



PALM HILLS

القاهرة في 13 أغسطس 2025

السادة قطاع الإفصاح

تحية طيبة وبعد،

مرفق طيه التقارير والمستندات التالية:

- ملخص قرارات اجتماع مجلس الإدارة المنعقد بتاريخ 13 أغسطس 2025.
- القوائم المالية المجمعة والمستقلة عن الفترة المالية المنتهية في 30 يونيو 2025.
- تقرير نتائج الأعمال عن الفترة المنتهية في 13 أغسطس 2025.

وتفضلوا بقبول فائق الاحترام،

رضوى أبوالنجا
رئيس إدارة علاقات المستثمرين



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**PALM HILLS****Palm Hills Developments reports new sales in 1H2025 of EGP 143 billion, achieving c.95% of last year's total sales**

Cairo on August 13, 2025 - Palm Hills Developments S.A.E. ("Palm Hills" or "the Company"), a leading real estate developer in Egypt, announces its consolidated financial and operating results for the financial period ended June 30, 2025.

1H2025 Key Highlights:

- New sales amounted to EGP143 billion in 1H2025, up by 118% YoY, supported by high demand for existing inventory.
- Revenue increased by 42% YoY to record EGP15.6 billion in 1H2025, supported by new sales and sales backlog recognition.

Gross Profit grew by 58% YoY to reach EGP 6.7 billion during the period, implying margin expansion to 43% compared to 39% in 1H2024.

- The company reported gross profit of EGP6.7 billion in 1H2025, up 58% YoY from same period last year, with a healthy margin of 43% up from 39% in 1H2024.
- Cash collection from receivables and new sales in 1H2025 grew 66% YoY to EGP16.6 billion, while construction spending remarkably increased by 55% YoY to record EGP 6.4 billion in 1H2025.
- Net Profit After Tax & Minority Interest rose by 43% YoY to EGP2.4 billion in 1H2025 compared to EGP1.7 billion in 1H2024, with a Net Profit margin of 16%.
- Cash flow from Operations grew to EGP494 million in 1H2025 compared to EGP446 million in 1H2024.
- As of June 30, 2025, the company's backlog of units sold and not yet delivered reached EGP203 billion compared to EGP80 billion in 1H2024.

Yasseen Mansour, Executive Chairman, comments: "Palm Hills achieved its highest-ever first-half new sales in 2025, reaching EGP 143 billion compared to EGP 65.6 billion in the first half of 2024, growing 2.2xs year-on-year. Building on this remarkable sales momentum, the company delivered another solid set of financial results, ending the first half with top and bottom lines of EGP 15.6 billion and EGP 2.4 billion, growing by 42% and 44% respectively over last year. This materialized despite the second quarter reflected a more stable market environment following the strong performance in 1Q2025, highlighting Palm Hills' ability to sustain growth and outperform in varying market conditions.

For the remainder of the year, we remain positive about the market outlook in Egypt. Furthermore, our confirmed regional expansion is fully underway and targeting to launch Abu Dhabi project-which is expected to generate EGP300 billion in sales-before year end or first quarter next year. Having said that, we are actively seeking to replenish our landbank in 2025 through securing strategic lands to complement our existing land portfolio and to reinforce our market position and cement our market leadership".



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Financial Review

EGP Million	1H2025	1H2024	Change	2Q2024	2Q2025	Change
Revenues	15,579	10,938	42.4%	4,709	7,187	52.6%
Gross Profit	6,665	4,218	58%	1,878	2,913	55%
Gross Profit margin	43%	39%	4pp	40%	41%	0.6pp
EBITDA	4,459	2,952	51%	1,226	1,788	45.9%
EBITDA margin	29%	27%	0.02pp	26%	25%	1pp
Net Profit before Tax & Minority Interest	3,582	2,370	52%	732	928	26.8%
Net Profit after Tax & Minority Interest	2,443	1,704	43%	702	903	28.8%
Net Profit margin	15.7%	15.6%	0.01pp	14.9%	12.6%	(1.7pp)

Revenues stood at EGP 15.6 billion in 1H2025, an increase of 42.4% YoY, supported by strong new sales growth and backlog recognition across all projects.

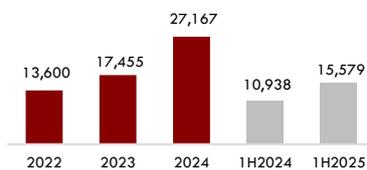
Gross Profit grew by 58% YoY to reach EGP 6.7 billion during the period, implying margin expansion to 43% compared to 39% in 1H2024, mainly driven by a favorable sales and revenue mix.

