1Q 2026 Earnings Release

Cairo | 12 May 2026

TMG

TMG Delivers Strong Broad-Based Growth in 1Q26, with Revenues Rising 39% YoY to EGP 13.1 Billion; Outstanding Sales Momentum at The Spine Reaching EGP 30 Billion Following its Launch in April 2026

Strong 61.6% growth in real estate revenues, accelerating hospitality performance with operating margins expanding to 53.6%, and expanding recurring income streams reinforce the strength and resilience of the Group's diversified platform.

Cairo | 12 May 2026 | Talaat Mostafa Group ("TMG", or the "Group", TMGH.CA/TMGH.EY on the EGX), Egypt's largest publicly listed developer and manager of integrated communities and hospitality destinations, today reported consolidated revenues of EGP 13.1 billion for the first quarter of 2026, up 39% YoY, supported by strong real estate revenue recognition, robust hospitality performance, and continued growth in other recurring income streams. Consolidated net profit after tax increased 24% YoY to EGP 5.5 billion, reflecting sustained operating strength and the continued evolution of the Group's diversified business model.

1Q 2026 Financial and Operational Performance Indicators

EGP 49.1 bn **Contracted Sales** ▼36% YoY	EGP 13.1 bn **Revenues** ▲ 39% YoY	EGP 4.6 bn **Gross Profit** ▲ 37% YoY	EGP 5.5 bn **Net Profit** ▲ 24% YoY
c.115mn sqm **Landbank**	EGP 458bn **Backlog**	3,500 Keys **1,500 Under Construction**	EGP 6.9 bn **Total Recurring Income** 53% of Total Revenue

Summary Income Statement

EGP mn	1Q25	1Q26	Chg %
Revenues	**9,426.6**	**13,070.9**	**39%**
Real Estate	*3,804.2*	*6,148.6*	*62%*
Hospitality	*3,507.3*	*4,252.9*	*21%*
Other Recurring Income	*2,115.0*	*2,669.3*	*26%*
Gross Profit	***3,388.3***	***4,630.4***	***37%***
Gross Profit Margin	*35.9%*	*35.4%*	*-0.5pp*
Operating Profit	**5,457.3**	**7,140.7**	**31%**
Operating Profit Margin	*57.9%*	*54.6%*	*-3.3pp*
Net Profit	**4,419.4**	**5,488.0**	**24%**
Net Profit Margin	*46.9%*	*42.0%*	*-4.9pp*

Key Financial Highlights

- **Consolidated revenues increased by a strong 39% YoY to EGP 13.1 billion in 1Q26,** driven primarily by the real estate segment, where revenues rose 61.6% YoY to EGP 6.1 billion, contributing 64% of the Group's total revenue growth during the period. Growth was further supported by robust hospitality performance and continued expansion in recurring income streams.
- **Real estate revenues increased 61.6% YoY to EGP 6.1 billion,** supported by continued construction progress and unit deliveries across the Group's core developments in Egypt, as well as revenue recognition from the Group's Saudi Arabia business under the percentage-of-completion method, which represented 53.3% of the real estate segment's revenue for the quarter.
- **Hospitality revenues increased 21% YoY to EGP 4.3 billion**, supported by higher occupancy rates, rising average room rates, and continued operational uplift at Legacy Hospitality, acquired in 2024, which comprises seven historic landmark hotels in Egypt.
- **Other recurring revenue[1] increased 26% YoY to EGP 2.7 billion,** driven by continued growth across commercial leasing, sporting clubs, and integrated community services.
- **Total recurring revenues, comprising hospitality and other recurring income, reached EGP 6.9 billion**, representing approximately 53% of consolidated revenues, reinforcing earnings stability and foreign-currency cash generation.
- **Gross profit increased 37% YoY to EGP 4.6 billion in 1Q26,** while gross profit margin remained robust at 35.4% compared to 35.9% in 1Q25. The slight margin contraction primarily reflected the shift in revenue mix toward real estate and the early-stage delivery dynamics of the Saudi Arabia projects, while significant margin expansion in the hospitality segment helped mitigate the impact on consolidated profitability.
- **Net profit after tax increased 24% YoY to EGP 5.5 billion in 1Q26,** while net profit margin recorded 42.0% compared to 46.9% in 1Q25. The year-on-year margin contraction primarily reflected lower real estate revaluation gains, alongside the trickle-down impact of gross margin dynamics during the quarter.
- **Contracted sales reached EGP 49.1 billion in 1Q26, down 36% YoY,** primarily reflecting a high-base effect in 1Q25, which included a one-off EGP 17.0 billion deal in Madinaty. Excluding this transaction, the YoY decline would narrow to 19%, reflecting the absence of major project launches and new phase rollouts during the quarter, alongside softer sales at Banan in Saudi Arabia amid the regional geopolitical uncertainty. **Domestic demand nevertheless remained resilient, supported by strong sales growth across key local projects, including Privado, where sales increased 100% YoY, and SouthMed, which recorded 68% YoY growth**. This was further evidenced by the successful **launch of The Spine subsequent to quarter-end, which generated outstanding sales of approximately EGP 30 billion within 15 days**.
- **Backlog increased to EGP 457.9 billion as of 31 March 2026,** compared to EGP 441.2 billion at year-end 2025, providing strong multi-year revenue visibility and supporting the Group's long-term growth outlook.
- Strong liquidity and conservative capital structure, with cash and cash equivalents increasing to EGP 86.7 billion as of 31 March 2026, compared to EGP 73.9 billion at year-end 2025. Total debt stood at EGP 14.8 billion, the majority of which remains related to the expansion of the Group's hospitality platform, resulting in a robust **net cash position of approximately EGP 71.9 billion** and providing substantial financial flexibility to fund growth, execute strategic developments, and navigate market volatility.

