

**BUILDING SUSTAINABLE
COMMUNITIES**



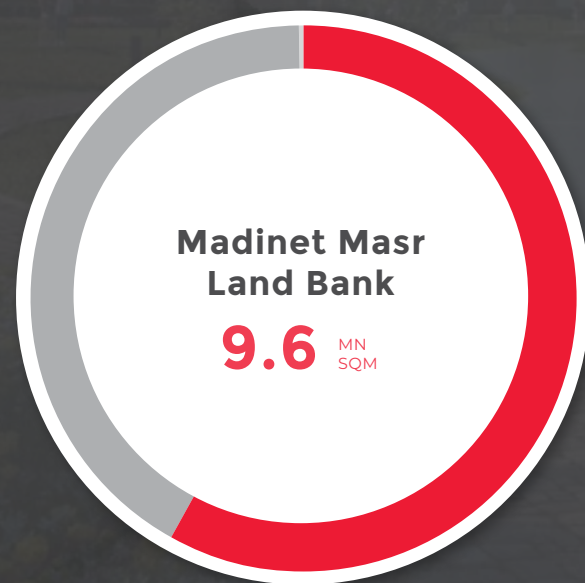
OUR DEVELOPMENTS

As of 31 December 2023, Madinet Masr's land bank stood at 9.6 million sqm at various phases of development. The Company's land bank is split between Taj City and Sarai, both of which are strategically located in East Cairo. It is worth noting that our land bank is owned in freehold, meaning that it is not bound by a specific timeline for development as opposed to other real estate players whose projects are bound by specific development timelines. Additionally, Madinet Masr is able to parcel and sell raw plots of land as opposed

to other developers who are legally prohibited to use land acquired through government tenders for other purposes than development.

As of year-end 2023, Taj City and Sarai are the largest contributors to Madinet Masr's land bank at 38% and 57%, respectively. Additionally, the Company's West Assiut development, Zahw, boasts a land bank of over 437,000 sqm, all of which is under development, reflecting Madinet Masr's expansive footprint across Egypt.

Our Land Bank



■ Under Development	58.1%
■ Unlaunched Residential	41.7%
■ Unlaunched Commercial	0.2%

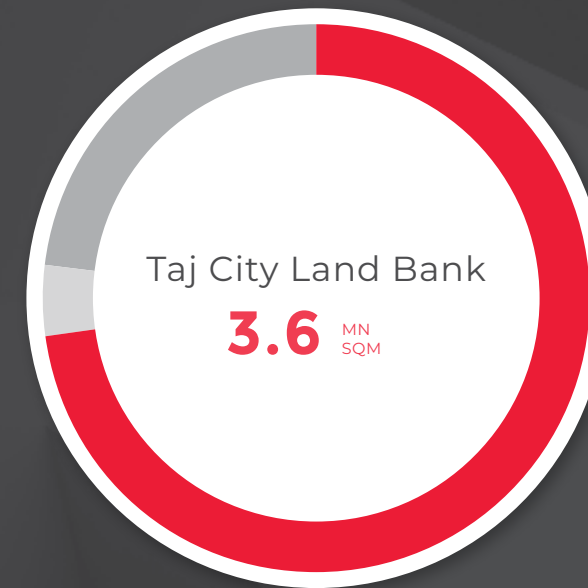




Strategically located across from Cairo International Airport, Taj City is one of the largest mixed-use developments with a land bank of 3.6 million sqm. Taj City has a diverse offering ranging from residential units, commercial areas, retail stores, medical facilities, and international academic institutions, allowing it to cater to a wide segment of individuals and families at all stages of life.

