

AIG

ALIAA
INVESTMENTS
GLOBAL

BUILT AHEAD



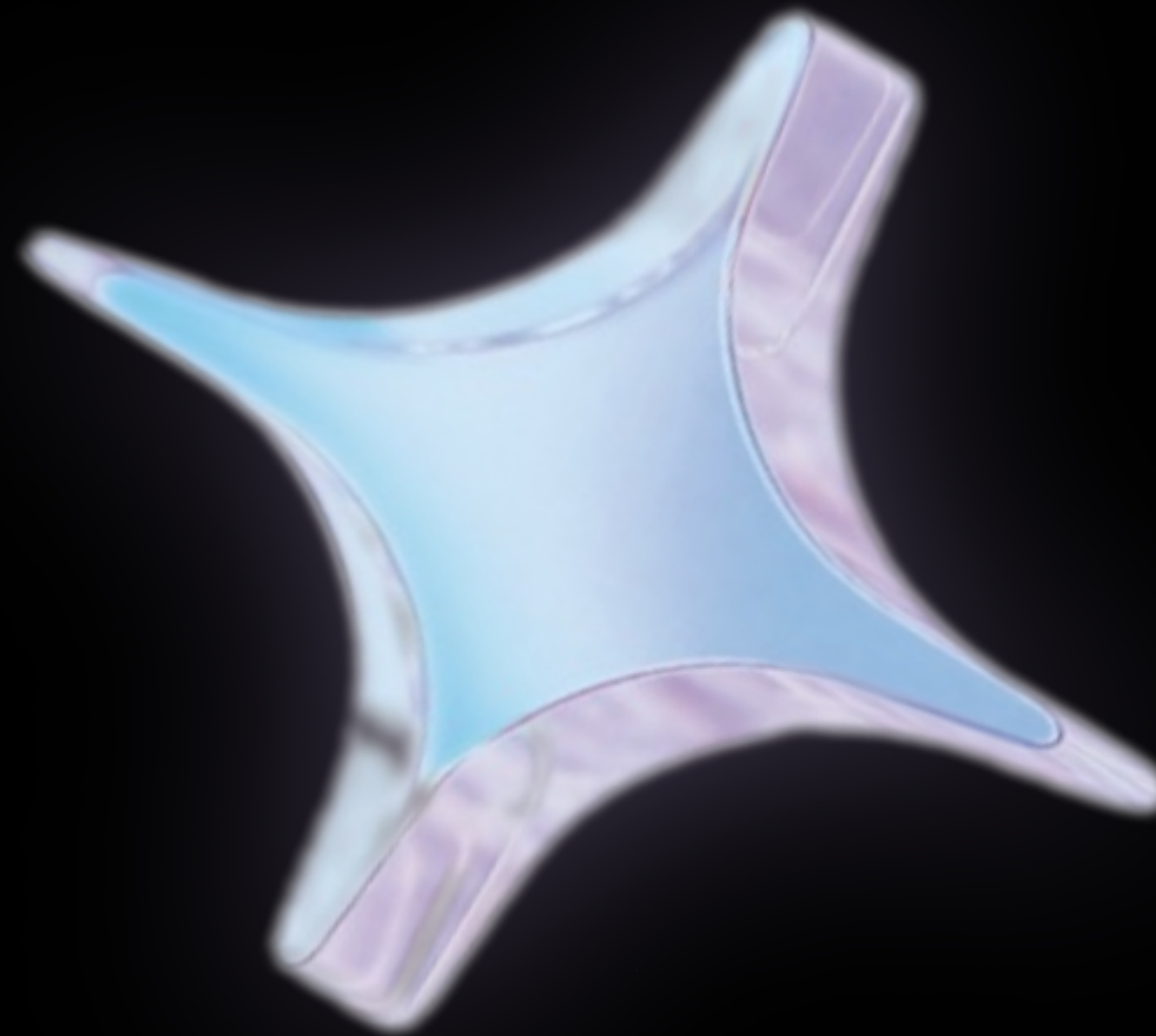
**In the next 15 minutes,
you will know:**

Who is AIG?

Why AI Tower ?

Why Egypt?

Why New Capital & the CBD ?



Aliaa International Group

8 entities under one umbrella across 5 countries.

20+ years of experience across multiple industries.

8

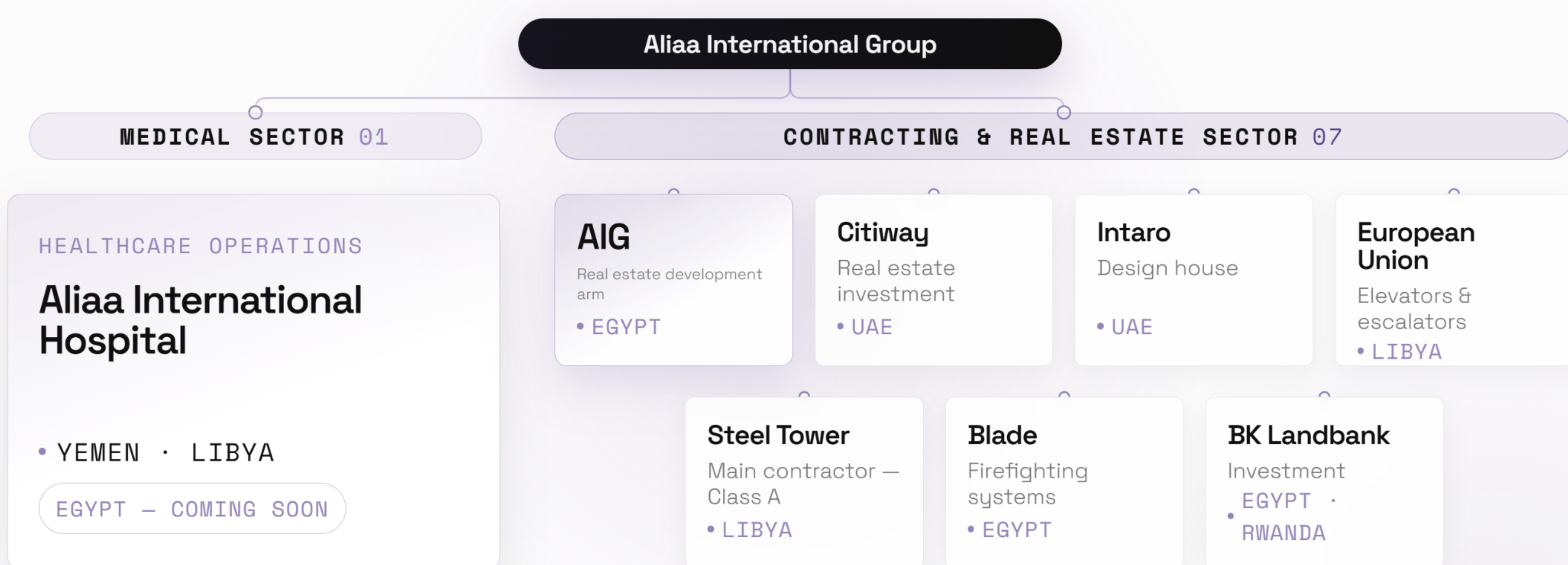
ENTITIES

5

COUNTRIES

20+

YEARS



Who is AIG?

A regional company with a long-term vision for growth, creating value through strategic investments, development, and expansion into regional and global markets.

Sectors: Development · Construction · Infrastructure · Industrial Manufacturing

www.aigmisr.com

20+ 5

YEARS OF EXECUTION

ACTIVE
MARKETS



DEVELOPMENTS

Who is AIG?

