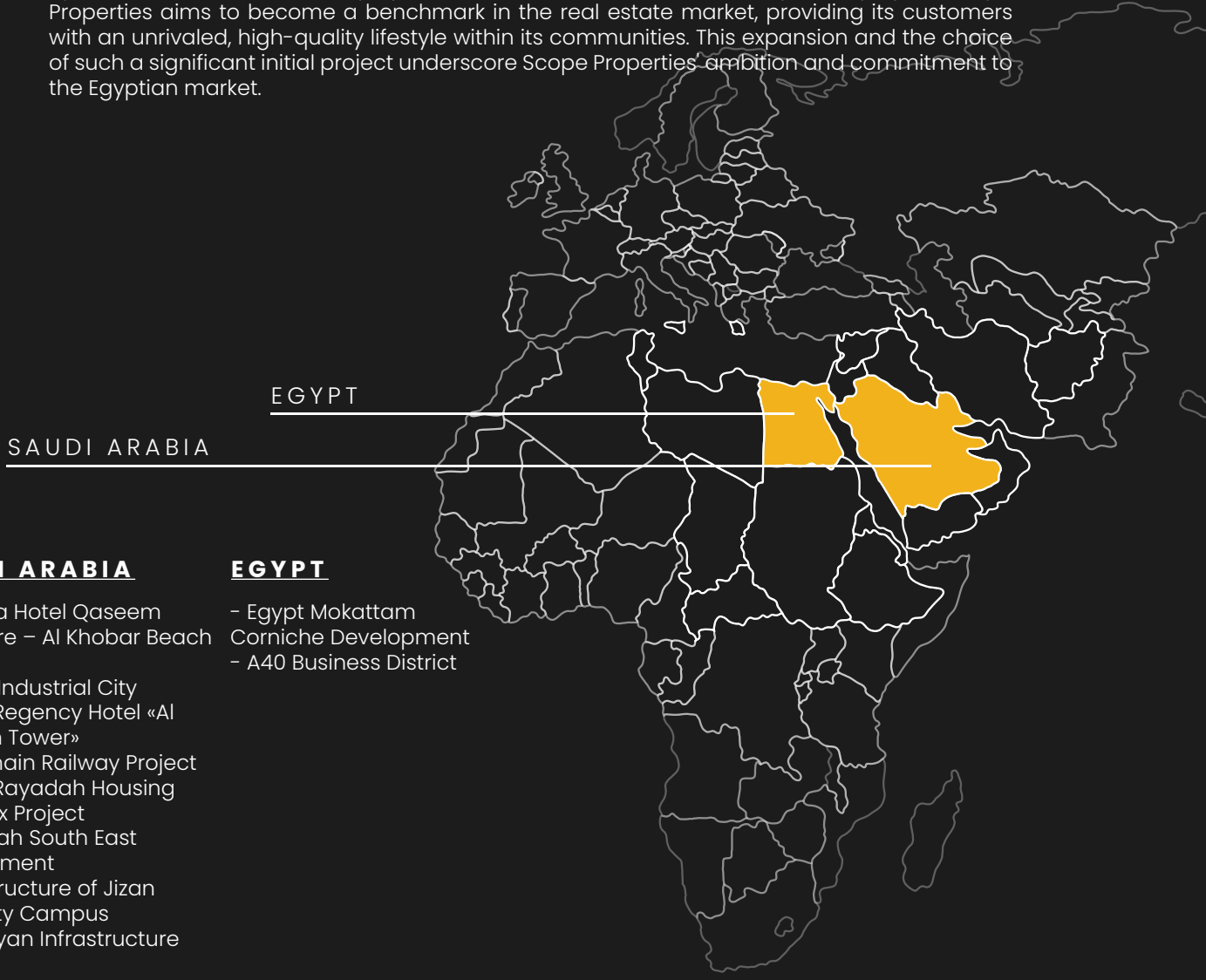




THE ULTIMATE BUSINESS DISTRICT



Scope Properties, a real estate development company and a subsidiary of the prominent Saudi Al Swailem Group, has expanded its investments beyond the Kingdom of Saudi Arabia, Targeting Egypt as international venture in 2020. The company is launching its Egyptian operations with a landmark project: the Mokattam Corniche Development project. Scope Properties aims to become a benchmark in the real estate market, providing its customers with an unrivaled, high-quality lifestyle within its communities. This expansion and the choice of such a significant initial project underscore Scope Properties' ambition and commitment to the Egyptian market.



