

السادة/ البورصة المصرية- ادارة الافصاح

تحية طيبة وبعد،،،

نتشرف أن نرفق لسيادتكم بيان من شركة كونكريت فاشون جروب للاستثمارات التجارية والصناعية ش.م.م بخصوص نتائج اعمال الشركة عن الفترة المنتهية في 31 مارس 2026

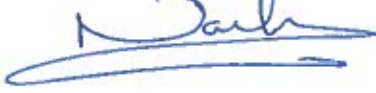
وذلك التزاما منا بتطبيق قواعد الافصاح والشفافية

وتفضلوا بقبول فائق الاحترام،،،

شركة كونكريت فاشون جروب للاستثمارات التجارية والصناعية

مدير علاقات المستثمرين

نورمان زعزوع





CONCRETE

FASHION GROUP



Concrete Fashion Group

Q1 2026

Earnings Report

## Concrete Fashion Group Reports Q1 2026 Results

*The Group delivered a solid start to the first quarter of the financial year ending 31 December 2026, achieving consolidated Net Sales of USD 40.4 million, representing a 21.7% y-o-y increase despite a challenging political and macroeconomic environment. Consolidated net profit reported USD 1.5 million, profitability was pressured with higher cost of goods sold during the period, it is worth highlighting that profitability of Q1 2025 included one-off capital gain of USD 1.8 million. Meanwhile, CFG remains focused on maximizing shareholder value by strengthening the resilience and adaptability of its business model, expanding retail footprint, while reinforcing its positioning within global supply chains to capture emerging opportunities.*

**Cairo, Egypt | 15 June 2026**

Concrete Fashion Group for Commercial and Industrial Investments S.A.E (“Concrete Fashion Group” or “CFG” or the “Group”), Egypt’s leading luxury apparel manufacturer, retailer, and exporter, announced today its audited financial statements and operational results for the financial period ending 31 March 2026 (Q1 2026). During Q1 2026, the Group achieved consolidated net sales of USD 40.4 million, up 21.7% y-o-y compared to USD 33.2 million in Q1 2025, primarily driven by strong export activity despite a challenging operating environment. Further down the income statement, the Group reported consolidated EBITDA of USD 7.4 million and a margin of 18.3%, compared to USD 9.4 million and a margin of 28.3% during last year, the EBITDA was weighted down by the impact of the inclusion of USD 1.8 million one-off capital gain booked in the previous year. CFG has also witnessed cost pressures, on the back of higher labor costs of 32.8% y-o-y, since the implementation of minimum wages occurred during Q2 2025, alongside an increase in the industrial expenses and transportation costs on the back of an increase in all utility prices y-o-y. Adding to that cost of goods sold was impacted by changes in pricing dynamics. Consolidated net profit for Q1 2026 came in at USD 1.5 million, with a margin of 3.7% compared to USD 3.3 million and a margin of 9.9% in Q1 2025 affected by higher net financing costs on the back of FX losses during the period, as a result of the devaluation of EGP against USD during March 2026 impacting closing exchange rates used on translating EGP balances as of 31 March 2026.

| Summary Income Statement (USD mn) | Q1 2026     | Q1 2025 <sup>1</sup> | Change        |
|-----------------------------------|-------------|----------------------|---------------|
| <b>Net Sales</b>                  | <b>40.4</b> | <b>33.2</b>          | <b>21.7%</b>  |
| Cost of Goods Sold                | (28.5)      | (21.9)               | 30.2%         |
| <b>EBITDA<sup>2</sup></b>         | <b>7.4</b>  | <b>9.4</b>           | <b>-21.4%</b> |
| EBITDA Margin (%)                 | 18.3%       | 28.3%                | -10.0 pts.    |
| <b>Operating Profit</b>           | <b>5.9</b>  | <b>8.2</b>           | <b>-27.5%</b> |
| Operating Profit Margin (%)       | 14.7%       | 24.7%                | -10.0 pts.    |
| <b>Net Profit</b>                 | <b>1.5</b>  | <b>3.3</b>           | <b>-54.4%</b> |
| Net Profit Margin (%)             | 3.7%        | 9.9%                 | -6.2 pts.     |

### Key Highlights

- **Consolidated Net Sales** for Q1 2026 reached USD 40.4 million, up 21.7% compared to USD 33.2 million in Q1 2025.

<sup>1</sup> It is worth highlighting that the results of Q1 2025 including capital gain of USD 1.8 million.

<sup>2</sup> EBITDA is calculated as operating profit for the year plus depreciation, amortization, provisions, and expected credit losses (ECL).

