

Bonyan Strengthens Its Grade-A Office Portfolio with The Delivery of Its 6,888 SQM Golden Gate Building A5

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Bonyan for Development and Trade ("**BONY.CA**"), Egypt's leading independent real estate platform is pleased to announce the successful delivery of **Building A5**, Strategically located on South 90 Street, directly opposite the American University in Cairo (AUC). Acquired off-plan in November 2023, the building's handover marks Bonyan's **ninth operational asset**, underscoring the company's disciplined execution and consistent growth trajectory. Ahead of the scheduled delivery, Bonyan entered advanced negotiations with several leading multinational companies for the full lease of Building A5, affirming the market's confidence in the asset's quality and long-term value.

Building A5 has been granted the prestigious **EDGE Advanced Preliminary Certificate**, recognizing its commitment to sustainability and environmentally conscious construction practices. The building forms part of the Golden Gate mixed-use development by REDCON Properties, with integrated premium retail, entertainment and office space. Spanning **6,888 SQM** of gross leasable area (GLA), the **green-certified** asset is tailored to meet the requirements for multinational tenants.

The delivery of Building A5 marks another milestone in Bonyan's strategy to acquire and operate prime real estate assets, strengthening the company's ability to continuously generate recurring income, while reinforcing its market position as a leading player in Egypt's real estate market. With the handover officially complete, **A5** will now be recognized on Bonyan's balance sheet, further solidifying its asset base and supporting long-term value creation.

CEO's Comment

"The delivery of Golden Gate Building is yet another key milestone in our real estate portfolio and reinforces our commitment to acquiring and operating premium, income generating Grade-A assets in prime locations. Each addition to our portfolio strengthens our recurring revenue base and reflects our disciplined execution across market cycles. With a strong pipeline and supportive market fundamentals, we remain focused on sustainable growth and long-term value creation for our shareholders."

Tarek Abdelrahman

—Ends—

About Bonyan

Bonyan (“Bonyan” or the “Company”) is a pioneering, independent real estate investment firm dedicated to creating value through the strategic acquisition and active management of commercial assets. The company offers an effective and efficient investment solution for institutions and individuals seeking exposure to the Egyptian real estate market. By providing access to a diversified, professionally managed real estate portfolio, Bonyan enhances the benefits of real estate investment while mitigating associated risks.

Bonyan generates robust returns for its investors through a combination of inflation-hedged capital appreciation and consistent rental income, leasing to multinational and leading local tenants. With a steadfast focus on excellence, Bonyan continues to build a strong foundation for sustainable growth in the real estate market.

Forward looking Statements

This announcement contains statements about future events and expectations that are forward-looking within the meaning of Section 27A of the U.S. Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the U.S. Securities Exchange Act of 1934, as amended. Such estimates and forward-looking statements are based on current expectations and projections of future events and trends, which affect or may affect the Company. Words such as “believe,” “anticipate,” “plan,” “expect,” “target,” “estimate,” “project,” “predict,” “forecast,” “guideline,” “should,” “aim,” “continue,” “could,” “guidance,” “may,” “potential” and “will,” as well as similar expressions and the negative of such expressions are intended to identify forward-looking statements, but are not the exclusive means of identifying these statements. These forward-looking statements are subject to numerous risks and uncertainties and there are important factors that could cause actual results to differ materially from those in forward-looking statements, certain of which are beyond the control of the Company. No person has any responsibility to update or revise any forward-looking statement based on the occurrence of future events, the receipt of new information, or otherwise.

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