ORASCOM DEVELOPMENT

Orascom Development Egypt (ODE)
Prepared for the Future

Investor Relations Presentation
9M 2026



Built on Strength, Prudence & Resilience
2026

AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPDIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

ORASCOM DEVELOPMENT EGYPT (ODE)

LEADING THE MARKET IN TOWN DEVELOPMENT AND REAL ESTATE SINCE 1989

Founded in 1989
More than 37 years of excellence in destinations development

7,400+ employees
At the end of 9M 26

5 Operating Destinations
spanning over 51mn sqm of land



EGP 44B
2026 Market Cap

EGP 23.3B
9M 2026 Revenue

EGP 11.2B
9M 2026 Cash
Includes 153M USD

EGP 4.7B
9M 2026 Net Profit

EGP 3.6B
9M 2026 Cash From Operation

All figures as of 9M 26

OUR BUSINESS PORTFOLIO INCLUDES

Real Estate
9M 26 Revenue: EGP 14.5bn
(62% of total R)

Hospitality
9M 26 Revenue: EGP 4.8bn
(21% of total R)

Commercial Assets
9M 26 Revenue: EGP 3.6bn
(15% of total R)

Land
9M 26 Revenue: EGP 0.3bn
(2% of total R)

ORASCOM DEVELOPMENT

ODE DESTINATIONS PORTFOLIO - EGYPT

Creating Fully Integrated Destinations that Combines Real Estate, Hospitality and Award-winning Leisure & Commercial Amenities, Including Golf Courses, Marinas, and Sports Facilities.

950
real estate units
sold in 2025

+1.5
million hotel guests
served across our destinations

+10.1
billion EGP Recurring Revenues
highest ever revenues

1,964
delivered units
across our destinations in 2025

EL GOUNA RED SEA

MAKADI HEIGHTS RED SEA

BYOUM

taba heights

O WEST 6TH OF OCTOBER













ODE IS MAJORITY OWNED AND CONTROLLED BY ORASCOM DEVELOPMENT HOLDING (ODH)*

A LEADING FULLY INTEGRATED DEVELOPER WITH PROVEN TRACK RECORD INTERNATIONALLY

ORASCOM DEVELOPMENT

ODH is a leading developer of fully integrated destinations with a diverse portfolio of worldwide destinations

- A **leading fully integrated developer with 36 years of experience**
- **Land bank of more than 101mn m^2** across **7 countries**
- **11 operating destinations** with **34 Hotels** and more than **7,000 rooms**




1986 ▶ 2026

El Gouna

Egypt




2006 ▶ 2026

Hawana Salalah

Oman




2009 ▶ 2026

Lustica Bay

Montenegro




2007 ▶ 2026

Andermatt

Switzerland

* LPSO is an entity owned by Samih Sawiris family

COMPANY VISION AND MISSION

Our Vision, Mission, And Values, Are Carefully Designed To Support The Right Culture That Ensures Realizing Fast Growth Rates, While Maintaining The Highest Level Of Quality, Integrity, And Customer Satisfaction

VISION

We aim to become a global leader in destination development and a partner of choice for transforming land into thriving centers of life

MISSION

We create integrated destinations and build vibrant communities where people are inspired to live, play, and work with passion and purpose

VALUES

- Customer Obsessed putting our customers and communities at the center of everything we do
- Team Oriented recognizing that we win when we work as one team
- Unwavering in our Integrity, aiming to do what is right, always
- Driven & Resourceful, creating positive impact by being relentless in our determination

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ODE WINS AND INVESTMENT HIGHLIGHTS

Orascom Development Egypt (ODE) is a leading fully integrated developer with more than 37 years of experience and a proven track record of creating iconic masterplans and developing unique destinations.



Leading International Developer

Specializing in creating vibrant, integrated communities in Egypt. ***ODE is majority-owned and controlled by Orascom Development Holding (ODH),*** *a leading fully integrated developer with a proven track record internationally*



Market Leadership for 37+ Years

ODE has been a pioneer in creating Integrated destinations *& Hospitality Portfolio that includes 24 premium and luxury hotels including prime brands such as Sheraton, Chedi, Sofitel and Steigenberger with 5,000 rooms*



Landbank of 51Mn sqm

More than 60% developed or under development *into thriving communities The undeveloped land holds significant value & provides ODE with strong prospects for profitability & cash flows*



Highly Scalable & Vertically Integrated Business Model

Integrated operations enable ODE to benefit at every level of the value ***chain providing better cost control, efficient resource deployment,*** *& improved understanding of customer needs, while streamlining project timing & investment decisions*



Listed in EGX

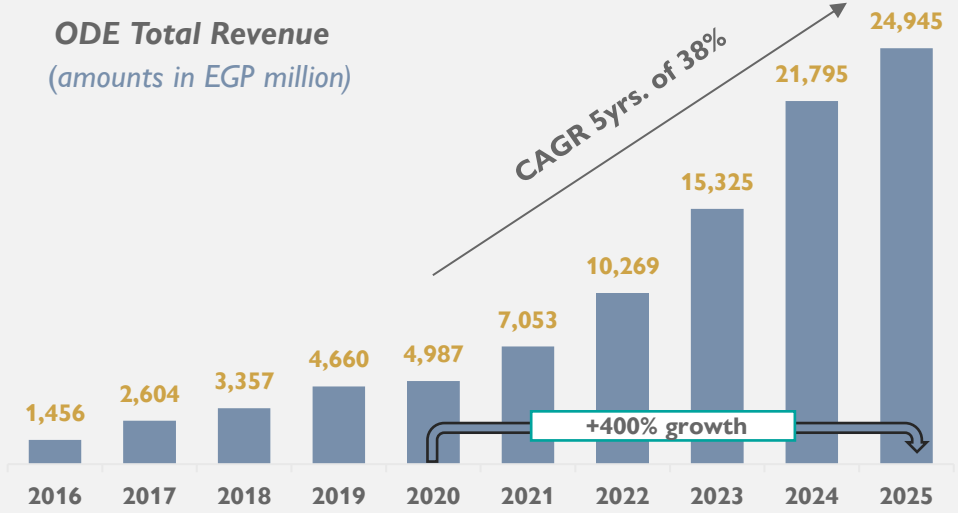
ODE is listed on the Egyptian Stock Exchange (EGX) since 2015 with ***25% Free Float and 75% Owned by ODH***

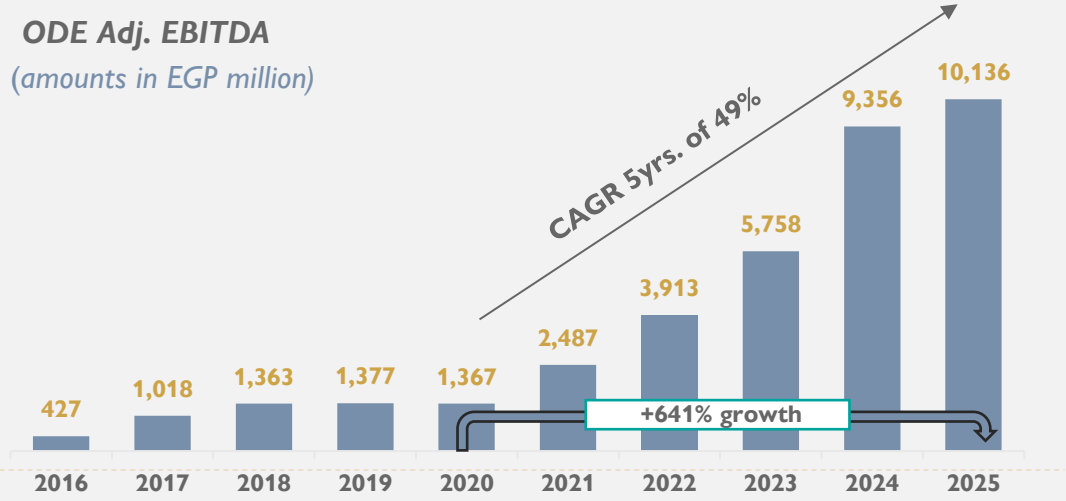


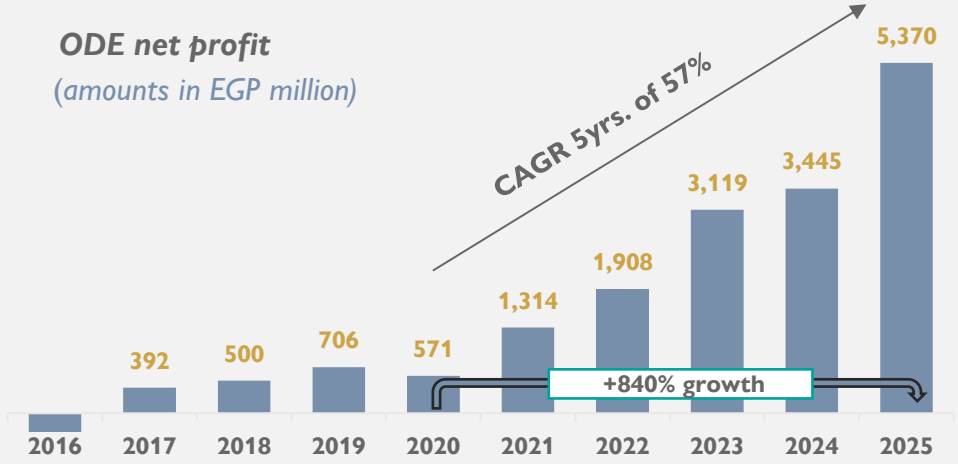
Long-Term Shareholder Management

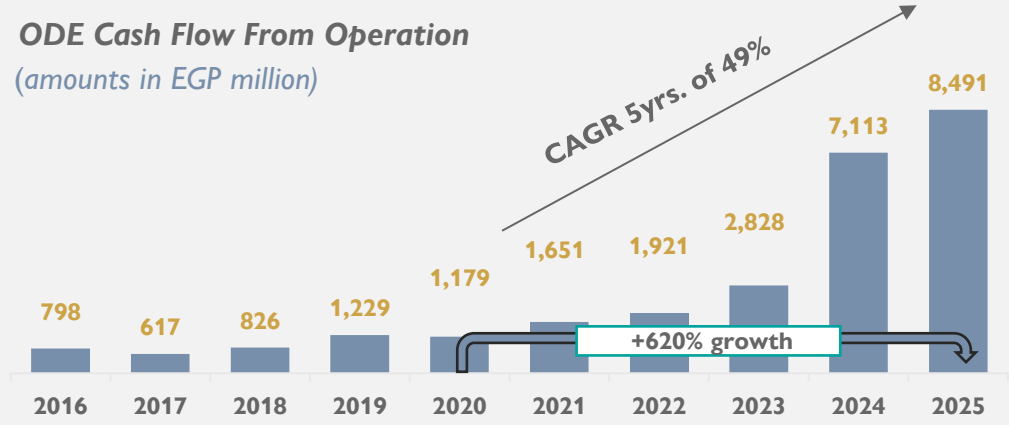
Backed by experienced management. ODH's main shareholder, the ***Sawiris family,*** *demonstrates belief in ODE's long-term investment case & their top-tier executive management team with long-standing industry & management experience steers ODE*

SUSTAINED COMPOUNDING GROWTH ACROSS ALL FINANCIALS THROUGH THE YEARS









ODE TREATMENT OF A UNIT SALE



UNIT SALE

ODE RECOGNIZES THE LAND PORTION OF A UNIT SALE AS REVENUE IMMEDIATELY UPON COMPLETING A SALE

DELIVERY

REMAINING OF REVENUE IS RECOGNIZED AS PERCENTAGE OF COMPLETION AS PER CONSTRUCTION SCHEDULE

PAYMENT PLANS

	GOUNA	O WEST	MAKADI
Payment Plan	5 Years	9 Years	7-8 Years
Delivery	2 Years	4 Years	3.5 Years
Down Payments	15% down payment with 10% upon delivery	5% 6% Maintenance	10% down payment with 10% upon delivery
Instalments	Equal Instalments	Backloaded/Frontloaded Equal Instalments/Bullet Payments	Backloaded/Frontloaded Equal Instalments/Bullet Payments
Finishing	Fully Finished	Fully Finished/Semi finished, core & shell	Fully Finished
Contract Currency	USD	EGP	EGP

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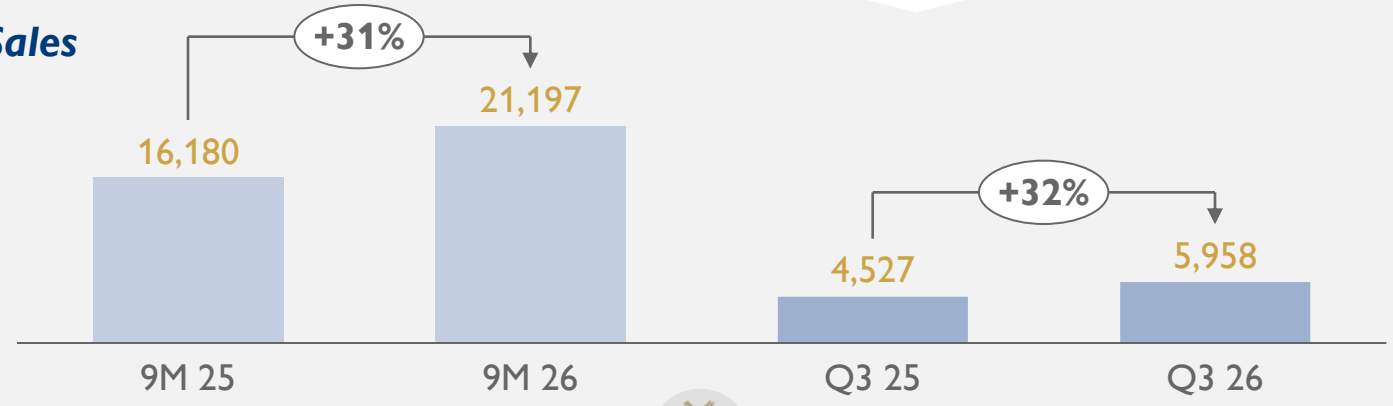
APPENDIX 4: MARKET INSIGHTS

9M 26 – REAL ESTATE

Strong sales momentum with a deferred revenue balance that supports future growth: Q3 26 real estate sales rose 32% y-o-y, bringing 9M 2026 sales to EGP 21.2 billion (+31% y-o-y). Our deferred revenue balance rose by 9% to EGP 47.0 billion

Real Estate Sales

(EGP million)



Deferred Revenue Balance

(EGP Million)



Commentary

Real Estate Sales

- ✓ *Strong real estate momentum since the beginning of the year with real estate sales reaching EGP 21.2bn, (+31% y-o-y).*
- ✓ *International buyers accounted for c. 39% of 9M 26 net real estate sales (c. EGP 8.3bn), underscoring the appeal of our destinations beyond the domestic market.*
- ✓ *O West was the largest contributor to sales at 37%, followed by El Gouna (36%) and Makadi Heights (27%).*
- ✓ *Number of contracted units increased by 29% to 918 units during 9M 26.*
- ✓ *Increased average selling prices/sqm across all destinations: El Gouna up 1.5%, O West up 3.6%, and Makadi Heights up 37.9%.*

Deferred revenue balance

- ✓ *Up by 9% to EGP 47.0bn, providing strong visibility on our real estate revenue over the next 5 to 6 years.*

Real estate cash collection

- ✓ *Up by 18% to EGP 14.1bn vs. 9M 25.*

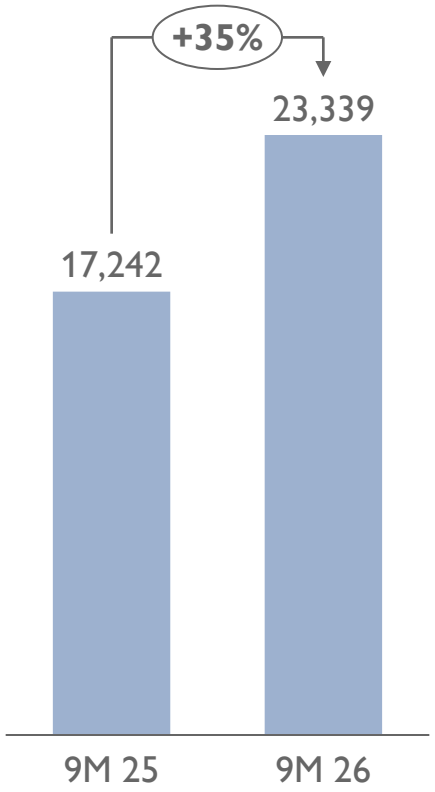
Real estate receivables portfolio

- ✓ *Up by 25% to EGP 67.2bn vs. 9M 25.*

9M 26 – YoY Revenue Breakdown by Business Segment

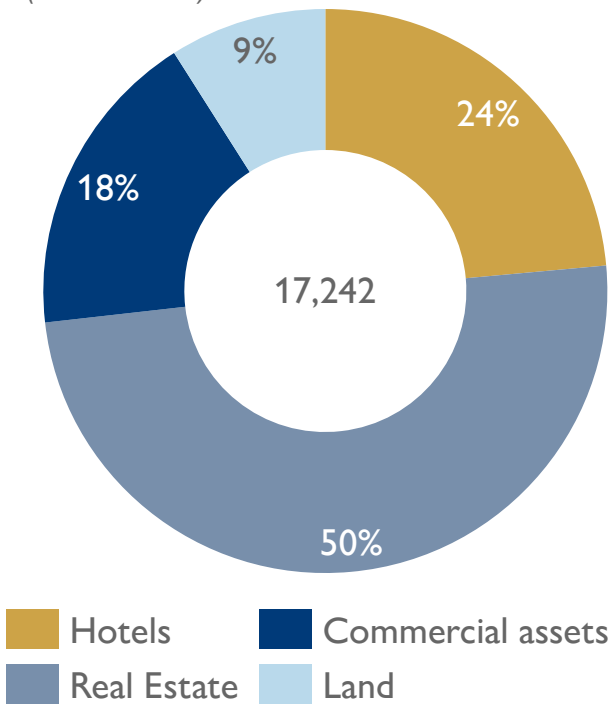
Recurring Revenues Support Resilient Growth: Recurring revenues increased by 19% y-o-y to EGP 8.5 billion in 9M 26, accounting for 36% of total revenues and reinforcing the resilience of the Group's diversified revenue base.

