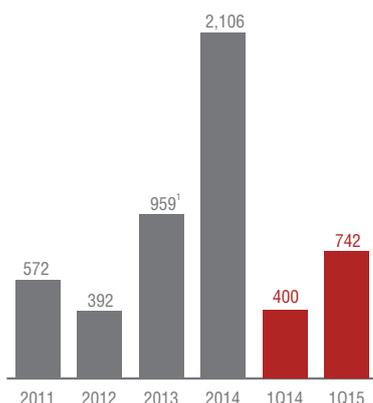


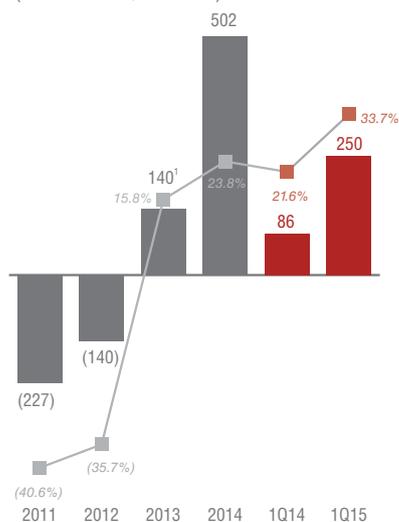
Revenues

(2011 - 2015, EGP mn)



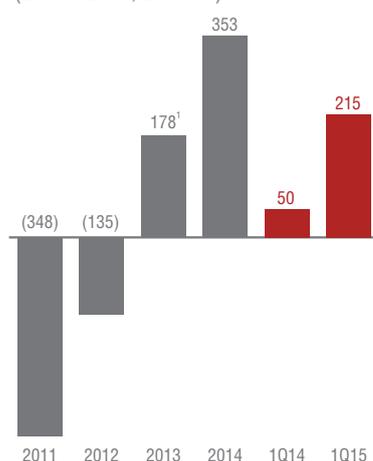
EBITDA & EBITDA Margin

(2011 - 2015, EGP mn)



Net Profit after Minority Interest

(2011 - 2015, EGP mn)



1Q 2015 HIGHLIGHTS

- Revenue grew 85% YoY to reach EGP 742 million, driven by the increase in sales of standalone units and improvements in construction revenue
- Gross Profit marked a 168% YoY improvement to EGP 330 million, alongside a 14 percentage point increase in Gross Profit Margin to 44.5%
- EBITDA increased 190% YoY to EGP 250 million
- Net Profit after Minority Interest increased 332% YoY to EGP 215 million
- Gross sales (reservations) increased 75% YoY to EGP 1.4 billion, driven by strong pre-sales in West Cairo and East Cairo projects as well as on the North Coast
- Contracted sales increased 101% YoY to EGP 1.2 billion

Cairo / London (April 28, 2015) — Palm Hills Developments S.A.E. (“PHD” or “the Company”) (EGX: PHDC.CA, LSE: PHDC.LI), a leading real estate developer in Egypt, announces its consolidated financial and operating results for the quarter ending 31 March 2015.

Yasseen Mansour, Chairman Comments:

In the first quarter of 2015 we continued our focus on enhancing the Company’s financial performance while also maintaining the quality for which we are well-known. These efforts were complemented by our successful sales strategy and marketing campaigns to boost performance across all projects.

During the quarter, the Company incurred construction costs of EGP 428 million and spent EGP 105 million on land payables. Efforts to expand our product portfolio and increase recurring revenue are an ongoing management focus, as we firmly believe that these are key to the long-term health of our Company and the creation of shareholder value.

During Egypt’s Economic Development Conference held in March 2015, the Company signed two Memorandums of Understanding (“MOUs”) with the objective of expanding our presence and projects portfolio in Egypt. A consortium led by PHD and Aabar Investment PJSC signed an MOU with the Egyptian Ministry of Housing, Utilities & Urban Communities (“the Ministry”) for the exclusive co-development of an integrated community in 6th of October over a total area of 10,000 feddans. PHD signed another MOU with the Ministry for the exclusive co-development of an integrated project in East Cairo over a total area of 500 feddans.

The MOUs give the Company an exclusivity to finalize the definitive co-development agreements with the Egyptian government. Furthermore, during the quarter, the Company signed an MOU with Medinet Nasr Housing & Development (“MNHD”) for the co-development of 103 feddans in East Cairo into an integrated mixed-use project through a revenue sharing scheme.

¹ 2013 revenues and profits exclude the sale of the Village Mall for consideration of EGP 240 mn and EGP 52 mn respectively.

