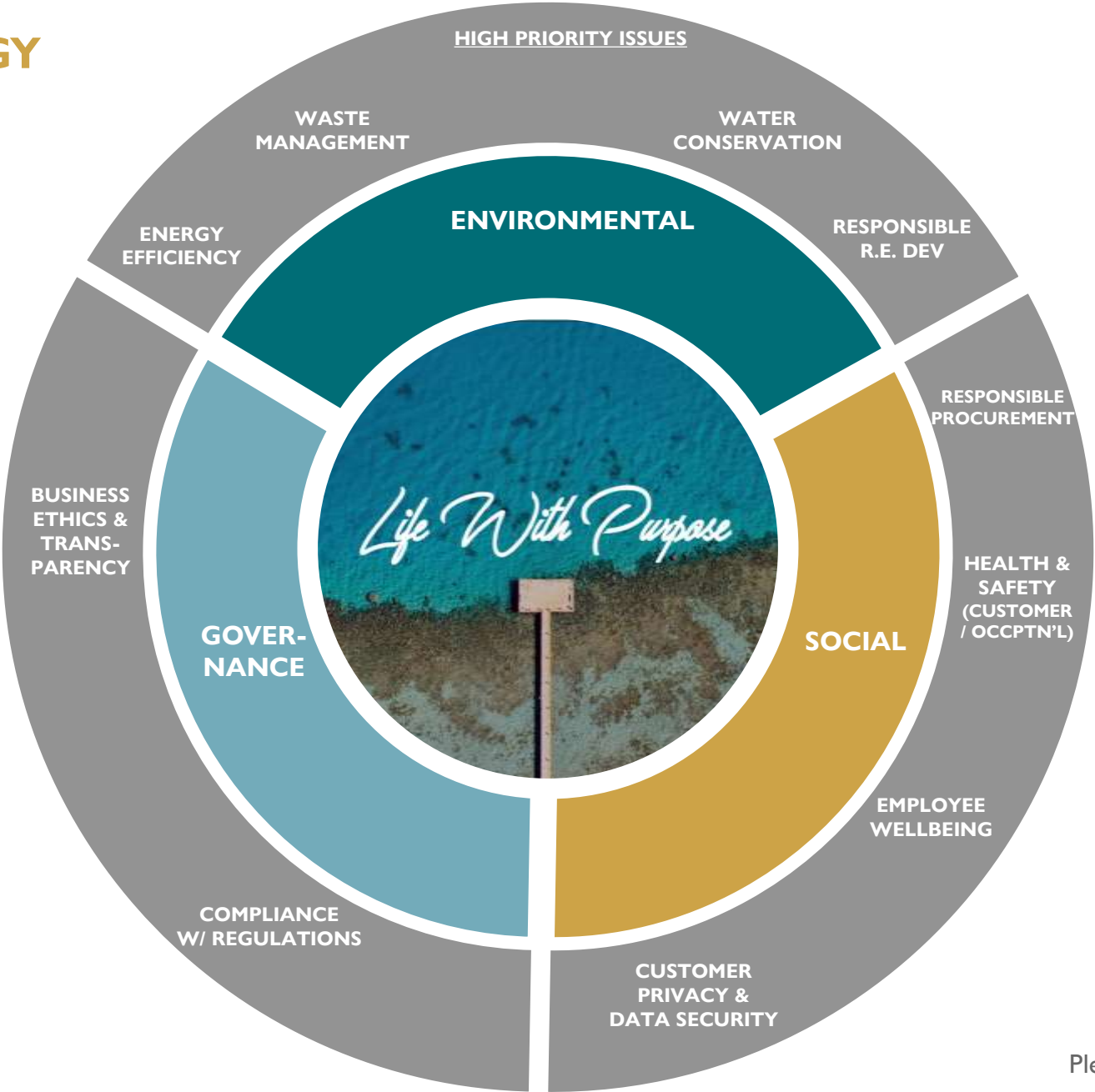
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# OUR ESG STRATEGY



# 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.

## 2025 SUSTAINABILITY JOURNEY – EDGE certification

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



**The Chedi**  
Resort in Egypt, Arab Rep.



**Steigenberger Golf Resort - El Gouna**  
Resort in Egypt, Arab Rep.



**Casa Cook**  
Resort in Egypt, Arab Rep.



**Sheraton Miramar Resort - El Gouna**  
Resort in Egypt, Arab Rep.



**Ali Pasha Hotel - El Gouna**  
Hotel in Egypt, Arab Rep.



**Mosaïque Hotel - El Gouna**  
Hotel in Egypt, Arab Rep.



**Club Paradisio Hotel**  
Hotel in Egypt, Arab Rep.



**Captain's Inn Hotel**  
Hotel in Egypt, Arab Rep.



**Hotel in Egypt, Arab Rep.**



**Hotel in Egypt, Arab Rep.**



**Club Paradisio Hotel**  
Hotel in Egypt, Arab Rep.

# OUR MATERIALITY ASSESSMENT

| IMPORTANCE TO OD & STAKEHOLDERS | 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

## AGENDA

**ODE AT A GLANCE**

**INVESTMENT IN ODE**

**FINANCIAL PERFORMANCE**

**ODE STRATEGY**

**SUSTAINABILITY JOURNEY**

**IR CONTACT AND BOARD OF DIRECTORS**

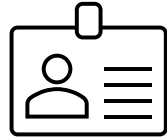
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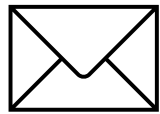
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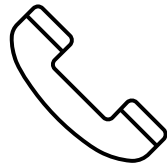
## CONTACT US



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**Ahmed.abouelella@orascomdh.com**  
**IR@orascomdh.com**