SAUDI ARABIA

- Ramda Hotel Qaseem
- Mercure – Al Khobar Beach Hotel
- NEOM Industrial City
- Hyatt Regency Hotel «Al Swailem Tower»
- Haramain Railway Project
- RHCP Rayadah Housing Complex Project
- Madinah South East development
- Infrastructure of Jizan University Campus
- Al Widyana Infrastructure Project

EGYPT

- Egypt Mokattam Corniche Development
- A40 Business District



1300+ KM
ROADS



1+ MILLION M²
BUILDING SURFACE



+40
BRIDGES



+40
YEARS EXPERIENCE



447+ KM
RAILWAYS HIGHSPEED TRAIN



400+ MILLION M²
TOTAL VOLUME OF
TREATED WATER PER YEAR



36+ MILLION M²
INFRASTRUCTURE
SURFACE WORKS



+20
POWER SUBSTATION



35+ BSR
TOTAL PROJECTS
VALUE



20+ MILLION M³
OF ROCKS
HAVE BALLASTED

EGYPT MOKATTAM CORNICHE DEVELOPMENT

A legacy is starting in Cairo's real estate landscape. MASCO Group (Saudi Arabia), ELNASR Housing & Development (Egypt), and SCOPE Properties have joined forces to launch a series of transformative projects. With substantial project investments around 100 billion EGP, this powerful collaboration aims to reshape the city. SCOPE Properties, driven by its slogan "Re-defining the Greater Cairo," is at the forefront of this ambitious endeavor.

MASCO Group is embarking on a transformative endeavor with the Mokattam Corniche Development, a landmark project poised to redefine Greater Cairo's landscape. Located on the upper and central plateau of the Mokattam area, this expansive development spans around 2 million square meters and represents a significant portion of the overall project investments, with targeted revenues around 200 billion EGP.

This ambitious undertaking will create a vibrant destination featuring an array of world-class amenities and attractions.



Scenic Walkway



Health Care



Green Parks



Commercial Zones



Hotels



Administrative Buildings



Educational Entities



Entertaining Zones

The Mokattam Corniche Development underscores MASCO Group's commitment to creating exceptional spaces that enrich lives and contribute to the growth and prosperity of Greater Cairo. Scope Properties Re-Defining Greater Cairo



