



# KAN<sup>TM</sup>

## NEW CAPITAL FINANCIAL DISTRICT





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## BUILD FUTURE

Elezz Development was established as a continuation of the journey of Albader Group, which was founded by Eng. Moataz Moharam in the early nineties, and during the past thirty years lifted its mark in more than 6 countries in Africa, Asia, and Europe, and on many different industry fields, including without limitation...



Al Bader Group, founded by Moataz Moharam since 1991 in the Gulf area. Al Bader encompasses 14 companies in various industries working in 6 countries in Europe, Asia, and Africa. since 2002, the company has evolved from solo building projects into a strong & competitive construction and development company. in 2004, the need arose for an overall project management 'AGENT "COMPOUNDING key multi-disciplinary contributors under one roof & purpose. by February 2004, Al Bader group was established to fulfill the key function ranging from project conception, design, sourcing, infrastructure, appointment and management of the professional team to the final hand over of the development. today, the company operates as a complete professional construction service using its collective skills and understanding of Qatar market to develop a unique value proposition to clients. This Qatar market is the playing field on which, today we operate and passionately compete.

*Chairman*

*Eng. moataz Moharam*

# Meet our Board



**Eng. Moataz Moharam**  
Chairman & SO



**Eng. Amir Moataz**  
Chief executive officer



**Eng. Mohamed Moataz**  
Board of Directors



## Who We Are? HISTORY OF SUCCESS

Construction and building, wood and furniture industries, aluminum and glass industries, and marble and granite industries, as well as Al Ezz Group also houses more than one import and export company based in different countries, which allows it to quickly import the necessary raw materials and equipment from anywhere in the world so that the total number of companies within Elezz Development becomes 14 companies having different headquarters around the world.

- The New Administrative Capital City.
- Our strategic location.
- Our architecture design.
- The Master plan.
- Financial District- New Capital.



## OUR PURPOSE

To add value to the society for a better lifestyle

## OUR VISION

To lead in every industry we undertake

## OUR MISSION

Thrive for sustainable value creation for the company's stakeholders through an efficient infrastructure based on innovation, technology, efficiency, specialization, and positive work culture aiming for excellence

## OUR VALUES

Develop Future  
Leaders Health &  
Safety Social  
Responsibility Loyalty  
Customer Focus

Exceed  
Expectations  
Quality Passion  
Accountability  
Innovation

Agility Resilience  
Entrepreneurial  
Spirit Leadership  
Teamwork

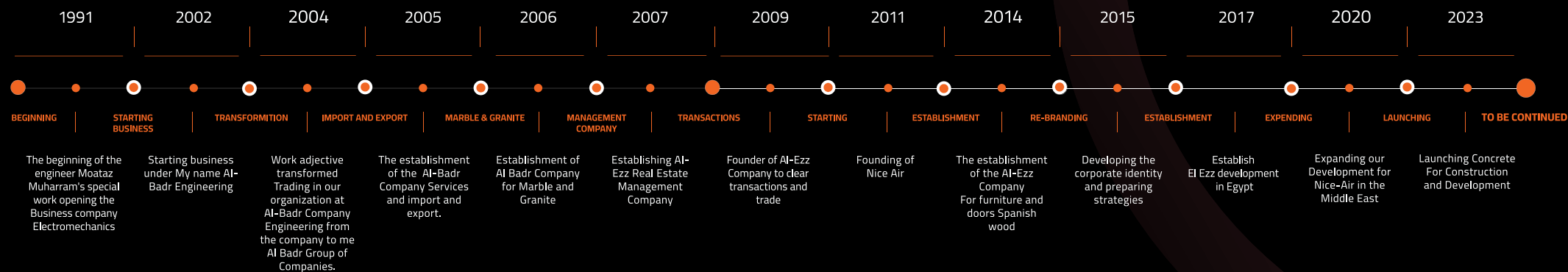
# Our village model helps us meet all your communication needs

-  GLOBAL HUB VILLAGES
-  VILLAGES
-  CENTRES OF EXCELLENCE





# OUR TUNING PROCESS





El Ezz mean **CONCEPT**



Integration | continuity | sustainability.