EBITDA increased to EGP 4.5 billion, up by 51% YoY, with an EBITDA margin of 29% compared to 27% in 1H2024.

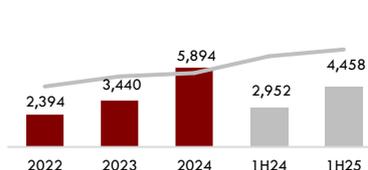
Net Profit After Tax & Minority Interest reached EGP 2.46 billion in 1H2025, compared to EGP 1.70 billion in the same period last year, an increase of 43% YoY, with a Net Profit margin of 15.8% compared to 15.6% in 1H2024.

Net Debt stood at EGP5.3 billion by the end of 1H2025, reflecting higher construction pace in 1H2025, while receivables including off-balance sheet stood at EGP221 billion in 1H2025 compared to EGP175 billion in FY2024.

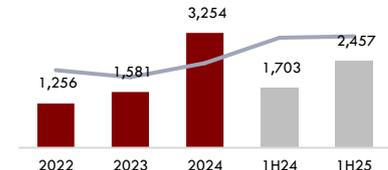
Revenues
(EGP mn)



EBITDA & EBITDA Margin
(EGP mn)



Net Profit after Tax & Minority Interest
(EGP mn)





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Operational Review

New sales stood at EGP142.8 billion in 1H2025, an increase of 118% YoY driven by strong sales across all operating regions. The following chart illustrates the percentage contribution of each operating region to new sales during 1H2025:



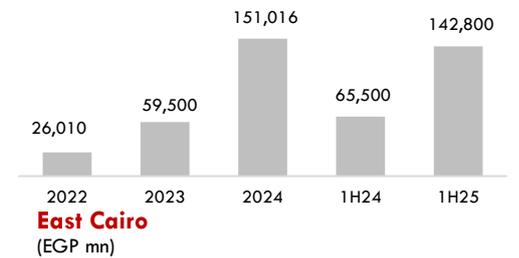
In West Cairo & Badya, the region witnessed strong sales during the quarter of EGP69.2 billion, compared to EGP18.7 billion, boasted mainly by sales in Jirian, Badya, P/X and the newly launched project Bamboo III. Badya booked total residential sales of EGP37 billion in 1H2025.

In East Cairo, new sales came in at EGP11.9 billion in 1H2025 compared to EGP6.5 billion in 1H2024, driven by sales in Palm Hills New Cairo, namely the commercial area of PHNC.

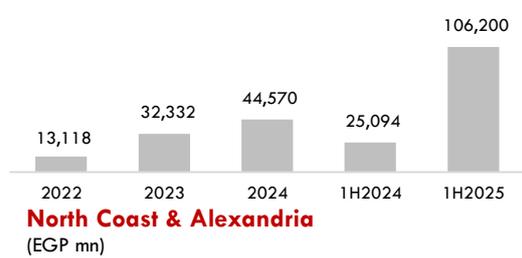
North Coast and Alexandria region were demonstrated by sales in Hacienda Heneish and Hacienda Blue, growing to EGP24.6 billion during the quarter compared to EGP29.8 billion in the comparable period last year.

The Company spent EGP6.4 billion on construction activities during 1H2025, a growth of 54% YoY, mainly in Badya, Palm Hills Alexandria, Palm Hills New Cairo, Hacienda West, and Alamein. As at the end of 1H2025, a total of 1,700 contracted units are ready for handing over in Badya, Palm Hills New Cairo, Capital Gardens, Palm Hills Alexandria, and Hacienda West while Ready-to-Move inventory reached EGP3.5 billion, representing 121 units across all regions.

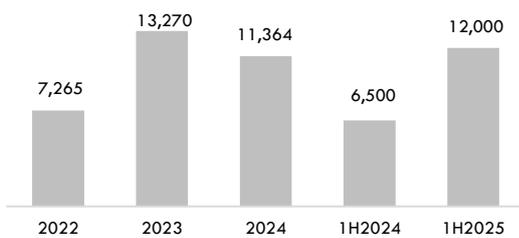
New Sales, All Regions
(EGP mn)



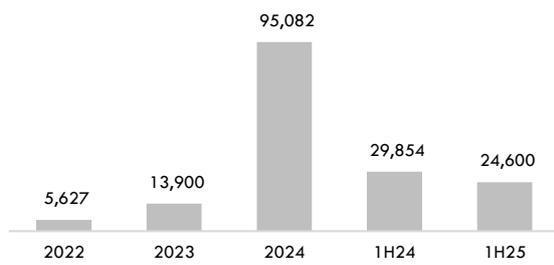
West Cairo & Badya
(EGP mn)



