

**PALM HILLS**

Palm Hills Developments delivers 42% revenue growth in 9M2025 to record EGP25.5 billion, net profit after tax stands at EGP3.5 billion a growth of 50% YoY

Cairo on November 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 September 30, 2025.

9M2025 Key Highlights:

- New sales amounted to EGP182 billion in 9M2025, up by 40% YoY, driven by solid sales across all regions.
- Revenue increased by 42% YoY to record EGP25.5 billion in 9M2025, driven by successful strong new sales, and ongoing recognition of development revenue backlog.
- Gross Profit grew by 63% YoY to reach EGP 10.4 billion during the period, implying margin expansion to 41% compared to 36% in 9M2024.
- EBITDA expanded 61% to EGP6.6 billion compared to EGP4.1 billion in 9M2024, implying an EBITDA margin of 26% versus 23% a year earlier.
- Cash collection from receivables and new sales grew by 40% YoY to EGP26 billion in 9M2025.
- Construction spending increased by 71% YoY to record EGP 10.5 billion in 9M2025.
- Nine-month net profit before tax and minority up 56% YoY to EGP5.1 billion, while net profit after tax reached EGP3.5 billion, an increase of 50% YoY, with a Net Profit margin of 14% compared to 13% in 9M2024.
- As of September 30, 2025, the company's backlog of units sold and not yet delivered reached EGP225 billion compared to EGP110 billion in 9M2024.

Yasseen Mansour, Executive Chairman, comments: "Palm Hills Developments demonstrated exceptional growth momentum in 2025, maintain its highest-ever figures across all fronts. This impressive performance was largely driven by strong performance across all regions, with a growth in sales of 40% which demonstrates the strength of Palm Hills. Building on sales strength and company's strong backlog, the company delivered another robust financial performance, with revenues and net profit for the nine-month EGP25.6 billion and EGP3.5 billion, respectively, a year-on-year growth of 42.2% and 50.6%. Palm Hills not only surpassed its full year performance but also reinforced its ability to sustain growth and deliver consistent results.

For the remainder of the year and into early 2026, we remain confident in Egypt's real estate market's durability and resilience. The company's strategy focus is directed toward expanding and developing existing portfolio and our newly acquired land in Egypt and UAE, which will further enhance the projects' portfolio and long-term value".



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Financial Review

EGP Million	9M2025	9M2024	Change	3Q2025	3Q2024	Change
Revenues	25,549	17,964	42%	9,970	7,026	42%
Gross Profit	10,423	6,390	63%	3,759	2,173	73%
Gross Profit margin	41%	36%	5pp	38%	31%	7pp
EBITDA	6,690	4,132	61%	2,231	1,180	87%
EBITDA margin	26%	23%	3pp	22%	17%	5pp
Net Profit before Tax & Minority Interest	5,080	3,253	56%	1,493	883	67%
Net Profit after Tax & Minority Interest	3,542	2,352	50%	1,098	570	93%
Net Profit margin	14%	13%	1pp	11%	9%	2pp

Revenues stood at EGP25.5 billion in 9M2025, an increase of 42% YoY, supported by strong new sales growth and backlog recognition across all projects.

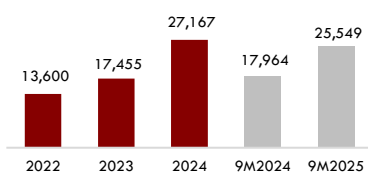
Gross Profit grew by 63% YoY to reach EGP10.4 billion during 9M2025, implying margin expansion of 41% compared to 36% in 9M2024.

EBITDA increased to EGP6.7 billion in 9M2025, up by 61% YoY, with an EBITDA margin of 26% in 9M2025 compared to 26% in 9M2024.

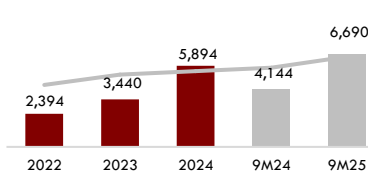
Nine-month net profit before tax and minority went up 56% YoY to EGP 5.1 billion, while net profit after tax and minority interests rose 50% YoY to EGP3.5 billion, with a Net Profit margin of 14% compared to 13% in 9M2024.

Net Debt stood at EGP4.2 billion by the end of 9M2025, reflecting the increase in construction spending pace in 9M2025, while receivables including off-balance sheet stood at EGP248 billion in 9M2025 compared to EGP175 billion in FY2024.

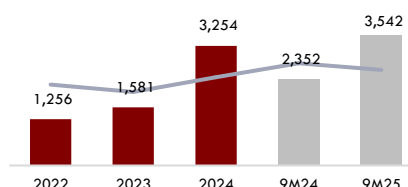
Revenues
(EGP mn)



EBITDA & EBITDA Margin
(EGP mn)



Net Profit after Tax & Minority Interest
(EGP mn)

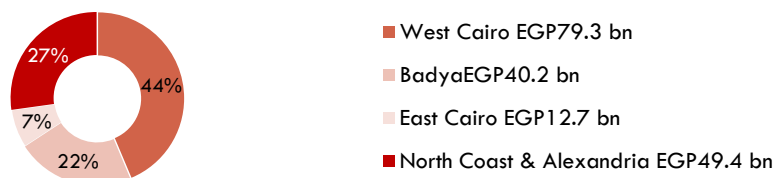




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Operational Review

In 9M2025, new sales were EGP181.7 billion, a 40% YoY growth driven by robust sales in every operating region. The percentage contribution of each operational region to new sales during 9M2025 is shown in the following chart:



