

INVESTIGATE

RESEARCH & ANALYSIS

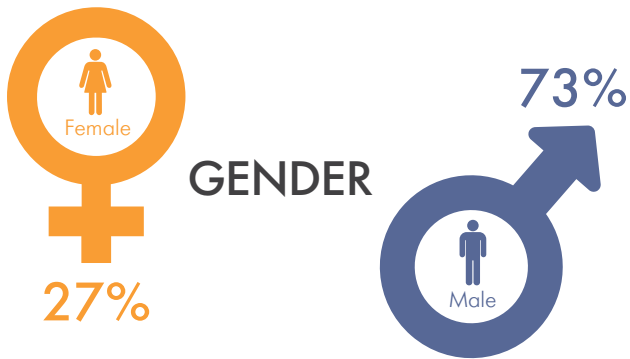
CITYSCAPE 2020 THE COMEBACK



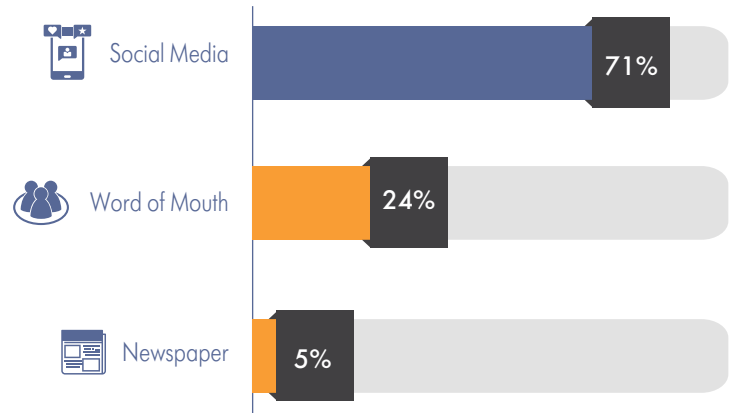
CITYSCAPE 2020: THE COMEBACK

Consumers Feedback

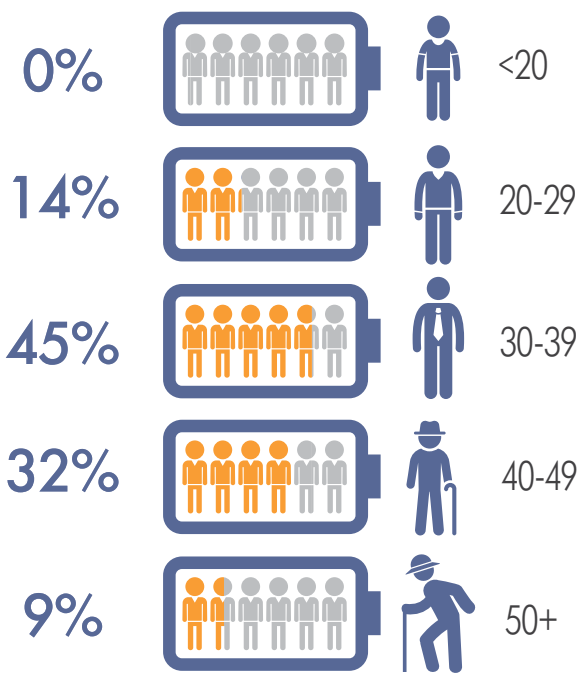
GENDER



HOW DID YOU HEAR ABOUT CITYSCAPE?



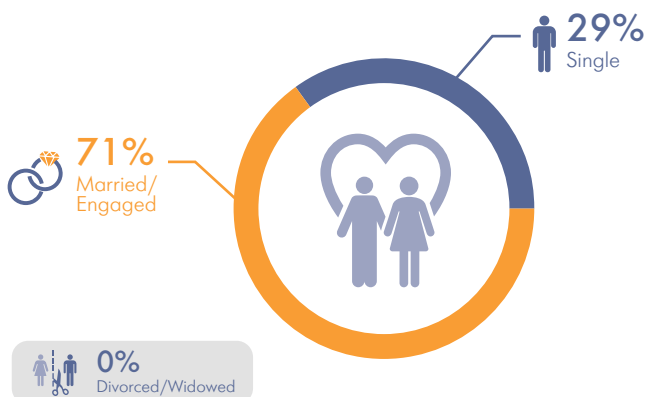
AGE GROUPS (YRS)



WHY VISIT CITYSCAPE EGYPT 2020?



