



## Press Release

**Orascom Development achieves 20% growth in net profit before non-controlling interest in 12M 2009 and expects further growth in 2010.**

Orascom Development Holding AG announces its consolidated results for the twelve month ending 31 December 2009. Total consolidated revenues increased by 3% reaching CHF 586 million in comparison to CHF 568 million for the same period last year. Net profit before non-controlling interest increased to CHF 139 million up from CHF 116 million, marking a 20% growth.

Altdorf/Cairo, 30 March 2010 – Orascom Development Holding AG (Orascom Development) announces its consolidated results for the twelve months ending 31 December 2009. Despite the turbulence in world economies, the Group continued to achieve healthy growth during 2009, delivering improved profitability from our flagship towns El Gouna and Taba Heights in Egypt, along increased contributions from The Cove in UAE, Jebel Sifah and Salalah Beach in Oman, and Haram City, the first integrated affordable housing town in Egypt, while at the same time expanding our foothold in Europe with three new projects. Orascom Development took up opportunities and concluded new destinations in Cornwall/United Kingdom, in Tivat/Montenegro and recently Constanta/Romania. With these latest additions, the Group's land bank grew to approximately 144 million square meters in nine countries.

Total consolidated revenues for 2009 marked 3% growth year on year (y-o-y) reaching CHF 586 million as compared to CHF 568 million for the same period last year - despite all challenges faced in a recessionary environment that affected various segments of the economy. Real estate and construction revenues witnessed a remarkable growth of 9% reaching CHF 240 million in comparison to CHF 220 million in 2008. Despite the decline in room occupancies to 69% in comparison to 81% for 2008, our hotels generated revenues amounting to CHF 189 million in comparison to CHF 188 million for 2008, yet with an improvement in gross profit margin of 31% up from 28% for 2008.

Gross profit marked 20% growth amounting to CHF 195 million as opposed to CHF 162 million realized for the same period last year. Profit for the year (net profit before non-

controlling interest) increased by 20% to CHF 139 million against CHF 116 million for the same period last year.

With an existing pipeline of contracted real estate pre-sales of CHF 218 million generated mainly from organic growth within operating destinations, as opposed to CHF 373 million by end of 2008, which stemmed mainly from launching the first wave of residential units in the Sultanate of Oman, we still believe that the Group's operations are in a stable position, further supported by a net debt position of CHF 310 million, and a conservative leverage ratio of 0.78x which remained at historical levels.

## Key financials

Income Statement	31 December 2009	31 December 2008	% Change
<b>Total revenues</b>	<b>586,089,302</b>	<b>568,231,493</b>	
Hotels	188,712,723	188,493,940	0.1%
Real estate and construction	240,041,362	220,001,496	9%
Land sales	39,251,409	6,703,498	486%
Town management	25,404,434	28,242,480	-10%
Tours operations	65,450,888	88,352,555	-26%
Other operations	27,228,486	36,437,524	-25%
<b>Gross profit</b>	<b>195,235,494</b>	<b>162,450,568</b>	<b>20%</b>
<b>Profit for the year</b>	<b>138,627,676</b>	<b>115,644,474</b>	<b>20%</b>
<b>Basic and diluted earnings per share (EPS)</b>	<b>4.55</b>	<b>4.33</b>	<b>5%</b>

Balance Sheet	31 December 2009	31 December 2008	% Change
Total assets	1,864,099,803	1,659,748,919	12%
Total liabilities	814,353,394	712,744,196	14%
Total equity	1,049,746,409	947,004,723	11%
Net debt <sup>1</sup>	310,271,283	197,914,705	57%
Leverage ratio	0.78	0.75	-
Equity ratio	0.56	0.57	-

Notes:

<sup>1</sup> Net debt is calculated by deducting cash and cash equivalents from total borrowings.

## Key performance indicators

### Hotels

	No. of rooms		Occupancy rate		TRevPAR <sup>1</sup>		ARR	
	2009	2008	2009	2008	2009	2008	2009	2008
<b>I- Hotels</b>								
<i>Egypt</i>								
El Gouna	2,569	2,569	73%	84%	91	105	70	72
Taba Heights	1,980	1,980	64%	79%	55	69	45	47
Other hotels, Red Sea	819	1,333	85%	84%	75	83	42	51
<b>Egypt subtotal</b>	<b>5,368</b>	<b>5,882</b>	<b>71%</b>	<b>82%</b>	<b>75</b>	<b>89</b>	<b>57</b>	<b>60</b>
<i>Other regions</i>								
The Cove, UAE	335	-	56%	-	163	-	160	-
Marina Town Plaza, Jordan	267	267	39%	52%	54	15	91	31
<b>Other regions subtotal</b>	<b>602</b>	<b>267</b>	<b>48%</b>	<b>52%</b>	<b>112</b>	<b>15</b>	<b>134</b>	<b>31</b>
<b>Total hotels</b>	<b>5,970</b>	<b>6,149</b>	<b>69%</b>	<b>82%</b>	<b>78</b>	<b>89</b>	<b>61</b>	<b>60</b>
<b>II- Floating hotels</b>								
Floating hotels, Egypt	509	410	68%	74%	75	33	71	26
<b>Floating hotels subtotal</b>	<b>509</b>	<b>410</b>	<b>68%</b>	<b>74%</b>	<b>75</b>	<b>33</b>	<b>71</b>	<b>26</b>
<b>Total hotels segment</b>	<b>6,479</b>	<b>6,559</b>	<b>69%</b>	<b>81%</b>	<b>78</b>	<b>81</b>	<b>62</b>	<b>56</b>

Notes:

<sup>1</sup> TRevPAR: Total Revenue Per Available Room is similar to RevPAR but also takes into account other room revenues e.g. food and beverage, entertainment, laundry and other services

