



IR PRESENTATION APRIL 2025 UPDATE



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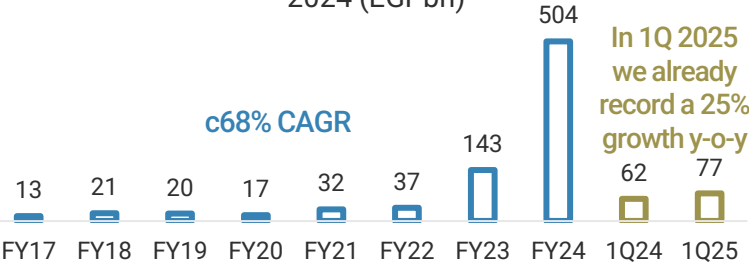
Publicly held since 2007
EGX: TMGH.CA / TMGH EY

Immense milestones achieved during 2024, meeting all strategic objectives and confirming the Group's unmatched position as a regional leader

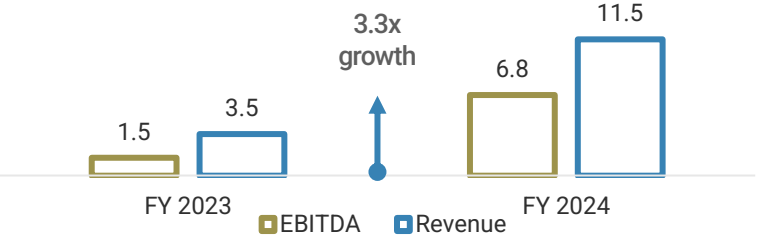


TMG

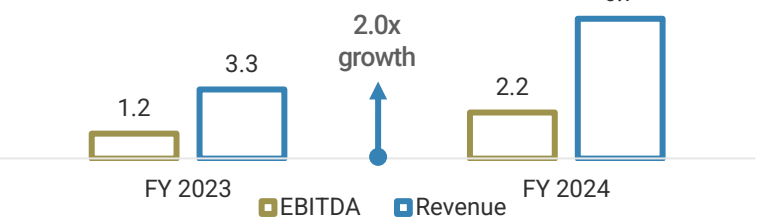
TMG real sales reach unmatched highs during 2024 (EGPbn)



Hospitality revenue expands 3.3x following one-of-a-kind Legacy acquisition (EGPbn)



Other recurring income streams (leasing, clubs, etc.) expand 2.0x (EGPbn)



Management expertise and unmatched strategic vision elevate the Group to the position of an uncontested market leader in terms of property sales and quality delivered to clients

- TMG's market leadership and track-record were built by its unparalleled visionary management, continuously setting new industry standards in all sectors of operations, creating entirely new markets (such as North Coast) and pioneering quality Egyptian real estate exports in the region (Saudi Arabia)
- In 2024, TMG outclassed its local competitors as the regional powerhouse, capturing 43% of the market in FY 2024 with its record-breaking and unprecedented sales of over **EGP 0.5 trillion**, continuing to expand regionally and integrating new high-margin non-residential services.
- **Sales in 1Q 2025 came in at EGP 77 billion**, growing 25% y-o-y and confirming the company's brand appeal and in line with its current annual sales budget for existing projects. TMG remains the company of first choice for its customers and its brand value and recognition shields its sales from any systemic market risks, as evidence by its unprecedented success in the SouthMed project as well as others.

One-of-a-kind hotels acquisition spearheaded by management in 2024 confirms the Groups leadership as the platform of choice for large-scale FDI, providing investors with immense 3.3x growth to hospitality revenues and FX income in FY 2024 and onwards

- The hospitality sector recorded total revenues of EGP 11.5 billion in FY 2024, growing by a remarkable 225% year-over-year compared to FY 2023, in addition to some EGP 719 million of profits related to Legacy acquisition booked in FY 2024. Importantly, the profit margin of this segment also expanded to 59%, up from 43% reported in FY 2023. The Group has increased its hotel room portfolio to some 3,500 rooms in total with the acquisition of Legacy Hospitality, and intends to grow its portfolio to approximately 5,000 rooms in the short-term, further strengthening its positioning as one of the largest hospitality groups in the MENA Region.
- Other recurring revenue recorded a steep growth as well of 2x compared to the previous year. This income stems from activities which include i) leasing and managing of prime retail area of over 448k square meters, ii) sporting, social and golfing clubs operations, iii) other various services such as transportation, utilities management and distributions.

In line with strategic objectives communicated since 2017, the Group's total recurring income contributes 59% to its total gross profit (guidance 40-45% at minimum)

Market capitalization
(as of April 2025)
~EGP105bn

Turnover (FY 2024)
EGP 42.7 bn

Backlog (FY 2024)
EGP 294 bn

Total assets (FY 2024)
EGP 357 bn

RESIDENTIAL PROJECTS

RECURRING
INCOME

HOTEL PROJECTS

COMMERCIAL

ENTERTAINMENT

SouthMed, a new global destination rising on the Mediterranean Sea, sales of EGP 281 billion and over 12k units sold since launch in July 2024, more than the largest competitor since inception in 2006



Project overview

- The unique asset-light and low-risk development model for SouthMed is designed to deliver strong returns to investors, whereby collections from clients will generate income to the Group exceeding EGP 100 billion until project's maturity. The project will play a crucial role in boosting the Group's annual revenues and profitability, enhancing its cash flows and expanding its high-margin recurring revenue streams. This will not only further reinforce the Group's financial position but also further optimize its business model to maximize annual high-margin recurring income and diversify its revenue sources both geographically and across different business sectors, strengthening annual income streams and support dividend payouts going forward.
- Designed by OBMI and SWA, SouthMed is a luxurious development on the Egyptian North Coast, blending modern luxury with serene coastal surrounding. At the heart of SouthMed lies the Marina Waterfront Zone inspired by Santorini and Amalfi, and features state-of-the-art amenities for yacht enthusiasts.
- Extending from the marina is an 8km stretch of pristine beach, ideal for relaxation and water activities. Additionally, the project also includes a network of crystal lagoons, mostly suitable for activities like yoga, swimming, and family gatherings.
- Golf enthusiasts can enjoy world-class 18-hole course with sea views, other sports are also available at the sports and athletics centers.
- Adding to the lifestyle experience, the project boasts world-class dining, shopping, and entertainment options, including the malls, retail areas as well as a theme park.
- Sustainability is a core principle for TMG, which has been applied since the design phase in SouthMed, with smart and green technologies such as solar panels, smart lighting, and irrigation systems ensuring an eco-friendly environment.
- Comprehensive day-to-day services are available, ensuring convenience and peace of mind for residents and visitors. These include shopping, healthcare facilities, business, and administrative services.

Prime location



SouthMED is located at kilometer 165 on the Alexandria-Matrouh Road, on the Egyptian North Coast in the Southern Mediterranean. This prime location offers easy access, being just 2-5 hours by flight from European and Gulf countries. Additionally, Al Alamein Airport is only a 15-minute drive away, providing seamless travel connections for residents and visitors

Master plan



Prior to TMG's entry, North Coast would witness at most 2k unit sales per annum valued at some EGP 40 bn. In just few months, TMG sold over 12k units (6x times market size), confirming its ability to create entirely new markets by bringing along its unmatched brand equity and knowledge of its target customer



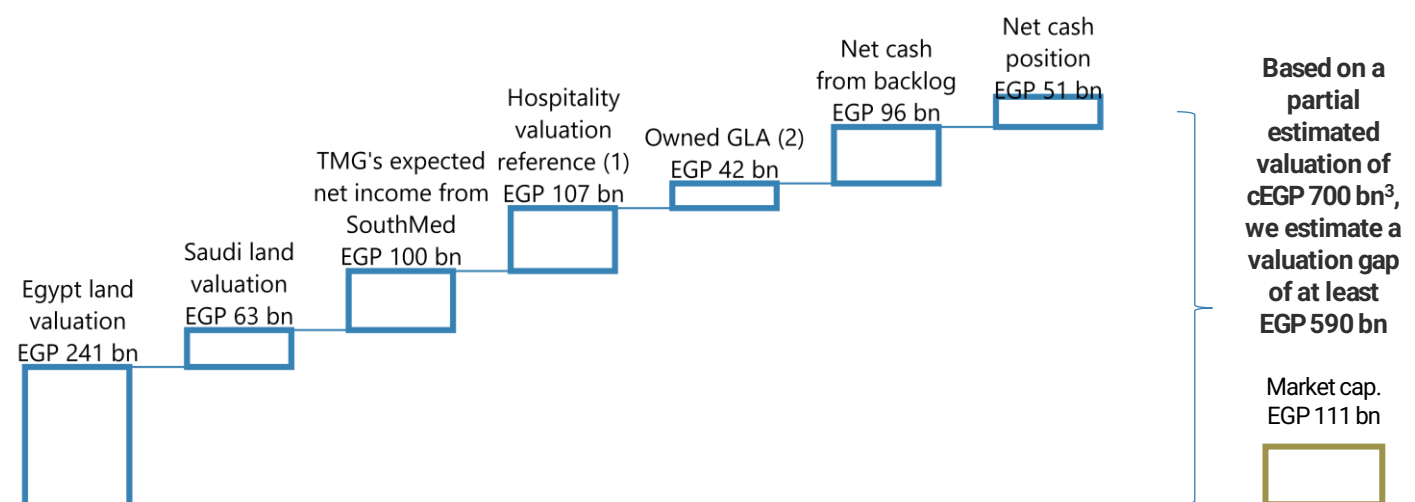
A substantial hidden value, consistently realized through the years of visionary management excellence



