TMG Holding

FY 2008 Earnings Release

Cairo, March 8, 2009 - TMG Holding, the leading Egyptian community real estate developer is delighted to announce its consolidated financial results for the financial period ending December 31, 2008.

Financial Highlights for the consolidated results of the 12 months period from January to December 31, 2008

During the year of 2008, TMG continued to deliver exceptional revenue and profit growth. Continuation of investment in new projects and sales capability saw Net Sales rise to EGP 13.9 bn, an increase of 34% over the last year (YTD 2007 EGP 10.4 bn)

Total consolidated revenues for 2008 reached EGP 5.45 bn with a 155% increase compared to EGP 2.14 bn proforma results of 2007

Gross profit reached EGP 1.93 bn implying a gross profit margin of 36%, 127% higher than EGP 851 mn proforma results of 2007

Net profit before gain / (loss) on sale of investments reached EGP 1.86 bn implying a profit margin of 35%, 162% higher than EGP 708 mn proforma results of 2007

Net profit after minority recorded EGP 1.44 bn for 2008 implying a net profit margin of 27%, 8% higher than EGP 1.34 bn proforma results of 2007 (see details on page 3)

Total assets reported EGP 53.8 bn with a 30% increase compared to the EGP 41.4 bn consolidated results of 2007

At Dec 31, 2008, cash and cash equivalent amounted to EGP 2.93 bn representing 5.4% of total assets compared to 4.3 bn representing 10% of total assets at Dec 31, 2007.

Total liabilities reported EGP 29.8 bn of which, debt amounted to EGP 1.89 bn implying a net cash position of EGP 1.04 bn at Dec 31, 2008 compared to EGP 18.9 bn total liabilities of which debt amounted to EGP 2.1 bn implying a net cash position of EGP 2.3 bn at Dec 31, 2007.

TMG Holding Financial Statements (EGP bn)	2008	2007
Total long term assets	34.349	30.477
Net working capital	9.526	7.101
Total investments	43.875	37.578
Total shareholders equity excluding minority interest	21.954	20.678
Total revenues	5.455	2.141 [1]
Gross profit	1.927	0.851 [1]
Net profit after tax	1.661	1.737 [1]
Minority share	(218)	(396) [1]
Net profit attributable to shareholders	1,443	1,341 [1]

1: proforma, reclassified for presentation purposes

Accounts are prepared in accordance with Egyptian Accounting Standards ("EAS"), which is broadly in line with IFRS, See comparative income statements for reconciliation of 2008 figures on page 10

Overview of 2008

Sales Backlog

Revenues and cost of sales are recognized upon units' delivery. Accordingly, revenues are recognized on the income statement when the completed units are delivered to unit owners. As a result, total revenues figure recognized on the income statement does not reflect sales entered during the year, but is rather related to the completed and delivered units sold in prior periods.

TMG'S backlog of pre-sold units amounted to EGP 29.8 bn of sales value, estimated to generate a net profit in the range of EGP 7 Bn, to be delivered over the period of 2009 through 2012 as follows:

EGP Bn	2009	2010	2011	2012	Cumulative
Estimated Recognized Revenue	6.6	7.9	9.9	5.4	29.8

Operational Highlights

In September 2008, CB Richard Ellis issued their valuation report of the market value of TMG's properties as at 30/06/08 as an external valuer assigned by TMG, reflecting a total market value of 34.5 bn, representing a 74% increase in the value of TMG's property in comparison with the same report issued in 30/06/07.

TMG's land bank has reached approximately 50 million sqm[1], by adding, amongst others, a 4.1 million sqm land in the Kingdom of Saudi Arabia. The acquisition is a significant addition to TMG, because it represents the first step towards a geographical expansion outside Egypt.

Other acquisitions included Marsa Alsadeed land in Sharm El Sheikh, upon which an extension of the existing Four Seasons resort will be constructed, purchase of land in downtown Cairo to develop a high-end office and hotel complex, and Purchase of Sednawy Villa adjacent to the Nile Hotel to develop an exclusive business club and parking that will also be serving the hotel.

TMG has also obtained a 50 years renewable concession agreement to develop a resort on Sultana Malak Land in a prime location in the historic city of Luxor, one of Egypt's most popular tourists destinations and has signed up management agreements with the Four Seasons renowned chain to operate the hotels in Luxor, Madinaty, and Sharm Extension in addition to appointing Kempinski to operate the Nile hotel.

TMG has recorded a net profit margin after minority of 28% for the financial period since inception up to Dec. 31, 2008. If the existing inflationary pressures continue to ease-off and raw materials prices stabilize at lower rates, the reported profit margins will be further enhanced in the upcoming periods.