Key Operational Highlights

- Strong construction execution and delivery momentum, **with approximately 425 units delivered during 1Q26** across key projects including Madinaty, Privado, and Celia, while Noor is expected to commence deliveries during 2H26, marking a key milestone for the project and further supporting future revenue recognition.
- Subsequent to quarter-end, **TMG officially launched The Spine**, its fully integrated cognitive city and unified hub for modern and sustainable living, business, retail, and entertainment within Madinaty, including a Special Investment Zone (SIZ) and free economic zone framework. Total sales exceeded EGP 30 billion within 15 days, achieving over

[1] Includes commercial and retail leasing, sporting clubs, third-party contracting, transportation and utilities, among others.

65% of the budget for the first year. Positioned as a next-generation downtown destination and metropolitan hub for East Cairo and the New Capital, **the project is expected to generate total sales exceeding EGP 1.7 trillion over its development cycle and recurring revenues exceeding EGP 50 billion annually upon maturity**, materially expanding the Group's long-term recurring income platform.

- **Continued regional expansion momentum**, with Banan in Saudi Arabia recording sales of EGP 3.3 billion during 1Q26 despite a softer regional market backdrop and geopolitical uncertainty, while TMG's Oman-based projects, Yamal and Jood, generated combined sales of approximately EGP 0.9 billion. These projects continue to reinforce the Group's strategy of expanding its regional footprint and diversifying its revenue base through high-potential GCC markets.
- **Strong operational performance across the Hospitality portfolio,** with occupancy rates increasing to 63% during 1Q26 compared to 60% in the prior-year period, while average room rates (ARRs) increased 15% to EGP 13,677 versus EGP 11,866 in 1Q25. The Group also continued the repositioning and operational uplift of the Legacy portfolio through strategic partnerships with globally renowned operators. During the quarter, TMG signed an agreement with Mandarin Oriental to manage Winter Palace Luxor and Old Cataract Aswan, while subsequent to quarter-end the Group signed management agreements with Four Seasons and Steigenberger for landmark hospitality assets on Elephantine Island in Aswan.
- **Establishment of the Awaed Real Estate Investment Fund** through the Group's subsidiary Arab Company for Projects and Urban Development in partnership with CI Capital, following approval from the Financial Regulatory Authority (FRA). The fund launched with a total offering size of EGP 8 billion, which was fully subscribed on the first day, and is focused on monetizing income-generating commercial assets within the Group's integrated communities while further expanding recurring revenue streams. The fund also strengthens TMG's ability to capitalize on growing investor demand for diversified investment vehicles backed by high-quality Egyptian real estate assets.
- **Continued construction progress across the Group's hospitality expansion pipeline**, including Four Seasons Luxor, Four Seasons Madinaty, and Marsa Alam Resort, alongside the commencement of construction works during 4Q25 on the landmark Grand Egyptian Museum mixed-use development, supporting the expansion of the Group's premium hospitality footprint to approximately 5,000 keys over the coming years.

Hisham Talaat Moustafa
CEO and Managing Director of TMG

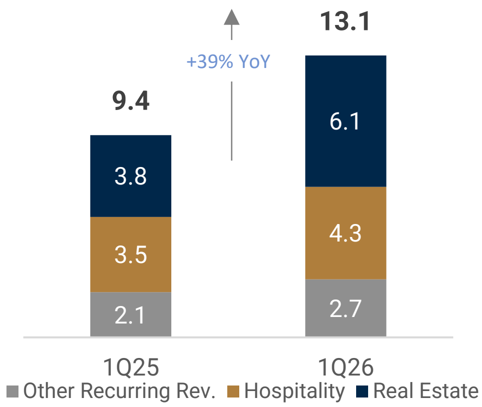
"Our first quarter results underscore the strength of TMG's integrated business model and the resilience of the local real estate market, supported by a differentiated value proposition that continues to resonate strongly with customers across our target segments. Strong sales momentum across key projects, alongside the successful launch of The Spine, which generated sales exceeding EGP 30 billion in just two weeks and achieved over 65% of the budget for the first year, further reinforces the depth of our pipeline and our ability to sustain long-term growth.