1Q 2015 Earnings Release



Revenue amounted to EGP 742 million for the quarter, driven by the increase in sales of standalone units and improvements in construction revenue. EBITDA marked an increase of 190% YoY to reach EGP 250 million with an EBITDA margin of 33.7%. Net Profit after Minority Interest stood at EGP 215 million, supported by strong growth in the top line alongside effective cost management and lower finance costs.

Key Financial Indicators

EGP Million	1Q15	1Q14	Change
Revenue ²	742	400	85%
Gross Profit	330	123	168%
Gross Profit Margin	44.5%	30.7%	13.8pp
EBITDA	250	86	190%
EBITDA Margin	33.7%	21.6%	12pp
Net Profit after Minority Interest	215	50	332%
Gross Sales (Reservations)	1,358	775	75%
Contracted Sales	1,193	593	101%

Financial Review

Revenue (net recognized sales)² marked an increase of 85% YoY in 1Q 2015, reaching EGP 742 million, supported by the increase in sales of standalone units and increased pace of construction and deliveries across all of the Company's projects. On a project-by-project basis, the Katameya, Golf Views, Golf Extension and Woodville projects accounted for 57% of Revenue. Management also attributes revenue growth to an uptake in construction revenue from the Hacienda White I, Hacienda Bay, and Casa projects.

Gross Profit amounted to EGP 330 million, an increase of 168% YoY, supported by the increase in average selling price per square meter when compared to the YoY change in land and construction costs. Gross Profit Margin stood at 44.5%, an increase of 13.8pp.

Selling, General & Administrative expenses ("SG&A") increased to EGP 91 million in the quarter driven by the increase in sales commissions and marketing expenses associated with the Company's ongoing successful marketing campaigns. SG&A to Gross Sales only increased 1.2pp YoY to 6.7%.

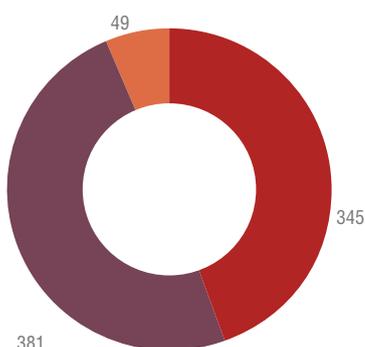
EBITDA increased 190% YoY to EGP 250 million, translating to an EBITDA Margin of 33.7%.

Net Profit after Minority Interest stood at EGP 215 million, supported by strong growth in the top line alongside effective cost management and lower finance cost.

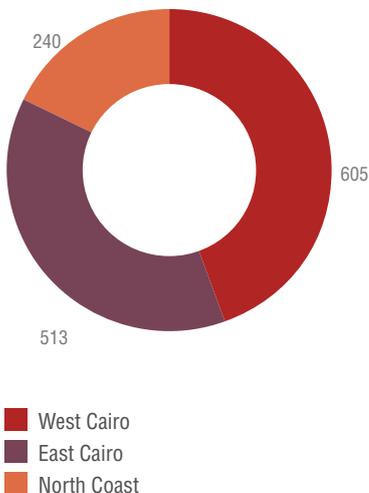
Net Debt for the first quarter of 2015 amounted to EGP 1.6 billion in comparison to EGP 1.5 billion at end of 2014. Net Debt / EBITDA³ stood at 1.6x, down from 2.9x by year end 2014, supported by EBITDA growth in 1Q 2015 alongside improvements in the Company's cash position.

² PHD recognizes revenue from the sale of land for villas and townhouses upon signature of contracts. Revenue from construction is recognized on a "percentage completion" basis, with a minimum threshold of 100%. Revenues from apartments and multi-tenant buildings are recognized only upon delivery. As a result, the total revenue figure on the Income Statement during a period does not reflect reservations or construction revenues from villas and townhouses less than 100% completed or revenues from any apartment unit that has not been delivered to the client.

