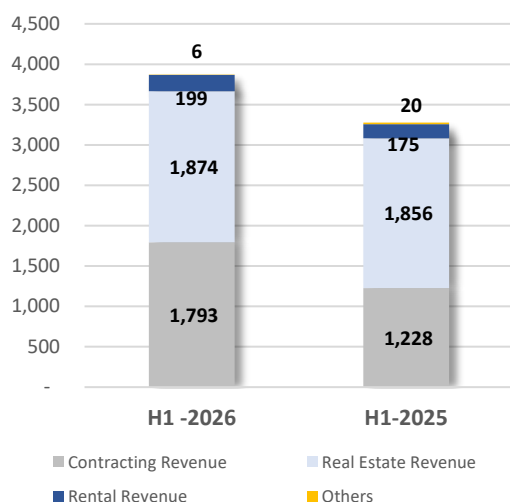


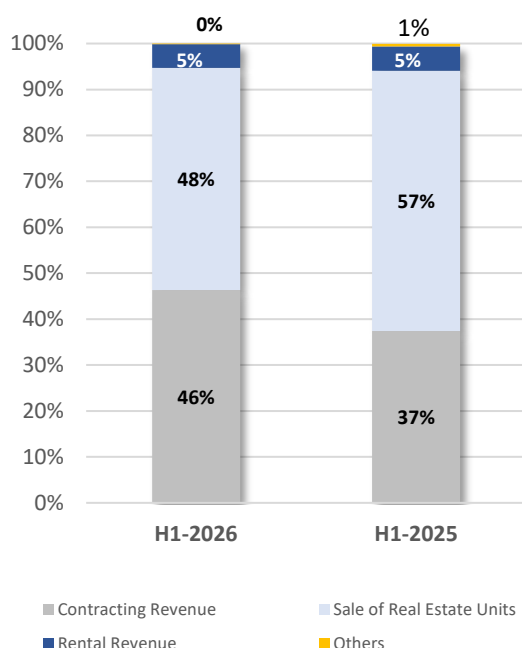
Pioneers Properties -Pre Group- Announces Consolidated Results for the Period ended June 30, 2026

Revenue Breakdown (EGP Mn)



August 23, 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 30 of June 2026. After the split in October 2021, Pioneers Properties acquired all real estate and contracting companies previously owned by Pioneers Holding Company.

Revenue Breakdown (%)

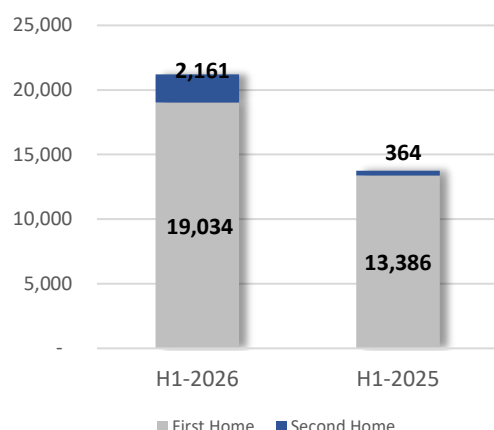


The company achieved revenues of EGP 3.87 billion in H1-2026, while recording a net profit before minorities of EGP 838 million. The company's total assets amounted to EGP 75.2 billion in H1-2026, compared to EGP 68 billion at the end of 2025. Additionally, total shareholders' equity reached EGP 14.4 billion, compared to EGP 13.6 billion at the end of 2025.

Real estate activity contributed 48% of the company's total revenues as of 30 of June 2026, compared to 57% at the first half of 2025. Meanwhile, the contracting activity accounted for 46% of the revenues, compared to 37% during the same period ending on 30 of June 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 43% and earnings per share of EGP 0.5.

Contracted Sales (EGP Mn)



The company achieved contracted sales in H1 2026 approximately EGP 21.2 billion across its various projects, both in Cairo and coastal developments, compared to a total of EGP 13.7 billion in H1 2025.

Management Commentary

PRE Group achieved positive results during the first half of 2026, The company's revenues recorded EGP 3.87 billion, marking a growth of 18% compared to the first half of 2025. The company continues to implement its strategy aimed at achieving sustainable growth, by focusing on the quality and diversity of its project portfolio, while maintaining a strong financial position and disciplined resource management, which supports its ability to execute its future plans and fulfill its obligations.

In light of the ongoing developments and continuous changes in the Egyptian real estate market, PRE Group continues to focus on developing projects that align with market needs and preserve the investment value for clients. The company operates on a firm belief that its success is directly linked to the trust of its clients, which drives it to continue raising quality and commitment standards not only by developing distinguished projects, but also by maintaining steady execution rates and accelerating delivery schedules according to targeted plans. This reflects the company's commitment to its promises and reinforces the trust it has built with its clients over the years.

During the first half of 2026, the company successfully delivered the Hadaba project, one of its developments in West Cairo, which boasts an exceptional location and distinctive views of the Giza Pyramids. The delivery of this project represents a significant step in the company's journey toward providing integrated residential communities that combine distinctive design, quality execution, and green spaces, offering a comprehensive living experience that meets client expectations.

As part of PRE Group's direction toward diversifying its real estate product portfolio and maximizing the value of its existing projects, the company is planning for new releases within its current projects, including its coastal developments, capitalizing on the growing demand for real estate products with touristic and investment-oriented appeal.

In parallel, PRE Group continues to work on enhancing the hospitality component within its projects, by developing collaboration opportunities with several international hotel brands. This contributes to elevating the added value of the destinations it develops, especially in coastal areas. This approach aligns with the company's vision to develop integrated destinations that combine residential, hospitality, services, and entertainment, enhancing the attractiveness of its projects and supporting its ability to create sustainable long-term value.

As for the contracting sector, it continued to achieve good growth rates, with the backlog of work rising to approximately EGP 13.7 billion during the first half of 2026, compared to approximately EGP 11 billion during the same period of the previous year. This growth reflects the company's success in diversifying its revenue streams and enhancing integration across its various activities, which supports the sustainability of the group's growth and allows it to capitalize on opportunities available in different market sectors.

PRE Group continues to implement its plans with confidence, supported by a strong project portfolio, a clear vision for growth, and a balanced approach that combines seizing opportunities with maintaining financial discipline. In the coming phase, the company focuses on continuing to improve execution and delivery rates, diversifying its products, and maximizing value from its project portfolio, which enhances its ability to achieve results that reflect its true potential and support the aspirations of its shareholders.

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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.

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