- CFG's **manufacturing segment**, which includes results from the Group's suits and jackets manufacturing business unit Swiss Garments Company S.A.E. (SGC), its trousers manufacturing business unit Swiss Cotton Garments Company S.A.E. (SCGC) and its shirts manufacturing business unit Cristall for Making Shirts S.A.E. (Cristall) delivered a strong performance during the quarter, recording consolidated net sales of USD 34.6 million, up 30.2% y-o-y compared to USD 26.6 million in Q1 2025. This robust growth was supported by a notable increase in volumes sold by 23.8% y-o-y, reflecting the Group's strength of expanding relationships with its clients, commitment to quality, and ability to capitalize on Egypt's growing attractiveness as a competitive export hub for the garment industry.
- Meanwhile, the **retail segment**, which includes results from Concrete for Ready Made Garments S.A.E, Euromed for Trading and Marketing S.A.E and Concrete International Trading L.L.C U.A.E, generated consolidated<sup>3</sup> net sales of USD 5.7 million, a 13.1% y-o-y decrease from USD 6.6 million recorded during Q1 2025. This decline was primarily driven by lower customers' purchasing power, coupled with unfavorable weather conditions, especially in February 2026 on the back of a heat wave leading to a drop of 37% in sales during the month and that weighed on demand for winter products and resulted in softer-than-expected seasonal sales.
- Consolidated **EBITDA** recorded USD 7.4 million in Q1 2026 with an EBITDA margin of 18.3%, compared to EBITDA of USD 9.4 million with an associated margin of 28.3% y-o-y. EBITDA performance was impacted with the inclusion of a USD 1.8 million one-off capital gain in the previous year, alongside increased cost pressures during the period. These were primarily driven by a 32.8% y-o-y increase in labor costs since the implementation of the minimum wage adjustments occurred during Q2 2025. This is in addition to an increase in the industrial expenses and transportation costs on the back of the increase in all utility prices y-o-y. COGS was also weighed down by changes in pricing dynamics including higher customer discounts and a more competitive pricing strategy on the back of lower customers' purchasing power. It is worth noting that restated EBITDA after excluding the USD 1.8 million one-off capital gain indicates a stronger performance, recording USD 7.4 million during Q1 2026 compared to USD 7.6 million during Q1 2025.
- Consolidated **Operating Profit** reached USD 5.9 million in Q1 2026, with an operating profit margin of 14.7% compared to USD 8.2 million with associated margin of 24.7% during Q1 2025.
- **Net Financing Costs** increased by 6.2% y-o-y to record USD 4.3 million in Q1 2026, versus USD 4.1 million in Q1 2025. This came despite a 15.6% decline in interest expenses, as higher foreign exchange losses—primarily resulting from the devaluation of EGP against USD during March 2026 which had an impact on closing exchange rates used on translating EGP accounts as of 31 March 2026.
- The Group reported Consolidated **Net Profit** of USD 1.5 million in Q1 2026 versus USD 3.3 million during Q1 2025, recording margins of 3.7% and 9.9%, respectively. It is worth highlighting that restated Net Profit after excluding USD 1.8 million one-off capital gain, recorded USD 1.5 million compared to USD 1.9 million down 0.4 million, while Q1 2026 Net Profit was impacted by FX losses of USD 1.0 million.

<sup>3</sup> Consolidated results exclude intercompany transactions for the year.

## Management Comment

Dear shareholders,

As we enter 2026, following a year characterized by significant macroeconomic headwinds, the Group started the year delivering strong top-line performance with noticeable revenue growth recording consolidated net sales of USD 40.4 million, up 21.7% y-o-y, primarily driven by the export manufacturing segment reflecting the effectiveness of investments made in recent years to enhance product quality, and expand operational capabilities.

This performance underscores sustained demand across key markets. While revenue growth remained robust, profitability slowed down reflecting both increased cost pressures during the quarter and the inclusion of one-off capital gain booked in the previous year. As a result, consolidated EBITDA recorded USD 7.4 million in Q1 2026 compared to USD 9.4 million in Q1 2025. Meanwhile, net profit reached USD 1.5 million compared to USD 3.3 million in Q1 2025.

The Group's export manufacturing segment delivered a strong performance in Q1 2026, with net sales increasing by 30.2%, primarily driven by robust export activity resulting in a 23.8% growth in volumes sold, reflecting the strength of long-standing partnerships and sustaining confidence in the Group's product quality, reliability, and execution capabilities.

During the quarter, the segment maintained solid engagement with its core client base and continued to benefit from steady order flows across key international markets, reinforcing its position within global supply chains. Despite logistics and operation cost-intensive environment the segment demonstrated notable operational resilience, supported by improved production efficiency and disciplined overheads cost management.

During the quarter, the Group's retail segment operated within a challenging consumer environment, further impacted by unfavorable weather conditions that weighed on demand for winter products, especially in February 2026 on the back of a heat wave leading to a drop of 37% in sales during the month and resulted in softer-than-expected seasonal sales.

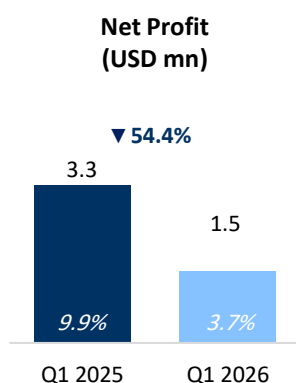
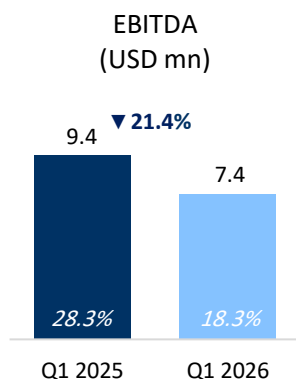
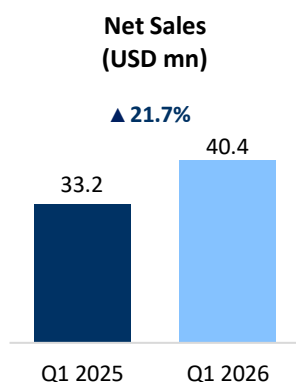
At the same time, the Group continued to advance its strategic initiatives aimed at diversifying revenue streams and strengthening long-term growth prospects. This includes the ongoing development of Concrete's womenswear offering as part of its broader brand evolution, alongside efforts to expand its digital presence, build strategic partnerships, and selectively grow its retail footprint. In line with this expansion strategy, the Group is progressing with new store openings in 2026, including the addition of key summer locations such as Marassi Marina and Amwaj, bringing the total number of summer stores to eight stores.