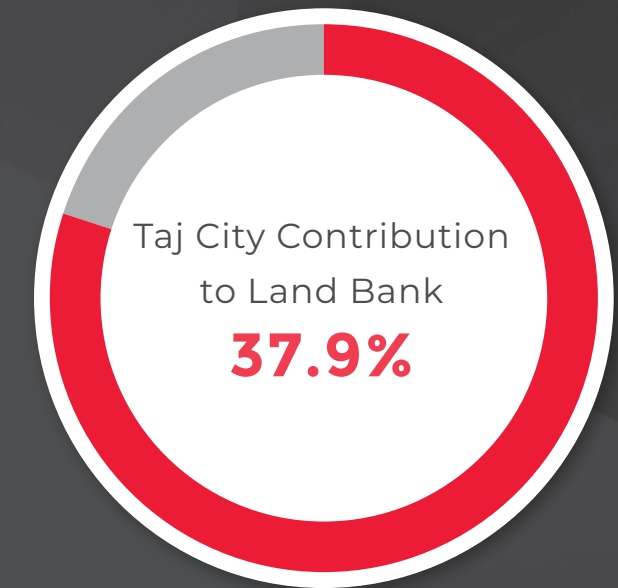


Taj City Land Bank



Under Development	72%
Unlaunched Residential	5%
Unlaunched Commercial	23%

Project Segmentation



Residential	80%
Commercial	20%



RESIDENTIAL

Taj City is strategically located on the edge of Old and New Cairo, allowing its residents to enjoy the advantages of living in the suburbs while being minutes away from the city center. Additionally, Taj City boasts a diverse offering of unit types across multiple projects, catering to the various needs of different homebuyers.



Taj Sultan

Taj Sultan, Taj City's first development community, marks an important milestone in Madinet Masr's history as the Company's first expansion outside of Nasr City. We were able to leverage our unmatched expertise and know-how to develop apartment buildings and villas that target various customer segments. As such, Taj Sultan currently houses more than 1,000 families and offers them a holistic lifestyle through modern-day amenities and a 30,000-sqm park.

Launch Date

2012

Units Launched

1,759

99%

Sold as at 31 December 2023



Taj Gardens

Taj Gardens, a development that offers sleek and modern apartments, came following the successful launch of Taj Sultan and was designed to target a different customer segment. To that end, Taj Gardens is a prime destination for young homebuyers and small families looking to relocate from congested areas to East Cairo, all the while maintaining proximity to Old Cairo and affordability of apartment units.

Launch Date

2018

Units Launched

650

98%

Sold as at 31 December 2023



Park Residence

Similar to Taj Gardens, Park Residence is a prime destination for young homeowners due to its modern architecture, vast green areas, top-notch amenities, and lively entertainment. Additionally, the compound boasts an extensive offering of unit types and sizes, attracting customers with different home needs and preferences.

Launch Date

2015

Units Launched

1,519

99%

Sold as at 31 December 2023



Shalya

Shalya is a diverse 289,000-sqm compound overlooking Taj City's downtown area. With large green parks and water elements, as well as a variety of home sizes, including studios, apartments, duplexes, and villas, Shalya attracts all types of homebuyers. Shalya also provides its residents with a comprehensive lifestyle through its own community center, offering recreation and entertainment, allowing homeowners to cover all their needs without having to commute often outside the compound.

Launch Date

2018

Units Launched

941

99%

Sold as at 31 December 2023



Lake Park Studios

Lake Park Studios caters to young and single individuals looking to live in compact, efficient, and versatile studio apartments. The compound also offers homebuyers parks and amenities without the need of purchasing large properties, maintaining its affordable proposition. Lake Park Studios is strategically located in close proximity to business centers in East Cairo, allowing young professionals shorter commutes to their workplace.

Launch Date

2018

Units Launched

842

99%

Sold as at 31 December 2023



Taj Ville

Launched in 2022, Taj Ville is an upscale compound, targeting homebuyers looking to relocate to a premium villa within a private community that offers various amenities. The compound offers a range of options, including a one-story villa, which is ramping up interest from buyers with accessibility needs and those living in multi-generational households. Additionally, Taj Ville has its own retail stores complex, providing residents with a comfortable shopping experience, and this comes in line with our purpose to develop comprehensive sustainable communities.

Launch Date

2022

Units Launched

126

100%

Sold as at 31 December 2023



Elect

Launched following the success of Taj Ville, Elect has found similar success using the same concept. Elect is situated nine meters above Taj City, and therefore, offers residents a more secluded environment with unmatched views of the compound's natural landscape. Additionally, Elect offers a wide range of villa options, with characteristics varying in terms of location, size, budget and layout.