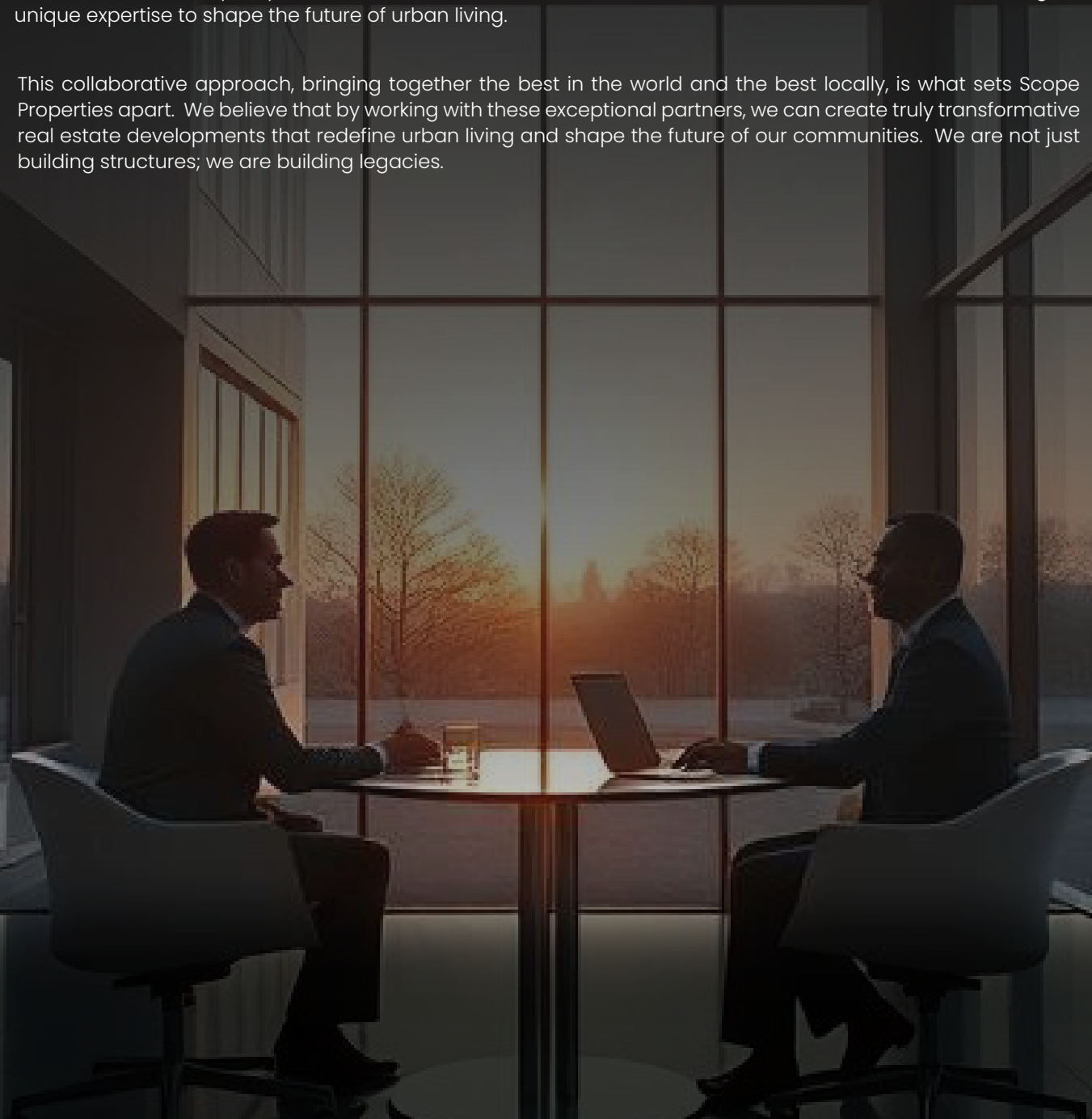
PARTNERS OF SUCCESS

A Symphony of Expertise: How Scope Properties is Building the Future with World-Class Partners

At Scope Properties, we believe that creating exceptional real estate experiences requires more than just bricks and mortar. It demands a vision, meticulous planning, and the collaboration of the best minds in the industry. That's why we've partnered with a prestigious roster of global and local experts to bring our vision to life.

Our commitment to quality and innovation is reflected in the caliber of our collaborators, each contributing their unique expertise to shape the future of urban living.

This collaborative approach, bringing together the best in the world and the best locally, is what sets Scope Properties apart. We believe that by working with these exceptional partners, we can create truly transformative real estate developments that redefine urban living and shape the future of our communities. We are not just building structures; we are building legacies.





As a leading global real estate advisor, Savills brings invaluable market insights and expertise to our projects. Their deep understanding of market trends and consumer preferences ensures that our developments are not only aesthetically pleasing but also strategically positioned for success.

Foster + Partners

Renowned for their iconic and innovative designs, Foster + Partners are shaping the architectural landscape of our projects. Their visionary approach to architecture creates spaces that are both functional and inspiring, setting new standards for modern living.



With a global reputation for project management excellence, The Hill International ensures the seamless execution of our projects. Their expertise in construction management, cost control, and quality assurance guarantees that our developments are delivered on time and within budget.



Innovation is at the heart of everything we do. Active Brains, our geotechnical consultants, provide critical expertise in areas such as soil investigation, foundation design, and earthwork engineering. Their contributions are essential to the success of our projects and our commitment to building sustainable communities.



Creating sustainable and responsible developments requires careful planning and assessment of potential impacts. Tawfik and Associates, our environmental and social studies consultants, provide critical expertise in areas such as environmental impact assessments, social impact studies, and community engagement. Their contributions are essential to the success of our projects and our commitment to building sustainable communities.



Navigating the complexities of the legal landscape is essential for any real estate development. Matouk Bassiouny, a leading law firm, provides expert legal counsel, ensuring that our projects adhere to the highest legal and ethical standards.



A name synonymous with engineering excellence in Egypt, Sabbour Consulting provides invaluable local expertise and engineering solutions tailored to the specific needs of our projects. Their deep understanding of the local landscape and regulatory environment is crucial to our success.



Ensuring seamless connectivity and accessibility is a key priority for our developments. International Consulting Engineers (ICE), as our traffic consultants, play a vital role in our projects, providing the essential traffic engineering insights that support our vision for well-connected communities.



Their creative vision and design expertise contribute to the unique character of our projects. MOD Partners bring a fresh perspective to urban design, creating spaces that are not only beautiful but also foster a sense of community.



Leading design consultant, to bring this ambitious undertaking to life. This collaboration leverages SCOPE Properties' deep understanding of the market and its commitment to redefining Greater Cairo with GEN's expertise in innovative and sustainable design.

OMA

The collaboration leverages OMA's cutting-edge design philosophy to create a dynamic and sustainable business district park within the larger Mokattam Corniche Development, further enhancing the project's appeal and solidifying its position as a landmark development.



Hut Republic is infusing the project with color and life, crafting a compelling narrative that captures the essence of this transformative undertaking. Combining SCOPE Properties' vision for redefining Greater Cairo with Hut Republic's creative expertise.