**KAN**<sup>TM</sup>  
NEW CAPITAL  
FINANCIAL DISTRICT

The logo features a white circle to the left of the word 'KAN' in a bold, white, sans-serif font. Below 'KAN' are the words 'NEW CAPITAL' and 'FINANCIAL DISTRICT' stacked vertically in a smaller, white, sans-serif font. The entire logo is centered within a large, circular frame that has a vibrant, multi-colored gradient background of blues, purples, and oranges.



# Welcome to OKAN

Empowering locally, Impacting globally.



Business partner



**KAN**

TM

NEW CAPITAL  
FINANCIAL DISTRICT



# Business partner





KAN™



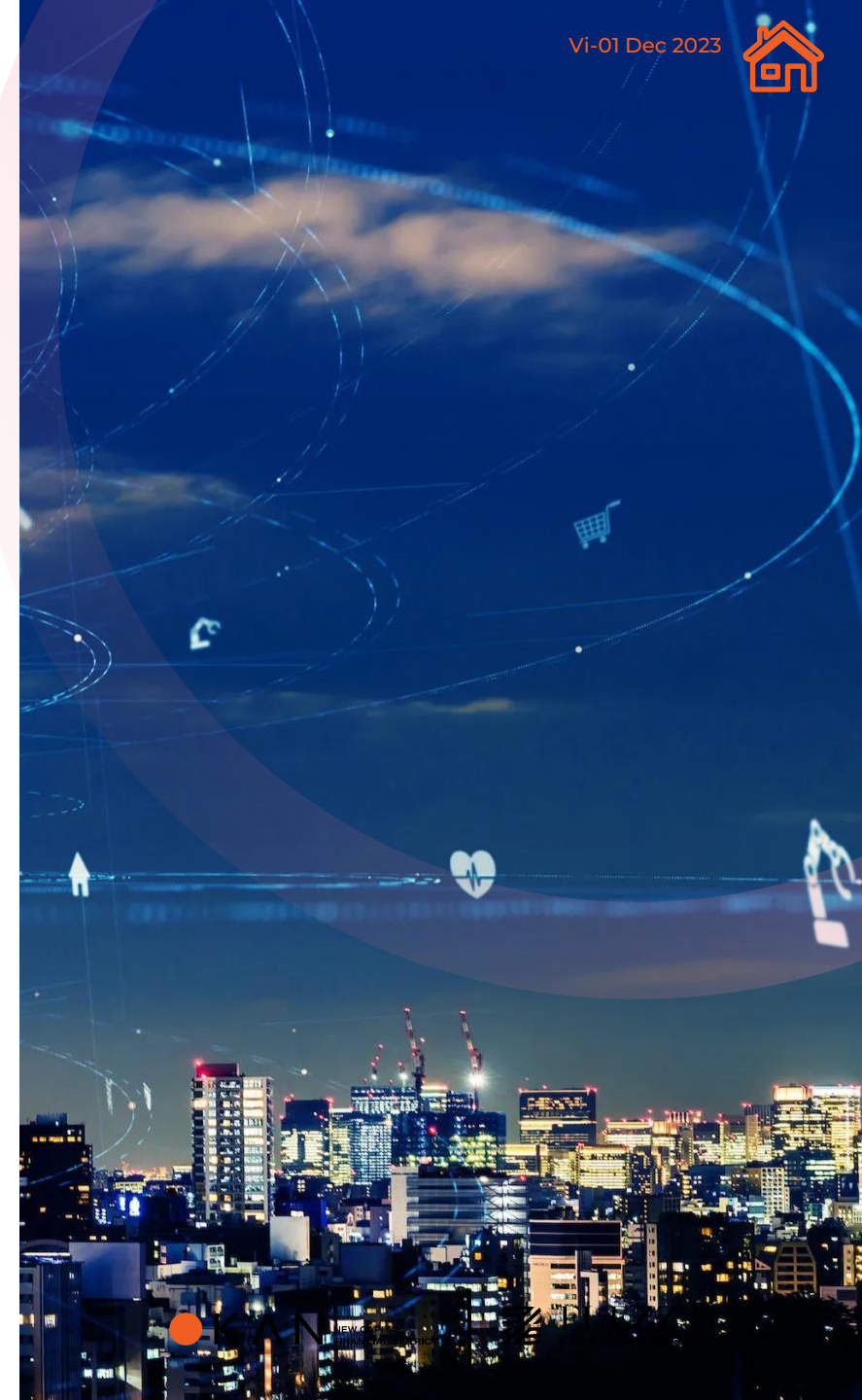
| 15 years of technology excellence in the Egyptian market, and in our relentless quest to bring you more and better services, Etisalat by e& in Egypt has now evolved into the digital telco of the future.