We continue to execute on a clear expansion strategy, building on our proven track record of developing cities and large-scale mixed-use communities, while entering a new phase of asset monetization and asset-light scalability. By leveraging our infrastructure, established brand equity, and integrated development capabilities, we are enhancing capital efficiency, accelerating growth, and creating scalable high-return opportunities across underserved markets both locally and regionally.

In parallel, we are continuing to expand our recurring income platform, supported by the strong performance and ongoing uplift of our hospitality portfolio. By capitalizing on the positive long-term fundamentals of Egypt's tourism sector and enhancing the operating performance of our hotel assets, we are further strengthening earnings visibility, foreign currency generation, and long-term value creation."

Consolidated Financial Performance

Group Revenue
(EGP bn)



Revenue

TMG delivered strong top-line growth across its diversified operating segments during 1Q26, with consolidated revenues increasing 39% YoY to EGP 13.1 billion, supported by robust real estate revenue recognition, continued momentum across the hospitality platform, and sustained growth in recurring income streams.

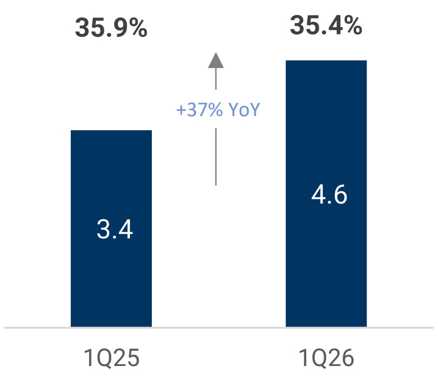
Growth was primarily driven by the real estate segment, where revenues rose 61.6% y-o-y to EGP 6.1 billion, contributing 64% of the Group's total revenue growth during the period and resulting in a shift in the Group's revenue mix toward real estate. The real estate segment's performance was supported by the commencement of revenue recognition from the Group's Saudi Arabia business, which accounted for 53.3% of total real estate revenues recognised during the period under the percent-of-completion method.

Hospitality revenues grew 21% YoY to EGP 4.3 billion, driven by higher occupancy rates, rising average room rates, and continued operational uplift across the Legacy Hospitality portfolio.

Other recurring revenues increased 26% YoY to EGP 2.7 billion, supported by continued growth across commercial leasing, sporting clubs, and integrated community services.

Recurring revenues, comprising hospitality and other recurring income, reached EGP 6.9 billion during the quarter, representing approximately 53% of consolidated revenues, reinforcing the Group's earnings stability, revenue diversification, and growing base of foreign currency-denominated income.

Gross Profit
(EGP bn / Margin %)

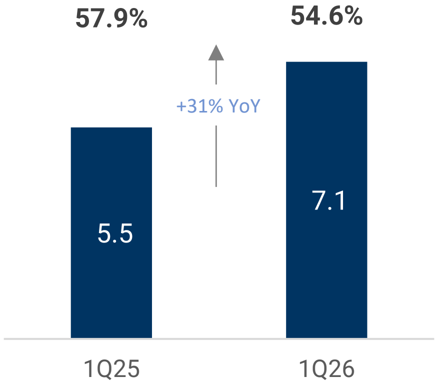


Gross Profit

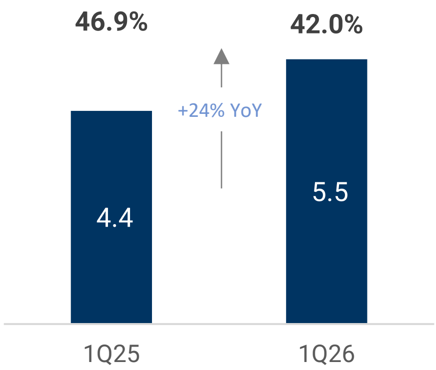
Gross profit increased 37% y-o-y to EGP 4.6 billion in 1Q26, with gross profit margin remaining robust at 35.4% compared to 35.9% in 1Q25. The slight margin contraction reflected a momentary shift in revenue mix toward real estate, alongside the early-stage contribution from Banan, TMG's project in Saudi Arabia, where profitability is naturally lower during the initial phases of the development cycle. As this project progresses, revenue are expected to scale meaningfully, with margins correspondingly improving as operation mature and efficiencies are realized.

This impact was largely mitigated by the continued resilience of TMG's recurring income streams, particularly within the hospitality segment, which delivered a strong performance during the period. Hospitality operating margin expanded significantly to 53.6% in 1Q26, compared to 45.8% in 1Q25, further supporting the Group's overall profitability profile and reinforcing the benefits of its diversified platform.

Operating Profit[2]
(EGP bn/ Margin %)



Net Profit
(EGP bn / Margin %)



Operating Profit[2]

Operating profit increased 31% YoY to EGP 7.1 billion during 1Q26, supported by strong revenue growth and a substantial increase in other income, which reached EGP 2.5 billion during the quarter compared to EGP 596.7 million in 1Q25. Other income primarily included investment income as well as commissions related to the Group's SouthMed project, whereby TMG receives development fees under an asset-light structure.

