1H 2026 Earnings Release

Cairo | 12 August 2026

TMG

TMG Delivers Strong Broad-Based Growth in 1H26, with Revenues Rising 24% YoY to EGP 30.2 BN and Net Profit Increasing 23% to EGP 9.9 BN; Contracted Sales Jump 27% in 2Q26 to EGP 170 BN

Strong execution across the real estate platform drove 34% YoY revenue growth, while hospitality delivered resilient performance and growth despite regional conditions, and the other recurring income segment also delivered strong growth, bringing TMG's total recurring income streams to constitute over 54% of the Group's gross profits in 1H 2026

Cairo | 12 August 2026 | Talaat Mostafa Group ("TMG", or the "Group", TMGH.CA/TMGH.EY on the EGX), Egypt's largest publicly listed developer and manager of integrated communities and hospitality destinations, today reported consolidated revenues of EGP 30.2 billion for the first half of 2026, up 24% YoY, supported by strong real estate revenue recognition, resilient hospitality performance, and continued growth across the Group's recurring income businesses. Consolidated net profit after tax increased 23% YoY to EGP 9.9 billion, reflecting solid operating performance and the strength of the Group's diversified business model. During 2Q26, revenues increased 14% YoY to EGP 17.1 billion, while net profit rose 21% YoY to EGP 4.5 billion. Separately, contracted sales reached a record EGP 170.1 billion during the quarter, up 27% YoY and bringing total contracted sales for 1H26 to EGP 219.1 billion, supported by strong demand across SouthMed, The Spine, and the Group's broader development portfolio.

1H 2026 Financial and Operational Performance Indicators

EGP 219.1 bn **Contracted Sales** ▲4% YoY	EGP 30.2 bn **Revenues** ▲ 24% YoY	EGP 9.7 bn **Gross Profit** ▲ 20% YoY	EGP 9.9 bn **Net Profit** ▲ 23% YoY
128.4mn sqm **Landbank**	EGP 491 bn **Backlog**	c.3,500 Hotel Keys **c.1,500 Under Construction**	EGP 13.2 bn **Total Recurring Income** 44% of Total Revenue

Summary Income Statement

EGP mn	2Q26	2Q25	Chg %	1H26	1H25	Chg %
Revenues	**17,121.1**	**14,965.3**	**14%**	**30,192.0**	**24,391.9**	**24%**
Real Estate	*10,818.6*	*8,817.6*	*23%*	*16,967.2*	*12,621.8*	*34%*
Hospitality	*3,260.0*	*3,664.3*	*(11%)*	*7,512.9*	*7,171.6*	*5%*
Other Recurring Income	*3,042.6*	*2,483.5*	*23%*	*5,711.9*	*4,598.5*	*24%*
Gross Profit	**5,110.7**	**4,748.5**	**8%**	**9,741.1**	**8,136.8**	**20%**
Gross Profit Margin	*29.9%*	*31.7%*	*(1.9pp)*	*32.3%*	*33.4%*	*(1.1pp)*
Operating Profit	**5,790.8**	**4,588.4**	**26%**	**12,931.6**	**10,045.7**	**29%**
Operating Profit Margin	*33.8%*	*30.7%*	*3.2pp*	*42.8%*	*41.2%*	*1.6pp*
Net Profit	**4,457.8**	**3,691.8**	**21%**	**9,945.8**	**8,111.2**	**23%**
Net Profit Margin	*26.0%*	*24.7%*	*1.4pp*	*32.9%*	*33.3%*	*(0.3pp)*

Key Financial Highlights

- **Consolidated revenues increased 24% YoY to EGP 30.2 billion in 1H26**, driven primarily by the real estate segment, where revenues rose 34% YoY to EGP 17.0 billion and contributed approximately 75% of the Group's total revenue growth during the period. Growth was further supported by the continued expansion of the Group's hospitality and other recurring income businesses.
- **Real estate revenues increased 34% YoY to EGP 17.0 billion**, supported by ongoing revenue recognition from unit deliveries across the Group's developments in Egypt, alongside continued construction progress at Banan in Saudi Arabia. Banan, which is recognized under the percentage-of-completion method, contributed 52.5% of the real estate segment's revenues during 1H26.
- **Hospitality revenues increased 5% YoY to EGP 7.5 billion**, while portfolio EBITDA rose 5% YoY to EGP 3.9 billion and EBITDA margin expanded by 0.6 percentage points to 51.9%. Average room rates increased 12% YoY to EGP 13,209, supporting overall performance despite the expected impact of regional geopolitical volatility and seasonal demand patterns during the second quarter.
- **Other recurring revenues increased 24% YoY to EGP 5.7 billion**, supported by continued growth across commercial leasing and management, sporting club operations, and integrated community services. Segment gross profit increased by a stronger 48% YoY to EGP 1.8 billion, with gross profit margin expanding by 5.1 percentage points to 31.9%, reflecting improved profitability across all three business lines.
- **Total recurring revenues**, comprising hospitality and other recurring income, reached **EGP 13.2 billion in 1H26, up 12% YoY**, and represented approximately 44% of consolidated revenues, reinforcing the Group's diversified earnings base, recurring cash generation, and growing exposure to foreign-currency income.
- **Gross profit increased by 20% YoY to EGP 9.7 billion**, while gross profit margin remained robust at 32.3% compared to 33.4% in 1H25. The moderate margin contraction primarily reflected the shift in revenue mix toward real estate and the early-stage profitability dynamics of Banan, partially offset by significant margin expansion across the other recurring income segment.
- **Operating profit increased 29% YoY to EGP 12.9 billion**, with operating profit margin expanding by 1.6 percentage points to 42.8%. Growth was supported by the strong underlying operating performance and higher other income, including development fees and commissions related to the Group's asset-light developments.
- **Net profit after tax increased 23% YoY to EGP 9.9 billion**, while net profit margin remained broadly stable at 33%. The strong increase in earnings reflected continued operating growth, despite lower investment property revaluation gains and higher finance costs and income tax expenses during the period.
- **Separately, contracted sales reached EGP 219.1 billion in 1H26, up 4% YoY**, supported by a record second-quarter performance of EGP 170.1 billion, up 27% YoY. SouthMed generated EGP 93.9 billion in contracted sales during the period, bringing cumulative sales since launch to approximately EGP 500 billion as of 30 June 2026, while The Spine recorded EGP 33.8 billion following its launch in April 2026.
- **Backlog increased 35% YoY to EGP 491.0 billion as of 30 June 2026**, compared to EGP 363.8 billion at 30 June 2025 and EGP 457.9 billion at 31 March 2026, providing strong multi-year visibility over future revenue recognition and supporting the Group's long-term growth outlook.
- **Strong liquidity and conservative capital structure,** with cash, deposits, and treasury bills reaching EGP 75.7 billion as of 30 June 2026, alongside foreign-currency assets of approximately USD 577 million. Total loans and credit facilities stood at EGP 16.5 billion, primarily related to the expansion of the Group's hospitality platform, including Four Seasons Madinaty, Four Seasons Luxor, and Radisson Collection Marsa Alam. These facilities are expected to be repaid from the operating cash flows generated by the respective hotels once operational, while the Group maintained a robust net cash position of approximately EGP 59.2 billion and a cash-to-debt ratio of 4.6x.

