



MOSTAKBAL CITY

Egypt

New Cairo City

Owned By:

المستقبل
MOSTAKBAL

URBAN DEVELOPMENT للتنمية العمرانية



About

Egypt Market-Overview



Cairo is the largest city in the region, the 9th largest urban area in the world, and its historic positioning as an international crossroad for trade between three adjoining continents is today again driving a renewed economic focus and significance as a major business centre.

Craig Plumb, head of Research at Jones Lang LaSalle in Mena said:

“Egypt’s strong long term fundamentals and the relative lack of modern real estate remain major attractions for both occupiers and real estate investors.

Despite of the current state situation, many investors and occupiers are taking a long term view and remain committed due to the enormous potential and future possibilities offered by the Cairo market.



About New Cairo City:

(El-Qahera el-Gedida) is a new satellite city of Cairo. Located in what was formerly deserted, the master plan was created in 2001 by a Boston firm. It is the home of the new campus of the American University in Cairo, as well as the German University in Cairo, and the Future University in Egypt (FUE).

There are residences in luxury villas and condominiums located in housing developments and gated communities.

New Cairo is not a gated community; it is a planned expansion of the capital and part of a thirty-year program of “satellite cities” in the desert around Cairo. Within New Cairo are many gated residential compounds such as Madinaty, Rehab City, Barwa and Katameya Hights. There are also private gated multi-zone cities which includes the usual apartments, villas, and services in addition to its own business district and downtown-like development. The total area of New Cairo is 264 square kilometers comprising more than half of the existing built-up area in the capital where twenty million inhabitants live. The current population of New Cairo is just over 5,000,000.