A woman with dark hair styled in a bun, wearing large white-rimmed sunglasses and large gold earrings. She is wearing a blue and green floral patterned dress with a gold belt. The background is a dark, textured wall with arches.

**RE-DEFINING
GREATER
CAIRO**



SCOPE
PROPERTIES



THE ULTIMATE BUSINESS DISTRICT



WELCOME

A40 Business District, Where innovation meets convenience in a visionary mixed-use development designed to redefine modern urban enterprise. Strategically positioned at the crossroads of connectivity, this premier destination seamlessly integrates commercial retail spaces, cutting-edge office suites, and medical clinics, creating a dynamic ecosystem for businesses, entrepreneurs, and professionals to thrive.



YOUR GATEWAY TO **GROWTH**

A40 Business District isn't just a place to work—it's a landmark where ambition takes shape. Join a league of innovators and visionaries in the ultimate destination for business success.

INVEST. INNOVATE. INSPIRE.

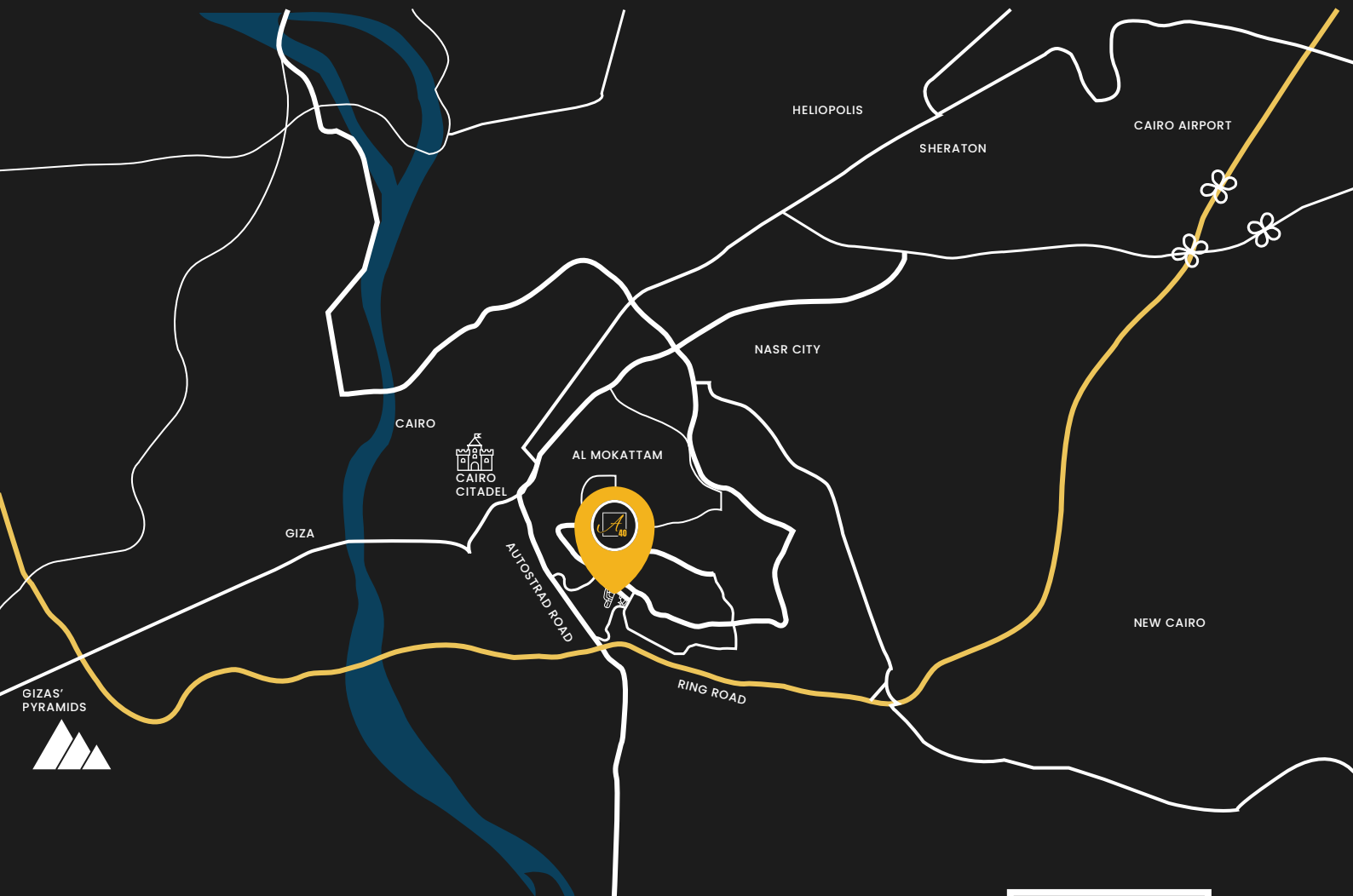
Discover **A40** The Ultimate Business District
Where the future of business unfolds.



