

Bonyan Secures Full Leasing of Golden Gate Building A5 to Nestlé Egypt

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Bonyan for Development and Trade ("BONY.CA"), Egypt's leading independent real estate platform, announces the **full leasing of Building A5 to Nestlé Egypt**, a globally renowned FMCG multinational. This milestone reflects Bonyan's continued success in attracting top-tier tenants to its Grade-A portfolio and further reinforces its position as a leading real estate operating company in Egypt.

Under the terms of the lease agreement, **Nestlé Egypt will occupy the entire 6,888 SQM** to support the growth of its **Nestlé Business Services (NBS)Shared Services organization**. The lease agreement is for a **6-year term** commencing March 2026, at a monthly rental rate of **USD 30.4/SQM**, with an annual escalation of 5%.

Acquired off-plan in November 2023 through a structured 7-year payment plan and following its official delivery, the asset is now **recognized on Bonyan's balance sheet** and expected to turn **cash-flow positive in 2026**. Throughout the contract period, total **rental revenues from A5 are projected to reach EGP 834.0 million¹**. With A5 fully paid-down by 2030, this asset will stand as a testament to Bonyan's disciplined execution and long-term commitment to sustainable value creation.

This announcement follows the recent delivery of A5 in September 2025, Bonyan's **ninth operational asset**. The delivery and full leasing of the asset underscore Bonyan's disciplined execution of its long-term growth strategy, reflecting its ability to consistently attract quality tenants and enhance recurring cash flows across its expanding portfolio.

Strategically located on South 90 Street, directly opposite the American University in Cairo (AUC), Golden Gate is a landmark mixed-use development by REDCON Properties featuring a curated mix of retail, entertainment, and administrative spaces. Building A5, which has earned an **EDGE Advanced Certificate for sustainability**, represents a benchmark in design and environmental performance within Egypt's commercial real estate landscape.

CEO's Comment

"The full leasing of Building A5 to Nestlé Egypt is a strong endorsement of our portfolio's quality, strategic locations and strong tenant relationships. Securing such a global brand immediately following the building's delivery demonstrates our ability to execute with precision and capture value swiftly. This achievement reinforces our position as Egypt's leading platform for premium income-generating commercial real estate and marks another step forward in our sustainable growth journey."

Tarek Abdelrahman

—Ends—

About Bonyan

Bonyan ("Bonyan" or the "Company") is a pioneering, independent real estate investment firm dedicated to creating value through the strategic acquisition and active management of commercial assets. The company offers an effective and efficient investment solution for institutions and individuals seeking exposure to the Egyptian real estate market. By providing access to a diversified, professionally managed real estate portfolio, Bonyan enhances the benefits of real estate investment while mitigating associated risks.

Bonyan generates robust returns for its investors through a combination of inflation-hedged capital appreciation and consistent rental income, leasing to multinational and leading local tenants. With a steadfast focus on excellence, Bonyan continues to build a strong foundation for sustainable growth in the real estate market.

Forward looking Statements

This announcement contains statements about future events and expectations that are forward-looking within the meaning of Section 27A of the U.S. Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the U.S. Securities Exchange Act of 1934, as amended. Such estimates and forward-looking statements are based on current expectations and projections of future events and trends, which affect or may affect the Company. Words such as "believe," "anticipate," "plan," "expect," "target," "estimate," "project," "predict," "forecast," "guideline," "should," "aim," "continue," "could," "guidance," "may," "potential" and "will," as well as similar expressions and the negative of such expressions are intended to identify forward-looking statements, but are not the exclusive means of identifying these statements. These forward-looking statements are subject to numerous risks and uncertainties and there are important factors that could cause actual results to differ materially from those in forward-looking statements, certain of which are beyond the control of the Company. No person has any responsibility to update or revise any forward-looking statement based on the occurrence of future events, the receipt of new information, or otherwise.

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