Total value of new sales in upcoming projects in the immediate horizon exceeding **EGP 2.5 trillion**, providing new strong catalysts for the stock in the near-term

- As of end of March 2025 sales already reached EGP 77 billion, growing by 25% y-o-y, confirming the strong sales momentum for TMG-branded communities and boding well for the FY 2025 result
- New mixed-use project anticipated in Sharm El Sheikh – estimated total sales value of over EGP 120 billion
- Launch of Downtown Madinaty (the Spine) – estimated sales value of over EGP 1 trillion
- Potential expansion into Iraq and other opportunities in Egypt and abroad

TMG represent an unprecedented investment opportunity as the market valuation continue to neglect entire business segments



- Based on solid and verifiable valuation metrics, management believes the stock offers unparalleled upside potential, with combined valuation of core assets already exceeding the market cap by over 6x.
- Almost a third of FY 2024 revenues is FX-based, heading investor returns, with some 13% of the year's sales generated abroad and due to expand. The Group holds some USD 666 million in deposits, representing some 30% of its market cap.
- TMG's strong brand equity bolstered by management's ability to secure and execute new large-scale projects with precision and efficiency creates a fertile ground for immense future returns
- With a forward-looking leadership, TMG continuously identifies and capitalizes on new market trends, securing its hegemony and long-term success. With a strategic emphasis on luxury hospitality and stable recurring income to drive dividend distribution in the future, TMG is well-positioned to compete regionally and sustain its immense growth.

Note 1: Based on the recent capital increase, prior to Legacy Hospitality acquisition.

Note 2: Calculated on 120k SQM of prime retail space, valued at a conservative 350k EGP/SQM. Not including value from property management services covering over 440k SQM of all space delivered in TMG domains

Note 3: Partial total, not including future expansions and other recurring revenues.

Why invest in TMG?

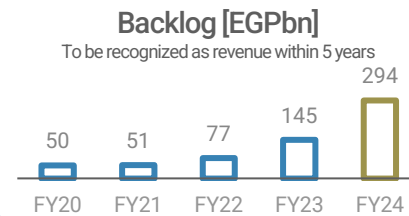


MENA's leading developer offering safe exposure to the key growth sectors of the Egyptian economy

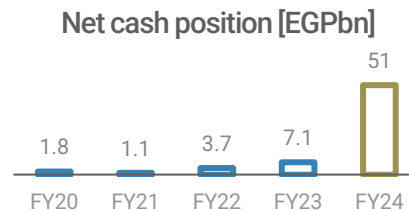
TMG provides investors with balanced and diversified exposure to the rapidly expanding residential, service, and hospitality sectors in Egypt and Saudi Arabia. The company leverages its visionary management strategy, unparalleled branding strength, and extensive execution capabilities to create and capitalize on new opportunities. As the largest and most liquid non-bank corporate listed on the EGX, it offers a safe entry to Egypt and long-term growth visibility, hedged by:

- ownership of prime real estate and hospitality assets
- Approximately 1/3 of FY revenues were FX denominated
- 59% of gross profit generated from recurring income segments, exceeding historical targets
- massive net cash position of EGP 51 billion (equivalent to approximately 1/2 of market cap)
- minimal leverage (net cash-to-total equity of 39%)
- key subsidiary, Arab Company, enjoys the highest corporate rating in Egypt

#1 Egyptian RE developer
by market cap
50 years track record

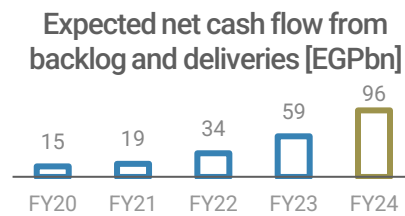


c3,500 operational hotel rooms
C1,500 rooms under development

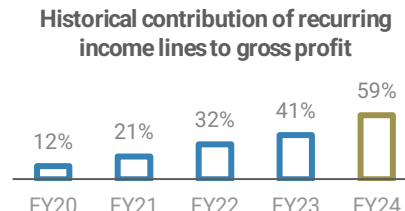


Return on Average Equity
(RoAE FY 2024)
17.0%
Compared to 8.8% in FY 2023

107mn sqm land footprint
97mn sqm in Egypt,
10mn sqm in Saudi Arabia

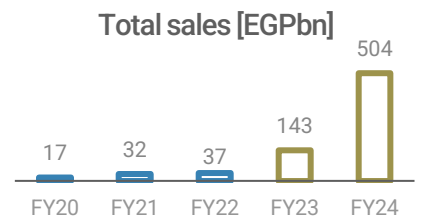


438k sqm prime GLA portfolio under management
of which 120k sqm directly owned, almost entirely least out



Total consolidated net profit FY 2024
EGP 14.5 billion
Growing by 4.4x Y-o-Y

EGP 0.5 trillion Sales
(in FY 2024)
c.13.5% of sales from KSA (SAR-denominated)



Over 200k club membership current capacity
Sold c86k memberships
Over 600k sqm of club areas under development
Pre-sold c19k memberships

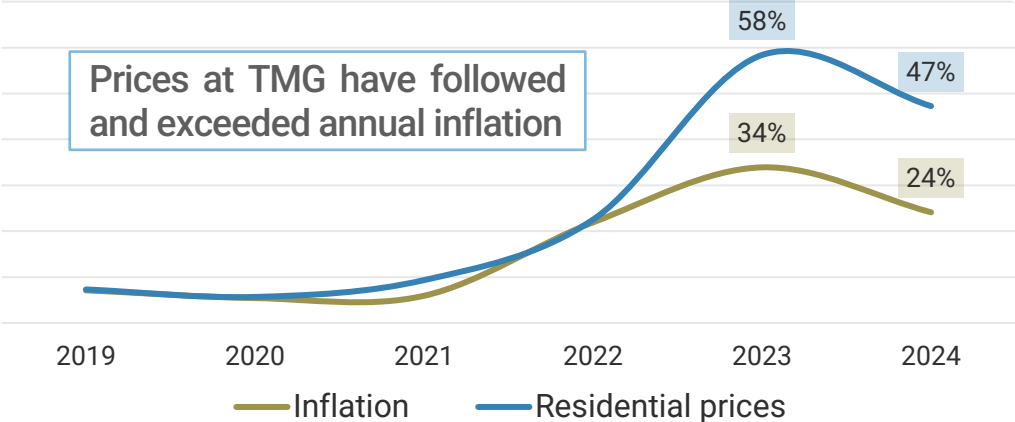
c30% of FY2024 revenues generated in hard currencies, with strategic target set to 60%

USD 666 million
in FX-denominated deposits, representing 30% of market cap

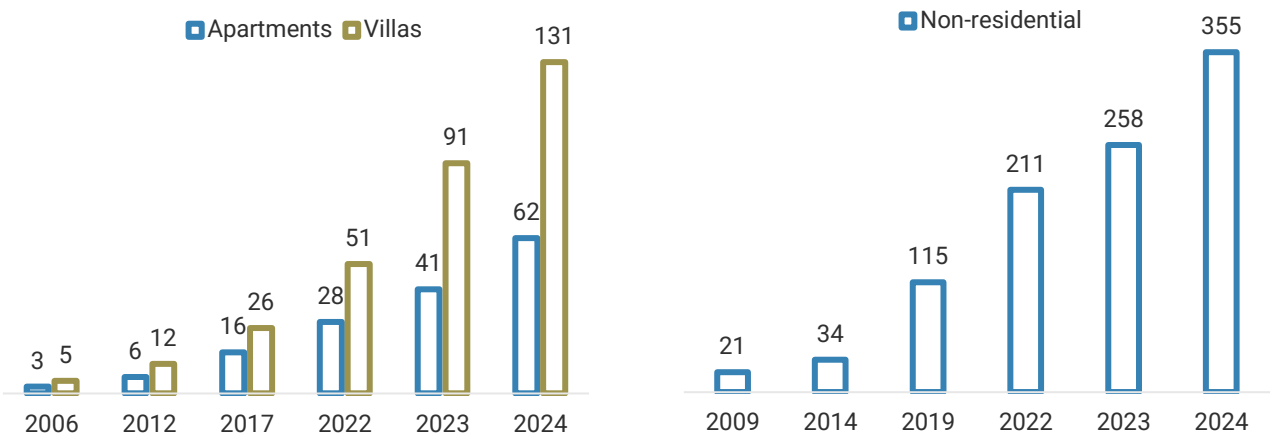
Proven ability to raise prices and create value in projects with superb amenities, resident services, innovative project design and upkeep