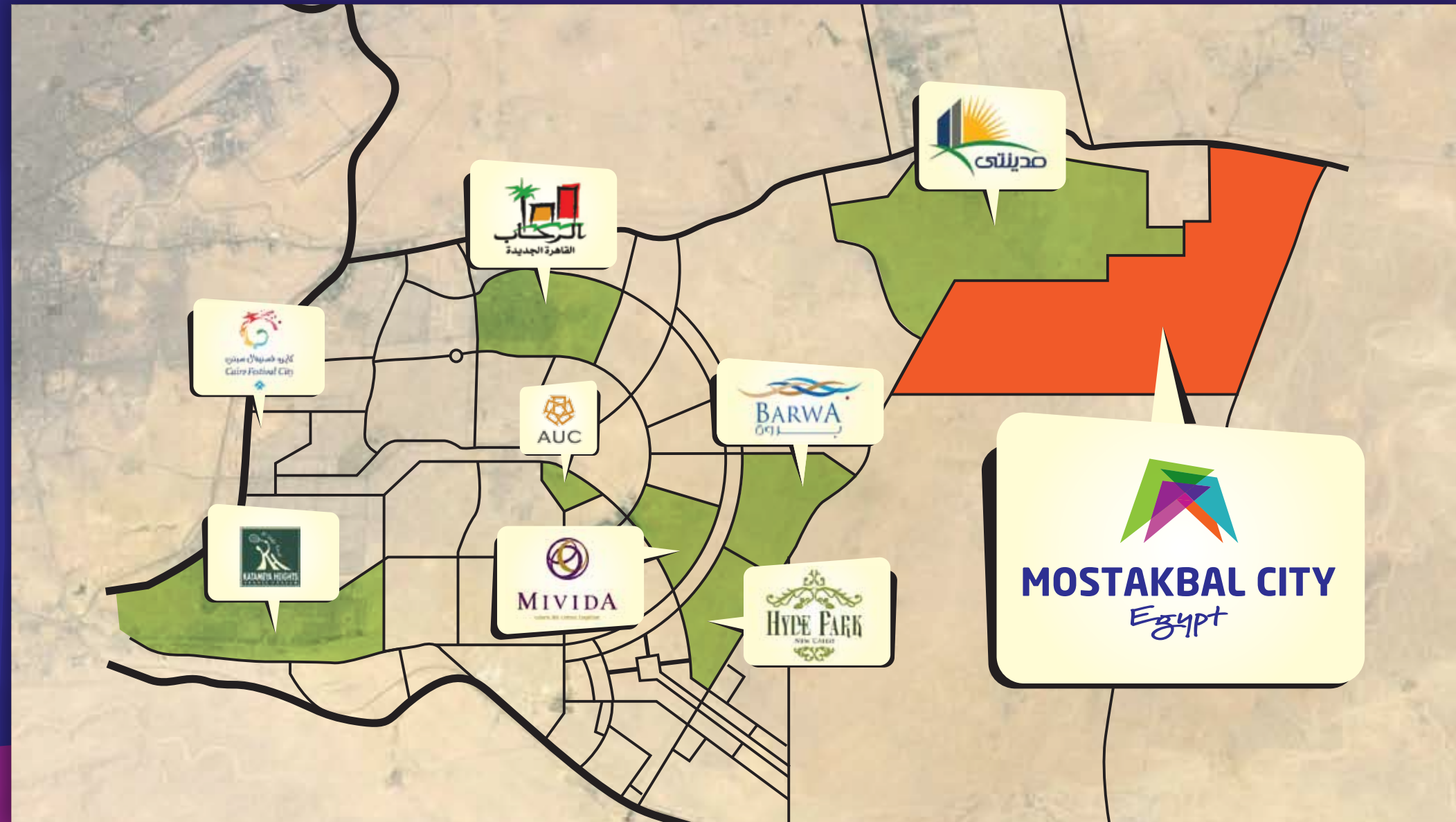


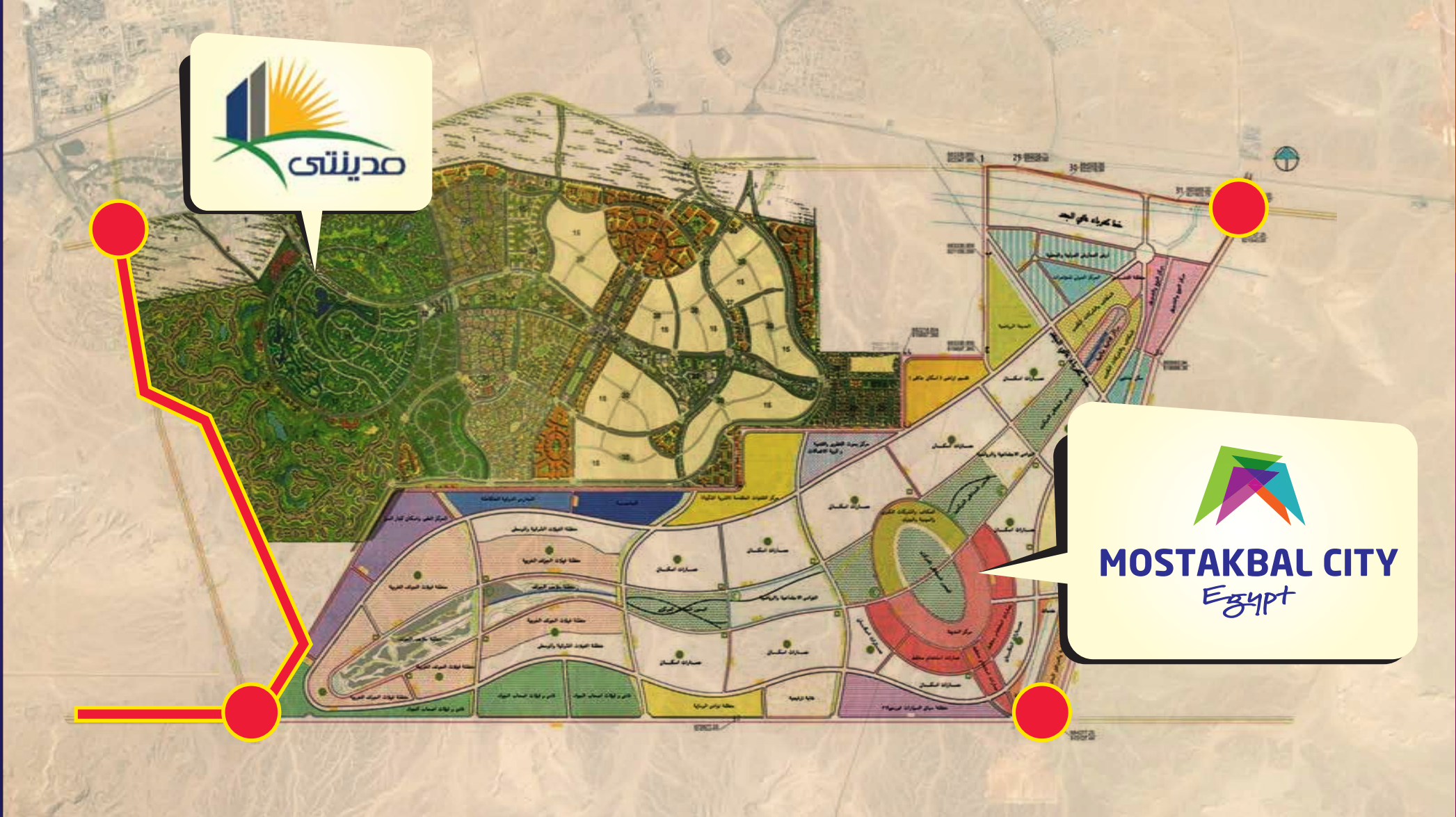
Mostakbal City is the flagship and largest planned mixed-use development in Egypt's new Cairo City.