Total Revenues 9M 26



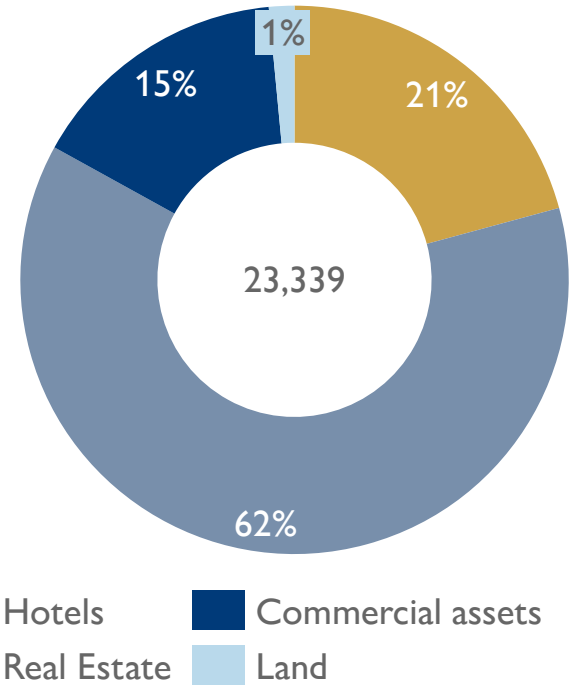
Revenues by Segment 9M 25

(EGP million)



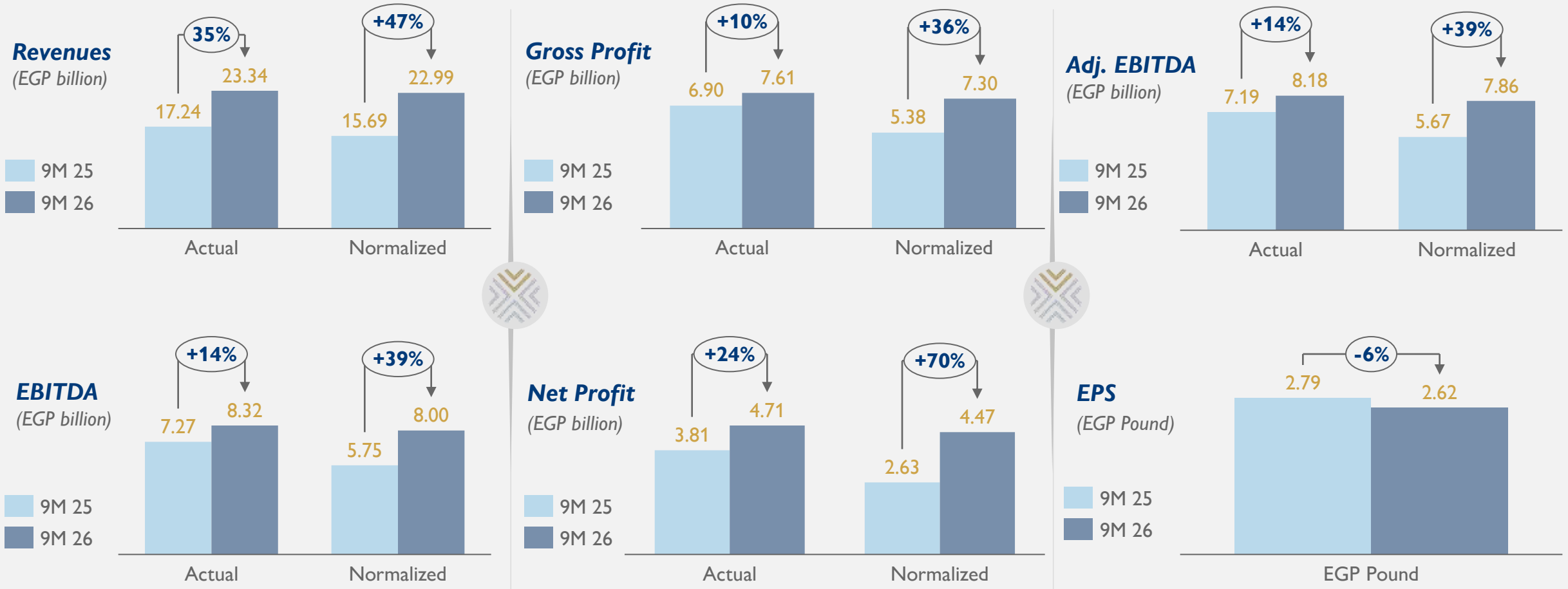
Revenues by Segment 9M 26

(EGP million)



9M 2026 – P&L HIGHLIGHTS

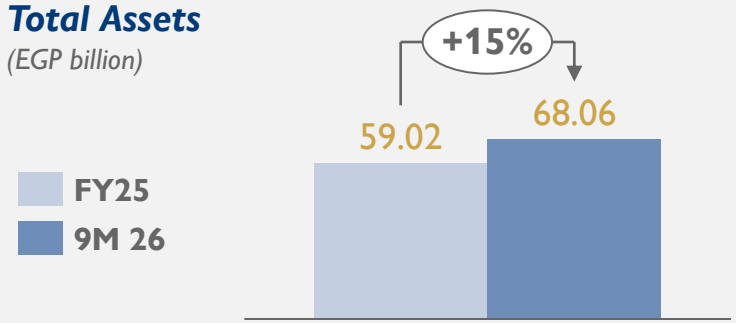
Adjusted metrics deliver double-digit growth across all P&L lines, excluding the land-effect in the adjusted scenario.



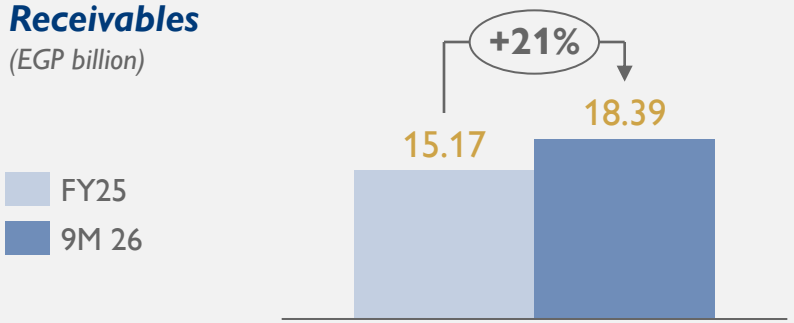
9M 2026 – BALANCE SHEET HIGHLIGHTS

A robust balance sheet with low leverage

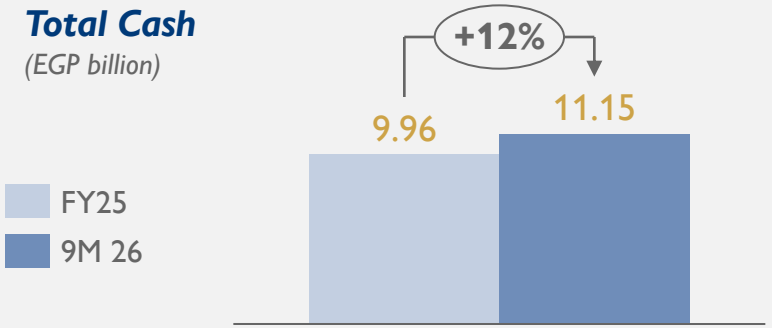
Total Assets
(EGP billion)



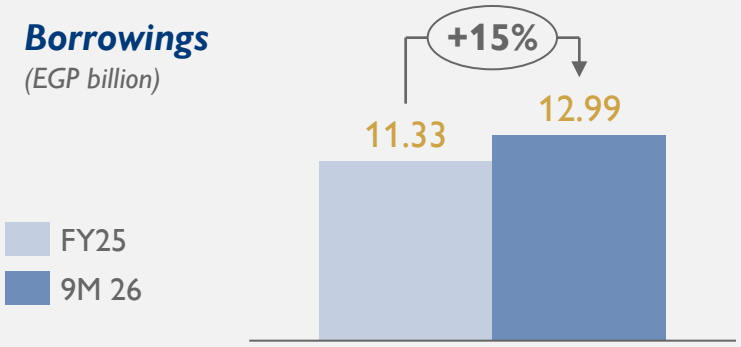
Receivables
(EGP billion)



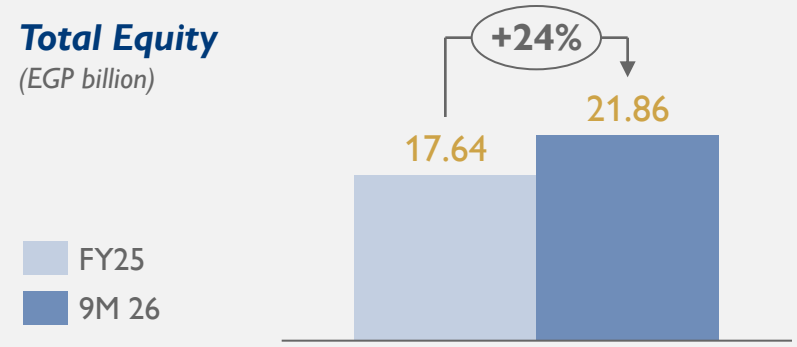
Total Cash
(EGP billion)



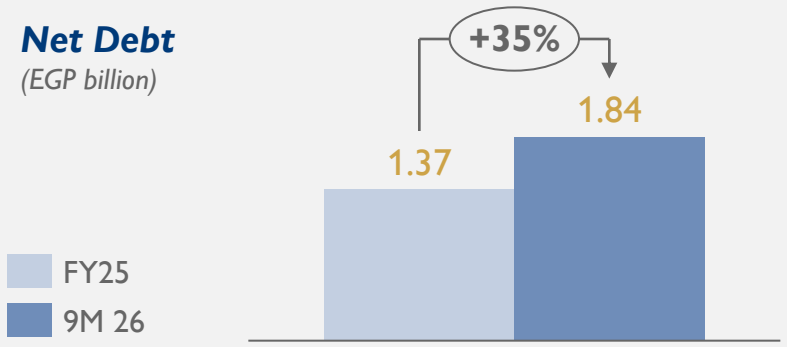
Borrowings
(EGP billion)



Total Equity
(EGP billion)



Net Debt
(EGP billion)

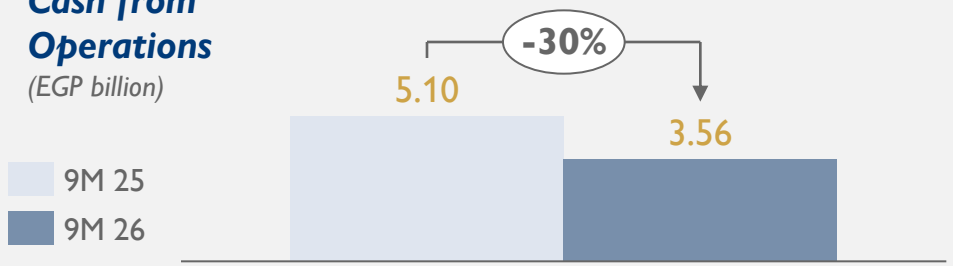


9M 2026 – CASH FLOW STATEMENT HIGHLIGHTS

Healthy cash flows across the business, despite being impacted by the EGP 1.3bn payment to NUCA related to O West and increased payments to real estate suppliers as construction activity accelerated.

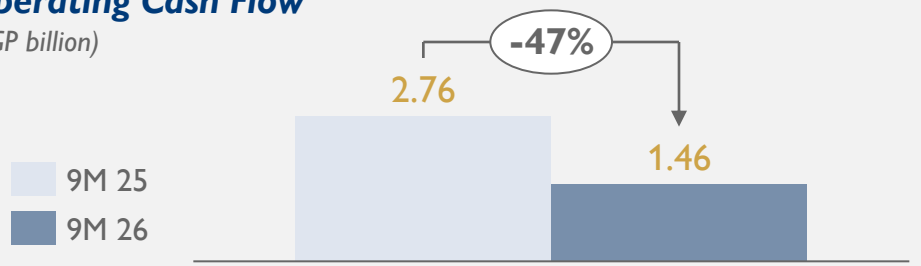
Cash from Operations

(EGP billion)



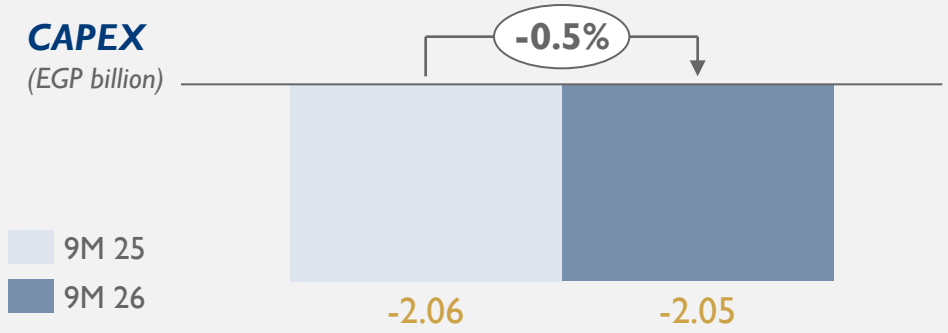
Operating Cash Flow

(EGP billion)



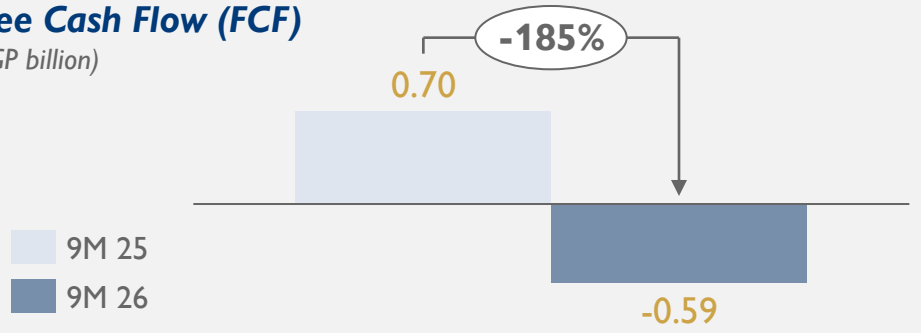
CAPEX

(EGP billion)



Free Cash Flow (FCF)

(EGP billion)



FINANCING PROFILE

Solid credit profile with comfortable leverage metrics and strong debt coverage, providing significant headroom for growth and capital optimization.

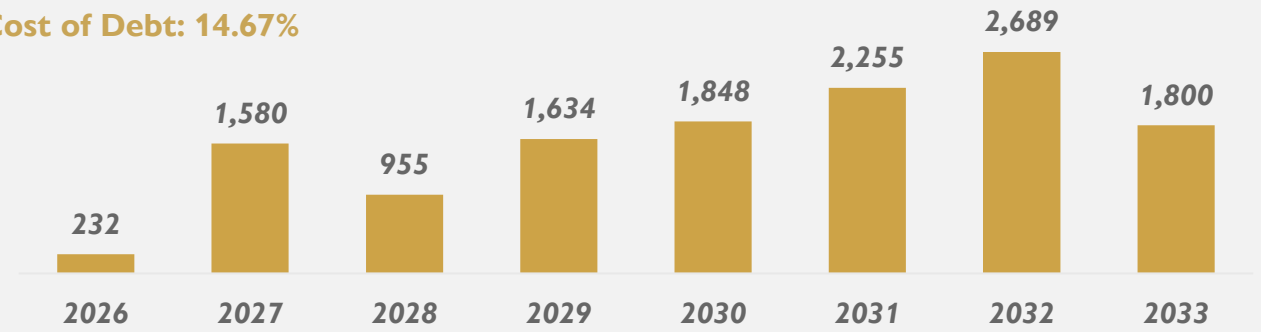
(EGP mn)	9M 26	9M 25	FY 25
Banks Debt	12,993.8	11,186.8	11,330.2
Total Cash & cash equivalents	11,150.7	8,352.3	9,960.8
Net Debt	1,843.1	2,834.5	1,369.3
Equity	21,860.5	16,266.6	17,642.4
Total Assets	68,058.1	58,460.1	59,021.2
Key Ratios	**9M 26**	**9M 25**	**FY 25**
Debt / Equity	0.59x	0.69x	0.64x
Debt / Total Assets	0.19x	0.19x	0.19x
Net Debt / Adj. EBITDA	0.17x	0.29x	0.14x

Net debt is calculated as total borrowings less cash and cash equivalents and for 9M 26 and 2025 is based on the last trailing.