TMG blended sales prices grew at a 25% CAGR since 2019



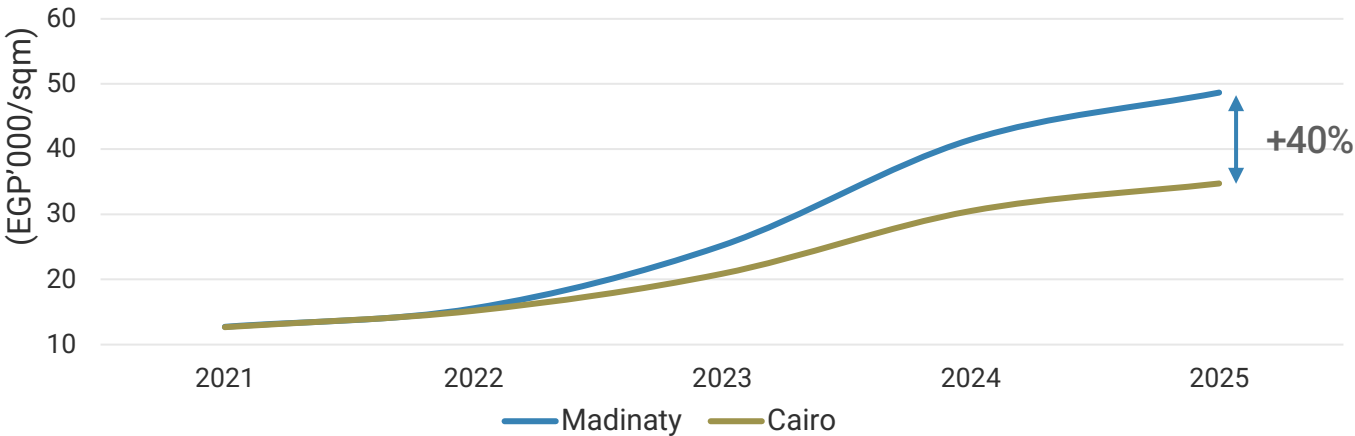
Price evolution of residential and commercial units in Madinaty since launch confirms the strength of TMG branding (EGP'000/sqm)



Implied price per sqm for hotel properties



Growing gap between secondary market residential listings in Madinaty compared to Greater Cairo is a strong evidence of the ongoing value creation unlocked in TMG



Consistently delivering one-of-a-kind strategy and long-term goals

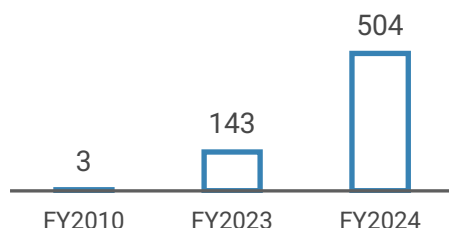
1.



Maintaining and growing sales momentum

- EGP 0.5 trillion (approx, USD 10 billion) in property sales achieved YTD, 3.5x y-o-y.
- Two new launches in 2024:
 - SouthMed (North Coast, Egypt), sales reached EGP 281 billion in FY 2024.
 - Banan (KSA), attracting over EGP 68 billion in SAR-denominated in FY 2024.

New Sales (EGPbn)



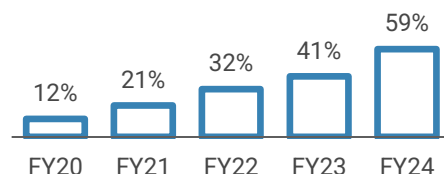
2.



Expanding recurring income lines

- Acquisition of seven iconic hotels in Egypt, adding 2,500 keys to the portfolio; segment revenues growing by 3.2x y-o-y in FY 2024.
- Total recurring income activities (hotels, leasing and others) have grown 2.6x in FY 2024.
- Additional 1,500 keys in the development pipeline, to become operational in 2026/27.

Contribution of recurring income lines to gross profit (%)



3.



Preserving capital appreciation, expanding FX income streams

- Preserving capital appreciation while hedging through the expansion of foreign currency income streams.
- Substantial and historically secure FX-revenue streams from Saudi Arabia and from recurring assets, namely the hotels portfolio.
- Reduced financial leverage to minimal 1 to 7.9 debt-to-equity ratio (12.6%), mostly EGP-denominated.

USD 255 million
Hotels Revenues
FY 2024

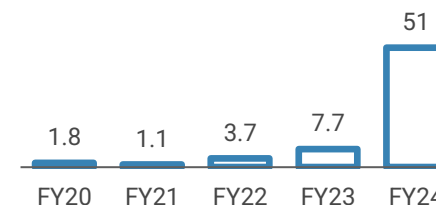
4.



Accelerating asset monetization and building liquidity

- Able to sell large amounts of inventory (including land) to institutional investors, to immediately unlock liquidity and profitability.
- Net cash positive, with a massive gross cash balance and equivalents of EGP 59.8 billion (FY 2024).
- The newly implemented asset-light business model already generates massive revenues without capital commitments.

Net cash position (EGPbn)



5.



Expanding the land bank, in Egypt and in the region

- Land bank expansion backed by strong and strategic partnerships and entry in new markets:
 - Saudi Arabia: acquisition of 10mn sqm in a prime location east of Riyadh for the Banan project.
 - Egypt : new asset-light model, partnering with the landowner to develop 23mn sqm in North Coast.

107mn sqm land footprint
97mn sqm in Egypt,
10mn sqm in Saudi Arabia

Five main segments delivering stable revenue in local and foreign currencies

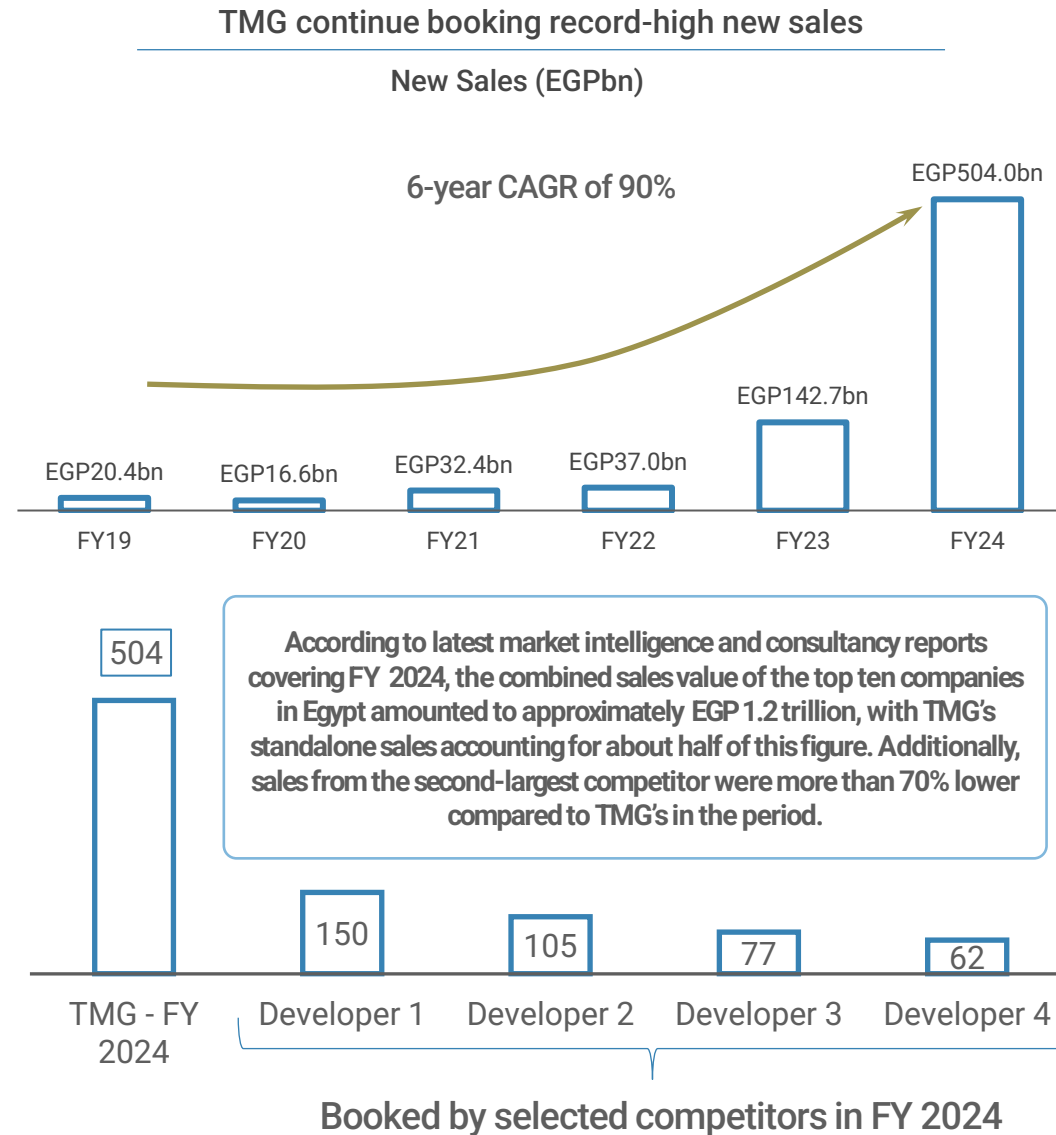


The Group transformed into a significant exporter of real estate and tourism services. This transformation has generated substantial income in foreign currency, effectively hedging the value of its operations with unique real estate assets and projects. Following are key financial highlights (FY 2024) and value drivers of each segment of the Group