LOCATION IS EVERYTHING

Nestled at the Center of Greater Cairo, A40 offers effortless access to urban centers, airports, and residential neighborhoods.

Its strategic location positions businesses at the heart of opportunity, attracting talent and clients alike.



1 min to Ring Road
4 mins to Maadi
21 mins to New Cairo
22 mins to Nasr City
27 mins to Heliopolis
37 mins to Suez Road

22 mins to Ain Sokhna Road
17 mins to Downtown Cairo
28 mins to Mall of Arabia
21 mins to Pyramids
38 mins to New Capital



THE ULTIMATE BUSINESS DISTRICT

OFFICE SPACES DESIGNED FOR SUCCESS



Areas starting from 50 m² to 2,000 m²

Unleash productivity in smart office environments engineered for growth. From agile startups to corporate giants, our offices feature modular designs, high-speed connectivity, collaborative hubs, and 24/7 access ensure your business operates seamlessly, while panoramic views inspires creativity.

HEALTHCARE INTEGRATED HUB



Areas starting from 50 m² to 2,000 m²

Prioritize well-being with on-site specialized clinics, offering employees and visitors immediate access to healthcare. From dental suites to wellness clinics and diagnostic labs, A40 ensures health services are just steps away, fostering a productive, worry-free environment.

RETAIL EXCELLENCE



Areas starting from 35 m² to 2,000 m²

Prime commercial spaces cater to boutique brands, global franchises, and gourmet eateries, offering high foot traffic and sleek storefronts. Whether it's a premium café, showroom, or lifestyle boutique, A40 provides the perfect stage to captivate customers and elevate your brand.

MASTER PLANS



GROUND FLOOR

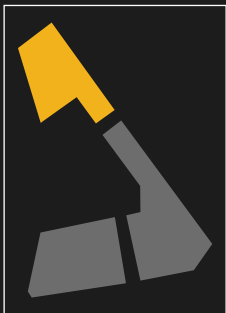
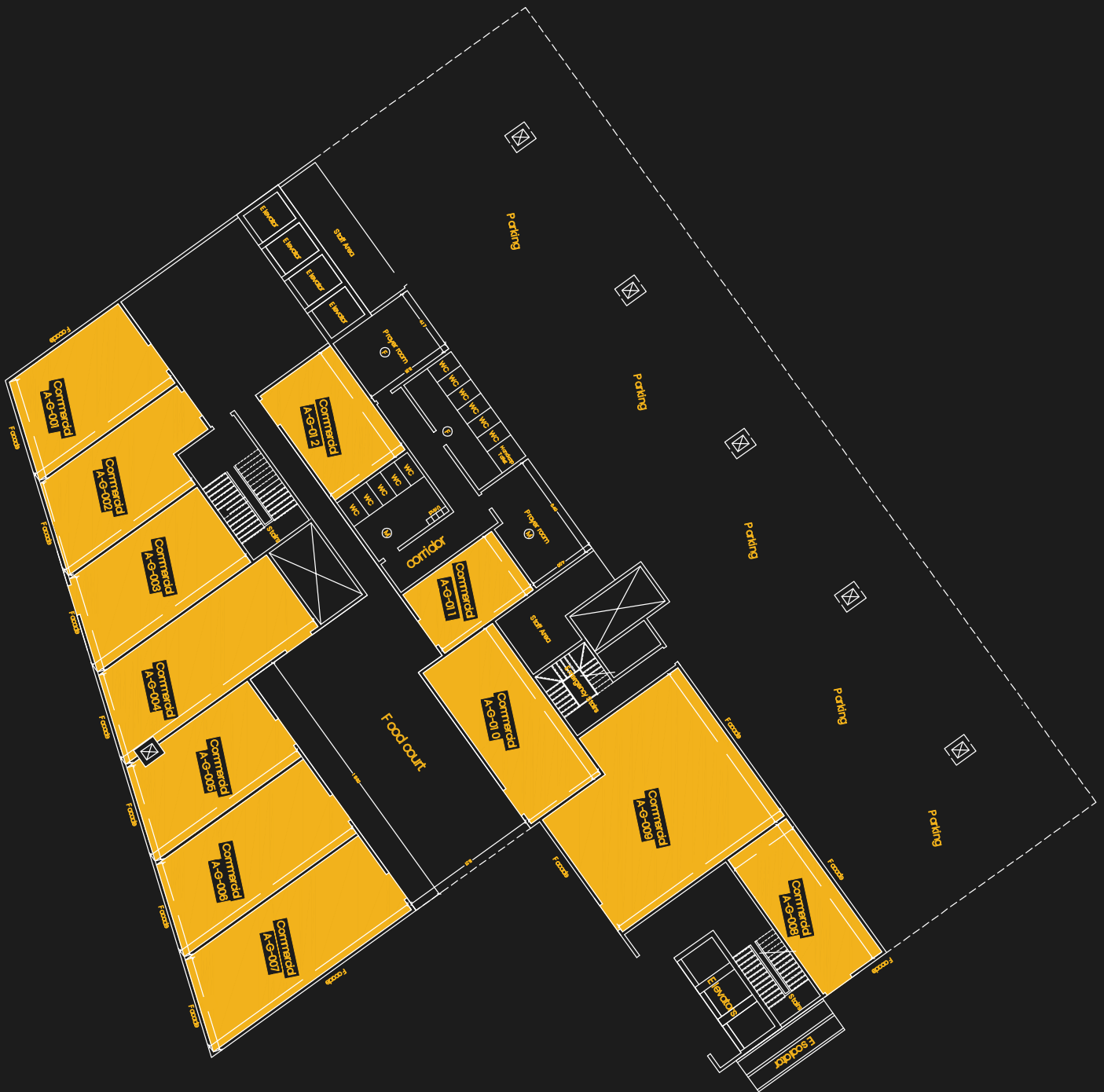
BUILDING A