Key Operational Highlights

- **Strong construction execution and delivery momentum,** with approximately 1,459 units delivered during 1H26, up 131% YoY, across key projects including Madinaty and Celia. This included 1,034 units delivered during 2Q26, compared to 80 units in 2Q25. Noor remains expected to commence deliveries during 2H26, marking a key milestone for the project and further supporting future revenue recognition.
- **Successful launch of The Spine within Madinaty**, TMG's fully integrated cognitive city and unified hub for modern and sustainable living, business, retail, and entertainment, including a Special Investment Zone and free economic zone framework. The project recorded contracted sales of EGP 33.8 billion following its launch in April 2026. With expected investments exceeding EGP 1.4 trillion, The Spine is positioned as a next-generation metropolitan hub for East Cairo and the New Capital and is expected to generate total sales exceeding EGP 1.7 trillion over its development cycle and recurring revenues of more than EGP 50 billion annually upon maturity.
- **Strong sales momentum at SouthMed**, which generated EGP 93.9 billion in contracted sales during 1H26, including EGP 87.0 billion during the second quarter, bringing cumulative sales since launch to approximately EGP 500 billion as of 30 June 2026. The project continues to demonstrate the strength of demand for TMG's differentiated destination-led offering and the scalability of its asset-light development model.
- **Continued execution of the Group's regional expansion strategy**, extending TMG's proven integrated-community development model across high-potential markets in Saudi Arabia, Oman, and Iraq:
    - **Saudi Arabia**: Banan recorded contracted sales of EGP 6.8 billion during 1H26. In parallel, TMG signed a Memorandum of Understanding with the Public Investment Fund to explore and collaborate on mixed-use developments across the Kingdom, positioning the Group as a strategic partner in advancing PIF's urban development and livability agenda. Progress continues on four identified projects in Riyadh, Jeddah, Madinah, and Makkah.
    - **Oman**: The Group's Jood and Yamal projects generated combined contracted sales of approximately EGP 2.1 billion during the period, supporting the continued diversification of TMG's regional development platform.
    - **Iraq**: TMG received an investment license in the Iraqi market and secured a land bank spanning approximately 12.8 million square meters for the development of a landmark integrated community development in Baghdad. The project is expected to comprise around 43,000 residential units, accommodate approximately 250,000 residents, and generate cumulative sales of approximately USD 18.8 billion.
- **Continued execution of the Group's hospitality growth strategy**, combining the repositioning of existing assets with the expansion of its premium hotel pipeline to strengthen recurring and foreign-currency income generation:
    - **Asset enhancement and repositioning**: TMG continued implementing a comprehensive program to upgrade the portfolio's room mix, strengthen pricing power, and increase the contribution from suites and premium accommodation categories. Key initiatives include the transition of Winter Palace Luxor and Old Cataract Aswan to Mandarin Oriental in May 2026, the restoration of the Palace section at Mena House ahead of its planned reopening under Marriott's Luxury Collection, and the phased renovation and repositioning of Mövenpick Aswan under Steigenberger and Four Seasons management.
    - **Hospitality expansion pipeline**: The Group continued to advance Four Seasons Madinaty, Four Seasons Luxor, and Radisson Collection Marsa Alam, alongside the landmark Grand Egyptian Museum mixed-use development. The pipeline is expected to expand TMG's premium hospitality footprint to approximately 5,000 keys over the coming years.
- **Continued operational expansion across the Group's other recurring-income platform**, supported by the rollout of new commercial and retail space, broader sporting club offerings, and the continued development of integrated community services, underpinning strong growth and expanding profitability across the segment.

TMG

Management Commentary

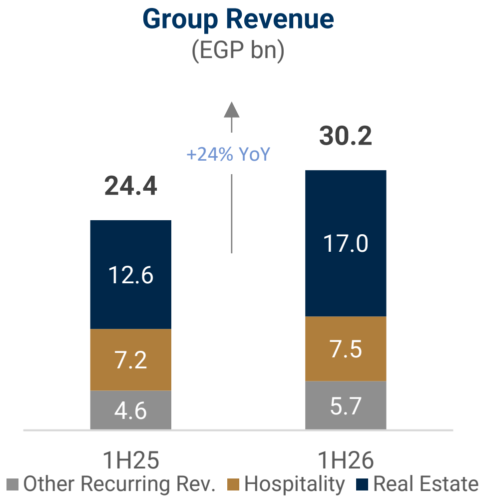
Hisham Talaat Moustafa
CEO and Managing Director of TMG