Delivery of units in Madinaty, TMG's largest project, has started by delivering 600 unfinished villas 16 months ahead of schedule.

As at December 31, 2008, 25.46% of the total residential built up area of Madinaty has been sold. Additionally, 40% of Al Rehab II and 52% of Al Rabwa II total residential built up areas have been sold as well.

Overall, TMG was able to sustain strong performance on both the financial and the operational fronts.

1. including 2.8 mn sqm in Jeddah, which is still pending certain legal matters for finalization.

Key Operational Highlights for 2008

	Actual 2008**		Proforma 2007*		% Change
	EGPmn	% to total	EGPmn	% to total	
Revenues breakdown					
Revenues from units sold	4,763	87%	1,599	75%	
Revenues from Hotels	618	11%	494	23%	
Other revenues	74	2%	48	2%	
Total consolidated revenue for 2008	5,455	100%	2,141	100%	155%
COGS breakdown					
Real Estate & Construction Cost	(3,144)	66%	(998)	62%	
Hotels Cost	(360)	58%	(265)	54%	
Services Cost	(24)	32%	(27)	56%	
Total cost of goods sold	(3,528)	65%	(1,290)	55%	173%
Gross profit	1,927	36%	851	45%	127%
Selling, General and Administrative Expenses	(249)	-5%	(267)	-14%	
Operating profit	1,678	31%	584	31%	187%
Foreign exchange difference	11	0%	(4)	0%	
provisions and write-offs	(19)	0%	-	0%	
net credit income /(interest expense)	141	4%	64	3%	
Other income	82	1%	53	3%	
net change in market value of investments	(36)	-1%	11	1%	
Net Profit before gain / loss on sale of investments	1,857	35%	708	38%	162%
gain (loss) on sale of investments	(9)	-1%	573	31%	
Increase in company's share of the net fair value determined in the assets and liabilities acquired by purchasing cost	9	0%	502	27%	
Net profit before tax	1,857	34%	1,783	95%	4%
income tax and deferred tax	(196)	-4%	(46)	-2%	
Net Profit	1,661	31%	1,737	93%	-4%
Minority's share	(218)	-4%	(396)	-21%	-45%
attributable to shareholders	1,443	27%	1,341	71%	8%

'* Reclassified for presentation purposes

**See income statement comparison for reconciliation of 2008 figures on page 10

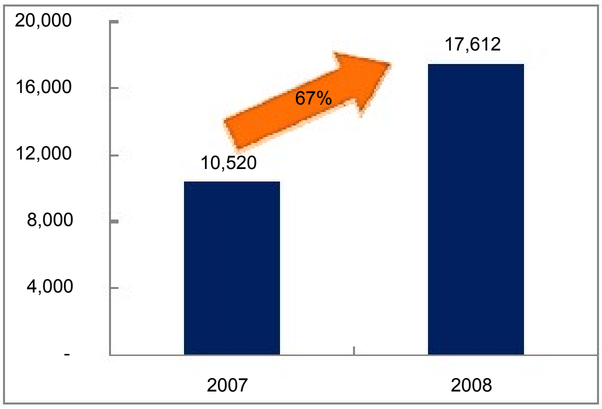
TMG's consolidated revenues for 2008 reached EGP 5.45 bn with a 155% increase compared to the proforma results of 2007. As Revenue from real estate development business is recognized upon delivery of units, it has boosted the Group's consolidated revenue and accounted for 88% of its total, with hotels revenues and services revenues accounting for the remaining 12%. Gross profit reached EGP 1.93 bn implying a gross profit margin of 36%. Gross profit from real estate reported EGP 1.62 bn, implying a gross profit margin of 33%. Net profit before gain / (loss) on sale of investments reached EGP 1.86 bn implying a profit margin of 35%, 162% higher than EGP 708 mn proforma results of 2007. Net profit recorded EGP 1.44 bn for 2008 implying a net profit margin of 27%.

Operating Performance

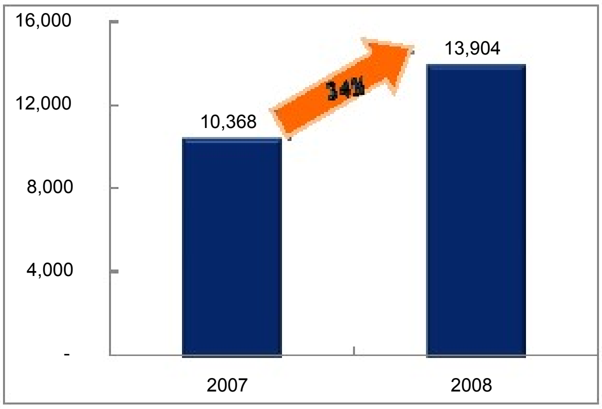
City & Community Complexes

Although 2008 budgeted sales figure was set at EGP 12.5 bn, 2008 presales have reached EGP13.92 bn, with a significant growth of 34% in sales and 67% in units sold in 2008 vs. 2007.