BUILDING B

BUILDING C

BUILDING A

GROUND FLOOR



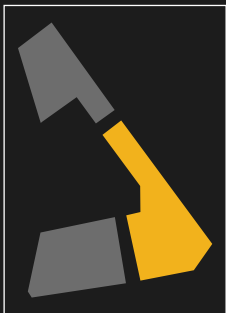
Unit	Area/m2
A-G-001	77
A-G-002	78
A-G-003	82
A-G-004	100
A-G-005	78
A-G-006	91
A-G-007	108
A-G-008	63
A-G-009	166
A-G-010	83
A-G-011	43
A-G-012	60

BUILDING B

GROUND FLOOR

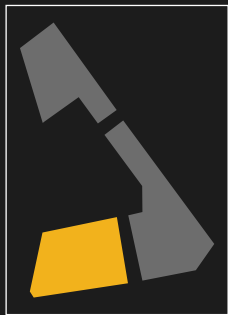


Unit	Area/m2
B-G-001	83
B-G-002	87
B-G-003	106
B-G-004	107
B-G-005	124
B-G-006	89
B-G-007	200
B-G-008	79
B-G-009	156
B-G-010	90
B-G-011	97
B-G-012	97
B-G-013	97
B-G-014	97
B-G-015	96
B-G-016	71
B-G-017	140
B-G-018	125



BUILDING C

GROUND FLOOR



Unit	Area/m2
C-G-001	104
C-G-002	37
C-G-003	36
C-G-004	36
C-G-005	36
C-G-006	37
C-G-007	26
C-G-008	77
C-G-009	123
C-G-010	95
C-G-011	96
C-G-012	97
C-G-013	141
C-G-014	145
C-G-015	47
C-G-016	38