Looking ahead, the Group anticipates continued momentum across its export manufacturing segment, supported by a healthy order pipeline and sustained demand from international clients. The business is well positioned to further scale its operations and capitalize on ongoing shifts in global sourcing dynamics. Building on these developments, CFG remains focused on strengthening its commercial footprint, expanding strategic partnerships, and enhancing its operational capabilities, positioning the Group for sustainable growth despite a challenging political and macroeconomic backdrop.

**Dr. Alaa Arafa**

Vice Chairman and Chief Executive Officer,

## Consolidated Analysis



For the first quarter ended 31 March 2026, the Group reported **Consolidated Net Sales** of USD 40.4 million, representing a 21.7% y-o-y increase from USD 33.2 million in Q1 2025. Growth was primarily driven by the manufacturing segment, which recorded consolidated net sales of USD 34.6 million, up 30.2% from USD 26.6 million in the comparable period last year. Meanwhile, the retail segment recorded consolidated net sales of USD 5.7 million, compared to USD 6.6 million in Q1 2025, reflecting a decline of 13.1% y-o-y in USD terms.

**Cost of Goods Sold (COGS)**<sup>4</sup> reached USD 28.5 million in Q1 2026, compared to USD 21.9 million in Q1 2025. As a percentage of net sales, COGS increased to 70.6% from 66.0% in the comparable period last year. COGS to sales margin came higher y-o-y primary driven by pricing dynamics, including higher customer discounts and more competitive pricing strategy on the back of lower customer purchasing power. Furthermore, COGS were also impacted by higher labor costs since the implementation of minimum wages occurred during Q2 2025. Adding to that COGS was further weighed down with an increase in the industrial expenses and transportation costs on the back of the increase in all utility prices y-o-y.

**Selling, general, and administrative (SG&A)**<sup>4</sup> expenses amounted to USD 4.3 million in Q1 2026, compared to USD 3.8 million in Q1 2025. As a percentage of net sales, SG&A stood at 10.7% in Q1 2026, compared to 11.6% in the same period last year, benefiting from operations efficiencies.

**Consolidated EBITDA** for Q1 2026 recorded USD 7.4 million, compared to USD 9.4 million in Q1 2025, with an EBITDA margin of 18.3% versus 28.3% in Q1 2025. EBITDA was weighted down with higher COGS alongside one off capital gain of USD 1.8 million booked at Q1 2025. It is worth noting that restated EBITDA after excluding the USD 1.8 million one-off capital gain, recording USD 7.4 million during Q1 2026 compared to USD 7.6 million during Q1 2025.

**Operating Profit** reached USD 5.9 million compared to USD 8.2 million during last year, with a corresponding margin of 14.7% versus 24.7%.

**Net Finance Costs** stood at USD 4.3 million in Q1 2026, compared to USD 4.1 million in Q1 2025, reflecting a 6.2% y-o-y increase. This came despite a 15.6% decline in interest expenses, as higher FX losses offset the reduction in finance expenses.

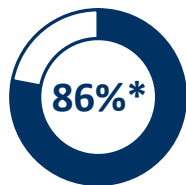
The Group's Consolidated **Net Profit** for Q1 2026 stood at USD 1.5 million, compared to USD 3.3 million in Q1 2025, with a net profit margin of 3.7% versus 9.9% last year. It is worth highlighting that restated Net Profit after excluding USD 1.8 million one-off capital gain, recorded USD 1.5 million compared to USD 1.9 million down 0.4 million, while Q1 2026 Net Profit was impacted by FX losses of USD 1.0 million.

**Receivables** Q1 2026 stood at USD 56.7 million, compared to USD 52.7 million during FY 2025. **Inventory** recorded USD 88.1 million at the end of Q1 2026, down from USD 90.1 million on 31<sup>st</sup> December 2025. **Cash and Cash Equivalents** stood at USD 6.5 million up from USD 5.2 million on 31 December 2025.

On the Liabilities front, Concrete Fashion Group's **Net debt position** recorded USD 119.2 million during Q1 2026, up from USD 119.0 million on 31 December 2025.

<sup>4</sup> Figures for both years exclude depreciation, amortization, and provisions.

## Segmental Analysis



### Manufacturing

The Group's manufacturing segment comprises three specialized business units focused on the production of jackets, trousers, and shirts. Approximately 95% of total output across the Group's manufacturing facilities is exported to leading international fashion houses, including Brooks Brothers, Macy's, Ralph Lauren, Massimo Dutti, Boggi Milano, Ted Baker, Tommy Hilfiger, Armani, JOOP!, Reiss and Ramsey, generating a strong and growing stream of foreign currency revenues.

The Swiss Garments Company (SGC) facility is dedicated to the manufacture of formal and casual jackets and formal trousers. Formal and Casual trousers are produced at the Swiss Cotton Garments Company (SCGC) facility, while shirt production is carried out at the Cristall for Making Shirts (Cristall) facility.