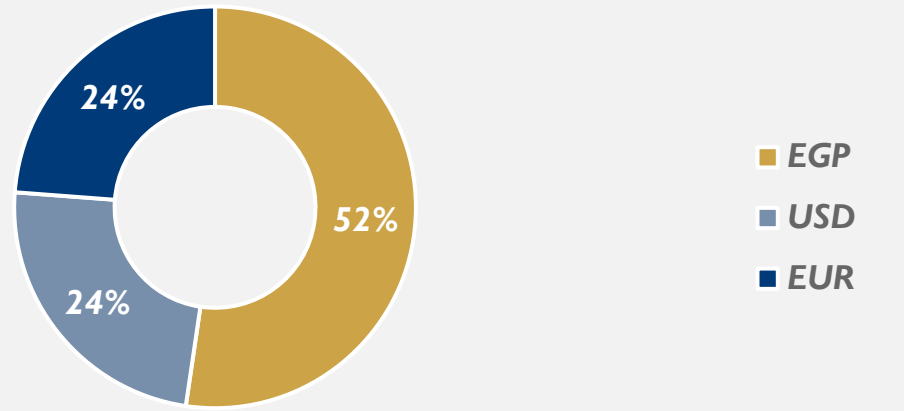
Debt Maturity Profile – Sep. 2026

9M 26 Balance: EGP 12,994 mn

Cost of Debt: 14.67%

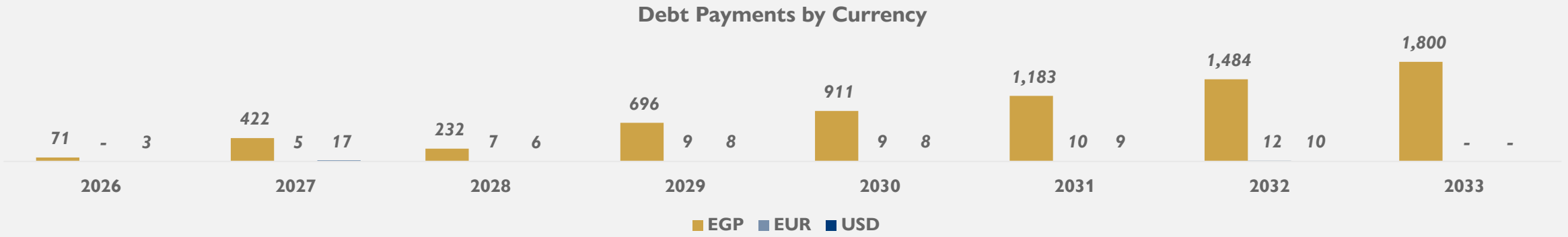


Current Debt by Currency



FINANCING PROFILE

Total foreign currency cash in banks reached c. USD 153mn as of the end of September 2026, which covers currently scheduled foreign debt amortizations till maturity



Debt per Currency (mn)	Total debt amount per currency end of Sep. 2026	Total debt In EGP (mn)	Total Cash by currency end of Sep. 2026 (mn)	Total Cash in EGP mn Sep. 2026
EGP	6,799	6,800	2,333	2,333
USD	60	3,102	75	3,921
Euro	52	3,092	69	4,044
Total		**12,994**		**10,299***

**This figure is excluding EGP 674mn worth of T-bills and EGP 178mn of other financial instruments*

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ODE STRATEGY

Over the past four years, we have identified a clear strategy to accelerate profitable growth, creating a more agile and cost-efficient business with the aim of creating additional shareholder value via four main focus items

1

Monetization Acceleration

Enhancement of free cash flow to equity through monetization of assets, such as land sales, divestitures, co-developments, and joint ventures.

2

Commercial and Operational Uplift

The focus on commercial uplift will continue, with an aggressive push on real estate sales with healthy margins across all destinations. Focus on increasing profitability across all business lines in all destinations, leveraging our cross-destination platforms for cost controls.

3

Growing Recurring Income Base

Investment in high-margin recurring income assets across destinations to capture sticky and long-term cash flow streams.

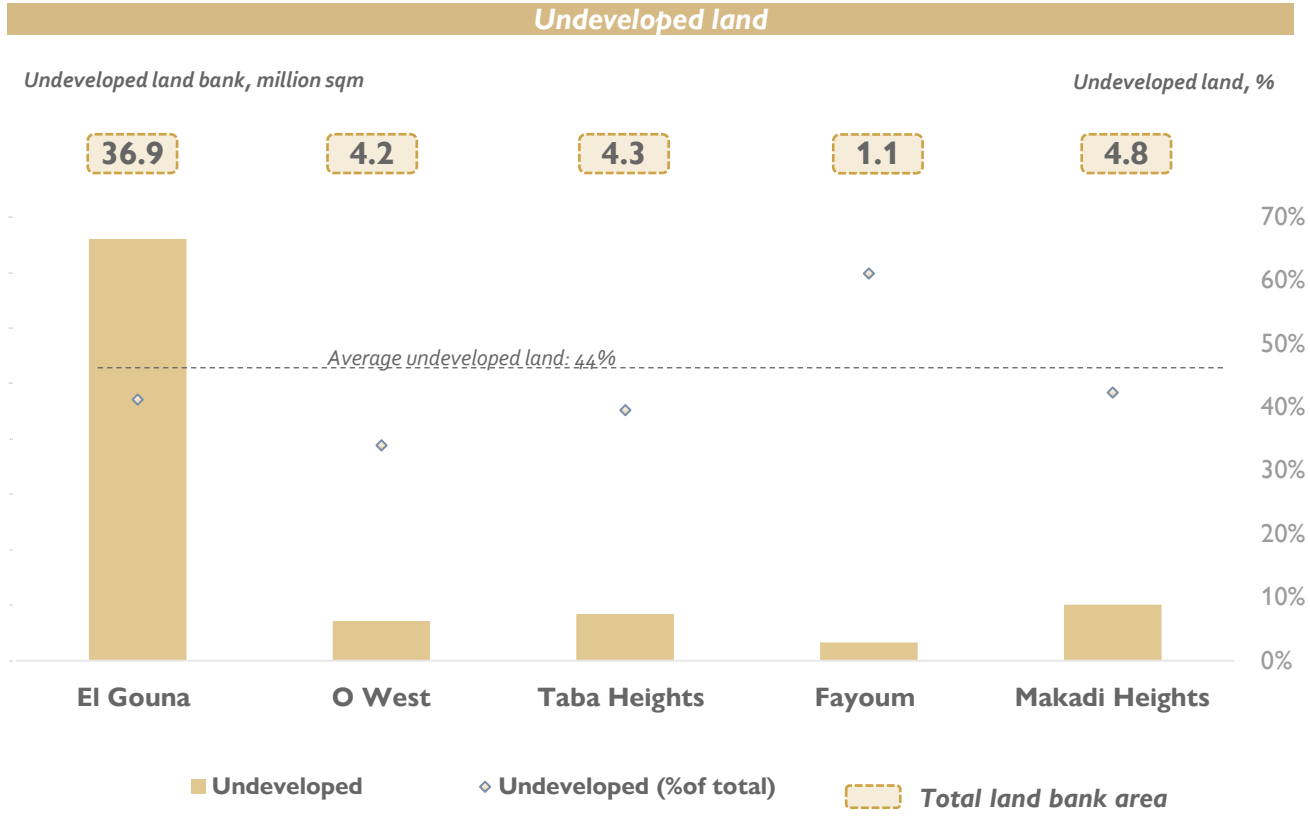
4

Capital Optimization with Human Capital

Exploration of removing structural impediments in credit agreements. Focus on alleviating performance and promoting culture change through re-assignments and key hirings in the executive team.

ODE STRATEGY: 1) MONETIZATION ACCELERATION

Well positioned to deliver massive cash flows through monetization of large undeveloped land bank. ODE has secured decades-long property rights over 51 million square meters of land bank, of which 41% is still undeveloped offering the company a strong potential for monetization



Land Bank Highlights

- The majority of land bank is linked to projects with existing infrastructure and the main capital expenditure already disbursed
- The undeveloped land, strategically located close to developed areas, holds high value
- This allows us to enhance free cash flow to equity through land sales, divestitures, co-developments, and joint ventures
- Example: we sold around 354k sqm of land in El Gouna for c. EGP 4.7bn, providing the necessary cash flows to the Group over the past three years

Average undeveloped land: 41%

ODE STRATEGY: 1) MONETIZATION ACCELERATION

***ODE Group** | Successfully realized c. EGP 5.4bn from the monetization program started three years ago with more to come*

2021	2023	2024			2025	2026
GAR C			سعودي SEOUDI SINCE 1938	SSAN ALLA PROPERTIES			
Ashgar City Housing Co. sale EGP 50mn	El Gouna 45k land sale (entrance) EGP 390mn $280/m^2	El Gouna 145k land sale (backend) EGP 1.6bn $225/m^2	O West Seoudi Super Market EGP 332mn	El Gouna 110k Hassan Allam land sale deal (mid-back) EGP 1.9 bn $341m^2	El Gouna 26.5k land sale deal (backend) EGP 370mn $275m^2	El Gouna 26.8k land sale deal (backend) EGP 387mn $305m^2	El Gouna 15.2k land sale deal (entrance) EGP 307mn $387m^2

Program Achievements

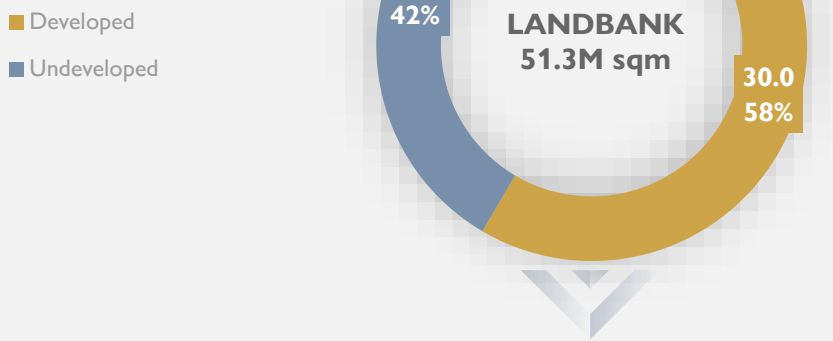
- ✓ Successfully realized EGP c. 5.4bn from the monetization program
- ✓ Successful implementation of ODE's strategy of divesting non-core assets and recycling capital for value optimization
- ✓ Identifying strategic uses for our land bank while accelerating its monetization and unlocking its hidden value to the market
- ✓ Reiterating that our Group owns many assets with substantial hidden values kept at book value in our financial statements

Land Monetization

El Gouna is Our Largest Remaining Undeveloped Land Bank Portfolio

ODE Land Bank Facts:





15.2M sqm
Undeveloped Land in El Gouna

- Our Land bank is booked at cost and never revalued, the book value for El Gouna is USD 55M.
- Based on last independent valuation (2018), excluding pricing uplift observed in recent transactions.
- Implied hidden value: ~USD 1.16bn.

Latest Gouna Land Sale Transactions

Transaction Date	Location / Use	Sold Area (sqm)	Transaction Value (EGP mn)	USD / sqm
June 2026	Entrance of El Gouna (School development)	15,236	~307M EGP	387
Dec 2025	Backend (Extension of prior sale)	26,848	~387M EGP	305
Dec 2024	Backend (Extension of prior sale)	26,532	~370M EGP	274
Nov 2024	Sold to Hassan Allam Properties (Mid-Gouna)	110,000	~1,900M EGP	341
May 2024	Backend Land plot of El Gouna	145,266	~1,600M EGP	225
Q3 2023	Entrance of El Gouna (School development)	45,350	~390M EGP	278

El Gouna Map


EL GOUNA
RED SEA
WATERSIDE CONDOS
SABINA
TUBAN
CASPIAN
PHASE 5 VILLAS
PHASE 4 VILLAS
PHASE 3
MAISON BLEUE
ABYDOS MARINA

ODE STRATEGY: 2) COMMERCIAL AND OPERATIONAL UPLIFT

Major global events, such as the COVID-19 pandemic, rising commodity prices, EGP devaluation, geopolitical tensions, and interest rate hikes, have impacted the business environment in Egypt and worldwide.

We mitigate such risks in the following manner:

Low Historical Land Cost

The Group enjoys a very low historical cost of land, which provides a solid cushion to ongoing sales' profitability. Additionally, the Group has already deployed many infrastructure expenses in cities such as El Gouna, which also improves profitability as end-product sales prices increase.

Turn-Key Contracts with Inflation Ceilings

We sign turn-key contracts with qualified contractors before announcing sales prices. Expected cost inflation is considered while determining sales prices, which are adjusted according to market dynamics. Contracts include inflation ceilings, reflected in the initial and future price increases to maintain the target profit margin.

High-Quality Projects & Diverse Products

Our high-quality projects and diverse residential products attract affluent populations, increasing the value of our investment lands. These lands are available for development or strategic monetization, requiring minimal liabilities, licensed, and connected to the main infrastructures. This value helps us absorb unpredictable cost increases.

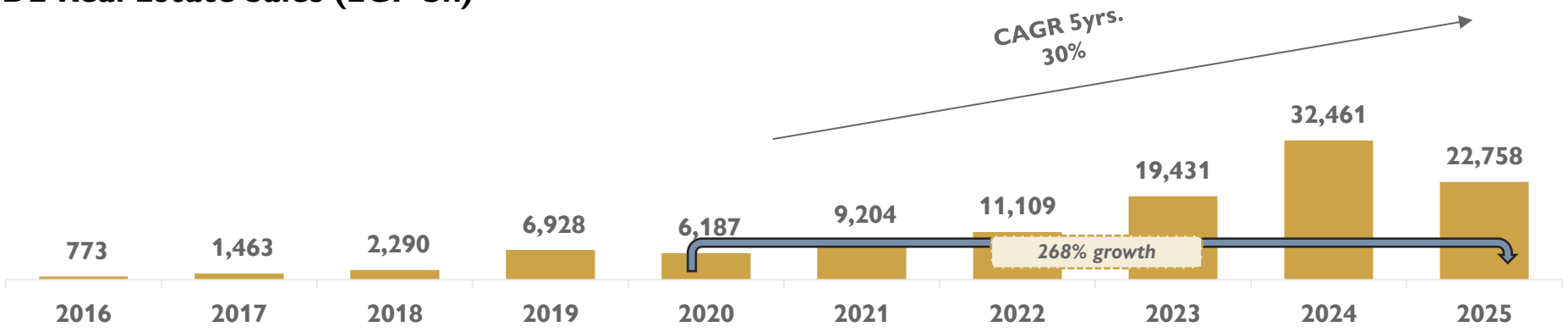
Implicit Interest Rate Premium

The implicit interest rate built into our extended payment plans carries a premium over anticipated official interest rates.

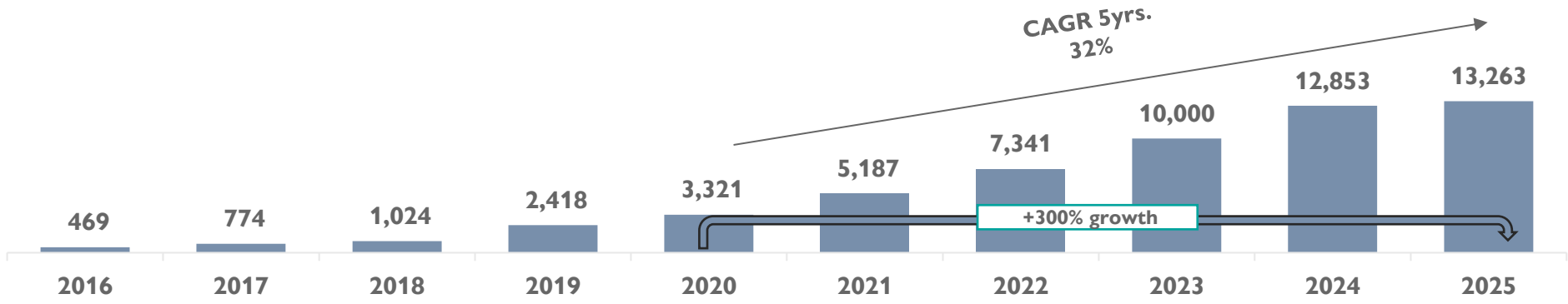
ODE STRATEGY: 2) COMMERCIAL AND OPERATIONAL UPLIFT

Displayed strong sales traction

ODE Real Estate Sales (EGP bn)



ODE Real Estate Revenues (EGP bn)



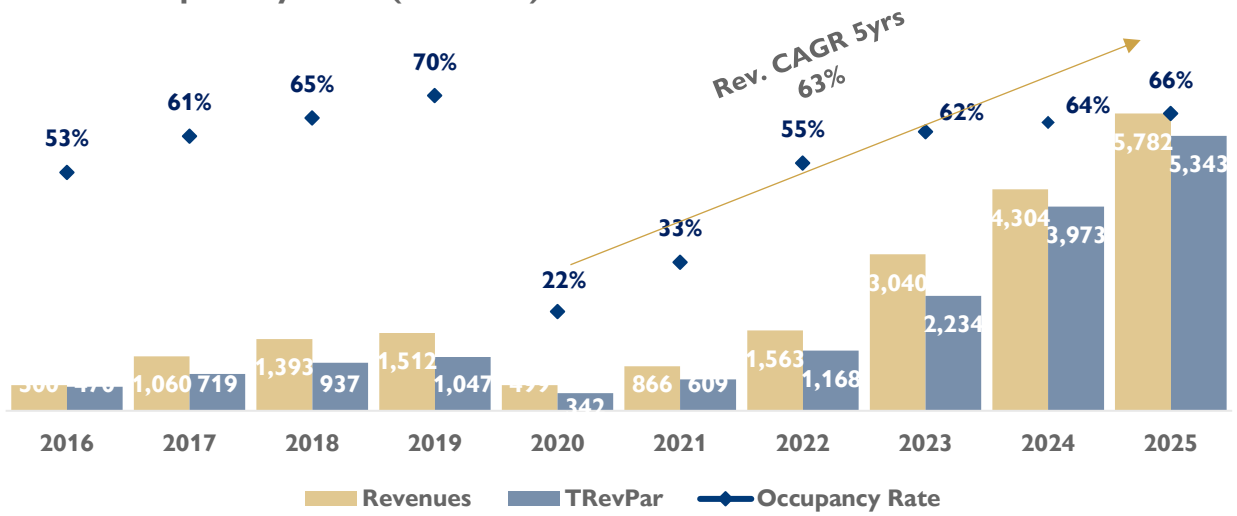
- Figures are rounded to the nearest decimal point.

ODE STRATEGY: 3) GROWING RECURRING INCOME BASE

Shapes a reliable source of cash flow, essential to finance ODE's growth & shield our operations from slowdowns

A spectacular recovery with further upside despite headwinds

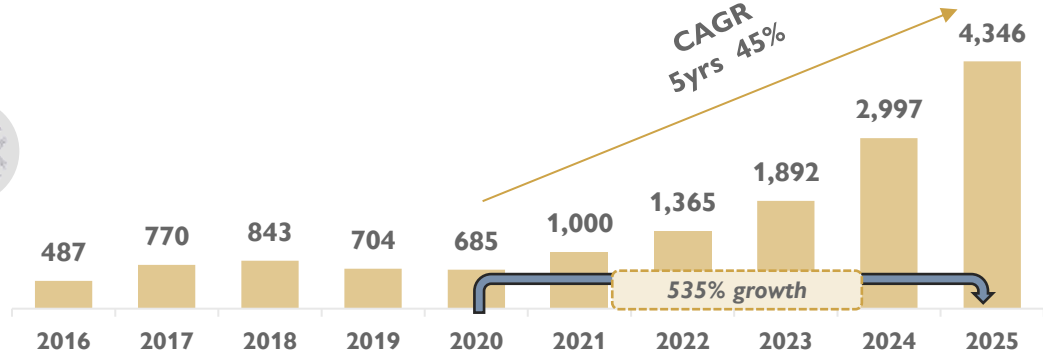
ODE Hospitality KPIs (EGP mn)



- ✓ Resilient and profitable despite challenging market environment
- ✓ Approaching the completion of the full renovation process for El Gouna hotels (the biggest renovation in the last 20 years), allowing us to increase our ARRs

A reliable source of cash flow, essential to finance ODE's growth and shield our operations from the cyclical slowdowns

ODE Recurring Income Commercial Assets (EGP mn)



- ✓ Recurring income commercial assets; continual improvement in operations, reaping the benefits of the successful restructuring implementation

* Figures are rounded to the nearest decimal point.