East Cairo
(EGP mn)



North Coast & Alexandria
(EGP mn)





Consolidated Income Statement ²

EGP Thousand	June, 2025	June, 2024	Change
Revenue	15,579,129	10,938,011	42.5%
Cost of Revenue	(8,859,894)	(6,695,579)	32.3%
Gross Profit	6,664,688	4,217,666	58%
Gross Profit margin	43%	39%	11.2%
EBITDA	4,458,517	2,945,213	51.4%
EBITDA margin	32%	28%	13.2%
Operating Profit	4,301,855	2,840,437	51.5%
Operating Profit Margin	28%	26%	6.3%
Net Profit Before Income Tax & Minority Interest	3,587,606	2,369,516	51.4%
Net Profit After Tax	2,582,379	1,782,224	45%
Non-Controlling Interest	(1,38,998)	(78,518)	77%
Net Profit After Tax & Minority Interest	2,443,381	1,703,706	43.4%
Net Profit After Tax & Minority Interest margin	16%	16%	0%

Consolidated Cash Flow Statement²

EGP Thousand	June 30, 2025	December 31, 2024
Total long - Term Assets	65,114,350	54,166,409
Total Current Assets	91,268,922	69,270,914
Total Assets	156,383,273	123,437,324
Total Current Liabilities	94,701,596	74,496,941
Total Long-Term Liabilities	45,020,313	34,315,700
Total Liabilities	139,721,908	108,812,642
Total Equity	15,875,628	13,922,621
Non-Controlling Interest	785,735	702,060
Total Shareholders' Equity	16,661,364	14,624,982

Consolidated Balance Sheet Items²

EGP Thousand	June 30, 2025	June 30, 2024
Cash Flows from Operating Activities	494,411	43,695
Cash Flows from Investing Activities	(2,872,185)	(1,724,782)
Cash Flows from Financing Activities	3,223,103	2,046,666
Cash & Cash Equivalents as of June 30, 2025	7,217,714	3,554,821

2- Selected Company's Consolidated Financial Statements for the period ended June 30, 2025, prepared in accordance with Egyptian Accounting Standards ("EAS"), can be downloaded from our Company's website: www.palmhillsdevelopments.com



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About Palm Hills Developments

Palm Hills Developments ("PHD"), is the leading real estate developer in Egypt, grown over 25 years of success. The Company builds integrated communities and has one of the most diversified land bank portfolios in Egypt and Abu Dhabi, spreading over 37 million square meters ("sqm"). PHD's product offerings include primary homes in West Cairo, East Cairo and Alexandria, as well as secondary homes on the North Coast along with seven operating hotels across all the operating regions and three sports clubs in East, West and Badya. Having delivered thousands of residential and commercial units within its distinguished developments, PHD continues to expand its footprint with multiple ongoing projects across its key regions.

And with its latest acquisition of 32.61% in Taaleem Management Services-Egypt's leading higher education provider-which operates through two operating assets Nahda University and Badya University, as well as the under-development Memphis University in East Cairo, the company can strengthen its position and diversify its revenues streams.

During 2025, Palm Hills Developments signed an agreement to develop a 1.9 million sqm located adjacent to Saadiyat Island in Abu Dhabi, this marks a transformational point for Palm Hills as its first landmark overseas project.

Through its three core verticals—Real Estate, Education, and Hospitality—Palm Hills Developments is uniquely positioned to offer a comprehensive lifestyle ecosystem tailored to the evolving needs of its growing customer base.

PHD is traded on the Egyptian Stock Exchange since 2008 under the symbol "PHDC.CA". For more information, please visit: <https://ir.palmhillsdevelopments.com/>

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Disclaimer

This report contains statements that could be construed as forward-looking. These statements appear in several places in this report and include statements regarding the intent, belief or current expectations of the number of units to be delivered, construction spending, projects' timelines and estimates regarding future growth of the business, financial results and other aspects of the activity and situation relating to the Company. Such forward-looking statements are no guarantees of future performance and involve risks and uncertainties, and actual results may differ materially from those in the forward-looking statements as a result of various factors. You are cautioned not to place undue reliance on those forward-looking statements, which speak only as of the date of this report, which is not intended to reflect Palm Hills Developments business or acquisition strategy or the occurrence of unanticipated events.