Real Estate Sales – Units sold



Real Estate Sales Value –EGP Mn



During 2008, TMG total sales in the real estate sector amounted to EGP 13,904 mn (17,612 units sold) in comparison to EGP 10,367 mn (10,520 units sold) in 2007 showing a significant growth of 34% in sales and 67% in terms of units sold.

Madinaty project accounted for 84% of total units sold in 2008, with a 135% increase in units' sales from 6,295 units in 2007 to 14,803 units in 2008. At the same time, Al Rehab project showed a decrease of 33% in units' sales from 4,008 units in 2007 to 2,685 units in 2008 and contributing 15% of the total units sold in 2008.

Madinaty project accounted for 77% of total sales value in 2008, with 59% increase in value from EGP 6,730 mn in 2007 to EGP 10,659 mn in 2008. At the same time, Al Rehab project showed a decrease of 8% in sales from EGP 2,835 mn in 2007 to EGP 2,600 mn in 2008 and contributing 19% of total sales in 2008.

Real Estate Sales Breakdown

	Units Sold					EGP mn				
	2007	%	2008	%	YoY Growth	2007	%	2008	%	YoY Growth
Madinaty	6,295	60%	14,803	84%	135%	6,730	65%	10,695	77%	59%
Al Rehab	4,008	38%	2,685	15%	-33%	2,835	28%	2,600	19%	-8%
Al Rabwa	77	1%	43	0%	-44%	205	2%	160	1%	-22%
San Stefano	102	1%	54	0%	-47%	281	3%	227	2%	-19%
Sharm El Sheikh	12	0%	10	0%	-17%	47	0%	44	0%	-7%
Nile Plaza	26	0%	17	0%	-35%	269	3%	179	1%	-34%
Total	10,520	100%	17,612	100%	67%	10,368	100%	13,904	100%	34%

Madinaty: An International City in Egypt

	Units Sold					EGP mn				
	2007	%	2008	%	YoY Growth	2007	%	2008	%	YoY Growth
Madinaty	6,295	60%	14,803	84%	135%	6,730	65%	10,695	77%	59%

In 2008, total sales of Madinaty units amounted to EGP 10.69 bn (14,803 units) in comparison to EGP 6.73 bn (6,295 units) in 2007 showing a growth of 59% and 135% in sales and sold units, respectively. Moreover, average blended selling prices (BSP) of villas and average selling prices of apartments increased by 30% and 42% from EGP 8,097 psm and EGP 3,800 psm in 2007 to reach EGP 10,475 psm and EGP 5,336 psm in 2008, respectively.

The significant YOY growth in sales and units sold despite the increase in prices to compensate for inflation is attributed to focusing on small size units and customizing the offering of villas into semi-detached or smaller size units in line with the company's strategy to offer products that cater to the customers' affordability.

Al Rehab: A new vision for life in Egypt

	Units Sold					EGP mn				
	2007	%	2008	%	YoY Growth	2007	%	2008	%	YoY Growth
Al Rehab	4,008	38%	2,685	15%	-33%	2,835	28%	2,600	19%	-8%

During 2008, the company sold 2,685 units in Al Rehab II compared to 4,008 units in 2007. Total sales in 2008 amounted to EGP 2.6 bn in comparison to EGP 2.8 bn in 2007 showing a decrease of 8%. The average blended selling prices of villas and average selling prices of apartments have had a YoY increase of 41% and 43% from EGP 7,089 psm and EGP 3,433 psm in 2007 to EGP 10,509 psm and EGP 4,844 psm, respectively.

The YoY decrease in the number of units sold is the result of accelerated sales in Madinaty that was further enhanced with the launch of the new product. 40% of Al Rehab II built up area has been sold since the launch date in 2007.

Al Rabwa: Life as it should be

	Units Sold					EGP mn				
	2007	%	2008	%	YoY Growth	2007	%	2008	%	YoY Growth
Al Rabwa	77	1%	43	0%	-44%	205	2%	160	1%	-22%

During 2008, the company sold 43 units in Al Rabwa compound compared to 77 units in 2007. Total sales in 2008 and 2007 amounted to EGP 160 mn and EGP 205 mn respectively. The increase in average units' size sold in 2008 was coupled with an increase in average blended selling prices (BSP) by 37%, from EGP 8,870 psm to EGP 12,133 psm.

