



مصر الجديدة
للإسكان و التعمير

MISR EL GADIDA FOR HOUSING & DEVELOPMENT
احدى شركات الشركة القابضة للتشييد و التعمير

**The Egyptian Exchange
Disclosure Department
Greeting,**

Attached to Your Excellency is a press release on the latest developments of the partnership between the Misr Al Gadida for Housing and Development, and Madinet Masr Housing and Development on a plot of land with an area of 491 acres in New Heliopolis City.

This is for your information.

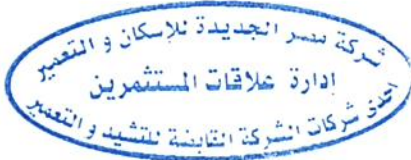
Yours Faithfully

Chief of investor relation

Marwa Mounir

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****press release****

Misr Al Gadida for Housing and Development , and Madinet Masr Housing and Development Company signed a partnership contract on two plots of land with a total area of 491 acres in the New Heliopolis city. With a total expected revenue of 70 billion pounds within 12 years.

Cairo July 10 ,2024 Misr Al Gadida for Housing and Development , represented by **Dr. Eng. Sameh El Sayed, Managing Director and CEO**, is pleased to announce the signing of a partnership agreement in the New Heliopolis City **with** Madinet Masr for Housing and Development, represented by **Eng. Abdallah Sallam, President and CEO**.

The partnership involves the development of two land parcels with a total area of 491 feddans in New Heliopolis city. The project is expected to generate total revenues of EGP 194.4 billion over a period of 12 years Misr Al Gadida for Housing and Development 's share of the revenues will be EGP 70.9 billion, with a minimum guaranteed amount of EGP 53.180 billion to be paid over nine years from the date of the contract. The participation rate is 36.5% for semi-finished units from the total revenues, in addition to 20% of the finishing costs for fully finished units if sold in that condition, maintaining a participation rate of 36.5%.

The project includes two land parcels with a total area of 491 feddans, divided into two sections: the first parcel covering 245.1 feddans and the second parcel covering 246.31 feddans.

Additionally, the company has received the agreed contract signing payment of EGP 1,100,000,000 (one billion and one hundred million Egyptian pounds).

Dr. Eng. Sameh El Sayed, Managing Director and CEO, stated that since November 2023, the company has secured four significant partnership agreements in New Heliopolis. These agreements include:

A partnership with MG Development for a total area of 77.91 feddans .A partnership with the Middle East Company For Real East Investment & Touristic Development for two land parcels: the first covering 894 feddans and the second approximately 865 feddans.& The partnership with Madinet Masr for Housing and Development for two land parcels totaling 491 feddans.

The minimum guaranteed value for these partnerships is EGP 106 billion, with total expected revenues of EGP 166 billion, potentially increasing over a period of 15 years.

****End of Statement****

About Misr Al Gadida for Housing and Development

Heliopolis Housing and Development is one of the oldest and most prestigious real estate companies in Egypt, founded in 1906. The company holds the largest land portfolio in Greater Cairo and plays a leading role in the development of residential and commercial



projects. The company focuses on developing and creating integrated residential communities that offer advanced infrastructure and modern amenities to its clients. It relies on a broad base of extensive expertise and aims to engage in all activities related to housing projects, land preparation, subdivision, provision of utilities and services, and organizing, planning, and selling the land it owns or manages for others. Additionally, it undertakes design and supervision of project implementation.

About New Heliopolis City

New Heliopolis City is one of the new cities in Cairo established by a presidential decree and is managed by Heliopolis Housing and Development. The city covers an area of approximately 5,406 feddans and is located on the eastern side of Cairo, between the Cairo-Ismailia Road and the Cairo-Suez Road, making it a link between the cities of Badr and Shorouk. The location of New Heliopolis City is notable for its proximity to many of Egypt's new cities due to its closeness to the regional ring road and its connection to the new metro line.

The company's goal is to expand residential and commercial areas in the region. The city is designed with modern standards and advanced amenities to meet the needs of clients and businesses, featuring a well-developed network of roads and public facilities, including schools, hospitals, and shopping centers. It is distinguished by its green spaces, providing a comfortable and healthy living environment. The city offers multiple investment opportunities in various real estate and commercial fields and is a significant addition to urban development projects in Egypt, providing an advanced and attractive environment for investors.