TYPICAL FLOOR

1ST TO 4TH FLOORS

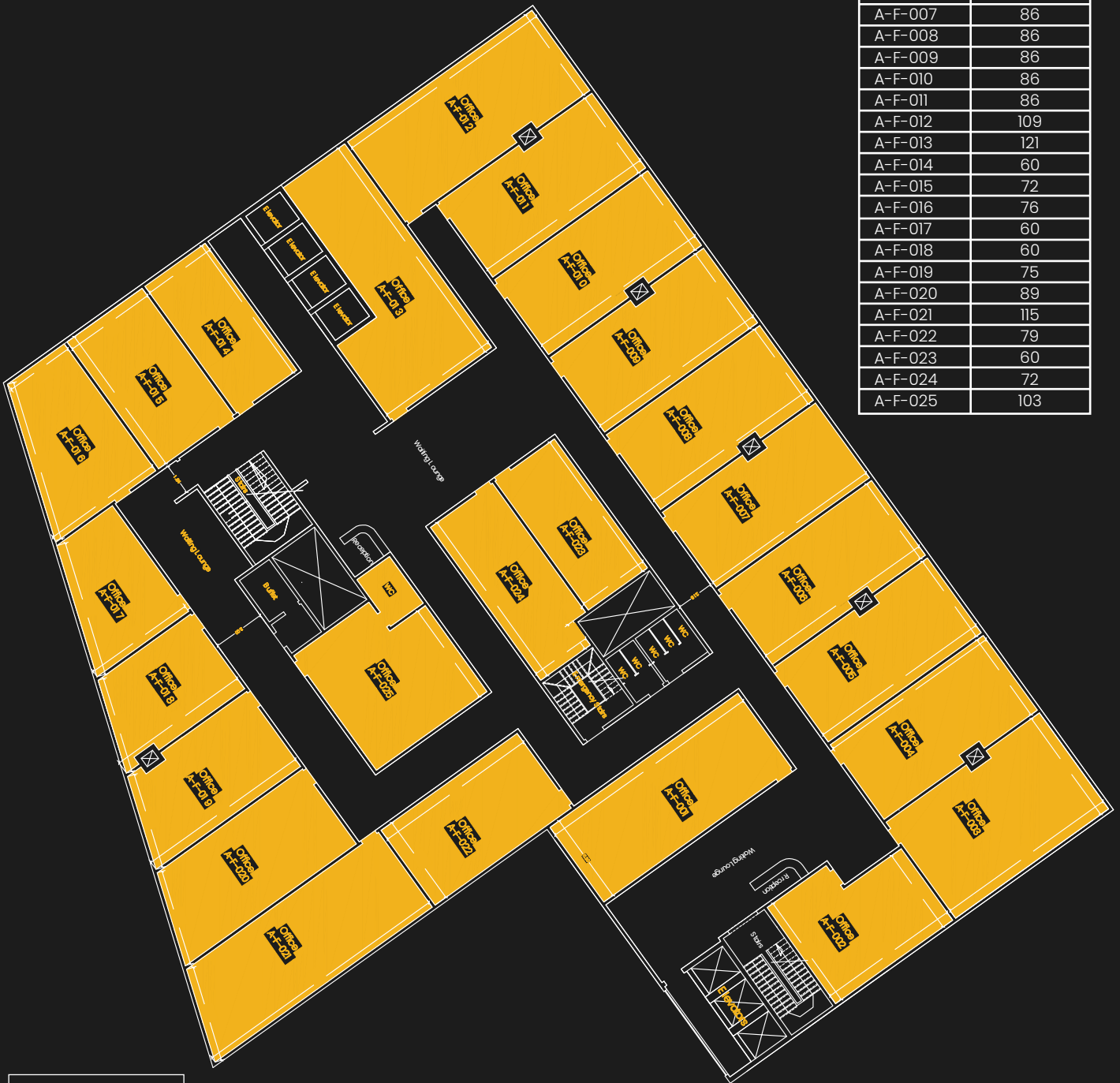
BUILDING A

BUILDING B

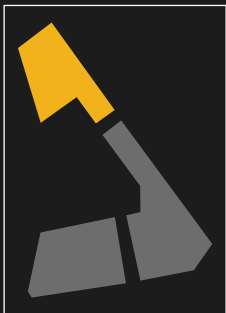
BUILDING C

BUILDING A

TYPICAL FLOOR



Unit	Area/m2
A-F-001	108
A-F-002	76
A-F-003	110
A-F-004	86
A-F-005	86
A-F-006	86
A-F-007	86
A-F-008	86
A-F-009	86
A-F-010	86
A-F-011	86
A-F-012	109
A-F-013	121
A-F-014	60
A-F-015	72
A-F-016	76
A-F-017	60
A-F-018	60
A-F-019	75
A-F-020	89
A-F-021	115
A-F-022	79
A-F-023	60
A-F-024	72
A-F-025	103