As opposed to Al Rehab and Madinaty, Al Rabwa is an exclusive compound targeting the high end of the market with a limited supply of villas accompanied with a mark up in price and payment terms that are based on three years cash sales only with no additional financing schemes. As such, it is the company's strategy to relax the compound sales for the time being to reap the benefits of the future appreciation in its sales value.

Summary of C&C projects in Operation and Development

	Madinaty	Al Rehab I	Al Rehab II	Al Rabwa I	Al Rabwa II	Saudi JV
Total Land area(1) (m2)	33,600,000	6,140,400	3,760,000	1,318,800	819,028	4,000,000(8)
To be dev. land area(2) (m2)	33,600,000	924,225	3,760,000	0	819,028	3,000,000
To be dev. built up area(3) (m2)	16,068,886	24,225	2,571,395	0	118,320	1,214,075
Percent of Sold Residential BUA	25.46%	see(9)	40%	100%	52.6%	N.A.
CBRE Value – June 30, 2008	EGP 17.82 Bn	EGP 1.92 Bn	EGP 5.86 Bn		EGP 238.28 Mn	SR 800.32 Mn (8)
% owned(6)	99.9%	99.9%	99.9%	98.6%	98.6%	50%
Location	New Cairo	New Cairo	New Cairo	El Sheikh Zayed	El Sheikh Zayed	Riyadh (7)
Exp. population	600,000	120,000	80,000	3,240	1,725	16,800
Commence(4)	July 2006	November 1996	July 2006	December 1994	January 2006	1H 2009
Orig. Completion(5)	2026	2011	2020	2006	2012	2011
Revised completion	2020	2011	2017	2006	2012	2011
Amenities	Various including:	4 schools	4 Mosques	1 shopping mall	9 hole golf course	Medical centre
	45 hole golf course	7 mosques	2 schools	Cinema		Shopping mall
	15 schools	1 church	1 shopping mall	9 hole golf course		Mosques
	1 university	1 office park	1 club house	Sports pavilion		Sports club
	8 hotels commercial	2 shopping malls				Government services
	parks (offices & retail)					
	1 hospital					

1. Land area procured
. Area of land still to be developed as per CBRE report
3. The built up area ("BUA") still to be developed under phasing plan as per the CBRE report
4. Launch of sales
5. Delivery of final unit assumed in the CBRE report
6. Effective ownership

7. Riyadh – authorization obtained
8. Land value only –
Includes additional 1 million sqm of land procured for future development
9. all sold except phase 6

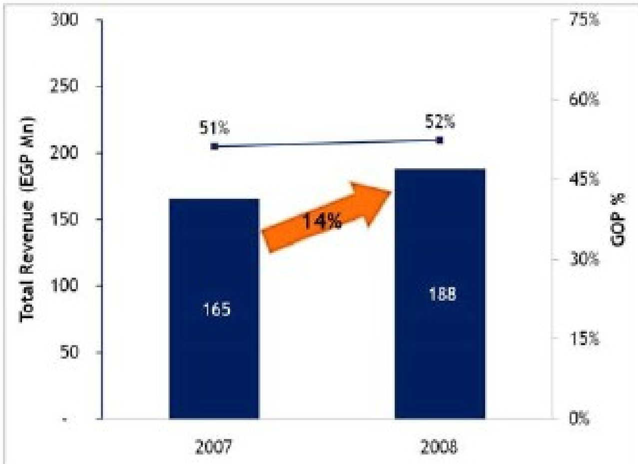
Hotels & Resorts

	Four Seasons Sharm El Sheikh			Four Seasons Nile Plaza			Four Seasons San Stefano*		
	2007	2008	% Change	2007	2008	% Change	2007*	2008	% Change
Occupancy rate	67%	68%		69%	66%		48%	52%	
Average room rate (US$)	345	399	15%	366	403	10%	283	321	14%
Rev Par (US$)	231	272	18%	255	264	4%	135	167	25%
Total Revenue(EGP mn)	165	188	14%	339	356	6%	22	74	
Gross Operating Profit(EGP mn)	85	99	16%	213	226	6%	-2	12	
GOP %	51%	52%		63%	62%		-	16%	
Net Profit(EGP mn)	61	75	23%	168	181	8%	-3.3	5	
NP %	37%	40%		50%	50%		-	7%	

