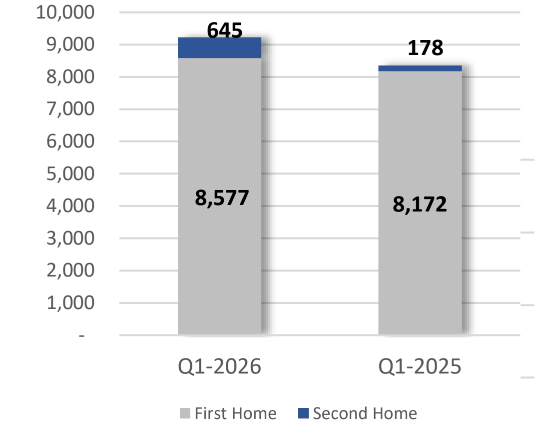
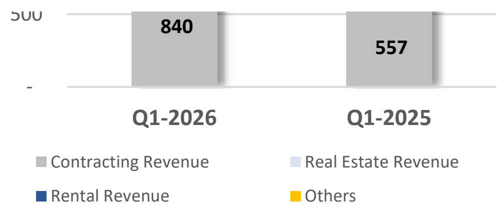
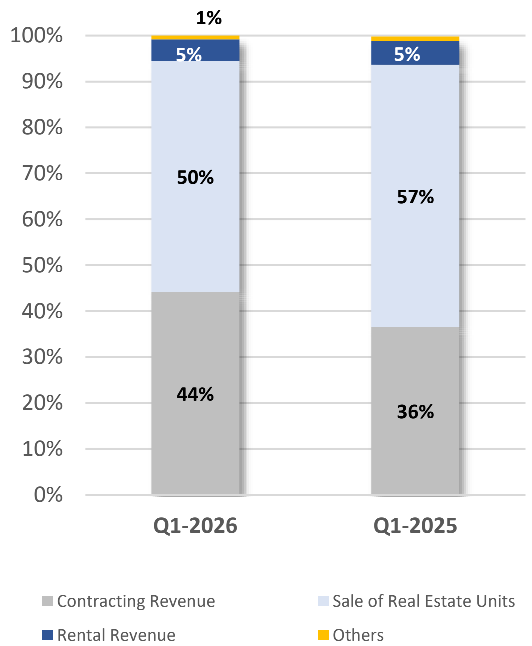
Pioneers Properties -Pre Group- Announces Consolidated Results for the Period ended March 31, 2026







June 30, 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 March 2026. The company develops integrated residential, commercial and hospitality projects across strategic locations in Egypt supported by a diversified land bank.

The company achieved revenues of EGP 1.9 billion in Q1-2026, while recording a net profit before minorities of EGP 450 million. The company's total assets amounted to EGP 71.2 billion in Q1-2026, compared to EGP 67.6 billion at the end of 2025. Additionally, total shareholders' equity reached EGP 14.2 billion, compared to EGP 13.6 billion at the end of 2025.

Real estate activity contributed 50% of the company's total revenues as of 31st of March 2026, compared to 57% at the first quarter of 2025. Meanwhile, the contracting activity accounted for 44% of the revenues, compared to 36% during the same period ending on 31st March 2025. 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 45% and earnings per share of EGP 0.312.

Contracted Sales *(EGP Mn)*

In The first Quarter of 2026, the company achieved contracted sales of approximately EGP 9.2 billion across its various projects, both in Cairo and coastal developments, compared to a total of EGP 8.3 billion in Q1-2025.

Management Commentary

PRE Group announced its financial results for the first quarter of 2026, continuing to execute its vision of measured growth and expansion guided by clear strategic priorities, while maintaining a strong financial position that supports the Company's ability to build its projects as planned, meet its commitments, and enhance the confidence of its customers and investors.

The Egyptian real estate market continued to demonstrate its resilience and ability to adapt to evolving economic conditions. Demand for well positioned developments has remained evident, underscoring the importance of disciplined project selection, high-quality execution, and an unwavering commitment to customer satisfaction.

During the first quarter, the Company continued to accelerate construction progress across its developments, with particular emphasis on execution quality, efficient resource management, and operational excellence. These efforts reflect PRE Group's commitment to delivering its projects in line with planned timelines while fulfilling its obligations to customers.

At the same time, PRE Group continued to adopt a disciplined and flexible approach to financial management, balancing the funding of future expansion with maintaining a healthy liquidity position and capitalizing on attractive market opportunities without compromising the Company's financial strength.

We also believe that the diversity of PRE Group's project portfolio provides the Company with greater flexibility to respond to changing market dynamics, while the expertise and dedication of its team remain fundamental to sustaining positive performance and strengthening the Company's position within Egypt's real estate sector.

As part of its vision to develop fully integrated destinations, PRE Group continues to explore strategic partnerships with leading international hotel brands, reflecting its conviction that the hospitality sector has become an increasingly important component in enhancing the competitiveness and investment appeal of mixed-use developments. This direction supports the Company's strategy of creating integrated destinations that combine residential, hospitality, and commercial offerings while responding to evolving customer expectations and benefiting from the continued growth of Egypt's tourism sector.

The contracting sector also witnessed notable growth, with backlog reaching approximately EGP 13.6 billion during the first three months of 2026, compared to EGP 10 billion in the same period last year, reflecting our success in diversifying revenue sources and strengthening integration across our business activities.

As we move through the remainder of 2026, PRE Group remains committed to executing its plans with confidence, supported by a strong project portfolio, a clear strategic direction, and a disciplined approach that balances capturing new opportunities with maintaining financial strength. We remain focused on delivering results that reflect the Company's capabilities and create long-term value for our shareholders.

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About Pioneers Properties for Urban Development – PRE GROUP

Pioneers Properties – PRE Group is a leading real estate 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.

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