MARITAL STATUS

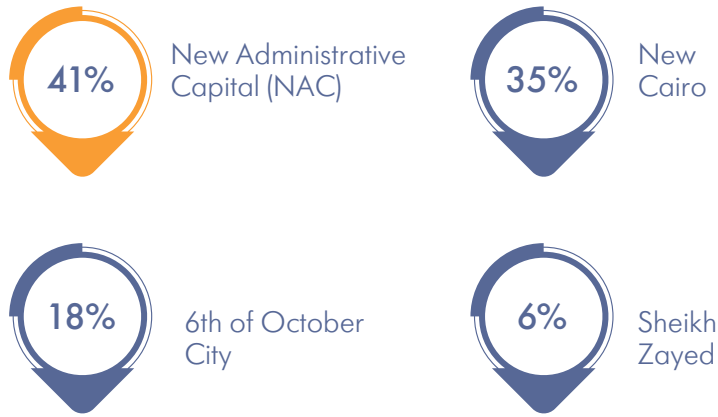


PROPERTY SEARCH BY TYPE



Sources: Invest-Gate's R&A

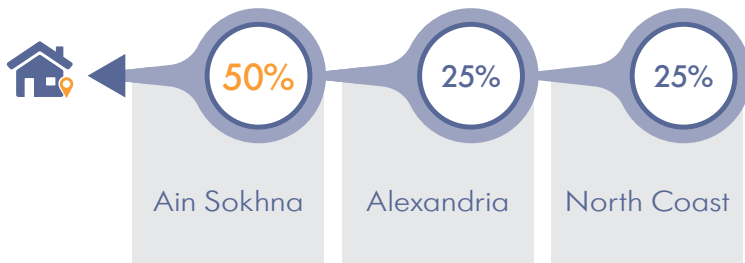
BEST LOCATIONS FOR FIRST HOMES



MOST PREFERRED HOUSING AGREEMENT



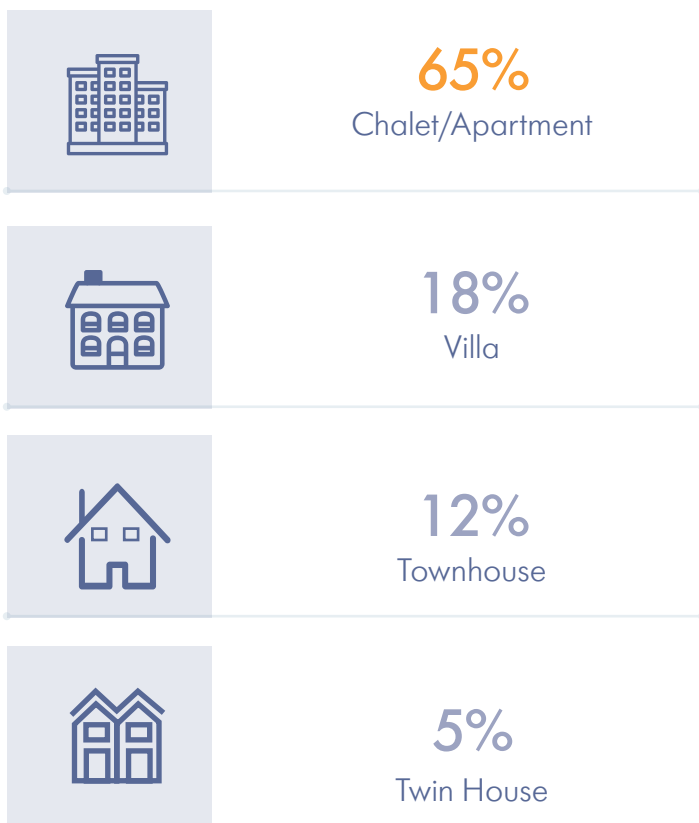
BEST LOCATIONS FOR SECOND HOMES



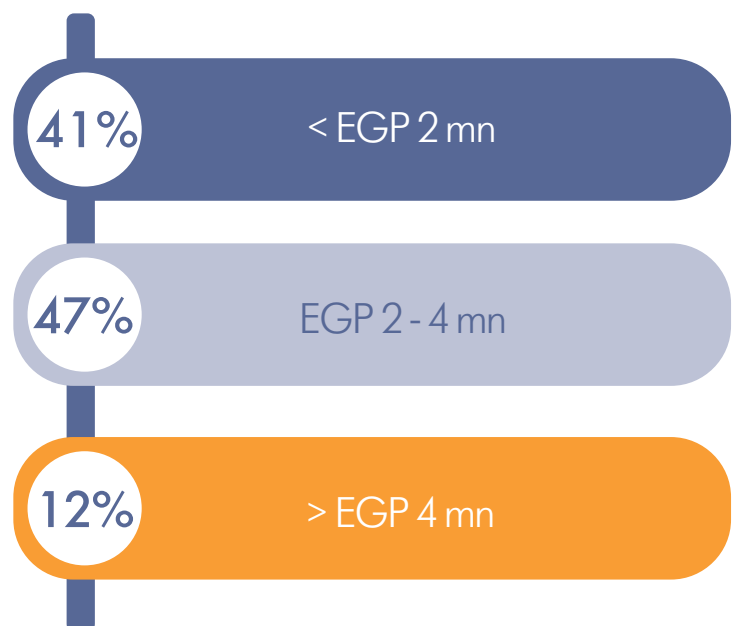
MOST PREFERRED PAYMENT METHOD



MOST DESIRABLE RESIDENTIAL MODULE



AVERAGE UNIT PRICES



Based on Invest-Gate's Survey During Cityscape, Conducted on 22 Visitors

Sources: Invest-Gate's R&A

Private Real Estate Projects Updates

Carnelia

<p> Developer</p> <p style="color: #0070c0; font-weight: bold;">Ajna Developments</p>	<p> Location</p> <p style="color: #0070c0; font-weight: bold;">Ain Sokhna</p>	<p> Area</p> <p style="color: #0070c0; font-weight: bold;">100 Acres</p>						
<p> No. of Residential Units</p> <p style="color: #0070c0; font-weight: bold;">1,000</p>	<p> Investments</p> <p style="color: #0070c0; font-weight: bold;">EGP 3 bn</p>	<p> Delivery Date</p> <p style="color: #0070c0; font-weight: bold;">2024 (Phase I)</p>						
<p> Plan</p> <p style="color: #0070c0; font-weight: bold;">Achieve EGP 1 bn in Sales Before 2021</p>	<p> News</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">Carnelia Sees EGP 250 mn in 1st 5 Days of Launch</p>							
