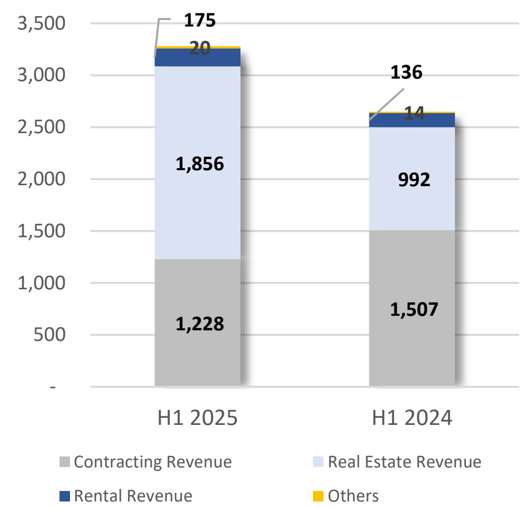
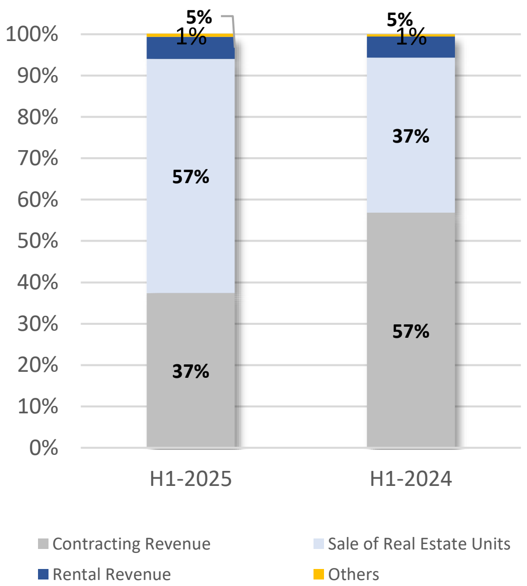
Pioneers Properties Announces Consolidated Results for the Period ended June 30, 2025

Revenue Breakdown *(EGP Mn)*



Revenue Breakdown (%)



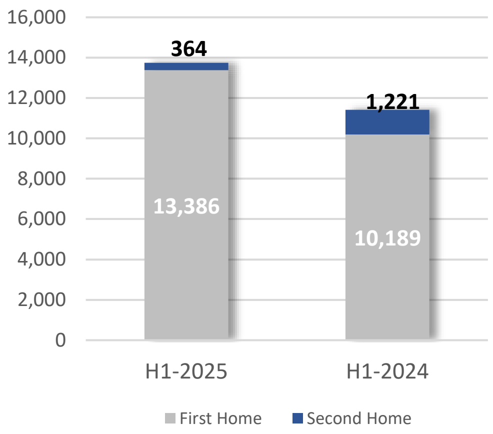
August 28, 2025 | Cairo | Pioneers Properties for Urban Developments- PRE Group (PRDC.CA on the Egyptian Exchange), a leading real estate company released its consolidated financial results for the period ended on the 30th of June 2025. After the split in October 2021, Pioneers Properties acquired all real estate and contracting companies previously owned by Pioneers Holding Company.

The company achieved revenues of EGP 3.3 billion in H1 2025, while recording a net profit of EGP 504 million. The company's total assets amounted to EGP 66 billion in H1 2025, compared to EGP 60 billion at the end of 2024. Additionally, total shareholders' equity reached EGP 13.4 billion, compared to EGP 13.1 billion at the end of 2024.

The contracting activity contributed 37% of the company's total revenues as of June 30, 2025, compared to 57% H1 2024. Meanwhile, the sale of real estate units accounted for 57% of the revenues, compared to 37% during the same period ending on June 30, 2024. Rental income contributed approximately 5% during this period.

The company was able to achieve solid profitability margins during this period, with a gross profit margin of 42% and earnings per share of EGP 0.209.

Contracted Sales *(EGP Mn)*



in H1 2025, the company successfully achieved contractual sales of approximately EGP 13.75 billion across its various projects, both in Cairo and coastal developments, compared to a total of EGP 11.4 billion in H1 2024, reflecting an increase of approximately 20%.

Note from the CEO – Mr. Waleed Zaki

As we close the first half of 2025, I am pleased to reaffirm the positive trajectory that PRE Group is pursuing in a real estate market filled with challenges and change in demand patterns. Our company has demonstrated resilience and a strong ability to adapt to evolving economic conditions through a balanced strategy built on well-designed and flexible sales plans, enabling us to respond swiftly to diverse market needs without compromising on growth pace or performance quality.

The Company continued to achieve solid progress in construction across its projects, reflecting our firm commitment to delivering units at the highest quality standards and within the promised timelines, while further strengthening client trust and reinforcing our position as one of the leading players in the market. Operational and financial performance alike confirm the strength of our strategy, which is anchored on innovation, execution efficiency, and the ability to capture promising investment opportunities. In addition, our flexible sales policies allow us to adapt to market requirements, thereby supporting our ability to maintain leadership and expand our client base.

At the same time, any expected decline in interest rates would positively impact financing costs, stimulate the real estate market, and ease the financial burden on companies, further enhancing PRE Group's ability to expand at higher growth rates in the future.

Contracting business also witnessed growth, with the value of back log EGP 11 billion during the first half of 2025, compared to EGP 7 billion in the same period last year. This reflects our success in diversifying revenue sources and strengthening the integration across our various activities.

Our Success is outcome of a clear vision based on disciplined expansion, building trust with our clients, and offering innovative real estate products that create genuine value for both the community and our investors.

Looking ahead, PRE Group will continue to consolidate its position as one of the sector's leading companies, driven by sustainable growth, value maximization, and responsiveness to market dynamics ensuring consistent excellence and long-term value creation for all stakeholders.

In conclusion, the strength of our assets ranging from a diversified land bank to a wide array of projects provides us with a solid foundation to confront challenges and seize promising opportunities. We look to the future with confidence and optimism, underpinned by a clear strategy, an ambitious vision, and a distinguished team, ensuring continued growth and value creation for our shareholders and clients alike.

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