Operating profit margin recorded 54.6%, compared to 57.9% in the prior-year period, primarily reflecting lower gains from the revaluation of investment properties compared to 1Q25.

Net Profit

Net profit increased 24% y-o-y to EGP 5.5 billion in 1Q26, while net profit margin recorded 42.0% compared to 46.9% in 1Q25.

The year-on-year margin contraction reflected the trickle-down impact of gross margin dynamics, as well as lower real estate revaluation gains, which stood at EGP 654.2 million in 1Q26 compared to EGP 2.35 billion in 1Q25.

[2] *Net profit before depreciation expense, and financing income/expenses.*

Segmental Performance

Real Estate Development

The Group's real estate segment currently represents the lion's share of TMG's revenue and profitability, underpinned by market-leading projects, a high-quality sales backlog, and a robust pipeline of both domestic and international developments. The segment comprises residential, commercial, and mixed-use projects across Egypt and the wider region, including flagship Egyptian developments such as Al Rehab, Madinaty, Celia, Noor, SouthMed, and Sharm Bay, as well as regional projects including Banan in the KSA and Oman's Jood & Yamal projects.

Real Estate Key Metrics	Unit	1Q25	1Q26	*Chg %*
Sales	EGP BN	77.2	49.1	-36%
	Units	4,052	3,666	-10%
Deliveries	Units	551	425	-23%
Revenues	EGP BN	3.8	6.1	62%
Gross Profit	EGP BN	1.0	1.5	55%
Gross Margin	*%*	*25.6%*	*24.6%*	*-1.0 pp*

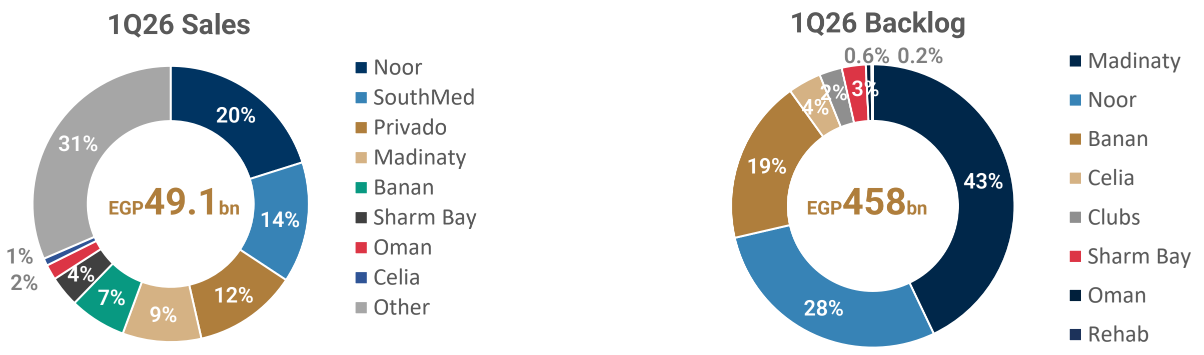
During 1Q26, TMG's real estate segment delivered revenues of EGP 6.1 billion, up 61.6% YoY, supported by continued construction progress and the delivery of approximately 425 units across the Group's core developments, including Madinaty, Privado, and Celia. Segment performance also continued to benefit from revenue recognition at the KSA-based Banan project, TMG's first development in Saudi Arabia, which is recognized under the percentage-of-completion method and contributed 53.3% of real estate revenues in 1Q26.

New contracted sales reached EGP 49.1 billion during 1Q26, down 36% YoY compared to the exceptionally strong comparable quarter in 2025, which included a one-off EGP 17.0 billion transaction in Madinaty. Excluding this transaction, the YoY decline would narrow to 19%, reflecting the absence of major launches and new phase rollouts during the quarter, alongside softer market conditions at Banan amid regional geopolitical uncertainty.

Domestic demand nevertheless shows resilience, supported by strong sales momentum across the Group's local portfolio. Privado recorded a 100% YoY increase in sales during the quarter, while SouthMed generated EGP 6.9 billion in sales, up 68% YoY, despite the absence of major launches during the period. Sales momentum was also supported by Noor, reinforcing the strength of the TMG brand and the Group's differentiated integrated-community offering.

Subsequent to quarter-end, TMG officially launched The Spine, its landmark mixed-use and fully integrated cognitive city development within Madinaty and positioned as a next-generation downtown destination and metropolitan hub for East Cairo and the New Capital. The Spine generated sales exceeding EGP 30 billion within 15 days and representing 65% of the first year sales budget, further testament to the strength of local demand and TMG's differentiated value proposition that continues to resonate strongly with customers across its target segments.

Sales and Backlog by Project | 1Q26[3]



The real estate sales backlog as of 31 March 2026 stood at approximately EGP 457.9 billion, compared to EGP 441.2 billion at year-end 2025 and EGP 350.2 billion 31 March 2025, providing strong visibility for future revenue recognition and supporting the Group's long-term growth outlook.