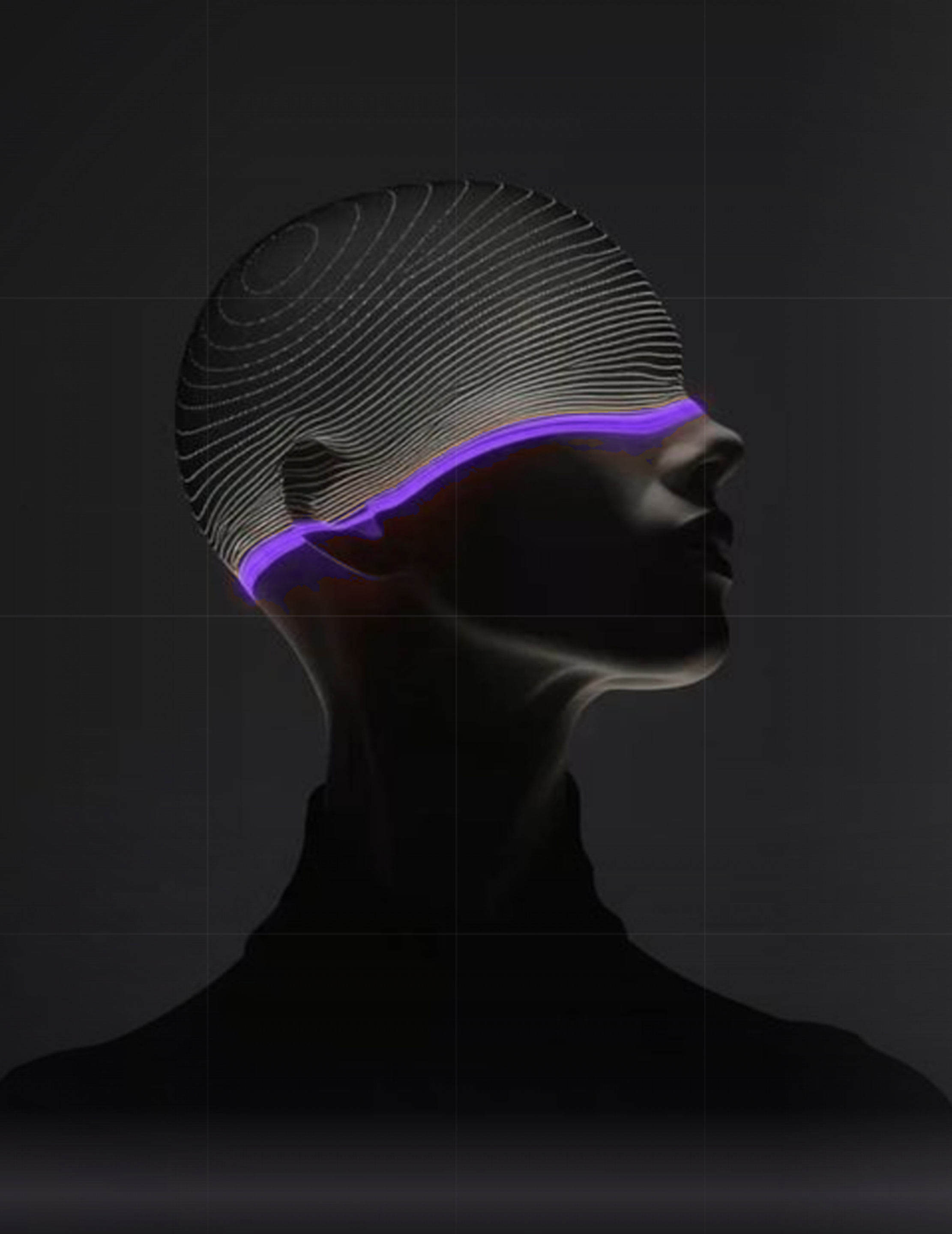
Mr. Ezzeldin Kamal

Chairman

Under the leadership of **Ezzeldin Kamal**, AIG is run by people who came up through construction and development before they ran an investment group.

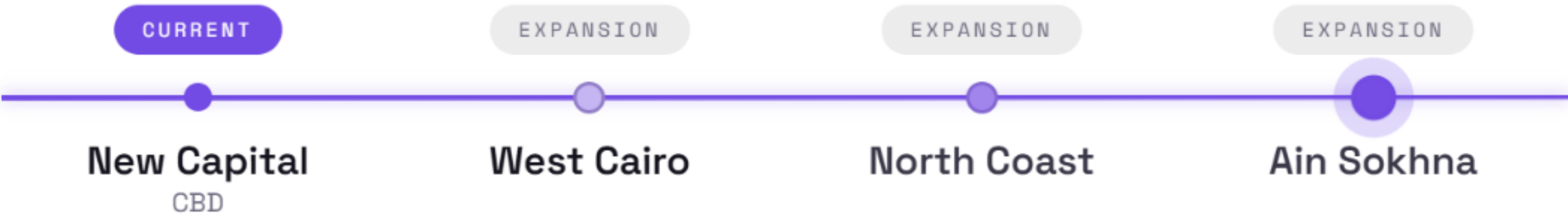
That sequence matters: decisions here are shaped by **decades of building**, across both regional and international markets, rather than by theory.





AIG Vision

We are building a long-term partnership with our clients · committed to the Egyptian market, our primary expansion territory. **AI Tower is the first flagship, not the last.**



The Gap in the Market

The market today is split in two.

Big developers → prime products, high prices.
Small developers → weak locations,
cheap prices.

AIG: prime CBD location + international
partners + a fair pre-launch entry price.



Strategic Partnerships



Building at a global scale.



AI Tower is being developed in collaboration with CSCEC — one of the world’s largest construction and investment groups.

#1

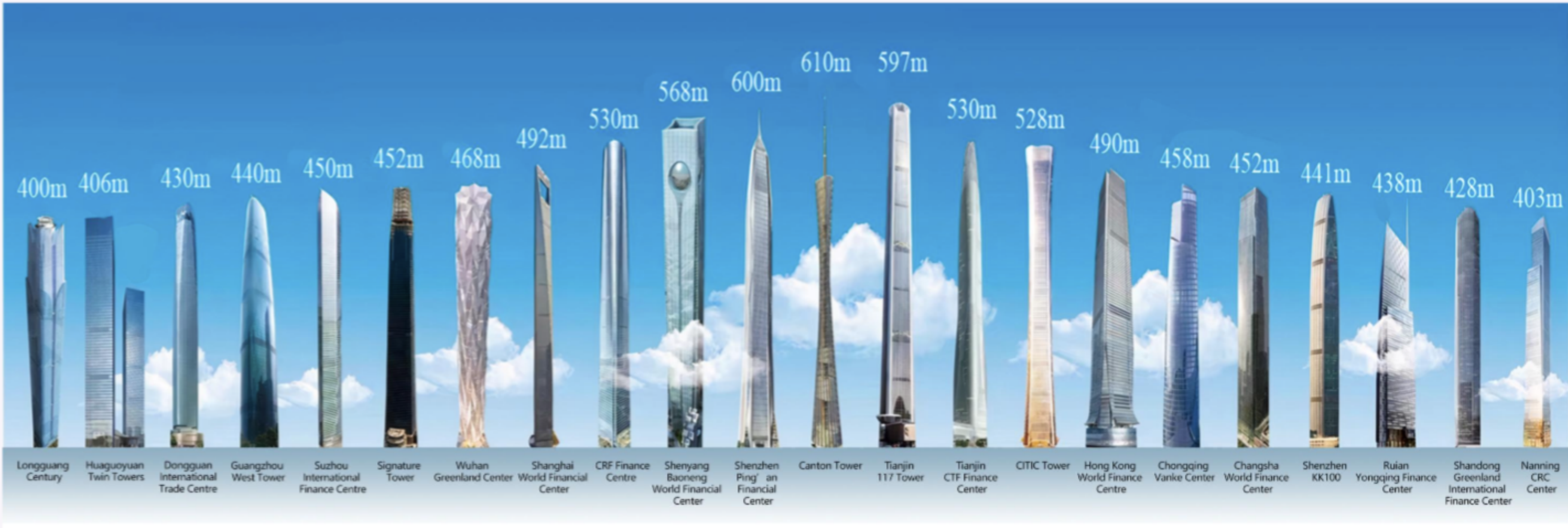
ENR Top 250
International Contractors

90%+

of China’s skyscrapers
involved in development

1984

Presence in Egypt
Four decades of landmarks



CSCEC in Egypt

From landmark developments to the next generation of intelligent towers.



CBD

New Capital's commercial hub.



Iconic Tower

Africa's tallest tower



Downtown Alamein

300 m • 68 floors
+ 4 towers, 200 m each.