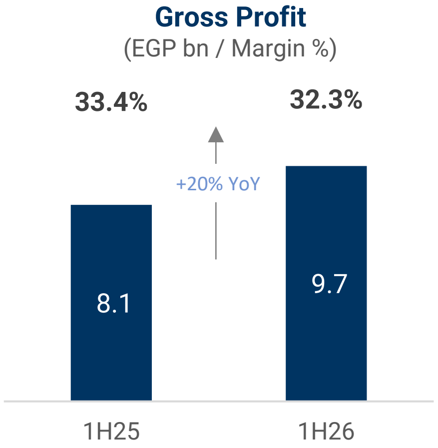
"Our first-half performance underscores the strength of TMG's diversified business model and the continued depth of demand across our development portfolio. Contracted sales reached EGP 219 billion during the period, driven by a record second-quarter performance of EGP 170 billion, reflecting the strong market response to SouthMed, The Spine, and our broader portfolio of integrated communities and destinations.

Across the business, disciplined execution supported strong real estate revenue growth, while our hospitality platform remained resilient and continued to grow despite regional conditions. Our other recurring-income businesses also delivered strong growth and expanding profitability, reinforcing their increasing contribution to the Group's earnings quality, stability, and long-term value creation.

Looking ahead, we remain focused on accelerating development and delivery across our core portfolio, expanding and repositioning our hospitality assets, and scaling our recurring-income platform. In parallel, we are advancing our regional expansion across Saudi Arabia, Oman, and Iraq, supported by TMG's strong liquidity, conservative leverage, and proven ability to replicate its integrated development model across high-potential markets."

Consolidated Financial Performance





Revenue

TMG delivered strong top-line growth across its diversified operating segments during 1H26, with consolidated revenues increasing 24% YoY to EGP 30.2 billion, supported by strong real estate execution and continued expansion across the Group's recurring-income platform. This momentum continued into 2Q26, when revenues rose 14% YoY to EGP 17.1 billion, driven by growth in real estate and other recurring income, partially offset by seasonal and regional pressures on hospitality.

Real estate revenues increased 34% YoY to EGP 17.0 billion during 1H26, accounting for approximately 75% of the increase in consolidated revenues. Growth was supported by ongoing unit deliveries across the Group's developments in Egypt and revenue recognition from Banan in Saudi Arabia under the percentage-of-completion method. During 2Q26, real estate revenues increased 23% YoY to EGP 10.8 billion.

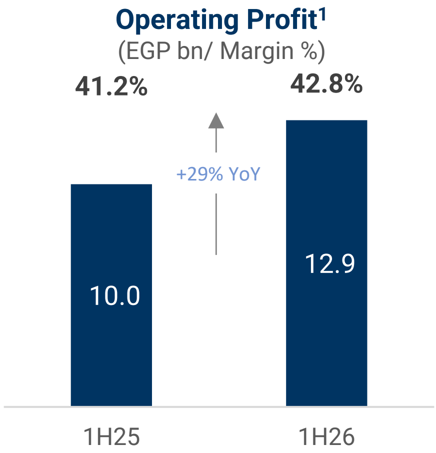
Hospitality revenues increased 5% YoY to EGP 7.5 billion during 1H26, supported by higher average room rates and the Group's diversified portfolio. In 2Q26, revenues recorded EGP 3.3 billion, with higher room rates partially mitigating the impact of regional conditions and normal seasonal demand patterns on occupancy.

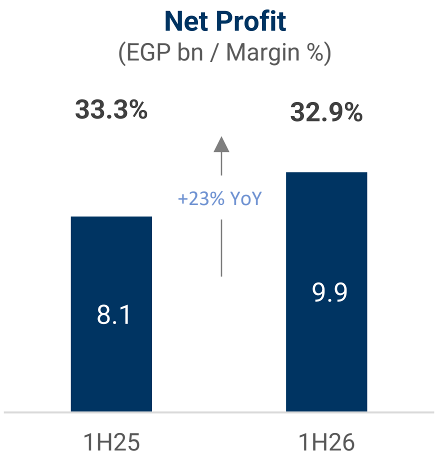
Other recurring revenues rose 24% YoY to EGP 5.7 billion during 1H26, supported by growth across commercial leasing and management, sporting clubs, and integrated community services. Combined hospitality and other recurring revenues reached EGP 13.2 billion, up 12% YoY and representing approximately 44% of consolidated revenues, reinforcing the Group's revenue diversification and earnings resilience.

Gross Profit

Gross profit increased 20% YoY to EGP 9.7 billion in 1H26, while gross profit margin remained robust at 32.3% compared to 33.4% in 1H25, reflecting a higher contribution from the real estate segment alongside the early-stage contribution from Banan in Saudi Arabia, where profitability is naturally lower during the initial phases of the development cycle, leading to the moderate contraction in gross margin. As construction progresses and the project benefits from greater scale and operating efficiencies, margins are expected to improve over time. During 2Q26, gross profit increased 8% YoY to EGP 5.1 billion, with gross profit margin recording 29.9% compared to 31.7% in 2Q25, reflecting a higher contribution from the real estate segment, alongside the seasonal moderation in hospitality performance.

The impact was partially mitigated by the strengthening profitability of the Group's recurring-income platform. Other recurring gross profit increased 48% YoY to EGP 1.8 billion in 1H26, with gross margin expanding by 5.1 percentage





points to 31.9%, supported by stronger profitability across leasing and management, sporting clubs, and integrated community services. This improvement accelerated during 2Q26, with segment gross profit rising 132% YoY to EGP 1.0 billion and gross margin expanding by 15.3 percentage points to 32.4%.

Operating Profit[1]

Operating profit increased 29% YoY to EGP 12.9 billion during 1H26, supported by strong revenue growth and a substantial increase in other income, which reached EGP 4.1 billion compared to EGP 1.2 billion in 1H25. Other income continued to primarily comprise investment income and development fees and commissions related to SouthMed under the Group's asset-light development structure. Operating profit margin expanded by 1.6 percentage points to 42.8% in 1H26, compared to 41.2% in the prior-year period.