1Q 2014 Gross Sales by Region
(Reservations, EGP mn)



1Q 2015 Gross Sales by Region
(Reservations, EGP mn)

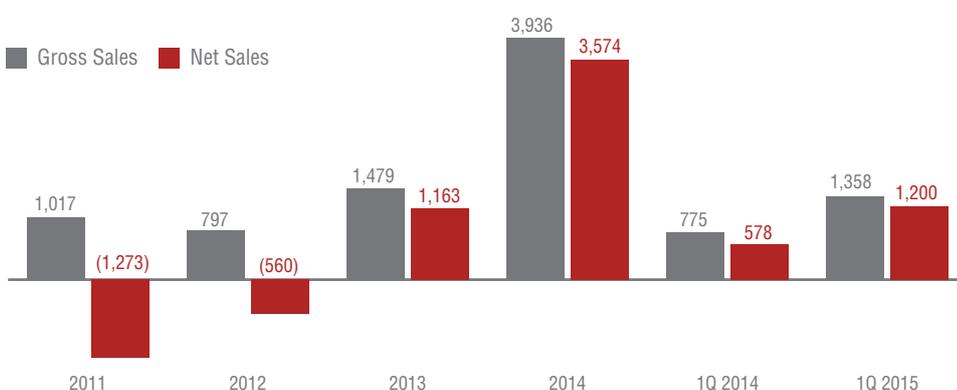


Operational Review

Continued Healthy Sales Momentum

Gross Sales (Reservations), which are not yet recognized as revenue, grew 75% YoY to EGP 1.4 billion. Total number of units sold stood at 428 units compared to 338 units in the same period last year, mainly driven by the increase in sales of units in West Cairo and North Coast, where Palm Parks, Palm Hills Katameya and Hacienda Bay witnessed YoY increases of 119%, 1366% and 650% respectively in number of units sold.

Reported Gross & Net Sales
(2011 - 2015, EGP mn)



This outstanding growth is attributable to a number of factors, most prominent of which is robust consumer confidence in the Company's brand and the uptake in construction activities throughout the Company's projects.

Outlook

The Company's management expects a robust performance for the upcoming financial periods. PHD is currently pursuing the aforementioned MOUs signed with both the Ministry of Housing and MNHD, whereas binding final contracts are expected to be finalized and signed during 2015; the Company also expects to finalize master layouts, obtain ministerial decrees, launch sales, and commence the development phase for some of these projects during 2015 and 2016.

The Company is also planning to enhance its recurring income portfolio, where the ongoing development of commercial projects has seen the Company successfully finalize more than 95% of construction activities related to Street 88 community mall, a 300-meter-long strip mall serving the Palm Hills October development, which will house basic community amenities including a polyclinic center. The mall is expected to become operational during 3Q 2015. Construction activities of phase 8 office building and Village Gate commercial malls are progressing as planned, and should be operational early 2016. Furthermore, the Company is undertaking vigorous renovation and restructuring initiatives with regards to Palm Club October, which shall include world-quality spa facilities.

The Company's consolidated financial statements for the period ending March 31, 2015, prepared in accordance with Egyptian Accounting Standards ('EAS'), are available for download. Please visit the company's website: www.palmhillsdevelopments.com.

³ Net Debt/EBITDA is calculated for the annualized figures for the three month ending March 31, 2015.


Palm Hills Development Consolidated Income Statement
 (Egyptian Accounting Standards)

EGP	1Q15	1Q14	Change
Revenues	741,823,932	400,402,208	85%
Cost of revenues	(411,698,416)	(277,419,421)	48.4%
Gross profit	330,125,516	122,982,787	168%
<i>Margin %</i>	<i>44.5%</i>	<i>30.7%</i>	<i>13.8 pp</i>
General administrative, selling and marketing expenses	(91,008,797)	(43,033,437)	111%
Other revenues	10,996,682	6,435,786	71%
EBITDA	250,113,401	86,385,136	190%
<i>EBITDA Margin %</i>	<i>33.7%</i>	<i>21.6%</i>	<i>12.1 pp</i>
Administrative depreciation	(2,073,861)	(2,443,526)	(15%)
Operating Profit	248,039,540	83,941,610	195%
Less:			
Interest expenses – amortization of discount on land liability	(3,129,498)	(6,946,133)	(55%)
Finance costs & interests	(2,867,947)	(13,812,287)	(79%)
Interest on land purchase liabilities	(48,572,016)	(36,785,280)	32%
Total Expenses	(54,569,461)	(57,543,700)	(5.2%)
Add:			
Palm Hills Club Operating profit (loss)	1,400,714	(1,292,239)	NA
Gains on investments in fair value through profit or loss	1,214,744	1,343,272	(10%)
Interest income – amortization of discount on notes receivables	23,049,514	34,062,533	(32%)
Interest income	75,718	181,785	(58%)
Total Revenues	25,740,690	34,295,351	(25%)
Net Profit Before Income Tax	219,210,769	60,693,261	261%
Income tax expense	(1,186,049)	-	-
Deferred tax	(60,000)	(60,000)	-
Net Profit after Tax	217,964,720	60,633,261	259%
Non-controlling interest	(3,264,093)	(10,910,198)	(70%)
Net Profit after Tax & Minority Interest	214,700,627	49,723,063	332%
<i>Margin %</i>	<i>28.9%</i>	<i>12.4%</i>	<i>16.5 pp</i>