*\*Contribution of manufacturing business to Group's consolidated Net Sales of USD 34.6 million in Q1 2026.*

In the quarter ending 31 March 2026, the Group's manufacturing segment delivered a strong performance during the first quarter of the year, with net sales increasing by 30.2% y-o-y, driven by volumes growth of 23.8% y-o-y and continued strength in export activity. This growth highlights the segment's ability to capitalize on sustained international demand and leverage its established client base.

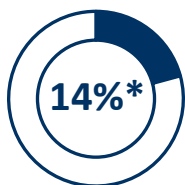
During the quarter, the segment maintained strong engagement with its core clients while further strengthening relationships with key global partners. It also continued to diversify its client portfolio and expand its presence across international markets, building on the progress achieved in the previous year and further reinforcing its market position. In parallel, the Group continued to develop its ladies' wear production following the successful rollout of some programs in 2025.

Manufacturing segment's EBITDA recorded solid growth of USD 6.4 million up 10.5% y-o-y; yet EBITDA margin during Q1 2026 was pressured with some factors including higher industrial salaries, higher industrial expenses and transportation cost on back of increase in utilities prices y-o-y. EBITDA margin recorded 18.5% compared to EBITDA margin of 21.8% during Q1 2025,

In addition, external factors - including rising fuel prices and regional disruptions, led to increased supply chain expenses, impacting export-related costs and weighing further on profitability. The segment Net profit grew by 16.4% y-o-y, recording USD 1.9 million and a margin of 5.6% compared to USD 1.6 million and margin of 6.3% during Q1 2025.

| Summary Consolidated Income Statement (USD mn) | Q1 2026     | Q1 2025     | Change       |
|------------------------------------------------|-------------|-------------|--------------|
| <b>Net Sales</b>                               | <b>34.6</b> | <b>26.6</b> | <b>30.2%</b> |
| Cost of Goods Sold                             | (26.1)      | (19.5)      | 34.3%        |
| <b>EBITDA<sup>5</sup></b>                      | <b>6.4</b>  | <b>5.8</b>  | <b>10.5%</b> |
| EBITDA Margin (%)                              | 18.5%       | 21.8%       | -3.3 pts.    |
| <b>Operating Profit</b>                        | <b>5.5</b>  | <b>5.1</b>  | <b>9.0%</b>  |
| Operating Profit Margin (%)                    | 15.9%       | 19.0%       | -3.1 pts.    |
| <b>Net Profit</b>                              | <b>1.9</b>  | <b>1.7</b>  | <b>16.4%</b> |
| Net Profit Margin (%)                          | 5.6%        | 6.3%        | -0.7 pts.    |

<sup>5</sup> EBITDA is calculated as operating profit for the year plus depreciation, amortization, provisions, and expected credit losses (ECL).



## Retail

The Group's retail segment comprises the operating results of Concrete for Ready-Made Garments S.A.E., Euromed for Trading and Marketing S.A.E., and Concrete International Trading L.L.C (U.A.E.). Concrete is recognized as Egypt's largest homegrown premium fashion house, operating a network of +50 stores nationwide. Concrete International acts as the primary vehicle for the Group's international growth, with a strategic focus on the U.A.E. market. Euromed, meanwhile, represents the Group's wholesale, outlet, and uniforms arm, supporting one of the largest and most sophisticated wholesale and uniform platforms in Egypt.

*\* Contribution of retail business to Group's consolidated Net Sales of USD 5.7 million in Q1 2026.*

For the quarter ending 31 March 2026, the Group's retail segment recorded consolidated net sales of USD 5.7 million, reflecting a 13.1% decline in comparison with Q1 2025. This performance was primarily driven by lower consumer purchasing power, further impacted by weather disturbances that led to softer demand for winter products, especially in February 2026 on the back of a heat wave leading to a drop of 37% in sales during the month resulting in lower-than-expected seasonal appetite.

The retail business continued to make steady progress in developing Concrete's womenswear offering as part of its broader brand evolution beyond menswear, in addition to advancing initiatives to diversify revenue streams through e-commerce expansion and strategic partnerships. The category is gradually gaining traction, supported by ongoing efforts to refine the product range, strengthen market positioning, and ensure disciplined execution of the management plan. In parallel, the Group is selectively growing its retail footprint, with a focus on high-potential locations. As part of this strategy, openings in 2026 started to take place, including key summer destinations such as Marassi Marina and Amwaj, which will bring the total number of summer stores to eight stores.

From a profitability perspective, consolidated retail EBITDA recorded USD 1.3 million with an EBITDA margin of 23.5%, compared to USD 3.9 million y-o-y. EBITDA was weighed down further with higher cost driven by changes in pricing dynamics, including higher customer discounts and more competitive pricing strategy on the back of lower customer purchasing power. It is worth highlighting as well that Q1 2025 included one-off capital gain of USD 1.8 million arising from the sale of a building that was owned by concrete. Net Profit recorded USD 0.4 million with net profit margin of 7.6%, versus USD 2.2 million in Q1 2025 with an associated margin of 33.2%.