## Real estate & construction

	Average selling price/m <sup>2</sup>		Total value of contracted units <sup>1</sup> (CHF millions)		Number of contracted units	
	2009	2008	2009	2008	2009	2008
<i>A- Destination indicators</i>						
<i>I- Egypt</i>						
<b>El Gouna</b>						
Star	5,718	3,780	6.4	2.3	3	2
Smart	4,111	3,716	61.2	24.5	92	29
Economic	3,647	2,692	30.4	48.7	61	135
<b>El Gouna subtotal</b>	<b>4,026</b>	<b>2,985</b>	<b>97.9</b>	<b>75.5</b>	<b>156</b>	<b>166</b>
<b>Riyad Resort</b>						
Economic	1,223	1,388	2.6	0.9	30	8
<b>Riyad Resort subtotal</b>	<b>1,223</b>	<b>1,388</b>	<b>2.6</b>	<b>0.9</b>	<b>30</b>	<b>8</b>
<b>Fayoum</b>						
Economic	792	1,193	4.7	21.8	35	81
Basic affordable	127	196	0.03	0.34	4	31
<b>Fayoum subtotal</b>	<b>765</b>	<b>1,107</b>	<b>4.7</b>	<b>22.2</b>	<b>39</b>	<b>112</b>
<b>Haram City</b>						
Basic affordable	306	233	55.5	37.0	3,139	2,321
<b>Haram City subtotal</b>	<b>306</b>	<b>233</b>	<b>55.5</b>	<b>37.0</b>	<b>3,139</b>	<b>2,321</b>
<b>Egypt subtotal</b>	<b>752</b>	<b>662</b>	<b>160.7</b>	<b>135.5</b>	<b>3,364</b>	<b>2,607</b>
<i>II- UAE</i>						
<b>The Cove</b>						
Smart	3,022	2,364	1.6	15.0	3	21
<b>The Cove subtotal</b>	<b>3,022</b>	<b>2,364</b>	<b>1.6</b>	<b>15.0</b>	<b>3</b>	<b>21</b>
<b>UAE subtotal</b>	<b>3,022</b>	<b>2,364</b>	<b>1.6</b>	<b>15.0</b>	<b>3</b>	<b>21</b>
<i>III-Oman</i>						
<b>Jebel Sifah</b>						
Star	3,450	3,006	12.4	34.4	11	40
Smart	2,972	2,636	10.5	97.2	20	173
<b>Jebel Sifah subtotal</b>	<b>3,214</b>	<b>2,724</b>	<b>22.9</b>	<b>131.6</b>	<b>31</b>	<b>213</b>
<b>Salalah Beach</b>						
Star	3,553	3,059	22.5	67.2	21	37
Smart	2,215	2,129	10.7	24.0	37	142
<b>Salalah Beach subtotal</b>	<b>2,976</b>	<b>2,744</b>	<b>33.2</b>	<b>91.2</b>	<b>58</b>	<b>179</b>
<b>Oman subtotal</b>	<b>3,068</b>	<b>2,732</b>	<b>56.1</b>	<b>222.7</b>	<b>89</b>	<b>392</b>
<i>B-Product class indicators</i>						
Star subtotal	3738	3055	41.4	103.9	35	79
Smart subtotal	3533	2631	83.9	160.7	152	365
Economic subtotal	2299	1929	37.6	71.4	126	224
Basic affordable subtotal	306	233	55.5	37.3	3,143	2,352
<b>Total real estate</b>	<b>939</b>	<b>1,843</b>	<b>218.4<sup>1</sup></b>	<b>373.3</b>	<b>3,456</b>	<b>3,020</b>

Notes:

<sup>1</sup> Total value of contracted units reflects balances secured from the pre-sales of residential units off the master plan, which only applies to tourism real estate products. However, this does not apply to the basic affordable products.

## About the Group

Orascom Development Holding AG (Orascom Development) is a leading developer of fully integrated towns that include hotels, private villas and apartments, leisure facilities such as golf courses, marinas and supporting infrastructure. Orascom Development's diversified portfolio of projects is spread over nine jurisdictions, with primary focus on touristic towns and recently affordable housing.

Orascom Touristic Establishments (OTE) was established in 1989 setting the first step in building the Group's track record in the development of integrated towns. After some name changes and reorganization, the main business was held under Orascom Hotels & Development (OHD). Since the settlement of the public exchange offer by Orascom Development for OHD, Orascom Development became the new parent of OHD. Orascom Development has a dual listing, with a primary listing on the main board of the SIX Swiss Exchange (ISIN: CH0038285679) and a secondary listing on the EGX Egyptian Exchange (ISIN: EGG676K1D011). In December 2009, the Group modified its secondary listing on the EGX. While the Group's shares had previously been trading on both the SIX and the EGX in Swiss Francs, Orascom Development at that time procured the issuance and listing of Egyptian Depositary Receipts (EDRs; each EDR representing 1/20 of the Group's share) which are currently trading on the EGX in Egyptian pounds. The objective of this modification is to improve trading and liquidity on the EGX.

Today, Orascom Development operates in nine jurisdictions (Egypt, Jordan, UAE, Oman, Switzerland, Morocco, United Kingdom, Montenegro and Romania) and is continuously seeking development opportunities in untapped yet attractive locations all over the world. The Group has four existing projects: El Gouna, the flagship project, a fully-fledged town on the Red Sea coast (Egypt). Taba Heights, on the Sinai Peninsula (Egypt), is the Group's second tourism destination following El Gouna's business model. The Cove (Ras Al Khaimah, UAE) is the Group's first development experience outside Egypt. Haram City, an integrated town dedicated to affordable housing in Egypt, catering for the mass population.

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