

Bonyan Secures New Long-Term Lease for 4,297 SQM at Building 106B with Kortech

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Bonyan for Development and Trade ("BONY.CA"), Egypt's leading independent real estate platform, announces the signing of a **new lease agreement for Building 106B, located on the Ramsis Street Extension in Nasr City**. The building will be fully leased to **Kortech, a subsidiary of Hassan Allam Group** and a leading Egyptian provider of turnkey solutions across MEP, IT, data centers and telecom infrastructure. The transaction underscores Bonyan's continued ability to actively manage its portfolio, enhance asset value, and materially grow recurring rental income.

Under the terms of the new lease agreement, **Kortech will occupy the entire gross leasable area of 4,297 SQM**, with the lease scheduled to commence in **May 2026**, following the expiry of B.Tech's lease in April 2026. The new lease follows the expiry of a previous agreement that reflected rental levels at the time, enabling re-rating in line with current prevailing market levels and an improvement in rental terms. The five-year agreement enhances cash flow visibility and further strengthens the earnings quality of Bonyan's income-generating portfolio.

The new lease forms part of **Bonyan's broader strategy to reprice 15,176 SQM** of EGP-denominated contracts scheduled for renewal in 2026, representing approximately **42% of the Company's EGP office rental revenue**.

The successful re-leasing of Building 106B highlights Bonyan's proactive asset management approach, disciplined tenant selection, and ability to capture meaningful rental upside upon lease renewal. The transaction further supports the Company's strategy of **optimizing portfolio performance** through selective tenant and value-accretive leasing decisions.

Building 106B forms part of Bonyan's portfolio of **strategically located commercial assets**, benefiting from strong demand fundamentals and sustained interest from high-quality corporate tenants.

CEO's Comment

"The successful re-leasing of Building 106B on improved rental terms, following the expiry of a legacy contract with rents locked below prevailing levels, demonstrates the embedded value within our portfolio and the effectiveness of our active asset management strategy. Securing a high-quality tenant such as Kortech, part of the Hassan Allam Group underscores our ability to drive rental growth and enhance long-term cash flow visibility. This transaction further reinforces Bonyan's position as a leading platform for premium income-generating commercial real estate in Egypt."

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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