<p> Offer</p> <table style="width: 100%; background-color: #003366; color: white; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">10% Down Payment</td> <td style="width: 50%; padding: 5px;">10-Yr Payment Plans</td> </tr> <tr> <td style="padding: 5px;">Price of 265 m² Residential Unit</td> <td style="padding: 5px;">Start: EGP 18 mn</td> </tr> <tr> <td style="padding: 5px;">Price of 56 m² Residential Unit</td> <td style="padding: 5px;">Start: EGP 1.1 mn</td> </tr> </table>			10% Down Payment	10-Yr Payment Plans	Price of 265 m ² Residential Unit	Start: EGP 18 mn	Price of 56 m ² Residential Unit	Start: EGP 1.1 mn
10% Down Payment	10-Yr Payment Plans							
Price of 265 m ² Residential Unit	Start: EGP 18 mn							
Price of 56 m ² Residential Unit	Start: EGP 1.1 mn							

CFC Club

<p> Developer</p> <p style="color: #0070c0; font-weight: bold;">Al Futtaim Group</p>	<p> Location</p> <p style="color: #0070c0; font-weight: bold;">Cairo Festival City (CFC), New Cairo</p>	<p> Area</p> <p style="color: #0070c0; font-weight: bold;">62,000 m²</p>
<p> Delivery Date</p> <p style="color: #0070c0; font-weight: bold;">January 2022 (Phase I)</p>	<p> Delivery Date</p> <p style="color: #0070c0; font-weight: bold;">August 2022 (Phase II)</p>	<p> Offer</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">8-Yr Payment Plans</p>