**+20 122 129 55 55**  
**+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*

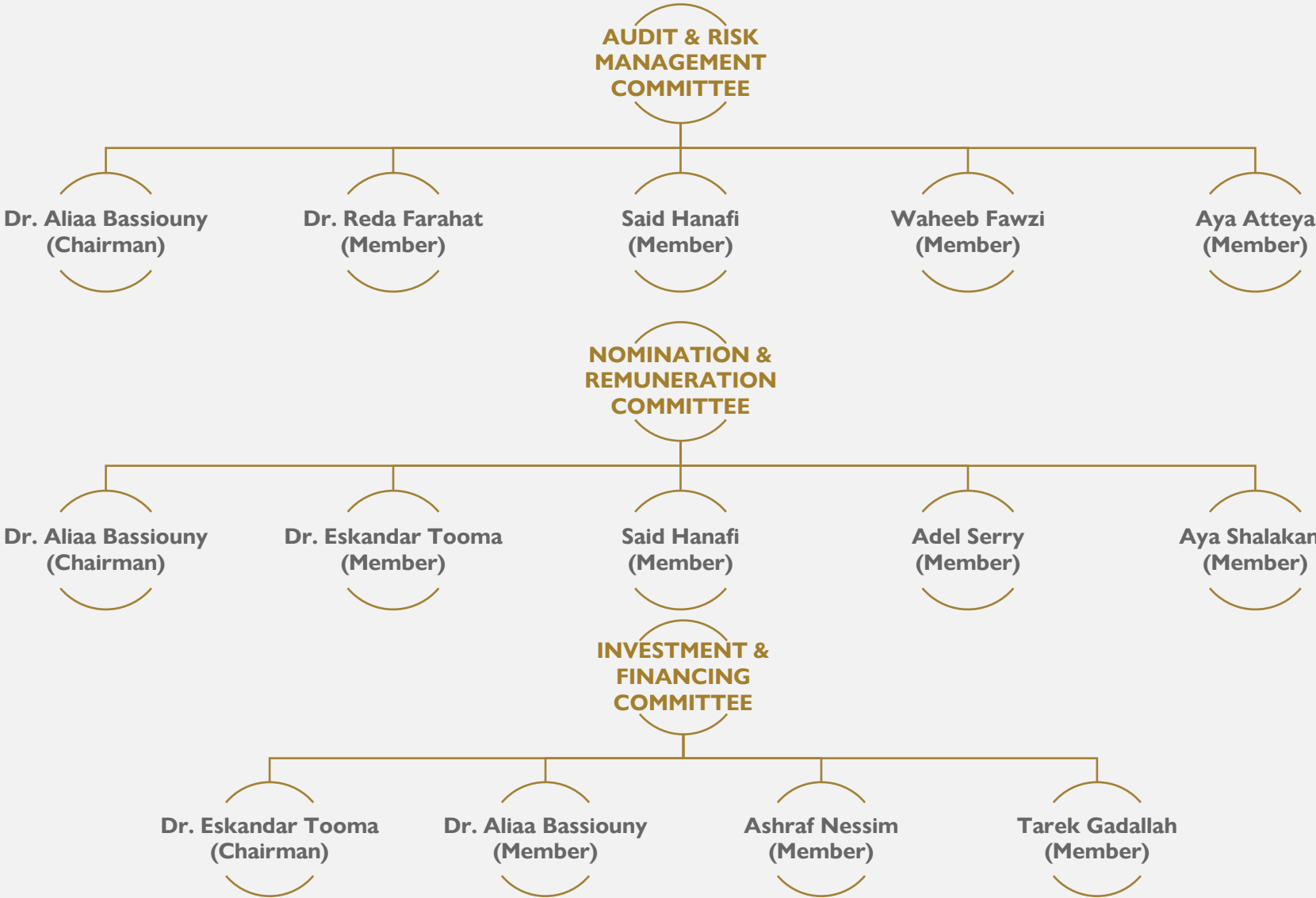


**Dr. Alia Bassiouny**  
*Member, non-executive*



**Aya Ateya**  
*Member, non-executive*

# ODE BOARD COMMITTEES



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**THANK YOU**



## AGENDA

**ODE AT A GLANCE**

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**FINANCIAL PERFORMANCE**

**ODE STRATEGY**

**SUSTAINABILITY JOURNEY**

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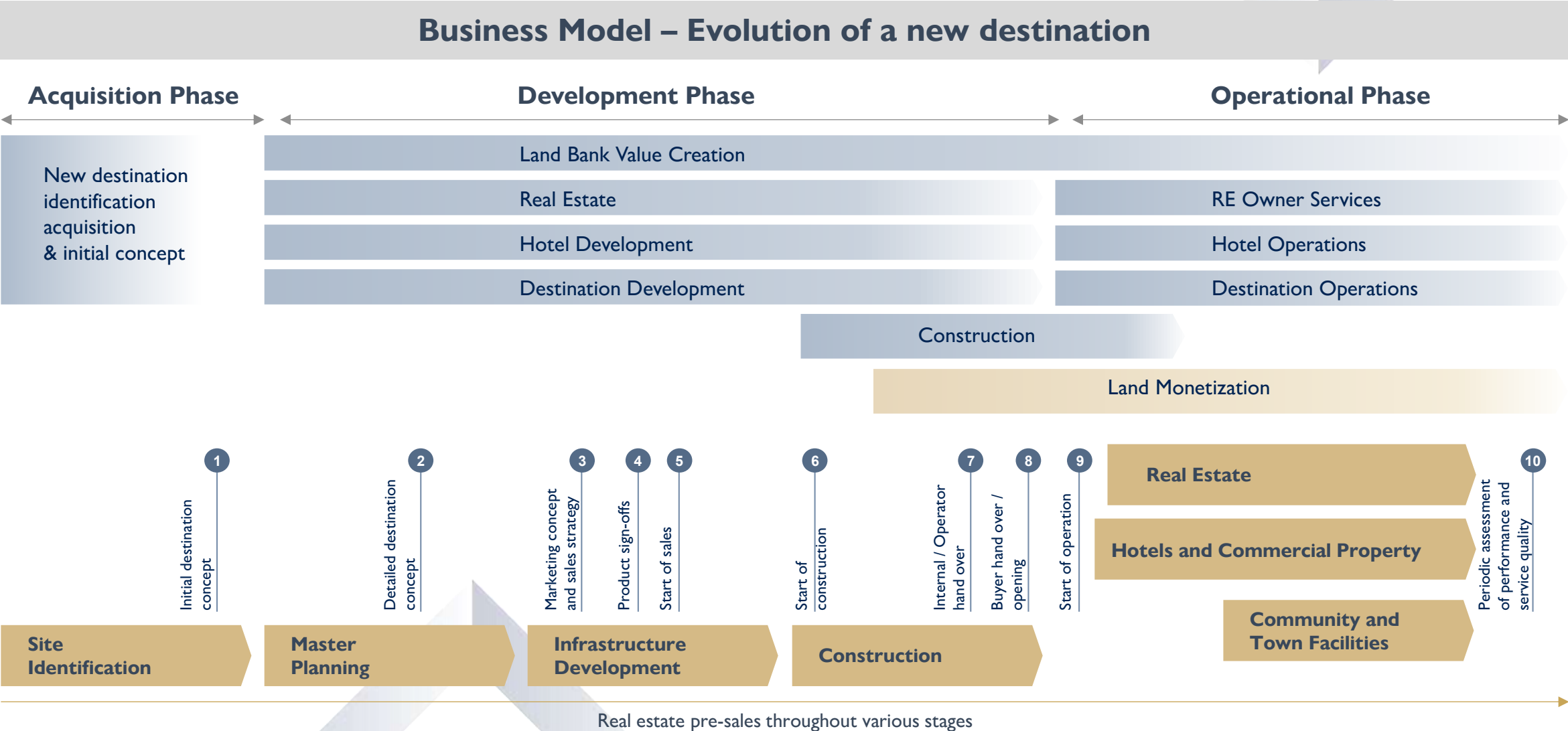
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# ODE BUSINESS MODEL



# 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

## AGENDA

**ODE AT A GLANCE**

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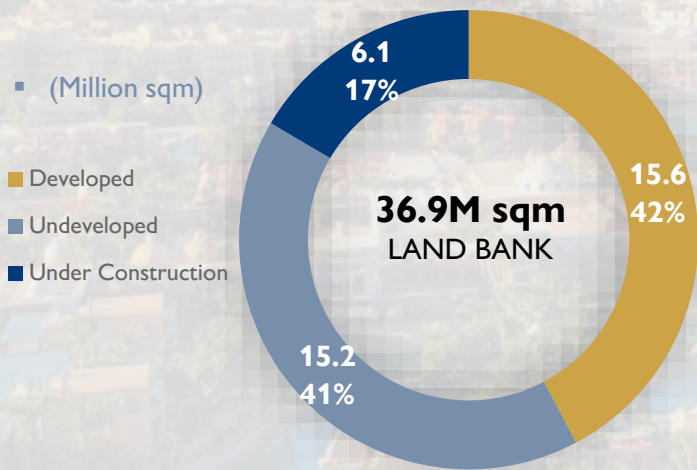
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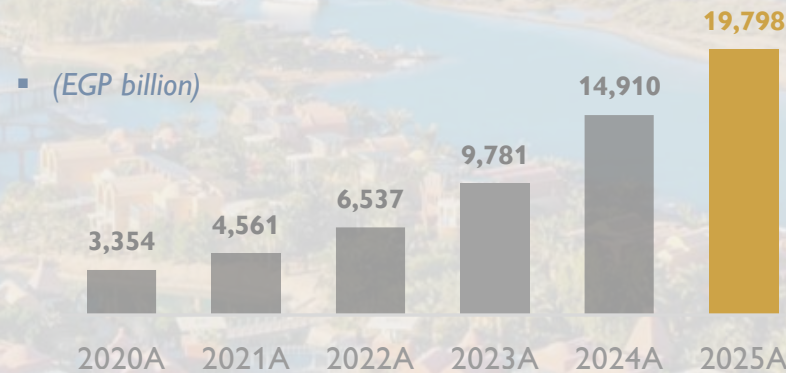
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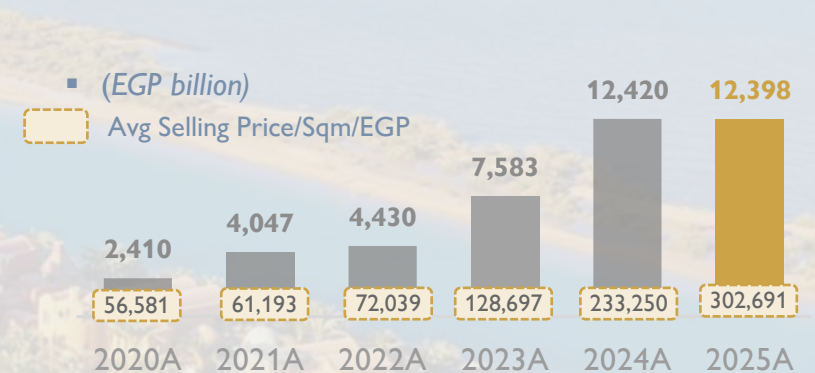
# GOUNA KEY FACTS