*soft opening July 15, 2007

Four Seasons Sharm El Sheikh

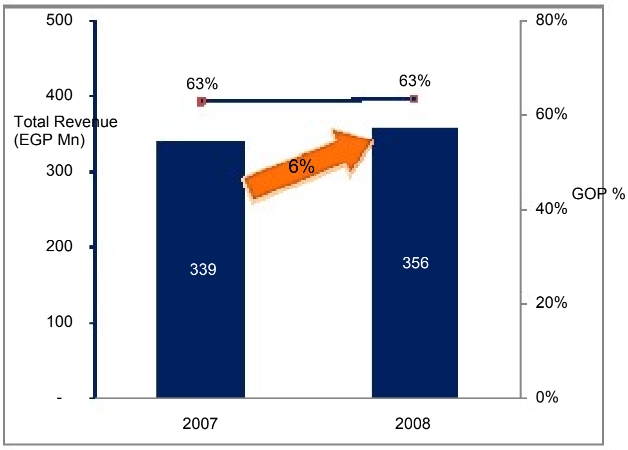
Revenue in EGP million



Four Seasons Sharm El Sheikh revenues for 2008 increased by 14% reaching EGP 188 mn compared to EGP 165 mn for 2007. Gross operating profit increased by 16% reaching EGP 99 million as opposed to EGP 85 mn realized for the same period last year, while net profit increased by 23% to record EGP 75 mn as compared to EGP 61 mn along an improved margin of 40% compared to 37% last year.

Four Seasons Nile Plaza

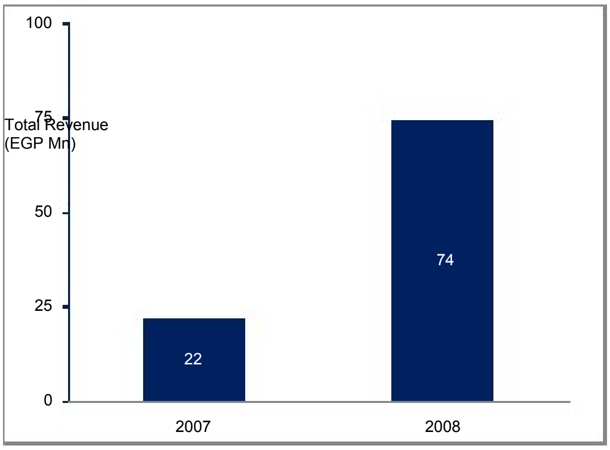
Revenue in EGP million



As for Four Seasons Nile Plaza, revenues for 2008 increased by 6% reaching EGP 356 mn compared to EGP 329 mn for 2007. Gross operating profit increased by 6% reaching EGP 226 million as opposed to EGP 213 mn realized for the same period last year, while net profit increased by 8% to record EGP 181 mn as compared to EGP 169 mn along a healthy margin of 50% similar to last year.

Four Seasons San Stefano

Revenue in EGP million



Soft opening in July 15, 2007

As for Four Seasons San Stefano and complex, total revenue has reached EGP 74 mn for the hotel's first full operational year with a gross operating profit of EGP 12 mn and a net profit of EGP 5 mn.

Summary of H&R projects in Operation and Development

	Four Seasons Sharm El Sheikh	Four Seasons Nile Plaza	San Stefano Grand Plaza	Nile Hotel	Marsa Alam
% owned(1)	61%	56.31%	84.47%	100%	100%
Location	Sharm El Sheikh	Cairo	Alexandria	Cairo	Marsa Alam
Rooms/keys	200	365	127	221	750
Units	146	128	945	0	2,250 resi. rooms
Sold	144	121	858	n/a	n/a
Ave. price	EGP 26,435 psm	EGP 38,775 psm	EGP 14,920 psm	n/a	n/a
CBRE Value (30-Jun-08)	EGP 1.99 billion (3)	EGP 2.44 billion	EGP 2.36 billion	EGP 523.57 million	EGP 173.7 million(4)
Commence	Nov-98	Sep-97	Feb-99	Aug-03	TBC
Complete(2)	May-02	Aug-04	Jul-07	Mid 2009	TBC
Star rating	5 Star	5 Star	5 Star	Planned 5 Star	Planned 4/5 Star
Facilities	8 restaurants 2 lounge bars Spa Ballroom 4 meeting rooms Business centre	9 restaurants Spa Ballroom 11 meeting rooms Business centre Shopping mall	9 restaurants Marina Shopping mall Offices Casino Ballroom	4 restaurants 4 meeting rooms Business centre Executive club Mini business centre	4 hotels Central lagoon

1. % owned by ICON, which is 81% indirectly owned by TMG 2. Commencement of operations
3. Including EGP 1.03 Bn related to Marsa AL Sadeed (extension) which is 100% owned by TMG
4. Value of land only

