THE ESSENCE OF EASE

NUBA

EL GOUNA

FULLY SERVICED APARTMENTS

BY ORASCOM PROPERTY MANAGEMENT

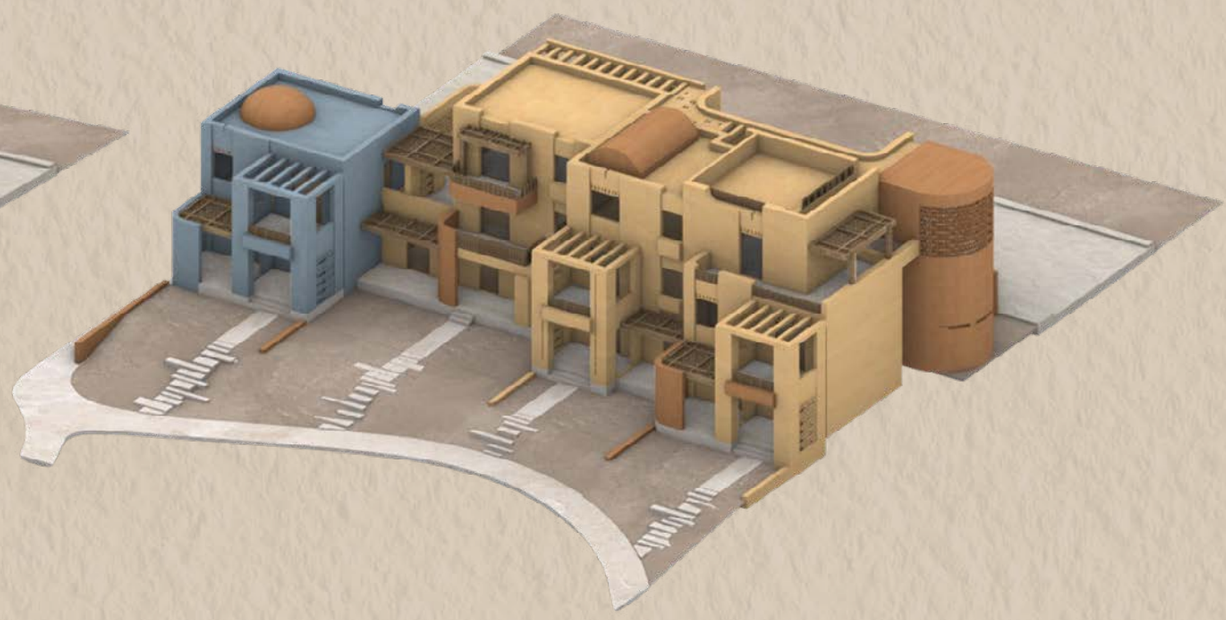


NUBA APARTMENTS

LAGOON A VIEW



LAGOON B VIEW



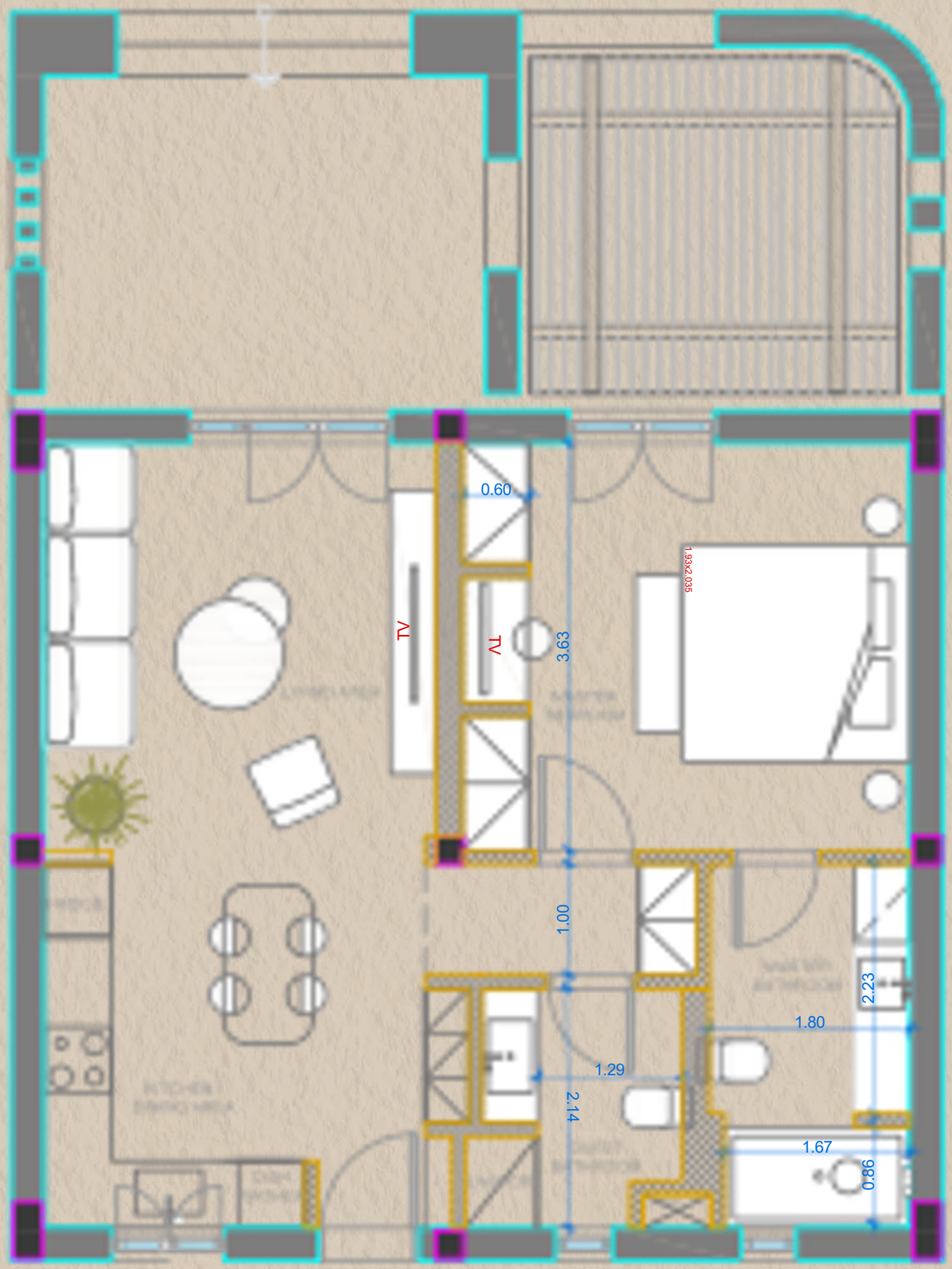
ROAD A VIEW



ROAD B VIEW



1 BEDROOM UNIT LAYOUT



EXPLORE POTENTIAL EARNINGS

1-BEDROOM UNIT

A clear overview of how your one-bedroom performs within the rental program, including occupancy levels, average nightly rates, and overall income potential.

Occupancy: The total number of nights your unit is booked throughout the year.

Average Daily Rate: The average net income generated per night

Smart Dynamic Pricing: Rates are continuously optimized based on demand, seasonality, and unit type to maximize both occupancy and returns

Average ROI from 4%-6%

OCC %	BLENDED ADR	TOTAL REVENUE	OWNER NET 80%	OWNER NET (USD)
50%	EGP 6,426	EGP 1,172,745	EGP 938,196	$17,374
60%	EGP 6,426	EGP 1,407,294	EGP 1,125,835	$20,849
70%	EGP 6,426	EGP 1,641,843	EGP 1,313,474	$24,324

PAYMENT PLAN & ROI TIMELINE . 2026-2033

2026–2027 Paying instalments

2028 Commission-free income

2029–2033 Income grows +5% per year

50% occupancy

	2026	2027	2028	2029	2030	2031	2032	2033
Paid this year	EGP 4,451,760	EGP 3,071,520	EGP 4,237,920	EGP 3,071,520	EGP 3,071,520	EGP 1,535,760	—	—
Furniture Package			EGP 907,773					
Cumulative paid	EGP 5,359,533	EGP 8,431,053	EGP 12,668,973	EGP 15,740,493	EGP 18,812,013	EGP 20,347,773	EGP 20,347,773	EGP 20,347,773
Revenue	—	—	EGP 1,172,745	EGP 1,266,565	EGP 1,367,890	EGP 1,477,321	EGP 1,595,507	EGP 1,723,147
Annual Increase	—	—		8%	8%	8%	—	—
Owner Net 80%	—	—		EGP 1,013,252	EGP 1,094,312	EGP 1,181,857	EGP 1,276,405	EGP 1,378,518
Public Service Charge (Approx. 10% Annual Increase)	—	—	EGP 92,819	EGP 102,101	EGP 112,311	EGP 123,542	EGP 135,896	EGP 149,486
Owner Net			EGP 1,079,926	EGP 911,151	EGP 982,001	EGP 1,058,315	EGP 1,140,509	EGP 1,229,032
Cash ROI	—	—	8.5%	6%	5%	5%	6%	6%
Total ROI	—	—	5.3%	4%	5%	5%	6%	6%

Management fees waived for the first 12 months starting year two management fees are set at 20%. (This rate is intentionally positioned with the lowest tier of current market offering to maximize owner revenues)

Disclaimer:

All figures, data, and numerical values presented herein are for reference purposes only and represent forecasted estimates or projections. They do not constitute actual results, guaranteed outcomes, or verified data. These numbers are based on assumptions and available information at the time of preparation and are subject to change without notice. No representation or warranty, express or implied, is made as to the accuracy, completeness, or reliability of the information provided.

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TURNKEY PACKAGE

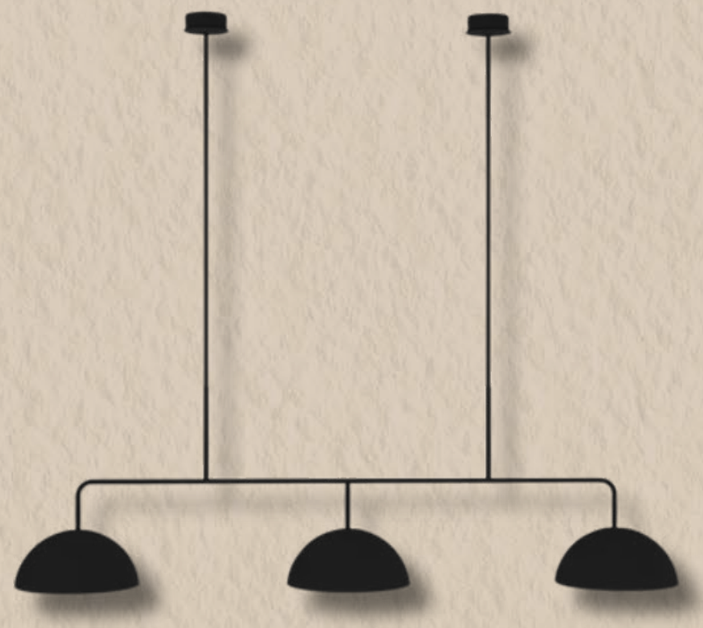
1 BEDROOM: EGP 907,773

Prices are valid only until the end of April

LIVING ROOM - DESIGN CONCEPT



DINING ROOM - DESIGN CONCEPT







MASTER BEDROOM - DESIGN CONCEPT



BEDROOM 02 - DESIGN CONCEPT

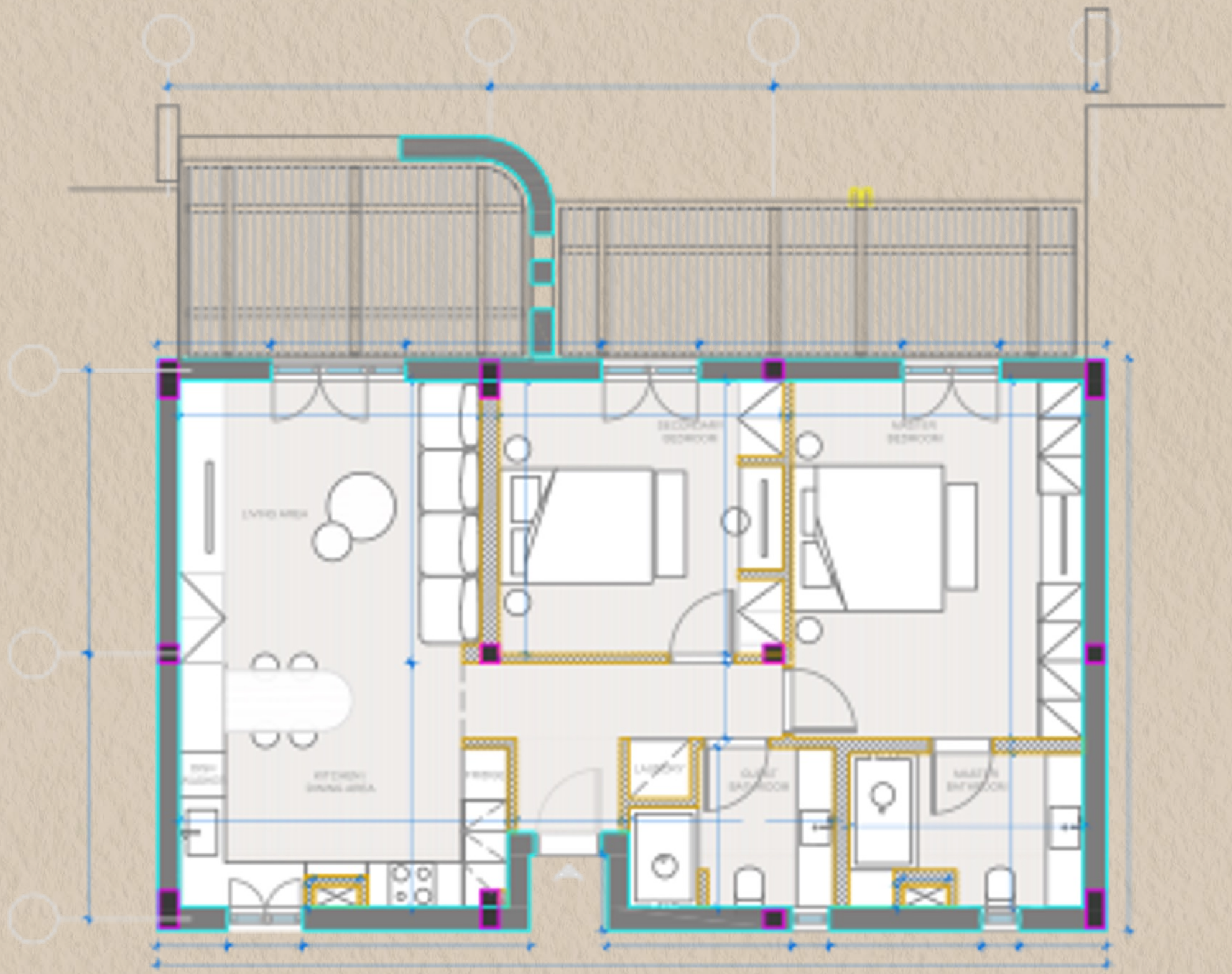


OUTDOOR - DESIGN CONCEPT





2 BEDROOM UNIT LAYOUT



EXPLORE POTENTIAL EARNINGS

2-BEDROOM UNIT

A clear overview of how your two-bedroom performs within the rental program, including occupancy levels, average nightly rates, and overall income potential.

Occupancy: The total number of nights your unit is booked throughout the year.

Average Daily Rate: The average net income generated per night

Smart Dynamic Pricing: Rates are continuously optimized based on demand, seasonality, and unit type to maximize both occupancy and returns

Average ROI from 5%-7%

OCC %	BLENDED ADR	TOTAL REVENUE	OWNER NET 80%	OWNER NET (USD)
50%	EGP 9,190	EGP 1,677,175	EGP 1,341,740	$24,847
60%	EGP 9,190	EGP 2,012,610	EGP 1,610,088	$29,816
70%	EGP 9,190	EGP 2,348,045	EGP 1,878,436	$34,786

PAYMENT PLAN & ROI TIMELINE . 2026-2033

2026–2027 Paying instalments

2028 Commission-free income

2029–2033 Income grows +5% per year

50% occupancy

	2026	2027	2028	2029	2030	2031	2032	2033
Paid this year	EGP 5,688,360	EGP 3,924,720	EGP 5,415,120	EGP 3,924,720	EGP 3,924,720	EGP 1,962,360	—	—
Furniture Package			EGP 1,090,892					
Cumulative paid	EGP 6,779,252	EGP 10,703,972	EGP 16,119,092	EGP 20,043,812	EGP 23,968,532	EGP 25,930,892	EGP 25,930,892	EGP 25,930,892
Revenue	—	—	EGP 1,677,175	EGP 1,811,349	EGP 1,956,257	EGP 2,112,757	EGP 2,281,778	EGP 2,464,320
Annual Increase	—	—		8%	8%	8%	—	—
Owner Net 80%	—	—		EGP 1,449,079	EGP 1,565,006	EGP 1,690,206	EGP 1,825,422	EGP 1,971,456
Public Service Charge (Approx. 10% Annual Increase)	—	—	EGP 127,626	EGP 140,389	EGP 154,428	EGP 169,871	EGP 186,858	EGP 205,543
Owner Net			EGP 1,549,549	EGP 1,308,690	EGP 1,410,578	EGP 1,520,335	EGP 1,638,565	EGP 1,765,913
Cash ROI	—	—	9.6%	7%	6%	6%	6%	7%
Total ROI	—	—	6%	5%	5%	6%	6%	7%

Management fees waived for the first 12 months starting year two management fees are set at 20%. (This rate is intentionally positioned with the lowest tier of current market offering to maximize owner revenues)

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TURNKEY PACKAGE

2 BEDROOM: EGP 1,090,892

Prices are valid only until the end of April

LIVING ROOM - DESIGN CONCEPT



DINING ROOM - DESIGN CONCEPT



MASTER BEDROOM - DESIGN CONCEPT



OUTDOOR - DESIGN CONCEPT



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FULLY SERVICED APARTMENTS

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16595

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RED SEA

by ORASCOM DEVELOPMENT