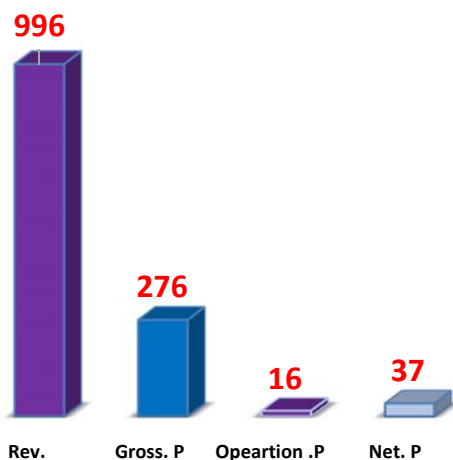




Porto Group achieves strong performance ending the year with EGP 996 Million consolidated revenues, EGP 2.4 Billion total sales and EGP 37 Million of Net Profit.

PORT.CA
On the Egyptian Exchange

Financial Result For 31-Dec.2015 mn EGP.



FY2015 Highlights

- **FY2015 Revenues** recorded EGP 996 Million.
- **Gross Profit** reached EGP 276 Million, with a Gross Profit Margin of 28%.
- **Operating Profit** reached EGP 16 Million, with Operating Profit Margin of 2 %.
- **Net Profit after Taxes and Minority Interest** reached EGP 37 Million, with a Net Profit Margin of 4%.
- **Total Assets** reached EGP 3.8 Billion as of December 31, 2015.
- **Bank Balances & Cash** amounted to EGP 586 Million.
- **Working Capital** as of December 31, 2015 amounted to EGP 192 Million.
- **Sales Contracts (Backlog)** reached EGP 5.2 Billion as of December 31, 2015.
- **Total Sales** reached EGP 2.4 Billion for FY2015

Porto Group (PORT.CA on EGX), the leading real estate developer, has released its consolidated financial results for the Financial Year that ended December 31, 2015 recording EGP 996 Million consolidated revenues. We have also achieved a Net Profit of EGP 37 Million with a Net Profit Margin of 4%.

Recent Developments:

- **Porto Group** S.A.E, the leading real estate developer in Egypt, was created in 2015 following the Spin-Off operation that took place on October 22, 2015 by **Amer Group** (the demerging company) in order to put emphasis on the real estate developing segment that showed strong performance and great success. Porto Group mainly focuses on developing real estate projects such as primary residential units in East and West of Cairo as well as second homes and commercial units. **Porto Group's** good performance enabled it to be a standalone public company that is traded on the Egyptian Exchange and that is exposed to a fair comparison with its real estate peers.
- In 2015, **Porto Group** was the third-most actively traded stock on the EGX30 index the volume shares and also ranked ninth in terms of turnover where stock trading 22-10-2015
- **Porto Group** Board of Directors approved a treasury stock buyback program of 125 Million shares at EGP 0.31 per share. The offered share price was 22.8% higher than the share closing price on January 18, 2015 and was calculated based on the average share price through the 10 previous trading sessions after adding a premium.



• Financial Performance

Managements' analysis of the Group's financial and operational performance follows, while [Porto Group's](#) full consolidated financial statements as of December 31, 2015 are presently available for download at [Portogroup.com](#).

ITEM		FY 15
Total Number of Units Sold	units	5,173
Units Sold	units	2,176
Total New Sales Value	EGP. Bt	2.4
Units Delivered	units	564
Revenues Recognized	EGP.Mn	996
Gross Profit	EGP.Mn	276
Gross Profit Margin	%	28
Operating Profit	EGP.Mn	16
Operating Profit Margin	%	2
Net Profit	EGP.Mn	37
Net Profit Margin	%	4