Launch Date

2022

Units Launched

273

100%

Sold as at 31 December 2023



Club Side

Club Side is an upscale compound offering a balanced lifestyle to its residents by combining luxury and nature in the heart of the city. The compound combines practicality, luxury, and premium amenities, and it includes its very own sports club. Similar to Madinet Masr's other compounds, Club Side caters to a wide segment of homebuyers by offering properties ranging from lofts to apartments and duplexes.

Launch Date

2022

Units Launched

2,002

99%

Sold as at 31 December 2023



Kinda

Kinda, a Canadian-Egyptian inspired compound built by Minka Developments and recently acquired by Madinet Masr, combines sustainability with modern architecture to provide a unique offering to its residents. One factor that differentiates Kinda is that it offers fully furnished residential properties, allowing homebuyers to move into their new homes without needing to do any renovating or furnishing. In terms of sustainability, Kinda uses thermal insulators, and gardens are watered through efficient rain drainage systems.

Launch Date

2020

Units Launched

420

78%

Sold as at 31 December 2023



Origami

Origami, drawing inspiration from Japan's rich cultural heritage, marks Minka's inaugural project after its establishment as a subsidiary of Madinet Masr. This distinctive residential enclave is centered on the principles of simplicity, spatial efficiency, and elegance. The architectural design of the development embodies a modern minimalist interpretation of Origami, characterized by clean lines and a serene, white aesthetic.

Launch Date

2023

Units Launched

1,775

54%

Sold as at 31 December 2023





Commercial

Taj City is strategically located with direct access to Cairo-Suez Road and Ring Road, as well as being minutes away from New Cairo's 90th street, Nasr City, and Heliopolis, making it a prime destination for offices and commercial spaces. As such, we are meeting the rising demand for retail space in this area by launching a multi-purpose development encompassing both retail and commercial activity. Additionally, Taj City's commercial area caters to Egypt's expansive startup scene, which is ramping up demand for modern office spaces in strategic areas.

Business District

Taj City's 110,000-sqm Business District combines professional, commercial, and retail prospects through features that support business development and growth. The Business District's differentiating factors include cutting-edge technology infrastructure, heightened security for businesses to operate safely, as well as modern offices and units.

Taj City's Business District facilitates the full commercial experience for consumers by providing them with all their needs under one roof, as well as accessible parking and other services to improve customer satisfaction. In addition to commercial spaces, the Business District includes other amenities, such as a state-of-the-art gym, banks, courier services, childcare services, a healthcare facility, and dining options.



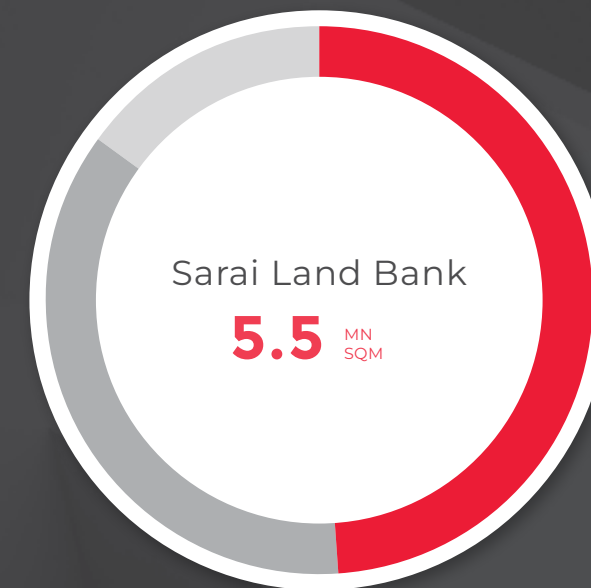


SARAI

Launched in 2016, Sarai is a 5.5-million-sqm mixed-use development strategically located in East Cairo in close proximity to the New Administrative Capital. As such, Sarai's location lies in a prime area that connects the city to other developing and growing areas across the country, making it a prime location for homebuyers looking to move to the suburbs and businesses looking to geographically expand their operations. Sarai offers a modern lifestyle and convenience to its residents by offering commercial areas, feature services, and entertainment.