A fully-integrated City community will be developed on an area of 11,000 acres.

The project site lies between new Cairo city and a set of new projects in east and north – east of Greater Cairo, which includes the cities of (New Heliopolis – El Sherouk – Madinty – Damac – Barwa)







El Mostakbal Business Model:

Three Revenue:

El Mostakbal for Urban Development have a strong brand and stable partnerships, a comprehensive development model and management structures that are transferable across projects and sectors – our Objective is to build a prolific regional master developer generating long term, sustainable revenue streams through 3 channels.

Land Sales

**Strategic Real Estate
& Investment Development**

**Community & Utilities
Management**

Investment

Land Identification

**Master Planning &
Infrastructure Investment**

- By world class master planners.
- Design and construction guidelines and conditions.



Mostakbal City is developed on an area of **11,000** acres equivalent to **45** million square meters consisting of **5** phases, where the roads and green areas represent **50%** of the total area of the City.

Mostakbal City is considered the first integrated Mega Green City in New Cairo City with a new concept of modern living, established on extensive marketing studies to know the needs and expectations of the target market from the developers & Investors.

It includes all the basic utilities from:

- Water network.
- Sewage network.
- Electricity.
- Communications network.

In addition to huge amount of green areas which was carefully planned to give the impression for sustainable development is development that meets the needs of the present and future environment.



Residential
commercial
Educational Hospitality
Retail Entertainment Area
Golf Area
Business Communities
Sports Clubs