The segment's gross profit increased 55% YoY during 1Q26 to EGP 1.5 billion, while maintaining solid profitability despite the inclusion of Saudi Arabia revenues recognized under percentage of construction (POC) since 4Q25, which carry the lower margins inherent of the early delivery stages, with profitability expected to expand as subsequent phases capture pricing uplift and operational scale. Profitability continues to be supported by disciplined execution, deployed infrastructure investments, historically low land acquisition costs, and procurement synergies, underpinned by TMG's strong liquidity position.

Looking ahead, the segment's growth will be driven by:

- The continued ramp-up and phased development of The Spine, launched in April 2026, TMG's fully integrated cognitive city and unified hub for modern and sustainable living, business, retail, and entertainment within Madinaty, including a Special Investment Zone (SIZ) and free economic zone framework. Positioned as a next-generation downtown destination and metropolitan hub for East Cairo and the New Capital, the Spine is expected to be a major catalyst for real estate sales in Egypt, which are set to exceed EGP 1.7 trillion over its development

[3] *Sales from the SouthMed project are not included in the Group's backlog as the project is executed under an asset-light model whereby TMG collects a c.8% development fee.*

cycle, while materially expanding the Group's recurring income platform through a substantial pipeline of income-generating assets.

- The continued scaling of SouthMed under an asset-light development structure, enabling the Group to capitalize on the rapid growth and strong demand dynamics of Egypt's North Coast market while generating strong cash flows and high-margin fee income with limited capital deployment and balance sheet exposure. By leveraging its established brand equity and development expertise, TMG continues to enhance capital efficiency and create a scalable, low-risk growth platform that the Group intends to further replicate across future developments in Egypt and regional markets.
- Ongoing deliveries across key developments, including Madinaty, Celia, and Noor, which is expected to commence deliveries during 2H26, supporting future revenue recognition and margin strength.
- Regional expansion projects, including Banan in KSA, and Jood and Yamal in Oman, which are expected to contribute hard-currency revenues and diversify the Group's income streams.
- Continued development of Sharm Bay following its December 2025 launch, a new flagship mixed-use destination in one of Sharm El Sheikh's most prestigious locations, adjacent to the iconic Four Seasons Sharm El Sheikh, comprising residential, commercial, entertainment, and hospitality components, alongside a world-class marina.

Hospitality: Strong Revenue Growth with EBITDA Margin Expansion to c.60%

TMG operates a diversified portfolio of 11 premium hotels across Egypt's leading urban and resort destinations, all held through its majority stake in leading hospitality group, ICON Group. With more than 3,500 keys currently operating and a growing pipeline of large-scale tourism projects, representing an additional 1,500 keys, the Group has developed a leading platform of high-quality cash flow and foreign currency-generating hospitality assets. The Group's portfolio includes flagship properties and historic landmark assets, operated by internationally recognized hospitality brands, which provide strong geographical diversification across Egypt and allowing to capture year-round tourism demand while supporting the Group's earnings resilience.

TMG's hospitality platform delivered another quarter of strong growth and margin expansion during 1Q26, supported by annual growth in inbound tourism demand, robust operating performance across the portfolio, and the premium positioning of the Group's hospitality assets. The platform demonstrated strong resilience, underpinned by robust performance during the quarter despite regional geopolitical developments. The overall performance dynamics for 1Q26 reinforce management's confidence in the structurally driven and demand-led growth outlook for Egypt's tourism sector. The Group also continues to benefit from its growing exposure to high-quality foreign currency revenues, further strengthening the quality and diversification of earnings.

Total Hospitality Key Metrics	Unit	1Q25	1Q26	Chg %
Revenues	EGP mn	3,502.5	4,227.5	21%
EBITDA	EGP mn	1,795.5	2,523.8	41%
EBITDA Margin	*%*	*51.3%*	*59.7%*	*8.4pp*
ARR	EGP	11,866	13,677	15%
Occupancy	*%*	*60%*	*63%*	*2.8pp*

Figures in the table above are based on management accounts.

On a consolidated basis, total revenues rose by a strong 21% YoY to EGP 4.2 billion, while EBITDA increased 41% YoY to EGP 2.5 billion, with margins expanding significantly by 8.4pp YoY to 59.7%, highlighting the benefits of scale, foreign currency earnings, operational leverage, and disciplined cost management across the hospitality portfolio. Key operating metrics showed strong growth during 1Q26, with average room rates increasing by 15% YoY to EGP 13,677, supported by premium positioning and strategic pricing, while occupancy improved by 2.8pp YoY to 63%.

ICON Portfolio

The ICON Hospitality portfolio comprises four operating hotels: Four Seasons Nile Plaza, Four Seasons Sharm El Sheikh, Four Seasons San Stefano (Alexandria), and the Kempinski Nile Hotel. In parallel, the Group is actively expanding its hospitality footprint through the development of four additional high-end properties. These include Four Seasons Madinaty, Four Seasons Luxor and a premier Marsa Alam resort, all expected to commence operations between 2026 and 2027. In 4Q 2025 the Group also broke ground on a landmark mixed-use development adjacent to the Grand Egyptian Museum (GEM), which will feature an additional Four Seasons Hotel.

Key Metrics (4 Operating Hotels)	Unit	1Q25	1Q26	Chg %
Revenues	EGP mn	1,315.2	1,643.3	25%
EBITDA	EGP mn	491.4	773.6	57%
EBTIDA Margin	*%*	*37.4%*	*47.1%*	*9.7pp*
ARR	EGP	16,823	18,506	10%
Occupancy	*%*	*52%*	*59%*	*6.4pp*

Figures in the table above are based on management accounts.

Hotels under ICON Group's original portfolio delivered revenue growth of 25% YoY to EGP 1.6 billion in 1Q26, while EBITDA increased by a robust 57% YoY to EGP 773.6 million, supported by strong operating leverage, improved business mix, and the predominance of local-currency costs against hard-currency revenues. As such, the EBITDA margin expanded significantly by 9.7pp YoY to 47.1%. The portfolio's strong results were driven by a robust operating performance during 1Q26, with average daily rates and occupancy improving by 10% and 6.4pp YoY to EGP 18,506 and 59%, respectively.

Legacy Hospitality Portfolio

The Group's Legacy Hospitality portfolio consists of seven iconic historic hotels in Egypt, acquired through ICON Group's 51% stake in Legacy Hospitality in 2024.

Key Metrics	Unit	1Q25	1Q26	Chg %
Revenues	EGP mn	2,187.3	2,584.2	18%
EBITDA	EGP mn	1,304.1	1,750.2	34%
EBITDA Margin	*%*	*59.6%*	*67.7%*	*8.1pp*
ARR	EGP	10,189	11,885	17%
Occupancy	*%*	*63%*	*65%*	*1.3pp*

Figures in the table above are based on management accounts.

The Legacy Hospitality portfolio delivered a strong performance during 1Q26, with revenue growth of 18% YoY to EGP 2.6 billion. EBITDA rose by a strong 34% YoY to EGP 1.8 billion, with EBITDA margins expanding by 8.1pp YoY to 67.7%, reflecting efficient operations, disciplined cost management, and the successful integration and repositioning of the portfolio. Average room rates increased by 17% YoY to EGP 11,885, while occupancy improved by 1.3pp YoY to 65%.

The Group continued to advance the repositioning and operational uplift of the recently acquired Legacy Hospitality portfolio through strategic partnerships with leading global hospitality operators. During the quarter, TMG signed an agreement with Mandarin Oriental to manage Winter Palace Luxor and Old Cataract Aswan, and as of May 2026 the properties have been successfully rebranded. The properties will undergo a comprehensive renovation program, with

Old Cataract Hotel continuing to welcome guests, while Winter Palace will temporarily suspend operations. Subsequent to quarter-end, the Group also signed management agreements with Four Seasons and Steigenberger for landmark hospitality assets located on Elephantine Island in Aswan, further strengthening TMG's luxury hospitality platform. In line with the strategy outlined at the time of acquisition of Legacy Hospitality, these initiatives are aimed at realizing the full value from the portfolio's prime historic assets, while preserving the unique heritage character of these iconic destinations.

Looking ahead, the segment's growth will be driven by:

- The continued expansion of the hospitality footprint, with three new properties—Four Seasons Luxor, Four Seasons Madinaty, and Marsa Alam Resort—set to open in 2026-2027, bringing total keys to 4,500 and reinforcing the Group's presence across Egypt's top tourist destinations.
- The development of a Four Seasons hotel and integrated luxury development next to the Grand Egyptian Museum, set to open in 2028 and will bring total keys to 5,000. The development spans 42.4 feddans and will feature branded residences, retail and dining, offices, and a world-class entertainment district. Total investment cost is estimated at USD 788 million with projected annual net income of USD 100 million.
- The continued repositioning and operational uplift of the Legacy portfolio through strategic partnerships with globally renowned hospitality operators, aimed at further enhancing room rates, occupancy levels, recurring revenues, and foreign currency generation.

Other Recurring Revenues

Other recurring revenues comprise commercial leasing and asset management across TMG's diversified mall portfolio, sporting club operations, and a range of ancillary community services, forming a resilient income stream that enhances earnings stability and long-term cash flow visibility. The Group's retail footprint spans c.441 thousand sqm of gross leasable area, including flagship destinations such as San Stefano Mall in Alexandria, Madinaty Open Air Mall, South Park Development, and Rehab Mall, complemented by three owned sporting clubs and integrated community services at TMG developments, including contracting, transportation, utilities and personal services, among others.