	Real Estate development	Hospitality	Leasing (Rentals)	Sporting clubs	Others
Financial KPIs	<ul style="list-style-type: none"> Revenues of EGP 24.5 bn contributing 57% to total revenues, growing 14% y-o-y. Gross profit of EGP 6.3 bn contributing 41% to total gross profits, growing 7% y-o-y. 	<ul style="list-style-type: none"> Revenues of EGP 11.5 bn contributing 27% to total revenues, growing 225% y-o-y. Gross profit of EGP 6.8 bn contributing 44% to total gross profits, growing 340% y-o-y. 	<ul style="list-style-type: none"> Revenues of EGP 920 mn contributing 2% to total revenues, growing 39% y-o-y. Gross profit of EGP 751 mn contributing 5% to total gross profits, growing 45% y-o-y. 	<ul style="list-style-type: none"> Revenues of EGP 1.97 bn contributing 5% to total revenues, growing 160% y-o-y. Gross profit of EGP 827 mn contributing 5% to total gross profits, growing 139% y-o-y. 	<ul style="list-style-type: none"> Revenues of EGP 3.8 bn contributing 9% to total revenues growing 110% y-o-y. Gross profit EGP 604 mn contributing 4% to total gross profits, growing 87% y-o-y.
Projects Overview	Egypt projects: <ul style="list-style-type: none"> Al Rehab (10mn sqm) Madinaty (33.6mn sqm) Celia (2.1mn sqm) Noor (21mn sqm) South Med (23mn sqm)* Regional Projects: <ul style="list-style-type: none"> Banan (10mn sqm) in Riyadh, Saudi Arabia 	Operating Properties: <ul style="list-style-type: none"> Four Seasons Nile Plaza Four Seasons Sharm El Sheikh Four Seasons San Stefano Kempinski Nile Hotel (Cairo) Marriott Mena House (Giza) Marriott Omar Khayamm Sofitel Old Cataract Sofitel Winter Palace Movenpick Resort (Aswan) Steigenberger Cecil (Alex.) Steigenberger Tahrir (Cairo) Upcoming: <ul style="list-style-type: none"> Four Seasons Madinaty Four Seasons Luxor Marsa Alam Resort Four Seasons Pyramids 	Flagship Properties: <ul style="list-style-type: none"> Open Air Mall (Madinaty) All Seasons Park (Madinaty) East Hub (Madinaty) Gateway Mall (Al Rehab) Avenue Mall (Al Rehab) San Stefano Mall (Alexandria) Upcoming: <ul style="list-style-type: none"> The Spine (Madinaty) Commercial and retail in Banan, Saudi Arabia 	Operating Properties: <ul style="list-style-type: none"> Al Rehab Madinaty Madinaty Golf Celia (partially) Upcoming: <ul style="list-style-type: none"> Privado Noor Madinaty Expansion Banan, Saudi Arabia 	Other sectors of activity: <ul style="list-style-type: none"> Contracting Transportation Utilities management (water, waste, etc.) Personal services (cleaning, plumbing, car maintenance, etc.)
Key Developments	<ul style="list-style-type: none"> Development of existing projects Expand regional footprint through new projects <p><i>Increasing group's landbank and geographic footprint</i></p>	<ul style="list-style-type: none"> Renovation of Legacy assets with allocated CAPEX and operators' upgrade International markets expansion <p><i>Enhancement in ADRs & occupancy as a result of improvement in asset quality</i></p>	<ul style="list-style-type: none"> Launch of the Spine and Banan commercial & retail areas <p><i>Increasing group's recurring income contribution and FX denominated revenues</i></p>	<ul style="list-style-type: none"> Launch of sports clubs in new projects, and monetizing from existing ones <p><i>Complementing the group's projects in creating a community while increasing recurring revenue</i></p>	<ul style="list-style-type: none"> Venture into projects that will create value to shareholders <p><i>Maintaining quality of the group's communities while diversifying revenue streams and recurring income</i></p>

Note (*): Development and management agreement

Track-record and customer trust result in unprecedented demand in 2024, further widening the gap between TMG and its competitors



New sales recorded in FY 2024 reaching EGP 0.5 trillion, growing significantly by some 3.5x y-o-y, confirming the prevailing strong demand for TMG-branded products and solidifying its position as an uncontested market leader. These sales take TMG to the top of the most-selling companies in the Middle East, for the period.

- We continue to successfully address the market with a well-diversified product portfolio and a well-planned pricing strategy, appealing to a vast high-spending clientele, attracted by TMG's unchallenged leadership in terms of market share, brand equity, operated facilities, infrastructure, upkeep and after-sale services. We continue to rely on our own sales force as opposed to third-party brokers.
- By end of December, new sales reached the EGP 0.5 trillion mark, on the back of the strong momentum sustained by the launch of SouthMed in the Egyptian North Coast and of Banan in Saudi Arabia. The recently launch of SouthMed achieved record breaking sales of EGP 281 billion by year-end. Sales for Banan also generated excellent results, totalling some EGP 68 billion since the launch, which happened in May this year, already exceeding the yearly target.
- TMG's annual sales are consistently the highest in the Egyptian market since 2017 and the Group is now the unchallenged hegemon in East Cairo, where it is responsible for the majority of branded supply. In the first 3-months of 2025, the company booked some EGP 77 billion in new sales, which are expected to grow further throughout the year. TMG's brand-equity remains the key driving force of demand, attracting the highest share of the market, boding well for the new launches expected this year.

“Sharm Bay”, a new global destination rising on the Red Sea, set to update and improve the tourism and leisure market in the area with known TMG quality



- A new luxury destination set to redefine upscale living and leisure.
- Located in the heart of Sharm El Sheikh, adjacent to the Four Seasons hotel, in one of the most sought-after locations in the Red Sea, few minutes from the airport and overlooking the Ras Mohammed National Park.
- The project offers a wide variety of units, including luxury villas, exclusive boathouses and elegantly-designed apartments. The mix includes approximately 3,000 units.
- The residential offer is completed by a wide array of premium amenities, including a world-class marina, retail and entertainment outlets, a wellness center and sports facilities.
- The world-class marina is poised to redefine Sharm El Sheikh's allure by transforming it into a premier destination for luxury yachting and leisure. With the capacity to host up to 320 vessels, including yachts up to 70 meters, it will attract an elite clientele, elevate local amenities, and reinforce Sharm's status as a global hub for upscale travel and recreation.
- Building on TMG's legacy and success, Sharm Bay is set to reinforce its position as a key player in the luxury marina and coastal living market across the Mediterranean and Red Sea regions.

Building on the proven demand for TMG-branded products on maritime destinations, Sharm Bay is poised to tap on the global demand for upscale coastal living, premium marina experiences, and refined luxury lifestyles.



Regional player, with presence in Egypt and KSA and expected entry into new markets, to create one of the largest regional real estate and hospitality platforms



Market leader in the development of integrated real estate communities, including mixed-use projects and hospitality



Madinaty



33.6 million square meters
Total land size

c. 800,000
Current residents

Rehab



10 million square meters
Total land size

c. 400,000
Current residents

The Company's projects of Rehab, Madinaty and Nour are expected to host up to 1.7 – 1.8 million inhabitants, upon completion

Geographical expansion, entering the Saudi market

Banan, Riyadh (KSA)



