



Board of Directors' Activity Report

Pyramisa Hotels and Tourist Villages Company

For the period from 1/1/2026 to 30/6/2026

The following presents some of the Company's activities that have an impact on its performance and financial position

➤ Financial Performance of the Company During the Period

• First: Sale of Palm View Housing Units

The Palm View project comprises a total of 288 units divided among 12 buildings. The construction of all 288 units of the project has been completed, and approximately 95% have been sold.

Item	January 2026 to June 2026	January 2025 to June 2025
Number of units sold and delivered during the period	<u>5</u>	<u>5</u>
Profit from sale of units delivered during the period	<u>EGP 10.622 million</u>	<u>EGP 14.785 million</u>
Total project units delivered to date	<u>273</u>	<u>261</u>
Overall percentage of project units delivered as of 06/2026	<u>%94.79</u>	<u>%88</u>

• Second: Interest Income

Item	January 2026 to June 2026	January 2025 to June 2025
Interest income during the period	<u>EGP 3.490 million</u>	<u>EGP 2.937 million</u>

• Third: Hotel Operating Profits

The following statement presents the activity of the Company's hotels during the six months of 2026

In EGP million

	<u>Pyramisa Cairo</u>		<u>Pyramisa El Galaa</u>		<u>Pyramisa Sharm El Sheikh</u>	
	Jun-25	Jun-26	Jun-25	Jun-26	Jun-25	Jun-26
Total revenues for the period	63,892	67,665	138,048	143,639	403,493	494,005
Total expenses for the period	43,682	58,929	31,969	61,753	256,976	229,348
Gross operating profit	20,210	8,736	106,079	81,886	146,517	264,657

• Fourth: Bank Expenses





Bank expenses charged to the income statement as of 06/2026 amounted to EGP 16,797 compared with EGP 18,389 for the same period of the previous year

- **Fifth: Pyramisa Dubai Hotel**

Item	Jun-26	Jun-25
Net profit	EGP 12.426 million	EGP 28.786 million

➤ Some items of the Company's financial position at the end of the period

- **Sixth: Real Estate Housing Projects Under Construction**

Construction of two new buildings is in progress

In EGP million

Project	Cost at 06/2026	Cost at 12/2025
Construction of two free-housing buildings	14,362	14.277
Total	14,362	14.277

- **Seventh: Completed Real Estate Housing Units Inventory**

Project	Cost at 06/2026	Cost at 12/2025	Number of available or undelivered units
Palm View – Free Housing	15,260	20.346	15units
Total inventory value	15,260	20.346	

- **Eighth: Claude 9 Project**

The Company started constructing two hotels on Plot No. 5(A) in the Sahl Hasheesh area of Hurgada. The project consists of Claude 9 Hotel in addition to Elite Hotel. Total expenditure incurred on the project up to June 2026 amounted to EGP 830.078 million, compared with EGP 644.515 million in 2025

- **Ninth: Credit Balances in Favor of the Tax Authority**

In EGP million

Item	Balance at 06/2026	2025/12 Balance at
balances at the end Total of the period	89,992	152.81
Total	89,992	152.81





➤ Results of Operations

Pyramisa Hotels and Tourist Villages Company achieved a net profit after income tax and deferred tax up to June 2026 of EGP 173.655 million, compared with EGP .million for the same period of the previous year 213.664

The Company's statement of comprehensive income reported a profit up to June of EGP 173.655 million, compared with EGP 213.664 million for the same 2026 .period of the previous year

➤ Pyramisa Tourism Resorts Company (Sahl Hasheesh), a subsidiary in which the Company holds an 86.04% ownership interest

• Tenth: Projects Under Construction

The Bay View project is located on Plot No. 3.15-B in the Sahl Hasheesh area of Hurghada, with a total area of 45,042 square meters. Total expenditure incurred up to the end of June 2026 amounted to EGP 287.175 million, compared with EGP million at the end of 2025, financed through the Company's own funds. In 284.367 addition, the water games project, under a usufruct agreement with Pyramisa Hotels and Tourist Villages Company, had incurred EGP 300.737 million up to .June 2026, compared with EGP 293.572 million in the previous year

• Eleventh: Projects Under Construction

The The View Spa project had total expenditure of EGP 362.100 million up to June .compared with EGP 358.184 million in 2025 ,2026

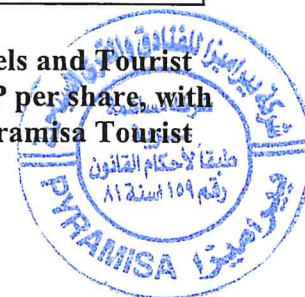
- The employees' residential land project had incurred EGP 9.908 million up .to June 2026

• Twelfth: Hotel Operations

Pyramisa Sahl Hasheesh Hotel and Flo Hotel achieved gross profits during the :period, as shown in the following statement

Item	Period from April 2026 to June 2026	Period from April 2025 to June 2025
Gross profit – Pyramisa Sahl Hasheesh Hotel	EGP 243.442 million	EGP 304.758 million
Gross profit – Flo Hotel	EGP 65.779 million	EGP 33.798 million

For your information: the purchase of treasury shares from Pyramisa Hotels and Tourist Villages Company, totaling 437,400 shares at a remaining price of 100 EGP per share, with a total value of 43,740,000, in accordance with the General Assembly of Pyramisa Tourist Resorts Company - Sahl Hasheesh, held on 11/8/2026..





The acquisition was effected pursuant to the resolutions adopted by the General Assembly of Pyramisa Sahl Hasheesh Resort at its meeting held on 11 August 2026.

- Thirteenth: Pyramisa Tourism Resorts Company – Luxor, a subsidiary in which the Company holds a 63.33% ownership interest

A limited partnership with capital of EGP 30 million. Pyramisa Hotels and Tourist Villages Company's share in the capital is EGP 19 million, of which EGP 5.066 million has been paid

The loss as of June 2026 amounted to EGP 3,026, compared with a loss of EGP .in June of the previous year 3,026

- Fourteenth: Pyramisa Tourism and Hotel Investment Company, a subsidiary in which the Company holds a 96.73% ownership interest

The company was placed under liquidation, and the liquidation period was extended for three years pursuant to the General Assembly resolution dated May .and the liquidation period was extended ,2024

The loss up to June 2026 amounted to EGP 3,026, compared with a loss of EGP .in June 2025 4,546

➤ :Results of Subsidiaries

Pyramisa Tourism Resorts Company – Sahl Hasheesh achieved a net profit of EGP million, compared with a profit of EGP 247.820 million for the same period 215.309 .of the previous year, after income tax and deferred tax

,Comprehensive income amounted to EGP 215.309 million for the period .compared with EGP 247.820 million for the same period of the previous year

:Consolidated Results of Operations

Pyramisa Hotels and Tourist Villages Company achieved consolidated net profits

,After taxes, up to June 2026, amounting to EGP 407.659 million compared with EGP 461.477 million for the same period of the .previous year

Comprehensive income amounted to EGP 407.659 million, compared .with EGP 461.477 million for the same period of the previous year

.Accordingly, the report presents the results of operations for June 2026

,With best regards

Magdy Mohamed Azab

Chairman of the Board



Issued on 13 / 8 / 2026