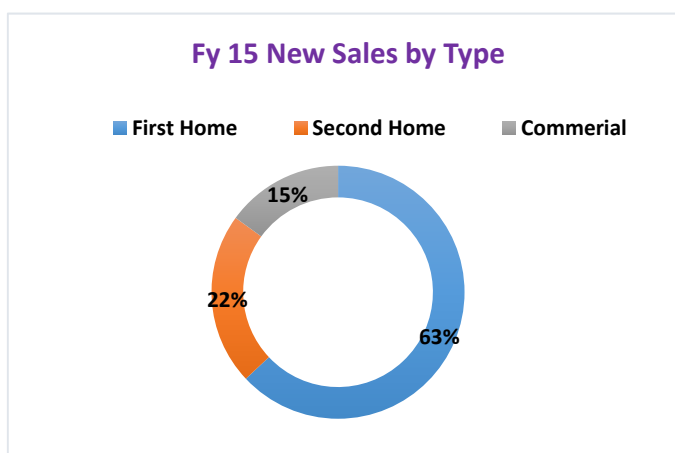
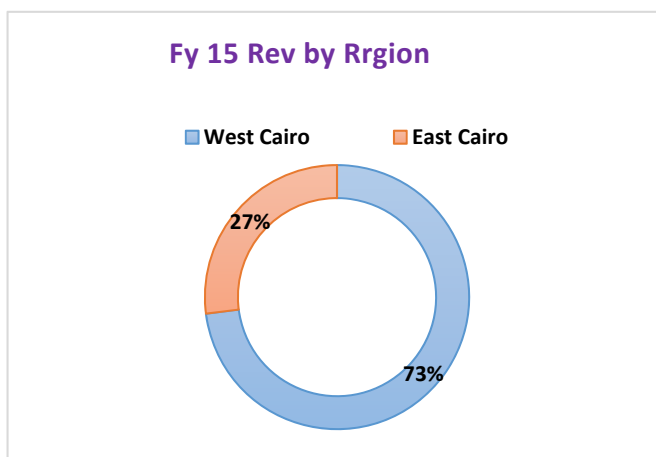
• Financial Performance

- [Porto Group](#) aims to achieve high quality of revenues through the sale of residential and commercial units in its various projects.
- [Porto Group](#) consolidated Revenues as of December 31, 2015 amounted to EGP 996 Million following an increased pace of deliveries across several of Porto Group's developments namely: Porto October (400 villas), Porto Cairo Mall (41 units), Porto Medical (114 units), Porto Villa (9 units). All of which makes a total delivery of 564 units in FY2015.
- Gross Profit recorded EGP 276 Million in FY2015 with a Gross Profit Margin of 28%.
- Operating Profit amounted to EGP 16 Million in FY2015 with 2 % Operating Profit Margin, driven by an increase in General and Administrative expenses which reached EGP 73 Million in December 31, 2015 as well as an increase in Selling and Marketing expenses that reached EGP 183 Million.
- It led the boost in sales during FY 2015 2.4 billion Egyptian pounds to increase the proportion of marketing and advertising expenses, and that was based applied accounting standards real estate revenues are only recognized upon units delivery, which explains the 37 Mn EGP.net profit that were only achieved as of FY 2015.
- Porto Developments located in Cairo West accounts for 73% of FY2015 total revenues with EGP 698 Million whereas those located in Cairo East accounts for 27% of total revenues with EGP 257 Million.
- Bank Balances and Cash reached EGP 586 Million in December 31, 2015, which reflects the Group's robust operational performance.
- Land liabilities reached EGP 153 Million as of December 31, 2015 out of which EGP 110 Million and EGP 43 Million are respectively related to Porto October and Porto New Cairo lands.
-



Operational Performance:-

- **Porto Group** Management achieved new Real Estate sales of 2,176 units in FY2015 with Real Estate sales amount of EGP 2.4 Billion, where the First Home Communities contributed to 63% of the total sales, the Second Home Communities contributes to 22% and finally the commercial projects contributed to 15%.
- **Porto Group** will operate primarily as a leading real estate developer. It will conceive, market, manage off-plan sales and construct Porto-branded communities in Egypt and abroad.
- **Porto Group** will be a co-developer alongside **Amer Group** of currently un-developed Porto-branded communities including Golf Porto Marina, Golf Porto Sokhna, Porto Matrouh and Porto Heliopolis based on a revenue sharing agreement equivalent to 20%, 20%, 20% and 40% respectively.
- **Porto Group** will be the sole real estate developer for future Porto-branded developments in the Middle East and the whole world.



Looking Ahead

- **Porto Group** is planning a pre-sales launch of different projects in 2016. **Porto Group** new developments include “Porto Pyramids” that will be built on 102 K SQM in Cairo West, with projected BUA of 175 K SQM, which will ultimately include a five-star Porto Hotel as well as residential and commercial units. Porto Pyramids is also under a revenue sharing agreement equivalent to 19% of sales with the land owner.
- Moreover, **Porto Group** is planning a pre-sales launch of “Porto Heliopolis” in H1-2016. Porto Heliopolis is a 26 K SQM development that will include residential and serviced apartments in Heliopolis neighborhood and is currently under a revenue sharing agreement equivalent to 40% of sales with Amer Group, the current owner of Porto Heliopolis land.

