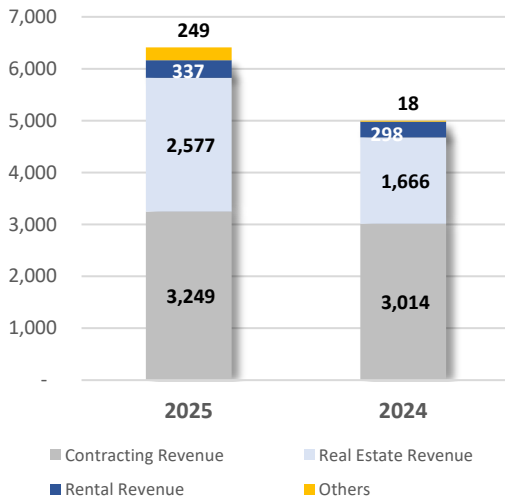


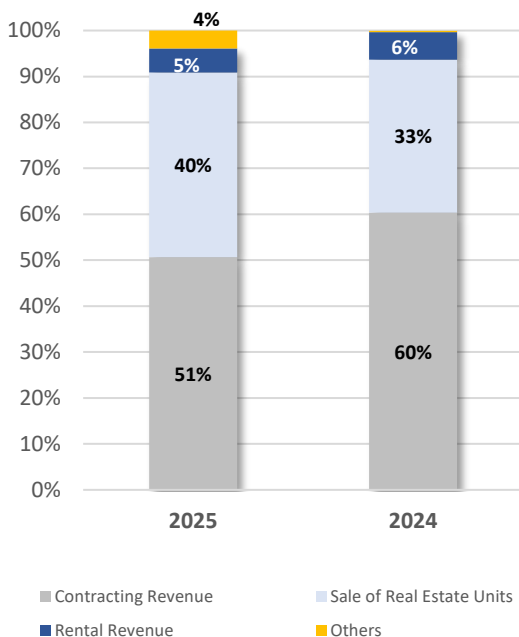
Pioneers Properties -Pre Group- Announces Consolidated Results for the Period ended December 31, 2025

Revenue Breakdown (EGP Mn)



April 05, 2026 | Cairo | Pioneers Properties for Urban Developments PRE Group (PRDC.CA on the Egyptian Exchange), a leading real estate company has released its consolidated financial results for the period ended on the 31st of December 2025. After the split in October 2021, Pioneers Properties acquired all real estate and contracting companies previously owned by Pioneers Holding Company.

Revenue Breakdown (%)

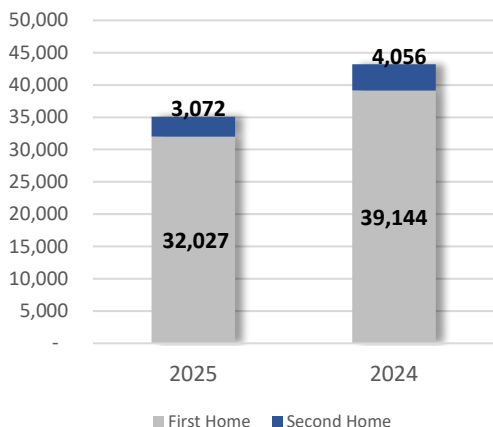


The company achieved revenues of EGP 6.4 billion in 2025, while recording a net profit before minorities of EGP 674 million. The company's total assets amounted to EGP 67.6 billion in 2025, compared to EGP 61 billion at the end of 2024. Additionally, total shareholders' equity reached EGP 13.6 billion, compared to EGP 13.1 billion at the end of 2024.

Real estate activity contributed 40% of the company's total revenues as of 31st of December 2025, compared to 33% at the end of 2024. Meanwhile, the contracting activity accounted for 51% of the revenues, compared to 60% during the same period ending on 31st December 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 33.6% and earnings per share of EGP 0.351.

Contracted Sales (EGP Mn)



In 2025, the company achieved contracted sales of approximately EGP 35.1 billion across its various projects, both in Cairo and coastal developments, compared to a total of EGP 43.2 billion in 2024.

Management Commentary

The year 2025 witnessed a positive performance for Pioneers Properties (PRE Group), as the company succeeded in maintaining stable performance despite economic challenges, benefiting from the flexibility of its business model and the diversity of its real estate portfolio, in addition to continuing the execution of its projects according to well-studied plans.

During the year, the company clearly focused on improving execution efficiency and accelerating construction progress across its various projects, ensuring adherence to delivery timelines. At the same time, the company continued to develop and diversify its real estate product portfolio in a well-planned manner, in line with market developments and enhancing its competitive edge.

In line with its expansion strategy, the company launched ZAG, the commercial and administrative destination within the Ivoire East project in New Cairo. The project is one of its flagship developments, spanning approximately 108 thousand square meters, and featuring a modern architectural design and a prime location on South 90 Street. To support execution and accelerate construction progress, the company signed a financing agreement in the fourth quarter of 2025 amounting to EGP 1 billion with a consortium of Egyptian banks to partially finance the first phase of the project. This reflects the banking sector’s confidence in the project’s quality and the company’s strong financial position.

The company also launched the MASSIV phase within the BBD project, representing a qualitative leap in its commercial and administrative portfolio. The project features, for the first time in Egypt, towers designed by the late world-renowned architect Zaha Hadid, reflecting the company’s commitment to introducing innovative architectural concepts that add distinctive value to the real estate market. The Big Business District (BBD) project spans approximately 48 feddans and includes a diversified mix of administrative, commercial, and medical units, in addition to serviced apartments, offering a fully integrated experience that caters to clients’ diverse needs.

Further reinforcing its expansion strategy, particularly through the development and enhancement of existing assets, the company launched **Point 90 Extension**, a strategic expansion of the existing Point 90 commercial hub. The new project is expected to add approximately 9,000 square meters of administrative and commercial space, enhancing the investment value and operational efficiency of Point 90.

The project offers an integrated experience through modern commercial and administrative units designed in line with the latest trends, supported by a comprehensive range of services catering to various business activities. It also represents a strategic step in strengthening the company's presence in New Cairo, benefiting from its prime location directly opposite the American University in Cairo, which provides strong demand fundamentals and an attractive environment for brands and businesses.

On the coastal front, the company continued to strengthen its portfolio by launching a new phase, "Covaya," within the Telal Sokhna project, representing one of the project's distinctive components. The phase enjoys a strategic location on the Red Sea coast, enhancing its appeal as both a touristic and investment destination. Covaya adds significant value to the company's portfolio by offering a selection of hospitality-oriented units designed to meet the growing demand for coastal products with a serviced and resort-style concept.

In addition, the company launched new phases across a number of residential projects in Cairo, reflecting its commitment to meeting diverse customer needs and delivering integrated real estate solutions that align with market expectations while enhancing portfolio diversification.

As for the contracting sector, the backlog reached approximately EGP 12 billion in 2025, compared to EGP 10 billion during the same period last year, reflecting the success in diversifying revenue streams and strengthening integration across various business activities.

PRE Group continues to reinforce its balanced expansion strategy through the development and offering of integrated real estate projects that respond to market needs and evolving customer expectations. The company relies on a strong and diversified asset base, enhancing its operational flexibility and ability to capture opportunities while maximizing shareholder returns. Management remains committed to creating long-term sustainable value and strengthening the company's position among Egypt's leading real estate developers.

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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