4 STRONG LEVERAGE METRICS

A robust balance sheet with low leverage, despite high inflationary market conditions

0.17x
9M 26
Net Debt / Adj. EBITDA



EGP 11.2Bn
9M 26
Cash and Cash Equivalents



0.59x
9M 26
Debt / Equity



$153Mn
9M 26
Foreign Currency Cash
which covers our foreign debt payments till maturity



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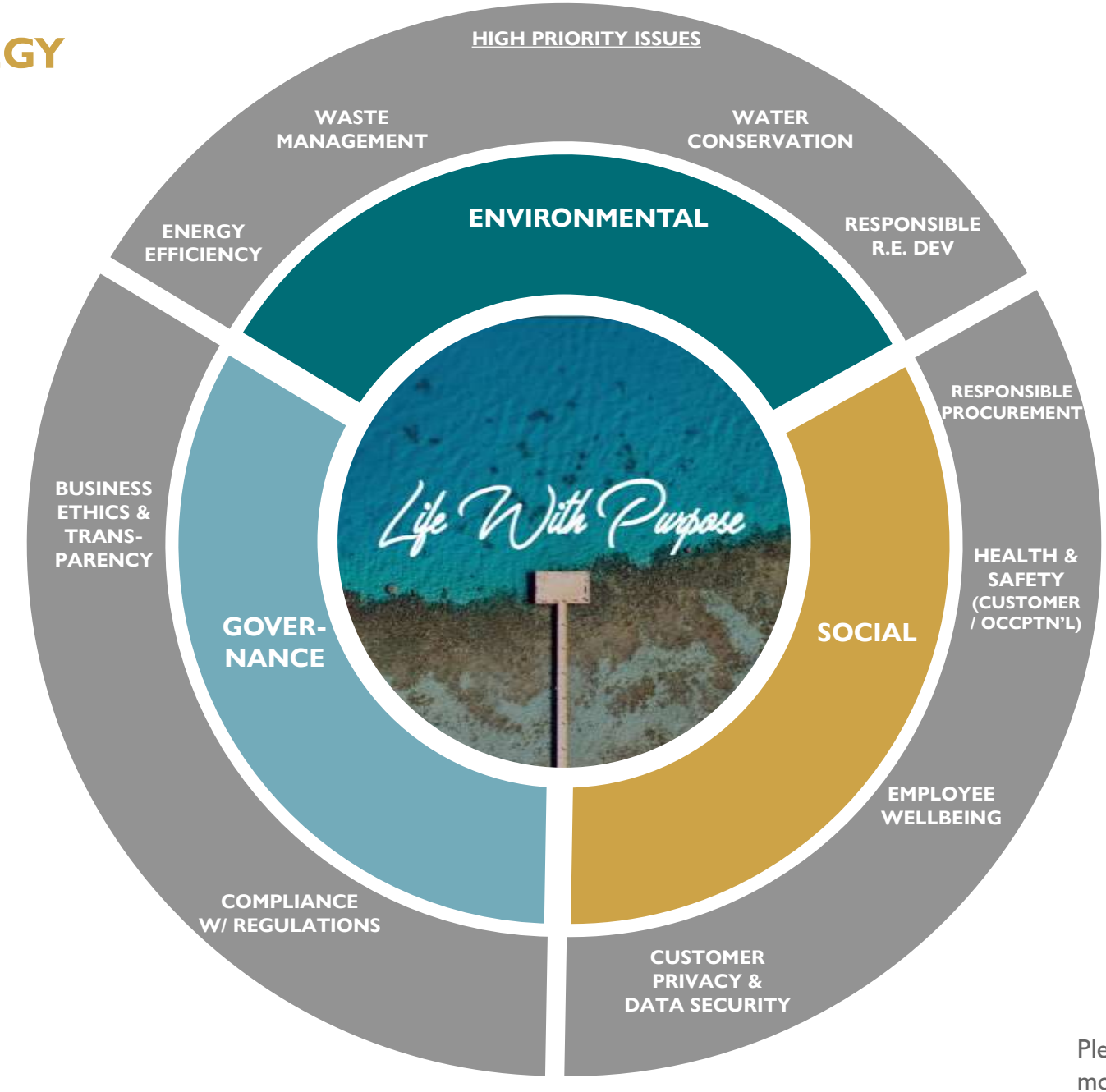
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APPENDIX 2: DEEPDIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

OUR ESG STRATEGY



Please refer to Appendix for more details on Materiality Matrix

OUR SUSTAINBILITY JOURNEY – KEY MILESTONES

Our environmental commitment is reflected in our continued efforts towards enhancing energy efficiency and water conservation across our destinations

IFC Sustainability Linked Loan

In 2024, IFC SLL amounting to **$155mn** was secured supporting ODE strategy to achieve sustainability performance targets by providing appropriate long-term financing to help implement energy renovations, CapEx program, renovation of select EG hotels

Enhancing ESG Policies and Governance Framework

Roll out of **Environmental and Social (E&S) Policy**, and strengthening our existing **HR policies** to include non-discrimination and equal opportunity, anti-sexual harassment & gender-based violence aligned with internationally recognized standards and best practices, including the International Finance Corporation (IFC)

10 EDGE Certified Hotels

10 out of 13 Hotels in El-Gouna are now EDGE certified – please refer to the appendix for more details

Expanding ESG Capacity

- Building up and expanding our existing **ESG team capacity** whilst embedding sustainability through an army of Environmental & Social allies across other teams

Progressing Towards Our Environmental Responsibility

- **42%** of total waste across our destinations are recycled
- **18%** of Our Water consumption is recycled and reused
- **10%** of our energy are sourced from renewable energy

Published Our Third ESG Report

For **three** consecutive years, ODH has published our ESG reports in alignment with internationally recognized standards

2025 SUSTAINBILITY JOURNEY – Our Destinations at a Glance

Sustainability practices are embedded across our destinations

1) El Gouna



El Gouna's urban development is systematically designed to address key climate & environmental risks

- ✓ Doubled solar farm capacity from 7.2 MW to 15.8 MW, with an additional 8.9 MW expansion in 2026
- ✓ 100% of wastewater recycled for irrigation and full desalination for sweet water.
- ✓ Towards zero waste: 100% MSW sorting; organic waste & soft plastics recycled locally.

2) O West

Land stewardship at O West is focused on soil stability, ecosystem preservation, and sustainable landscape planning. Land-management approach integrates engineering controls, responsible planting strategies, and continuous monitoring to mitigate environmental risks throughout the development lifecycle.



3) Taba Heights

Given the water-stressed locations of several destinations, water supply is primarily secured through on-site reverse osmosis (RO) desalination plants:



4) Makadi Heights



Landscape and material selections aligned with Red Sea ecological conditions, prioritizing low-water-demand species and locally sourced materials to reduce biodiversity impacts and transport emissions.

2025 SUSTAINBILITY JOURNEY – EDGE certification

10 of our Hotels are now granted the EDGE certifications, 9 are classified as EDGE advanced



The Chedi
Resort in Egypt, Arab Rep.



Steigenberger Golf Resort - El Gouna
Resort in Egypt, Arab Rep.



Casa Cook
Resort in Egypt, Arab Rep.



Sheraton Miramar Resort - El Gouna
Resort in Egypt, Arab Rep.



Ali Pasha Hotel - El Gouna
Hotel in Egypt, Arab Rep.



Mosaique Hotel - El Gouna
Hotel in Egypt, Arab Rep.



Club Paradisio Hotel
Hotel in Egypt, Arab Rep.



Captain's Inn Hotel
Hotel in Egypt, Arab Rep.



Hotel in Egypt, Arab Rep.

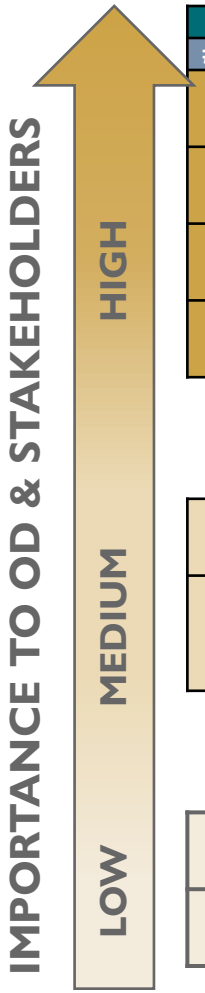


Hotel in Egypt, Arab Rep.



Club Paradisio Hotel
Hotel in Egypt, Arab Rep.

OUR MATERIALITY ASSESSMENT



ENVIRONMENTAL		
#	TOPIC	DESCRIPTION
1	**Water Conservation**	Efficient use and management of water resources
4	**Energy Efficiency**	Reducing energy use for greater sustainability
7	**Waste Management**	Reducing, reusing, and properly disposing waste
9	**Responsible R.E. Dev**	Sustainable planning and construction practices
11	**Greenhouse Gas Emissions**	Reducing greenhouse gases from operations
12	**Renewable Energy Use & Expansion**	Increasing use of solar, wind, or other renewables
16	**Climate Change Risk & Resilience**	Preparing for and adapting to climate impacts
18	**Biodiversity & Ecosystem Protection**	Protecting ecosystems and natural habitats

SOCIAL		
#	TOPIC	DESCRIPTION
5	**Data Privacy & Cybersecurity**	Protecting customer data from misuse
6	**Customer Health & Safety**	Ensuring safe products and services
8	**Sustainable & Ethical Sourcing**	Ethical and sustainable sourcing of materials
10	**Occupational Health & Safety**	Providing a safe and healthy workplace
13	**Employee Wellbeing**	Supporting physical, mental, and financial health
14	**Talent Attraction & Retention**	Hiring and keeping top talent
15	**Human Rights & Fair Labor Practices**	Ensuring fair treatment of workers
17	**Employee Learning & Development**	Providing training and growth opportunities
19	**Community Investment & Dev.**	Supporting local social and economic growth
20	**Diversity, Equity & Inclusion**	Promoting inclusion and fair treatment

GOVERNANCE		
#	TOPIC	DESCRIPTION
2	**Business Ethics & Transparency**	Operating with integrity and accountability
3	**Regulatory Compliance**	Adhering to laws and industry standards

Key Considerations:

- **Assessment Input:** Based on 2023 Materiality Assessment (many companies use the same across 2-3 years), reflecting GRI framework and inputs from the BoD, ExCom and external trend monitoring
- **Scoring Approach:** ESG topics were scored based on importance to 1) OD and 2) OD's stakeholders
- **Final Ranking:** The total scores determined the priority order of ESG topics

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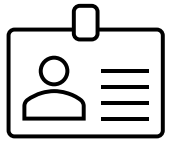
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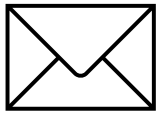
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CONTACT US



Ahmed Abou El Ella – Group Head of Investor Relations & ESG



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IR@orascomdh.com



+20 122 129 55 55
+20 224 61 89 61

BOARD OF DIRECTORS – WITH STRONG TRACK RECORD



Dr. Eskandar Tooma
Chairman, non-executive



Ashraf Nessim
Chief Executive Officer



Mohamed Amer
MD for Commercial Activities



Tarek Gadallah
Executive Board Member



Dr. Reda Farahat
Member, non-executive



Said Hanafi
Member, non-executive

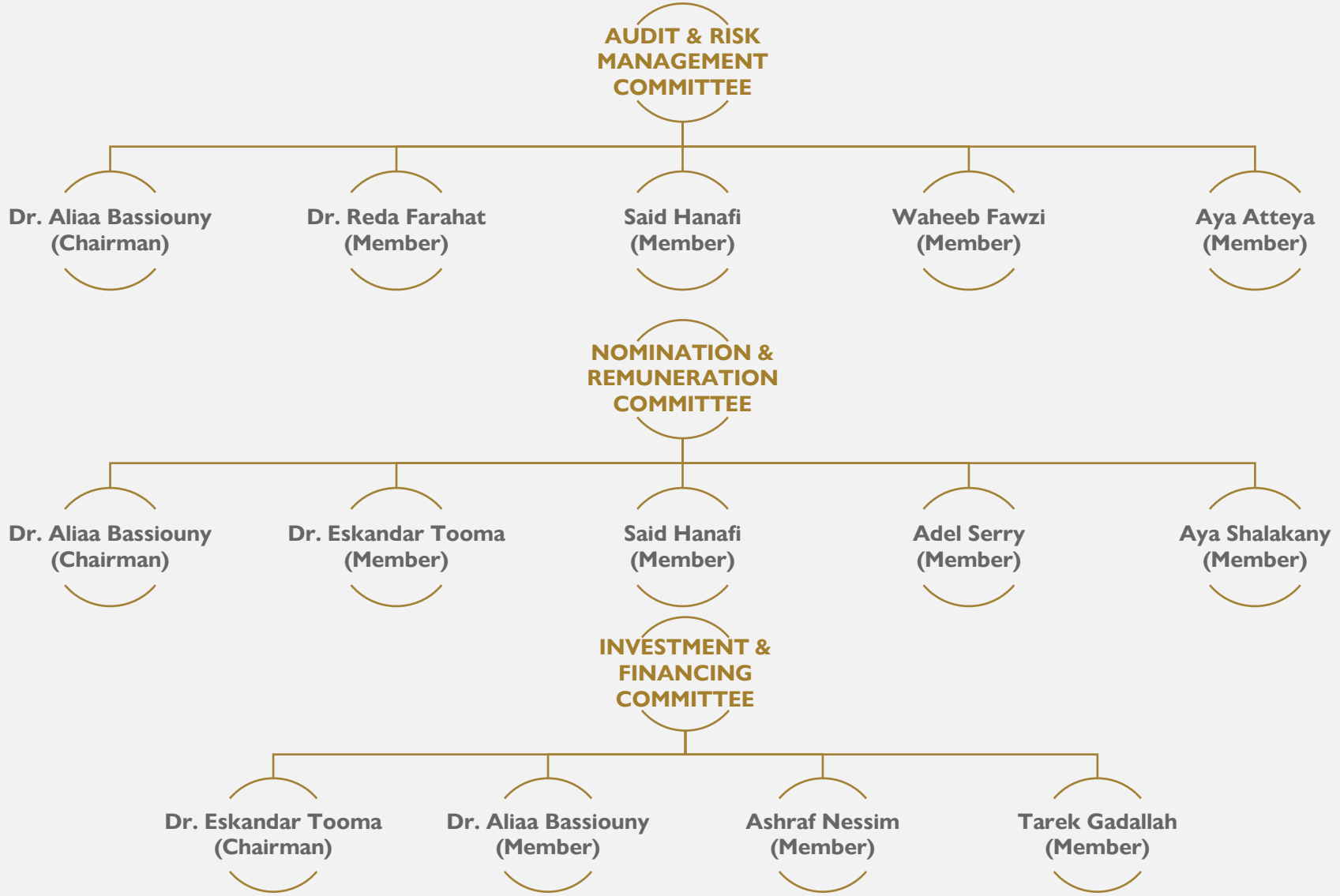


Dr. Alia Bassiouny
Member, non-executive



Aya Ateya
Member, non-executive

ODE BOARD COMMITTEES



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ORASCOM DEVELOPMENT

THANK YOU



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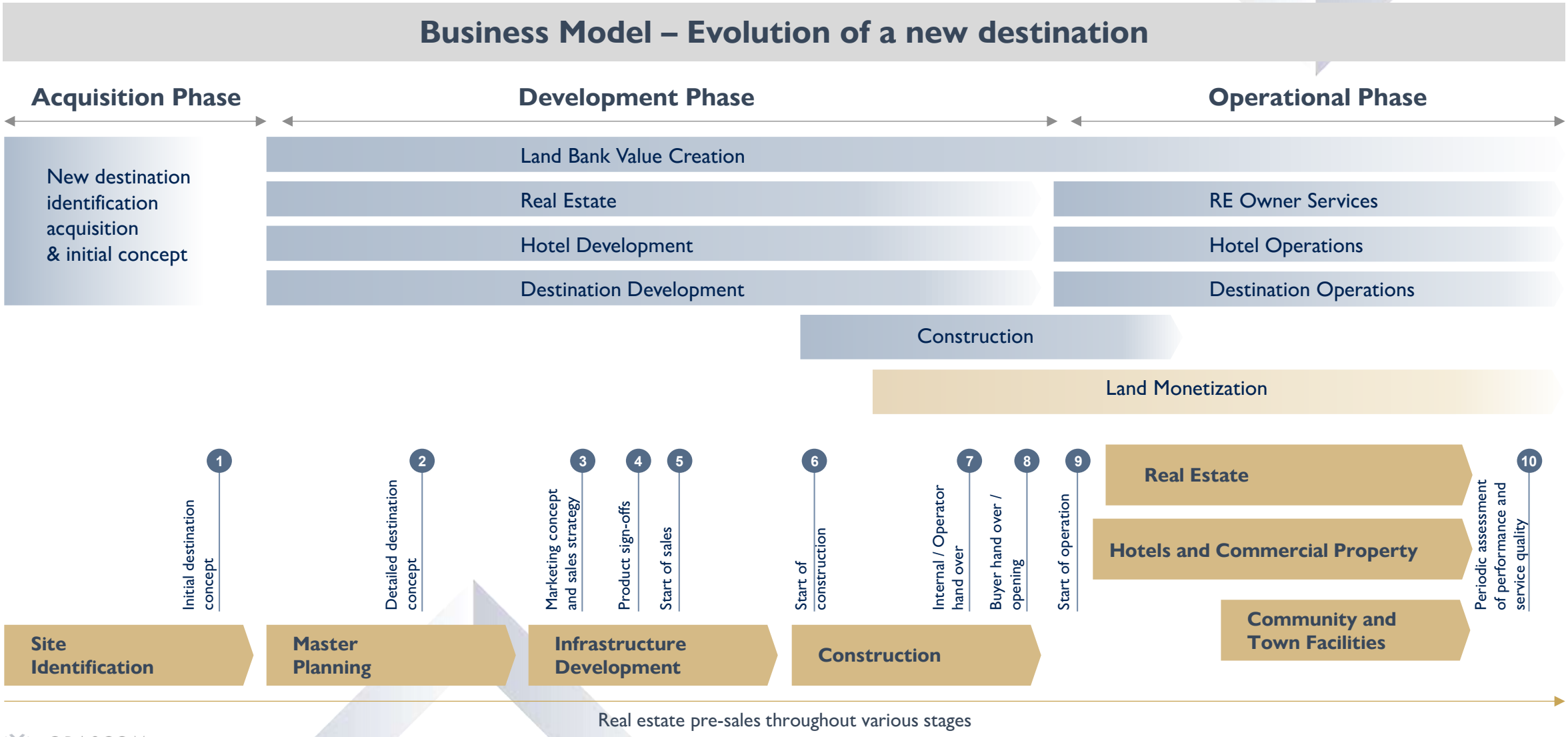
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ODE BUSINESS MODEL