**El Gouna Total Revenue**  
**+43% CAGR**



**El Gouna Real Estate Sales**  
**+39% CAGR**



~25,000  
Residents

~10,000  
Delivered  
Residential Units

4  
Schools

2  
14 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

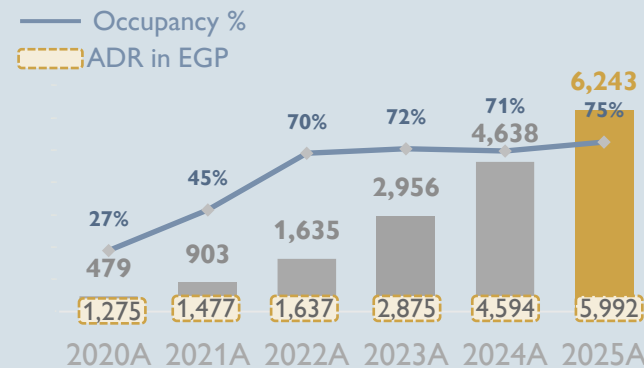
1  
Hospital

~700  
Berths

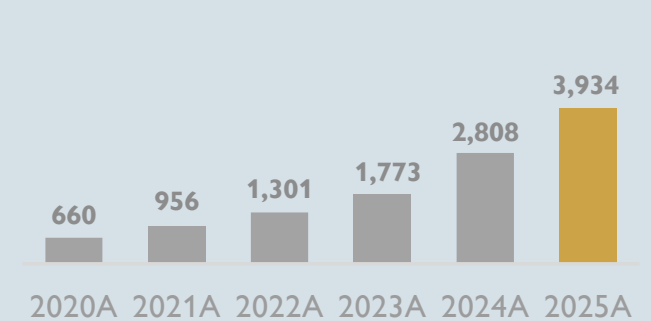
2  
Golf courses

1  
Cultural &  
Conferences Center

**El Gouna TRevPAR (EGP)**  
**+67% CAGR**



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



# GOUNA KEY FACTS

|                                                                                                                                                                              |                                                                                                                                                                                           |                                                                                                                                                                                                                            |                                                                                                                                                   |                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>25K PERMENANT RESIDENTS</b><br>                                                          | <b>MORE THAN 10 K RESIDENTIAL KEY DELIVERED</b><br>                                                      | <b>50+ RESIDENTS FROM DIFF. NATIONALITIES</b><br>                                                                                       | <b>4 MARINAS</b><br>WITH 650 BERTHS<br>+150 BERTH DRY DOCK<br> | <b>1MN+ VISITORS ANNUALLY</b><br>                                                                      |
| <b>05 SCHOOLS</b><br>                                                                       | <b>36 MIL. SQM TOTAL AREA</b><br>                                                                       | <b>G-SPACE CO-WORKING SPACE</b><br>                                                                                                     | <b>08 CERTIFIED DIVING CENTERS</b><br>                         | <b>6 KITE-SURFING CENTERS</b><br>                                                                      |
| <b>CABLE PARK</b><br>ONE OF THE LARGEST OLYMPIC STANDARD CABLE PARKS IN THE MIDDLE EAST<br> | <b>INTERNAL TRANSPORTATION</b><br>INCLUDES BUS & SHUTTLE BUS, BOAT, LIMOUSINES E-BIKES AND TOK-TOKS<br> | <b>AIRSTRIP FOR PRIVATE JETS</b><br>                                                                                                    | <b>ELGOUNA FOOTBALL CLUB</b><br>                               | <b>01 STADIUM SEATING 12K SPECTATORS</b><br>                                                           |
| <b>BANKS &amp; ATMS</b><br>                                                                 | <b>GOUNA CONFERENCE AND CULTURE CENTER</b><br>                                                          | <b>18 HOTELS WITH 2,680 KEY</b><br>                                                                                                     | <b>46+ RESIDENTIAL NEIGHBORHOODS</b><br>                       | <b>EL GOUNA WINERY</b><br>                                                                             |
| <b>CINEMA</b><br>                                                                          | <b>SPORTS DISTRICT</b><br>(SQUASH,PADDLE, PICKLEBALL, TENNIS COURTS, GO-CARTS, KIDS' AREA...)<br>      | <b>HOSPITAL</b><br>WITH 40 BEDS, A 24/7 EMERGENCY, CLINICS ETC..<br>                                                                   | <b>PROPERTY MANAGEMENT, HOME SERVICES ETC..</b><br>           | <b>02 GOLF COURSES 18 HOLES GOLF COURSES</b><br>                                                      |
| <b>12 KM SHORELINE</b><br>                                                                | <b>OVER 600 DIFFERENT DINING, RETIAL &amp; NIGHTLIFE SPOTS</b><br>                                    | <b>+80 EVENTS IN 2025</b><br>(ARTS, CULTURE, CHILDREN'S ACTIVITIES, EDUCATION, WELLNESS, SPORTS & ENTERTAINMENT & 55 ACTIVATIONS)<br> | <b>14 MW solar plant</b><br>                                 | <b>GLOBAL GREEN TOWN AWARD BY THE UN, BECOMING THE 1<sup>ST</sup> MENA TO EARN A GREEN AWARD</b><br> |

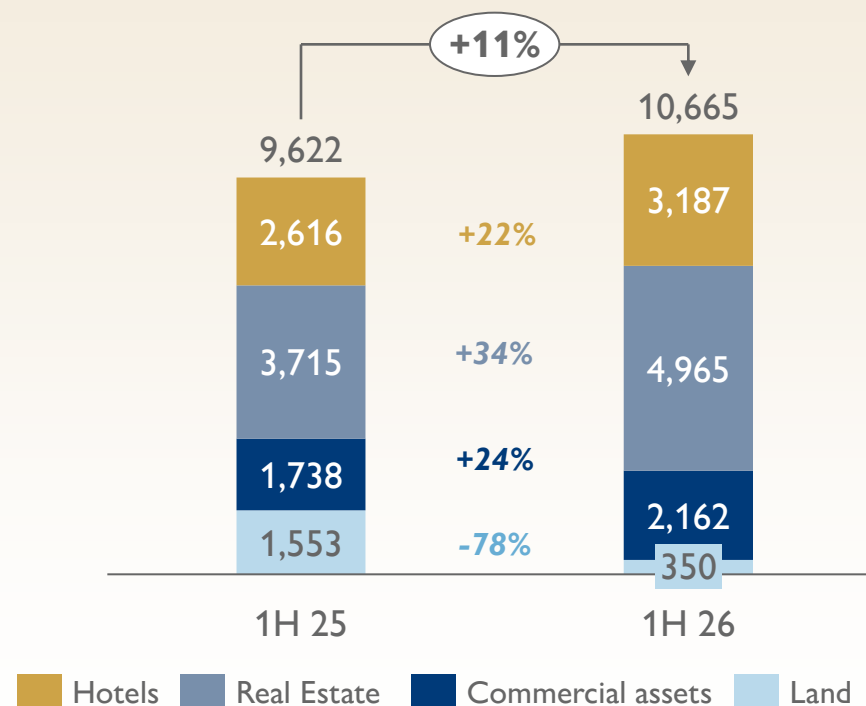
# EL GOUNA, EGYPT

Total revenues generated from El Gouna increased by 11% YoY to EGP 10.7bn in 1H 26.

## KPIs

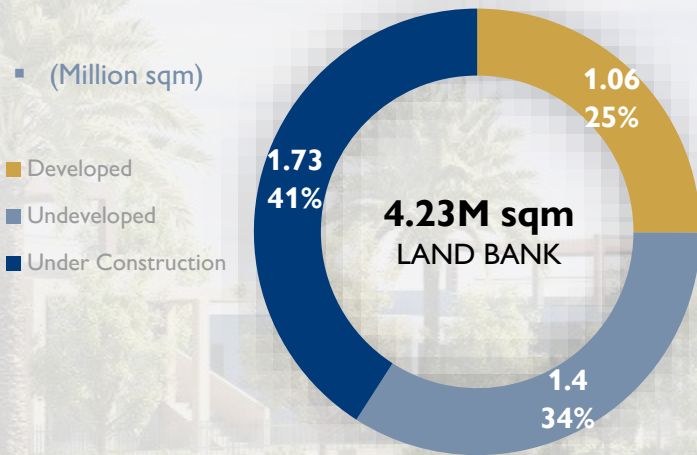
|                                             | 1H 26   | 1H 25   | % Chg. |
|---------------------------------------------|---------|---------|--------|
| <b>Hotels</b>                               |         |         |        |
| Total number of rooms                       | 2,528   | 2,528   | —      |
| Occupancy for total number of rooms         | 72%     | 74%     | (2.0%) |
| TRevPAR (EGP)                               | 7,170   | 5,892   | 21.7%  |
| GOP (EGPmn)                                 | 1,851.9 | 1,507.9 | 22.8%  |
| GOP PAR (EGP)                               | 4,140   | 3,383   | 22.4%  |
| <b>Real Estate</b>                          |         |         |        |
| Net sales (EGPmn)                           | 5,868.5 | 6,312.8 | (7.0%) |
| Number of contracted units                  | 126     | 139     | (9.4%) |
| Average selling price (EGP/m <sup>2</sup> ) | 312,021 | 299,700 | 4.1%   |

## REVENUES PER SEGMENT 1H 26 (EGP mn)



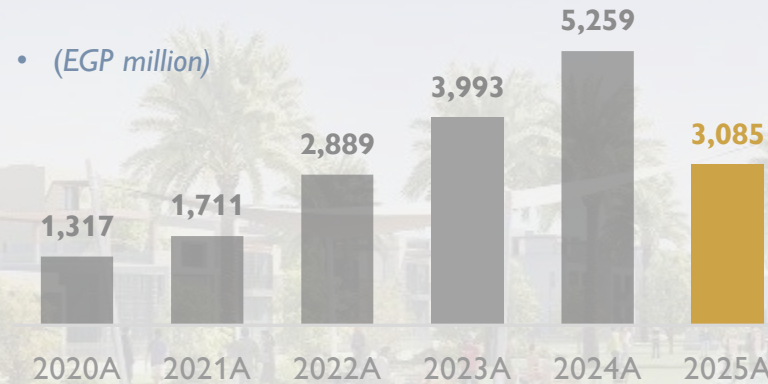
# OWEST KEY FACTS

O WEST  
6<sup>TH</sup> OF OCTOBER



## O West Total Revenue +19% CAGR

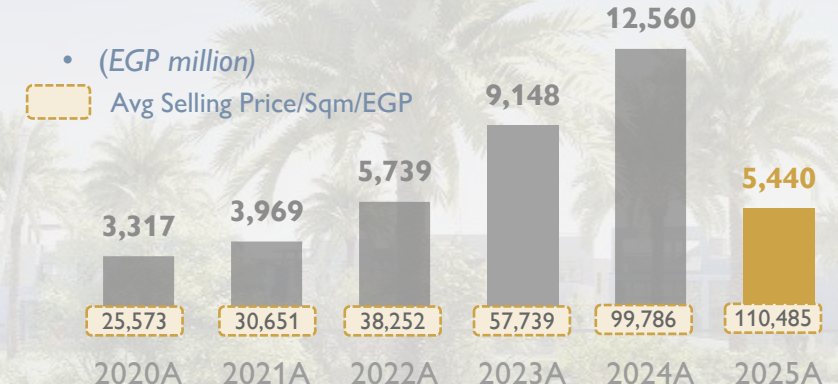
• (EGP million)



## O West Real Estate Sales +10% CAGR

• (EGP million)

■ Avg Selling Price/Sqm/EGP



~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 50 billion in cumulative sales as of 1H 26**, positioning it as one of the leading developments in the market.