Palm Hills Development Consolidated Balance Sheet

(Egyptian Accounting Standards)

EGP	31-March-15	31-Dec-14
Long-term Assets		
Investments in associates	76,053,354	77,163,454
Investment property	1,085,976,898	1,085,976,898
Held to maturity investments	20,323,841	19,657,226
Notes receivable long term	3,247,023,446	2,660,382,446
Projects under construction	857,091,271	857,379,279
Advance payments for investments acquisition	204,110,633	204,110,633
Fixed assets (net)	312,016,514	312,468,739
Deferred tax asset	3,861,616	3,998,815
Other long term assets	1,390,734	1,390,734
Total long term assets	5,807,848,307	5,222,528,224
Current Assets		
Works in process	6,306,434,131	6,074,901,015
Cash and cash equivalents	296,337,049	194,949,064
Notes receivable short term	1,759,916,419	1,571,753,888
Investments at fair value through profit and loss	60,325,109	56,856,080
Accounts receivable	1,003,305,765	1,121,983,423
Suppliers - advance payments	424,487,563	373,201,558
Debtors and other debit balances	143,272,157	116,796,819
Due from related parties	123,499,353	105,748,551
Total current assets	10,117,577,546	9,616,190,398
Total Assets	15,925,425,853	14,838,718,622
Current Liabilities		
Banks - credit balances	57,170,345	39,197,560
Advances from customers	5,560,763,379	5,001,684,303
Completion of infrastructure liabilities	97,437,453	133,837,879
Provisions	8,991,810	9,063,024
Current portion land purchase liabilities	259,978,403	216,568,788
Due to related parties	621,653,603	646,313,369
Investment purchase liabilities	44,256,746	44,256,746
Notes payable short term	802,299,106	805,227,757
Current portion of term loans	199,781,000	174,410,000
Suppliers & contractors	530,904,007	405,055,090
Income tax payable	84,835,405	83,978,776
Creditors & other credit balances	460,548,306	410,672,236
Total current liabilities	8,728,619,562	7,970,265,528
Working capital	1,388,957,984	1,645,924,870
Total investment	7,196,806,291	6,868,453,094
<i>Financed as follows:</i>		
Shareholders' Equity		
Share capital	2,696,640,000	2,696,640,000
Legal reserve	567,561,718	566,469,569
Special reserve	524,212,885	524,212,885
Retained deficit	24,446,797	(272,361,289)
Net profit for the period	214,700,627	353,290,475
Equity attributable to equity holders of the parent	4,027,562,027	3,868,251,640
Non-controlling interest	256,623,365	255,951,133
Total shareholders' equity	4,284,185,392	4,124,202,773
Long-term Liabilities		
Land purchase liabilities	408,687,261	350,433,822
Notes payable long term	402,564,466	536,510,993
Other long term liabilities – residents' association	422,059,132	395,362,285
Loans	1,679,310,040	1,461,943,221
Total long term liabilities	2,912,620,899	2,744,250,321
Total equity and non-current liabilities	7,196,806,291	6,868,453,094

About Palm Hills Developments

Palm Hills Developments, a leading real estate developer in Egypt, is a joint stock company established in 1997. Palm Hills develops new urban communities and enjoys a land bank of more than 23 million square meters as well as investments in Egypt and Saudi Arabia. Palm Hills' strategy has enabled it to successfully shift from a single project company to become one of the most important and largest real estate developers in the Egyptian market, with 18 projects extending across the country. PHD is traded on the Egyptian Stock Exchange under the symbol (PHDC.CA), and on the London Stock Exchange, its GDRs are traded under the symbol (PHDC.LI). For more information visit: www.palmhillsdevelopments.com/

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Disclaimer

This presentation contains statements that could be construed as forward looking. These statements appear in a number of places in this presentation and include statements regarding the intent, belief or current expectations of the number of units to be delivered, construction spending, projects' timelines and estimates regarding future growth of the business, financial results and other aspects of the activity and situation relating to the Company. Such forward looking statements are no guarantees of future performance and involve risks and uncertainties, and actual results may differ materially from those in the forward looking statements as a result of various factors. You are cautioned not to place undue reliance on those forward looking statements, which speak only as of the date of this presentation, which is not intended to reflect Palm Hills Developments business or acquisition strategy or the occurrence of unanticipated events.