| Summary Consolidated Income Statement (USD mn) | Q1 2026      | Q1 2025      | Change            |
|------------------------------------------------|--------------|--------------|-------------------|
| <b>Net Sales</b>                               | <b>5.7</b>   | <b>6.6</b>   | <b>-13.1%</b>     |
| Cost of Goods Sold                             | (2.4)        | (2.4)        | -2.1%             |
| <b>EBITDA<sup>6</sup></b>                      | <b>1.3</b>   | <b>3.9</b>   | <b>-65.6%</b>     |
| <i>EBITDA Margin (%)</i>                       | <i>23.5%</i> | <i>59.2%</i> | <i>-35.7 pts.</i> |
| <b>Operating Profit</b>                        | <b>0.8</b>   | <b>3.5</b>   | <b>-76.8%</b>     |
| <i>Operating Profit Margin (%)</i>             | <i>14.1%</i> | <i>52.7%</i> | <i>-38.6 pts.</i> |
| <b>Net Profit</b>                              | <b>0.4</b>   | <b>2.2</b>   | <b>-80.2%</b>     |
| <i>Net Profit Margin (%)</i>                   | <i>7.6%</i>  | <i>33.2%</i> | <i>-25.6 pts.</i> |

<sup>6</sup> EBITDA is calculated as operating profit for the year plus depreciation, amortization, provisions, and expected credit losses (ECL).

## Consolidated Income Statement

| USD mn                                         | Q1 2026     | Q1 2025     | Change        |
|------------------------------------------------|-------------|-------------|---------------|
| <b>Net Sales</b>                               | <b>40.4</b> | <b>33.2</b> | <b>21.7%</b>  |
| Cost of Goods Sold <sup>7</sup>                | (28.5)      | (21.9)      | 30.2%         |
| <b>Gross Profit</b>                            | <b>11.9</b> | <b>11.3</b> | <b>5.1%</b>   |
| <i>Gross Profit Margin</i>                     | 29.4%       | 34.0%       | -4.6 pts.     |
| Other Operating Revenue <sup>7</sup>           | 0.1         | 2.2         | -96.0%        |
| Selling & Distribution Expenses <sup>7</sup>   | (2.0)       | (1.8)       | 11.4%         |
| General & Administrative Expenses <sup>7</sup> | (2.4)       | (2.1)       | 13.9%         |
| Other Operating Expenses <sup>7</sup>          | (0.2)       | (0.2)       | 7.4%          |
| <b>EBITDA<sup>8</sup></b>                      | <b>7.4</b>  | <b>9.4</b>  | <b>-21.4%</b> |
| <i>EBITDA Margin</i>                           | 18.3%       | 28.3%       | -10.0 pts.    |
| <b>Operating Profit</b>                        | <b>5.9</b>  | <b>8.2</b>  | <b>-27.5%</b> |
| <i>Operating Profit Margin</i>                 | 14.7%       | 24.7%       | -10.0 pts.    |
| Net financing cost                             | (4.3)       | (4.1)       | 6.2%          |
| <b>Profit Before Tax</b>                       | <b>1.6</b>  | <b>4.1</b>  | <b>-60.7%</b> |
| Income Tax                                     | (0.2)       | (0.8)       | -74.7%        |
| Deferred Tax                                   | 0.1         | (0.1)       | 206.7%        |
| <b>Net Profit</b>                              | <b>1.5</b>  | <b>3.3</b>  | <b>-54.4%</b> |
| <i>Net Profit Margin</i>                       | 3.7%        | 9.9%        | -6.2 pts.     |

<sup>7</sup> Figures for both years exclude depreciation, amortization, and provisions.

<sup>8</sup> EBITDA is calculated as operating profit for the year plus depreciation and amortization, provisions, and expected credit losses (ECL).

## Consolidated Balance Sheet

| USD mn                                              | 31 March 2026 | 31 December 2025 |
|-----------------------------------------------------|---------------|------------------|
| <b>Non-Current Assets</b>                           |               |                  |
| Property, Plant, and Equipment                      | 42.5          | 42.4             |
| Projects under Construction                         | 1.1           | 1.5              |
| Intangible Assets                                   | 3.6           | 3.7              |
| Right of Use Assets                                 | 3.4           | 3.9              |
| <b>Total Non-current Assets</b>                     | <b>50.6</b>   | <b>51.5</b>      |
| <b>Current Assets</b>                               |               |                  |
| Inventory                                           | 88.1          | 90.1             |
| Work in Progress                                    | 1.5           | 1.7              |
| Accounts Receivable                                 | 56.7          | 52.7             |
| Due from Related Parties                            | 0.1           | 0.2              |
| Cash and Cash Equivalents                           | 6.5           | 5.2              |
| Time Deposits                                       | 0.02          | 0.02             |
| <b>Total Current Assets</b>                         | <b>152.9</b>  | <b>150.0</b>     |
| <b>Total Assets</b>                                 | <b>203.5</b>  | <b>201.5</b>     |
| <b>Equity</b>                                       |               |                  |
| Capital                                             | 32.9          | 32.9             |
| Reserve for Foreign Entities Conversion Differences | (45.2)        | (43.5)           |
| Retained Earnings                                   | 56.2          | 54.7             |
| <b>Controlling Equity</b>                           | <b>43.9</b>   | <b>44.2</b>      |
| Non-Controlling Equity                              | 1.8           | 1.9              |
| <b>Total Equity</b>                                 | <b>45.7</b>   | <b>46.1</b>      |
| <b>Non-current Liabilities</b>                      |               |                  |
| Long-Term Debt                                      | 44.5          | 44.0             |
| Lease Liability                                     | 2.2           | 3.6              |
| Deferred Tax                                        | 0.8           | 0.9              |
| <b>Total Non-current Liabilities</b>                | <b>47.6</b>   | <b>48.5</b>      |
| <b>Current Liabilities</b>                          |               |                  |
| Provisions                                          | 0.6           | 0.6              |
| Short-Term Debt                                     | 68.8          | 63.8             |
| Overdraft                                           | 0.05          | 0.1              |
| Accounts Payable                                    | 24.5          | 22.4             |
| Due to Related Parties                              | 0.3           | 0.6              |
| Income Tax Payable                                  | 1.6           | 1.6              |
| Leasing Liability                                   | 2.1           | 1.3              |
| Current Portion of Long-term Debt (CPLTD)           | 12.4          | 16.4             |
| <b>Total Current Liabilities</b>                    | <b>110.3</b>  | <b>106.9</b>     |
| <b>Total Liabilities</b>                            | <b>157.8</b>  | <b>155.4</b>     |
| <b>Total Liabilities and Equity</b>                 | <b>203.5</b>  | <b>201.5</b>     |

