WATERWAY.

THE RIGHT
formula

a new era


RusticRoots

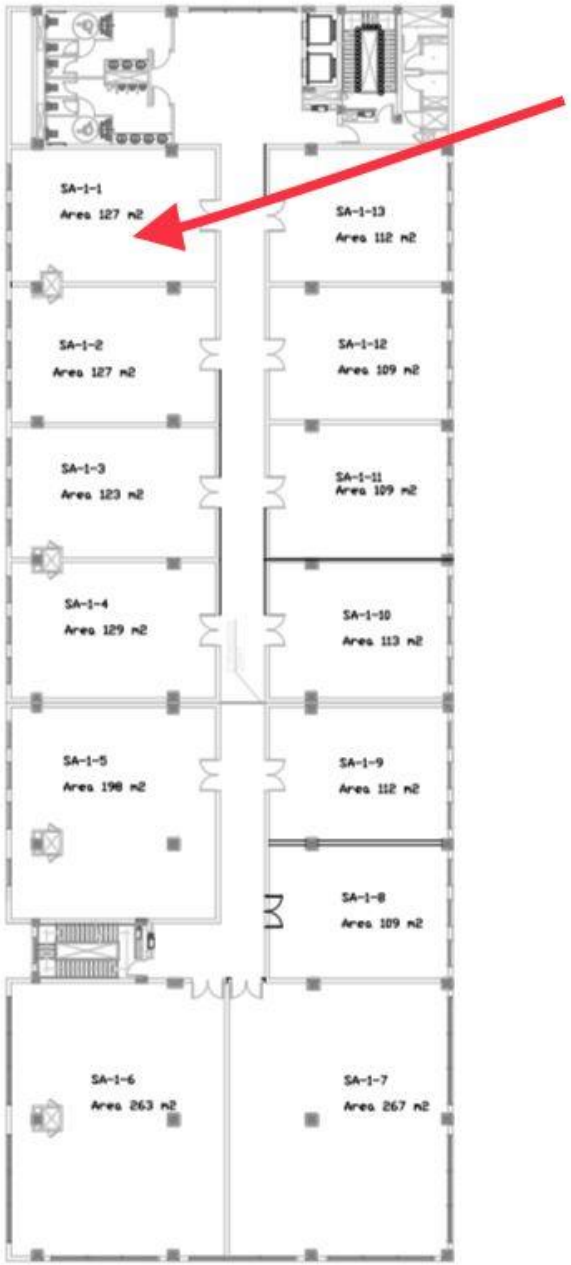

RusticRoots
PoshPalette
WhimsiWorks


B3
B2
B1

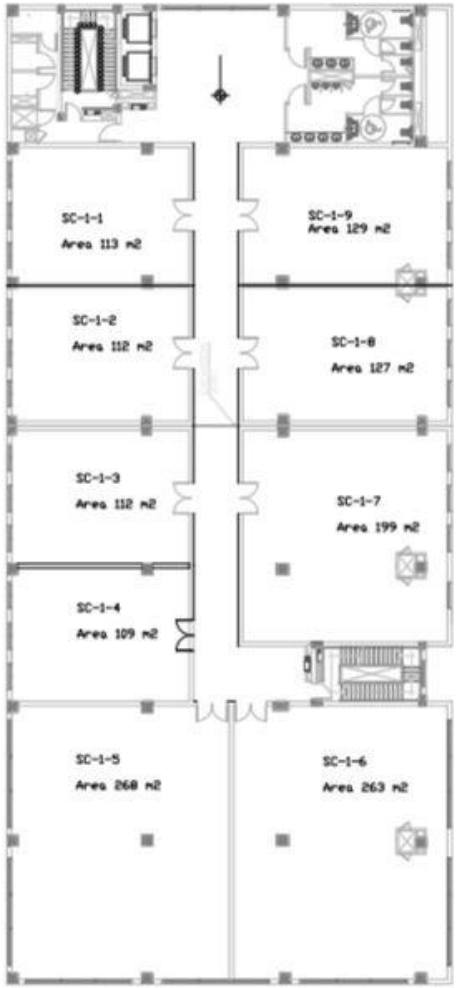
محمد نجيب
Mohammed Nagib Axis



First Floor


SA-1-1
Area 127 m2
SA-1-13
Area 112 m2
SA-1-2
Area 127 m2
SA-1-12
Area 109 m2
SA-1-3
Area 123 m2
SA-1-11
Area 109 m2
SA-1-4
Area 129 m2
SA-1-10
Area 113 m2
SA-1-5
Area 198 m2
SA-1-9
Area 112 m2
SA-1-8
Area 109 m2
SA-1-6
Area 263 m2
SA-1-7
Area 267 m2


SB-1-1
Area 265 m2
SB-1-5
Area 201 m2
SB-1-2
Area 269 m2
SB-1-3
Area 110 m2
SB-1-4
Area 113 m2


SC-1-1
Area 113 m2
SC-1-9
Area 129 m2
SC-1-2
Area 112 m2
SC-1-8
Area 127 m2
SC-1-3
Area 112 m2
SC-1-7
Area 199 m2
SC-1-4
Area 109 m2
SC-1-5
Area 268 m2
SC-1-6
Area 263 m2

W SIGNATURE

W Signature Admin. & Com. 5Y (15% 1st DP, 15% 2nd DP and the rest over 20 Equal Installments)	Unit ID	SA1-01
	Unit Area	127
	Unit Type	Office
	Unit Price	24,765,000
Installments	**Date**	**Amount**
Down Payment 1	24/Feb/2025	3,714,800
Down Payment 2	24/May/2025	3,714,800
Installment 1	24/Aug/2025	866,800
Installment 2	24/Nov/2025	866,800
Installment 3	24/Feb/2026	866,800
Installment 4	24/May/2026	866,800
Installment 5	24/Aug/2026	866,800
Installment 6	24/Nov/2026	866,800
Installment 7	24/Feb/2027	866,800
Installment 8	24/May/2027	866,800
Installment 9	24/Aug/2027	866,800
Installment 10	24/Nov/2027	866,800
Installment 11	24/Feb/2028	866,800
Installment 12	24/May/2028	866,800
Installment 13	24/Aug/2028	866,800
Installment 14	24/Nov/2028	866,800
Installment 15	24/Feb/2029	866,800
Installment 16	24/May/2029	866,800
Installment 17	24/Aug/2029	866,800
Installment 18	24/Nov/2029	866,800
Installment 19	24/Feb/2030	866,800
Installment 20	24/May/2030	866,200
Maintenance Fees	150 EGP Per Meter/Month paid every 3 months	

Net Profit in 10 years after Handover
39,623,724

cash out				annual payment
2025	24/Feb/2025	15.00%	3,714,750	9,163,050
	24/May/2025	15.00%	3,714,750	
	24/Aug/2025	3.50%	866,775	
	24/Nov/2025	3.50%	866,775	
2026	24/Feb/2026	3.50%	866,775	3,467,100
	24/May/2026	3.50%	866,775	
	24/Aug/2026	3.50%	866,775	
	24/Nov/2026	3.50%	866,775	
2027	24/Feb/2027	3.50%	866,775	3,467,100
	24/May/2027	3.50%	866,775	
	24/Aug/2027	3.50%	866,775	
	24/Nov/2027	3.50%	866,775	
2028	24/Feb/2028	3.50%	866,775	3,467,100
	24/May/2028	3.50%	866,775	
	24/Aug/2028	3.50%	866,775	
	24/Nov/2028	3.50%	866,775	
2029	24/Feb/2029	3.50%	866,775	3,467,100
	24/May/2029	3.50%	866,775	
	24/Aug/2029	3.50%	866,775	
	24/Nov/2029	3.50%	866,775	
2030	24/Feb/2030	3.50%	866,775	1,733,550
	24/May/2030	3.50%	866,775	

Year 1
100%
occupancy

Year 2
100%
occupancy

Rent of offices		
10%		
2000	3,048,000	2026
2200	3,352,800	2027
2420	3,688,080	2028
2662	4,056,888	2029
2928	4,462,577	2030
3221	4,908,834	2031
3543	5,399,718	2032
3897	5,939,690	2033
4287	6,533,659	2034
4716	7,187,025	2035
5187	7,905,727	2036

cash flow EGP	
2025	-9,163,050
2026	-419,100
2027	-114,300
2028	220,980
2029	589,788
2030	2,729,027
2031	4,908,834
2032	5,399,718
2033	5,939,690
2034	6,533,659
2035	7,187,025
2036	7,905,727
2037	7,905,727
total profit	39,623,724

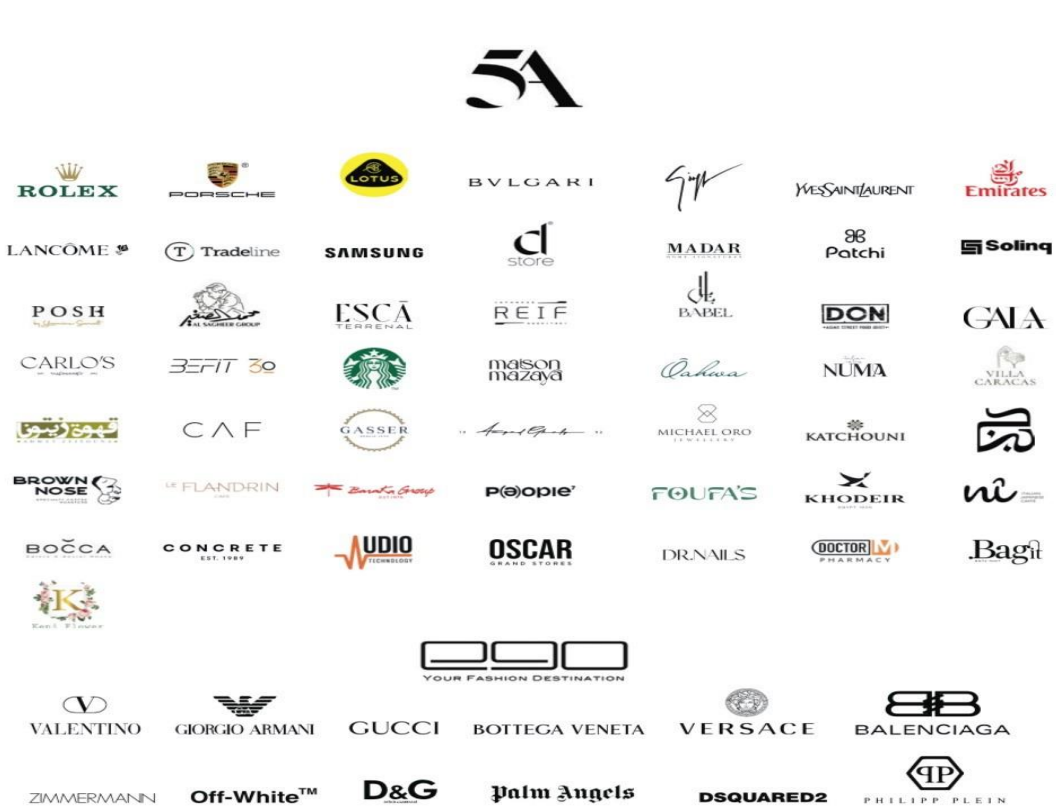
Assume no change in FX

Assumption on the capital growth of 10%

10%

Asset Value

Year	Value EGP
2024	24,765,000
2025	27,241,500
2026	29,965,650
2027	32,962,215
2028	36,258,437
2029	39,884,280
2030	43,872,708
2031	48,259,979
2032	53,085,977
2033	58,394,575
2034	64,234,032
Total Appreciation	39,469,032


ROLEX
PORSCHE
LOTUS
BVLGARI
YVES SAINT LAURENT
Emirates
LANCÔME
Tradeline
SAMSUNG
store
MADAR
Patchi
Solinq
POSH
ESCA
TERRENAL
REIF
BABEL
DON
GALA
CARLO'S
BEFIT
maison mazaya
NUMA
VILLA CARACAS
CAF
GASSER
MICHAEL ORO
KATCHOUNI
BROWN NOSE
LE FLANDRIN
People
FOUFA'S
KHODEIR
BOCCA
CONCRETE
EST. 1989
AUDIO
TECHNOLOGY
OSCAR
GRAND STORES
DR.NAILS
DOCTOR
PHARMACY
Bagit
YOUR FASHION DESTINATION
VALENTINO
GIORGIO ARMANI
GUCCI
BOTTEGA VENETA
VERSACE
BALENCIAGA
ZIMMERMANN
Off-White™
D&G
Palm Angels
DSQUARED2
PHILIPP PLEIN




FAB
First Abu Dhabi Bank
CIB
A BANK TO TRUST
بنك مصر
BANQUE MISR
البنك الأهلي المصري
NATIONAL BANK OF EGYPT
البنك الأهلي المتحد
ahli united bank
MORISUSHI
crave.
TAMARA
Ted's PIZZERIA
HA'NOI
Vietnamese Restaurant
LOFT
Mamma Tamma PIZZERIA
Seven Fortunes
COFFEE ROASTERS
Oahwa
NOLA
SHOCKS
VENTI
elezaby
pharmacy
Xeni Flower

WHITE


LADURÉE
Paris
أم شريف
EM SHERIF
RESTAURANT
HSBC
Tradeline
Premium Reseller
LÄDERACH
SWITZERLAND
CARLO'S
CAF
ESPRESSOLAB
MARZIPAN
OBLIVIOUS
鮨 MORISUSHI
THE ART OF FUSION SUSHI
Ovio
zaatar w zeit
made with passion
DARA's
ice cream
GOURMET
FOOD STORES
S&A
SAMIR & ALY

THE drive


BARBAR
PÀO
BOBA & MORE
BRGR
Sauce
maine
Dolalo
GELATERIA
Sefer Fortunes
COFFEE ROASTERS
diner
COPA
AÇAÍ
TAKOSAN
GRACIAS
WHAT THE CRUST
Yolé
Pick up