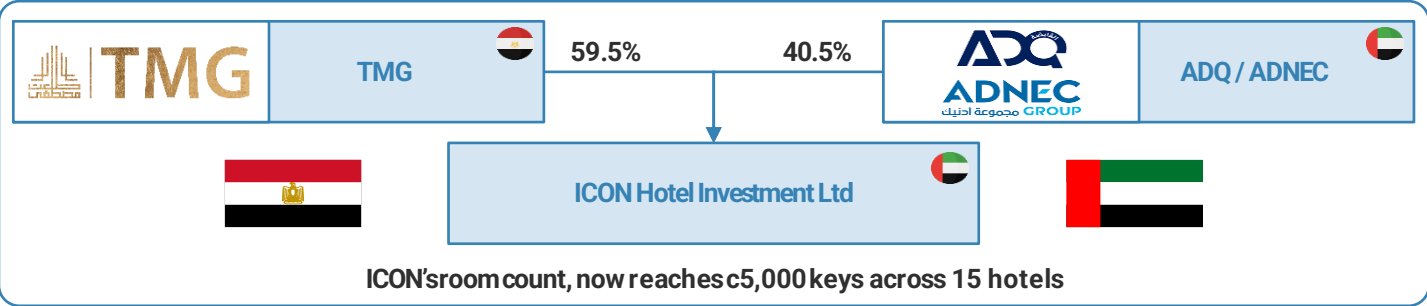
10m Sqm
Total Project Area

+120,000
Expected Project Population

c. 27,000
Residential Unit

- TMG's remarkable success story in Egypt has attracted attention in the nearby markets and, in 2023, the Group was awarded a massive prime land plot spanning 10mn sqm in east of Riyadh, in proximity to the airport, to develop a state-of-the-art integrated and sustainable mixed-use city, replicating the success of Al Rehab and Madinaty.
- The Group's track-record, brand-equity and brand recognition in the region allowed it to acquire the land at very favorable terms, while the off-plan sales business model allows the project to be almost entirely self-funded.
- It represents the first international expansion of TMG, providing a strong footfall for further regional and international presence. The Group will leverage on management's experience and expertise in developing large integrated communities accumulated in over 50 years of its presence in Egypt. The project will be a model for sustainable urban development and innovation in the Kingdom, in line with Saudi Vision 2030.

EGP 68 billion in total sales (4,000+ units sold in Banan) up to end-of December 2024, a sales record for the Saudi market, achieved in few months since launch



The successful acquisition of Legacy Hospitality translated in great benefit to the Group:

- Achieving hospitality revenue growth of 3.3x and EBITDA growth of 4.5x year-over-year, massively increasing the overall profitability of the Group.
- Fully retiring the FX-denominated debt that was tied to ICON, amounting to USD 217 million.

TMG's Original Hotels Portfolio (100% Owned by ICON Group)
A collection of 8 fully owned properties, of which 4 operating, 3 under construction and 1 under design, located in key touristic cities and locations in Egypt

Operational Hotels



Four Seasons Nile Plaza, Cairo
[365 keys, opened 2004]



Four Seasons Sharm El Sheikh
[315 keys, opened 2002]



Four Seasons San Stefano, Alexandria
[170 keys, opened 2007]



Kempinski Nile Hotel, Cairo
[191 keys, opened 2010]

Under construction



Four Seasons Madinaty
[346 keys, exp. opening 2026]



Four Seasons Luxor
[200 keys, exp. opening 2026]




Marsa Alam Resort
[394 keys, exp. opening 2026]

Newly Acquired Heritage Hotels "Legacy" (51% Owned by ICON Group)
7 heritage hotels, adding c2,500 keys to the portfolio



Marriott Mena House, Giza
[c330 keys, opened 1886]




Marriott, Omar Khayyam, Cairo
[c1,060 keys, opened 1982]



Sofitel, Old Cataract, Aswan
[c140 keys, opened 1899]



Sofitel Winter Palace, Luxor
[c200 keys, opened 1907]



Steigenberger Tahrir, Cairo
[c.300 keys, opened 2017]



Steigenberger Cecil, Alex.
[c.80 keys, opened 1929]



Movenpick Resort Aswan
[c400 keys, opened 1974]

Upgrading the value chain of the hospitality arm

TMG is reinforcing its commitment to luxury hospitality through strategic partnerships and expansion initiatives, balancing historical preservation of its heritage assets, while deploying modern enhancements to elevate market appeal and profitability

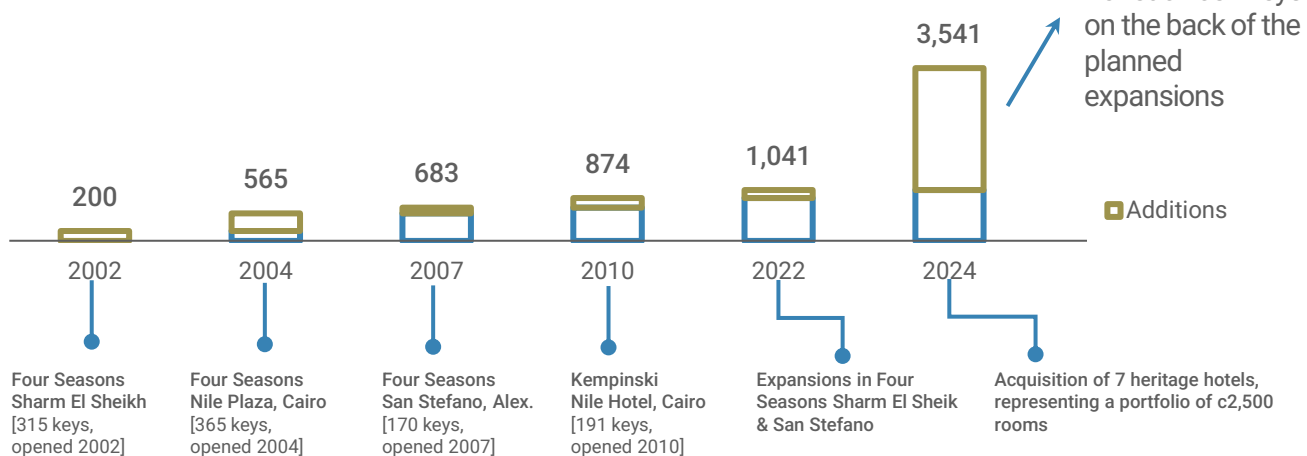
Key developments

- I)  ICON is working on signing agreements with prominent hotel operators to rebrand and reposition hotels such as Old Cataract Aswan and Winter Palace Luxor hotels, thereby elevating their market appeal, increasing profitability, and ensuring that the assets' historical value is maintained and celebrated. The agreements included a guarantee of minimum profit for ICON, demonstrating ICON's superior ability to negotiate unique agreements with hotel management companies.
- II)  The properties will undertake comprehensive renovations, focusing on preserving their cultural significance, enhancing their structural integrity, deploying modern amenities, and improving the overall guest experiences to meet contemporary standards.
- III)  Implementing an ambitious expansion plan, with 3 properties under development and one under design in key touristic destinations in Egypt, catering for differentiated client categories, spanning from leisure to business travelers.
- IV)  The Group is carefully considering acquisition opportunities, available on the international market, to further boost the growth of the hospitality arm.

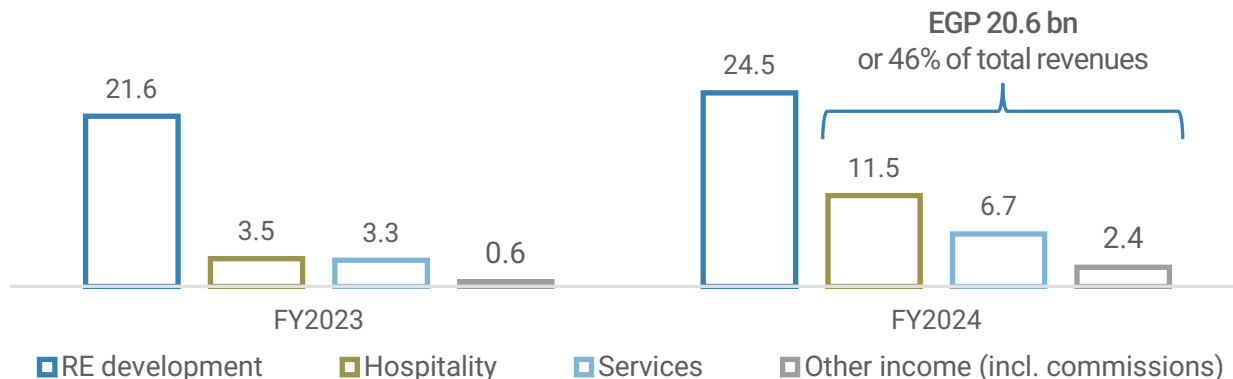
Heavily focused on expanding the Group's recurring income activities

Number of Hotel Keys (#)

Evolution of TMG's hospitality portfolio



Consolidated revenue breakdown



Hospitality revenues in FY 2024 increase by 3.25x year-over-year following an unprecedented expansion skillfully devised by management, contributing FDI into the country

- With the acquisition of Legacy Hospitality, the Group has increased its hotel room portfolio by some 2,500 keys to some 3,500 rooms in total. The Group intends to increase its total room portfolio to approximately 5,000 rooms in the coming years, further strengthening its positioning as one of the largest hospitality groups in the MENA Region.
- The hospitality sector recorded total revenues of EGP 11.5 billion in FY 2024, compared to EGP 3.5 billion reported in FY 2023, growing by a remarkable 225% year-over-year, in addition to some EGP 719 million of profits related to Legacy acquisition booked in FY 2024. Importantly, the profit margin on hospitality revenues in the period expanded to 59%, up by a significant 15.4 pp year-over-year, from 43% reported in FY 2023.
- By end-March 2025, the hospitality department already recorded strong revenues of USD 69 million, already recording a 4% growth compared to the same period last year. This comes in line with TMG strategy and expectations and is driven by strong tourism arrivals and higher ARR's.
- The revenues from recurring income and service activities amounted to approximately EGP 6.7 billion in FY 2024, compared to EGP 3.3 billion in FY 2023, with a remarkable growth rate of 101% year-over-year.
- Revenues from rental activities across TMG malls reached EGP 920 million, growing by a robust 39% year-over-year as annual rent increases are implemented and new space became available.
- Revenues of the sporting clubs segment increased by 160% year-over year and reached EGP 1.97 Billion.