Other Recurring Revenues	Unit	1Q25	1Q26	Chg %
Revenues	**EGP mn**	**2,115.0**	**2,669.4**	**26%**
Leasing & Management (Malls)	EGP mn	255.7	301.0	18%
Sporting Club Operations	EGP mn	661.3	713.6	8%
Integrated Community Services	EGP mn	1,198.0	1,654.7	38%
Gross Profit	**EGP mn**	**807.3**	**837.5**	**4%**
Gross Margin	*%*	*38.2%*	*31.4%*	*-6.8pp*

Other recurring revenues reached EGP 2.7 billion during 1Q26, up 26% YoY, as the segment continues to play an increasingly important role in the Group's revenue diversification and recurring income generation strategy. Growth during the quarter was driven by continued expansion across commercial leasing activities (malls), sporting club operations, and integrated community services, supported by the continued ramp-up and monetization of the Group's integrated developments.

Revenues from leasing and management activities related to malls increased 18% YoY to EGP 301.0 million during 1Q26 (representing 11% of the segment's revenues), supported by contractual rent escalations, improving occupancy rates, and the addition of new leasable space across the Group's retail and commercial portfolio. Sporting club revenues increased 8% YoY to EGP 713.6 million (representing 27% of the segment's revenues), driven by continued growth in membership, rising utilization rates, and the expansion of service offerings across the Group's clubs platform. Meanwhile, revenues from integrated community services and ancillary operations increased 38% YoY to EGP 1.7 billion (representing 62% of the segment's revenues compared to 52% in 1Q25), supported by a strong performance primarily in the contracting business (which represented 72% of revenues from Integrated Community Service), as well as in transportation, utilities, facility management, and other community-related services.

Gross profit for the segment increased 4% YoY to EGP 837.5 million during 1Q26, while gross profit margin declined to 31.4% compared to 38.2% in the prior-year period, primarily reflecting the larger contribution from contracting activities, which in 1Q26 carried higher cost inflation compared to the same period last year, and that are yet to be passed on to clients as per contract. Nevertheless, the Group recorded strong margin expansion across its malls and sporting clubs' operations, with gross profit margin expanding to 81% and 51%, respectively in 1Q26 compared to 77% and 42% in the same period last year.

Going forward, the segment's growth will be driven by:

- The phased development of The Spine, TMG's landmark mixed-use cognitive city within Madinaty, which is expected to materially expand the Group's portfolio of income-generating retail, office, hospitality, entertainment, and commercial assets. Upon maturity and full completion, The Spine is expected to generate recurring revenues exceeding EGP 50 billion annually, materially strengthening the Group's long-term recurring income profile and earnings visibility.
- The launch of commercial and retail components at the Group's Banan development in Saudi Arabia and at our projects in Oman, expected to generate high-quality, hard-currency recurring revenues.
- The rollout of new sporting clubs across key residential developments, including Privado, Madinaty expansions, Noor, SouthMed and Banan in Saudi Arabia, supporting sustained growth in high-margin recurring revenues.

Balance Sheet Analysis

Assets

Assets (EGP bn)	31-Dec-25	31-Mar-26	Chg %
Total Assets	**436.2**	**475.2**	**9%**
Property, plant and equipment	71.5	78.7	10%
Investment properties	23.6	26.8	13%
Projects under construction	16.4	18.8	15%
Properties under development	130.1	140.6	8%
Trade and notes receivables	21.7	22.0	1%
Notes receivables for units not yet delivered	15.9	15.0	-6%
Cash and cash equivalents	73.9	86.7	17%
Other Assets	83.1	86.7	**4%**

As of 31 March 2026, the Group's total assets reached EGP 475.2 billion, up 9% compared to EGP 436.2 billion at year-end 2025, reflecting continued expansion across the Group's development and investment portfolio. Growth during the quarter was primarily driven by increases in properties under development, projects under construction, investment properties, and cash balances, highlighting TMG's continued investment in high-quality, income-generating real estate assets and strategic developments.

Properties under development increased to EGP 140.6 billion as of 31 March 2026, compared to EGP 130.1 billion at year-end 2025, supported by ongoing construction progress across the Group's local and regional developments. Investment properties also increased by 13% during the quarter to EGP 26.8 billion, driven primarily by continued investment in project development and site preparation across existing land plots, partially offset by construction progress and the recognition of realized costs on delivered units.

Liquidity remained robust, with cash and cash equivalents increasing to EGP 86.7 billion as of 31 March 2026, compared to EGP 73.9 billion at year-end 2025, reflecting the strength of the Group's monetization strategy, recurring cash generation capabilities, and disciplined working capital management. TMG maintained a strong net cash position of approximately EGP 71.9 billion, underscoring the Group's conservative leverage profile, strong balance sheet, and substantial financial flexibility. Overall, the Group maintains a solid cash position and financial flexibility, providing ample capacity to fund ongoing project developments and strategic initiatives.