Oriana IV

<p> Developer</p> <p style="color: #0070c0; font-weight: bold;">Al Futtaim Group</p>	<p> Location</p> <p style="color: #0070c0; font-weight: bold;">CFC, New Cairo</p>	<p> Area</p> <p style="color: #0070c0; font-weight: bold;">100,000 m²</p>
<p> No. of Residential Units</p> <p style="color: #0070c0; font-weight: bold;">116 Villas</p>	<p> News</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">65% Complete</p>	<p> Offer</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">8-Yr Payment Plans</p>

The Podium

<p> Developer</p> <p style="color: #0070c0; font-weight: bold;">Al Futtaim Group</p>	<p> Location</p> <p style="color: #0070c0; font-weight: bold;">CFC, New Cairo</p>	<p> News</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">37% Complete</p>
<p> Offer</p> <p style="background-color: #003366; color: white; padding: 5px; text-align: center; font-weight: bold;">8-Yr Payment Plans</p>		

Source: Developers' Official Statements

Aura Apartments

Developer

Al Futtaim Group

Location

CFC, New Cairo

Area

56,000 m²

No. of Residential Units

404

News

18% Complete

Offer

8-Yr Payment Plans

The Curve

Developer

Cornerstone Development

Location

R8 District, NAC

No. of Residential Units

500

Delivery Date

Before 2024

Offer

Flexible Payment Plans, Up to 9 Yrs

Clients Get Gift Vouchers for Electrical Appliances

If Unit Price is EGP 2 mn	➔	Voucher	EGP 60,000
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If Unit Price is EGP 3 mn	➔	Voucher	EGP 80,000
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Buyers Can Book Units with 5 & 8 Yrs Payment Plans

Park Lane Compoundhood

Developer

El Attal Holding

Location

NAC

Delivery Date

Q1 2021

News

85% Sold Out

Offer

10% Discount

10-Yr Payment Plan

10% Upfront

Bayside

Developer

El Attal Holding

Location

Ras Sudr

No. of Serviced Apartments

160

No. of Hotel Rooms

32

Investments

EGP 1.5 bn

News

95% Complete

Offer

Distinctive Offers to Serious Buyers

Kenz Compound

Developer

First Group

Location

October Gardens,
West Cairo

Area

30 Acres

News

85% Sold Out

Plans for Full Delivery After Handing Over Last Phase by June 2021

Offer

25% Upfront

First Installment Payment in 2021

Kaya Plaza

Developer

First Group

Location

October Gardens,
West Cairo

Area

12,000 m²

News

40% Complete

Plans for Delivery in 2021

Kazan Plaza

Developer

First Group

Location

6th of October City,
West Cairo

Area

16,000 m²

News

All Administrative & Medical Units Sold Out

Silva

Developer First Group	Location Sheikh Zayed, West Cairo	Area 40 Acres (20 Acres/ Phase)
Investments EGP 800 mn	Delivery Date Early 2021	

Minorca

Developer Mardev Developments	Location R8 District, NAC	Area 17.64 Acres
No. of Residential Units 738	Investments EGP 1.5 bn	
News	Commencement of Work On-Site	
Offer	Zero Down Payment Payment Plan, Up to 10 Yrs	

Mardev Plaza






Developer Mardev Developments	No. of Commercial Units 127	Area 8,800 m2
News	40% Sold Out Plans to Sell Out 50% of Units Before 2021	

Mall Light Sky





Developer Mardev Developments	Location R7 District, NAC	Area 3,000 m²
Investments EGP 200 mn		
News	Work is Underway 60% Sold Out	

Source: Developers' Official Statements

Asgard Mall

 Developer Mardev Developments	 Location R7 District, NAC	 Area 2,000 m²
<hr/>		
 Investments EGP 160 mn		
<hr/>		
 News		
<hr/>		
Work is Underway		70% Sold Out

City Oval

 Developer Master Group	 Location NAC	 Area 37 Acres
<hr/>		
 News		
<hr/>		
100 Residential Units Sold Out in 2 Days		
<hr/>		
 Offer		
<hr/>		
10% Upfront		10-Yr Payment Plan

Vinci

 Developer Misr Italia Properties (MIP)	 Location NAC	 Area 110 Acres
<hr/>		
 No. of Residential Units 1,500 Residential Units 600 Villas & Serviced Apartments	 Investments EGP 8 bn	 Delivery Date 2022
<hr/>		
 News		
<hr/>		
Construction is in Full Swing		
Works Began on 250 Villas		
<hr/>		
 Offer		
<hr/>		
Zero Down Payment		
Flexible Payment Plans, Up to 12 Yrs		

Source: Developers' Official Statements

IL BOSCO

Developer

MIP

Location

NAC

Area

207 Acres

No. of Residential Units

5,100

Investments

EGP 16 bn

Offer

Flexible Payment Plans, Up to 12 Yrs

Zero Down Payment

SILA (IL BOSCO City's Latest Phase)

Developer

MIP

Location

Mostakbal City, East Cairo

Total Area

268 Acres

Investments

EGP 2 bn

News

Reservation is Now Open for 800 Apartments & 40 Villas

Offer

Flexible Payment Plans, Up to 12 Yrs

Zero Down Payment

La Nuova Vista

Developer

MIP

Location

New Cairo

Area

41 Acres

No. of Residential Units

131

Cairo Business Park

Developer

MIP

No. of Office Buildings

42
(20 Delivered)

Investments

EGP 500 mn

Garden 8

Developer MIP	Location New Cairo	Area 22,000 m ²
No. of Commercial Units 58	Investments EGP 500 mn	

Kai Sokhna

Developer MIP	Location Ain Sokhna	No. of Residential Units 150 (Phase I)
Investments EGP 2.4 bn	Delivery Date December 2020	
Offer	Flexible Payment Plans, Up to 12 Yrs Zero Down Payment	

iCity

Developer Mountain View	Location New Cairo	
News	iCity Sees Delivery of Phase I	
	MV Park	
Location At the Heart of iCity	Area 50 Acres	Investments EGP 7 bn

IL Monte Galala

Developer Tatweer Misr	Location El Galala City, Ain Sokhna
Offer	35% Off All Units Flexible Payment Plans, Between 7 - 11 Yrs

Source: Developers' Official Statements

Fouka Bay

Developer

Tatweer Misr

Location

North Coast

Offer

35% Off All Units

Flexible Payment Plans, Between 7 - 11 Yrs

Bloomfields

Developer

Tatweer Misr

Location

Mostakbal City, East Cairo

Offer

35% Off All Units

Flexible Payment Plans, Between 7 - 11 Yrs

Al Jazi Egypt

Developer

Seldar Misr

Location

New Cairo

Area

63 Acres

Delivery Date

Before 2023

News

95% Complete

Al Jazi Egypt Sees EGP 4 bn Investments So Far

Plan

Pump EGP 3 bn Investments By 2022-End

Offer

100% of Phase I Sold Out in 1st 3 Days

JW Marriott Residences Rolled Out

The WPR



Developer

The Waterway Developments



Location

New Cairo



No. of Residential Units

120 Serviced Apartments



Investments

EGP 2 bn

New Project (Name N/A)



Developer

The Waterway Developments



Location

New Cairo



Area

30 Acres



Investments

EGP 5 bn

The Hub



Developer

The Waterway Developments



Location

New Cairo



Investments

EGP 1.2 bn



Launching Date

September



News

The Hub Sees EGP 600 mn in Sales

5A



Developer

The Waterway Developments



Location

New Cairo



Commercial Area

20,000 m²



Administrative Offices Area

40,000 m²



Delivery Date

April 2021

The Waterway



Developer

The Waterway Developments



Location

North Coast



Investments

EGP 4 bn



News

Construction Permits Underway

The Waterway Sees EGP 1.1 bn in Sales (1st Offering Was in 2018)

The Capitalway



Developer

The Waterway Developments



Location

NAC



Area

42 Acres



No. of Residential Units

1,508



Investments

EGP 2.5-3 bn



Launch Date

February 2018



Delivery Date

Early 2020, But January 2021 for Commercial & Office Spaces



News

Project Sees EGP 4 bn Sales

EGP 7 bn Target Sales



Offer

10% Down Payment

10-Yr Payment Plans



Unlimited Offer

0% Down Payment & 7-Yr Payment Plan OR 15% Down Payment & 9-Yr Payment Plan

SOLAS (New Phase)



Developer

Vow Developments



Location

NAC



Area

8,000 m²



Investments

EGP 250 mn



Construction Date

Commence in 2021



Delivery Date

End-2021



Offer

Various Payment Plans

Discounts Up to 20%



INVEST GATE

— RESEARCH & ANALYSIS —



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