Building one of the largest retail portfolios capitalizing on the un-met demand for commercial destinations, and replicating the success achieved in a second vertical



Strong recurring income portfolio leveraging on TMG's integrated communities

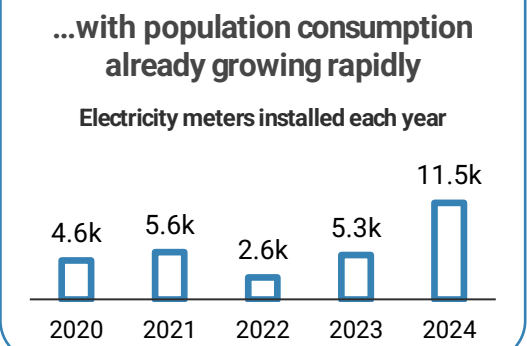
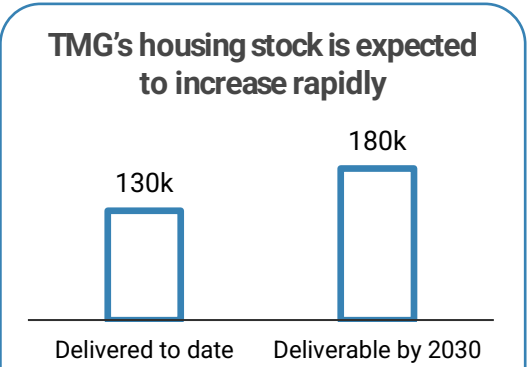


Select Tenants

... already serving a large-growing population

Over 1.2 million residents
in Rehab and Madinaty alone, targeting 1.8 million upon completion of Noor

Growing Cairo population now estimated at 22+ million
middle and upper-middle class estimated at 9+ million people



... with ample room to develop additional recurring income streams

The Spine is a fully integrated project in the heart of Madinaty. It will provide the city with a comprehensive mixed use urban center, reshaping the eastern Cairo area

2.4mn sqm
Total Land Area

+3.7mn sqm
Total BUA



The Spine Masterplan



Building a new fully-fledged mixed-use destination that will shape East Cairo's landscape

The Spine is planned to be a destination hub, similar to the attractions present in the most developed cities globally

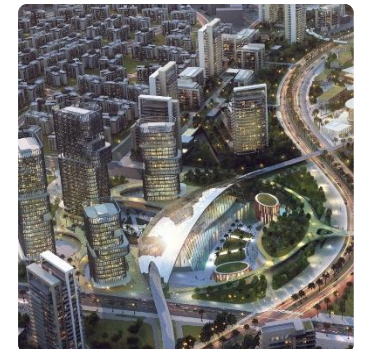
- It will complement the current offering with additional commercial spaces, offices, entertainment, hospitality, superb residential units, and green spaces.
- The project will focus on bringing further leasable assets into the current company's portfolio, expanding and improving the revenue mix, boosting recurring income growth.
- While serving the Madinaty community, its strategic location can attract outside traffic, offering access from the Suez Road and from the New Administrative Capital.
- The master plan of the Spine encompasses an easily accessible, integrated, high quality mix of residential, offices, retail, entertainment and hospitality assets, in one of the fastest growing areas in Cairo and Egypt.
- The magnitude of the project is an example of management's bold and ambitious vision, and its ability to redefine and reshape Egypt's property landscape by planning and delivering innovative concepts, considerably contributing to sustainable economic growth and improving the quality of life for local communities.
- The project will accommodate some 2.3mn sqm of prime residential units, supplementing the current residential offering with a modern and eye-catching design. Additional 531k sqm of retail areas (BuA) will be developed, which will be serving the residents of Madinaty, as well as the attracted visitors and daily population of the Spine.
- We are targeting the strong demand from businesses by deploying 602k sqm of office spaces (BuA), with a sales/lease plan, fine-tuned with the latest technologies and a wide array of premium services. Some additional 440 hotel keys will be included in the project, in addition to c.118k sqm for entertainment (BuA).
- The project is earmarked for its launch in 2025, with historical sales and pricing achieved in the neighbouring Privado district (now exceeding 100k psqm), and pricing of other product, boding very well for its sales potential.

2.4 mn Sqm
Total Land Area

3.7mn Sqm
Total BUA

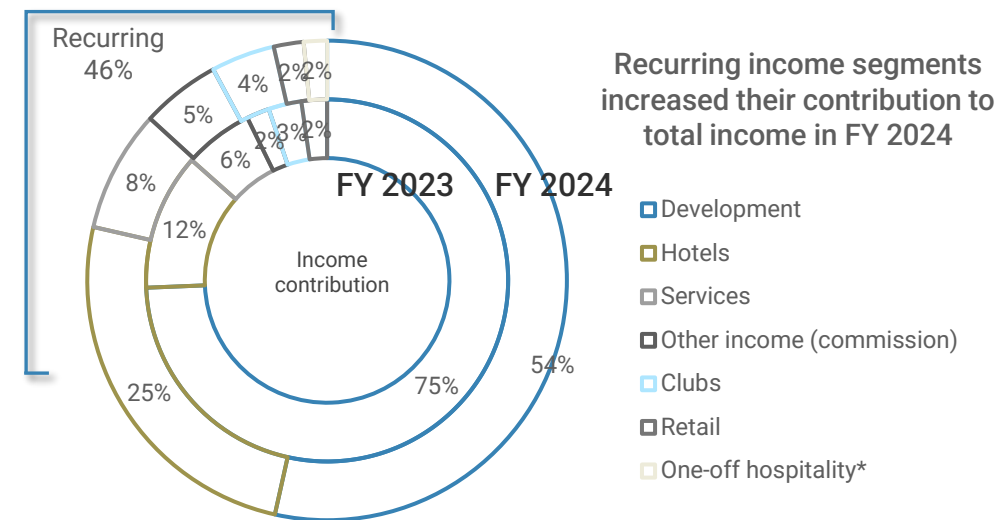
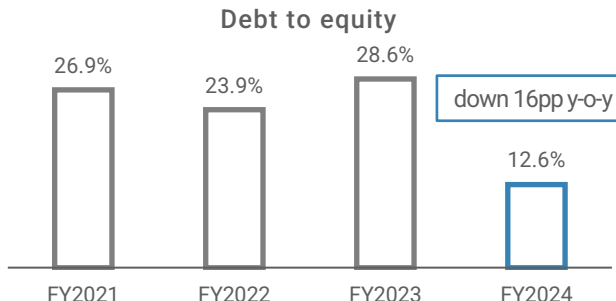
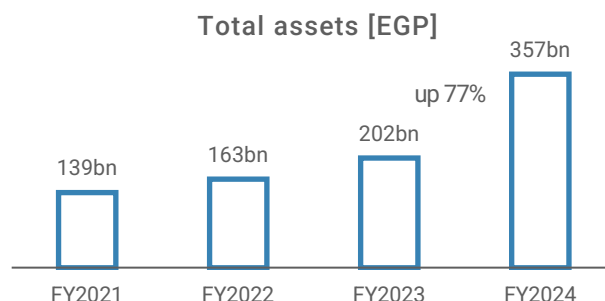
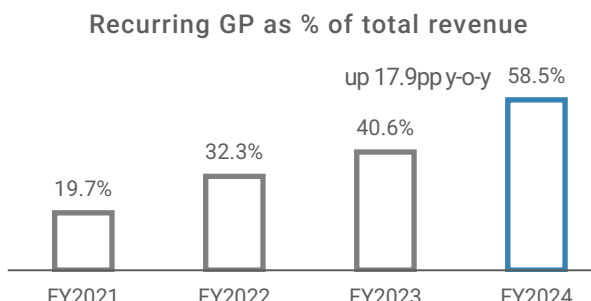
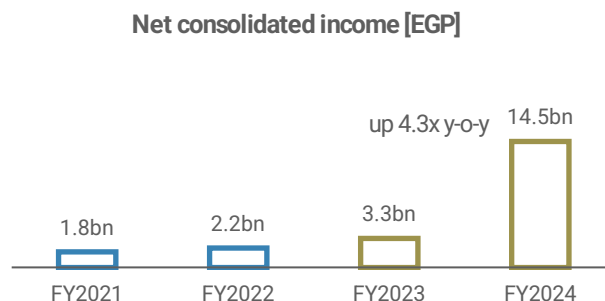
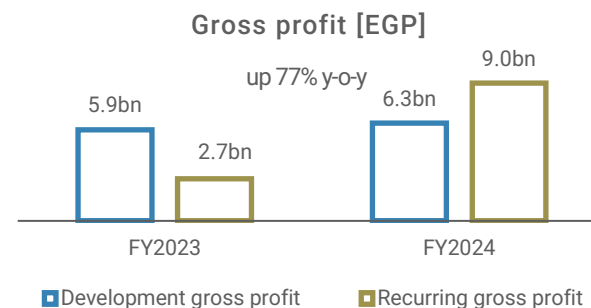
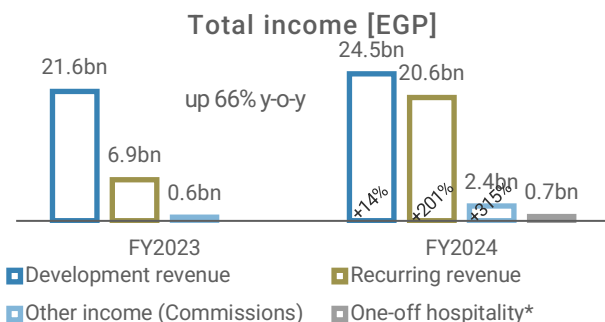
Project comprehensive
of high quality
residential and non-
residential, amenities
and green open-spaces