## Key Operational Figures

| Thousands of Pieces sold     | Q1 2026 <sup>9</sup> | Q1 2025 <sup>9</sup> |
|------------------------------|----------------------|----------------------|
| <b>Manufacturing</b>         | <b>1,462.2</b>       | <b>1,181.0</b>       |
| <i>Jackets<sup>10</sup></i>  | 351.7                | 292.0                |
| <i>Trousers<sup>11</sup></i> | 890.8                | 707.9                |
| <i>Shirts</i>                | 219.8                | 181.2                |
| <b>Retail</b>                | <b>283.5</b>         | <b>367.8</b>         |
| <i>Concrete</i>              | 208.2                | 292.1                |
| <i>Euromed</i>               | 75.3                 | 75.7                 |

<sup>9</sup> The pieces were calculated after removing the effect of intercompany sales.

<sup>10</sup> Volume includes Formal and Casual Jackets, Coats, and Vests

<sup>11</sup> Volume includes Formal and Casual Trousers.

### About Concrete Fashion Group

Concrete Fashion Group is a leading luxury fashion exporter manufacturer and retailer. The holding company is listed on the Egyptian Stock Exchange under the ticker CFGH. Concrete Fashion Group owns the homegrown brand Concrete, which is considered Egypt's largest retailer for luxury wear with +50 stores in Egypt and a growing regional presence. CFG also operates a successful ready-made garments export business through three world-class facilities serving prominent global fashion houses such as Brooks Brothers, Macy's, Ralph Lauren, Massimo Dutti, Boggi Milano, Ted Baker, Tommy Hilfiger, Armani, JOOP! Reiss, John Lewis, and Ramsey

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## كونكريت فاشون جروب تعلن عن نتائجها المالية والتشغيلية عن الربع الأول من العام المالي المنتهي في 31 ديسمبر 2026

سجلت المجموعة بداية قوية للربع الأول من السنة المالية المنتهية في 31 ديسمبر 2026، حيث حققت صافي مبيعات مجمعة بلغت 40.4 مليون دولار أمريكي، مما يمثل زيادة بلغت 21.7% على أساس سنوي، وذلك رغم التحديات التشغيلية الناتجة عن التغييرات الاقتصادية والسياسية. وبلغت صافي الأرباح المجمعة 1.5 مليون دولار أمريكي. هذا وقد واجهت ربحية الشركة خلال الربع الأول ضغوط ناتجة عن ارتفاع تكلفة المبيعات خلال الفترة، هذا بالإضافة إلى أن نتائج أعمال الربع الأول من العام المالي 2025 تضمنت أرباح رأسمالية غير متكررة بقيمة 1.8 مليون دولار أمريكي. هذا وتواصل المجموعة تركيزها على تعظيم قيمة المساهمين من خلال تعزيز مرونة وقدرة نموذج أعمالها على التكيف، وتوسيع انتشارها في قطاع التجزئة، إلى جانب تعزيز موقعها ضمن سلاسل التوريد العالمية للاستفادة من الفرص الناشئة.

### القاهرة، مصر في 15 يونيو 2026

أعلنت مجموعة كونكريت فاشون جروب للاستثمارات التجارية والصناعية ش.م.م، الشركة الرائدة في السوق المصري بقطاع تصدير الملابس الجاهزة وتجارة التجزئة، عن نتائجها المالية والتشغيلية عن الربع الأول من العام المالي المنتهي في 31 ديسمبر 2026 (الربع الأول 2026). سجلت المجموعة خلال الربع الأول من العام المالي المنتهي في 31 ديسمبر 2026 صافي مبيعات مجمعة<sup>1</sup> قدرها 40.4 مليون دولار أمريكي، بزيادة بلغت 21.7% على أساس سنوي مقابل 33.2 مليون دولار أمريكي خلال الربع الأول من العام المالي المنتهي في 31 ديسمبر 2025. هذا وسجلت المجموعة أرباح تشغيلية قبل خصم الفوائد والضرائب والإهلاك والاستهلاك (EBITDA) قدرها 7.4 مليون دولار أمريكي بهامش ربح بلغ 18.3%، مقارنة بـ 9.4 مليون دولار أمريكي وهامش ربح بلغ 28.3% خلال العام المالي السابق حيث تأثر الأداء بوجود أرباح رأسمالية غير متكررة بقيمة 1.8 مليون دولار أمريكي تم تسجيلها في العام السابق.