Comparative Income Statements

EGP mn	Actual 12 months 2008	Proforma 2007	Consolidated 2008*
Total Revenues	5,455	2,141	5,851
Total Cost of Goods Sold	(3,528)	(1,290)	(3,751)
Gross profit	1,927	851	2,100
Selling, General and Administrative Expenses	(249)	(267)	(253)
Operating profit	1,678	584	1,847
Foreign exchange difference	11	(4)	13
provisions and write-offs	(19)	-	(19)
Net credit income /(interest expense)	141	64	160
Other income	82	53	91
Net change in market value of investments	(36)	11	(36)
Net Profit before gain / loss on sale of investments	1,857	708	2,056
gain (loss) on sale of investments	(9)	573	(9)
Increase in company's share of the net fair value determined in the assets and liabilities acquired by purchasing cost	9	502	(30)
Net profit before tax	1,857	1,783	2,017
income tax and deferred tax	(196)	(46)	(197)
Net Profit	1,661	1,737	1,820
Minority's share	(218)	(396)	(182)
attributable to shareholders	1,443	1,341	1,638

*Consolidated financial results since inception up to December 31, 2008

Translation of Financial Statements
originally issued in Arabic

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

CONSOLIDATED BALANCE SHEET
As of 31 December 2008

	Notes	31 December 2008 L.E
Non-Current Assets		
Property and Equipment-Net	(4)	2,798,124,150
Projects Under Constructions	(5)	384,621,617
Goodwill	(6)	14,918,115,697
Available for Sale Investments	(7)	98,723,107
Investments in Associates	(8)	1,448,275
Bonds Held to Maturity	(10)	334,695,967
Notes Receivables – Long Term	(12)	14,855,602,408
Total Non-Current Assets		**34,349,335,221**
Current Assets		
Work in Progress	(13)	10,306,103,694
Finished Units	(14)	18,466,664
Inventory – Net	(15)	33,151,109
Accounts and Notes Receivable - Short Term	(12)	3,296,431,048
Prepayments and Other Debit Balances	(16)	2,636,054,227
Available for Sale Investments	(7)	23,627,960
Investment in companies under incorporation	(9)	1,306,200,161
Financial assets at fair value through profit and loss	(11)	405,891,519
Cash on Hand and at Banks	(17)	1,424,992,021
Total current assets		**19,450,918,403**
Current Liabilities		
Provisions	(28)	48,265,192
Banks Overdraft	(17)	110,891,401
Creditors and Notes Payable	(18)	457,569,456
Current Portion of Loans and Facilities	(25)	480,800,388
Current Portion of Long Term Liabilities	(26)	32,725,816
Customers Advance Payment	(19)	7,365,788,041
Dividends Creditors		1,978,096
Accrued Expenses and Other Credit Balances	(20)	1,426,840,515
Total Current Liabilities		**9,924,858,883**
WORKING CAPITAL		**9,526,059,520**
TOTAL INVESTMENTS		**43,875,394,741**
Financed as follows:		
Owner's Equity		
Authorized Capital	(21)	30,000,000,000
Issued and Paid up Capital	(21)	20,302,035,500
Legal Reserves	(22)	158,119,298
General Reserves	(23)	25,747,613
Treasury Stocks	(24)	(169,899,138)
Net profit for the period		1,538,479,702
TOTAL MOTHER COMPANY SHAREHOLDERS EQUITY		**21,854,482,975**
Minority Interest		1,994,171,695
TOTAL EQUITY		**23,848,654,670**
Long Term Liabilities		
Loans and Facilities	(26)	1,295,968,157
Long Term Liabilities	(27)	18,570,611,942
Notes Payable – Long Term		48,286,290
Deferred Tax Liability	(29)	11,876,982
Total Long Term Liabilities		**19,926,743,371**
Total Equity and Long Term Liabilities		**43,875,398,041**

Chairman	Financial Director	Auditors	
Tarek Talaat Mostafa	Ghaleb Ahmed Fayed	Emad H. Ragheb	Magdy Hashish

-The attached notes 1 to 36 are an integral part of these consolidated financial statements.
-Auditors' report attached.