EGP
~1,000bn
Spine Total
Expected Sales



Record performance with net income growing by 224% y-o-y in FY 2024, outperforming all other real estate developers

The successful implementation of management's long-term vision, grounded in a robust business strategy, is generating continuous growth in profitability and yielded strong financial results during FY 2024



- The Group achieved total consolidated revenues of around EGP 43 billion, marking a significant increase from EGP 28 billion in the corresponding period of the previous year, representing a remarkable year-over-year growth rate of 50%. The figure does not include EGP 719 million stemming from the recognition of FY 2023 accrued income of Legacy Hospitality, and EGP 2.4 billion in other income including income from third-party sales.
- Gross profit was up 77% y-o-y, reaching EGP 15 billion, of which 59% was generated by recurring income assets.
- Net profit after tax & minority interest of EGP 10.7 billion, up 224% y-o-y.
- Net cash position of EGP 51 billion as at end-FY 2024, compared to EGP 7.1 billion as at end-FY 2023.
- Net cash-to-equity of 39%, debt-to-equity ratio of 12.6% only, it remains one of the lowest leverages in the sector.

Overview of TMG's FX-denominated revenue streams

TMG is actively focused on enhancing and expanding its FX-denominated revenue streams by leveraging its hospitality segment and advancing its regional footprint. This strategic approach aims to bolster foreign currency inflows, supporting the company's long-term financial stability and shielding TMG's shareholders value against local currency fluctuations

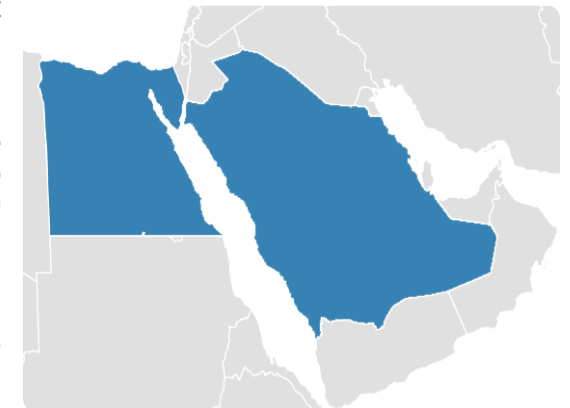


Hospitality

- Ensured the backing of a strong shareholder base combining local sector expertise, represented by TMG, and global industry/governance best practices, represented by ADQ / ADNEC.
- Recently acquired 7 historical hotels, with immense cultural value, adding c.2,500 keys to the portfolio. Newly acquired hotels carry a huge potential to be achieved on ARR's, stemming from renovation and upscaling.

Regional projects

- On May 15th, TMG officially opened sales in Banan. The project represents the company's first milestone in its regional expansion efforts.
- The project is already attracting a strong demand from the local market, with some EGP 68 billion in reservations and sales recorded end-of December, already exceeding the target sales for the entire year.
- The project will generate between SAR 3.5-4.5 billion of additional FX denominated income for the Group and is expected to generate some SAR 600-800 million per annum in recurring income within the next 10 years.
- TMG is also contemplating entering into new markets across the Middle East region.



TMG's hospitality portfolio reported revenue (USDmn)

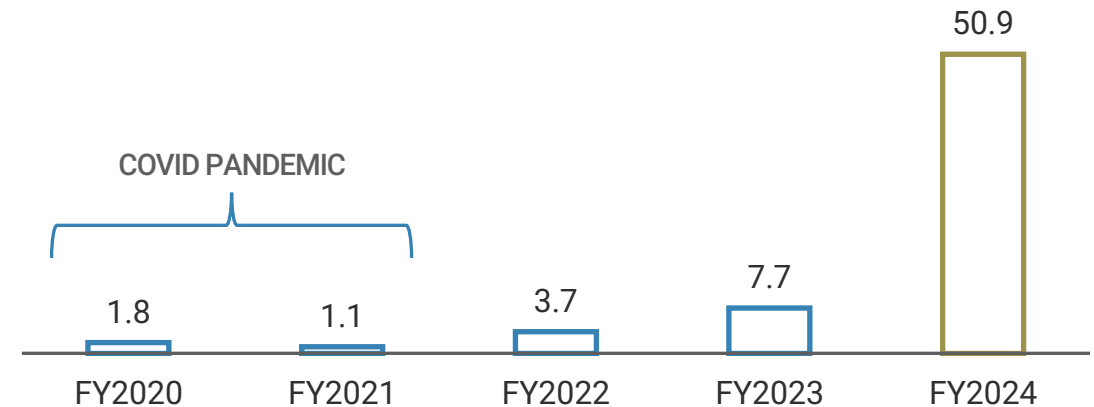


Strategic asset monetization has improved liquidity and financial stability, enabling reinvestment in high-growth opportunities

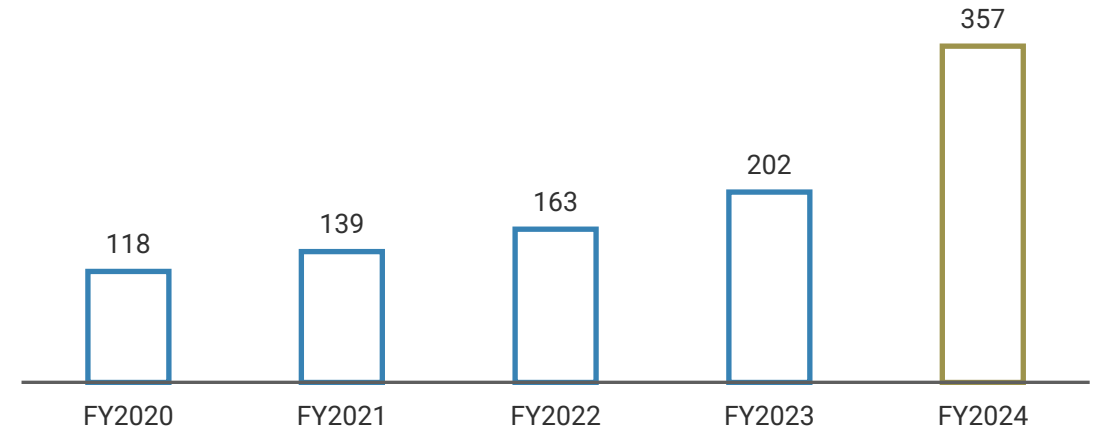


- The Group's operational and financial performance has met and continues to meet all strategic objectives, surpassing initial expectations and securing the remarkable growth which is anticipated in the coming years. This growth is supported by the Group's resilient, flexible and low-risk business model, designed to deliver strong investor returns.
- The net cash position of the Company confirms TMG's financial strength and robust business model, with the total net cash amounting to a massive EGP 51 billion as of FY 2024, compared to EGP 7.7 billion reported in FY 2023. In the same period, the ample balance of cash, financial investments and equivalents reached EGP 59.8 billion.
- Management was able to skillfully accumulate cash while also decreasing the balance of loans and facilities from EGP 11.1 billion as of FY 2023 to approximately EGP 8.9 billion as of FY 2024, now almost fully denominated in local currency. This was achieved through the early repayment at the beginning of 2024 of the FX-loans, that were pending on the hotel sector.
- The debt-to-equity ratio stands at 1 to 7.9 (or 12.6%), an exceptionally low level compared to peers, which confirms the company's financial strength and robust business model, supported by a solid balance sheet, with a total assets balance of EGP 357 billion, and by massive liquidity. Moreover, net cash in FY 2024 represent almost 50% of the Group's total equity.