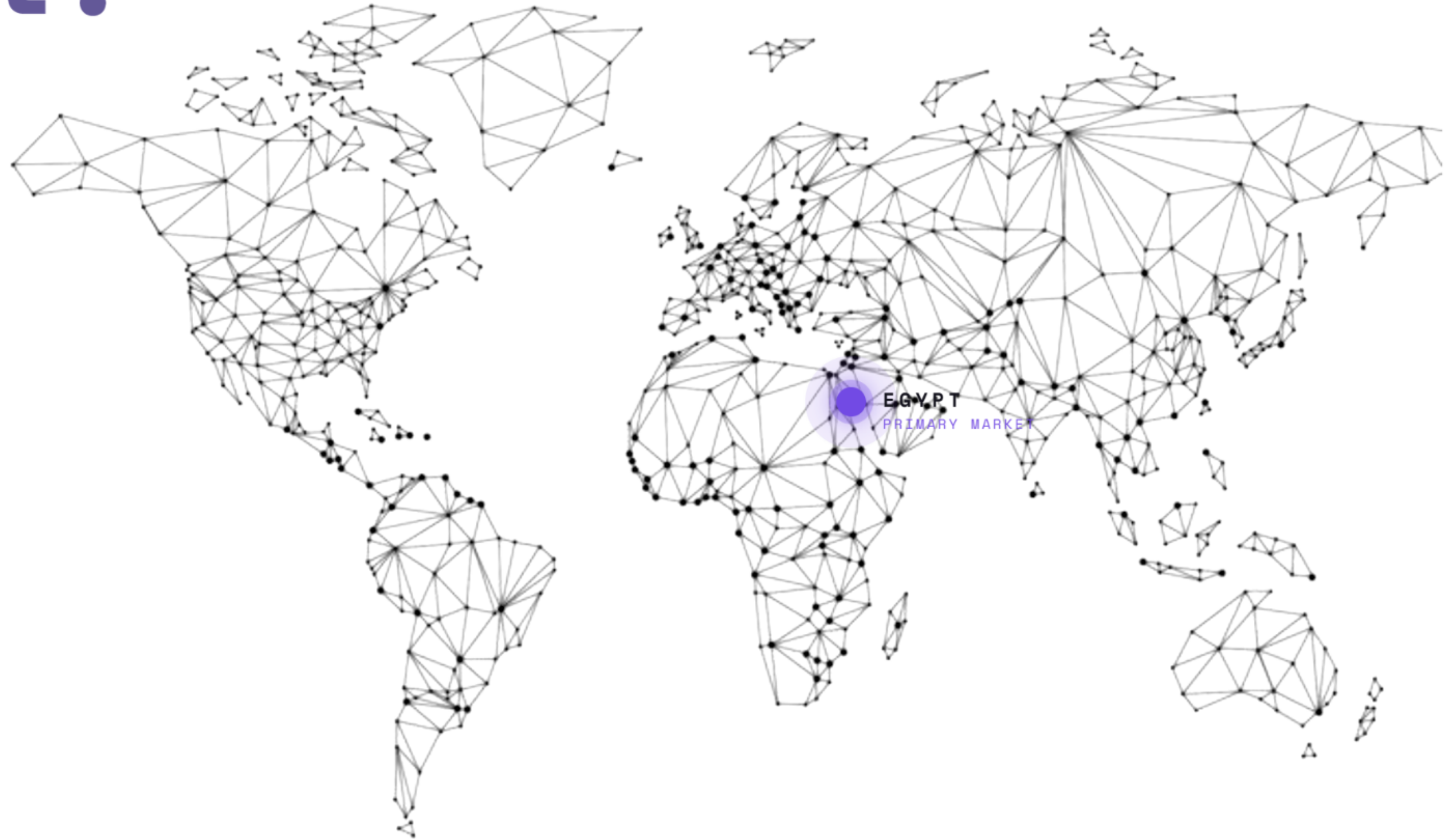
AI Tower

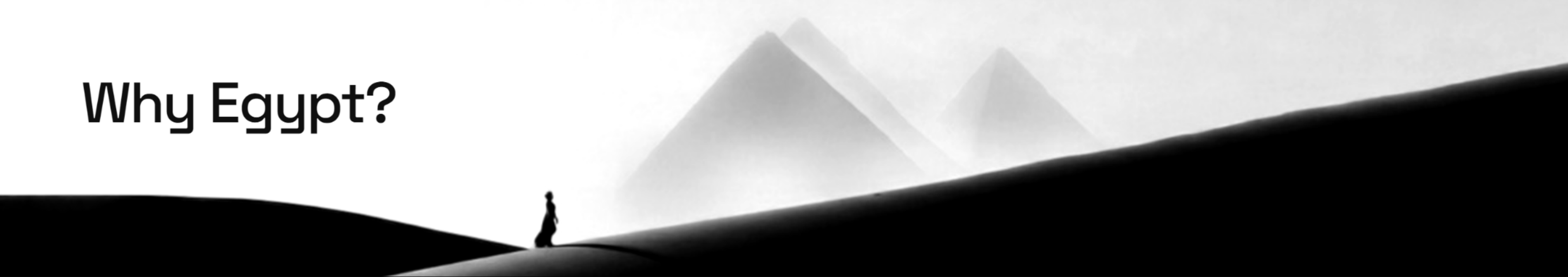
The most intelligent tower in Africa

A legacy of building landmarks. **Now building around intelligence.**

Why Egypt?

At the crossroads of three continents, Egypt is a natural gateway connecting Africa, Europe and the Middle East — the strategic center of AIG's expansion.





Why Egypt?

Egypt Wasn't an Expansion. It Was the Plan.

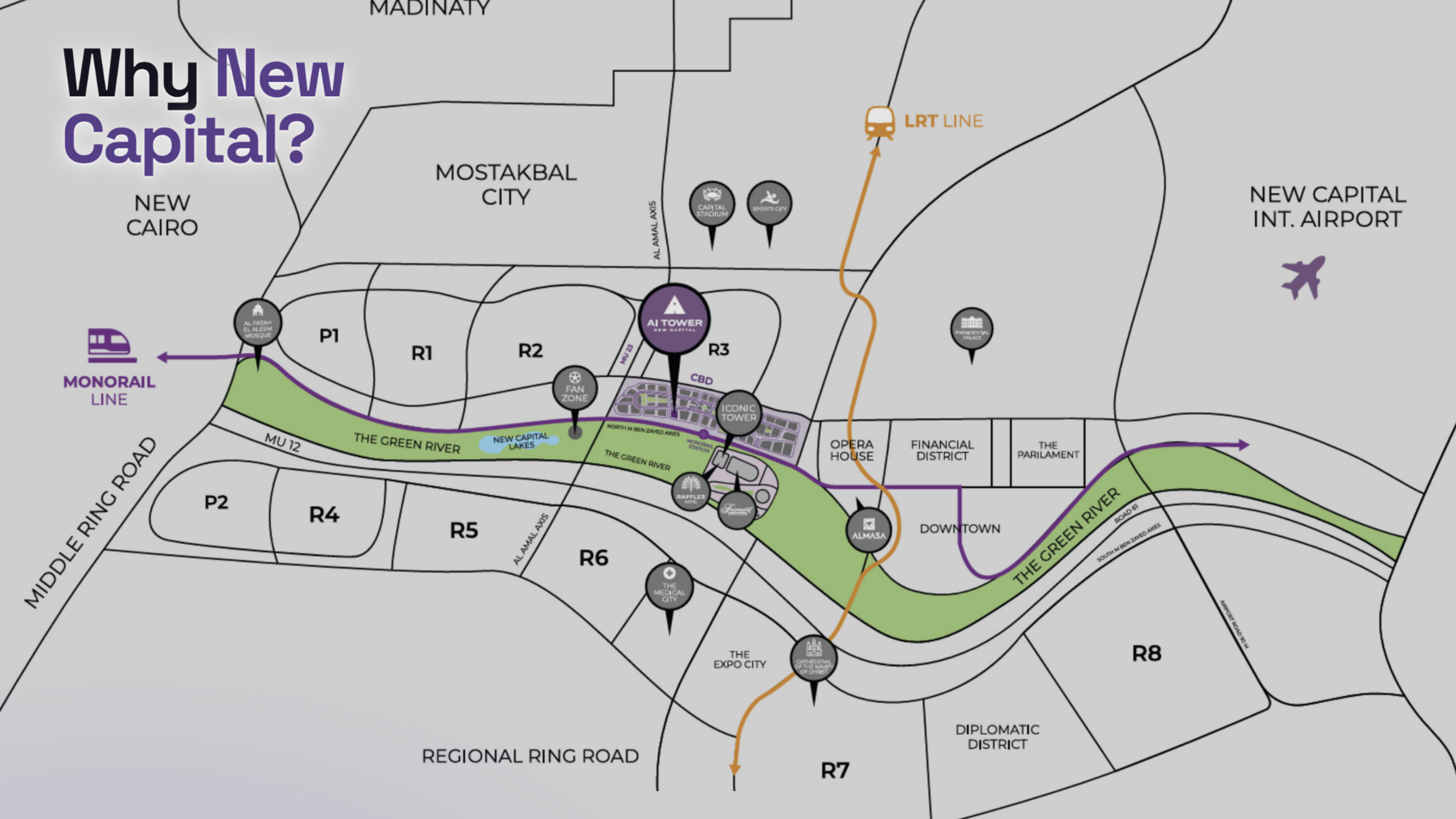
Egypt has been selected as AIG's primary market — not one stop among several, but the focus of the group's next stage. Al Tower is the first project under that direction, and the first test of it.

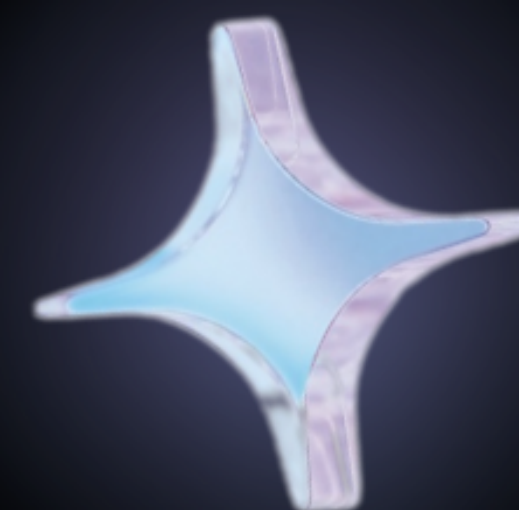
That distinction matters to an investor. Developers enter a market opportunistically and wait to see what happens. AIG is building its first Egyptian project as the foundation for the ones that follow — which changes what "getting it right" means.

FIRST EGYPTIAN PROJECT

A strategic starting point for AIG's long-term expansion — establishing Egypt as the foundation for future regional and international growth. The base on which the ones that follow are built.

Why New Capital?





Why the New Capital?