Translation of Financial Statements
originally issued in Arabic

Talaat Mostafa Group Holding Company "TMG Holding" S.A.E

CONSOLIDATED INCOME STATEMENT

For the period from 3 April 2007(Inception Date) to 31 December 2008

	Notes	From 3/4/2007 (Inception date) To 31/12/2008 LE
Revenue	(30)	5,852,301,564
Cost of Revenue	(30)	(3,752,573,966)
GROSS PROFIT		**2,099,727,598**
General and Administrative Expenses, Marketing and Sales Expenses		(149,451,921)
Depreciation		(102,628,875)
Provisions	(27)	(850,000)
Other Income	(31)	43,103,643
Bad Debts		(18,040,032)
Capital Gain		1,312,443
Board of Directors Allowances		(1,098,350)
Foreign Exchange Gain		12,809,998
Operating Profit		**1,884,884,504**
Dividends from financial investments	(32)	7,782,054
Credit Interest		160,647,513
Interest on Bonds		7,074,907
Income from Treasury Bills		32,648,944
share of (loss) in Associates		(9,506,255)
(Loss) on sale of financial investments		(29,831,864)
(Loss) of revaluate financial assets at fair value through profit and loss	(11)	(36,535,176)
NET PROFIT FOR THE PERIOD BEFORE TAX		**2,017,065,686**
Income Tax	(29)	(187,907,838)
Deferred Tax Expense	(29)	(8,863,407)
NET PROFIT FOR THE PERIOD AFTER TAX		**1,820,294,440**
Minority Interest		(181,814,738)
NET PROFIT FOR THE PERIOD(MOTHER COMPANY SHAREHOLDERS)		**1,638,479,702**
Earnings Per Share (LE/Share)	(33)	1.13

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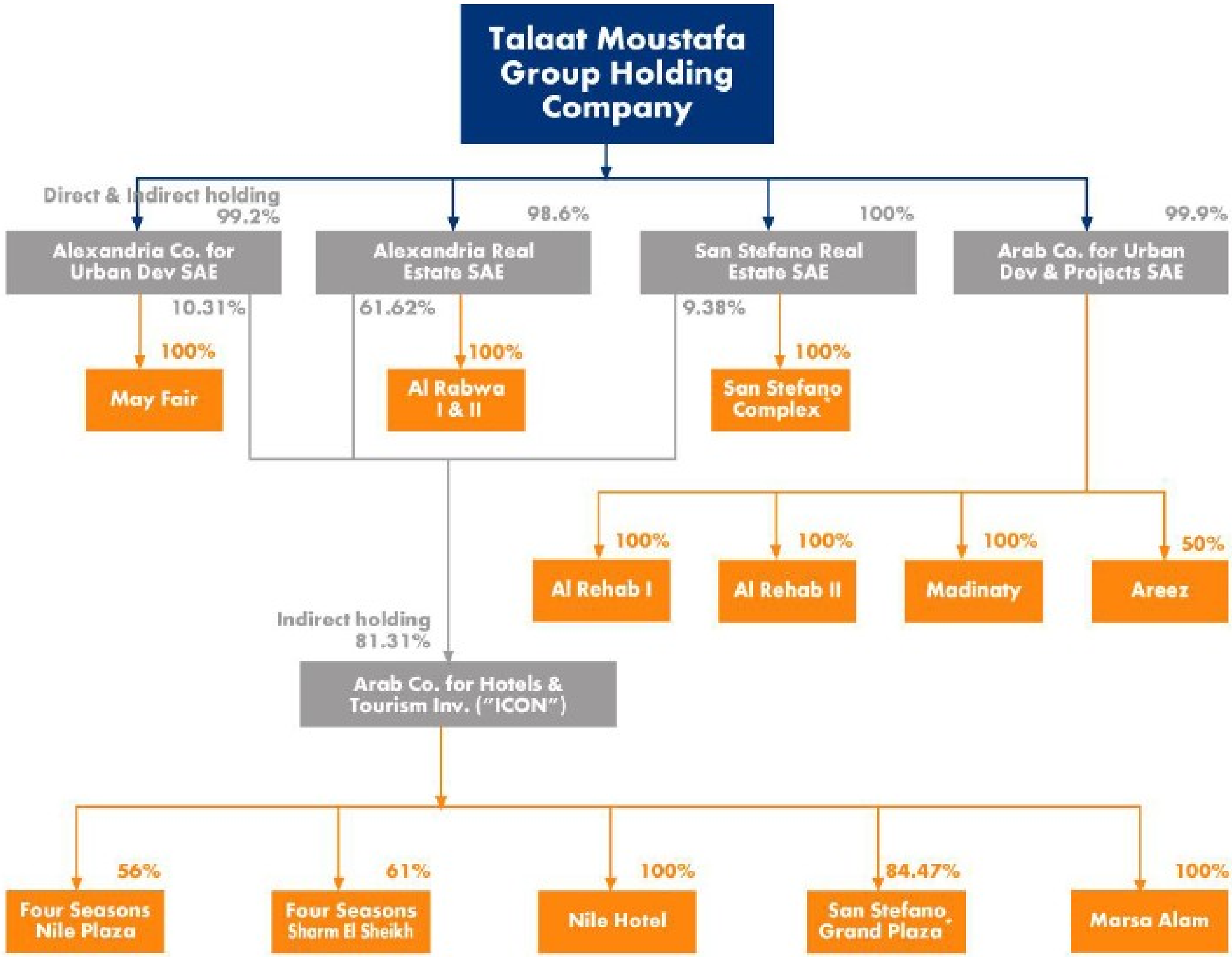
CONSOLIDATED CASH FLOW STATEMENT