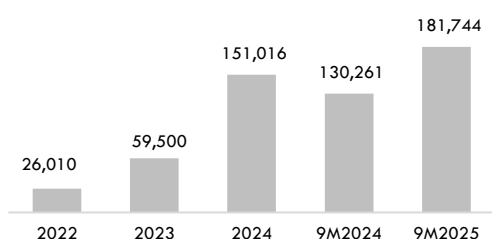
West Cairo and Badya saw robust sales throughout the nine-month period, totaling EGP119.3 billion, up from EGP34 billion the previous year. Sales in Jirian, Badya, P/X, and the recently launched Palm Hills Ritz Carlton along with Bamboo III project were the region's key drivers. During the 9M2025 period, Badya recorded EGP40 billion in total residential sales.

New sales in East Cairo, primarily in Palm Hills New Cairo, the commercial district of PHNC, amounted to EGP11.9 billion in 9M2025 as opposed to EGP8.9 billion in 9M2024.

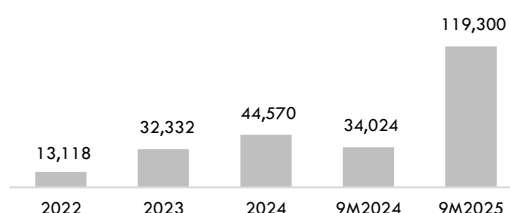
North Coast and Alexandria region were demonstrated by sales in Hacienda Heneish, Hacienda Blue and Hacienda Waters booking total new sales of EGP49.2 billion during the nine-month period compared to EGP87.3 billion in the comparable period last year.

The Company spent EGP10.5 billion on construction activities during 9M2025, a growth of 71% YoY, mainly in Badya, Palm Hills Alexandria, Palm Hills New Cairo and Hacienda West. A total of 1,200 contractual units were ready to be handed over at the end of 9M2025. These units were part of numerous projects, including Badya, Palm Hills New Cairo, Capital Gardens, Palm Hills Alexandria, and Hacienda West.

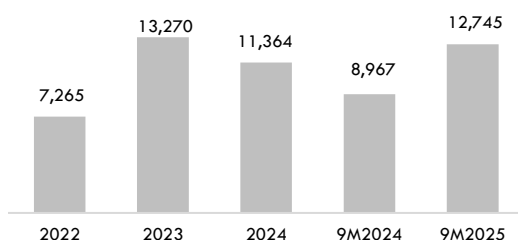
New Sales, All Regions
(EGP mn)



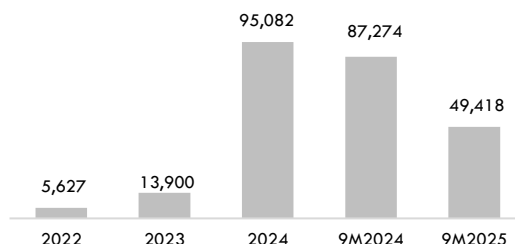
West Cairo & Badya
(EGP mn)



East Cairo
(EGP mn)



North Coast & Alexandria
(EGP mn)



**Consolidated Income Statement ²**

EGP Thousand	September 30, 2025	September 30, 2024	Change
Revenue	25,549,856	17,964,696	42.2%
Cost of Revenue	(15,125,947)	(11,573,919)	30.7%
Gross Profit	10,423,908	6,390,777	63.1%
Gross Profit margin	40.80%	35.57%	14.7%
EBITDA	6,690,062	4,144,677	61.4%
EBITDA margin	26.2%	23%	13.8%
Operating Profit	6,449,386	3,976,716	62.2%
Operating Profit Margin	25.24%	22.14%	14%
Net Profit Before Income Tax & Minority Interest	5,080,810	3,264,990	55.6%
Net Profit After Tax	3,700,433	2,460,583	50.4%
Non-Controlling Interest	(158,326)	(107,972)	46.6%
Net Profit After Tax & Minority Interest	3,542,107	2,352,611	50.6%
Net Profit After Tax & Minority Interest margin	13%	13.9%	0%

Consolidated Balance Sheet Items²

EGP Thousand	September 30, 2025	December 31, 2024
Total long - Term Assets	63,193,012	54,166,409
Total Current Assets	99,982,419	69,270,914
Total Assets	163,175,430	123,437,324
Total Current Liabilities	98,786,344	74,496,941
Total Long-Term Liabilities	46,213,247	34,315,700
Total Liabilities	144,999,591	108,812,642
Total Equity	18,175,839	13,922,621
Non-Controlling Interest	1,289,541	702,060
Total Shareholders' Equity	16,886,298	14,624,982

Consolidated Cash Flow Statement²

EGP Thousand	September 30, 2025	September 30, 2024
Cash Flows from Operating Activities	748,335	2,465,635
Cash Flows from Investing Activities	(2,476,888)	(3,758,937)
Cash Flows from Financing Activities	4,560,614	2,449,519
Cash & Cash Equivalents as of September 30, 2025	9,204,446	4,345,460

2- Selected Company's Consolidated Financial Statements for the period ended September 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 38 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

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