01 **Capital of Egypt** New administrative & financial capital

02 **Central Business District** Home to Egypt's new CBD

03 **Smart City** Digital infrastructure & services

04 **Seat of Government** Ministries & institutions HQ

05 **Fully Connected** Monorail, LRT & major highways

06 **Growing Community** Business & residential district

07 **A True 4G City** Green · Global · Governmental · Growing

08 **Tallest in Africa** Home to the Iconic Tower

09 **Diplomatic District** Embassies & international missions

10 **Landmark Faith Sites** Grand Mosque & Cathedral of the Nativity

Egypt → New Capital → CBD

01 Egypt

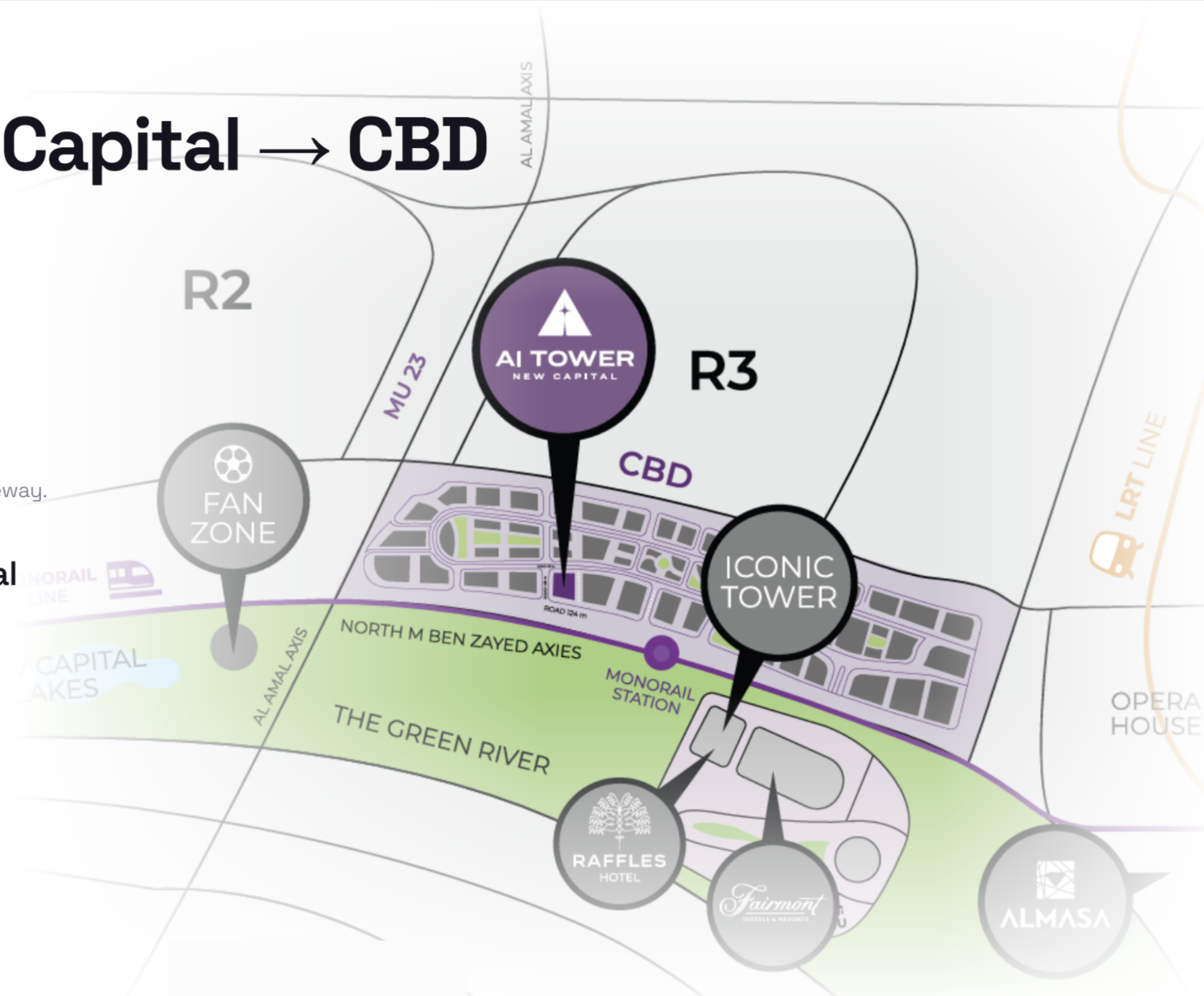
The region's largest market • and its gateway.

02 New Administrative Capital

The region's biggest smart-city project.

03 The CBD ✨

The business heart of the new Egypt.



Strategic Land Plot

AI TOWER | Prime Corner Plot

8,723 m²

TOTAL PLOT AREA · APPROX.

KEY PLOT FEATURES

- ◆ Corner Plot
- ◆ Direct Access from 48 m Road
- ◆ Rear Access from 124 m Road
- ◆ Wide Frontage
- ◆ Excellent Visibility
- ◆ Ideal for Commercial Development

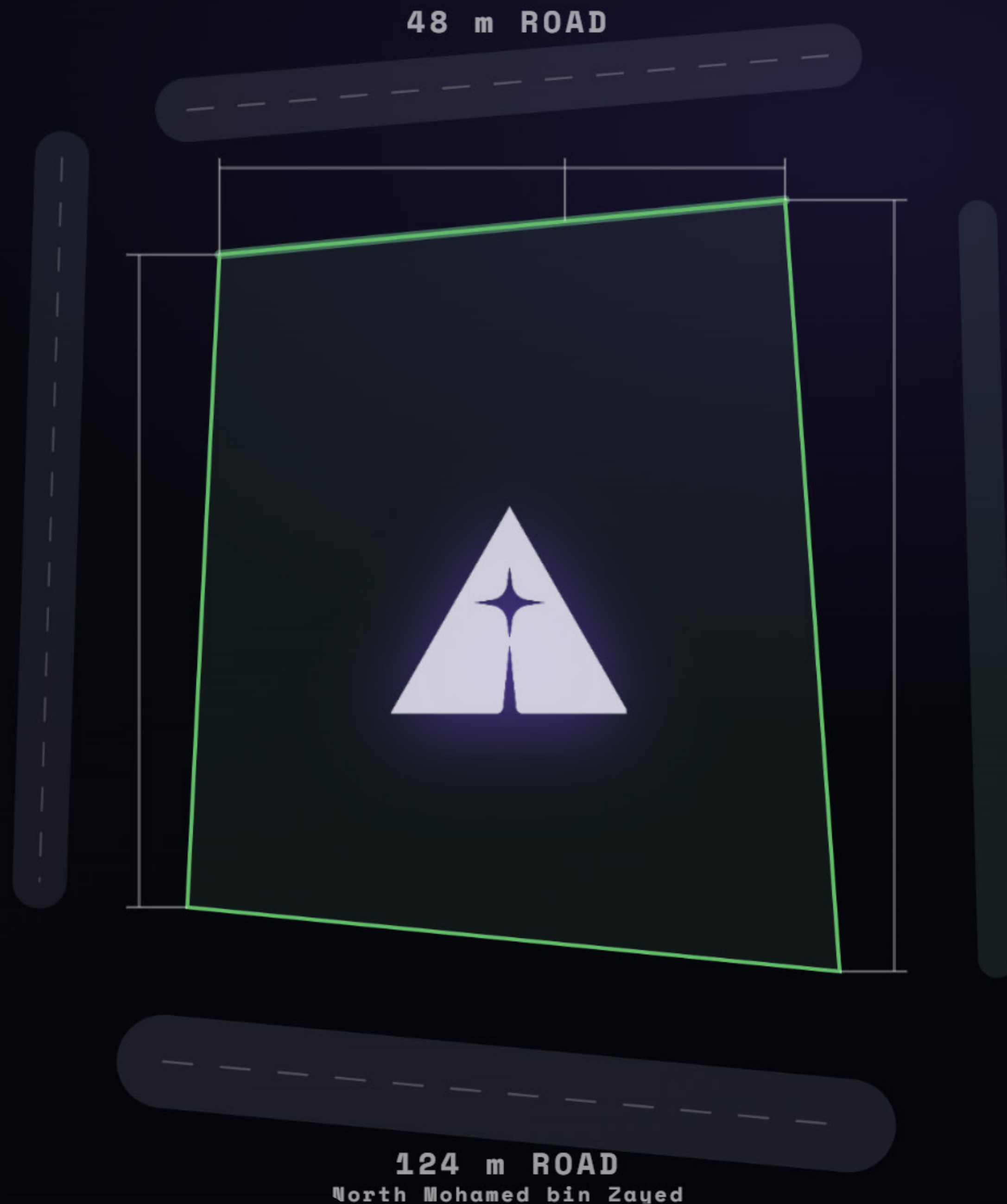
48 m ROAD

48 m ROAD

29 m PEDESTRIAN

124 m ROAD

North Mohamed bin Zayed



Official ACUD Land Allocation & Handover



شركة العاصمة الإدارية للتنمية العمرانية
شركة مساهمة مصرية ش.م.ص
تاريخ: ٢٠٢٦/٦/٢٤

إخطار تخصيص قطعة أرض

السادة / شركة بيت كمال للاستثمار العقاري Kamal House for Real Estate Investment (ش.م.م.)
تحية طيبة وبعد،،،،

وتخصيص قطعة الأرض رقم (CN-5)
بمنطقة الاستخدامات المتعددة (MU07) نشاط متعدد الاستخدامات (إداري-تجاري-سكني) بالعاصمة الجديدة بمساحة (٨٧٢٣,٤٦) متر مربع تحت العجز والزيادة والعبء بما يسفر عنه كشف التحديد المساحي لتنفيذ مشروعكم وفقاً للمدة الزمنية والشروط العامة والشروط المالية والشروط الفنية والاشتراطات البنائية المذكورة بكراسة الشروط والمواصفات وكارت

وتفضلوا بقبول فائق الاحترام،،،،
التوقيع:
دكتور مهندس / أحمد ماضي فراج
المدير العام
٥١٥٥٣٢١٠٣٨٥ - ٥١٥٥٥٥٥٥٥٥
٢٠٢٦/٦/٢٤



شركة العاصمة الإدارية للتنمية العمرانية
القطاع العقاري
الإدارة العامة للمساحة
التاريخ: ٢٠٢٦/٦/٢٤

محضر تسليم قطعة الأرض كود "CN-05" بالعاصمة الجديدة
المخصصة للسادة / شركة بيت كمال للاستثمار العقاري (ش.م.م.)
Kamal House For Real Estate Investment
بمنطقة الاستخدامات المتعددة " MU7 " بغرض إقامة مشروع نشاط متعدد الاستخدام

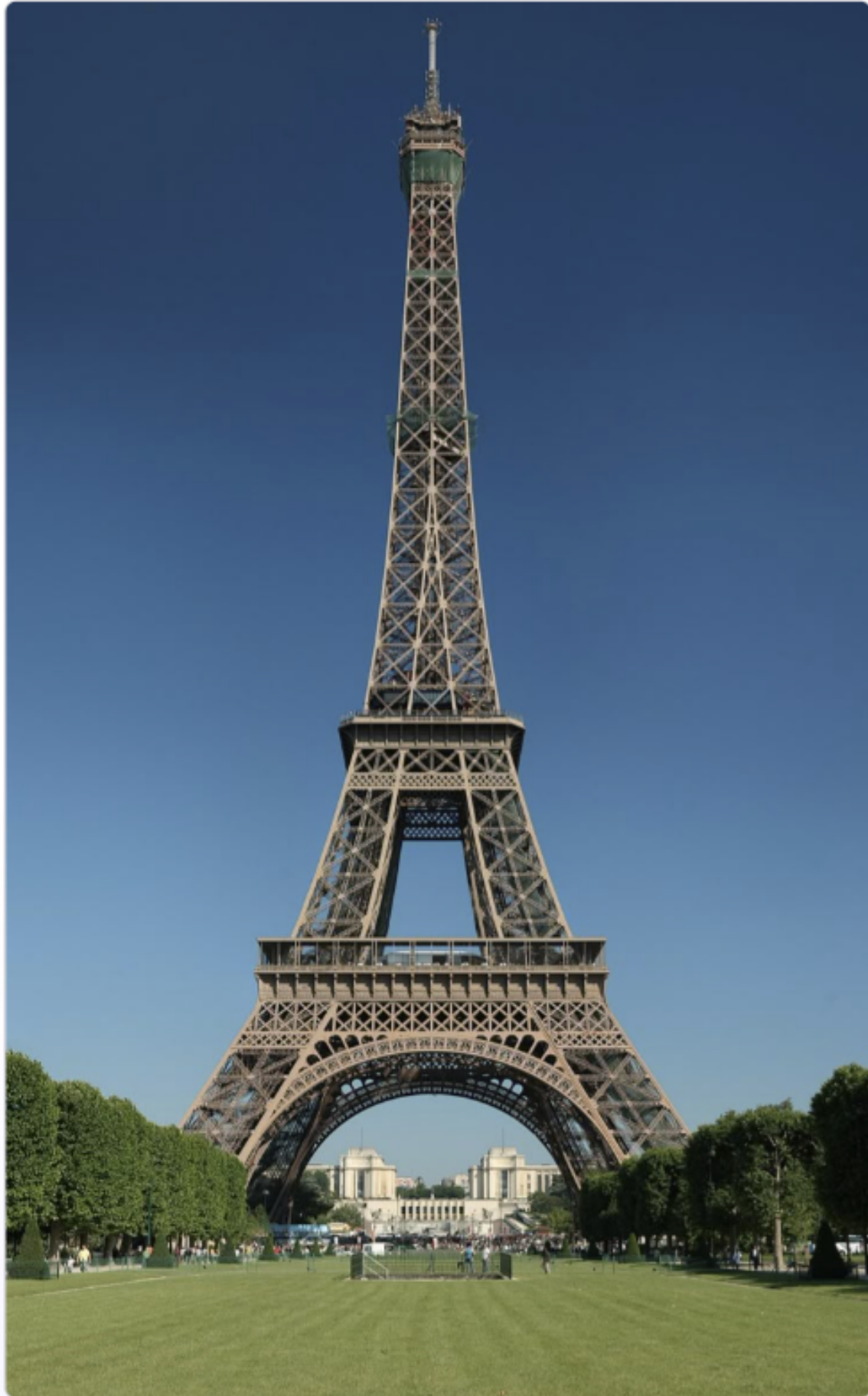
أولاً: عام

إنه في يوم الأربعاء الموافق "٢٠٢٦/٦/٢٤" اجتمعت اللجنة المشكلة لتسليم
قطع الأراضي بالعاصمة الجديدة وذلك لغرض إنهاء إجراءات محضر تسليم
قطعة الأرض كود "CN-05" المخصصة للسادة / شركة بيت كمال للاستثمار العقاري
(ش.م.م.) Kamal House For Real Estate Investment بمنطقة
الاستخدامات المتعددة " MU7 " بغرض إقامة مشروع نشاط متعدد الاستخدام والمدرج
إحداثيات حدود الملكية وحدود إرتدادات المباني داخلها بكارت الوصف المرفق

الصادر من شركة العاصمة الإدارية للتنمية العمرانية

World's Most Iconic Tourist Towers

PARIS



Eiffel Tower

DUBAI



Burj Khalifa

NEW YORK



Empire State Building

NEW ADMINISTRATIVE CAPITAL



Iconic Tower

Why CBD?

A CBD address doesn't need a pitch.

Al Tower sits inside the CBD of the New Administrative Capital, in R3, along the Green River — with a direct view of the Iconic Tower and the most connected addresses in the New Capital.

Government District	5 MIN
Al Masa Hotel	5 MIN
Green River	5 MIN
Mohammed Bin Zayed Axis	5 MIN
Monorail Station	10 MIN

New Cairo

15 Min

Minutes from a major residential and business hub with strong daily movement.

Capital International Airport

10 Min

Quick access to the New Capital's main airport, supporting business travel.

Cairo International Airport

25 Min

Connected to Egypt's key international gateway for visitors and investors.



AI
TOWER
NEW CAPITAL



AI TOWER

The Most Intelligent Tower in Africa

BY AIG-ALIAA INVESTMENTS GLOBAL



Welcome to the Next Era

1760 → 1900

Industrial Revolution

Power was in machines and production.

1980 → 2010

Information Age

Power moved to data, communication and the internet.

2010 → 2025

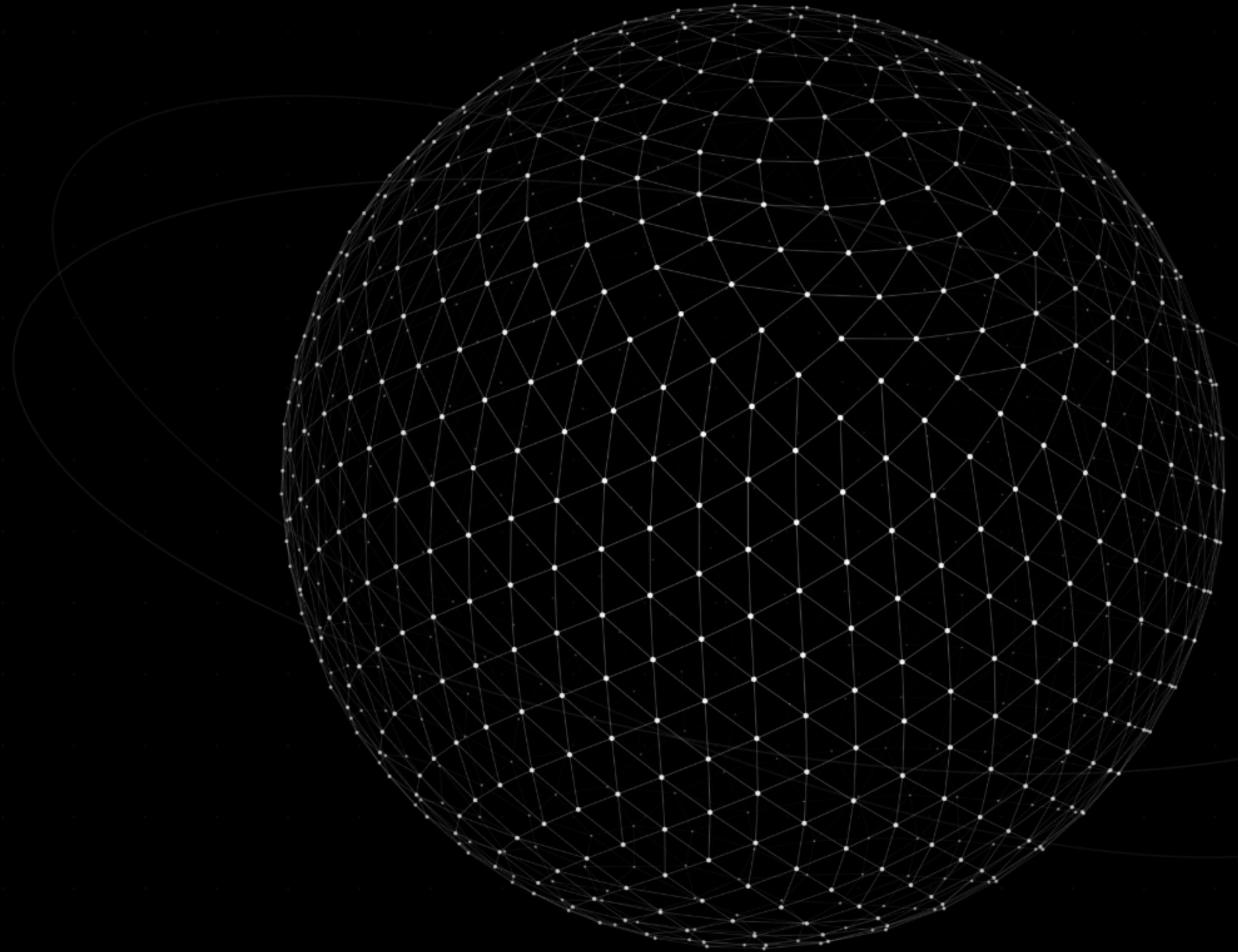
Smart & Connected Age

Everything became connected: buildings, cars, cities.

2025 AND BEYOND

AI Age

Technology no longer just executes · it learns, predicts
and decides.



Welcome to the Next Era. Welcome to AI Tower.

MARKET INSIGHT

The Market Insight

Understanding the market before creating the opportunity.

THREE YEARS OF HESITATION – HOVER TO EXPLORE

01	2023	Delayed Decisions
02	2024	Market Uncertainty
03	2025	Missed Opportunities
04	Early 2026	Buyers Waiting



Designed to Compensate the Market.

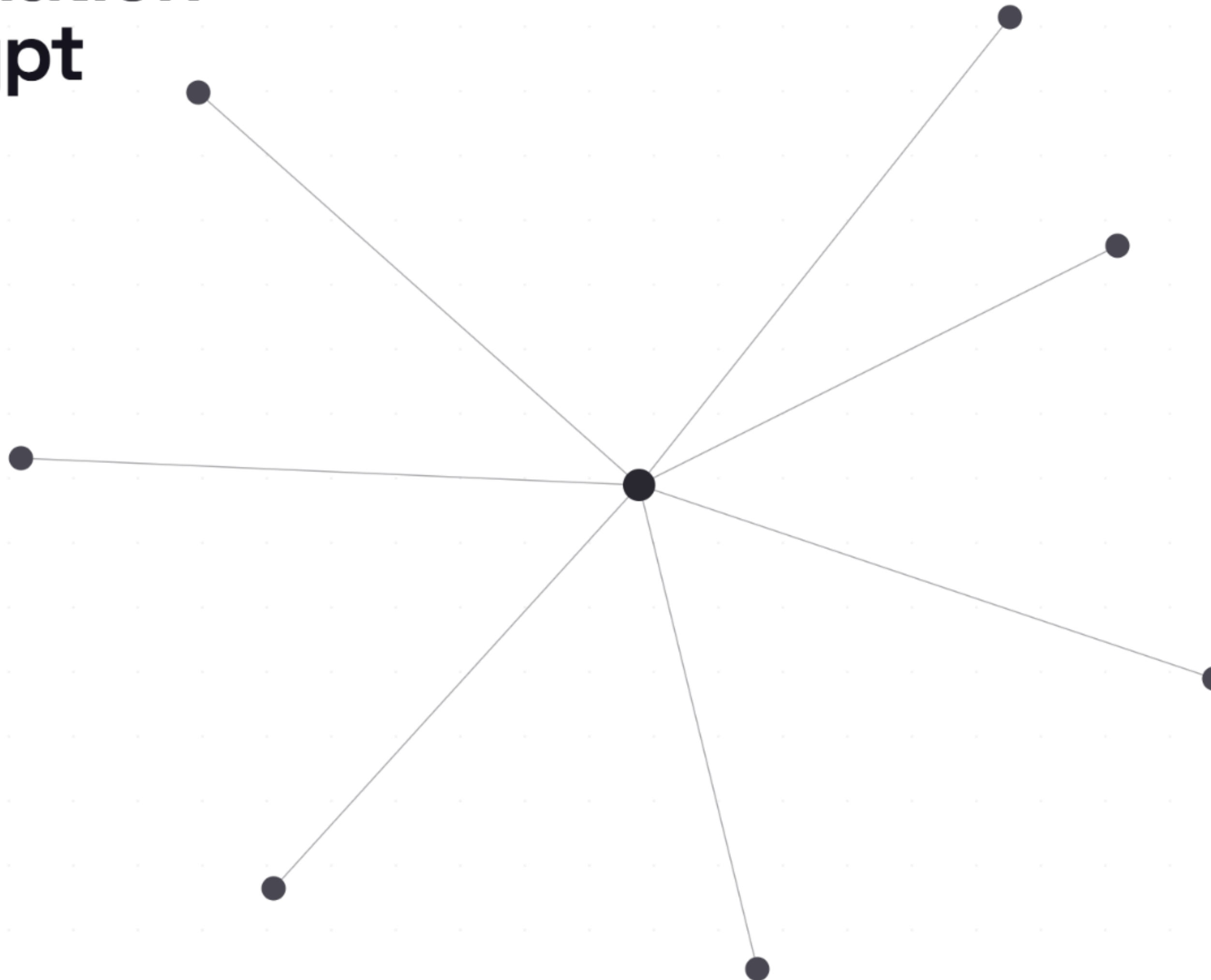
After three years of hesitation, AI Tower introduces a launch built around flexibility, timing, and smarter investment opportunities.

Why AI Tower?

- 01 AI-First Building Design
- 02 Commercial, Administrative & Medical Hub
- 03 One Intelligent Operating System
- 04 Future-Ready Infrastructure
- 05 Adaptive & Scalable Technology
- 06 Connected Smart Ecosystem
- 07 Built for Long-Term Performance
- 08 Designed for a Rapidly Evolving Market
- 09 A New Benchmark for Smart Mixed-Use Developments



The Most Innovative Destination in Egypt



A central digital brain runs the tower • **Africa's first fully AI-operated tower.**

Smart energy management

Smart elevators

Smart security

Movement management

Predictive maintenance

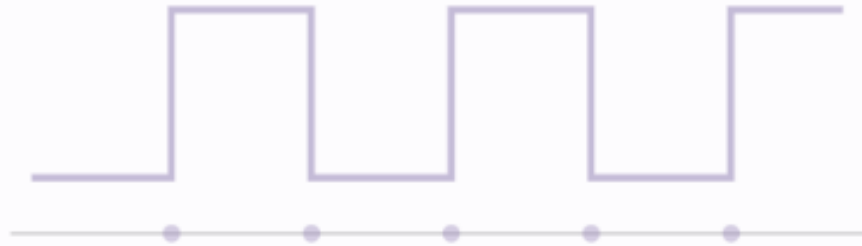
App • face entry • indoor navigation

Result: lower operating costs, better performance, higher efficiency, better resident experience • **luxury mixed with AI.**

The difference is not technology.
It is the level of intelligence.

EVOLUTION OF BUILDING INTELLIGENCE

01



Automated

Follows instructions.

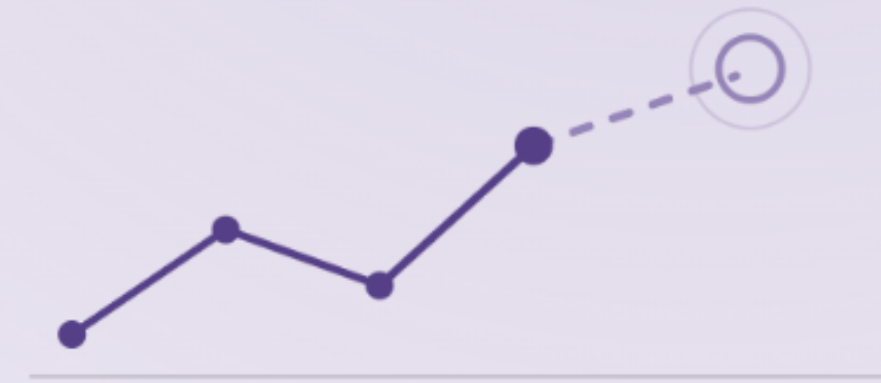
02



Smart

Responds to data.

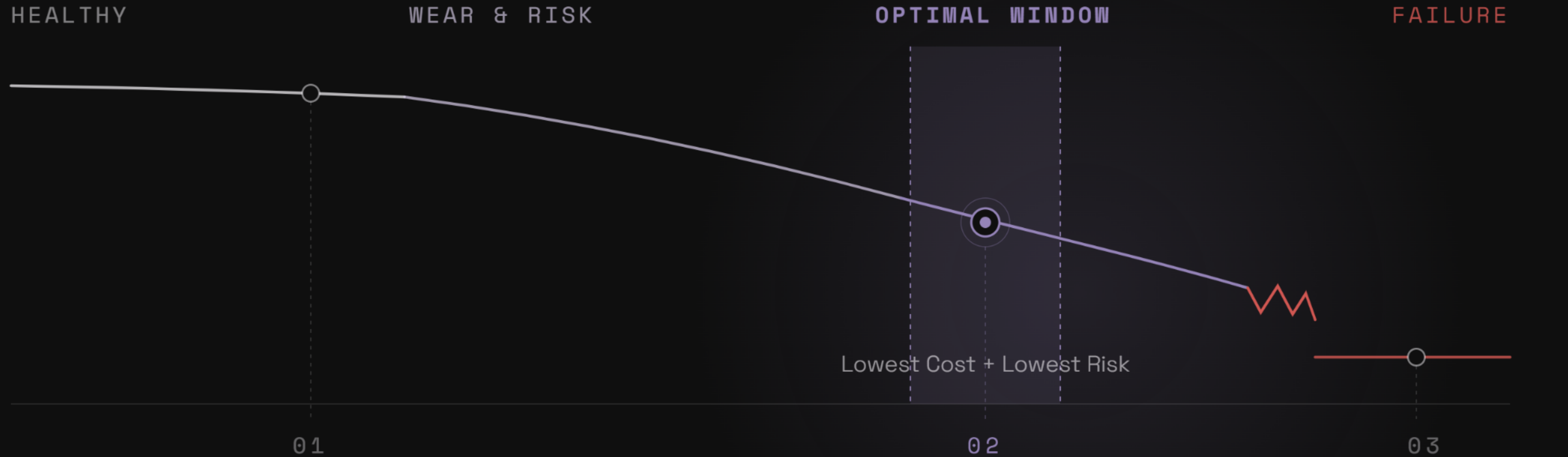
03



Cognitive

Anticipates what's next.

Reactive · Preventive · **Predictive**



Preventive

Replaced on schedule — while still healthy.

40%

Maintenance Cost Savings

50%

Reduction in Unplanned Downtime

Predictive

Intervenes at exactly the right moment.

20%

Longer Equipment Lifespan

Reactive

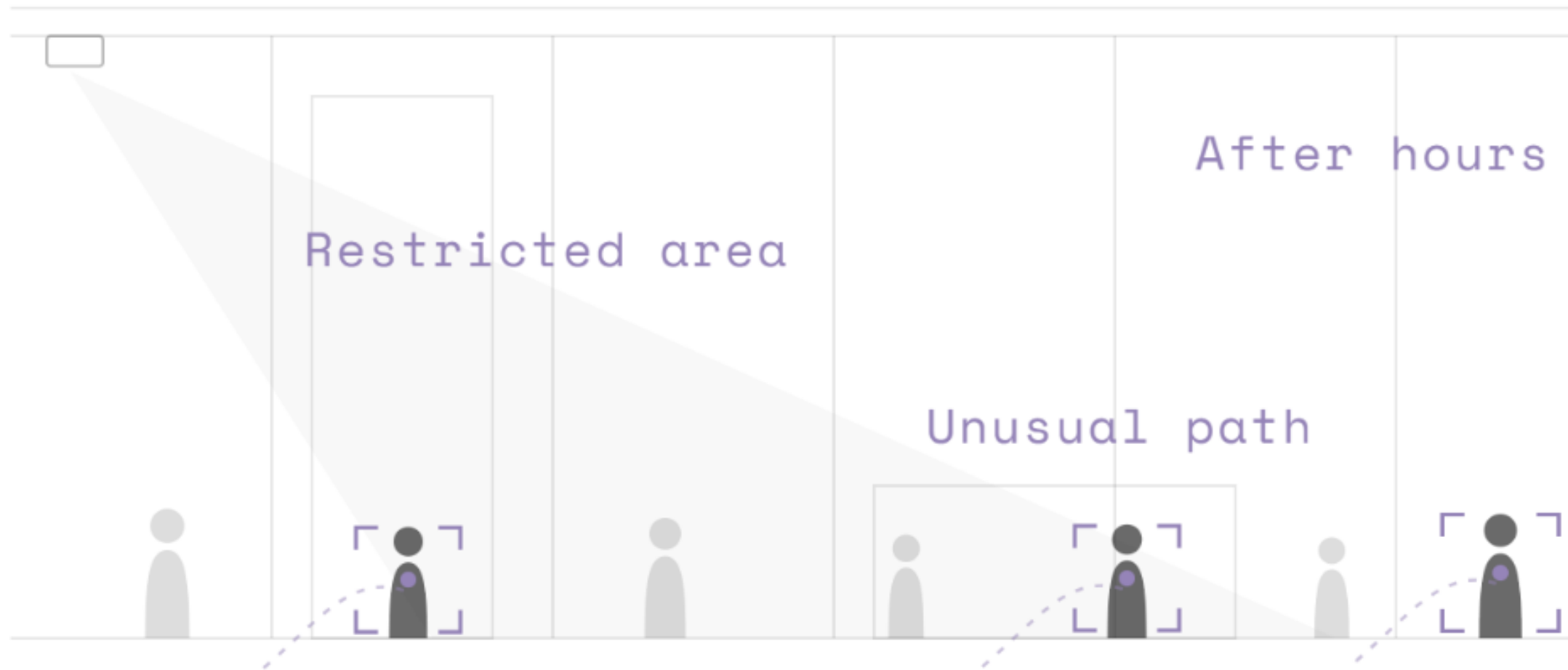
Fixed only after it breaks.

From motion detection to **behavioral understanding**.

AI-Powered Security

UNDERSTANDS BEHAVIOR

FROM DETECTION TO UNDERSTANDING



OBSERVE → UNDERSTAND → ALERT

The system learns what is normal — and flags what isn't.

Fewer alerts. More meaningful alerts.

Traditional Security

DETECTS MOVEMENT



DETECT → ALERT → ALERT → ALERT

The system sees movement — but doesn't know what it means.

Too many false alarms. Too much noise.

70–90%

Reduction in false alarms compared with traditional motion detection

A City in the Sky

50

floors,
vertically
zoned

starting areas from 40 sqm



5 Star Hotel

Upper floors · sky crown

Administrative

Mid-tower offices

Medical

Clinical & wellness

Commercial

Podium · retail & lobby

Unit Types

Configured For The Way People
Actually Use a Mixed-Use Building

UNIT AREAS · STARTING FROM

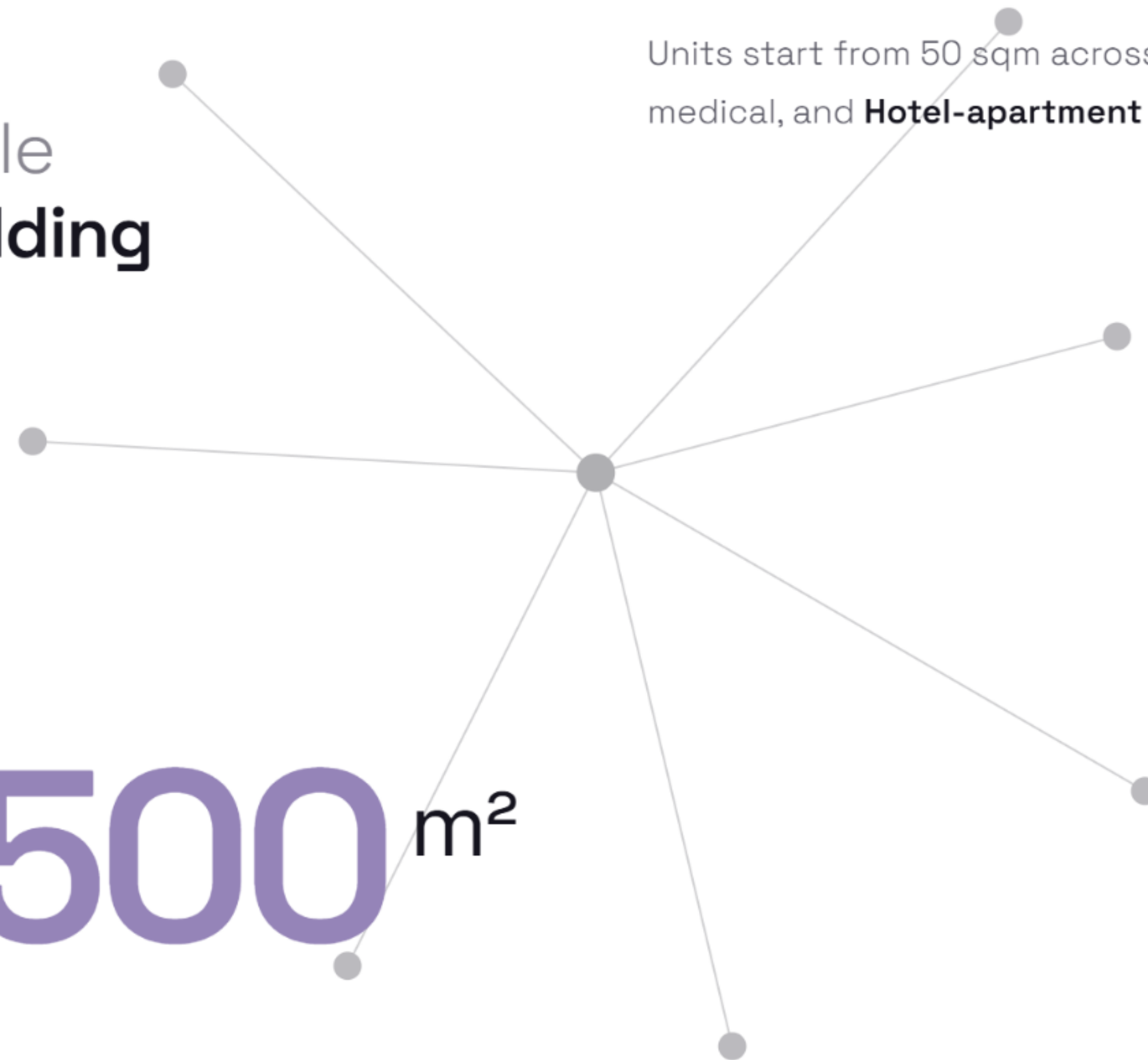
40 m² up to **1,500** m²

Structured around function, whether the space serves a business, a clinic, an office, or a guest accommodation.

Floor plans, unit classifications, and areas shown are indicative and subject to final architectural and engineering approval.

Units start from 50 sqm across the commercial, administrative, medical, and **Hotel-apartment Components**.

Admin
Commercial
Hotel
Medical



STARTING PRICES

UNIT TYPE	STARTING FROM	UP TO	PER SQM
Administrative	120,000	190,000	EGP
Medical	130,000	200,000	EGP
Commercial	250,000	400,000	EGP



ROI & the Price Journey

One Investment. Three Entry Points.
One Ascending Value Curve.



01 · EARLIEST ENTRY ★★★★★

Partners

Highest ROI · Best Price · Maximum Flexibility

+ AI Aliaa Trust Program

02 · MID ENTRY ★★★★★

Investors

Medium ROI · Medium Price · Less Flexibility

Enters as momentum builds

03 · MARKET ENTRY ★★★★★

Users

Market ROI · Highest Price · No Flexibility

Buys at end value

AIG

Trust Program

CONTRACTUAL • NOT PROMOTIONAL

- EXCLUSIVELY FOR FIRST PHASE CLIENTS

Five contractual commitments, written into the purchase agreement — not marketing promises.

01

Installment Freeze

On Delivery Delay

02

Safe Exit Scenario

Guaranteed Exit Option

03

Construction Guarantee

2 Years

04

Fee-Free Transfer

No Transfer Fees

05

Best Price Guaranteed

Across All Phases

Why AI Tower Stands Out

Three Core Competitive Advantages

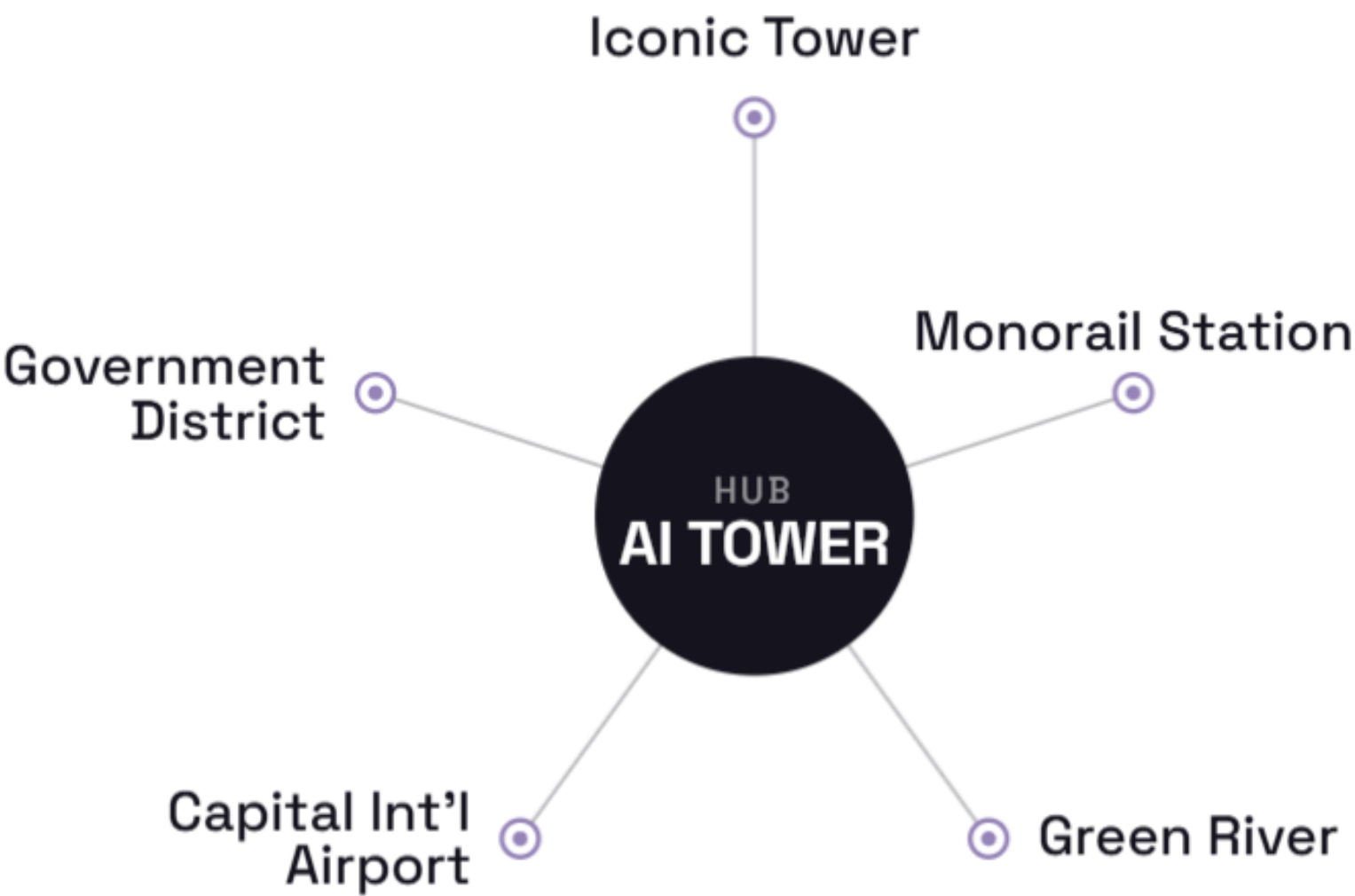
01

FULLY OPERATED BY AI

- Lower Operating Cost
- Higher Efficiency
- Better Performance
- Enhanced User Experience
- Luxury Powered by AI

02

PRIME CBD LOCATION



03

MIXED-USE DESTINATION

Hotel Apartments	UPPER FLOORS
Medical	CLINICS & WELLNESS
Administrative	CORPORATE OFFICES
Commercial	PODIUM & RETAIL

One Destination. Infinite Opportunities.

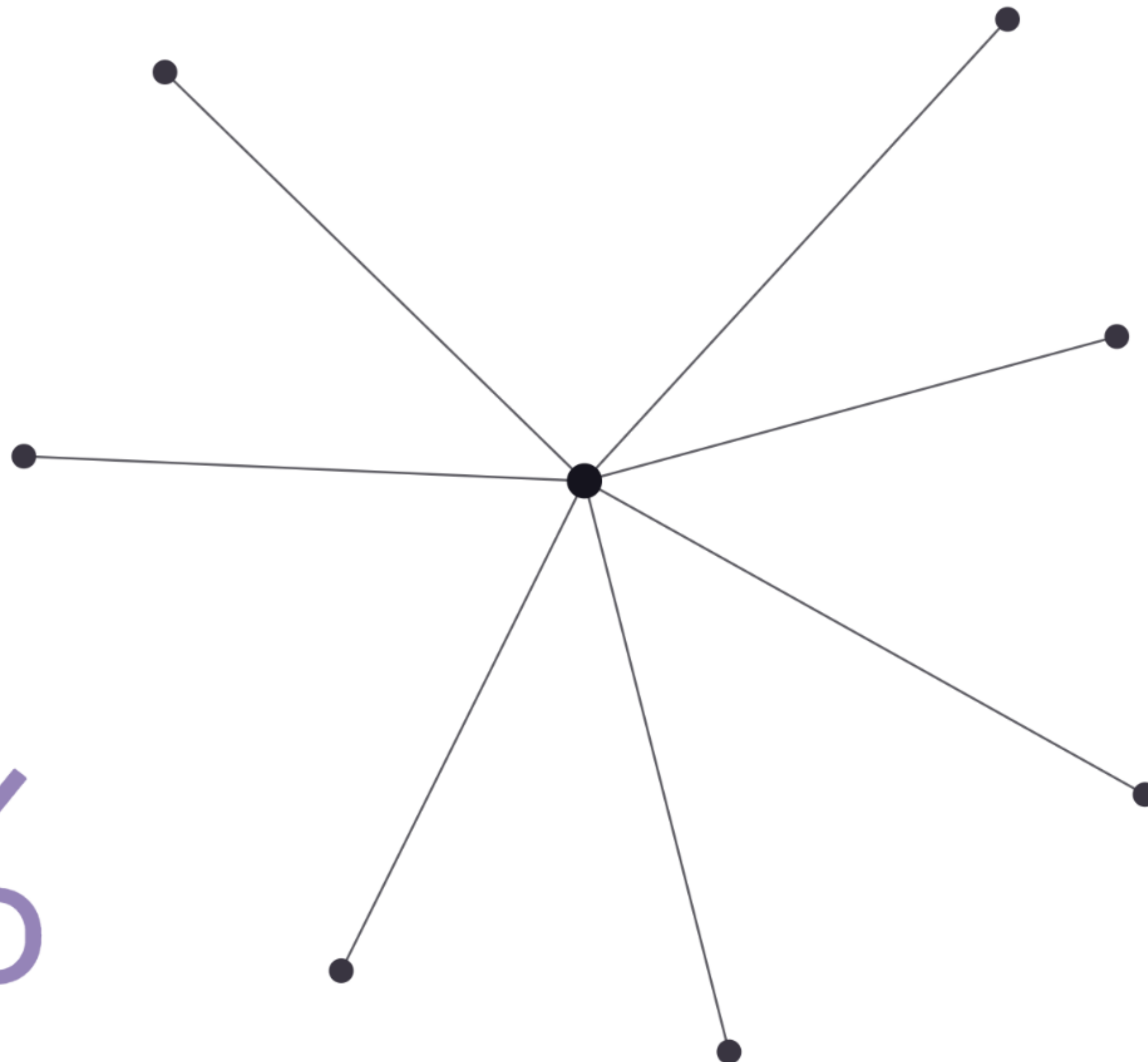
Down Payment

5%

Invest More. Pay Smarter.

Installment Plan

12
YEARS



EXPRESSION OF INTEREST

EOI Value

Commercial

100,000

EGP • EOI VALUE

Administrative & Medical

50,000

EGP • EOI VALUE

Totally Refundable

Thank You

FROM AIG, WE SEE TOMORROW