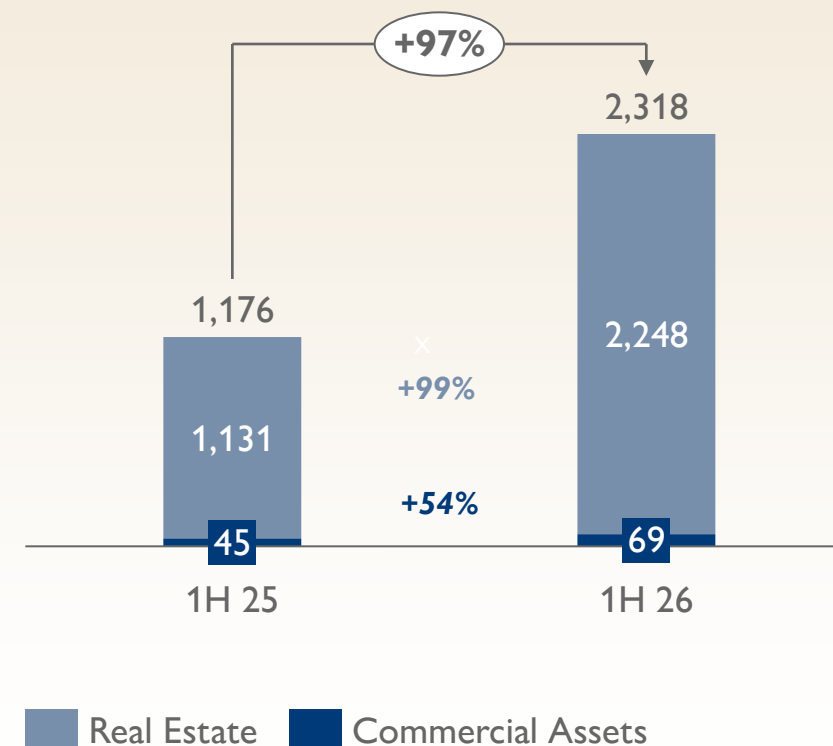
# OWEST KEY FACTS

O WEST  
6<sup>TH</sup> OF OCTOBER

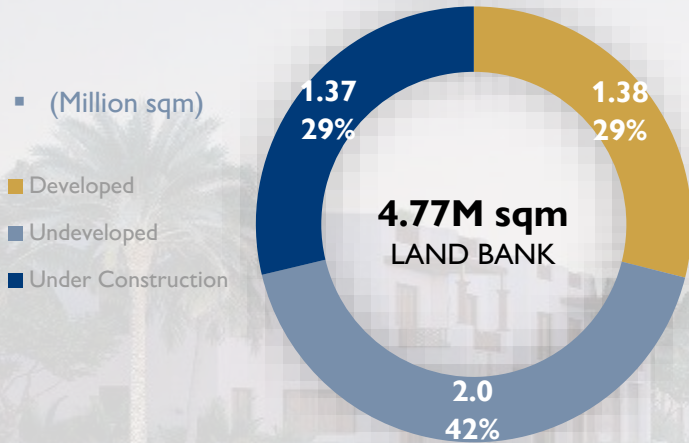
|                                                                                                                                                                         |                                                                                                                                                                               |                                                                                                                                                         |                                                                                                                                                 |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4.2 MIL. SQM</b><br>TOTAL AREA OVER 11,000 UNITS                                    | <b>+5,000 (EGP 45BN)</b><br>CONTRACTED UNITS OF<br>WITH MORE THAN 1,500<br>DELIVERED UNITS  | <b>LOCATED</b><br>HEART OF WEST CAIRO                                | <b>3.2 MIL. SQM</b><br>RESIDENTIAL UNITS<br>SPREAD           | <b>EDUCATION HUB</b><br>4 TOP TIER<br>INTERNATIONAL<br>SCHOOLS  |
| <b>DESIGNED BY HOK</b><br>LEADING ARCHITECTURE<br>DESIGN FIRM WORLDWIDE                | <b>190,000 M2</b><br>O BUSINESS<br>DISTRICT                                                 | <b>LANDSCAPE<br/>DESIGNED BY EDSA</b><br>GLOBAL<br>LANDSCAPING FIRM  | <b>LARGEST SPORTS<br/>CLUB</b><br>IN WEST CAIRO<br>37 ACRES  | <b>COMMERCIAL STRIP</b>                                         |
| <b>ATMS</b>                                                                            | <b>KIDS AREAS</b>                                                                           | <b>COMMUNITY CENTERS</b>                                             | <b>SPECIALIZED &amp;<br/>DEDICATED CLINICS</b>               | <b>FAMILY ACTIVITIES</b>                                        |
| <b>DIFFERENT F&amp;B OUTLETS<br/>AND DINING SPOTS</b>                                  | <b>+40<br/>RETAIL SHOPS</b>                                                                 | <b>BEAUTY SALON</b>                                                  | <b>24 HOURS SECURITY AND<br/>MAINTENANCE SERVICES</b>        | <b>SUPERMARKET</b>                                              |
| <b>INTERNAL<br/>TRANSPORTATION</b><br>INCLUDES SHUTTLE BUSES,<br>E-BIKES & GOLF CARS  | <b>19%<br/>FOOTPRINT</b>                                                                   | <b>GREEN FINGERS</b><br>CIRCULATING THE TOWN                        | <b>O SETUP</b><br>MULTI-PURPOSE VENUE                       | <b>+ 500 LIVING<br/>UNITS</b>                                  |
| <b>+ 45 BILLION EGP</b><br>SALES TILL END OF 25                                      | <b>+ PAYMENT PLAN</b><br>5% / 9 YEARS<br>EQUAL INSTALLMENT                                | <b>4 YEARS DELIVERY</b>                                            |                                                                                                                                                 |                                                                                                                                                    |

## KPIs

|                                          | 1H 26   | 1H 25   | % Chg. |
|------------------------------------------|---------|---------|--------|
| <b>Real Estate</b>                       |         |         |        |
| Net sales (EGPmn)                        | 5,673.7 | 3,619.3 | 56.8%  |
| No. of contracted units                  | 331     | 242     | 36.8%  |
| Avg. selling price (EGP/m <sup>2</sup> ) | 112,171 | 108,850 | 3.1%   |

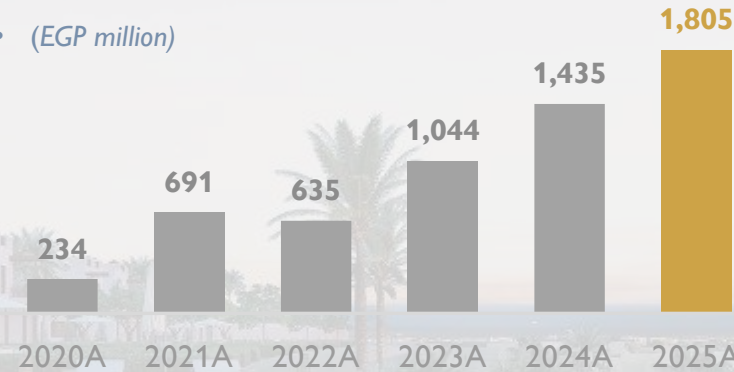
REVENUES PER SEGMENT  
1H 26 (EGP mn)

# MAKADI HEIGHTS KEY FACTS



## Makadi Heights Total Revenue +51% CAGR

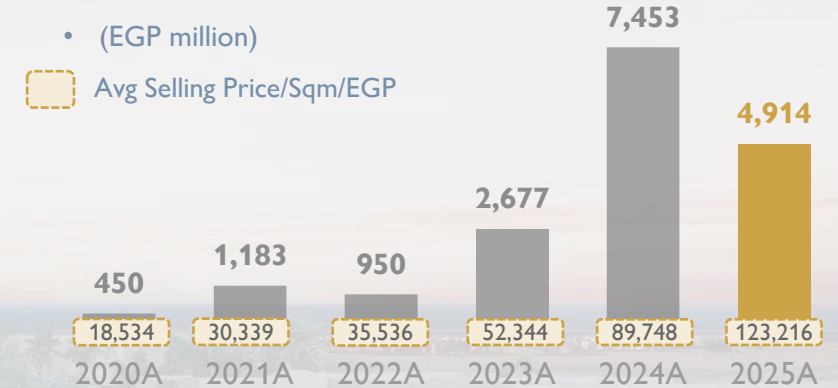
• (EGP million)



## 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 18.4 billion** as of 2025, with **~70% of sales driven by international buyers**, highlighting its strong global appeal.