Net cash position [EGPbn]

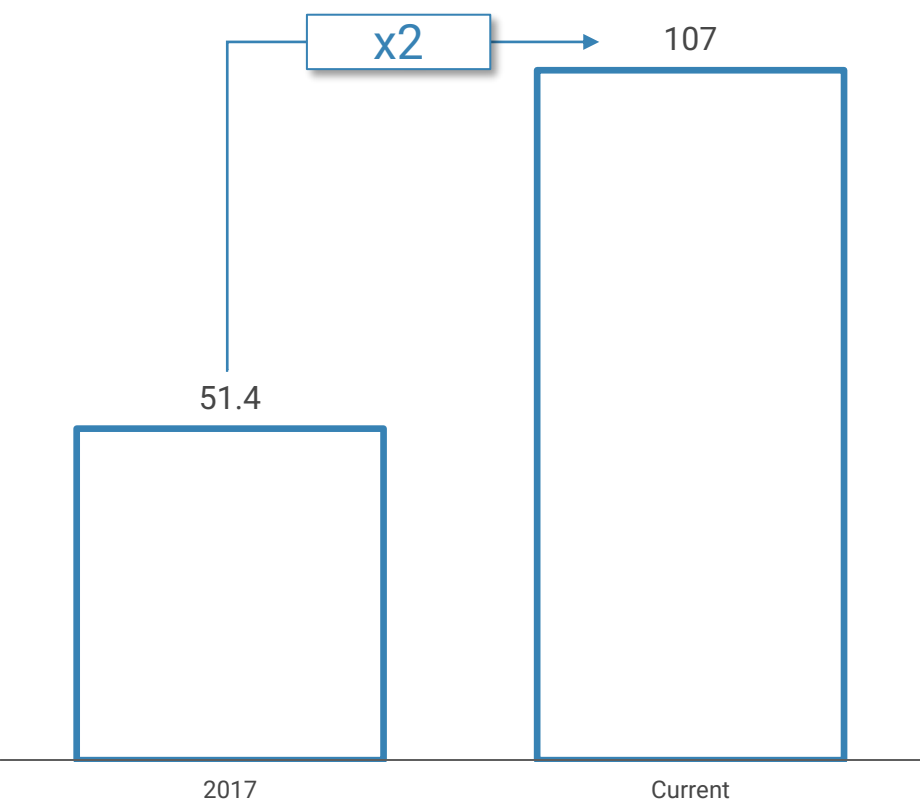


Total assets balance [EGPbn]

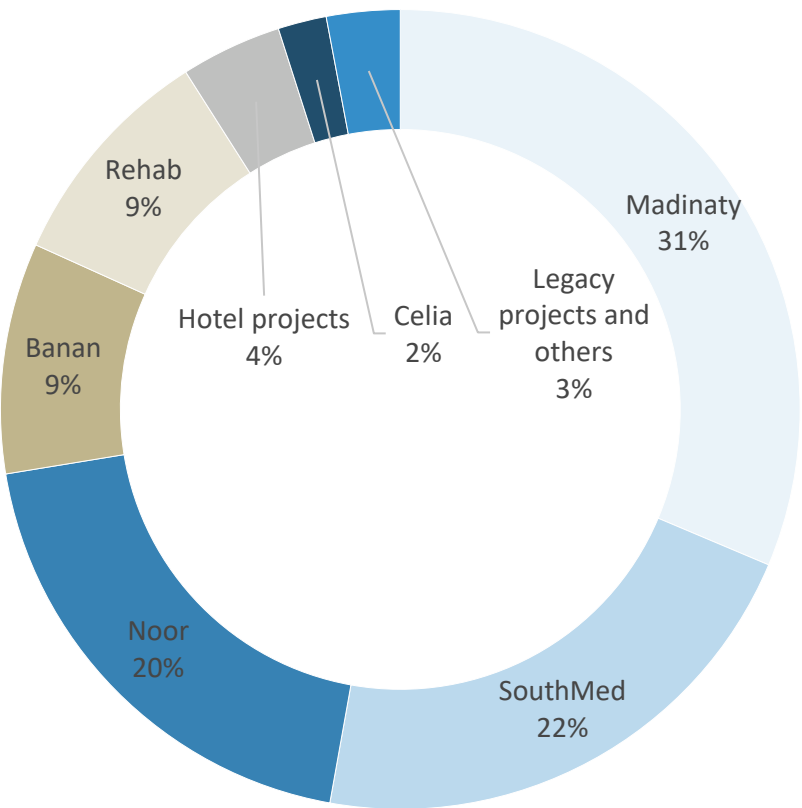


Overview of TMG’s land bank

Land bank size (million square meters)



Land bank breakdown by project



Talaat Moustafa Group Holding (“TMG Holding”, “TMG”) is a renowned Egyptian conglomerate with a rich history spanning over 50 years in the real estate sector and the second-largest component of the EGX30 index in terms of market capitalization, as of March 2025.

TMG stands out with its unparalleled integrated real estate business model, specializing in the development of diverse real estate asset classes—including residential, hospitality, retail, entertainment, office, medical facilities and others. These efforts contribute to the creation of expansive, integrated mixed-use communities, built on a scale unmatched by any local or regional developer. Leveraging its extensive size, unmatched track record, and strong brand equity, TMG does not just develop properties; it creates entirely new destinations and establishes itself as the sole market maker in these regions. The growing strength of its recurring income sources implanted in its communities, as well as its growing ability to generate substantial revenues in hard currencies, sets the company apart from other market players.

Starting its development operations in 1985, it has evolved into the largest developer of integrated communities in Egypt. TMG is known for its exceptional ability to create vibrant cities that offer a seamless blend of convenience, comfort, and community living. This is achieved through a diverse range of high-quality housing solutions, top-notch amenities, extensive green spaces, and well-planned infrastructure.

In the last six years alone, TMG Holding has witnessed remarkable growth in property sales, soaring from EGP 13 billion in 2017 to an impressive EGP 143 billion in 2023, and a whopping EGP 0.5 trillion booked in FY 2024, a figure which is unprecedented in Egypt. This exponential rise underscores the strong brand equity and customer appeal of the Group’s diverse product offerings.

TMG Holding’s influence extends to the hospitality industry, with a portfolio of luxurious properties in key tourist destinations in Egypt. From opening the country’s first Four Seasons hotel in Sharm El Sheikh in 2002 to owning 3,500 operating rooms in 11 upscale properties, with an additional 1,500 keys under development, TMG has established itself as a prominent player in the hospitality sector. The largest recent milestone in the hospitality operations was achieved in 2024 with the acquisition of a controlling 51% stake in Legacy Hospitality, owning a portfolio of 7 historical and iconic properties in Cairo, Alexandria, Luxor and Aswan.

Following years of aggressive and opportunistic expansion, TMG’s impressive land footprint now covers a vast area of 107 million sqm, stretching across Egypt and Saudi Arabia. Iconic projects like Al Rehab and Madinaty, two massive integrated sustainable cities of 10 million sqm and 33.6 million sqm respectively, showcase the Group’s commitment to elevating living standards and setting industry benchmarks, with its unique and unmatched ability to undertake the development of some of the largest real estate projects in the country and the region. Continuing to push boundaries, TMG recently launched its first international project, Banan, a sustainable smart city spanning 10 million sqm in Riyadh, Saudi Arabia, as well as its first project in the Egyptian North Coast, SouthMed, spanning over 23 million sqm, which marked the most successful real estate project launch regionally and globally in the recent history, with sales exceeding EGP 281 billion in less than three months. In a truly remarkable achievement, TMG’s entry into the North Coast market resulted in the sale of over 12,000 units, surpassing the combined sales of all the region’s largest developers during the past two decades.

In addition to residential neighborhoods and upscale hospitality projects, TMG has developed 438 thousand sqm of prime non-residential space within its communities, along with retaining ownership of about 120 thousand sqm of prime retail and commercial areas in strategically positioned flagship properties. The Group is also gaining traction in the leisure and wellness sector, enhancing Cairo’s sporting club scene with three operational sporting clubs catering to over 200 thousand members, with plans for more clubs in upcoming projects, such as Noor, Privado, Banan and others.

With a steadfast commitment to growth and innovation, TMG Holding continues to make significant achievements, solidifying its presence both locally and internationally as a leading brand in the real estate and lifestyle sectors.

Disclaimer

Certain information disclosed in this presentation consists of forward looking statements reflecting the current view of the company with respect to future events, and are subject to certain risks, uncertainties and assumptions. Many factors could cause the actual results, performance or achievements of the company to be materially different from any future results, performance or achievements that may be expressed or implied by such forward looking statements, including worldwide account of trends, economic and political climate of Egypt, the Middle East, and changes in business strategy and various other factors. Should one or more of these risks or uncertainties materialize or should underlying assumptions prove incorrect, actual results may vary materially from those described in such forward looking statements.



TMG

Thank you