45 million
square meters

Beautifully
Landscape
Gardens Lawns
Green Areas

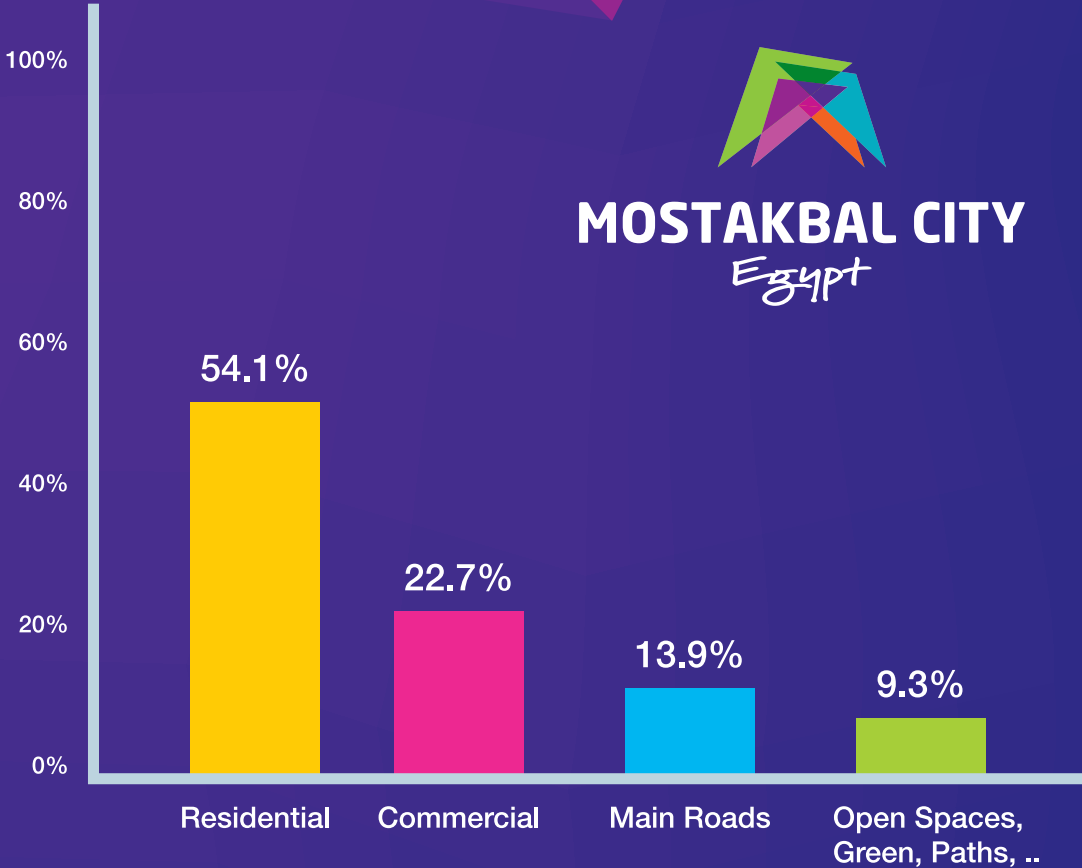
“ Offering a new vision for new Mostakbal life ”

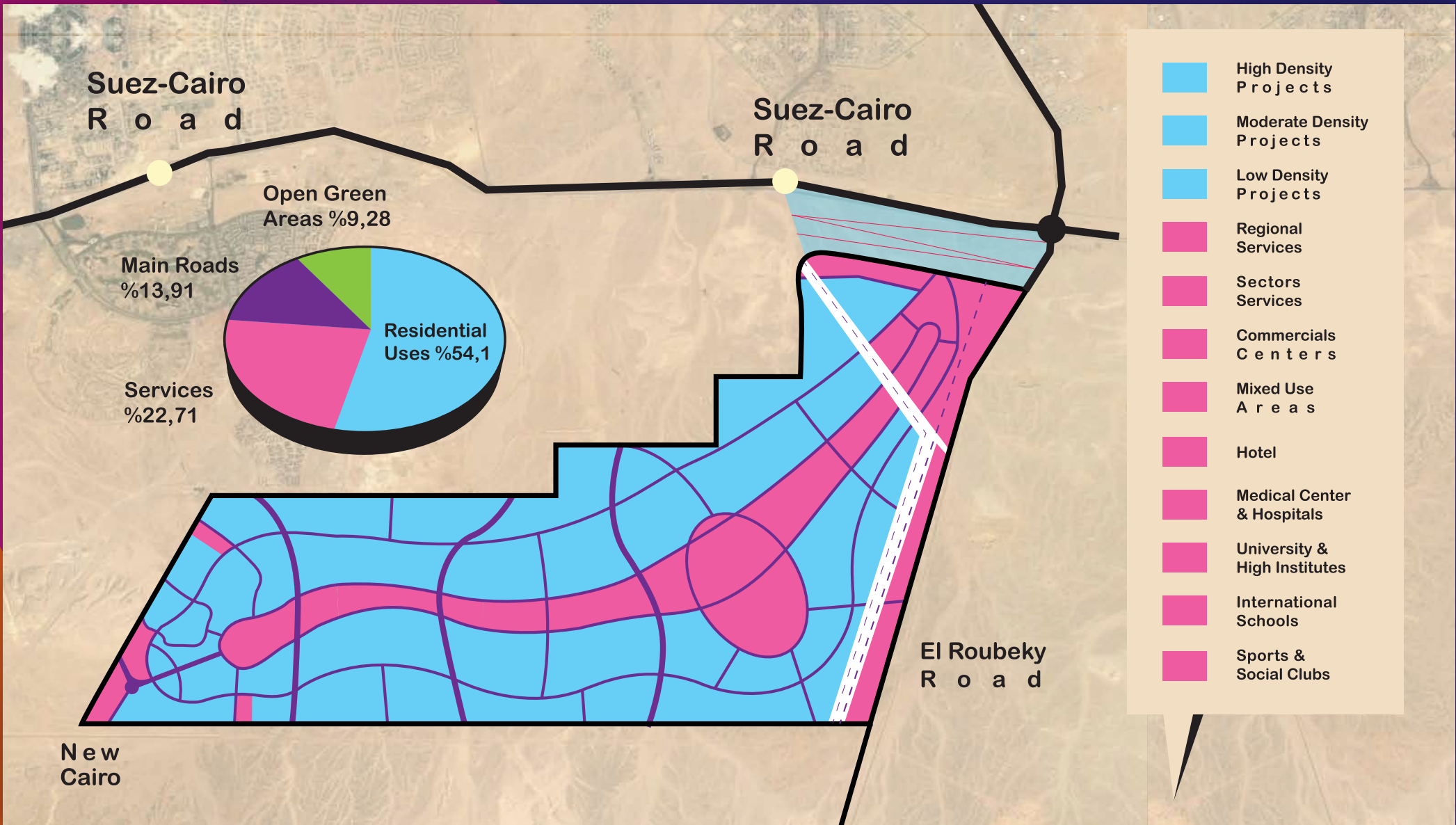
Ministry Decree:

54.1% The Residential Use Shall have Largest Land Area

Commercial 22.7%

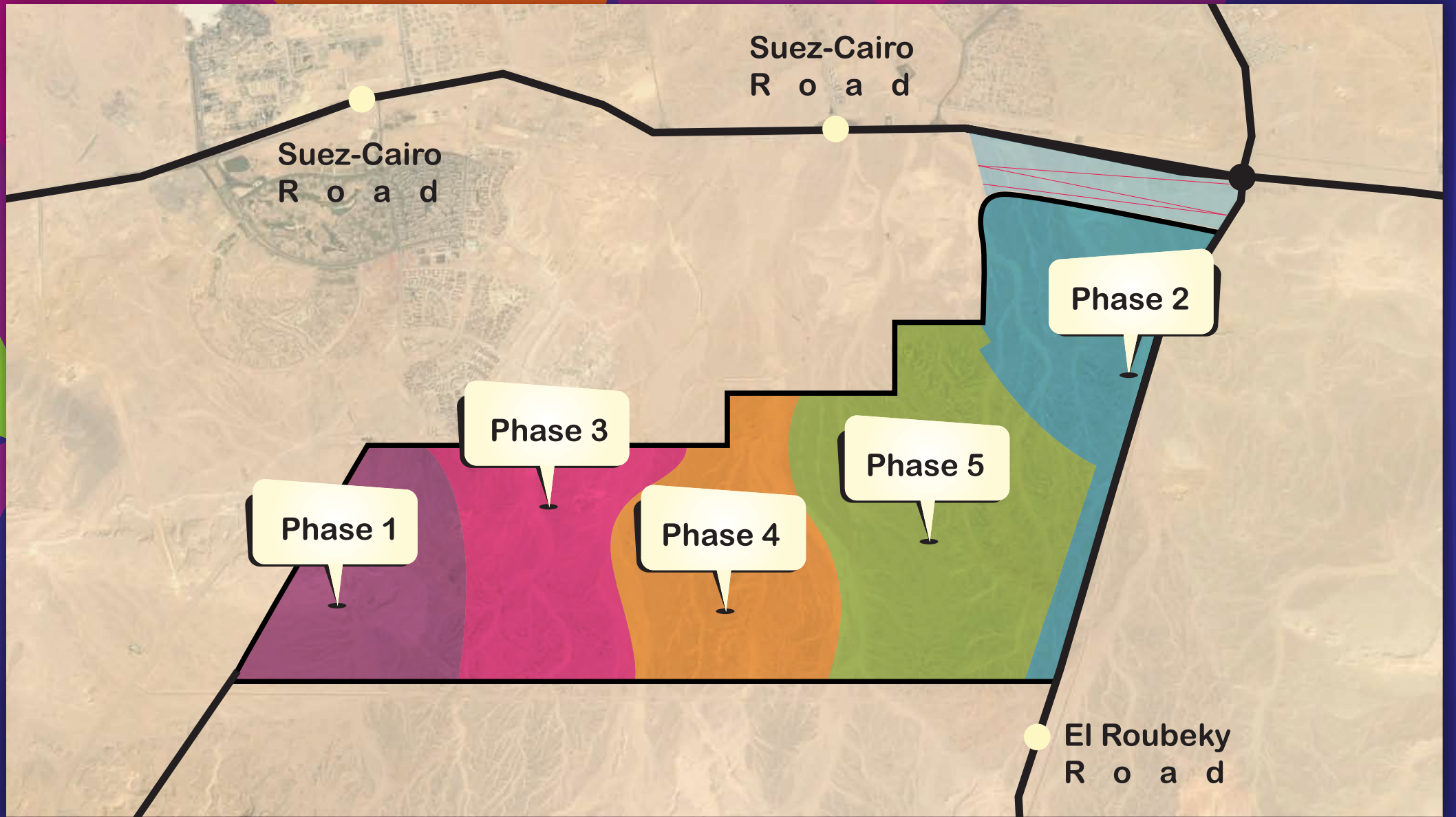
23.2% Landscape & Open spaces





Mostakbal City
Phasing





5 Phases

Phase (1,3,4,5)

Residential (Villas, Twinhouses, Townhouses & Apartments)
Commercial & Recreation

Phase (2)

Regional Services





Phase one:

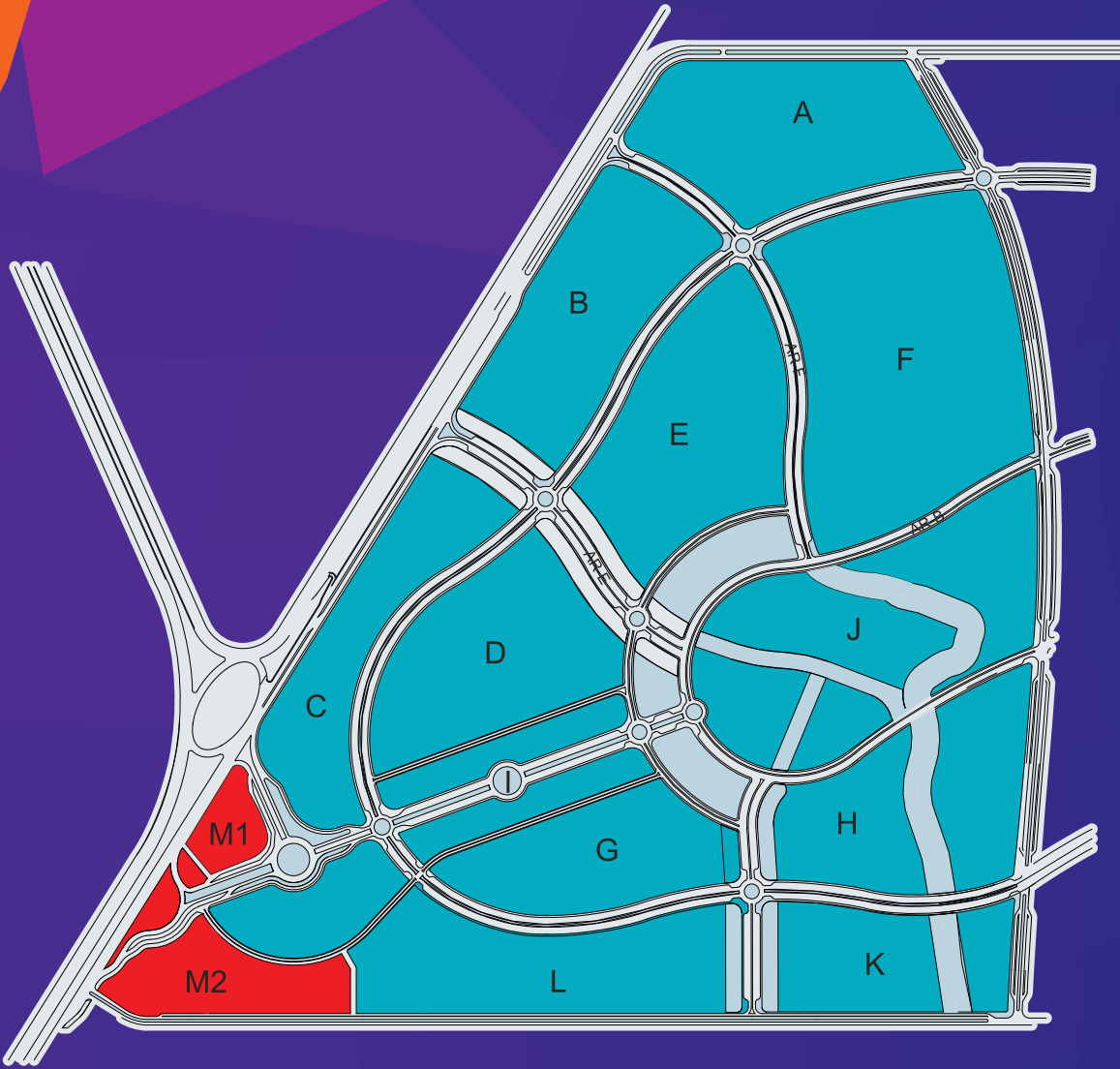
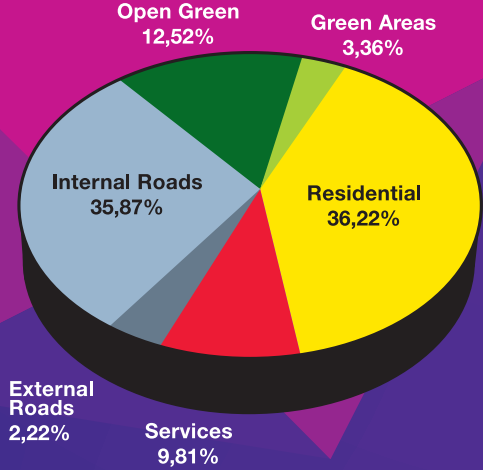
Master plan has been prepared for the first phase and approval by the Ministerial Decree No. 117 for year 2008 (eastern region) with area **1490** acres, equivalent to **6,257,370** square meters, representing a **13.65** % from the project. The average population density for the first phase **114** persons / Feddan.

Phase Two:

It has identified as a center for Regional Services on Cairo - Suez road by **70%** of the total area from **1715** acres equivalent to **7,204,609** square meters as it contains many regional services such as Business Centers, Medical, Educational, Entertainment and Hospitality and Commercial Services.

These services will attract many Egyptians and foreigner developer & investors, which lead to efficient marketing and operation for the region.

Land Use - Phase 1





Shareholding Structure

بنك مصر
BANQUE MISR
WORKING TOGETHER FOR PROSPERITY

بنك الإستثمار القومي
National Investment Bank

مصر المالية للإستثمارات ش.م.م.
MISR CAPITAL INVESTMENTS S.A.E.

المقاولون العرب
عثمان أحمد عثمان وشركاه

البنك الأهلي المصري
NATIONAL BANK OF EGYPT

10.30%

34.42%

35.35%

14.95%

4.98%

A successful
Partnership
With a Stable
SHAREHOLDER
Base

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Thank  You



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