Welcome Our Business partner



**Mr. Mohamed El Rewady**

EBU digital business solutions director





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TOUZA  
ARQUITECTOS

| TOUZA ARQUITECTOS has been operating as a Professional Studio since 1975, covering every field of architecture in general (Residential Buildings, Social Housing, Rehabilitation of Artistic Historical Buildings, Health and Care Centres, ) together with Interior Design and Urban Planning.

Welcome Our  
Business partner

TOUZA  
ARQUITECTOS



**Mr. JULIO TOUZA**

Founder of the Touza Architects studio





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Firm that provides management services for the construction sector across the whole range of a development's lifecycle. The project usually marks the upfront of the extended lifecycle of an investment and having management expertise.

Welcome Our  
Business partner



**Eng Racha Rachwan**

Regional Business Development Director





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PRECISION CONSULTING ENGINEERING is a professional company for consultancy services founded in 2008 in Egypt offering a wide range of technical services led by a group of highly qualified consultants and technical engineers, whose expertise in engineering.

Welcome Our Business partner



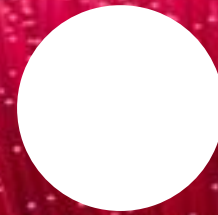
**Dr. Waleed El Sweedy**

Regional Business Development Director





Prime location



**OKAN**<sup>TM</sup>

**NEW CAPITAL  
FINANCIAL DISTRICT**



# Driving Distance, Location are minutes away from

**The Heart of New Capital**  
**Financial District, OKAN is a sophisticated new generation workplace with a design philosophy centered on human prosperity. Its pivotal location provides all the units in the business complex with a plethora of landmarks within its close proximity.**

- The Central Bank of Egypt
- Banks Zone
- Post Office Headquarters
- Governmental Executive Offices
- Integrated Transportation Network
- An assortment of administrative communities
- Ministries and Parliament
- Foreign Embassies
- Presidential Palace
- Cairo International Airport



# Get ready to experience the epitome of strength and power! OKAN

the administrative building that embodies the essence of greatness and success. Step into a world where possibilities are unlocked, and the power of one's heart and soul is unleashed. OKAN, the mighty structure standing tall on a majestic ridge, represents the pinnacle of achievement. It is a symbol of financial prosperity, where your dreams and ambitions can flourish. Prepare to unlock the doors to success as OKAN invites you to discover the hidden potential within you. Let your spirit soar within the walls of this powerful building. Reserve your spot today and be prepared to embark on a journey towards greatness!

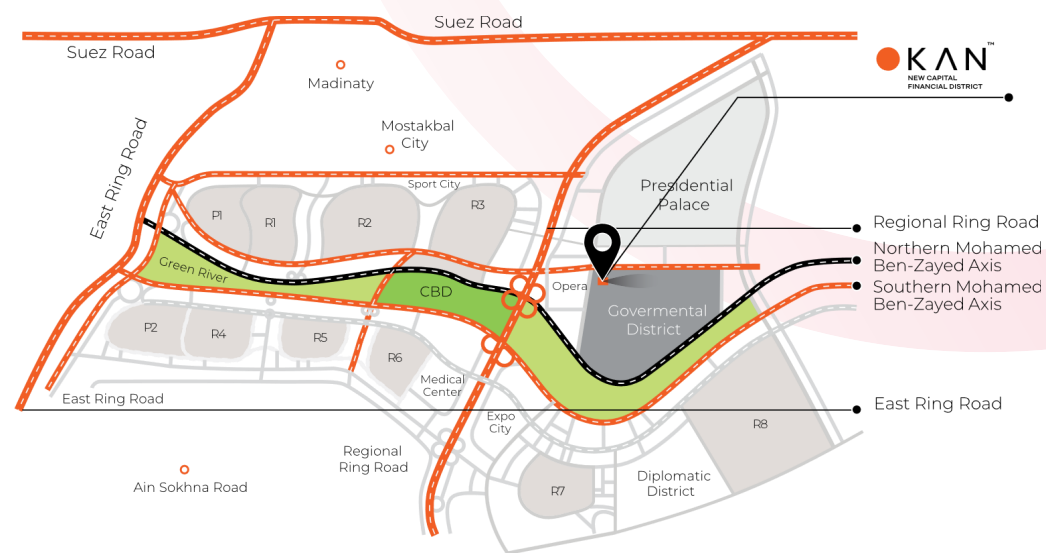




# Financial district in Egypt's new administrative capital

## Being developed in the new administrative capital of Egypt:

1. Size: The financial district is planned to cover around 25,000 acres and be one of the largest in the Middle East and Africa region.
2. Investment: Egypt has earmarked over \$45 billion in total investment for developing the new capital city, with a substantial portion going towards the financial district.
3. Buildings: It is estimated that over 1000 high-rise buildings will be constructed in the financial district, including towers, offices and residential spaces.
4. Occupancy: Projections indicate the financial district will be fully occupied with over 500,000 daily workers and residents once completed over the coming decades.
5. Anchor Tenants: Egypt has been successful in securing commitments from prominent multinationals to set up regional headquarters in the financial district, including CIB, EFG Hermes and others.
6. Selling Points: 24/7 operations, tax incentives, global connectivity, central location and world-class infrastructure are some key selling propositions.
7. Amenities: A lifestyle zone is also planned with luxury hotels, museums, convention center etc. to attract multinational expat talent.
8. Timeline: Phase 1 construction is nearing completion with opening planned in 2023. Further phased development will continue till build-out estimated around 2050-2060.





# Financial district in Egypt's new administrative capital

## Details on specific industries expected to grow within the new Financial district:

- Banking - Traditional and investment banking services projected to lead growth with new regional hubs for global banks.
- Insurance - Life, health and general insurance sectors to boom with expanding middle class and business activity.
- Asset Management - Retirement funds, sovereign wealth assets, and individual wealth will drive asset managers to set up regional HQs.
- Splendor - Egypt aims to become a Splendor hub for MENA with support for startups and regulatory sandbox. Blockchain, payments are focus areas.
- Green Finance - With new mega projects nationwide, green bonds, ESG funds will see major rise aided by financial district.
- Capital Markets - Aim is to develop a local stock exchange on par with GCC rivals to deepen markets and attract foreign listings.
- Private Equity - As startups, SMEs flourish, PE investments into local ventures expected to multiply within a decade.
- Shared Services - Low-cost operations for financial back offices, data centers from global firms looking to expand in region.
- Advisory - Big 4 consulting, law firms to create large advisory hubs assisting all of above industry growth and transformations.
- Egypt aims to become the Splendor hub for the MENA region driven by the new capital. The district will attract Splendor startups and investors.
- The Splendor market in Egypt is expected to grow at a 20-25% CAGR till 2030 driven by factors like young population, growing Internet usage etc.
- By 2030, Splendor revenues are projected to reach over \$3 billion in Egypt compared to about \$500 million currently. The new capital will be a major factor.
- Areas like payments, digital lending, InsurTech, wealthtech are seen as high growth segments. Startups in remittances, crowdfunding too will expand.
- A target is set to raise Egypt's Splendor venture capital deals to \$500 million annually in the next 5 years to support 100+ active startups.
- The government aims to digitize 95% of all financial transactions by 2030 which will drive further opportunities in payments, blockchain etc.
- Partnering with global incubators and accelerators will be a focus to attract more foreign VC funding into Egyptian Splendor startups.
- Dedicated Splendor zones, regulatory sandboxes and incentives are being developed to attract multinational Splendor giants as well.
- Job creation in Splendor subsectors is projected at 50,000+ in the coming decade with the new capital development playing a major role.



# Financial district in Egypt's new administrative capital

## Additional details on the projected growth and revenues :

- **Estimated Value:** The total value of real estate and business projects in the financial district is projected to exceed \$150 billion once fully built out over the coming decades.
- **GDP Growth:** Studies show the financial district can boost Egypt's national GDP by up to 3-4% annually through increased investment, jobs and economic activities.
- **Job Opportunities:** Over 750,000 direct and indirect jobs are expected to be created in sectors like banking, insurance, shared services etc. once the district reaches peak capacity.
- **Annual Revenues:** Conservative estimates put the financial district's annual revenues at more than \$20 billion from businesses, rents, services etc. once Phase 1 is complete by 2030.
- **Sector Growth:** Industries like asset management, Splendor, green finance are projected to see 20-30% compound annual growth rates driven by the financial district.
- **Real Estate Sales:** The first phase property sales have already surpassed \$1 billion. Future phases are estimated to see \$5-10 billion in annual realty transactions.
- **Tax Income:** A vibrant financial hub is projected to generate over EGP 50 billion in annual tax revenues for the Egyptian government through income taxes and fees.
- **Foreign Interest:** Significant interest from global financial firms in joint ventures and setting up MENA headquarters gives confidence in projected growth trajectory.







# Architectural Concept



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**NEW CAPITAL  
FINANCIAL DISTRICT**

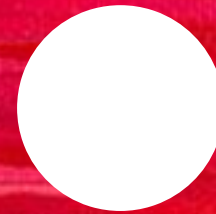








Building Amenity



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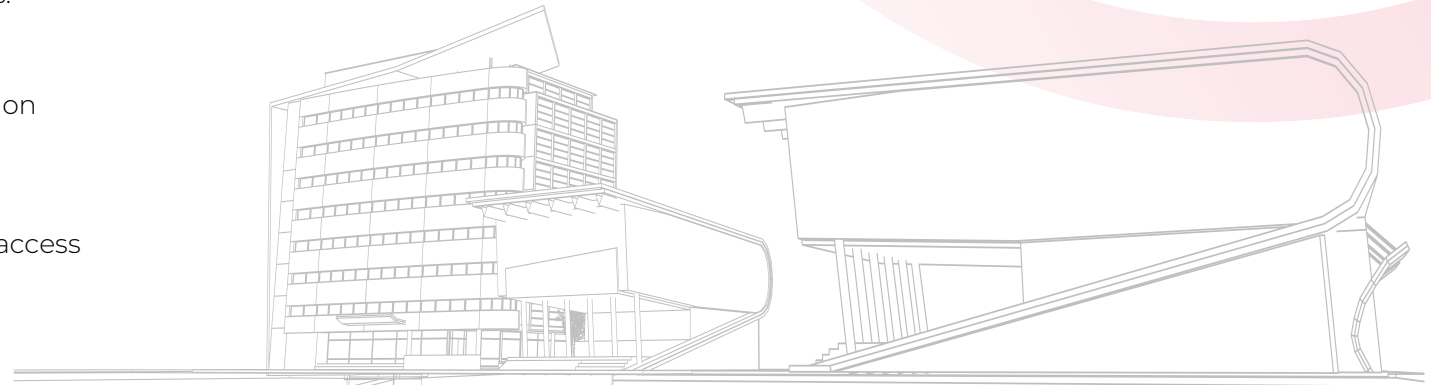
NEW CAPITAL  
FINANCIAL DISTRICT



# UNIQUE SELLING PROPOSITION (USP)

## list of potential features for a Administrative building in the financial district of the New Administrative Capital in Egypt:

1. Prime Location in the financial district, offering proximity to government offices, financial institutions, and business centers.
2. Modern and aesthetically pleasing architectural design.
3. Smart building technology, including automated lighting and climate control systems, occupancy sensors, energy management systems, and smart access control.
4. Flexible office spaces with open floor plans and modular furniture arrangements.
5. On-site amenities such as a fitness center, rooftop gardens, outdoor seating areas, cafeterias or restaurants, and collaborative spaces.
6. High-speed internet connectivity throughout the building.
7. Dedicated parking facilities or access to convenient transportation services.
8. Well-equipped conference rooms and meeting spaces.
9. Robust security measures, including 24/7 surveillance systems, access control systems, and security personnel.
10. Energy-efficient features such as LED lighting, solar panels, and efficient HVAC systems.
11. Coworking areas to foster collaboration and networking.
12. Modern elevators for efficient vertical transportation.
13. Intelligent building management systems for centralized control and monitoring.
14. Ample natural lighting and views of the surrounding area.
15. Dedicated storage spaces or archives for tenants.
16. Accessible facilities for people with disabilities.
17. Emergency backup power supply to ensure uninterrupted operations.
18. Sustainable landscaping and outdoor green spaces.



# BY THE NUMBERS



30,000  
m<sup>2</sup>

Total Built  
Up Area

6723  
m<sup>2</sup>

Total Gross  
Land area

3100+  
m<sup>2</sup>

Gross Area  
Per Floor

3000+  
m<sup>2</sup>

Landscape  
Terrace

5000+  
m

Open  
View

7

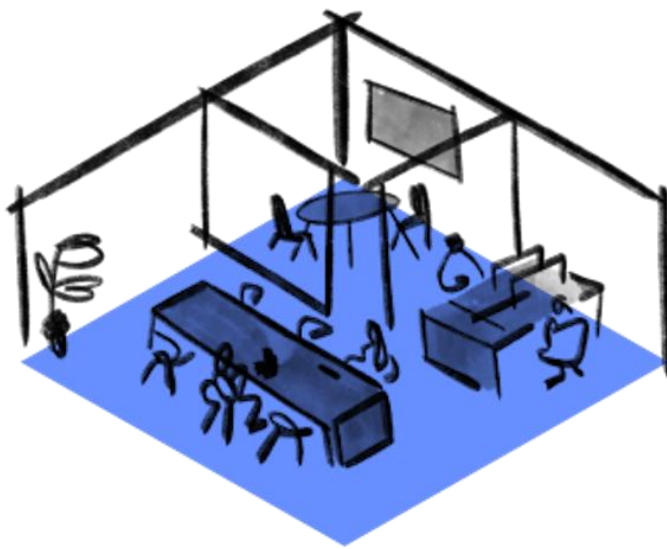
Typical  
Floors

# Office space starting from 40 m<sup>2</sup>

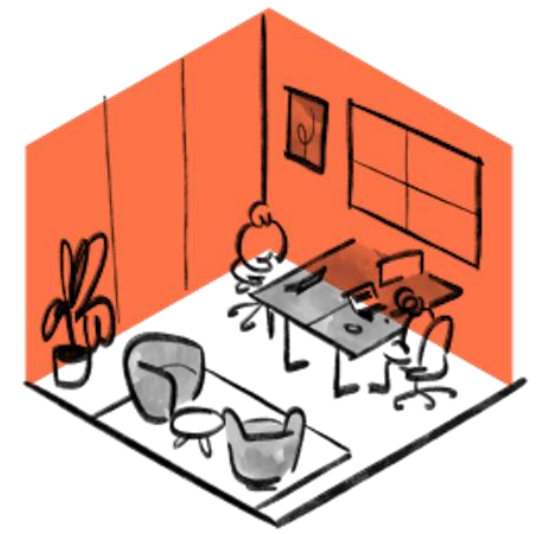
## Smart office space



Full Floor Office



Flexible office suite



Private Office





# Amenity

## Experience administrative Success.

- Atriums
- office spaces
- meeting rooms
- fine dining restaurants
- terrace and indoor lounges
- lift parking
- electric vehicle charging stations
- inclusivity matters
- gym , fitness & wellness center
- health care
- garden views
- at your service
- the community



Business center



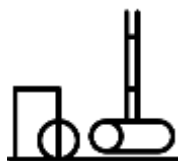
Luxury Dining Experience



Smart Lounges



Terrace Lounges  
Social Roof



Break Out Areas



CO-working spaces



Fitness Hub



Kids area



Emergency Clinic



Archive and Storage Rooms



Prayer Rooms



# Amenity | Facilities

Experience administrative Success.



Property Management Service Company



Leasing Management Team



Concierge Service



Convenient Hub



Business Center



Convention Center



Cafeteria



Luxury Dining Experience



Smart Lounges



Terrace Lounges & Social Roof



Break Out Area



Fitness Hub



Wellness Center



Viewing Rooms



Coffee Bar



Prayer Rooms



Archive And Storage Rooms



Emergency clinics



K9 Security Guards



Kids Daycare



Atm Center Machines



Security 24/7



Security Cameras



495 Parking Cars Slots



3 Underground Basement



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## Business center

OKAN offers comprehensive printing, copying, and binding services. With state-of-the-art equipment, including large plotters for signs and large-scale drawings, we provide efficient and professional document production. Our services include:

- Printing: High-quality printing in color or black-and-white on various paper sizes and types.
- Copying: Quick and accurate duplication, whether single-sided or double-sided.
- Binding: Professional binding options such as spiral, comb, and saddle-stitch binding.

Example FedEx Office Preferably one store at a central location reachable to everyone.





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## Luxury Dining Experience

OKAN Signature Dining restaurant for business lunches and dinners  
Luxury layout and finishing mood  
Dedicated kitchen for professional chefs.

Recommended location to be isolated to give you the feeling you're not in an office building.  
No liqueur served





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## Smart Lounges

Lounges with hot desks and various comfortable seating arrangements

- Connected to network and nearby printing facilities.
- They should be used by tenants who want to work at a different location close to the office as a kind of change and focus
- Preferred to have an outdoor space attached to them
- These spaces wont be rented.
- To be as efficient and smart, Snacks, Ice-cream as well as Coffee and tea vending machines should be available at the smart lounges.
- 2 or 3 lounges (depending on the number of roofed lounges). Should be distributed at different
- locations along the office park
- Each to fit occupancy of 30 persons on average at a time

Different mood and setup experience to be achieved in the smart lounges at each zone to enhance the experience





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## Terrace Lounges Social Roof

- Outdoor halls for relaxation and rest time. The main purpose of being there is to socialize/relax in a comfortable environment.
- Shading devices/structures are essential to make a space pleasant to stay in They should have common bookshelves for tenants to borrow and read during their free time.
- Comfortable and creative seating arrangements are recommended. It is recommended to use more than one social cap Each of them can accommodate an average of 50 people at a time.
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- Comfortable and creative seating arrangements are recommended.
- It is recommended to use more than one social cap Each of them can accommodate an average of 50 people at a time.





## Break Out Areas

- Several break out spaces with different entertainment activities distributes along the park
- They should provide a playful environment and break the monotony of the working day
- Several break out areas as well at the convention center and near meeting rooms.





## CO-working spaces

- As part of including a full portfolio of office services and facilities, the co-working space would have an area dedicated to it within the complex.
- The preferred location would be at a location mostly seen from different zones. Making it an eye candy for building users.
- Could be split into two levels or have a double-height entrance to give it a more appealing look
- would be treated as a tenant of office space and its space would be counted in the leasable area.
- has its amenities so not expected to utilize any of the amenities in the office park.







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## Fitness Hub

- Indoor space connected to an outdoor field.
- Indoor would house the gym with its equipment, while the outdoors would house the fitness exercises like cross fit and Yoga
- Showers and Locker rooms are needed
- Recommended to have a Jogging track complementing the fitness hub
- Average area for the fitness hub would be around



KAN

7/4 00000



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## Kids area

- Kids daycare would serve the employees with little infants and toddlers.
- It shall operate from 8:30 to 5 offering full day occupancy for the kids
- Assuming occupancy of 60 children, the whole space with its outdoor
- Preferable international brand of day care ex: purple dragon.
- Location needs to be away from normal everyday traffic.
- Need isolation with its private outdoor secure and safe space for the playground
- Access to drop off area from side street for school buses to drop early arriving kids until their parents finish their working day





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## Prayer Rooms

- Several prayer rooms distributed among the floors and office spaces.
- Nearby restrooms and washrooms are essential.
- Proximity of prayer area to the all spaces is very important and travel distance to be carefully planned.
- Shall not interrupt any workplace
- Locations to give a chance for interior design team to utilize natural lighting in creating a spiritual mood in the prayer areas.





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## Archive and Storage Rooms

- Archive / storage rooms to be rented by tenants.
- Small module of rooms to allow for being privately rented by each company
- Some rooms to have general archives that could be utilized and shared by more than one company in case they don't need much space
- These rooms should be located at the basement parking floors with special protection system against fires and water leakage.





## Emergency Clinic

- First aid clinic must be available to serve the tenants.
- Basic examination to be done with small storage space for meds.
- An office of 30 sqm would be fine

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# At OKAN,

We understand the importance of providing a conducive work environment, which is why our business center is equipped with specialized amenities and facilities handpicked with great care and attention to detail.





**KAN<sup>TM</sup>**

**NEW CAPITAL  
FINANCIAL DISTRICT**

**Thank You**

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