For the period from 3 April 2007(Inception Date) to 31 December 2008

	Notes	From 3 April 2007 (Inception date) to 31 December 2008 LE
CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit for the period before tax and minority interest		2,017,065,685
Depreciation		102,628,875
Loss of revaluate financial assets at fair value through profit and loss	(11)	36,535,178
Bad Debts		18,040,032
Provisions		48,245,192
Capital Gain		(1,312,443)
Foreign Exchange Gain		(12,809,998)
Operating profit before changes in working capital		**2,208,392,521**
(Increase) in work in progress		(10,306,103,694)
(Increase) in finished units		(18,466,664)
(Increase) in inventory		(33,151,109)
(Increase) in Accounts and Notes Receivables - Short Term		(3,296,431,048)
(Increase) in Prepayments and Other Debit Balances		(2,654,094,239)
(Increase) in Notes Receivable – Long Term		(14,835,602,408)
Increase in Creditors and Notes Payable- Short Term		260,818,211
Increase in current portion of loans and facilities		480,800,366
Increase in current portion of long term liabilities		32,725,516
Increase in Customers Advance Payment		7,365,788,041
Increase in Dividends Creditors		1,978,091
Increase in Accrued Expenses Other Credit Balances		1,426,840,515
Increase in Creditors and Notes Payable - Long Term		48,286,290
proceeds from long term liabilities		18,582,488,924
Net Cash flows (used in) Operating Activities		**(755,730,707)**
CASH FLOWS FROM INVESTING ACTIVITIES		
(Payment) on Purchasing of Property and Equipment and Projects Under Construction		(4,285,374,642)
Gain from sale fixed assets		1,312,443
(Payment) on Purchasing of Bonds Held to Maturity		(334,695,967)
(Increase) in Available for Sale Investments		(80,361,067)
(Increase) in Investments in Associates		(1,445,275)
(Increase) in Financial assets at fair value through profit and loss		(442,426,697)
(Increase) in Investments Under Incorporations		(1,306,200,161)
Net Cash flows (used in) Investing Activities		**(6,449,191,366)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Cash Proceeds from Issuing Shares		5,567,786,713
Increase in Minority Interest		1,812,356,937
(Payment)-on Purchasing of Treasury Stocks		(169,899,138)
Cash proceeds from Loans and Facilities		1,293,968,157
Foreign Exchange results from valuating cash and cash equivalents balances		12,809,998
Net Cash flows provided from Financing Activities		**8,506,212,689**
NET CASH AND CASH EQUIVALENTS DURING THE PERIOD		**1,314,100,620**
Cash and Cash Equivalents at the beginning of the period		-
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	(17)	**1,314,100,620**

-The attached notes 1 to 36 are an integral part of these consolidated financial statements.



* ICON holds only the asset of the hotel, which does not include the residential units or the commercial property. These components of the complex are held by San Stefano Real Estate SAE

About TMG Holding

TMG Holding has under its umbrella a group of companies:

Arab Company for Projects and Urban Development, which owns and manages:
- AL-Rehab and Madinaty projects in New Cairo District

Alexandria Real Estate Investment Company, which owns and manages:
- AL-Rabwa Compound in EL-Sheikh Zayed City

San Stefano Real Estate Investment Company, which owns and manages:
- San Stefano Alexandria

Alexandria Company for Urban Projects, which owns and manages:
- May Fair Project in AL-Shorouk City

Arab Company for Hotel and Tourist Investments, which owns controlling stakes in its investments in:
- Four Seasons Nile Plaza in Garden City
- Four Seasons Resort Sharm EL-Sheikh
- Four Seasons Alexandria at San Stefano
- Nile Hotel in Cairo

Capital:

Issued and paid-in capital: EGP 20.30 bn

Number of shares: 2.03 bn at a par value of EGP 10/share

Shareholders' Structure:

TMG RE & Tourism Investment (including Talaat Mostafa Family& Saudi group) 49.85%
Other major shareholders 25.75%
Other major shareholders including free float 24.40%

Investor Relations Contacts:

Investor Relations TMG Holding	Tel: +2 (02) 33355708 Fax: +2 (02) 33016894	E-mail: jsawaftah@tmg.com.eg Web Site: www.tmgholding.com