WE HAVE A CLEAR STRATEGIC VISION TO GUIDE OUR GROWTH AMBITIONS

ODE Masterplan Framework



- ✓ We have a model built on unique and proven know-how
- ✓ We have a sharp understanding of value drivers in our business
- ✓ We have a clear vision and strategic focus
- ✓ We have material reserves for growth
- ✓ We have a diversified portfolio that supports our resilience

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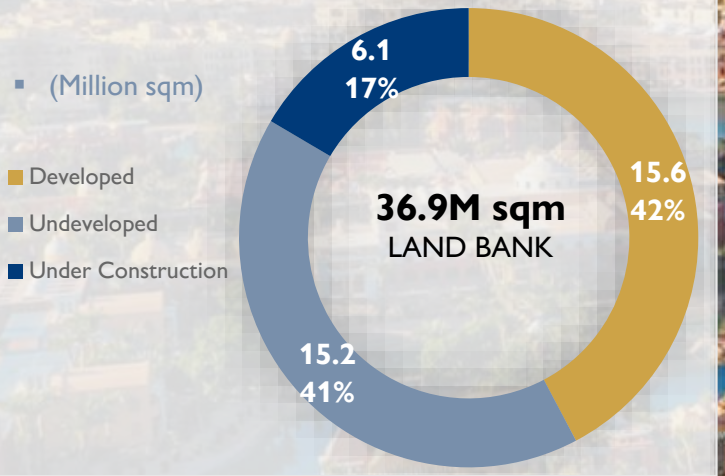
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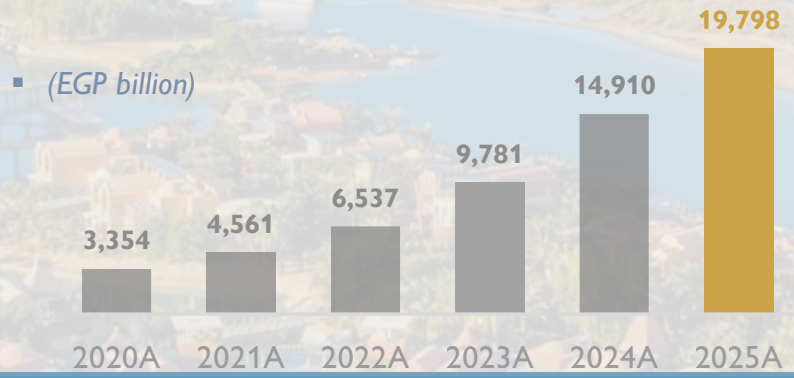
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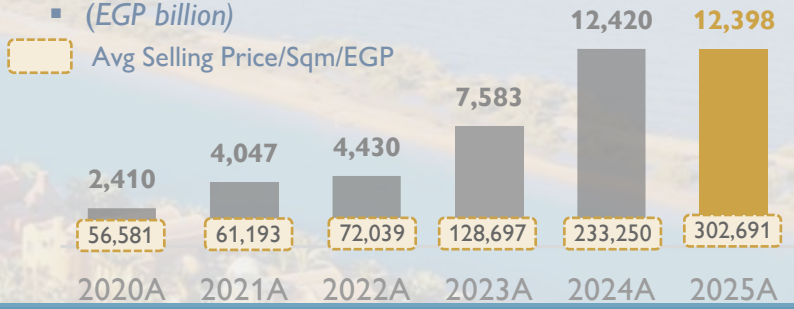
GOUNA KEY FACTS



El Gouna Total Revenue
+43% CAGR

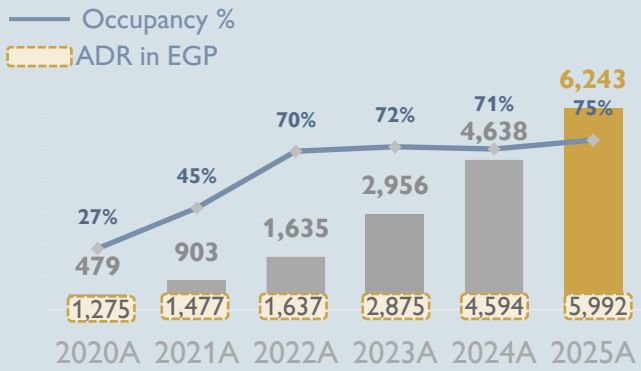


El Gouna Real Estate Sales
+39% CAGR

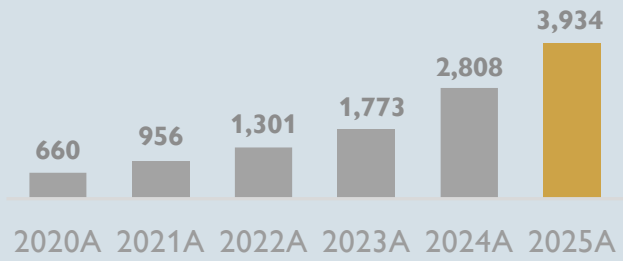


~25,000 Residents	**~10,000** Delivered Residential Units	**4** Schools	**2** 14 MW Solar Plant
1 Higher Education Institution	**4** Marinas	**800** Retail & F&B Outlets	**9** Water Treatment Plants
18 Hotels	**2,680** Keys	**~40,000 sqm** Gross Leasable Area	**19** Water Desalination Plants
1 Hospital	**~700** Berths	**2** Golf courses	**1** Cultural & Conferences Center

El Gouna TRevPAR (EGP)
+67% CAGR



El Gouna Recurring Income Commercial Assets Revenue (EGP)
+43% CAGR



GOUNA KEY FACTS

EL GOUNA
RED SEA

25K PERMENANT RESIDENTS	**MORE THAN 10 K RESIDENTIAL KEY DELIVERED**	**50+ RESIDENTS FROM DIFF. NATIONALITIES**	**4 MARINAS** WITH 650 BERTHS +150 BERTH DRY DOCK	**1MN+** VISITORS ANNUALLY
05 SCHOOLS	**36 MIL. SQM** TOTAL AREA	**G-SPACE** CO-WORKING SPACE	**08 CERTIFIED DIVING CENTERS**	**6 KITE-SURFING CENTERS**
CABLE PARK ONE OF THE LARGEST OLYMPIC STANDARD CABLE PARKS IN THE MIDDLE EAST	**INTERNAL TRANSPORTATION** INCLUDES BUS & SHUTTLE BUS, BOAT, LIMOUSINES E-BIKES AND TOK-TOKS	**AIRSTRIP FOR PRIVATE JETS**	**ELGOUNA FOOTBALL CLUB**	**01 STADIUM SEATING 12K SPECTATORS**
BANKS & ATMS	**GOUNA CONFERENCE AND CULTURE CENTER**	**18 HOTELS WITH 2,680 KEY**	**46+ RESIDENTIAL NEIGHBORHOODS**	**EL GOUNA WINERY**
CINEMA	**SPORTS DISTRICT** (SQUASH,PADDLE, PICKLEBALL, TENNIS COURTS, GO-CARTS, KIDS' AREA…)	**HOSPITAL** WITH 40 BEDS, A 24/7 EMERGENCY, CLINICS ETC..	**PROPERTY MANAGEMENT, HOME SERVICES ETC..**	**02 GOLF COURSES 18 HOLES GOLF COURSES**
12 KM SHORELINE	**OVER 600 DIFFERENT DINING,** RETIAL & NIGHTLIFE SPOTS	**+80 EVENTS IN 2025** (ARTS, CULTURE, CHILDREN'S ACTIVITIES, EDUCATION, WELLNESS, SPORTS & ENTERTAINMENT & 55 ACTIVATIONS)	**14 MW solar plant**	**GLOBAL GREEN TOWN AWARD BY THE UN,** BECOMING THE 1ST MENA TO EARN A GREEN AWARD

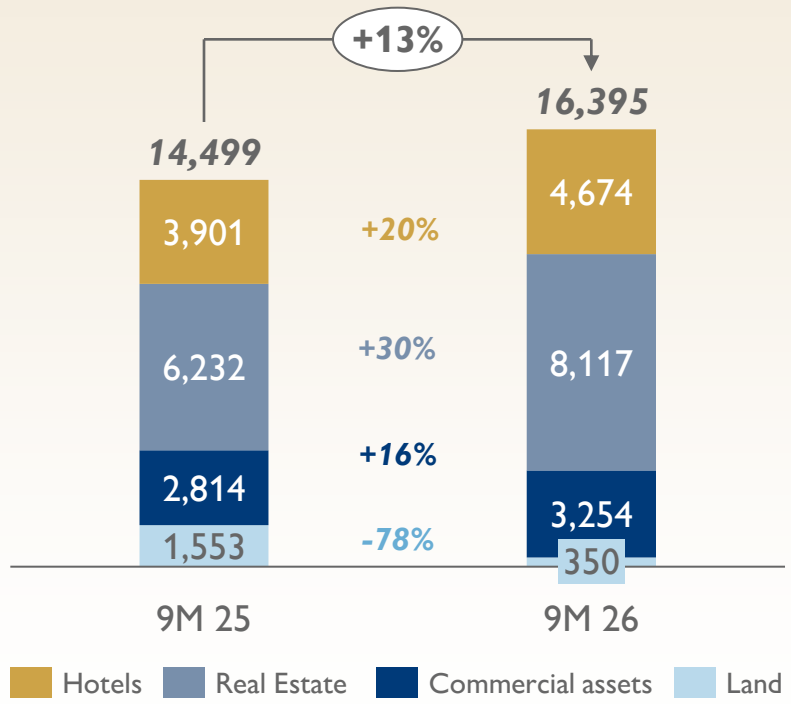
EL GOUNA, EGYPT

Total revenues generated from El Gouna increased by 13% YoY to EGP 16.4 billion in 9M 26.

KPIs

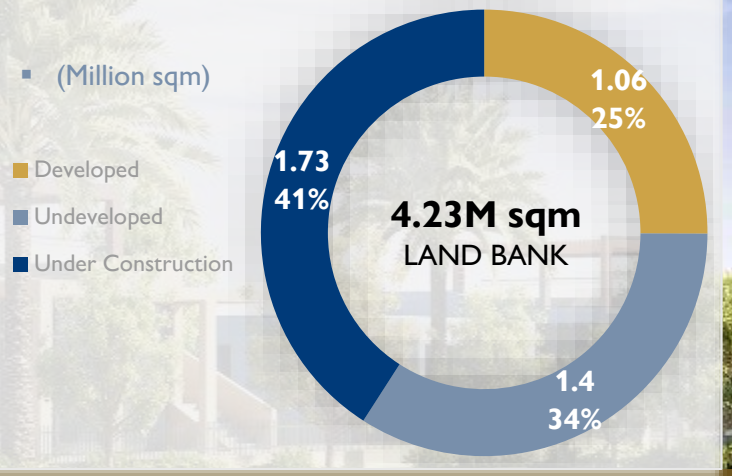
	9M 26	9M 25	% Chg.
Hotels			
Total number of rooms	2,557	2,528	*1.1%*
Occupancy for total number of rooms	73%	74%	*(1.5%)*
TRevPAR (EGP)	6,943	5,832	*19.1%*
GOP (EGPmn)	2,619.4	2,242.7	*16.8%*
GOP PAR (EGP)	3,869	3,336	*16.0%*
Real Estate			
Net sales (EGPmn)	7,584.7	8,357.4	*(9.2%)*
Number of contracted units	165	179	*(7.8%)*
Average selling price (EGP/m^2)	308,217	303,704	*1.5%*

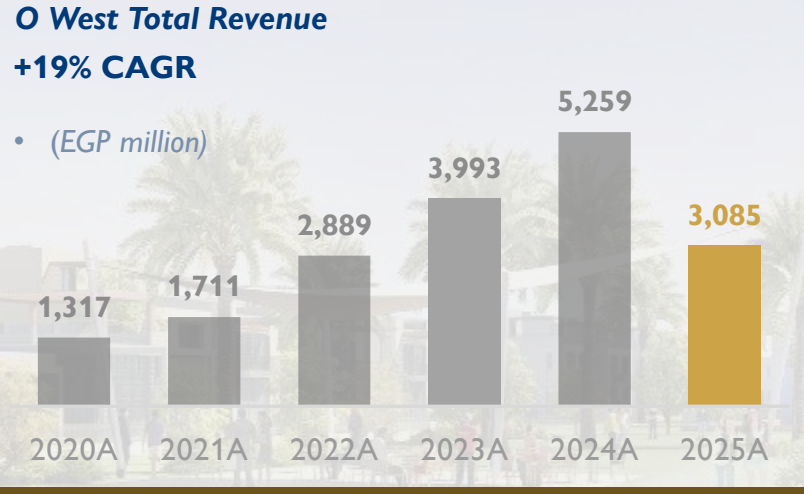
REVENUES PER SEGMENT
9M 26 (EGP mn)

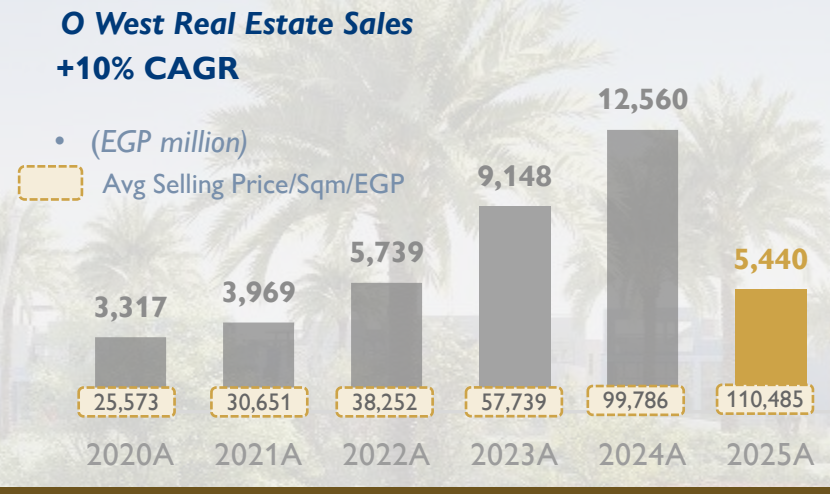


OWEST KEY FACTS

O WEST
6TH OF OCTOBER







~1,007 Feddans	**4.2m Sqm** Total Land Area	**6.3m Sqm** Total Permissible BUA
~1.7m Sqm Undeveloped Land Area	**37 Feddans** Sports Club Biggest In West Cairo	**+ 5,000** Sports Club Memberships
4 Top Tier Schools	**190,000 M2** Business District	**+ 1,500** Unit Delivered

- **O West** is ODE's flagship development in West Cairo and marks the Group's entry into the **primary residence (first-home) market**, offering a fully integrated, town-style living experience in the heart of **6th of October City**.
- The project spans **1,007 feddans** and is master-planned by **HOK**, a globally renowned architectural firm, ensuring best-in-class design and urban planning.
- The land was acquired in 2018 from **NUCA** under a structured joint development model, with a **fixed cash payment schedule equivalent to 26% of projected sales collections**, in addition to an **in-kind component (~280k sqm BUA)**.
- Since launch in 2019, **O West has been a key growth driver for ODE in West Cairo**, generating **c. EGP 50 billion in cumulative sales as of 1H 26**, positioning it as one of the leading developments in the market.