During 2Q26, operating profit increased 26% YoY to EGP 5.8 billion, supported by a 151% increase in other income to EGP 1.6 billion and an EGP 937.6 million gain from the revaluation of investment properties. This was partially offset by foreign-currency revaluation losses, higher marketing expenses associated with the launch of The Spine, and increased general and administrative expenses as the Group continues to scale and expand its operations across Egypt and regional markets. Nevertheless, operating profit margin expanded by 3.2 percentage points to 33.8%, compared to 30.7% in 2Q25.

Net Profit

Net profit increased 23% YoY to EGP 9.9 billion in 1H26, while net profit margin remained broadly stable at 33%. Earnings growth was supported by the strong increase in operating profit, partially offset by higher finance costs and income tax expenses during the period.

During 2Q26, net profit increased 21% YoY to EGP 4.5 billion, with net profit margin expanding by 1.4 percentage points to 26.0%, supported by stronger operating profitability.

[1] *Net profit before depreciation expense, and financing income/expenses.*

Segmental Performance

Real Estate Development

The Group's real estate segment currently represents the lion's share of TMG's revenue and profitability, underpinned by market-leading projects, a high-quality sales backlog, and a robust pipeline of both domestic and international developments. The segment comprises residential, commercial, and mixed-use projects across Egypt and the wider region, including flagship Egyptian developments such as Al Rehab, Madinaty, Celia, Noor, SouthMed, and Sharm Bay, as well as regional projects including Banan in the KSA, Oman's Jood & Yamal projects, and an upcoming premier mixed-use development in Baghdad, Iraq.

Real Estate Key Metrics	Unit	2Q25	2Q26	*Chg %*	1H25	1H26	*Chg %*
Sales	EGP BN	133.6	170.1	27%	210.8	219.1	4%
	Units	9,245	7,615	(18%)	13,297	11,281	(15%)
Deliveries	Units	80	1,034	1,193%	631	1,459	131%
Revenues	EGP BN	8.8	10.8	23%	12.6	17.0	34%
Gross Profit	EGP BN	2.6	3.0	13%	3.6	4.5	25%
Gross Margin	*%*	*29.9%*	*27.7%*	*(2.3pp)*	*28.6%*	*26.6%*	*(2.1pp)*

During 1H26, TMG's real estate segment delivered revenues of EGP 17.0 billion, up 34% YoY, supported by continued construction progress and the delivery of approximately 1,459 units, up 131% YoY, across the Group's core developments, including Madinaty and Celia. Segment performance also continued to benefit from revenue recognition at Banan, TMG's first development in Saudi Arabia, which is recognized under the percentage-of-completion method and contributed 52.5% of real estate revenues during the period. During 2Q26, real estate revenues increased 23% YoY to EGP 10.8 billion, supported by the delivery of 1,034 units, compared to 80 units in 2Q25, alongside continued construction progress and revenue recognition at Banan.

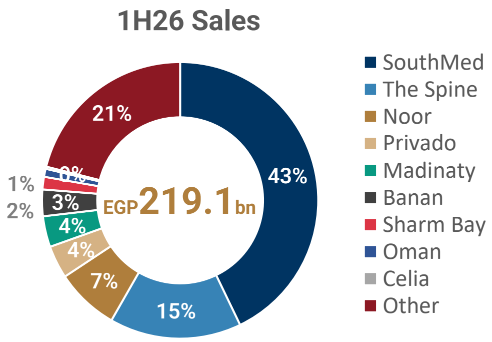
Separately, new contracted sales reached EGP 219.1 billion during 1H26, up 4% YoY, supported by a record second-quarter performance. Contracted sales increased 27% YoY to EGP 170.1 billion during 2Q26, driven primarily by continued strong demand at SouthMed and the successful launch of The Spine.

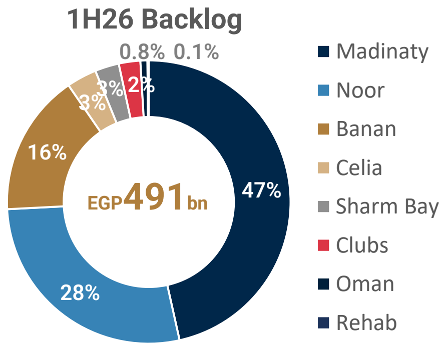
SouthMed generated contracted sales of EGP 93.9 billion during 1H26, including EGP 87.0 billion during the second quarter, bringing cumulative sales since launch to approximately EGP 500 billion as of 30 June 2026. The continued strength of demand reinforces the project's differentiated destination-led proposition and the scalability of TMG's asset-light development model.

The Spine recorded contracted sales of EGP 33.8 billion following its launch during 2Q26. The landmark mixed-use development is positioned as a fully integrated cognitive city and next-generation downtown destination within Madinaty, serving as a metropolitan hub for East Cairo and the New Capital. The project is being implemented in partnership with the National Bank of Egypt, with expected investments exceeding EGP 1.4 trillion, total sales exceeding EGP 1.7 trillion over its development cycle, and recurring revenues of more than EGP 50 billion annually upon maturity.

Contracted sales across the Group's real estate portfolio also remained solid. Privado recorded EGP 8.4 billion in sales during 1H26, up 77% YoY, while Sharm Bay generated EGP 3.2 billion following its launch in December 2025. Regionally, the Group's Jood and Yamal projects in Oman contributed combined sales of EGP 2.1 billion, while Banan recorded EGP 6.8 billion in contracted sales during 1H26, with sales momentum showing a modest sequential improvement during the second quarter.