FY2015 Earnings Release

Cairo, Egypt | 17 February 2016



- Porto Group Income Statement or FY15

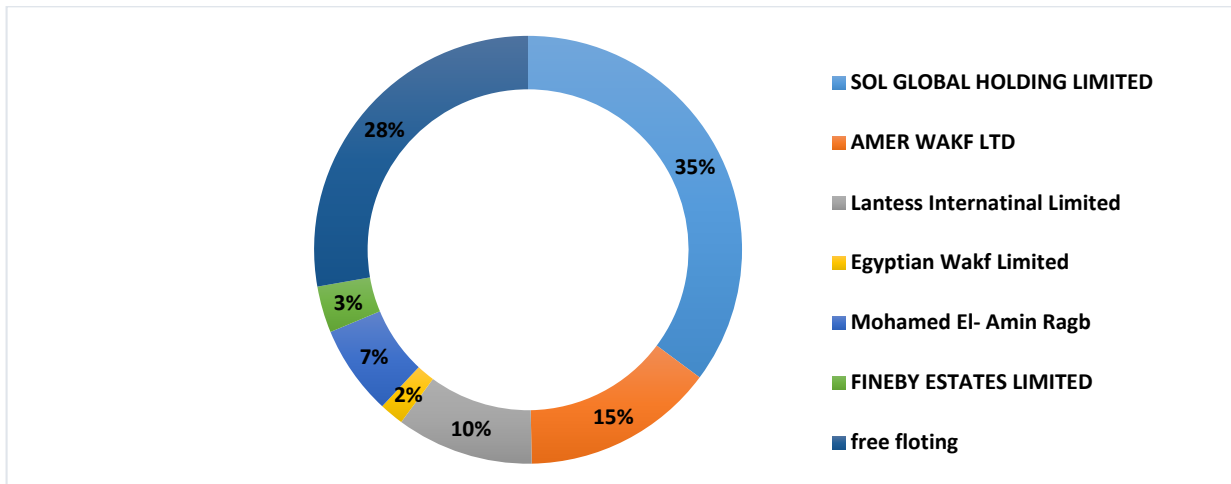
Item (EGP)	FY 15	%
Revenue	996,354,987	100
Cost of Revenue	(719,870,026)	-72.3
Gross Profit	276,484,961	27.7
Selling and Marketing Exp.	(182,855,949)	-18.4
General and Admin Exp.	(73,012,251)	-7.3
Other Income	13,315,819	1.3
Other Operating Exp.	(17,484,847)	-1.8
Operating Profit	16,447,733	1.7
Interest Income	45,165,202	4.5
Finance Cost	(3,374,042)	-0.3
FX Gain (Loss)	14,252,919	1.4
Profit for the Year Before Tax	72,491,812	7.3
Income Tax	(35,233,324)	-3.5
Profit for the Year	37,258,488	4

- Porto Group Balance Sheet for FY-2015

Item (EGP)	FY 15	%
Total Non-current Assets	364,910,726	9.6
Total Current Assets	3,433,092,472	90.4
Total Assets	3,798,003,198	100
Total Current Liabilities	3,240,704,624	85.3
Working Capital	192,387,848	
Total Equity	550,374,278	14.49



Shareholder Structure FY2015:-



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About Porto Group

Porto Group S.A.E, the leading real estate developer in Egypt, was created in 2015 following the Spin-Off operation that took place on October 22, 2015 by Amer Group (the demerging company) in order to put emphasis on the real estate developing segment that showed strong performance and great success. Porto Group mainly focuses on developing real estate projects such as primary residential units in East and West of Cairo as well as second homes and commercial units

Disclaimer

Statements contained in this document that are not historical facts are based on current expectations, estimates, projections, opinions and beliefs of Porto Group. Such statements involve known and unknown risks, uncertainties and other factors; undue reliance should not be placed thereon, Certain information contained herein constitutes "targets" or "forward-looking statements" which can be identified by the use of forward-looking terminology such as "may", "will", "seek", "should", "expect", "anticipate", "project", "estimate", "intend", "continue" or "believe" or the negatives thereof or other variations thereon or comparable terminology. Actual events or results or the actual performance of Amer Group may differ materially from those reflected or contemplated in such targets or forward-looking statements. The performance of Porto Group is subject to risks and uncertainties.