OWEST KEY FACTS

O WEST
6TH OF OCTOBER

4.2 MIL. SQM TOTAL AREA OVER 11,000 UNITS	**+5,000 (EGP 45BN)** CONTRACTED UNITS OF WITH MORE THAN 1,500 DELIVERED UNITS	**LOCATED** HEART OF WEST CAIRO	**3.2 MIL. SQM** RESIDENTIAL UNITS SPREAD	**EDUCATION HUB** 4 TOP TIER INTERNATIONAL SCHOOLS
DESIGNED BY HOK LEADING ARCHITECTURE DESIGN FIRM WORLDWIDE	**190,000 M2** O BUSINESS DISTRICT	**LANDSCAPE DESIGNED BY EDSA** GLOBAL LANDSCAPING FIRM	**LARGEST SPORTS CLUB** IN WEST CAIRO 37 ACRES	**COMMERCIAL STRIP**
ATMS	**KIDS AREAS**	**COMMUNITY CENTERS**	**SPECIALIZED & DEDICATED CLINICS**	**FAMILY ACTIVITIES**
DIFFERENT F&B OUTLETS AND DINING SPOTS	**+40 RETAIL SHOPS**	**BEAUTY SALON**	**24 HOURS SECURITY AND MAINTENANCE SERVICES**	**SUPERMARKET**
INTERNAL TRANSPORTATION INCLUDES SHUTTLE BUSES, E-BIKES & GOLF CARS	**19%** FOOTPRINT	**GREEN FINGERS** CIRCULATING THE TOWN	**O SETUP** MULTI-PURPOSE VENUE	**+ 500 LIVING UNITS**
+ 45 BILLION EGP SALES TILL END OF 25	**+ PAYMENT PLAN** 5% / 9 YEARS EQUAL INSTALLMENT	**4 YEARS DELIVERY**		

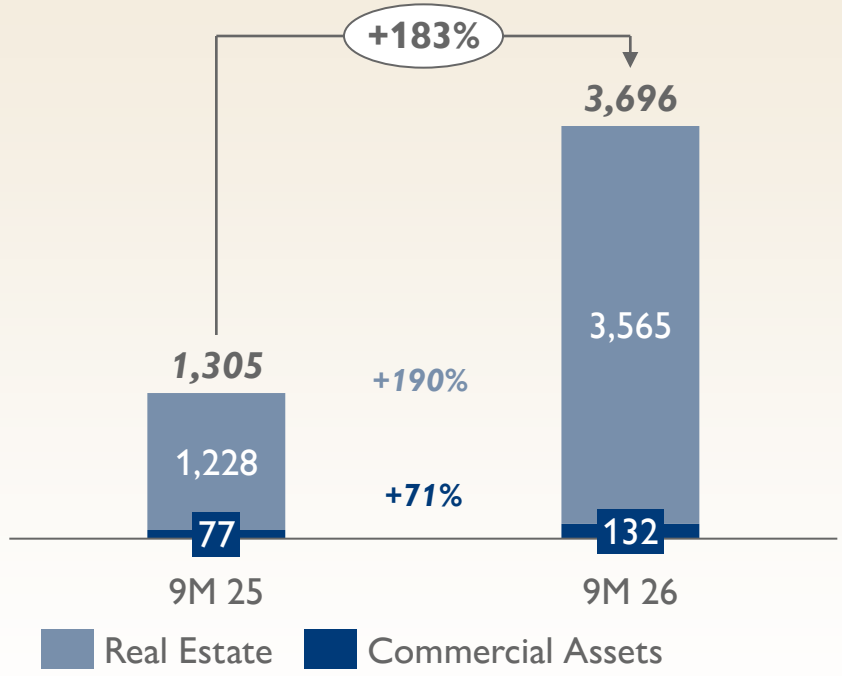
O WEST, EGYPT

O West delivered significant growth in both real estate sales and revenues during the period, reflecting the project's strong market demand and continued execution momentum.

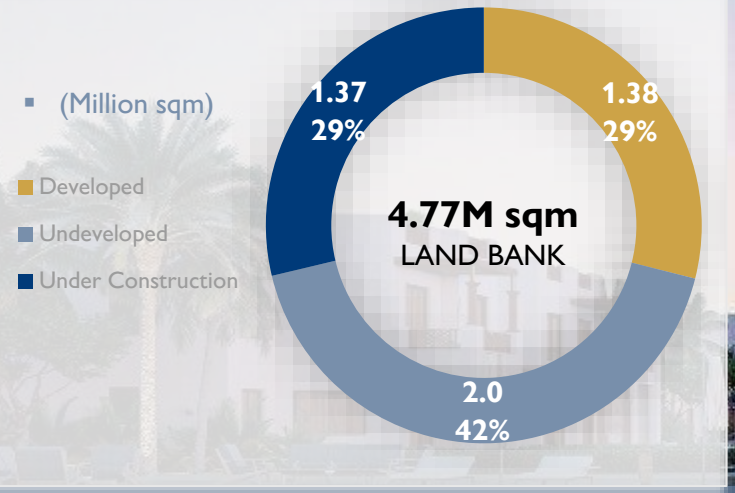
KPIs

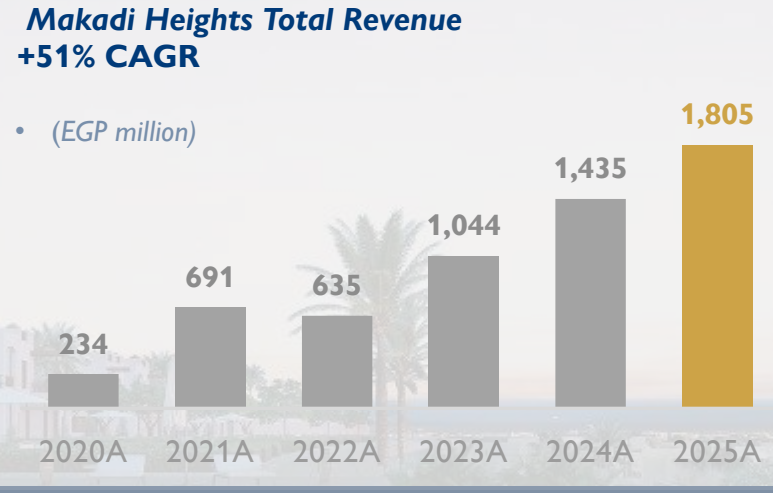
	9M 26	9M 25	% Chg.
Real Estate			
Net sales (EGPmn)	7,955.8	4,304.9	*84.8%*
No. of contracted units	437	273	*60.1%*
Avg. selling price (EGP/m²)	115,025	111,027	*3.6%*

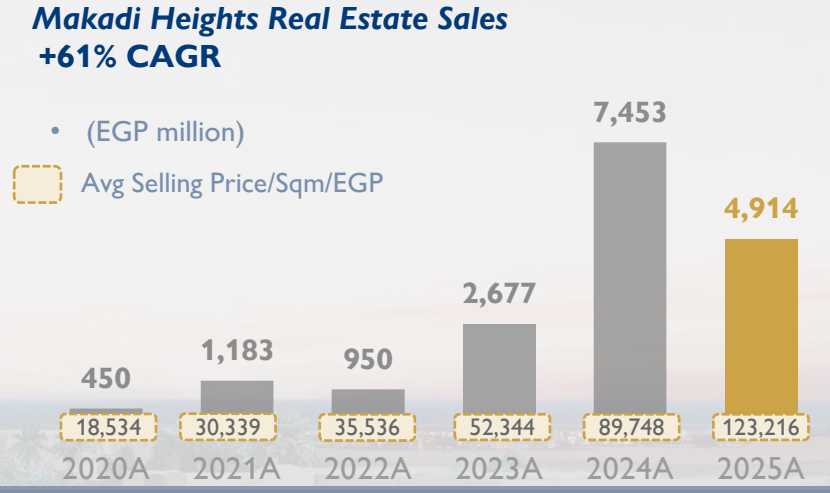
REVENUES PER SEGMENT
9M 26 (EGP mn)



MAKADI HEIGHTS KEY FACTS







~4.8m Sqm Total Land Area	**~1.7m Sqm** Undeveloped Land Area	**+EGP 20bn** of Real Estate Sales Since Relaunch In 2018
~4,200 Unit Sold	**~ 2,900** Units Delivered	**+1,400** Permanente Residence

- **Makadi Heights** is a fully integrated mixed-use development offering a diverse range of residential and lifestyle products. Strategically located **78 meters above sea level**, Makadi Heights sits at the highest point of Makadi Bay, offering **uninterrupted panoramic views of the Red Sea**.
- The project spans a total land area of **4.8 million sqm**, with over **85% dedicated to green areas, water features, and open spaces**, in addition to **~1.0 million sqm of beachfront land** acquired in 2025.
- The development features a comprehensive mix of amenities and facilities catering to multiple customer segments, while benefiting from its proximity to **Hurghada International Airport**.
- Since its relaunch in 2018, the project has generated **total sales exceeding EGP 18.4 billion** as of 2025, with **~70% of sales driven by international buyers**, highlighting its strong global appeal.

MAKADI HEIGHTS KEY FACTS

MAKADI HEIGHTS
RED SEA

4.77 MIL. SQM 1.7 MN SQM UNDEVELOPED	**+2,900** RESIDENTIAL UNITS DELIVERED	**+40 NATIONALITIES** 70% INTERNATIONAL SALES	**+ 17 REAL ESTATE NEIGHBORHOOD** LAUNCHED	**NURSERY & KIDS AREA**
AQUA PARK	**1.7 MIL. SQM** RAW LAND TO DATE WITH 19% FAR	**1 HOTEL** 288 ROOMS IN LEMON & SOUL 16 ROOMS IN PLAYA	**SWIMMING POOLS**	**MALL**
SPORTS COURTS FOOTBALL, PADEL, TENNIS & MULTIPURPOSE COURT	**ENTERTAINMENT HUB**	**GYM**	**+ 1,400 PERMENANT HOMEOWNERS** (700 UNITS) 43% INTERNATIONAL	**+4,500 UNITS SOLD** DELIVERED 2,829 UNDER CONS. 823 SOLD/COMMITTED 812
+ PAYMENT PLAN 5% / 6-7 YEARS EQUAL INSTALLMENT & 3.5 YRS. DELIVERY	**ATMS**	**LAGOONS** 34,000 M2	**CLINIC AND A PHARMACY**	**FAMILY PARK** 6,700 M2
+40 OPERATING COMMERCIAL OUTLETS	**RETAIL SHOPS**	**BEAUTY SALONS**	**CAR WASH & LIMOUSINE SERVICES**	**SUPERMARKET**
SCHOOL METROPOLITAN SCHOOL	**HORSE RIDING**	**CLUBHOUSE**	**+ 1,635 UNITS** UNDER CONSTRUCTION WITH 186K BUA	**TURNKEY PACKAGES**

ORASCOM DEVELOPMENT

MAKADI HEIGHTS, EGYPT

Outstanding financial and operational performance across all key metrics since the beginning of 2026.

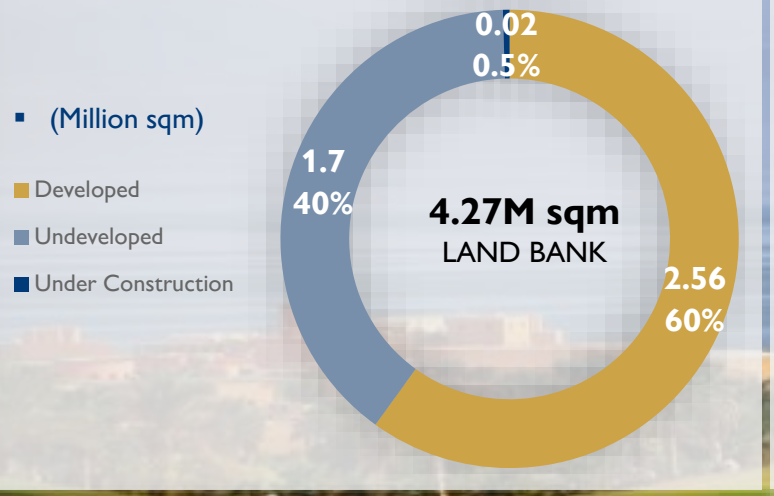
KPIs

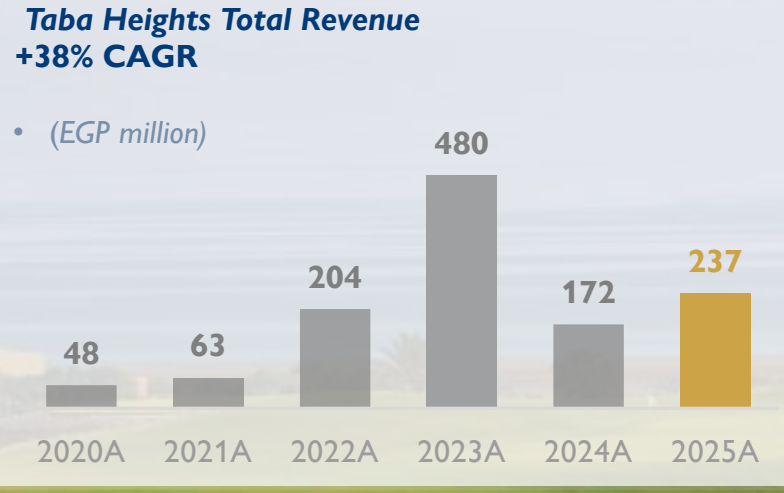
	9M 26	9M 25	% Chg.
Real Estate			
Net sales (EGPmn)	5,650.4	3,512.0	*60.9%*
No. of contracted units	315	261	*20.7%*
Avg. selling price (EGP/m²)	166,173	120,531	*37.9%*

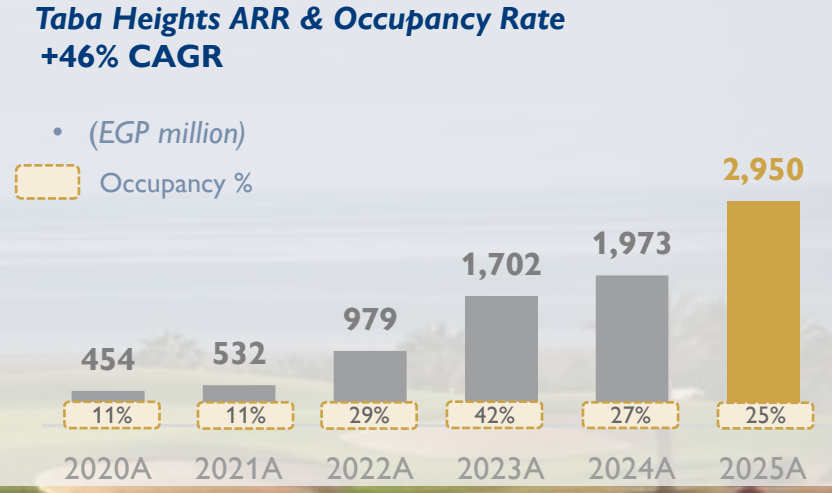


REVENUES PER SEGMENT
9M 26 (EGP mn)

TABA HEIGHTS KEY FACTS







~4.27M Sqm Total Land Area	**~1.7M Sqm** Undeveloped Land Area	**6** Hotels
~2,349 Keys	**~ 40** Nationalities as of 2025	**1** Marina

- **Strategically located** between the Red Sea coastline and the Sinai Mountains, *Taba Heights* was developed as a fully integrated beachfront resort destination..
- Since the outbreak of the Gaza conflict in October 2023, the destination has faced prolonged operational disruption, with only **one of six hotels currently operational**.
- Management's priority remains **strict cash preservation and cost optimization**, while maintaining operational readiness to ensure a swift ramp-up once tourism flows normalize. The Group continues to adopt a prudent and disciplined approach to navigating the current environment.

TABA HEIGHTS KEY FACTS

4.3 MIL. SQM TOTAL AREA	**200KM** NORTH SHARM EL-SHEIKH	**40+** NATIONALITIES CAME TO VISIT IN 2025	**6 HOTELS** 2,349 ROOMS	**YACHT MARINA** CAPACITY OF 50 YACHTS
TENNIS COURTS	**FARM**	**WATER SPORTS CENTER**	**25 SWIMMING POOLS**	**MAN MADE SALT CAVE**
SQUASH COURTS	**18 HOLE CHAMPIONSHIP GOLF COURSE**	**GYM**	**FOOTBALL COURT**	**CHILDCARE SERVICES**
ATMS	**KIDS AREA**	**WELNNESS AND SPA CENTER**	**MEDICAL CENTER**	**FAMILY ACTIVITIES**
DIFFERENT RESTAURANTS, CAFES AND BARS	**RETAIL SHOPS** 111 OUTLETS	**BEAUTY SALONS**	**MEETING ROOMS & BUSINESS CENTERS**	**SUPERMARKET**

TABA HEIGHTS, EGYPT

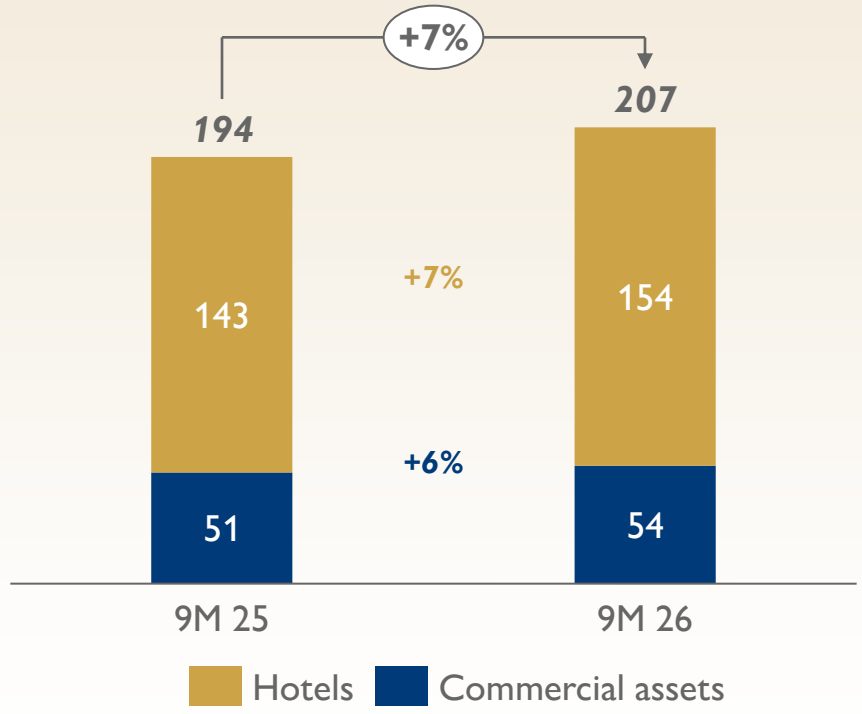
Management continues to prioritize liquidity preservation and cost discipline

KPIs

	9M 26	9M 25	% Chg.
Hotels			
Total number of rooms	2,349	2,349	–
Occ. for operating rooms (%)	24%	27%	*(11.6%)*
TRevPAR (EGP)	1,126	1,055	*6.7%*
GOP (EGPmn)	15.2	28.6	*(46.7%)*
GOP PAR (EGP)	111	209	*(46.9%)*

All figures for Taba Heights are calculated for only the 1 operating hotel.