Sales and Backlog by Project | 1H26[2]





The real estate sales backlog reached approximately EGP 491.0 billion as of 30 June 2026, up 35% compared to EGP 363.8 billion at 30 June 2025 and 7% compared to EGP 457.9 billion at 31 March 2026. Growth was primarily supported by Madinaty, including The Spine and Privado, where backlog increased 73% YoY to EGP 228.4 billion, alongside a 17% increase at Noor to EGP 135.9 billion and the addition of backlog from Sharm Bay and the Group's projects in Oman. The sizeable backlog provides strong multi-year visibility over future revenue recognition and supports the Group's long-term growth outlook.

The segment's gross profit increased 25% YoY to EGP 4.5 billion during 1H26, while gross profit margin recorded 26.6% compared to 28.6% in 1H25. During 2Q26, gross profit increased 13% YoY to EGP 3.0 billion, with gross margin recording 27.7% compared to 29.9% in 2Q25. The margin movement primarily reflected the increased contribution from Saudi

[2] *Sales from the SouthMed project are not included in the Group's backlog as the project is executed under an asset-light model whereby TMG collects a c.8% development fee.*

Arabia revenues recognized under the percentage-of-completion method, which carry the lower profitability inherent in the early stages of the development cycle. Profitability is expected to improve as construction progresses, subsequent phases capture pricing uplift, and the project benefits from greater operating scale and efficiencies. Segment margins continue to be supported by disciplined execution, deployed infrastructure investments, historically low land-acquisition costs, procurement synergies, and TMG's strong liquidity position.

Looking ahead, the segment's growth will be driven by:

- The continued ramp-up and phased development of The Spine, launched in April 2026, TMG's fully integrated cognitive city and unified hub for modern and sustainable living, business, retail, and entertainment within Madinaty, including a Special Investment Zone (SIZ) and free economic zone framework. Positioned as a next-generation downtown destination and metropolitan hub for East Cairo and the New Capital, the Spine is expected to be a major catalyst for real estate sales in Egypt, which are set to exceed EGP 1.7 trillion over its development cycle, while materially expanding the Group's recurring income platform through a substantial pipeline of income-generating assets.
- The continued scaling of SouthMed under an asset-light development structure, enabling the Group to capitalize on the rapid growth and strong demand dynamics of Egypt's North Coast market while generating strong cash flows and high-margin fee income with limited capital deployment and balance sheet exposure. By leveraging its established brand equity and development expertise, TMG continues to enhance capital efficiency and create a scalable, low-risk growth platform that the Group intends to further replicate across future developments in Egypt and regional markets.
- Ongoing deliveries across key developments, including Madinaty, Celia, and Noor, which is expected to commence deliveries during 2H26, supporting future revenue recognition and margin strength.
- Continued regional expansion across Saudi Arabia, Oman, and Iraq, including the ongoing development of Banan and Jood and Yamal, progress on four identified projects in Riyadh, Jeddah, Madinah, and Makkah in collaboration with the Public Investment Fund, and the Group's landmark 12.8 million square metre integrated community development in Baghdad.
- Continued development of Sharm Bay following its December 2025 launch, a new flagship mixed-use destination in one of Sharm El Sheikh's most prestigious locations, adjacent to the iconic Four Seasons Sharm El Sheikh, comprising residential, commercial, entertainment, and hospitality components, alongside a world-class marina.

Hospitality

TMG operates a diversified portfolio of 11 premium hotels across Egypt's leading urban and resort destinations, all held through its majority stake in leading hospitality group, ICON Group. With more than 3,500 keys currently operating and a growing pipeline of large-scale tourism projects, representing an additional 1,500 keys, the Group has developed a leading platform of high-quality cash flow and foreign currency-generating hospitality assets. The Group's portfolio includes flagship properties and historic landmark assets, operated by internationally recognized hospitality brands, which provide strong geographical diversification across Egypt and allowing the Group to capture year-round tourism demand while supporting the Group's earnings resilience.

TMG's hospitality platform delivered continued growth during 1H26, supported by higher average room rates, the premium positioning of the Group's assets, and the benefits of its diversified portfolio. Despite the ongoing regional geopolitical environment and evolving seasonal demand patterns, several flagship properties demonstrated relative resilience, particularly Four Seasons San Stefano, Four Seasons Sharm El Sheikh, and Marriott Mena House. The Group also continued to benefit from the portfolio's high-quality foreign-currency earnings, with hotel-sector foreign-currency revenues reaching approximately USD 151.6 million during 1H26.

Total Hospitality Key Metrics	Unit	2Q25	2Q26	Chg %	1H25	1H26	Chg %
Revenues	EGP bn	3.67	3.23	(12%)	7.18	7.46	4%
EBITDA	EGP bn	1.88	1.35	(29%)	3.68	3.87	5%
EBITDA Margin	*%*	*51.2%*	*41.7%*	*(9.6pp)*	*51.2%*	*51.9%*	*0.6pp*
ARR	EGP	11,704	12,590	8%	11,785	13,209	12%
Occupancy	*%*	*60%*	*54%*	*(5.7pp)*	*60%*	*59%*	*(1.2pp)*

Figures in the table above are based on management accounts.

On a consolidated operating basis, total hospitality revenues increased 4% YoY to EGP 7.46 billion during 1H26, while EBITDA rose 5% YoY to EGP 3.87 billion. EBITDA margin expanded by 0.6 percentage points to 51.9%, reflecting disciplined cost management and the continued benefits of scale across the portfolio. Average room rates increased 12% YoY to EGP 13,209, while occupancy remained broadly stable at 59% compared to 60% in 1H25.

During 2Q26, hospitality revenues recorded EGP 3.23 billion, down 12% YoY, while EBITDA amounted to EGP 1.35 billion, with a margin of 41.7%. Average room rates nevertheless increased 8% YoY to EGP 12,590, partially mitigating the impact of lower occupancy. Quarterly performance reflected the ongoing regional conflict and normal seasonal demand patterns, including the increasing shift in domestic travel and leisure activity away from Cairo toward North Coast destinations during the summer period.