كما واجهت المجموعة ضغوطاً ناتجة من ارتفاع التكاليف، بما في ذلك ارتفاع تكاليف الأجور والمرتبات للعمالة بنسبة 32.8% على أساس سنوي، حيث أن تطبيق الحد الأدنى للأجور قد تم خلال الربع الثاني من عام 2025، بالإضافة إلى زيادة التكاليف الصناعية وتكاليف النقل بسبب ارتفاع أسعار المرافق على أساس سنوي. علاوة على ذلك، تأثرت تكلفة المبيعات بالتغيرات في ديناميكيات الأسعار لتكون أكثر تنافسية ويرجع ذلك إلى انخفاض القوة الشرائية للعملاء. هذا وبلغت صافي الأرباح المجمعة للربع الأول من العام المالي المنتهي في 31 ديسمبر 2026 نحو 1.5 مليون دولار أمريكي، بهامش ربح 3.7%، مقارنة بـ 3.3 مليون دولار أمريكي بهامش ربح 9.9% في الربع الأول من العام المالي المنتهي في 31 ديسمبر 2025. وقد تأثر ذلك بارتفاع صافي تكاليف التمويل نتيجة خسائر فروق العملة خلال الفترة، وذلك على خلفية انخفاض قيمة الجنيه المصري مقابل الدولار الأمريكي خلال شهر مارس 2026، مما أثر على أسعار صرف الأقفال المستخدمة في ترجمة الأرصدة بالجنيه المصري في 31 مارس 2026.

| ملخص قائمة الدخل المجمعة (مليون دولار أمريكي) |                  |                               |                                                                             |
|-----------------------------------------------|------------------|-------------------------------|-----------------------------------------------------------------------------|
| التغير                                        | الربع الأول 2026 | الربع الأول 2025 <sup>2</sup> |                                                                             |
|                                               | 40.4             | 33.2                          | صافي الإيرادات                                                              |
| 21.7%                                         |                  |                               | صافي إيرادات قطاع التصنيع                                                   |
| 30.2%                                         | 34.6             | 26.6                          | صافي إيرادات قطاع التجزئة                                                   |
| 13.1%                                         | 5.7              | 6.6                           | تكلفة المبيعات                                                              |
| 30.2%                                         | (28.5)           | (21.9)                        | الأرباح التشغيلية قبل خصم الفوائد والضرائب والإهلاك والاستهلاك <sup>3</sup> |
| 21.4%                                         | 7.4              | 9.4                           | هامش الأرباح التشغيلية قبل خصم الفوائد والضرائب والإهلاك والاستهلاك (%)     |
|                                               |                  |                               | أرباح التشغيل                                                               |
| 10.0 نقطة                                     | 18.3%            | 28.3%                         | هامش أرباح التشغيل (%)                                                      |
| 27.5%                                         | 5.9              | 8.2                           | صافي أرباح العام                                                            |
| 10.0 نقطة                                     | 14.7%            | 24.7%                         | هامش صافي أرباح العام (%)                                                   |
| 54.4%                                         | 1.5              | 3.3                           | صافي أرباح قطاع التصنيع                                                     |
| 6.2 نقطة                                      | 3.7%             | 9.9%                          | صافي أرباح قطاع التجزئة                                                     |
| 16.4%                                         | 1.9              | 1.7                           |                                                                             |
| 80.2%                                         | 0.4              | 2.2                           |                                                                             |
| التغير                                        | الربع الأول 2026 | الربع الأول 2025              | أبرز المؤشرات التشغيلية <sup>4</sup> (ألف قطعة مباعية)                      |
| 23.8%                                         | 1,462.2          | 1,181.0                       | قطاع التصنيع                                                                |
| 22.9%                                         | 283.5            | 367.8                         | قطاع التجزئة                                                                |

<sup>1</sup> يتم استبعاد المعاملات البنينة بين الشركات من صافي المبيعات المجمعة خلال العام.

<sup>2</sup> جدير بالإشارة إلى أن نتائج الربع الأول من العام المالي 2025 تتضمن ربحاً رأسمالياً قدره 1.8 مليون دولار أمريكي.

<sup>3</sup> يتم حساب الأرباح التشغيلية قبل خصم الفوائد والضرائب والإهلاك والاستهلاك كالآتي: الربح التشغيلي للفترة مضافاً إليه بند الإهلاك والاستهلاك، والمخصصات، وخسائر الائتمان المتوقعة.

**صرح الدكتور علاء عرفة نائب رئيس مجلس الإدارة والعضو المنتدب لكونكرت فاشون جروب،** بأنه مع بدايه عام 2026، وبعد عام اتسم بتحديات اقتصادية كبيرة، نجحت المجموعة في تحقيق أداء قوي على مستوى الإيرادات، مسجلة نموًا ملحوظًا في صافي المبيعات المجمعة ليصل إلى 40.4 مليون دولار أمريكي، بزيادة قدرها 21.7% على أساس سنوي، مدعومًا بشكل رئيسي بقطاع التصنيع التصديري، مما يعكس فعالية الاستثمارات التي تم تنفيذها خلال السنوات الماضية لتعزيز جودة المنتجات وتوسيع القدرات التشغيلية.