REVENUES PER SEGMENT
9M 26 (EGP mn)



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPDIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

Segment Analysis

Delivering robust growth despite difficult market conditions

	Revenue			EBITDA			Adj. EBITDA[1]		
(EGP mn)	**9M 26**	**9M 25**	*Δ in %*	**9M 26**	**9M 25**	*Δ in %*	**9M 26**	**9M 25**	*Δ in %*
Hotels	4,848.6	4,061.7	*19.4%*	2,240.3	2,030.5	*10.3%*	2,102.5	2,027.5	*3.7%*
Real Estate	14,528.9	8,562.2	*69.7%*	5,759.5	3,073.7	*87.4%*	5,659.0	3,127.4	*80.9%*
Land	350.1	1,553.1	*(77.5%)*	451.4	1,677.6	*(73.1%)*	423.3	1,649.1	*(74.3%)*
Commercial Assets[2]	3,611.7	3,065.2	*17.8%*	872.8	1,033.8	*(15.6%)*	815.9	1,048.8	*(22.2%)*
Corporate & Unallocated Items	–	–	–	(1,005.2)	(548.8)	*83.2%*	(821.3)	(661.4)	*24.2%*
ODE Group	***23,339.3***	***17,242.2***	***35.4%***	***8,318.8***	***7,266.8***	***14.5%***	***8,179.3***	***7,191.4***	***13.7%***

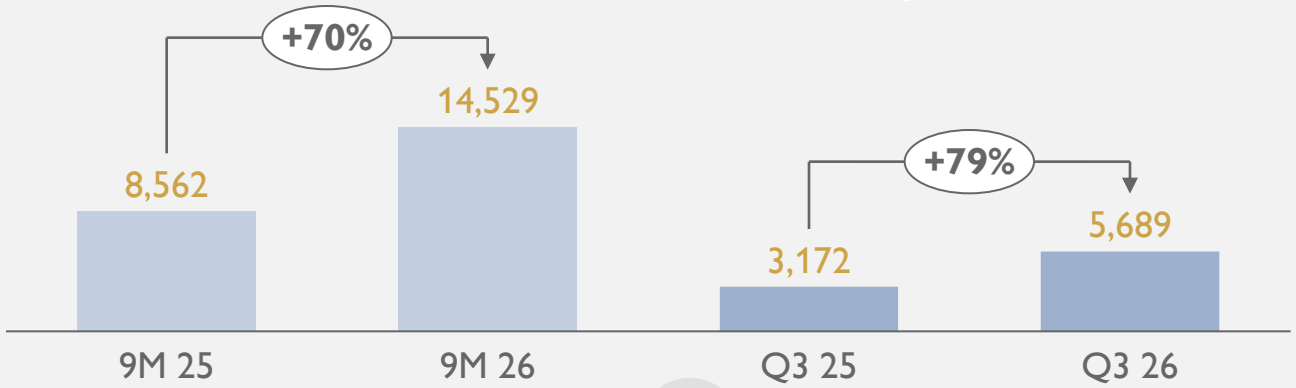
[1] Adj. EBITDA: EBITDA is adjusted for non-cash items (which include provisions and impairments, other gains and losses, FX gains, and shares in associates).
[2] Commercial assets include revenues from utilities and services, hospitals, marinas, golf courses, rentals, educational services, limousines, and other town amenities.

9M 26 DEEP DIVE – REAL ESTATE SEGMENT

RE Delivers Strong Growth & Margin Expansion - 9M 26: 70% Rev. Growth | 39% Adj. EBITDA Margin – Q3 26: 79% Rev. Growth | 40% Adj. EBITDA Margin

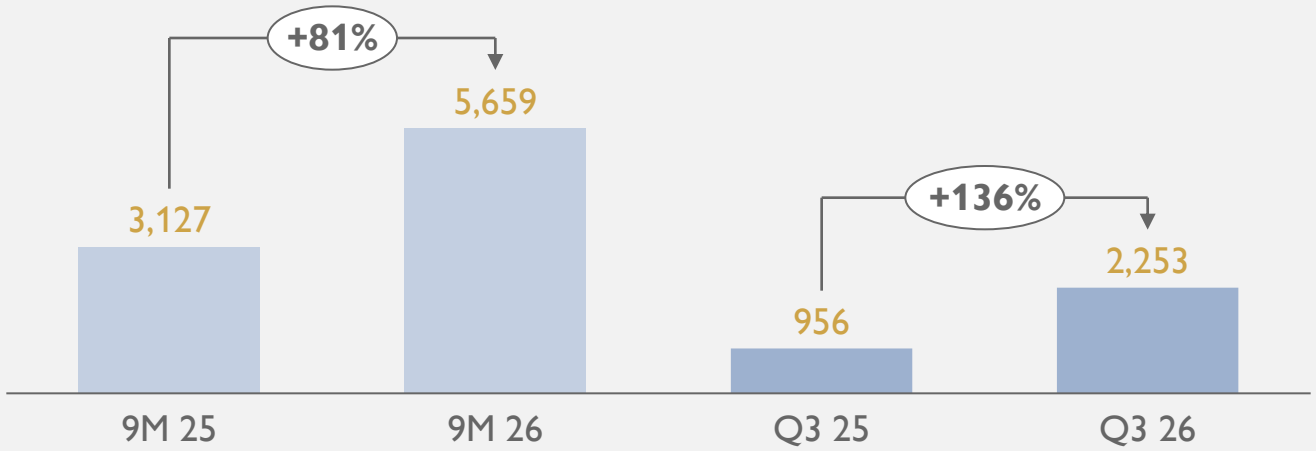
Revenues

(EGP million)



Adj EBITDA

(EGP Million)



Commentary

Revenue

- ✓ *Real estate revenue rose 79% y-o-y in Q3 2026 and 70% in 9M 2026. The increase was driven mainly by accelerated construction pace across all destinations, which supported higher revenue recognition, together with strong sales momentum during the year. This growth reflects a disciplined strategy focused on execution, margin protection and cash conversion rather than volume expansion.*
- ✓ *By destination, El Gouna remained the largest revenue contributor at 56%, followed by O West (24%) and Makadi Heights (20%).*

Adj. EBITDA

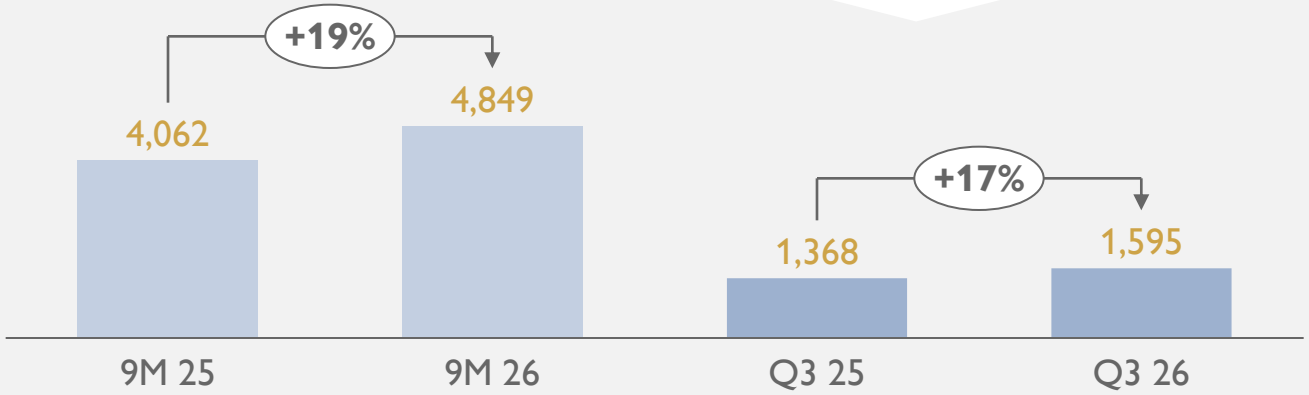
- ✓ *Rose 81% y-o-y in 9M 26 and 136% in Q3 26. The Adj. EBITDA margin expanded to 39% in 9M 26 (9M 25: 37%) and to 40% in Q3 26 (Q3 25: 30%), despite headwinds from regional geopolitical tensions. This reflects continued operational discipline and efficiency across the business.*

9M 26 DEEP DIVE – HOSPITALITY SEGMENT

Delivered Resilient Performance Despite Regional Headwinds - 9M 26: 19% Rev. Growth | 43% Adj. EBITDA Margin – Q3 26: 17% Rev. Growth | 39% Adj. EBITDA Margin

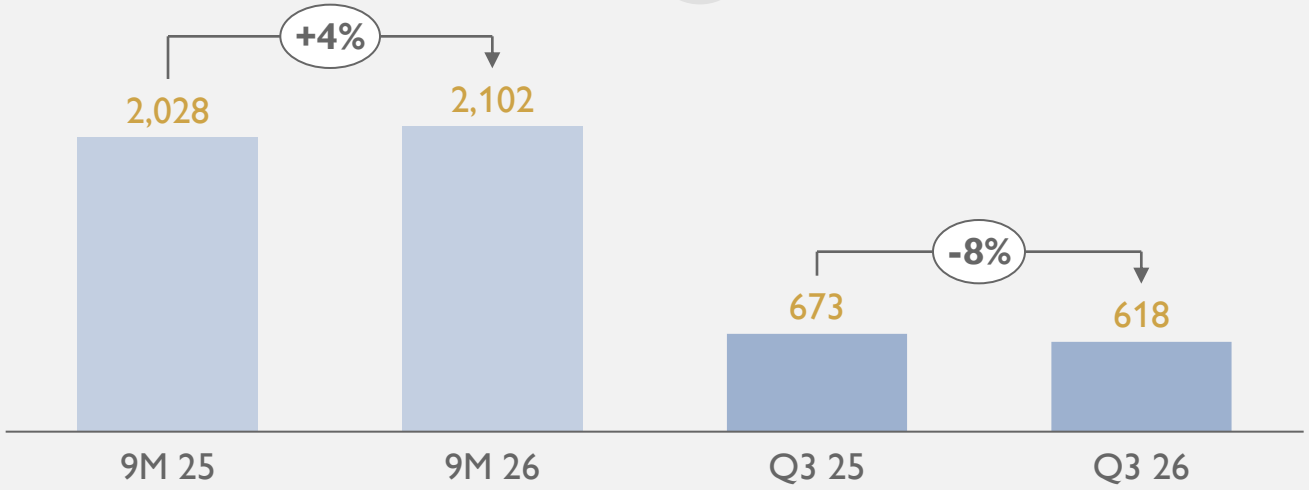
Revenues

(EGP million)



Adj EBITDA

(EGP Million)



Commentary

Revenue

- ✓ *Our hotels delivered a resilient performance, navigating geopolitical challenges and seasonality effect while maintaining solid operational momentum. Hospitality revenue rose 19% y-o-y to EGP 4.8bn in 9M 26 and 17% to EGP 1.6 bn in Q3 26.*
- ✓ *El Gouna accounted for 96% of hospitality revenue in 9M 2026, while Taba Heights, which remains affected by regional geopolitical tensions, contributed only 3%.*

GOP

- ✓ *Hospitality GOP rose 16% y-o-y to EGP 2.6bn in 9M 2026 and 5% to EGP 0.8bn in Q3 2026, with the GOP margin at c. 54% during 9M 26.*

Adj. EBITDA

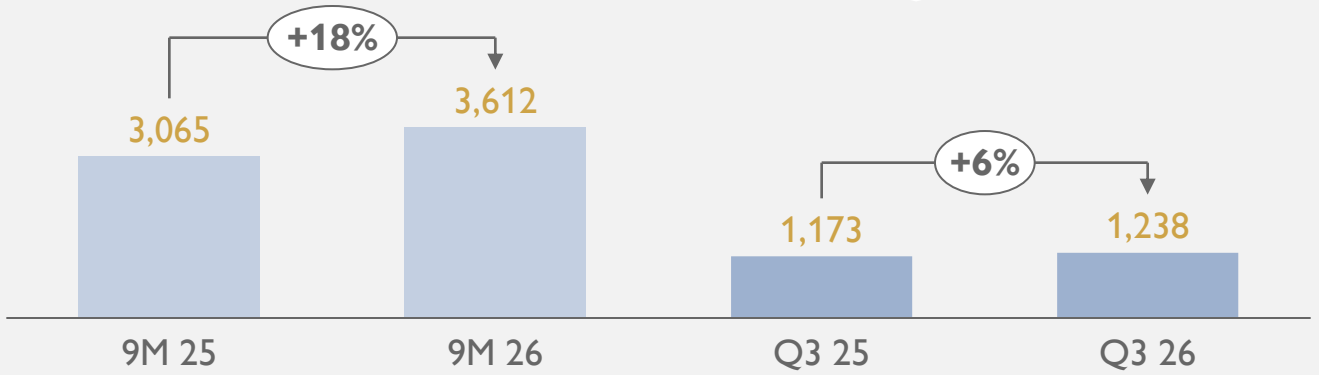
- ✓ *Hospitality Adj. EBITDA rose 4% y-o-y to EGP 2.1bn in 9M 26, with the Adj. EBITDA margin at 43% for the period and 39% in Q3 26.*

9M 26 DEEP DIVE – COMMERCIAL ASSETS SEGMENT

Commercial Assets Continue to Generate Stable Recurring Cash Flows –
9M 26: 18% Revenue Growth | 23% Adj. EBITDA Margin

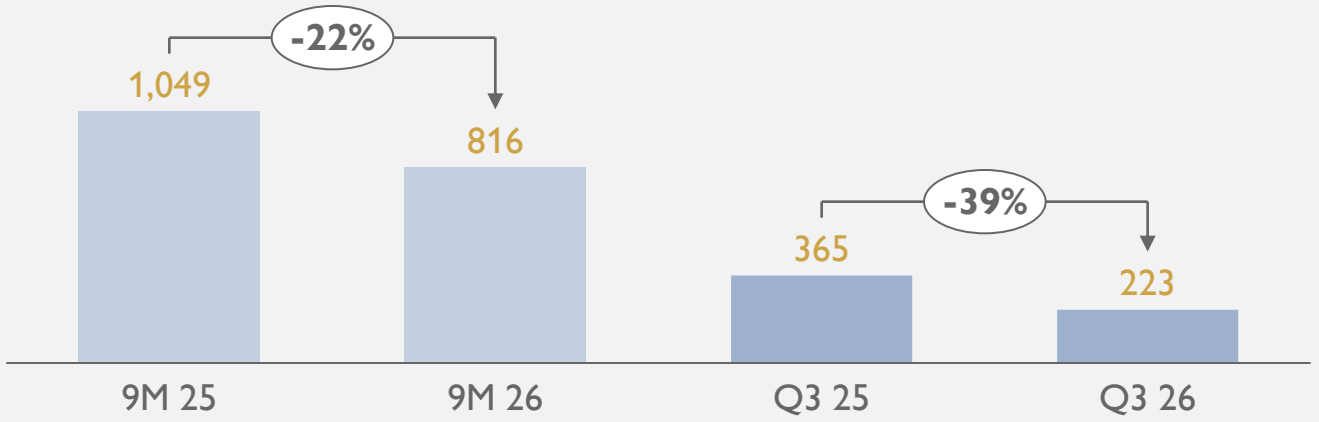
Revenues

(EGP million)



Adj EBITDA

(EGP Million)



Commentary

Revenue

- ✓ *The Commercial Assets segment continued to deliver positive performance year-to-date, with revenue rising 18% y-o-y to EGP 3.6bn in 9M 26 and 6% to EGP 1.2bn in Q3 26.*
- ✓ *El Gouna generated 90% of segment revenue in 9M 26, reflecting the maturity of its commercial portfolio, followed by Makadi Heights (5%), O West (4%) and Taba Heights (1%). Makadi Heights and O West are still ramping up their commercial offerings and are expected to contribute more meaningfully over time.*

Adj. EBITDA

- ✓ *Adj. EBITDA margin reached 23% in 9M 26, while in Q3 26 it reached 18%.*

Deferred Revenue Balance:

Up 9% y-o-y to EGP 47.0bn, providing visibility on real estate revenue over the next five to six years

(EGP mn)

Country	Destination	Total deferred revenue balance	2026	2027	2028	2029	2030	2031
Egypt	El Gouna	*13,021*	2,860	6,321	3,840	–	–	–
	Byoum	*24*	5	17	2	–	–	–
	Makadi Heights	*11,825*	*976*	*4,333*	*3,045*	*2,076*	*1,395*	–
	O West	*22,173*	*1,935*	*5,411*	*5,828*	*4,043*	*2,970*	*1,985*
ODE Group		***47,043***	***5,775***	***16,083***	***12,715***	***6,119***	***4,365***	***1,985***

- Figures are rounded.