ICON Portfolio

The ICON Hospitality portfolio comprises four operating hotels: Four Seasons Nile Plaza, Four Seasons Sharm El Sheikh, Four Seasons San Stefano (Alexandria), and the Kempinski Nile Hotel. In parallel, the Group is actively expanding its hospitality footprint through the development of four additional high-end properties. These include Four Seasons Madinaty, Four Seasons Luxor and a premier Marsa Alam resort, all expected to commence operations in 2027. In 4Q 2025 the Group also broke ground on a landmark mixed-use development adjacent to the Grand Egyptian Museum (GEM), which will feature an additional Four Seasons Hotel.

Key Metrics (4 Operating Hotels)	Unit	2Q25	2Q26	Chg %	1H25	1H26	Chg %
Revenues	EGP bn	1.64	1.57	(5%)	2.96	3.21	9%
EBITDA	EGP bn	0.68	0.49	(28%)	1.17	1.27	8%
EBITDA Margin	*%*	*41.5%*	*31.5%*	*(10pp)*	*39.6%*	*39.5%*	*(0.2pp)*
ARR	EGP	16,884	17,995	6.6%	16,857	18,257	8.3%
Occupancy	*%*	*65%*	*55%*	*(9.6pp)*	*59%*	*57%*	*(1.6pp)*

Figures in the table above are based on management accounts.

The ICON portfolio delivered revenues of EGP 3.21 billion during 1H26, up 9% YoY, supported by the premium positioning of its assets and an 8.3% increase in average room rates to EGP 18,257, which more than offset the moderate decline in occupancy to 57% from 59% in 1H25. EBITDA increased 8% YoY to EGP 1.27 billion, while EBITDA margin remained broadly stable at 39.5% compared to 39.6% in the prior-year period, reflecting disciplined cost management and the portfolio's ability to preserve profitability despite evolving demand patterns. During 2Q26, ICON revenues declined 5% YoY to EGP 1.57 billion, while EBITDA decreased 28% YoY to EGP 0.49 billion and EBITDA margin recorded 31.5% compared to 41.5% in 2Q25. The quarterly moderation primarily reflected lower occupancy amid the ongoing regional geopolitical environment and normal summer seasonality, which reduced operating leverage across the portfolio. Nevertheless, average room rates increased 6.6% YoY to EGP 17,995, partially mitigating the impact, while Four Seasons San Stefano and Four Seasons Sharm El Sheikh demonstrated relative resilience during the period.

Legacy Hospitality Portfolio

The Group's Legacy Hospitality portfolio consists of seven iconic historic hotels in Egypt, acquired through ICON Group's 51% stake in Legacy Hospitality in 2024.

Key Metrics	Unit	2Q25	2Q26	Chg %	1H25	1H26	Chg %
Revenues	EGP bn	2.03	1.66	(18%)	4.22	4.25	1%
EBITDA	EGP bn	1.20	0.85	(29%)	2.50	2.60	4%
EBITDA Margin	*%*	*59.1%*	*51.3%*	*(7.8pp)*	*59.4%*	*61.3%*	*1.9 pp*
ARR	EGP	9,345	9,817	5%	9,783	11,044	13%
Occupancy	*%*	*58%*	*54%*	*(4.1pp)*	*61%*	*60%*	*(0.9pp)*

Figures in the table above are based on management accounts.

The Legacy portfolio delivered revenues of EGP 4.25 billion during 1H26, up 1% YoY, while EBITDA increased 4% YoY to EGP 2.60 billion. EBITDA margin expanded by 1.9 percentage points to 61.3%, reflecting disciplined cost management and the continued operational development of the portfolio. Average room rates increased 13% YoY to EGP 11,044, while occupancy remained broadly stable at 60% compared to 61% in 1H25. During 2Q26, Legacy revenues recorded EGP 1.66 billion, while EBITDA amounted to EGP 0.85 billion, with quarterly performance reflecting the same regional and seasonal dynamics affecting the broader hospitality market. Average room rates continued to increase, rising 5% YoY to EGP 9,817, while Marriott Mena House demonstrated relative resilience.

The Group continued implementing its comprehensive asset enhancement and repositioning strategy, aimed at upgrading the quality of its room inventory, increasing the contribution from suites and premium accommodation categories, strengthening pricing power, and aligning key assets with the standards of leading international luxury operators.

Winter Palace Luxor and Old Cataract Aswan transitioned to Mandarin Oriental management in May 2026. Winter Palace is currently undergoing a comprehensive restoration, while Old Cataract remains partially operational under the Mandarin Oriental brand as renovation works progress. Restoration is also underway at the Palace section of Marriott Mena House, which is planned to reopen in 2027 under Marriott's Luxury Collection brand. The Group is also undertaking a comprehensive renovation and reconfiguration of Mövenpick Aswan. A portion of the asset is expected to reopen under Steigenberger management during 4Q26, while the remaining component is planned to be redeveloped and operated by Four Seasons by 2029.

Across the portfolio, the selective conversion of standard guestrooms into larger suites and premium accommodation categories is expected to result in a marginal reduction in the total number of keys. However, the enhanced room mix is expected to strengthen average room rates, revenue per available room, brand positioning, and the long-term quality of earnings.

Looking ahead, the segment's growth will be driven by:

- The continued expansion of the hospitality footprint, with three new properties—Four Seasons Luxor, Four Seasons Madinaty, and Marsa Alam Resort—set to open in 2027, bringing total keys to 4,500 and reinforcing the Group's presence across Egypt's top tourist destinations.
- The development of a Four Seasons hotel and integrated luxury development next to the Grand Egyptian Museum, set to open in 2028 and will bring total keys to 5,000. The development spans 42.4 feddans and will feature branded residences, retail and dining, offices, and a world-class entertainment district. Total investment cost is estimated at USD 788 million with projected annual net income of USD 100 million.
- The continued enhancement and repositioning of existing landmark assets, focused on increasing suite inventory, strengthening pricing power, improving brand alignment, and generating superior long-term returns through a more differentiated luxury offering.
- The structurally attractive long-term outlook for Egypt's tourism sector, which, together with the Group's growing premium hospitality platform, is expected to support recurring revenues, foreign-currency generation, and the continued improvement in earnings quality.

