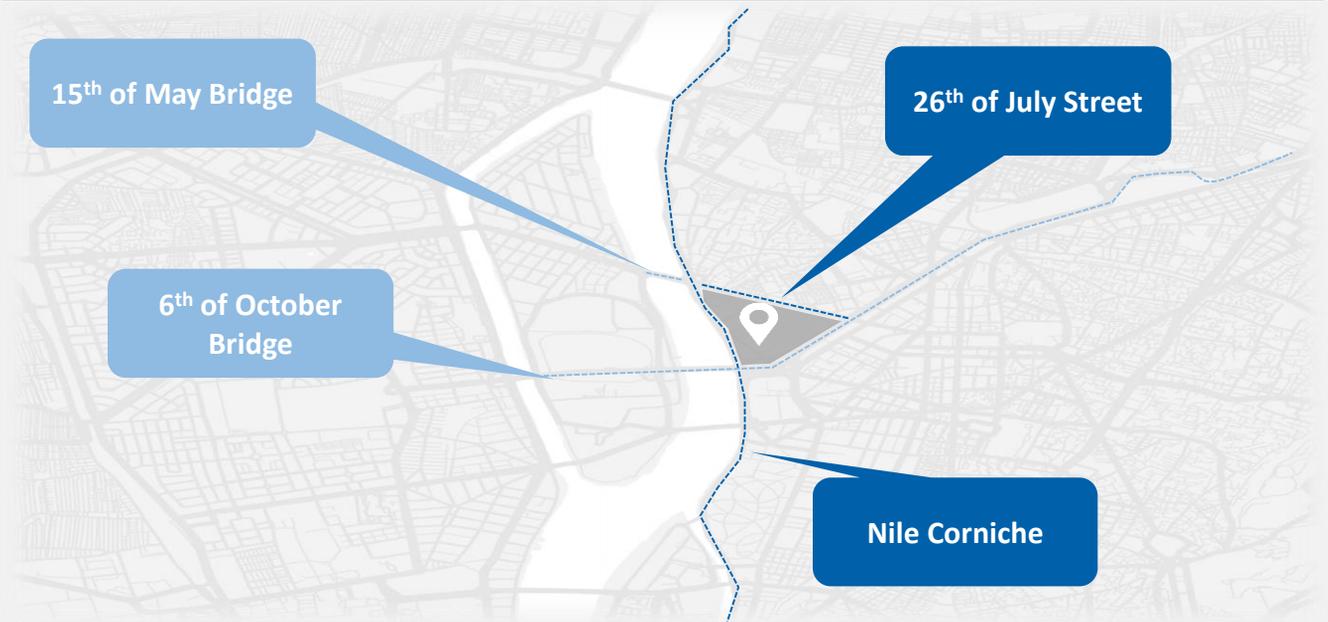


The Maspero project is a part of an initiative launched in 2014 to develop slum areas all over Egypt. Maspero Triangle is a historical neighborhood located between 26th of July Street, and the Nile Corniche. Two crucial government buildings, the Egyptian Radio and Television Union headquarters and the Foreign Affairs Ministry, as well as the Italian consulate, are located in the 84 feddans neighborhood, along with residential areas and hotels.

Maspero Triangle Location

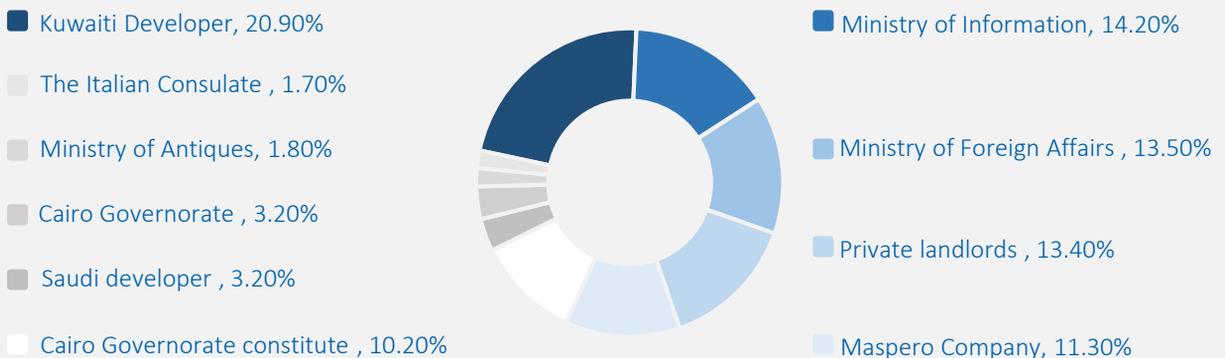


Key Components of the New Master Plan



The government must provide a decent life for the households moving from slums by building "an integrated system that includes constructional, cultural, environmental and economic development".

Land Divisions & Ownership



Highlights

-  The whole area of the Maspero triangle is about 300,000 m²
 - 26,000 m² allocated for 1,100 housing units with total cost about EGP 600 million 
-  130,000 m² for mixed-use activities, including commercial, tourism & hotels
 - The total investment cost for the Maspero Triangle project reaches EGP 10 billion 
- PHASE 1**
 - The initial expected budget set for phase 1 is EGP 4 billion 
 - EGP 700 million for compensating the occupants who requested compensation 
 - EGP one billion for Maspero Triangle infrastructure and roads 
 - EGP 700 million for implementing the necessary services for the Project's success 
-  It is expected to start implementing the new scheme as of early January 2019
 - The expected development timeline for Maspero Triangle is set to be 3 years 

Stakeholders	Local Occupiers	<ul style="list-style-type: none"> • Owners: Maximize the revenue either use, sale or investment • Renters: Continue to stay in the same place to save their income
	Government	<ul style="list-style-type: none"> – Future city development and planning for urbanization – Investing in land – Keeping its right in the land
	Investors	keep their right to the land (best highest use) and start investments in urban mega projects, with best cost \ benefit ratio
	City Users	Enjoy one of the most important parts of the city , make it a special place and gain development benefits (surrounding areas)

Social diversity should be taken into consideration to secure a healthy well balanced society through a homogeneous interaction between all social levels. If revenues reforming is needed for a strong economy, on an urban and city level all social levels should benefit from it. The urban dimension should pay close attention for the society without taking sides and to accommodate all stakeholders.

All aspects of life should be supported not only housing. Without working on cultural, social and psychological aspects, the developed areas will turn into new slums.

Coldwell Banker Commercial Advantage (CBC Advantage)

CBC Advantage is a full service commercial real estate company located in New Cairo, Egypt. The company specializes in commercial, industrial, retail, residential, land development, and real estate investment covering the following services:

- | | | |
|---|--|---|
|  Acquisition & Disposition Services |  Corporate Services |  Tenant Representation |
|  Capital Services |  Distressed Assets |  Start-up and Small Businesses |
|  Investment Analysis |  Landlord Representation |  Property Management |
|  Real Estate Development |  Market Research and Valuation | |

Our professional agents specialize in various property types and are able to provide a deep knowledge of our market that allows us to formulate the best possible business strategy at all times.

For more details, please contact | **Sherif Hassan, Development Director**