9M 2026 – P&L

(EGP million)	9M 26 Act.	9M 25 Act.	9M 26 Nor. (Ex. land sales effect)	9M 25 Nor. (Ex. land sales effect)
Revenue	**23,339.3**	**17,242.2**	**22,989.2**	**15,689.1**
Cost of sales	(15,725.3)	(10,344.7)	(15,692.6)	(10,308.2)
Gross profit	**7,614.1**	**6,897.5**	**7,296.7**	**5,380.9**
Gross profit margin, (%)	*32.6%*	*40.0%*	*31.7%*	*34.3%*
Investment income	1,370.1	884.1	1,370.1	884.1
Administrative expenses	(804.8)	(590.2)	(804.8)	(590.2)
Adjusted EBITDA	**8,179.3**	**7,191.4**	**7,861.9**	**5,674.8**
Adj. EBITDA margin, (%)	*35.0%*	*41.7%*	*34.2%*	*36.2%*
Other gains & losses	(24.3)	(17.1)	(24.3)	(17.1)
Share of associates	163.8	92.5	163.8	92.5
EBITDA	**8,318.8**	**7,266.8**	**8,001.4**	**5,750.2**
Depreciation	(493.6)	(372.3)	(493.6)	(372.3)
Finance costs	(1,526.8)	(1,289.5)	(1,526.8)	(1,289.5)
Income tax expense	(1,589.4)	(1,797.6)	(1,514.5)	(1,456.4)
Net profit	**4,708.9**	**3,807.4**	**4,466.4**	**2,632.0**
Attributed as follows:				
ODE shareholders	**4,345.7**	**4,083.4**		
Non-controlling interest	363.2	(276.0)		
Basic EPS (EGP)	**3.84**	**3.61**		

9M 2026 – BALANCE SHEET

(EGP million)	30.09.26	31.12.25
Property, plant and equipment	14,747.1	13,506.2
Inventory	16,127.8	14,881.4
Receivables	18,394.2	15,173.8
Cash and bank balances	10,299.1	9,435.5
Financial investments measured at fair value	178.0	–
Treasury bills	673.6	525.3
Investments in associates	408.3	425.4
Other assets	7,230.0	5,073.6
Total assets	**68,058.1**	**59,021.2**
Borrowings	12,993.8	11,330.2
Payables	7,808.6	8,473.5
Provisions	5,000.6	3,936.9
Other liabilities	20,394.6	17,638.3
Total liabilities	**46,197.6**	**41,378.9**
Non-controlling interests	1,470.2	1,177.9
Equity to ODE shareholders	20,390.4	16,464.4
Total liabilities and equity	**68,058.1**	**59,021.2**

9M 2026 – CASH FLOW

(EGP million)	9M 2026	9M 2025
Cash from operations	**3,565**	**5,098**
Interest paid	(958)	(810)
Taxes paid	(1,150)	(1,529)
Operating Cash Flow	**1,457**	**2,759**
Payments for PP&E	**(2,050)**	(2,060)
Other items	519	244
Investing Cash Flow	**(1,531)**	**(1,816)**
Change in Borrowings	1,210	180
Others	(71)	(585)
Financing Cash Flow	**1,139**	**(404)**
Net change in cash/equivalents	1,066	538
Cash & bank balances beginning of period	9,436	7,352
Cash & bank balances end of period	**10,501**	**7,890**

HISTORICAL – INCOME STATEMENT

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Revenue	**4,986.7**	**7,053.5**	**10,269.3**	**15,326.2**	**21,794.8**	**24,945.1**
Cost of sales	(3,572.2)	(4,659.2)	(6,504.6)	(9,841.6)	(13,083.7)	(15,202.3)
Gross profit	**1,414.5**	**2,394.3**	**3,764.7**	**5,484.6**	**8,711.1**	**9,742.8**
Gross profit margin, (%)	28.4%	33.9%	36.7%	35.8%	40.0%	*39.1%*
Investment income	86.7	247.6	364.0	570.6	1,151.1	1,240.6
Administrative expenses	(134.3)	(154.5)	(215.4)	(297.0)	(506.0)	(847.8)
Adjusted EBITDA	**1,366.9**	**2,487.4**	**3,913.3**	**5,758.2**	**9,356.2**	**10,135.6**
Adj. EBITDA margin, (%)	27.4%	35.3%	38.1%	37.6%	42.9%	*40.6%*
Other gains & losses	(213.1)	(276.0)	(885.5)	(336.9)	(2,658.9)	(303.5)
Share of associates gains	136.3	130.1	135.0	142.6	132.2	148.5
EBITDA	**1,290.1**	**2,341.5**	**3,162.8**	**5,563.9**	**6,829.5**	**9,980.6**
Depreciation	(184.5)	(186.7)	(204.4)	(275.2)	(376.4)	(508.0)
Finance costs	(324.5)	(269.5)	(388.2)	(1,123.0)	(1,676.2)	(1,834.3)
Income tax expense	(209.8)	(571.2)	(662.3)	(1,046.5)	(1,331.6)	(2,268.2)
Net profit for the period	**571.3**	**1,314.1**	**1,907.9**	**3,119.2**	**3,445.3**	**5,370.1**

HISTORICAL – BALANCE SHEET

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Property, plant and equipment	4,709.6	5,133.8	6,271.1	8,471.1	10,980.7	13,506.2
Inventory	7,721.9	8,368.4	9,221.7	12,807.0	13,932.5	14,881.4
Receivables	2,836.7	4,028.0	6,233.5	8,892.9	12,785.4	15,173.8
Cash and bank balances	1,671.7	1,825.6	3,059.6	5,164.1	7,351.6	9,435.5
Treasury bills	374.9	1,271.1	766.3	308.4	63.2	525.3
Investments in associates	285.0	353.6	409.0	450.2	437.6	425.4
Other assets	1,295.1	1,660.4	2,309.8	3,142.3	5,149.4	5,073.6
Total assets	**18,894.9**	**22,640.9**	**28,271.0**	**39,236.0**	**50,700.4**	**59,021.2**
Borrowings	3,551.5	3,419.5	5,632.5	8,633.0	11,032.0	11,330.2
Payables	6,367.4	7,012.3	7,181.9	8,518.7	9,762.7	8,473.5
Provisions	383.5	966.4	1,226.2	1,477.5	2,517.6	3,936.9
Other liabilities	4,922.3	6,248.2	7,415.6	10,641.0	14,252.7	17,638.3
Total liabilities	**15,224.7**	**17,646.4**	**21,456.2**	**29,270.2**	**37,564.9**	**41,378.9**
Non-controlling interests	719.4	824.7	1,056.4	1,347.0	1,558.0	1,177.9
Equity attributable to ODE shareholders	2,950.8	4,169.8	5,758.4	8,618.8	11,577.5	16,464.4
Total liabilities and equity	**18,894.9**	**22,640.9**	**28,271.0**	**39,236.0**	**50,700.4**	**59,021.2**

HISTORICAL – CASH FLOW

(EGP million)	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Cash from operations	**1,179**	**1,647**	**1,921**	**2,828**	**7,113**	**8,491**
Interest paid	(302)	(232)	(298)	(825)	(995)	(1,775)
Taxes paid	(129)	(152)	(577)	(719)	(1,556)	(1,696)
Operating Cash Flow	**748**	**1,263**	**1,046**	**1,284**	**4,562**	**5,020**
Payments for PP&E	(361)	(436)	(1,347)	(2,458)	(2,865)	(3,126)
Other items	205	64	468	785	1,145	349
Investing Cash Flow	**(156)**	**(372)**	**(879)**	**(1,673)**	**(1,720)**	**(2,778)**
Change in Borrowings	323	(50)	740	1,904	(963)	443
Others	(8)	8	2	154	–	(601)
Financing Cash Flow	**315**	**(42)**	**742**	**2,058**	**(963)**	**(158)**
Net change in cash/equivalents	907	848	908	1,670	1,879	2,084
Cash & bank balances beginning of period	1,139	2,047	2,895	3,803	5,472	7,352
Cash & bank balances end of period	**2,046**	**2,895**	**3,803**	**5,473**	**7,352**	**9,436**

HISTORICAL – REAL ESTATE SALES AND HOSPITALITY KPIS

REAL ESTATE

Net value of contracted units (EGP mn)

Destination	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
El Gouna	2,410	4,047	4,430	7,583	12,420	12,398
Makadi Heights	450	1,183	950	2,677	7,453	4,914
Byoum	11	5	–	22	28	6
O West	3,316	3,969	5,730	9,148	12,560	5,440
Total ODE	**6,187**	**9,204**	**11,110**	**19,431**	**32,460**	**22,758**

Number of contracted units

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
235	381	389	377	289	258
164	342	224	434	731	346
2	2	–	7	3	1
547	730	831	1,059	817	345
948	**1,455**	**1,444**	**1,877**	**1,840**	**950**

Average selling price (EGP/m²)

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
56,581	61,193	72,039	128,697	233,250	302,691
18,534	30,339	35,536	52,344	89,748	123,216
15,310	12,942	–	10,050	66,416	58,278
25,573	30,651	38,252	57,739	99,786	110,485

HOSPITALITY

Occupancy Rate %

Destination	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
El Gouna	27	45	70	72	71	75
Taba Heights	11	11	29	42	27	25

TRevPAR (EGP)

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
479	903	1,635	2,956	4,638	6,243
85	88	374	906	717	938

ARR (EGP)

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
1,275	1,476	1,637	2,922	4,535	5,992
454	532	979	1,702	1,973	2,950

GOP PAR (EGP)

FY 20	FY 21	FY 22	FY 23	FY 24	FY 25
52	411	823	1,661	2,496	3,615
(94)	(59)	67	238	(40)	139

ODE LAND BANK

Destination Name	Total Land Bank	Completed	Under construction	Under development	Undeveloped	Number of Hotels	Number of Rooms
El Gouna	*36.92*	*15.60*	*3.00*	*3.10*	*15.22*	*17*	*2,528*
O West	*4.23*	*1.06*	*0.83*	*0.90*	*1.44*	–	–
Taba Heights	*4.27*	*2.56*	*0.00*	*0.02*	*1.69*	*6*	*2,349*
Byoum	*1.08*	*0.34*	*0.02*	*0.06*	*0.66*	*1*	*53*
Makadi Heights	*4.77*	*1.38*	*0.47*	*0.90*	*2.02*	–	–
Total ODE	**51.27**	**20.94**	**4.32**	**4.98**	**21.03**	**24**	**4,930**

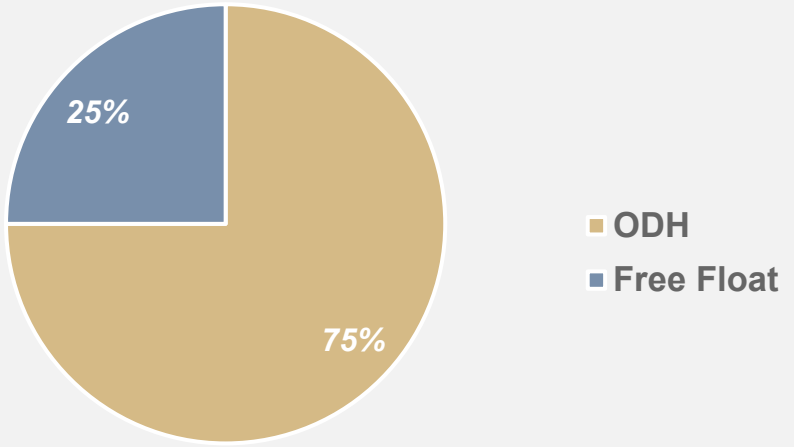
*** Land bank development data is as of FY 2025, while number of Hotels are as of FY 2025.**

ANALYST COVERAGE & SHAREHOLDING STRUCTURE

Item Type	
Name	Orascom Development Egypt (ODE)
Free Float	25.0%
ISIN Code	ORHD:CA
Total outstanding shares	1,130,473,523

Company	Analyst Name
Arqaam Capital	Mohamed Haidar
Arab African Securities	Mahmoud Gad
Beltone Financial	Ahmed Hafez
CI Capital	Sara Boutros
EFG-Hermes	Mai Attia
HC Capital	Mariam El Sadany
Naeem Holding	Salma Taha
Al Ahly Pharos Holding	Hany Gennah
Thundr	Ahmed Shams
Sigma Capital	Mahmoud Riyad

Shareholding Structure as of June 2026



AGENDA

ODE AT A GLANCE

INVESTMENT IN ODE

FINANCIAL PERFORMANCE

ODE STRATEGY

SUSTAINABILITY JOURNEY

IR CONTACT AND BOARD OF DIRECTORS

APPENDIX 1: BUSINESS MODEL AND ESG

APPENDIX 2: DEEPDIVE BY ODE DESTINATIONS

APPENDIX 3: FINANCIAL STATEMENTS

APPENDIX 4: MARKET INSIGHTS

MARKET INSIGHTS — TOURISM SECTOR IN EGYPT & HOSPITALITY

UN Tourism ranked Egypt 10th globally among top-performing destinations in Q1 2025, with the number of tourist arrivals rising 21% YoY.

13.2%
GROWTH

Tourism Sector Is The Fastest Growing Sector In Egypt

- *While GDP growth rate was 3.9% in H1 2024/25,* ***Tourism growth recorded 13.2% at the time.***

19M
VISITORS'25

Exceeding Growth Momentum

- *Egypt has a* ***record-high of 15.7M visitors as of 2024.*** *and exceeded that number to* ***19M visitors as of 2025***
  Visitors spending recorded EGP 768B as of 2025, *reaching ~37% growth from 2019.*
- *Government's Strategy for Sustainable Tourism 2030 sets a goal of attracting* ***30M visitors by 2028.***

$
6B USD
FDI

Attracting Foreign Direct Investment (FDI)

- *In H1 2024/25, total* ***FDI flows reached USD 6 billion*** *(3x growth over the last 2 years) with expectations to reach USD 12 billion in FY 2025. Key drivers include landmark real estate transactions, public-private partnerships, and reforms streamlining investor access.*

+2.7M
Jobs

Creating Job Opportunities

- *Egypt's travel and tourism sector also generated significant employment in 2024,* ***supporting more than 2.7 million jobs,*** *surpassing pre-pandemic levels.*

ORASCOM DEVELOPMENT

Sources: American Chamber of Commerce in Egypt, Ministry of Tourism Reporting

MARKET INSIGHTS — REAL ESTATE SECTOR IN EGYPT

UN Tourism ranked Egypt 10th globally among top-performing destinations in Q1 2025, with the number of tourist arrivals rising 21% YoY.

2.9%
GROWTH

Real Estate Sector Contribution Is Still Growing

- *RE sector **in H1 2024/25**, marking growth of 2.9% YoY, representing ~10.5% of total GDP.*

$8.9B
Cont. in GDP

RE Sector Highest Ever Contribution In 2024

- *RE sector **contributed EGP 441.4 billion (USD 8.9 billion) to GDP in H1 2024/25.***
- *Based on data from the CBE and sectoral reports, in Q1 25/26), foreign investment in real estate by non-residents contributed **$520.2 million** in net inflows.*

$1.3B
Existing Inv.

RE Market in Egypt is Attractive For Local & Foreign Investments

- *Implemented investments in the sector reached **EGP 65.7 billion (USD 1.3 billion)***
- *RE Market is preparing to adapt to the Government's Strategy for Sustainable Tourism 2030 goal of attracting **30M visitors by 2028.***

$730M
FDI

Attracting Foreign Direct Investment (FDI)

- *During H1 2024/25, total inflows of FDI in the real estate market **reached USD 730 million**.*

12%
employed pop.

RE Market is One of the Main Contributors to Job Market

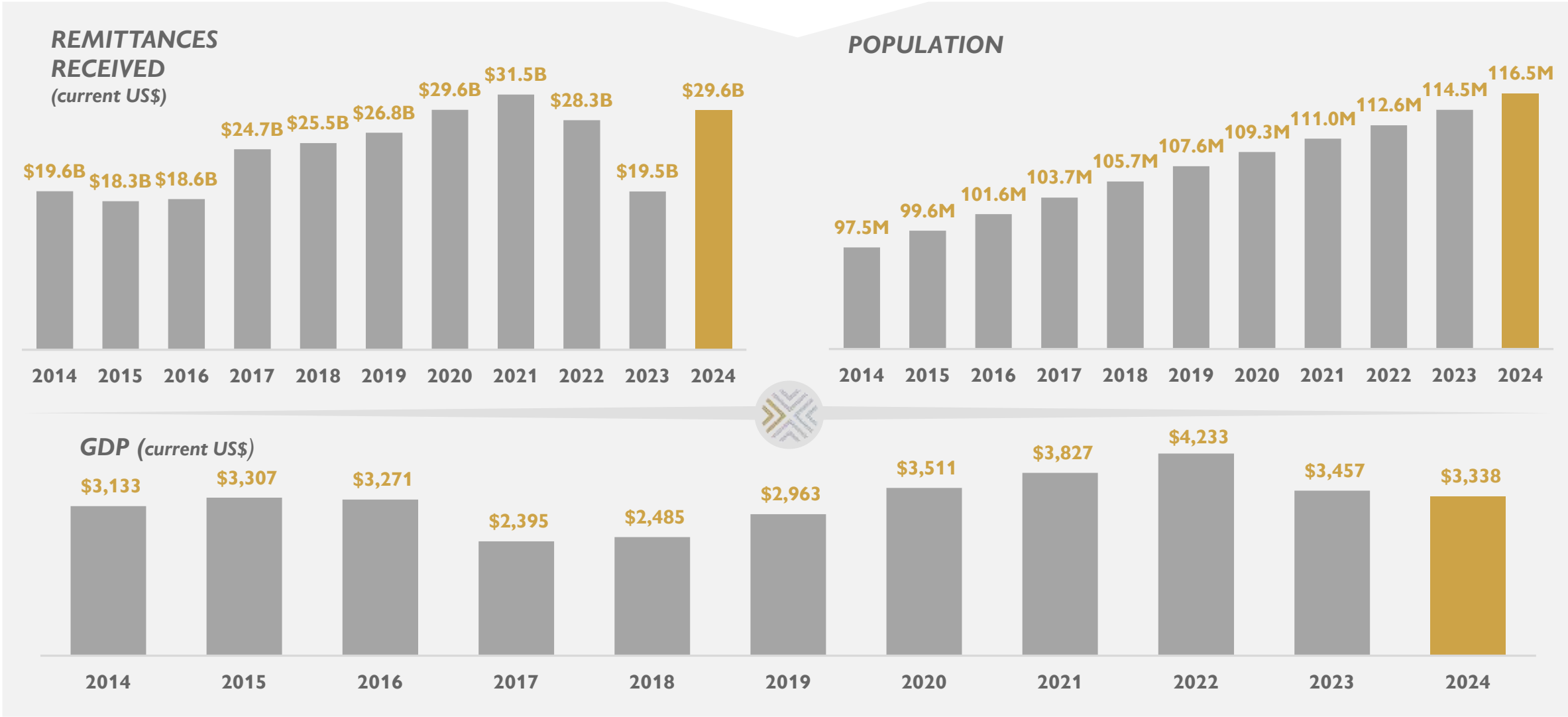
- *CAPMAS reports that the sector, including construction and building activity, accounts for nearly **12% of the employed population** aged 15 years and above.*

ORASCOM DEVELOPMENT

Sources: American Chamber of Commerce in Egypt, State of Information Service (SIS) by Egypt's Gov.

EGYPT MARKET STRONG DEMOGRAPHICS & ECONOMIC FUNDAMENTALS

Facts about the Egyptian Market



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Sources: World Bank.

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THANK YOU

