

Madinet Nasr Housing & Development Releases 1H2017 Results Posting Strong Revenue growth and over a Two-Fold Increase in Net Profit

MNHD records consolidated revenues of EGP 1,161.9 million in 1H2017, up 131.3% y-o-y, with bottom-line surging 246.1% y-o-y to EGP 509.6 million

Highlights from 1H 2017 Consolidated Financials

Revenues EGP 1,161.9 mn	Gross Profit EGP 792.6 mn	GP Margin 68.2%
EBIT EGP 637.3 mn	Net Income EGP 509.6 mn	Net Profit Margin 43.9%

Highlights from 1H 2017 Standalone Financials

Revenues EGP 1,044.8 mn	Gross Profit EGP 786.4 mn	GP Margin 75.3%
EBIT EGP 639.3 mn	Net Income 512.7 mn	Net Profit Margin 49.1%

Madinet Nasr Housing & Development (EGX: MNHD.CA, "MNHD"), a leading urban developer in Egypt, announced today its results for the six-month period ending 30 June 2017, reporting a net profit of EGP 509.6 million on revenues of EGP 1,161.9 million, up 246.1% y-o-y and yielding a 15 percentage-point expansion in net profit margin to 43.9%. On a quarterly basis, MNHD delivered revenue growth of 39.0% y-o-y in 2Q2017 to EGP 410.3, despite the quarter not witnessing any new launches.

On a standalone basis, revenues recorded a 191.3% y-o-y increase in 1H2017 to EGP 1,044.7 million, while net profit climbed 260.9% y-o-y to EGP 512.7 million. For the three-month period, revenues came in at EGP 354.4 million in 2Q2017, up 61.5% y-o-y and filtering to a net profit of EGP 106.5 million. Standalone financials exclude two contracting companies owned by MNHD.

Total contracted sales during the quarter recorded EGP 576.8 million in 2Q2017 versus EGP 286.6 million in the same period last year, while on a six-month basis contracted sales grew almost five-fold to EGP 2,409.4 million. It is worth noting that MNHD's contracted sales during the month of July of 2017 stood at EGP 210.0 million, bringing total year-to-date contracted sales to EGP 2,619.4 million. On the deliveries front, MNHD

delivered a total of 146 units in 1H2017 with the bulk being handed to clients during the second quarter of the year at 120 units, up 44.6% y-o-y.

“With almost EGP 2.5 billion in contracted sales during the first six months of 2017, MNHD is on a steady course to meeting its full-year targets,” said MNHD CEO Ahmed El Hitamy. “Heading into the second half of the year, we’re gearing up for yet another round of launches that will drive sales growth and capture pent-up demand for our benchmark properties. Meanwhile, MNHD continues to build on its long track record and solid brand equity with on-time and up-to-spec deliveries, meeting the expectations of both home buyers and real estate investors,” El Hitamy added.

MNHD continues to push forward with efforts to launch new phases at its **Taj City** development. Following the success witnessed in T-Zone, Taj City’s second phase that was sold out as of year-end 2016 after having generated c.EGP 2.4 billion in sales, MNHD is soon to announce the launch of T-Zone’s phase two. Overall, Taj City’s master plan will see the development boast an integrated urban community that enjoys vast green spaces within the heart of the city, offering both the conveniences of city life and the comforts of suburban living. Phase one of the 3.5mn sqm mixed-use, high-end development, Tag Sultan, was sold out during the third quarter of 2015, generating more than EGP 2.1 billion in sales since its December 2012 launch. Following the amendment of its master plan, the c.EGP 60 billion Taj City project will boast a wide variety of residential communities, office buildings, a medical center, hotels, restaurants, shopping malls, and other commercial ventures.

Meanwhile at MNHD’s 5.5 million sqm **SARAI** project — located in New Cairo in close proximity to the new administrative capital — the company continues to monetize this unique land plot booking a total of EGP 2.81 billion in contracted since its launch in November 2016. MNHD will continue to monetize this unique land plot with future launches as well as through its strategic alliances.

In total, MNHD has more than 8,000 units under development / design at five key projects in the Greater Cairo Area, offering exposure to a broad socioeconomic spectrum of consumers.

MNHD’s 2Q 2017 audited standalone and consolidated financial statements are now available for download on www.mnhd.com.

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Madinet Nasr Housing & Development (MNHD) is a leading Egyptian urban developer. Since inception, the company has initiated and completed a number of key developments, including the majority of the Nasr City district in the Greater Cairo Area, which covers an area of more than 40 million square meters and is home to 3 million people. MNHD’s land bank includes 3.5mn sqm in a prime location inside Cairo across from Cairo International Airport and 5.5mn sqm in a strategic location on the Suez Road. You can learn more about us on our website at mnhd.com.

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