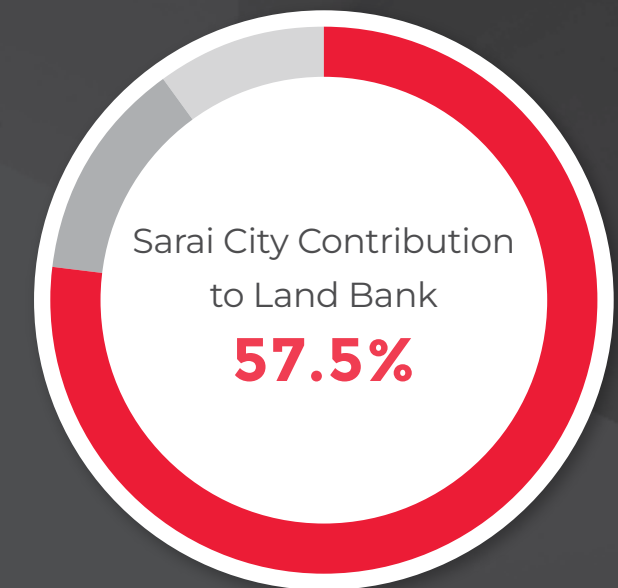


Sarai City Land Bank



■ Under Development	49%
■ Unlaunched Residential	36%
■ Unlaunched Commercial	15%

Project Segmentation



■ Residential	77%
■ Commercial	13%
■ Capital Gardens	10%



SARAI

RESIDENTIAL

Sarai sits at the center of East Cairo, with the compound being 10 minutes away from The American University in Cairo (AUC), 15 minutes from Cairo's Ring Road, and only five minutes from the New Capital. Sarai boasts acres of lush landscapes and a 50,000-sqm lagoon, providing its residents with a strong value proposition of living near the city while enjoying resort-like views and amenities. Sarai provides unmatched value to homebuyers due to its reimagined suburban concept.



Taval

Taval, Sarai's first compound, targets a wide range of homebuyers through its diverse offering, including both villas and apartment units, to meet different needs, budgets, and preferences. Additionally, units are customizable to fit each homebuyer's taste and preferences, all the while maintaining a harmonized exterior design across the compound. The compound also boasts vast green spaces, sports facilities, and dining options, fostering a strong sense of community.

Launch Date

2016

Units Launched

1,206

99%

Sold as at 31 December 2023



Eastwave

Launched in 2017, Eastwave integrates inclusivity and affordability through a wide range of housing options accessible through its two communities: Croons Condos and Varana Houses. Croons Condos offers studios and apartment units for small families, while Varana Houses offers a variety of villas and townhouses. A differentiating factor for Eastwave is that it has a 20% building-to-land ratio, eliminating any type of congestion and allowing residents to cultivate a community that is centered around well-being and outdoor activities.

Launch Date

2017

Units Launched

3,650

99%

Sold as at 31 December 2023



Cavana Lakes

Cavana Lakes is a reimagined residential compound that offers its residents with a resort-like experience through its 50,000-sqm lagoon, allowing its homeowners to experience living on a private beach without leaving Cairo. Additionally, Cavana Lakes offers a wide variety of housing options, including standalone villas, twin houses, townhouses, and one-story homes. It is also worth noting that all homes have access to housekeeping and concierge services, providing residents with an additional element of luxury and convenience.

Launch Date

2018

Units Launched

354

98%

Sold as at 31 December 2023



Rai

Rai presents a variety of housing options tailored to meet customer preferences, with the initial phase featuring villas and townhouses. The project boasts an abundance of green spaces, along with premium architectural designs and pedestrian trails, ensuring a distinctive lifestyle experience characterized by sophistication and luxury.

Launch Date

2023

Units Launched

425

97%

Sold as at 31 December 2023



Elan

Elan showcases a wide variety of residential units, totaling over 2,700. Residents of Elan will enjoy access to an array of amenities and opportunities for education and recreation provided within the Sarai community. These encompass shopping districts, dining establishments, an international school, a luxurious hotel, and a scenic water lake. Additionally, the project incorporates a dedicated commercial zone spanning approximately 9,000 sqm.