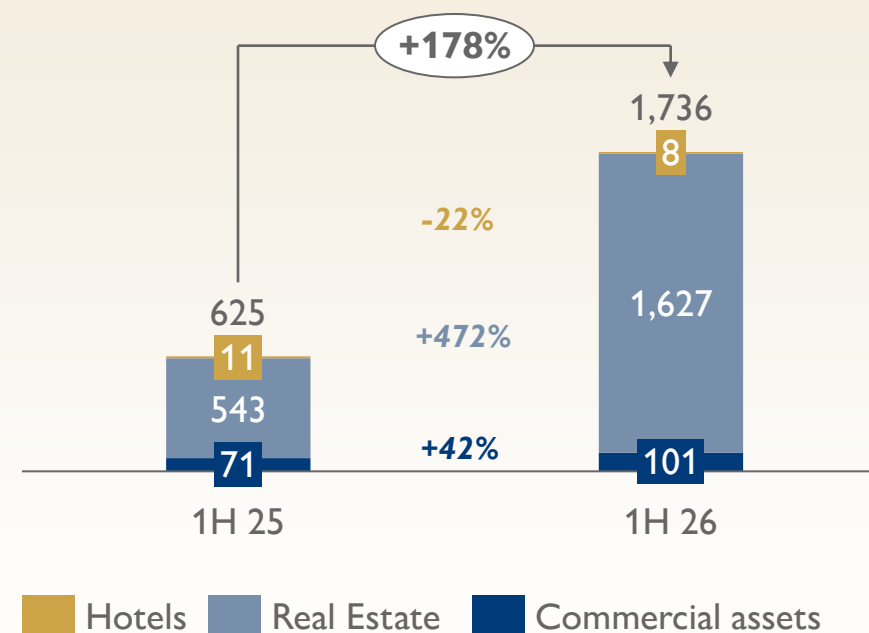
# MAKADI HEIGHTS KEY FACTS

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

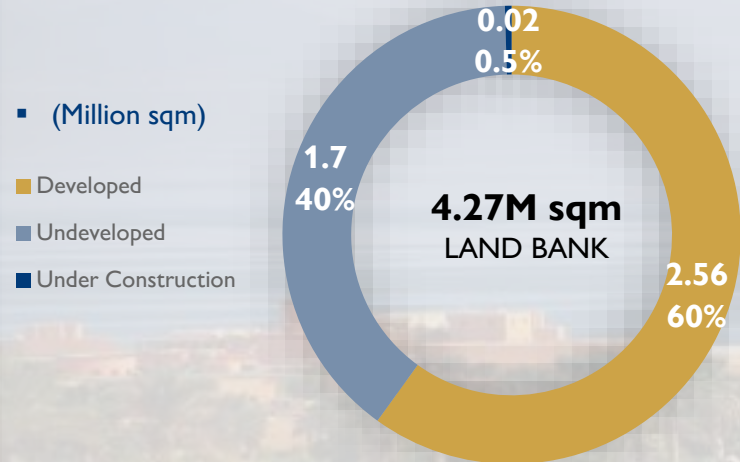
## KPIs

|                                          | 1H 26   | 1H 25   | % Chg. |
|------------------------------------------|---------|---------|--------|
| <b>Real Estate</b>                       |         |         |        |
| Net sales (EGPmn)                        | 3,597.6 | 1,721.3 | 109.0% |
| No. of contracted units                  | 210     | 124     | 69.4%  |
| Avg. selling price (EGP/m <sup>2</sup> ) | 161,366 | 119,793 | 34.7%  |

## REVENUES PER SEGMENT 1H 26 (EGP mn)

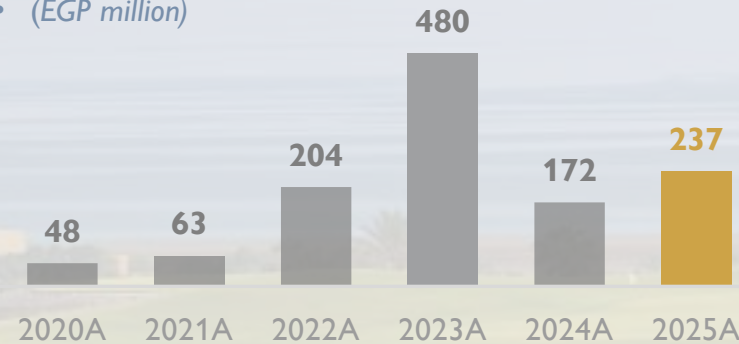


# TABA HEIGHTS KEY FACTS



## Taba Heights Total Revenue +38% CAGR

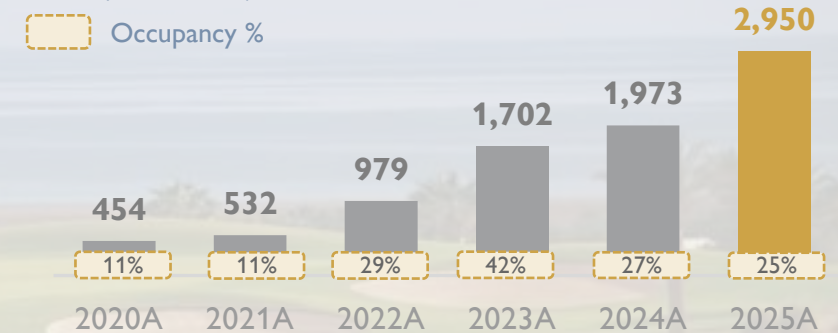
• (EGP million)



## 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

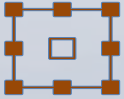
1

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.

# TABA HEIGHTS KEY FACTS



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

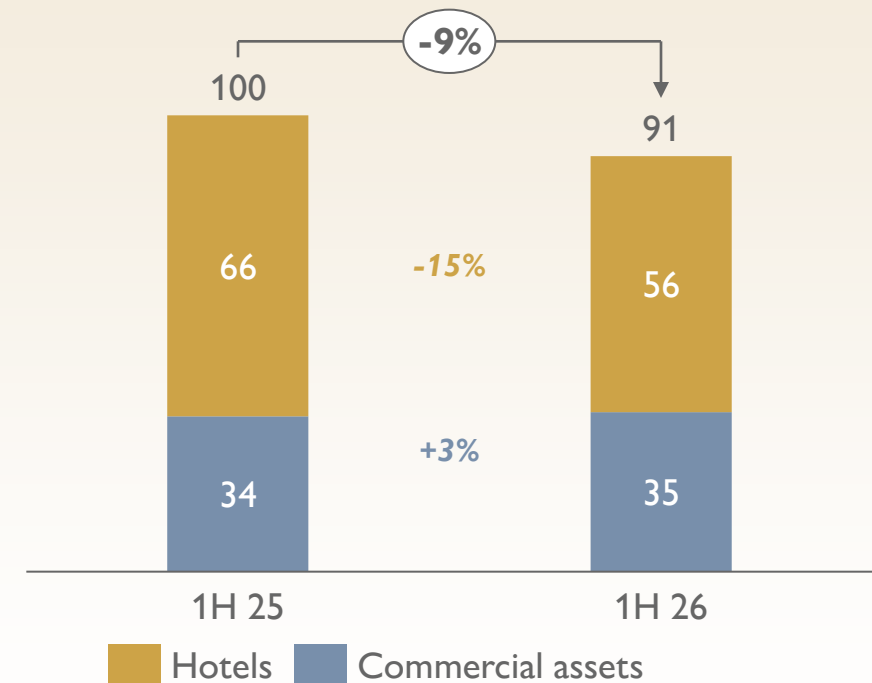
# TABA HEIGHTS, EGYPT

Management continues to prioritize liquidity preservation and cost discipline

## KPIs

|                              | 1H 26  | 1H 25 | % Chg.   |
|------------------------------|--------|-------|----------|
| Hotels                       |        |       |          |
| Total number of rooms        | 2,349  | 2,349 | —        |
| Occ. for available rooms (%) | 14%    | 20%   | (30.0%)  |
| TRevPAR (EGP)                | 623    | 733   | (15.1%)  |
| GOP (EGPmn)                  | (13.1) | 3.5   | (473.1%) |
| GOP PAR (EGP)                | (144)  | 39    | (473.1%) |

## REVENUES PER SEGMENT 1H 26 (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**

# 1H 26

## Revenue Analysis

*Delivering robust growth despite difficult market conditions*

| (EGP mn)                       | Revenue         |                 |              | EBITDA         |                |             | Adj. EBITDA <sup>1</sup> |                |             |
|--------------------------------|-----------------|-----------------|--------------|----------------|----------------|-------------|--------------------------|----------------|-------------|
|                                | 1H 26           | 1H 25           | Δ in %       | 1H 26          | 1H 25          | Δ in %      | 1H 26                    | 1H 25          | Δ in %      |
| Hotels                         | 3,253.9         | 2,694.2         | 20.8%        | 1,519.2        | 1,403.9        | 8.2%        | 1,484.3                  | 1,354.9        | 9.6%        |
| Real Estate                    | 8,840.4         | 5,389.9         | 64.0%        | 3,578.2        | 2,269.0        | 57.7%       | 3,406.2                  | 2,171.3        | 56.9%       |
| Land                           | 350.1           | 1,553.1         | (77.5%)      | 384.8          | 1,665.5        | (76.9%)     | 364.2                    | 1,612.3        | (77.4%)     |
| Commercial Assets <sup>2</sup> | 2,373.6         | 1,892.6         | 25.4%        | 616.5          | 706.5          | (12.7%)     | 593.3                    | 684.3          | (13.3%)     |
| Corporate & Unallocated Items  | —               | —               | —            | (520.2)        | (510.1)        | 2.0%        | (392.2)                  | (386.0)        | 1.6%        |
| <b>ODE Group</b>               | <b>14,818.0</b> | <b>11,529.8</b> | <b>28.5%</b> | <b>5,578.5</b> | <b>5,534.8</b> | <b>0.8%</b> | <b>5,455.8</b>           | <b>5,436.8</b> | <b>0.3%</b> |

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

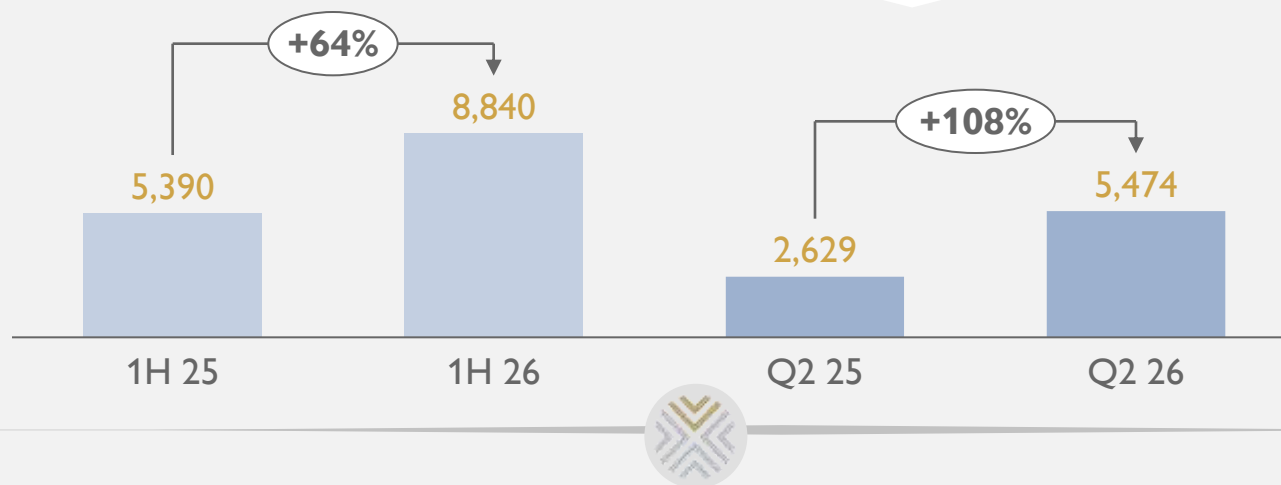
<sup>2</sup> Commercial assets include revenues from utilities and services, hospitals, marinas, golf courses, rentals, educational services, limousines, and other town amenities.