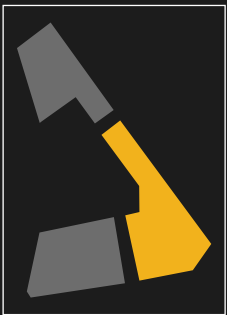


BUILDING B

TYPICAL FLOOR

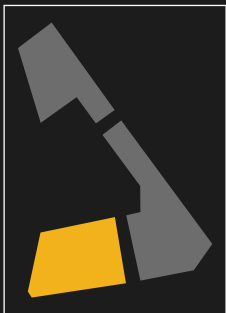
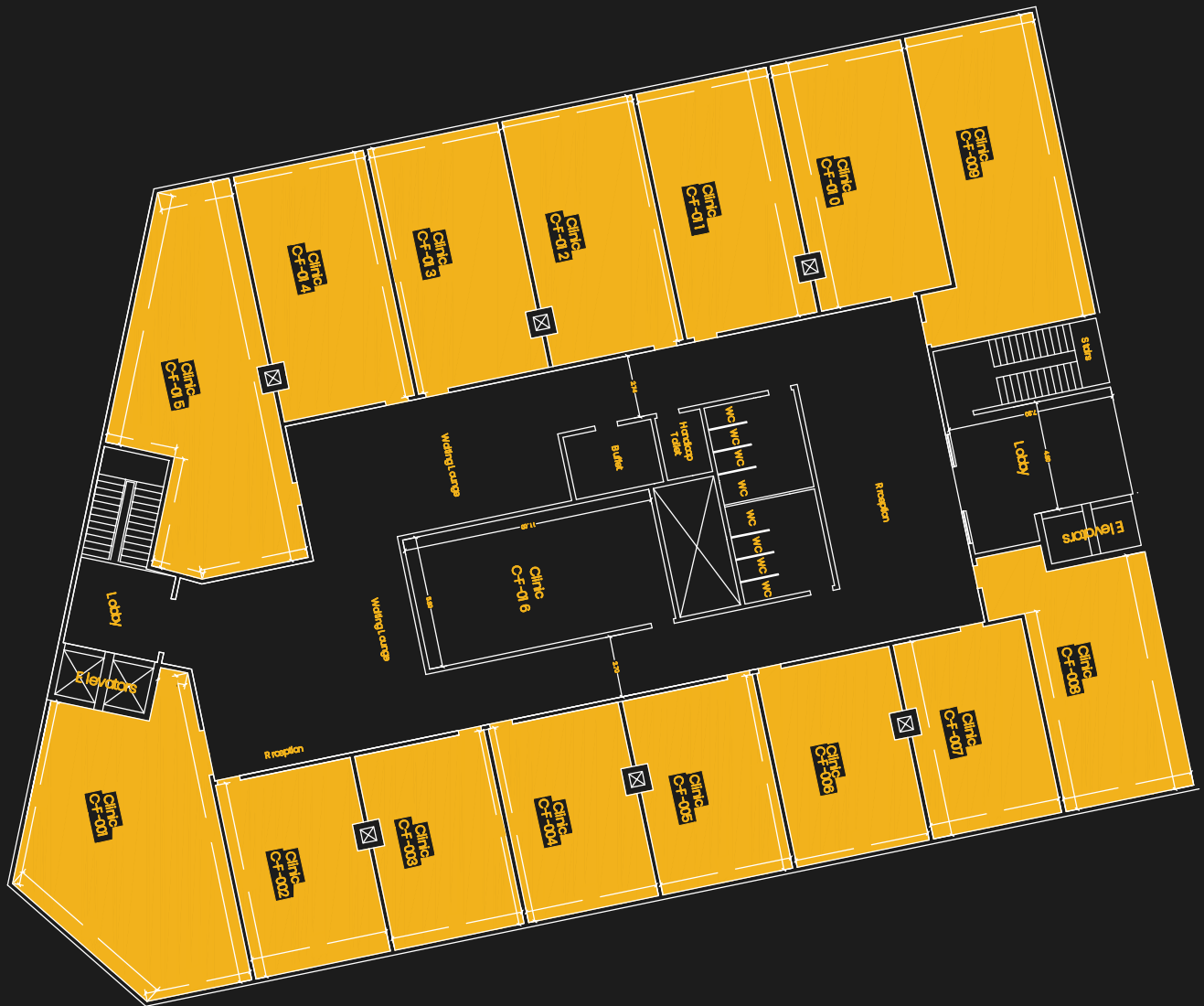


Unit	Area/m2
B-F-001	102
B-F-002	76
B-F-003	77
B-F-004	85
B-F-005	70
B-F-006	87
B-F-007	107
B-F-008	124
B-F-009	89
B-F-010	89
B-F-011	79
B-F-012	211
B-F-013	91
B-F-014	98
B-F-015	98
B-F-016	98
B-F-017	98
B-F-018	74
B-F-019	74
B-F-020	98
B-F-021	98
B-F-022	98
B-F-023	98
B-F-024	97
B-F-025	97
B-F-026	98
B-F-027	98
B-F-028	99
B-F-029	64
B-F-030	64
B-F-031	131
B-F-032	106
B-F-033	86
B-F-034	101
B-F-035	118



BUILDING C

TYPICAL FLOOR



Unit	Area/m ²
C-F-001	149
C-F-002	79
C-F-003	76
C-F-004	76
C-F-005	76
C-F-006	78
C-F-007	75
C-F-008	102
C-F-009	123
C-F-010	95
C-F-011	96
C-F-012	96
C-F-013	96
C-F-014	96
C-F-015	145
C-F-016	99




THE ULTIMATE BUSINESS DISTRICT



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