Other Recurring Revenues

Other recurring revenues comprise commercial leasing and asset management across TMG's diversified mall portfolio, sporting club operations, and a range of ancillary community services, forming a resilient income stream that enhances earnings stability and long-term cash flow visibility. The Group's retail footprint spans c.471 thousand sqm of gross leasable area, including flagship destinations such as San Stefano Mall in Alexandria, Madinaty Open Air Mall, South Park Development, and Rehab Mall, complemented by three owned sporting clubs and integrated community services at TMG developments, including contracting, transportation, utilities and personal services, among others.

Other Recurring Revenues	Unit	2Q25	2Q26	Chg %	1H25	1H26	Chg %
Revenues	**EGP mn**	**2,483**	**3,043**	**23%**	**4,598**	**5,712**	**24%**
Leasing & Management (Malls)	EGP mn	287	371	30%	542	672	24%
Sporting Club Operations	EGP mn	266	365	38%	927	1,079	16%
Integrated Community Services	EGP mn	1,931	2,306	19%	3,129	3,961	27%
Gross Profit	**EGP mn**	**424**	**985**	**132%**	**1,232**	**1,823**	**48%**
Gross Margin	*%*	*17.1%*	*32.4%*	*15.3pp*	*26.8%*	*31.9%*	*5.1pp*

Other recurring revenues increased 24% YoY to EGP 5.7 billion during 1H26, as the segment continued to strengthen the Group's revenue diversification and recurring-income platform. Growth was supported by continued expansion across commercial leasing and management activities, sporting club operations, and integrated community services, underpinned by the ongoing ramp-up and monetization of TMG's integrated developments. During 2Q26, segment revenues increased 23% YoY to EGP 3.0 billion, reflecting sustained growth across all three business lines.

Revenues from leasing and management activities increased 24% YoY to EGP 0.67 billion during 1H26, representing approximately 12% of segment revenues, supported by contractual rent escalations, improving occupancy, and the continued addition of leasable space across the Group's commercial portfolio. Sporting club revenues increased 16% YoY to EGP 1.08 billion, representing approximately 19% of segment revenues, driven by continued membership growth, higher utilization, and the expansion of services across the Group's clubs platform. Integrated community services remained the segment's largest contributor, with revenues increasing 27% YoY to EGP 3.96 billion, representing approximately 69% of segment revenues, primarily supported by growth across contracting, facility management, transportation, utilities, and other community-related services.

During 2Q26, leasing and management revenues increased 30% YoY to EGP 0.37 billion, while sporting club revenues rose 38% YoY to EGP 0.37 billion. Integrated community services revenues increased 19% YoY to EGP 2.31 billion, supported particularly by continued growth in contracting and management-related activities.

Segment gross profit increased 48% YoY to EGP 1.82 billion during 1H26, significantly outpacing revenue growth, while gross profit margin expanded by 5.1 percentage points to 31.9% from 26.8% in 1H25. The improvement reflected stronger profitability across all business lines, with leasing and management gross margin expanding by 2.7 percentage points to 86.7%, sporting club margin increasing by 10.2 percentage points to 48.4%, and integrated community services margin rising by 4.6 percentage points to 18.1%.

Profitability accelerated during 2Q26, with gross profit increasing 132% YoY to EGP 0.99 billion and gross margin expanding by 15.3 percentage points to 32.4%. This was supported by strong operating leverage across leasing and sporting clubs, alongside a substantial improvement in integrated community services, where gross profit increased to EGP 0.49 billion from EGP 0.09 billion in 2Q25 and gross margin expanded to 21.3% from 4.6%. The improvement was driven principally by the sharp turnaround in contracting profitability, together with stronger margins across management companies and utilities-related activities.

Going forward, the segment's growth will be driven by:

- The phased development of The Spine, TMG's landmark mixed-use cognitive city within Madinaty, which is expected to materially expand the Group's portfolio of income-generating retail, office, hospitality, entertainment, and commercial assets. Upon maturity and full completion, The Spine is expected to generate recurring revenues exceeding EGP 50 billion annually, materially strengthening the Group's long-term recurring income profile and earnings visibility.
- The launch of commercial and retail components at the Group's Banan development in Saudi Arabia and at our projects in Oman, expected to generate high-quality, hard-currency recurring revenues.
- The rollout of new sporting clubs across key residential developments, including Privado, Madinaty expansions, Noor, SouthMed and Banan in Saudi Arabia, supporting sustained growth in high-margin recurring revenues.
- The continued development of integrated community services across TMG's growing base of cities and destinations, which currently serve approximately 1.5 million residents and are expected to reach around 3 million residents within seven years following the completion of Noor and SouthMed.

TMG

Balance Sheet Analysis

Assets

Assets (EGP bn)	31-Dec-25	30-Jun-26	Chg %
Total Assets	**436.2**	**477.9**	**10%**
Property, plant and equipment	71.5	73.3	3%
Investment properties	23.6	25.2	7%
Projects under construction	16.4	21.9	34%
Properties under development	130.1	148.3	14%
Trade and notes receivables	21.7	24.0	11%
Notes receivables for units not yet delivered	15.9	13.8	(14%)
Cash and cash equivalents	73.9	75.8	3%
Other Assets	83.1	95.6	**15%**

As of 30 June 2026, the Group's total assets reached EGP 477.9 billion, up 10% compared to EGP 436.2 billion at year-end 2025, reflecting continued expansion across the Group's development and investment portfolio. Growth during the period was primarily driven by increases in properties under development, projects under construction, investment properties, and cash balances, underscoring TMG's continued investment in strategic developments and income-generating assets.

Properties under development increased 14% to EGP 148.3 billion as of 30 June 2026, compared to EGP 130.1 billion at year-end 2025, supported by ongoing construction progress across the Group's local and regional developments. Projects under construction increased 34% to EGP 21.9 billion, reflecting continued investment in the Group's hospitality expansion pipeline, while investment properties rose 7% to EGP 25.2 billion.

Liquidity remained robust, with cash and cash equivalents increasing 3% to EGP 75.8 billion as of 30 June 2026, compared to EGP 73.9 billion at year-end 2025. The Group's asset-monetization strategy, recurring cash generation capabilities, and disciplined working-capital management continued to support its liquidity position. TMG maintained a strong net cash position of approximately EGP 59.3 billion, underscoring its conservative leverage profile and substantial financial flexibility to fund ongoing developments and strategic growth initiatives.

Liabilities and Shareholders' Equity

Liabilities (EGP bn)	31-Dec-25	30-Jun-26	Chg %
Total Liabilities	**278.5**	**310.6**	**12%**
Advance payments from customers	117.7	134.0	14%
Suppliers, contractors and notes payable	41.1	45.2	10%
Accrued expenses and other credit balances	36.8	41.9	14%
Obligations against notes receivable for undelivered units	15.9	13.8	(14%)
Total Loans	10.5	14.8	41%
Credit Facilities	1.3	1.7	30%
Other Liabilities	55.1	59.2	7%
Shareholders' Equity	**157.7**	**167.3**	**6%**

As of 30 June 2026, total liabilities stood at EGP 310.6 billion, up 12% compared to EGP 278.5 billion at year-end 2025, primarily reflecting higher customer advances, accrued expenses, and supplier balances associated with continued construction activity and project expansion. Advance payments from customers increased 14% to EGP 134.0 billion, compared to EGP 117.7 billion at year-end 2025, underscoring the strength of off-plan sales and supporting future revenue visibility.

Total debt, including loans and credit facilities, reached EGP 16.5 billion as of 30 June 2026, compared to EGP 11.8 billion at year-end 2025. The increase primarily reflected continued investment in the expansion of the Group's hospitality platform and strategic development pipeline, including Four Seasons Madinaty, Four Seasons Luxor, and Radisson Collection Marsa Alam. Repayment of these facilities is expected to be financed from the operating cash flows generated by the respective hotel assets once operational.

Debt Balances (EGP bn)	31-Dec-25	30-Jun-26	Chg
Four Seasons Madinaty Hotel	5.9	9.2	3.3
Four Seasons Luxor Hotel	1.5	2.1	0.6
Radisson Collection Marsa Alam Hotel	1.0	1.5	0.5
Real Estate-related Debt	3.4	3.7	0.3
Total	**11.8**	**16.5**	**4.7**

The Group's real estate business model continues to be largely self-financed through off-plan sales and customer collections, supporting a prudent funding structure and strong capital efficiency. Despite the increase in debt, TMG maintained a strong net cash position of approximately EGP 59.3 billion, a cash-to-debt ratio of 4.6x, and a conservative debt-to-equity ratio of 9.9%, positioning the Group among the least leveraged developers in the market. This robust capital structure provides significant financial flexibility to fund growth, navigate market volatility, and capitalize on strategic opportunities.

About Talaat Moustafa Group Holding (TMG Holding)

Talaat Moustafa Group Holding is a leading Egyptian conglomerate with over five decades of experience in real estate development and hospitality. The Group specializes in creating large-scale integrated communities and premium hospitality destinations, delivering world-class developments across residential, commercial, and tourism asset classes. TMG's hospitality platform includes some of Egypt's most prestigious hotels and continues to expand through strategic partnerships with globally renowned operators, reinforcing its position as a key contributor to Egypt's tourism sector and economic growth. In recent years, TMG has adopted a regional expansion strategy with new projects in Saudi Arabia, Oman and Iraq as the Group aims to replicate its successful model in Egypt.

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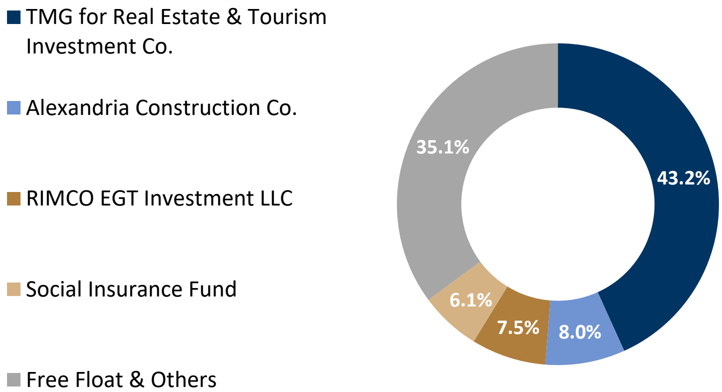
Share Information

Listing Date	25 Nov 2007
EGX Tickers	TMGH.CA/TMGH.EY
Shares Outstanding	2,060,653,786
Par Value / Share	EGP 10
Market Capitalization[1]	EGP 202.95 billion

[1]As of 12 August 2026

Shareholder Structure
(as of 30 June 2026)



Forward-Looking Statements

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as "according to estimates", "anticipates", "assumes", "believes", "could", "estimates", "expects", "intends", "is of the opinion", "may", "plans", "potential", "predicts", "projects", "should", "to the knowledge of", "will", "would" or, in each case their negatives or other similar expressions, which are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management's ("Management") current views of future events, are based on Management's assumptions and involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate or prediction to become inaccurate. These risks include fluctuations in prices, costs, ability to retain the services of certain key employees, ability to compete successfully, changes in political, social, legal or economic conditions in Egypt and regional markets where TMG has a presence, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations.