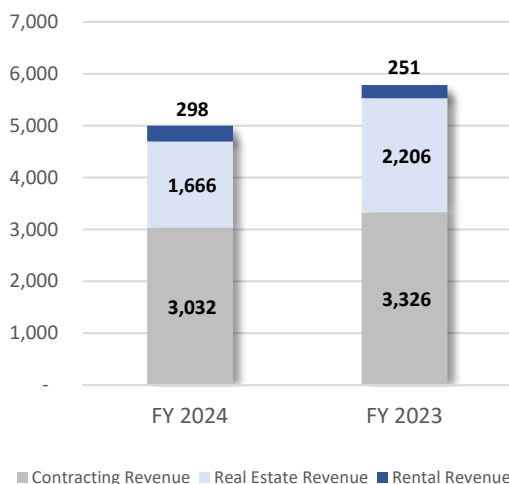


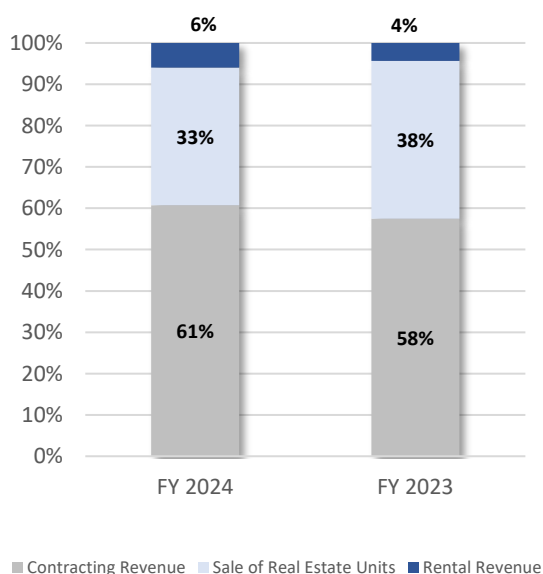
Pioneers Properties Announces Consolidated Results for the Period ended December 31, 2024

Revenue Breakdown (EGP mn)



April 3, 2025 | Cairo | Pioneers Properties for Urban Developments (PRDC.CA on the Egyptian Exchange), a leading real estate company released its consolidated financial results for the period ended on the 31st of December 2024. After the split in October 2021, Pioneers Properties acquired all real estate and contracting companies previously owned by Pioneers Holding Company.

Revenue Breakdown (%)

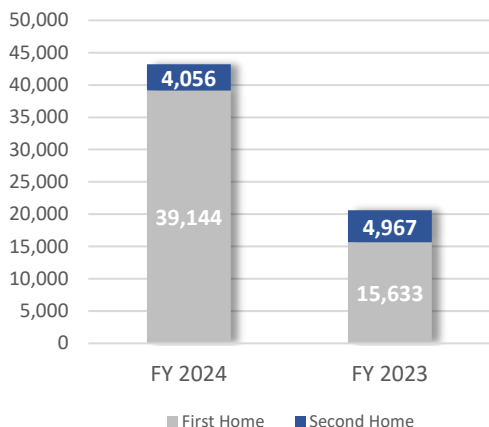


the company achieved revenues of EGP 5 billion in FY 2024, while recording a net profit of EGP 1.3 billion, compared to a net profit of EGP 557 million, reflecting a remarkable increase of 127%. The company's total assets amounted to EGP 61 billion in FY 2024, compared to EGP 44 billion at the end of 2023. Additionally, total shareholders' equity reached EGP 13.1 billion, compared to EGP 10.1 billion as of December 31, 2023.

The contracting activity contributed 61% of the company's total revenues as of December 31, 2024, compared to 58% FY 2023. Meanwhile, the sale of real estate units accounted for 33% of the revenues, compared to 38% during the same period ending on December 31, 2023. Rental income contributed approximately 6%, compared to 4% during the period ending on September 30, 2023.