Liabilities and Shareholders' Equity

Liabilities (EGP bn)	31-Dec-25	31-Mar-26	Chg %
Total Liabilities	**278.5**	**304.6**	**9%**
Advance payments from customers	117.7	125.9	7%
Suppliers, contractors and notes payable	41.1	46.8	14%
Accrued expenses and other credit balances	36.8	46.4	26%
Obligations against notes receivable for undelivered units	15.9	15.0	-6%
Total Loans	10.5	13.1	24%
Credit Facilities	1.3	1.7	36%
Other Liabilities	55.1	55.7	1%
Shareholders' Equity	**157.7**	**170.6**	**8%**

As of 31 March 2026, total liabilities stood at EGP 304.6 billion, up 9% compared to EGP 278.5 billion at year-end 2025, primarily reflecting higher customer balances, accrued expenses, and supplier balances associated with ongoing construction activity and continued project expansion. Advance payments from customers increased to EGP 125.9 billion as of quarter-end, compared to EGP 117.7 billion at year-end 2025, underscoring the continued strength of off-plan sales and providing strong forward revenue visibility.

Total debt, including loans and credit facilities, reached EGP 14.7 billion as of 31 March 2026, compared to EGP 11.8 billion at year-end 2025, primarily reflecting continued investments in the expansion of the Group's hospitality platform and strategic development pipeline, including the Four Seasons Madinaty Hotel; the Four Seasons Luxor Hotel; and the Radisson Collection Marsa Alam Hotel. Repayment of these facilities is to be financed from the operating proceeds from the respective hotel assets.

The Group's real estate business model continues to be largely self-financed through off-plan sales and customer collections, supporting a prudent funding structure and strong capital efficiency. Despite the increase in debt, TMG maintained a strong net cash position of approximately EGP 71.9 billion and a healthy cash-to-debt ratio of 5.9x, underscoring the Group's conservative leverage profile and robust liquidity position.

Debt Balances (EGP bn)	31-Dec-25	31-Mar-26	Chg
Four Seasons Madinaty Hotel	5.9	8.0	2.1
Four Seasons Luxor Hotel	1.5	1.7	0.2
Radisson Collection Marsa Alam Hotel	1.0	1.2	0.2
Real Estate-related Debt	3.3	3.8	0.5
Total	**11.8**	**14.7**	**2.9**

Shareholders' equity increased to EGP 170.6 billion as of 31 March 2026, compared to EGP 157.7 billion at year-end 2025, reflecting the Group's strong profitability and continued value creation. The Group maintained a conservative debt-to-equity ratio of approximately 1 to 11.5 (or 8.7%) as of quarter-end, positioning TMG as one of the least leveraged developers in the market. This robust balance sheet provides significant financial flexibility to fund growth, withstand market volatility, and capitalize on strategic opportunities.

About Talaat Moustafa Group Holding (TMG Holding)

Talaat Moustafa Group Holding is a leading Egyptian conglomerate with over five decades of experience in real estate development and hospitality. The Group specializes in creating large-scale integrated communities and premium hospitality destinations, delivering world-class developments across residential, commercial, and tourism asset classes. TMG's hospitality platform includes some of Egypt's most prestigious hotels and continues to expand through strategic partnerships with globally renowned operators, reinforcing its position as a key contributor to Egypt's tourism sector and economic growth. In recent years, TMG has adopted a regional expansion strategy with new projects in Saudi Arabia and Oman as the Group aims to replicate its successful model in Egypt.

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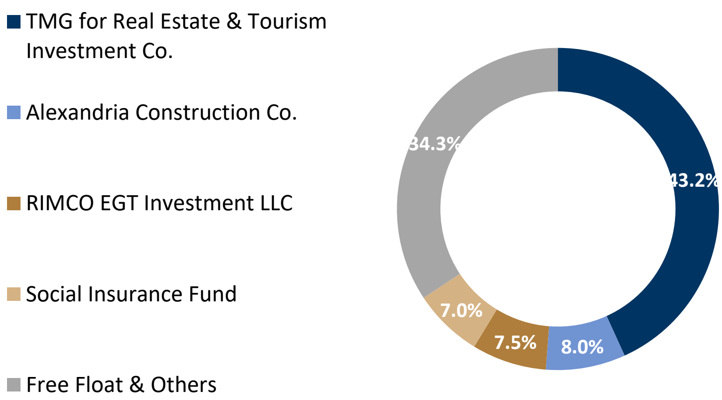
Share Information

Listing Date	25 Nov 2007
EGX Tickers	TMGH.CA/TMGH.EY
Shares Outstanding	2,060,653,786
Par Value / Share	EGP 10
Market Capitalization[1]	EGP 201.22 billion

[1]As of 12 May 2026

Shareholder Structure
(as of 31 March 2026)



Forward-Looking Statements

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as “according to estimates”, “anticipates”, “assumes”, “believes”, “could”, “estimates”, “expects”, “intends”, “is of the opinion”, “may”, “plans”, “potential”, “predicts”, “projects”, “should”, “to the knowledge of”, “will”, “would” or, in each case their negatives or other similar expressions, which are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management's (“Management”) current views of future events, are based on Management's assumptions and involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate or prediction to become inaccurate. These risks include fluctuations in prices, costs, ability to retain the services of certain key employees, ability to compete successfully, changes in political, social, legal or economic conditions in Egypt and regional markets where TMG has a presence, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations.