

Creating Living Communities



Orascom Development Holding AG is a leading town developer specializing in planning, building and operating integrated, self-sufficient tourist and residential towns around the world.

VISION AND MISSION

Vision

With global expansion in mind, and a dedication to achieve excellence taken to heart, we work to make the world recognize Orascom Development as the authority in creating living communities and transforming ordinary settings into exquisite destinations. Together, we commit to designing a new concept for living, to building perpetual trust with our clients and to selling people the essence of what they need: a personalized ideal life.

Orascom Development Holding AG (Orascom Development) is part of the Orascom Group conglomerate, Egypt's premier economic powerhouse. Orascom Development is a leading town developer specializing in planning, building and operating integrated, self-sufficient tourist and residential towns around the world.

The company's excellent reputation has enabled it to triple its land bank in recent years allowing further international expansion. A key long term value driver for Orascom Development is its land bank, which it acquires at preferential prices.

Orascom Development's first and largest resort, El Gouna, has been the benchmark for this model, with a total land area of 36.8 million m². Approximately 11.2 million m² have been developed to date, under carefully set plans.

Mission

We are international town builders. Prime locations are spotted and long term commitments are developed. Our geographical aims are unconventional and our undertakings are creatively inspired. We work to provide the best value with a guaranteed Orascom mark of quality. We are not developers, we are community creators.

El Gouna, began as a simple real estate project. This development has since evolved into a fully self-sufficient town with a strong infrastructure and rock-solid reputation. Following the success of the El Gouna model, Orascom Development has become a key player in township development worldwide.

Orascom Development is firmly committed to the long term sustainability of its towns. From the earliest planning stage, we consider every aspect of the community's needs, from facilities and infrastructure to governance. The result differentiates us from our competitors by the installation of a holistic range of services, amenities, and management guidelines.

The company is now active in Egypt, Jordan, Montenegro, Morocco, Oman, Romania, Switzerland, U.A.E. and United Kingdom, with plans to enter several additional countries.



DESTINATIONS



El Gouna, Egypt

Egypt

El Gouna, Red Sea

A fully fledged, self-sufficient holiday destination, El Gouna offers a wide range of holiday accommodation, from 5-star resorts to intimate boutique-inns. The town is complete with full service marinas, restaurants, nightclubs, shopping centers, and a gorgeous 18-hole professional golf course.

Taba Heights, Sinai

Equipped with the experience gained while developing El Gouna, the Group's second project in Egypt on the northeast side of the Sinai Peninsula is unrivalled in cohesive aesthetic. Taba Heights boasts lavish hotels, adventure options, a championship golf course, and an international marina.

Berenice, Southern Egypt

The exclusive semi-island located on the unspoiled southern borders of Egypt's Red Sea coast will feature high-end accommodation and service with exclusive real estate. Aiming to be another flagship town, Berenice promises to deliver a luxurious high end resort, complete with real estate and leisure offerings.

Amoun Island, Aswan

Situated just off the main river bank of the famous city of Aswan, Amoun Island's boutique hotel will offer 38 luxury suites with lounging areas, private pools, and six star services. The main lodge will offer a restaurant, lounge bar, wine cellar, and library to be enjoyed by the most discerning visitor.

El Roboué, El Fayoum Oasis

Located on a beautiful patch of fertile land along the Western Desert's famed Qaroun Lake, El Fayoum is known as the summer resort of the ancient Pharaohs. Real estate with an architectural style following traditional Nubian lines will attract weekend travelers from Cairo and the surrounding areas.

Byoum Residence, El Fayoum Oasis

Byoum lies in the heart of El Fayoum. It is an ultimate getaway to revive your mind and body, a place where you can lose yourself in the nature and beauty of Egypt. It offers all the luxuries of modern life and gives you a chance to be in nature and retreat from the stress of everyday.

Riyad Resort

Located south of El Gouna and Hurghada, the Group plans to build 256 apartments in the newly developed area Makadi Bay. Attached to the Club Azur and Royal Azur hotels, homeowners enjoy full access to all the amenities and facilities offered by the hotels.

Haram City

In the suburbs of Cairo, the Group is developing self-sufficient budget housing communities integrating real estate units, schools, clinics, commercial areas, sporting clubs and a cinema. The first phase of Haram City in the 6th of October has been completed, allowing the first residents to move into their new homes.

Al Fayoum & Qena Gardens

Based on the initial success of Haram City, the Group has been allotted a large plot in El Fayoum Oasis to create a new community Al Roboua. The third project in Qena, one of the largest cities in southern Egypt situated 400 km south of Cairo, will be advantageously located 5 km from the city center.

Jordan

Tala Bay, Aqaba

Overlooking the Gulf of Aqaba, the resort provides first class lodging and luxury vacation homes within easy reach of Petra. In Tala Bay, Orascom Development owns and manages the Marina Plaza Hotel, extending their expertise in hospitality to Jordan.

Montenegro

Tivat, Luštica

Luštica, Orascom Development's third integrated project in Europe and its first project on the Adriatic Sea is set to become a fully fledged town offering hotels, residential units and leisure facilities. The project is planned to offer 2,350 residential units as well as a Thalasso centre, two marinas on the Adriatic Sea and an 18-hole golf course.



The Cove, U.A.E.

Morocco

Chbika

Under an agreement with the Kingdom of Morocco and in line with the government's plans to make Morocco a top class tourism destination, Orascom Development plans to build a luxury destination at Oued Chbika, located only 300 km south of Agadir and a quick flight from the heart of Europe.

Oman

Jebel Sifah

Located just 30 km from downtown, residents will reach their weekend homes in less than 20 minutes. Jebel Sifah's dramatic mountainous setting will be home to five hotels, 950 villas and apartments, a first class marina, a championship golf course, shopping, and restaurants.

Salalah Beach

Built along the beautiful Salalah seashore and comprising numerous turquoise lagoons in a unique tropical environment, Orascom Development is building a bustling community with residential villas and apartments. Five star hotels will be operated by Rotana, Mövenpick, and Club Med to name a few, and the development will be centered around a sailing marina and two 18-hole golf courses to incorporate restaurants and retail outlets in a bustling town center.

As Sodah Island

Developed for the niche luxury boutique hotel market, Orascom Development is building a seven star hotel with 32 lavishly created villas, each with its own private pool and beach access. Designed to be one of the crown jewels of the company's portfolio, the development will cater to the utmost of demands. The intention of the project is to allow the natural beauty of the region to show.

City Walk, Muscat

In the heart of downtown Muscat will be a bustling business and shopping hub, bringing large amounts of activity to the area. A pedestrian promenade will feature retail shops, restaurants and cafes. Above these busy venues, building complexes will accommodate office space as well as a full service, five star hotel.

Romania

Constanta

The major city of Constanta is to become the fourth integrated development in Europe. The Group has planned an affordable housing project, that will offer residential units over three phases.

Switzerland

Andermatt Swiss Alps

Nestled in the heart of the rugged Swiss Alps, the town of Andermatt will be redeveloped to include a golf course, podium, 490 apartments, 500 condominiums and 20-30 villas, making it the ideal year round getaway for European residents.

U.A.E.

The Cove, Ras El Khaimah

On the vast beachfront of the United Arab Emirates emerges a luxury destination only 40 minutes from Dubai including a 335 room hotel, and 133 residential units. The leisure management company Rotana is managing The Cove Rotana Resort and Spa, an exclusive five star hotel.

United Kingdom

Cornwall

In accordance to UK certifications, Cornwall will be a fully operational, sustainable town. The project will offer a mixed portfolio of real estate units, including affordable housing and upscale residential units as well as leisure and recreational facilities including a hotel and marina. This latest addition expands the group's portfolio to approximately 143 million m² spreading over nine countries.

OTHER BUSINESS

Strong Network

To increase services to clients and strengthen its positioning in the hospitality industry and real estate market, Orascom Development has established strong ties with the following companies:

Orascom Development & Management

A wholly owned subsidiary, ODM was established to offer development capabilities to land owners, in return for a substantial stake in the proceeds of real estate sales. ODM is an additional tool that unleashed value in the real estate industry in the region.

Orascom Housing Communities

In the last quarter of 2006, the group launched its affordable housing subsidiary Orascom Housing Communities (OHC), a company strategically focused on developing affordable housing within large sustainable and fully integrated communities. We hold a 56.9% stake in OHC.

Tamweel Finance Holding Company

The Group has established a new off shore company, Tamweel Finance Holding. This company has acquired three subsidiaries in Egypt, Tamweel Mortgage Finance, Tamweel Leasing Finance, and Tahseel Collection Services with plans to establish a third mortgage finance company in Oman. This new finance arm aims to be the largest finance company in the region.

Garranah Touristic Group

The Group holds a controlling stake of one Nile cruiser (27 rooms, Oberoi Zahra) and nine other cruisers held as investment in associates offering a total of 509 cabins, in addition to a ground transport fleet of 113 vehicles, and two hotels in Makadi Bay on the Red Sea coast.

Destination	Area (million m ²)	Hotels	Rooms	Residential	Amenities
EGYPT					
Operating Towns					
El Gouna, Red Sea	36.8	18 hotels	2,879*	2,546**	landing strip, hospital, schools, university center, golf course, retail, 3 marinas
Taba Heights, Sinai	4.3	6 hotels	2,365	1,405 planned	international marina, gateway to Aqaba (Jordan), golf course, retail
Projects Under Construction					
Amoun Island, Aswan	0.022	1 hotel		38 suites	boutique hotel offering a restaurant, lounge bar, wine cellar, library, six star service
El Roboue, El Fayoum Oasis	0.9			36 villas	all supporting amenities
Byoum Residence, El Fayoum Oasis	446,507***	1 hotel	62	158 villas	hunting lodge, sailing club, horse riding stables, shops, dining, marina
Riyad Resort, Makadi Bay	0.129			256 apts	full access to all amenities and facilities offered by Royal Azur & Club Azur
Projects in the Pipeline					
Berenice, Southern Egypt	25.0	hotels		TBD	marinas, leisure center
Basic Affordable Housing					
Haram City, 6th of October	8.4			50,000****	schools, clinics, houses of worship, cinema, commercial center, and additional services
Al Fayoum, El Fayoum Oasis	2.1			20,000*****	schools, hospital, day care centers, retail and commercial properties
Qena Gardens	2.8				all supporting amenities
Other Hotels: Red Sea, Egypt					
Royal Azur		1 hotel	489		
Club Azur		1 hotel	339		
MONTENEGRO					
Tivat, Luštica	6.8	8 hotels	2,210	2,350 units	golf course, marinas, restaurants, shops, schools, medical services, sport facilities
MOROCCO					
Chbika	15.0	8 hotels	2,500	685 villas/ 1,166 apts	2 golf courses, marina, city center
OMAN					
Salalah Beach	25.1	5 hotels	2,500	550 villas/ 600 apts	golf courses, marina, town center, natural lagoons
Jebel Sifah	6.2	5 hotels	1,250	450 villas/ 500 apts	golf course, marina, town center, retail facilities, public mosque, nursery
As Sodah Island	1.0	1 hotel	32 keys		boutique hotel offering 32 villas with private pool and beach access, main lodge and a spa
City Walk, Muscat	0.047	1 hotel	270		office space, retail center, conference center
ROMANIA					
Constanta	2.5			33,000	houses of worship, business and commercial centers, schools, universities
SWITZERLAND					
Andermatt Swiss Alps	1.5	6 hotels	844	20-30 villas/ 490 apts / 500 cond	13 existing ski lifts, commercial center, all season leisure pool, golf course, podium
U.A.E.					
The Cove, R.A.K.	0.3	1 hotel	335	133	commercial center
UNITED KINGDOM					
Cornwall	6.82	1 hotel		5,500	affordable housing and upscale residential units, leisure and recreational facilities , marina
Projects Held for Investment					
Tala Bay, Aqaba, Jordan	2.7	4 hotels*****	1,300	TBD	golf course, commercial facilities, marina

*El Gouna offers 18 hotels with 2,879 rooms, of which 17 hotels are controlled by the Group. **Cumulative number of residential units sold as of 31.12.2009 in El Gouna. ***This amount is in square meters (not in million square meters). ****This figure reflects the total number of units planned for this project (out of which more than 5,000 units were sold as at 31.12.2009). *****Total number of units planned over the life of the project. *****The development offers 4 hotels, one of which is fully-owned by the group; Marina Plaza Hotel is a 4 star hotel offering 267 rooms. In addition, the Group owns 15.64% stake in JPTD (Jordan Projects and Touristic Developments), the developer of Tala Bay.

All figures accurate as of publishing date 01.09.2010