The company was able to achieve strong profitability margins during this period, with a gross profit margin of 27% and earnings per share of EGP 1.062.

Contracted Sales (EGP mn)



By the end of 2024, the company successfully achieved contractual sales of approximately EGP 43.2 billion across its various projects, both in Cairo and coastal developments, compared to a total of EGP 20.6 billion in FY 2023, reflecting an increase of approximately 110%. The company witnessed significant demand for new launches, both within existing projects and newly introduced developments, demonstrating the strong trust of clients in the company.

Note from the CEO – Mr. Waleed Zaki

We conclude 2024 at Pioneers Properties “PRE Group” with strong operational results that reflect the resilience of our business model and the diversity of our real estate portfolio, despite economic challenges both locally and regionally. We have continued to progress steadily, supported by growing demand for our projects and our success in developing integrated communities in strategic locations that meet the current and future needs of our customers.

The company recorded revenues of EGP 5 billion and net profit of EGP 1.3 billion. Shareholders’ equity increased by 31%, reaching EGP 13.1 billion, compared to EGP 10.1 billion at the end of 2023.

In 2024, we achieved significant growth in contracted sales, reaching approximately EGP 43.2 billion. This was driven by the launch of new phases in existing projects and the launch of new projects in East and West Cairo as well as Ain Sokhna reflecting the strength of our brand and the increasing trust of our customer base.

Construction and unit deliveries continued at a strong pace, in line with our commitment to the highest standards of quality. During the year, we launched several projects in prime locations that further strengthened our position in the Egyptian real estate market.

These included the “IVOIRE East” project in the heart of New Cairo, spanning 104 feddans directly on South 90th Street, offering residential units along with commercial and administrative phases. We also launched “The Big Business District” over 43 feddans within the Stone project in New Cairo an integrated destination that brings together administrative & commercial spaces. It’s worth to mention that the delivery rate for the residential phase at the Stone project exceeded 80% by year-end.

In addition, new phases were launched across several of our developments, including Telal East and The Brooks in New Cairo, IVOIRE West in Sheikh Zayed, and Telal in Ain Sokhna.

On the construction front, we closely followed our project timelines to ensure adherence to scheduled delivery dates. We continued to hand over residential units across Greater Cairo and Ain Sokhna, providing a complete residential experience that meets the expectations of our customers.

We believe that our success is not only measured by short-term results, but by our ability to build a long-term, sustainable business model. We are focused on developing a diversified portfolio that includes residential, commercial, and administrative projects, while maximizing returns from our land bank and expanding our customer base.

From a financial standpoint, the company continued to grow its profitability while placing strong focus on working capital management, improving cash flows, and maintaining healthy liquidity levels to support growth without placing additional strain on the balance sheet.

Our contracting segment also witnessed notable growth during the year, with backlog reaching EGP 10 billion by the end of 2024, compared to EGP 6 billion in the same period last year.

We remain fully committed to our growth and sustainability strategies, and we continue to explore new investment opportunities that align with our vision of developing integrated urban communities. We believe that our people are the cornerstone of our

success, and we are consistently investing in their development and encouraging a motivating work environment.

We move into 2025 with a clear vision, a promising pipeline, a diversified land bank, and growing trust from both our clients and investors, strengthening our ability to deliver long-term, sustainable value for all stakeholders.

About Pioneers Properties for Urban Development – PRE GROUP

Pioneers Properties – PRE Group is a leading real estate investment company in Egypt, offering a 360-degree, full-fledged solution in the real estate and contracting sectors.

Empowered by a diverse portfolio, the company offers a full range of solutions in the real estate ecosystem, working on unlocking value in Egypt’s high-growth and resilient residential and commercial sectors.

Investor Relations Contacts

Ahmed Saad

Head of Investor Relations

Ahmed.Saad@predco.com

Seif El Ghoneimy

Senior Financial Analyst -Investor Relations

Yara Mohamed

Financial Analyst- Investor Relations