Launch Date

2023

Units Launched

2,743

55%

Sold as at 31 December 2023



Rai Views

Rai Views offers a variety of residential units with unmatched amenities to meet customer preferences. The project is defined by nature, innovative designs, and unparalleled services. The project also includes personalized workspaces tailored to meet the professional needs of its clients.

Launch Date

2023

Units Launched

322

93%

Sold as at 31 December 2023





Commercial

As Egypt's urban population increases, the demand for services, retail stores, and dining facilities are increasing significantly year-on-year. As such, businesses are responding by expanding their geographic footprint to capitalize on the rising opportunities from new customer segments with strong purchasing power. To that end, we are capitalizing on this opportunity by leveraging Sarai's strategic location to bring businesses closer to new urban communities.

Arena Strip Mall

The Arena Strip Mall is conveniently located within walking distance from Sarai's residential compounds, providing homeowners with easy access to vibrant cafes, lounges, restaurants, shopping centers, and supermarkets. The Arena Strip Mall is home to carefully curated restaurants, international brands, and locally owned boutiques, which attracts visitors from outside of Sarai, and it has become one of the main entertainment centers in the East Cairo area.

Launch Date

2019

Units Launched

53

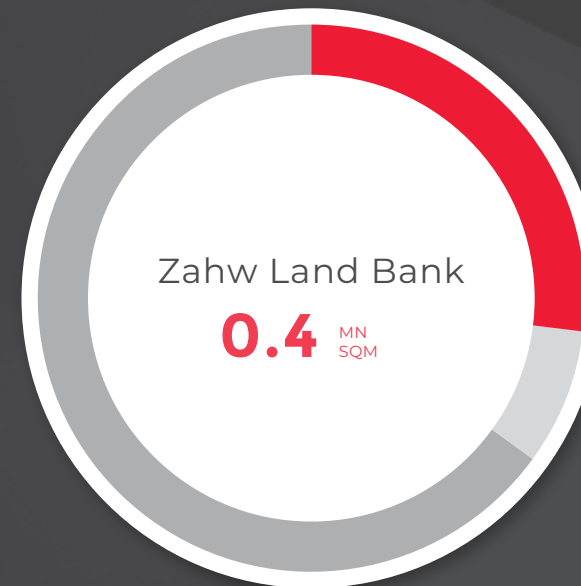
49%

Sold as at 31 December 2023



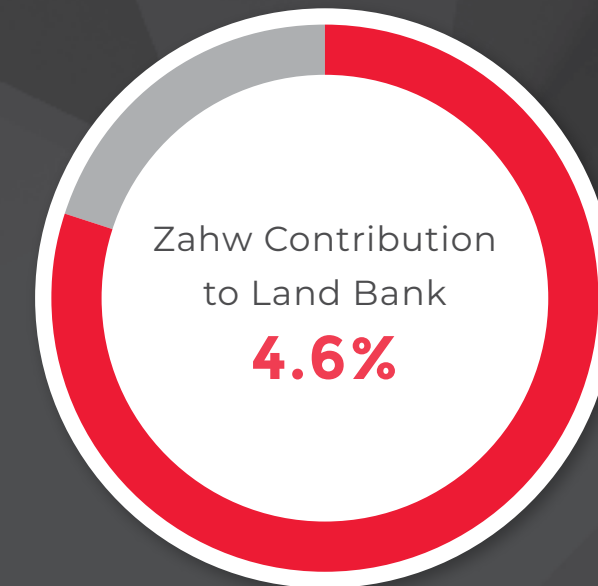


Zahw Land Bank



- Under Development 27%
- Unlaunched Residential 65%
- Unlaunched Commercial 8%

Project Segmentation



- Residential 80%
- Commercial 20%

Zahw

Zahw marks Madinet Masr's inaugural venture beyond East Cairo. Spanning 104 acres in the western region of Assiut, it comprises over 1,250 residential units alongside commercial zones, a sports club, and cutting-edge amenities. Conveniently situated near Assiut International Airport and the city center, Zahw offers residents easy access to essential facilities.

Launch Date

2023

Units Launched

297

2%

Sold as at 31 December 2023

