

Palm Hills Developments Successfully Closed an EGP 2.015 Billion Securitization Issuance as Part of its EGP 30 Billion Issuance Program

Cairo, February 4, 2026

Palm Hills Developments (PHD), a leading real estate developer in Egypt, and EFG Hermes, an EFG Holding company and the leading investment bank in the Middle East and North Africa (MENA), jointly announced today the successful closing of an EGP 2.015 billion securitized bond issuance. The transaction represents the first issuance under PHD's newly approved EGP 30 billion securitization program.

The issuance is structured across four tranches as follows:

- **Tranche A** – valued at EGP 423.15 million with a tenor of 13 months and a credit rating of AA+
- **Tranche B** – valued at EGP 906.75 million with a tenor of 36 months and a credit rating of AA
- **Tranche C** – valued at EGP 594.425 million with a tenor of 60 months and a credit rating of A+
- **Tranche D** – valued at EGP 90.675 million with a tenor of 84 months and a credit rating of A-

Maie Hamdy, Managing Director, Debt Capital Markets at EFG Hermes, commented: "We are pleased to have closed this latest securitization issuance for PHD under its newly approved EGP 30 billion program. The successful execution of this transaction reflects the continued depth of investor appetite for high-quality, well-structured real estate-backed instruments, as well as the strength of PHD's underlying portfolio. This issuance further reinforces EFG Hermes' leadership in Egypt's debt capital markets and our continued commitment to delivering bespoke financing solutions that support our clients' long-term growth strategies."

Ali Thabet, Chief Financial Officer of Palm Hills Developments, said: "We are delighted to resume our enduring collaboration with EFG Hermes through this successful completion of our first issuance in the new securitized bond program. This issuance underscores our ability to access diversified funding channels efficiently. The strong investor interest anticipated for this transaction reflects the market's confidence in Palm Hills' financial performance and growth outlook. We are looking for another transaction within the securitization program this year as we remain focused on leveraging such financing to expedite construction pace in our projects."

EFG Hermes acted as the sole financial advisor, sole bookrunner, and underwriter for the transaction. ALC-Alieldean Weshahi & Partners served as the transaction's legal advisor, while KPMG acted as the auditor. National Bank of Egypt (NBE) and Suez Canal Bank participated as

underwriting banks. Arab Banking Corporation (ABC) and Emirates NBD (ENBD) are also subscribers to the issuance. Suez Canal Bank is acting as the transaction's custodian, while NBE is serving as the placement agent.

—Ends—

About EFG Holding

EFG Holding (EGX: HRHO.CA – LSE: EFGD) is a financial institution that boasts a legacy of more than 40 years of success in seven countries spanning two continents. Operating within three distinct verticals — the Investment Bank (**EFG Hermes**), Non-Bank Financial Institutions (NBFI) (**EFG Finance**), and Commercial Bank (**Bank NXT**) - the company provides a comprehensive range of groundbreaking financial products and services tailored to meet the needs of a diverse clientele, including individual clients and businesses of all sizes.

EFG Hermes, the leading investment bank in the Middle East and North Africa (MENA), offers extensive financial services, encompassing advisory, asset management, securities brokerage, research, and private equity. In its domestic market, EFG Holding serves as a universal bank, with **EFG Finance** emerging as the fastest-growing NBFI platform, comprising **Tanmeyah**, a provider of innovative and integrated financial solutions for small business owners and entrepreneurs, **EFG Corp-Solutions**, which provides leasing and factoring services, **Valu**, a universal financial technology powerhouse, **Bedaya** for mortgage finance, **Kaf** for insurance, and **EFG Finance SMEs**, which provides financial services for small and medium enterprises. Furthermore, the company delivers commercial banking solutions through **Bank NXT**, an integrated retail and corporate banking product provider in Egypt.

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[Note on Forward-Looking Statements](#)



In this press release, EFG Holding may make forward-looking statements, including, for example, statements about management's expectations, strategic objectives, growth opportunities, and business prospects. These forward-looking statements are not historical facts but instead represent only EFG Holding's belief regarding future events, many of which, by their nature, are inherently uncertain and are beyond management's control and include, among others, financial market volatility; actions and initiatives taken by current and potential competitors; general economic conditions and the effect of current, pending, and future legislation, regulations and regulatory actions. Accordingly, the readers are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date on which they are made.

About Palm Hills Developments

Palm Hills Developments ("Palm Hills"), is the leading real estate developer in Egypt, grown over 25 years of success. The Company builds integrated communities and has one of the most diversified land bank portfolios in Egypt, spreading over 37 million square meters ("sqm"). Palm Hills's product offerings include primary homes in West Cairo, East Cairo and Alexandria, as well as secondary homes on the North Coast along with five operating hotels across all the operating regions and three sports clubs in East, West and Badya. Having delivered thousands of residential and commercial units within its distinguished developments, Palm Hills continues to expand its footprint with multiple ongoing projects across its key regions.

And with its latest acquisition of 32.61% in Taaleem Management Services-Egypt's leading higher education provider-which operates through two operating assets Nahda University and Badya University, as well as the under-development Memphis University in East Cairo, the company can strengthen its position and diversify its revenues streams.

Through its three core verticals—Real Estate, Education, and Hospitality—Palm Hills Developments is uniquely positioned to offer a comprehensive lifestyle ecosystem tailored to the evolving needs of its growing customer base.

The Company is traded on the Egyptian Stock Exchange since 2008 under the symbol "PHDC.CA". For more information, please visit: <https://ir.palmhillsdevelopments.com/>

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