# 1H 26 DEEP DIVE – REAL ESTATE SEGMENT

RE Delivers Strong Growth & Margin Expansion - 1H 26: 64% Rev. Growth | 39% Adj. EBITDA Margin – Q2 26: 108% Rev. Growth | 35% Adj. EBITDA Margin)

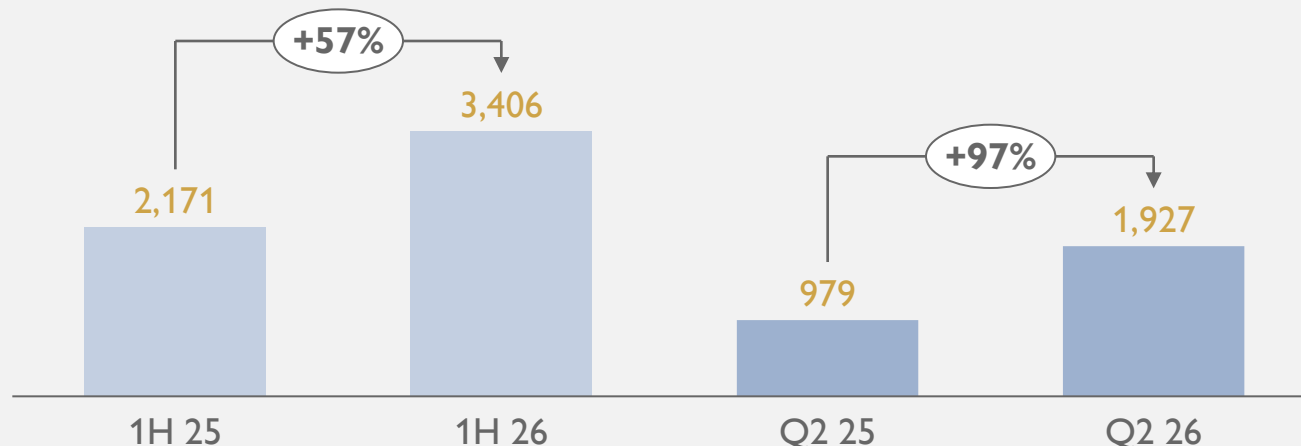
## Revenues

(EGP million)



## Adj EBITDA

(EGP Million)



## Commentary

### Revenue

- ✓ The 64% and 108% increases in real estate revenue in 1H 26 and Q2 26, respectively, were primarily driven by accelerated construction pace across all destinations — which supported higher revenue recognition — combined with strong sales momentum during the year. This growth was underpinned by a disciplined strategy focused on execution, margin protection, and cash conversion rather than volume expansion.
- ✓ By destination, El Gouna remained the Group's largest revenue contributor, followed by O West and Makadi Heights.

### Adj. EBITDA

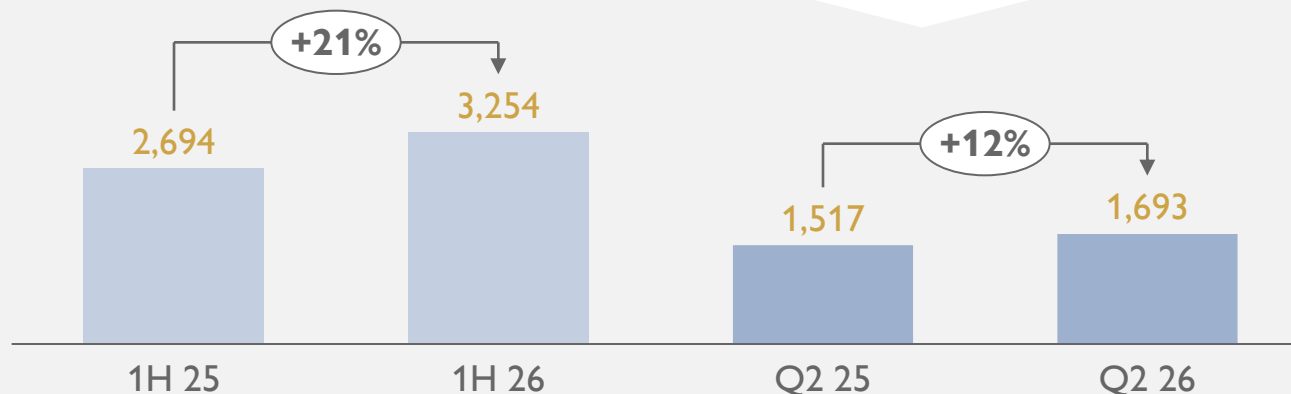
- ✓ Adj. EBITDA increased by 57%, while in Q2 26 it increased by 97%. As for the margins, Adj. EBITDA margin stood at 39% in 1H 26, in line with 1H 25, and 35% in Q2 26, despite headwinds caused by geopolitical tensions — which signals our operational excellence.

# 1H 26 DEEP DIVE – HOSPITALITY SEGMENT

Delivered Resilient Growth & Margin Expansion Despite Regional Headwinds - 1H 26: 21% Rev. Growth | 46% Adj. EBITDA Margin –  
Q2 26: 12% Rev. Growth | 45% Adj. EBITDA Margin

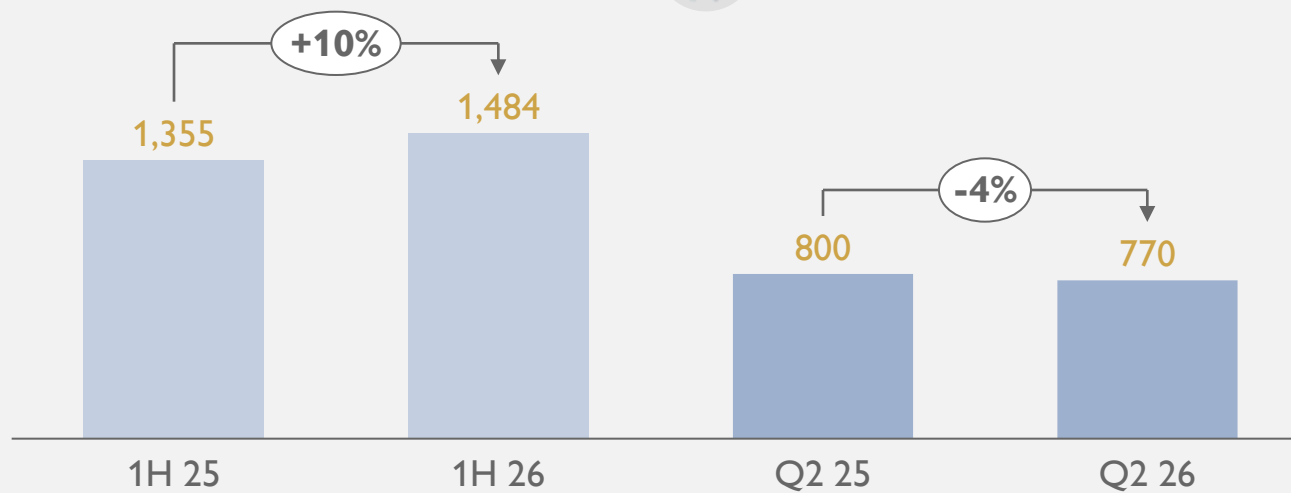
## Revenues

(EGP million)



## Adj EBITDA

(EGP Million)



## Commentary

### Revenue

✓ Our hotels delivered a strong performance, successfully navigating geopolitical challenges while maintaining strong operational momentum. Supported by solid pricing power, the hospitality segment achieved double-digit revenue growth of 21% in 1H 26 & 12% in Q2 26.

### GOP

✓ GOP increased by 22% y-o-y to EGP 1.8bn in 1H 26. Q2 26 GOP rose by 4.3% to EGP 1.0bn, reflecting strong operating leverage and enhanced cost efficiency.

### Adj. EBITDA

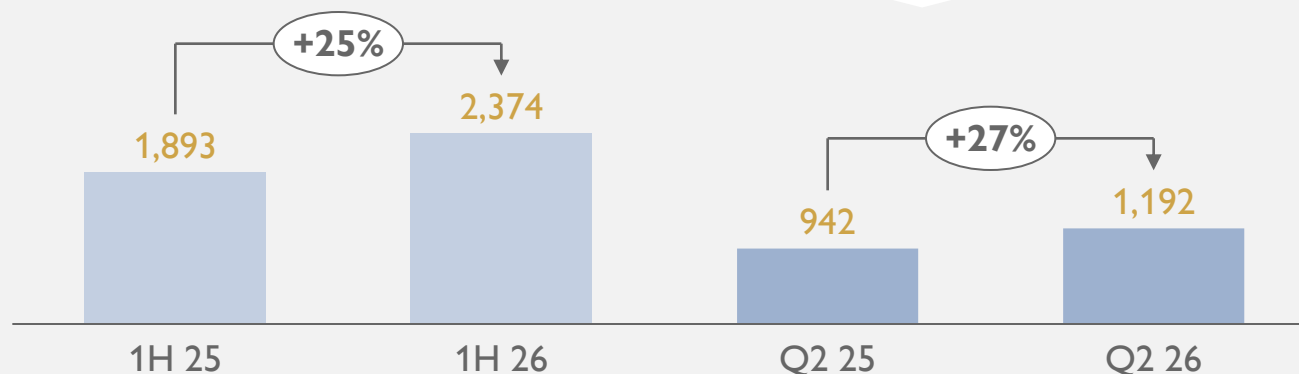
✓ Adj. EBITDA increased by 10% to EGP 1.5bn in 1H 26, driven by strong pricing power, favorable business mix, and continued operational efficiencies. Adj. EBITDA margins remained healthy at 46% in 1H 26, while Q2 26 margins reached 45%.

# 1H 26 DEEP DIVE – COMMERCIAL ASSETS SEGMENT

Commercial Assets Continue to Generate Stable Recurring Cash Flows - 1H 26: 25% Revenue Growth | 25% Adj. EBITDA Margin

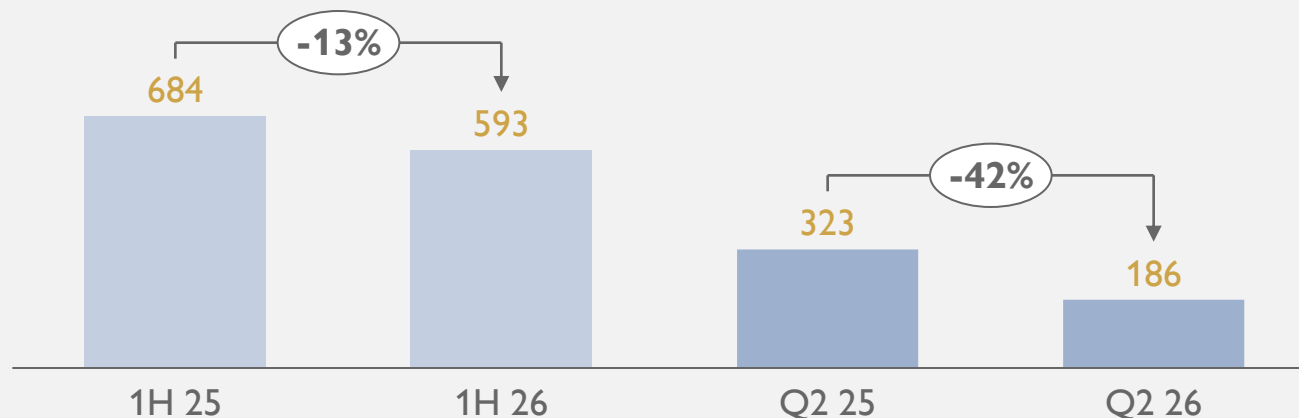
## Revenues

(EGP million)



## Adj EBITDA

(EGP Million)



## Commentary

### Revenue

✓ The segment delivered strong revenue growth in both Q2 and 1H 26, with revenues increasing by 27% and 25%, respectively, reaching EGP 1.2bn in Q2 26 and EGP 2.4bn in 1H 26.

✓ El Gouna generated 91% 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 margin reached 25% in 1H 26, while in Q2 26 it reached 16%.

## Deferred revenue balance

*Up by a solid 13% to EGP 47.8 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       | 14,518                         | 4,362 | 6,239  | 3,917  | —     | —     | —     |
|           | Byoum          | 24                             | 15    | 9      | —      | —     | —     | —     |
|           | Makadi Heights | 11,233                         | 1,727 | 3,925  | 3,441  | 1,405 | 736   | —     |
|           | O West         | 22,051.8                       | 2,186 | 5,151  | 6,420  | 3,584 | 3,176 | 1,535 |
| ODE Group |                | 47,827                         | 8,290 | 15,324 | 13,777 | 4,989 | 3,912 | 1,535 |

- Figures are rounded.

# 1H 2026 – P&L

| (EGP million)            | 1H 26 Act.      | 1H 25 Act.      |
|--------------------------|-----------------|-----------------|
| <b>Revenue</b>           | <b>14,818.0</b> | <b>11,529.8</b> |
| Cost of sales            | (9,710.1)       | (6,343.2)       |
| <b>Gross profit</b>      | <b>5,107.9</b>  | <b>5,186.6</b>  |
| Gross profit margin, (%) | 34.5%           | 45.0%           |
| Investment income        | 862.1           | 604.5           |
| Administrative expenses  | (514.2)         | (354.3)         |
| <b>Adjusted EBITDA</b>   | <b>5,455.8</b>  | <b>5,436.8</b>  |
| Adj. EBITDA margin, (%)  | 36.8%           | 47.2%           |
| Other gains & losses     | 43.0            | 46.7            |
| Share of associates      | 79.7            | 51.3            |
| <b>EBITDA</b>            | <b>5,578.5</b>  | <b>5,534.8</b>  |
| Depreciation             | (325.4)         | (245.1)         |
| Finance costs            | (1,014.1)       | (912.4)         |
| Income tax expense       | (1,064.8)       | (1,340.9)       |
| <b>Net profit</b>        | <b>3,174.2</b>  | <b>3,036.4</b>  |
| Attributed as follows:   |                 |                 |
| <b>ODE shareholders</b>  | <b>2,959.7</b>  | <b>3,157.3</b>  |
| Non-controlling interest | 214.6           | (120.9)         |
| <b>Basic EPS (EGP)</b>   | <b>2.62</b>     | <b>2.79</b>     |

| 1H 26 Nor.<br>(Ex. land sales effect) | 1H 25 Nor.<br>(Ex. land sales effect) |
|---------------------------------------|---------------------------------------|
| <b>14,467.9</b>                       | <b>9,976.7</b>                        |
| (9,677.4)                             | (6,306.7)                             |
| <b>4,790.5</b>                        | <b>3,670.0</b>                        |
| 33.1%                                 | 36.8%                                 |
| 862.1                                 | 604.5                                 |
| (514.2)                               | (354.3)                               |
| <b>5,138.4</b>                        | <b>3,920.2</b>                        |
| 35.5%                                 | 39.3%                                 |
| 43.0                                  | 46.7                                  |
| 79.7                                  | 51.3                                  |
| <b>5,261.1</b>                        | <b>4,018.2</b>                        |
| (325.4)                               | (245.1)                               |
| (1,014.1)                             | (912.4)                               |
| (989.9)                               | (999.7)                               |
| <b>2,931.7</b>                        | <b>1,861.0</b>                        |

# 1H 2026 – BALANCE SHEET

| (EGP million)                                | 30.06.26        | 31.12.25        |
|----------------------------------------------|-----------------|-----------------|
| Property, plant and equipment                | 14,227.5        | 13,506.2        |
| Inventory                                    | 15,920.9        | 14,881.4        |
| Receivables                                  | 17,352.4        | 15,173.8        |
| Cash and bank balances                       | 9,824.6         | 9,435.5         |
| Financial investments measured at fair value | 161.5           | —               |
| Treasury bills                               | 698.1           | 525.3           |
| Investments in associates                    | 324.2           | 425.4           |
| Other assets                                 | 6,129.3         | 5,073.6         |
| <b>Total assets</b>                          | <b>64,638.5</b> | <b>59,021.2</b> |
| Borrowings                                   | 11,886.5        | 11,330.2        |
| Payables                                     | 7,581.7         | 8,473.5         |
| Provisions                                   | 4,569.9         | 3,936.9         |
| Other liabilities                            | 20,204.7        | 17,638.3        |
| <b>Total liabilities</b>                     | <b>44,242.8</b> | <b>41,378.9</b> |
| Non-controlling interests                    | 1,392.5         | 1,177.9         |
| Equity to ODE shareholders                   | 19,003.2        | 16,464.4        |
| <b>Total liabilities and equity</b>          | <b>64,638.5</b> | <b>59,021.2</b> |

# 1H 2026 – CASH FLOW

| (EGP million)                                 | 1H 2026      | 1H 2025      |
|-----------------------------------------------|--------------|--------------|
| <b>Cash from operations</b>                   | <b>2,824</b> | <b>4,640</b> |
| Interest paid                                 | (877)        | (802)        |
| Taxes paid                                    | (1,114)      | (1,447)      |
| <b>Operating Cash Flow</b>                    | <b>833</b>   | <b>2,390</b> |
| Payments for PP&E                             | (1,043)      | (1,230)      |
| Other items                                   | 178          | 368          |
| <b>Investing Cash Flow</b>                    | <b>(865)</b> | <b>(862)</b> |
| Change in Borrowings                          | 421          | (989)        |
| Others                                        | —            | —            |
| <b>Financing Cash Flow</b>                    | <b>421</b>   | <b>(989)</b> |
| Net change in cash/equivalents                | 389          | 540          |
| Cash & bank balances beginning of period      | 9,436        | 7,352        |
| <b>Cash &amp; bank balances end of period</b> | <b>9,825</b> | <b>7,892</b> |

# 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)      |
| <b>Gross profit</b>              | <b>1,414.5</b> | <b>2,394.3</b> | <b>3,764.7</b> | <b>5,484.6</b> | <b>8,711.1</b> | <b>9,742.8</b>  |
| 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)         |
| <b>Adjusted EBITDA</b>           | <b>1,366.9</b> | <b>2,487.4</b> | <b>3,913.3</b> | <b>5,758.2</b> | <b>9,356.2</b> | <b>10,135.6</b> |
| 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           |
| <b>EBITDA</b>                    | <b>1,290.1</b> | <b>2,341.5</b> | <b>3,162.8</b> | <b>5,563.9</b> | <b>6,829.5</b> | <b>9,980.6</b>  |
| 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)       |
| <b>Net profit for the period</b> | <b>571.3</b>   | <b>1,314.1</b> | <b>1,907.9</b> | <b>3,119.2</b> | <b>3,445.3</b> | <b>5,370.1</b>  |

# 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         |
| <b>Total assets</b>                     | <b>18,894.9</b> | <b>22,640.9</b> | <b>28,271.0</b> | <b>39,236.0</b> | <b>50,700.4</b> | <b>59,021.2</b> |
| 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        |
| <b>Total liabilities</b>                | <b>15,224.7</b> | <b>17,646.4</b> | <b>21,456.2</b> | <b>29,270.2</b> | <b>37,564.9</b> | <b>41,378.9</b> |
| 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        |
| <b>Total liabilities and equity</b>     | <b>18,894.9</b> | <b>22,640.9</b> | <b>28,271.0</b> | <b>39,236.0</b> | <b>50,700.4</b> | <b>59,021.2</b> |

# HISTORICAL – CASH FLOW

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

# HISTORICAL – REAL ESTATE SALES AND HOSPITALITY KPIS

## REAL ESTATE

| Destination      | Net value of contracted units<br>(EGP mn) |              |               |               |               |               | Number of contracted units |              |              |              |              |            | Average selling price<br>(EGP/m <sup>2</sup> ) |        |        |         |         |         |
|------------------|-------------------------------------------|--------------|---------------|---------------|---------------|---------------|----------------------------|--------------|--------------|--------------|--------------|------------|------------------------------------------------|--------|--------|---------|---------|---------|
|                  | 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 |
| <b>Total ODE</b> | <b>6,187</b>                              | <b>9,204</b> | <b>11,110</b> | <b>19,431</b> | <b>32,460</b> | <b>22,758</b> | <b>948</b>                 | <b>1,455</b> | <b>1,444</b> | <b>1,877</b> | <b>1,840</b> | <b>950</b> |                                                |        |        |         |         |         |

## 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         | –                | –               |
| <b>Total ODE</b> | <b>51.27</b>    | <b>20.94</b> | <b>4.32</b>        | <b>4.98</b>       | <b>21.03</b> | <b>24</b>        | <b>4,930</b>    |

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

## ANALYST COVERAGE & SHAREHOLDING STRUCTURE

### Item Type

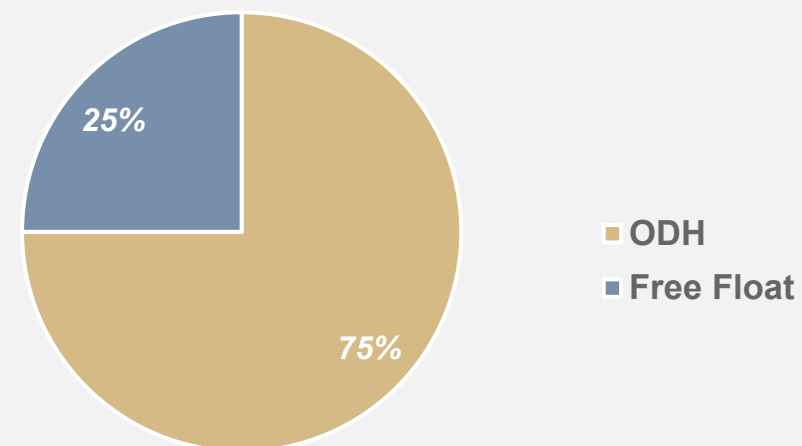
|                          |                                 |
|--------------------------|---------------------------------|
| Name                     | Orascom Development Egypt (ODE) |
| Free Float               | 25.0%                           |
| ISIN Code                | ORHD:CA                         |
| 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: DEEPDIVE 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.

|                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>13.2%</b><br>GROWTH    | <b>Tourism Sector Is The Fastest Growing Sector In Egypt</b> <ul style="list-style-type: none"><li>While GDP growth rate was 3.9% in H1 2024/25, <b>Tourism growth recorded 13.2% at the time.</b></li></ul>                                                                                                                                                                                                              |
| <br><b>19M</b><br>VISITORS'25 | <b>Exceeding Growth Momentum</b> <ul style="list-style-type: none"><li>Egypt has a <b>record-high of 15.7M visitors as of 2024.</b> and exceeded that number to <b>19M visitors as of 2025</b></li><li><b>Visitors spending recorded EGP 768B as of 2025,</b> reaching ~37% growth from 2019.</li><li>Government's Strategy for Sustainable Tourism 2030 sets a goal of attracting <b>30M visitors by 2028.</b></li></ul> |
| <br><b>6B USD</b><br>FDI      | <b>Attracting Foreign Direct Investment (FDI)</b> <ul style="list-style-type: none"><li>In H1 2024/25, total <b>FDI flows reached USD 6 billion</b> (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.</li></ul>                                       |
| <br><b>+2.7M</b><br>Jobs    | <b>Creating Job Opportunities</b> <ul style="list-style-type: none"><li>Egypt's travel and tourism sector also generated significant employment in 2024, <b>supporting more than 2.7 million jobs,</b> surpassing pre-pandemic levels.</li></ul>                                                                                                                                                                          |

# MARKET INSIGHTS — REAL ESTATE SECTOR IN EGYPT

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



**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.**



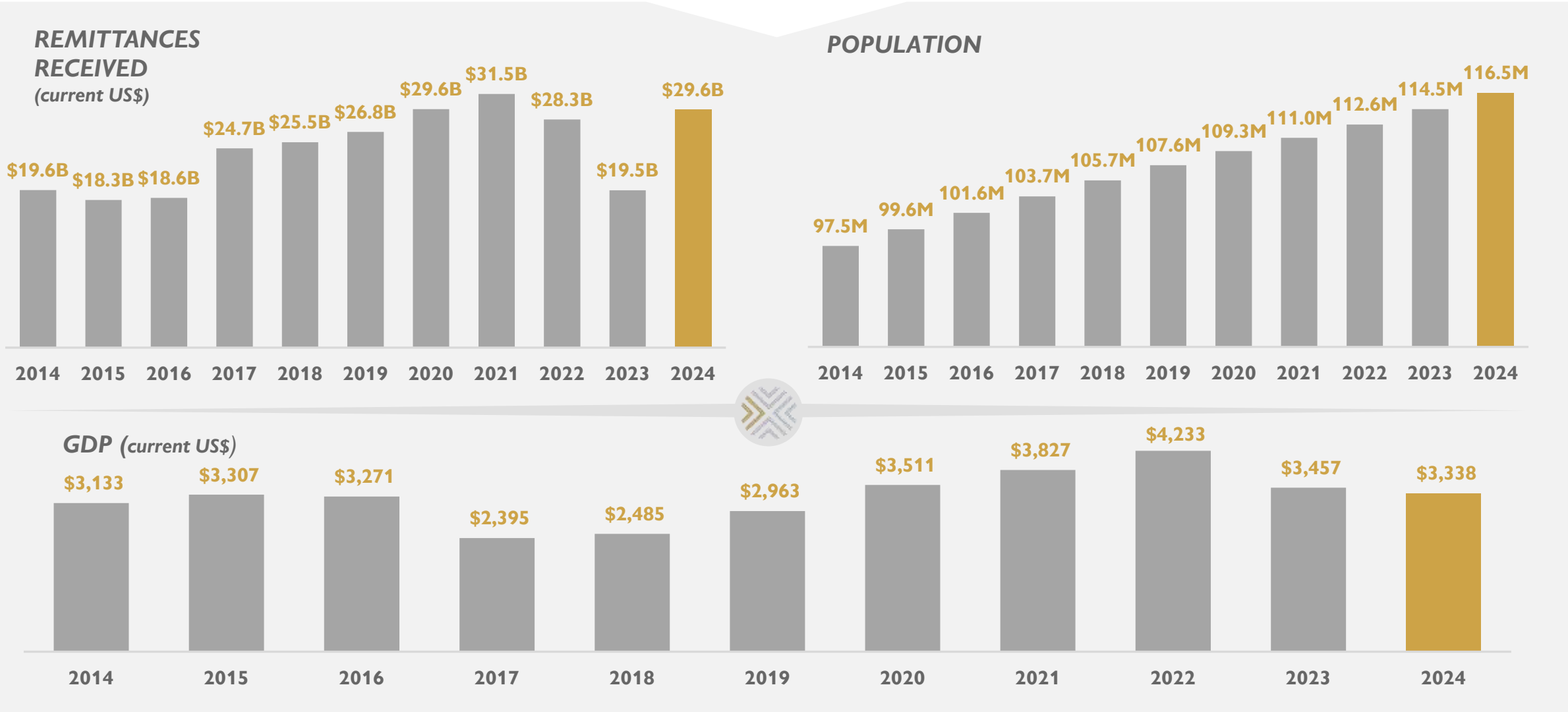
**12%**  
employed pop.

## 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



**THANK YOU**