ويؤكد هذا الأداء استمرار قوة الطلب عبر الأسواق العالمية. وعلى الرغم من نمو الإيرادات، فقد تأثرت الربحية نتيجة ضغوط التكاليف المتزايدة خلال الربع الأول، بالإضافة إلى تضمن نتائج أعمال فتره المقارنة ارباح رأسمالية غير متكررة بقيمة 1.8 مليون دولار أمريكي. ونتيجة لذلك، سجلت الأرباح التشغيلية قبل خصم الفوائد والضرائب والإهلاك والاستهلاك (EBITDA) 7.4 مليون دولار أمريكي في الربع الأول 2026 مقارنة بـ 9.4 مليون دولار أمريكي في الربع الأول 2025، بينما بلغ صافي الربح 1.5 مليون دولار أمريكي مقابل 3.3 مليون دولار أمريكي في الفترة المقارنة.

وواصل قطاع التصنيع التصديري بالمجموعة تحقيق أداء قوي خلال الربع الأول من عام 2026، حيث سجل نموًا ملحوظًا في صافي المبيعات بنسبة 30.2%. وجاء هذا الأداء مدفوعًا بالأساس بالنشاط القوي للصادرات، والذي انعكس بوضوح في ارتفاع الكميات المباعة بنسبة 23.8%. ويعكس هذا النمو المتسارع متانة الشراكات الاستراتيجية طويلة الأجل، إلى جانب الثقة المتنامية للعملاء في جودة منتجات المجموعة وموثوقية قدرتها على التنفيذ بكفاءة عالية.

هذا وقد حافظ القطاع خلال الربع الأول على مستوى مرتفع من التفاعل مع قاعدة عملائه الأساسية، مستفيدًا من استمرار التدفقات المستقرة للطلبات عبر الأسواق الدولية، بما عزز من ترسيخ مكانته ضمن سلاسل التوريد العالمية. وعلى الرغم من الضغوط الناجمة عن ارتفاع تكاليف بيئة التشغيل، لا سيما في مجالي الخدمات اللوجستية والعمليات التشغيلية، أظهر القطاع مرونة ملحوظة، مدعومة بتحسين كفاءة الإنتاج والانضباط في إدارة التكاليف التشغيلية.

وفي المقابل، واجه قطاع التجزئة خلال الربع الأول انخفاض القوة الشرائية في اسواق التجزئة خاصه في موسم الشتاء متأثره بظروف مناخية غير متوقعة أثرت على طلب المنتجات الشتوية، لا سيما خلال شهر فبراير 2026، نتيجة موجة حر أدت إلى انخفاض المبيعات بنسبة 37% خلال الشهر، مما أسفر عن أداء موسمي أقل من التوقعات.

وفي الوقت نفسه، واصلت المجموعة تنفيذ مبادراتها الاستراتيجية الهادفة إلى تنويع مصادر الإيرادات لقطاع التجزئة وتعزيز آفاق النمو على المدى الطويل. وتشمل هذه الجهود تطوير وتوسيع نشاط الملابس النسائية لعلامة "كونكرت" في إطار استراتيجية متكاملة للارتقاء بالعلامة التجارية، إلى جانب تعزيز التواجد الرقمي، وإبرام شراكات استراتيجية متنوعة، والتوسع الانتقائي في شبكة متاجر التجزئة. وفي إطار هذه الاستراتيجية التوسعية، تمضي المجموعة قدمًا في افتتاح متاجر جديدة خلال عام 2026، بما في ذلك افتتاح فروع صيفية جديدة مثل فرع مارينا مراسي وأمواج، ليرتفع إجمالي عدد المتاجر الصيفية إلى ثمانية متاجر.

وبالنظر إلى المرحلة المقبلة، تتوقع المجموعة استمرار قوة الأداء في قطاع التصنيع الموجه للتصدير، مدعومة بمحفظة طلبات قوية وطلب متواصل من العملاء الدوليين. كما تتمتع الشركة بقدرة تمكنها من توسيع نطاق عملياتها والاستفادة من التحولات الجارية في ديناميكيات سلاسل التوريد العالمية. وانطلاقًا من هذه المعطيات، تواصل المجموعة تركيزها على تعزيز حضورها التجاري، وتوسيع شراكاتها الاستراتيجية، وتطوير كفاءاتها التشغيلية، بما يدعم قدرتها على تحقيق نمو مستدام.

- نهاية البيان -

نبذة عن كونكرت فاشون جروب

تعمل شركة كونكريت فاشون جروب كشركة رائدة في صناعة الأزياء الفاخرة والتجزئة والتصدير، علمًا بأن شركتها القابضة مدرجة في البورصة المصرية. وتمتلك المجموعة شبكة تجزئة واسعة تضم أكثر من 50 متجرًا لعلامتها الشهيرة "كونكريت"، التي تتمتع بسمعة قوية في السوق المصري باعتبارها واجهة لأرقى صيحات الأزياء المصممة خصيصًا لتلائم مختلف أذواق الرجال والشباب والأطفال. كما تحتل المجموعة مكانة بارزة في أسواق التصدير، حيث تتعاون مع نخبة من بيوت الأزياء العالمية المرموقة مثل Massimo Dutti وBoggi Milano وArmani وBrooks Brothers

#### للتواصل مع إدارة علاقات المستثمرين

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