

RED **IL MONTE** SEA
GALALA

—
MARINA TOWERS

PARTNERSHIP OPPORTUNITY

At Monte Galala Marina Towers, Tatweer Misr invites world-class operators to join in shaping Egypt's first Red Sea skyline. International partners whose global expertise, strong brand value, and proven track record will elevate this one-of-a-kind destination into an international benchmark for coastal living.

The following partnerships will create a differentiated, world-class experience that redefines luxury, attracts global recognition and sets a new standard for integrated development in the Red Sea.

- **International Marina Operators**
- **Conferencing & Venue Operators**
- **Hospitality Groups**



● **A World-Class Marina**

● **World-Class Hospitality**

● **Conferences, Exhibitions and Events**

IL MONTE GALALA MARINA TOWERS

POSITIONING STRATEGY

- Egypt's First Red Sea Skyline: Setting a new benchmark for coastal living just an hour from Cairo.
- International Marina District: Blending iconic design, global standards, and a year-round community.
- Integrated Destination: Combining marina, hospitality, events, retail, culture and residences.
- Redefining Luxury: Tatweer Misr positions Monte Galala Marina Towers as a world-class coastal landmark.



IL MONTE GALALA MARINA TOWERS OVERVIEW

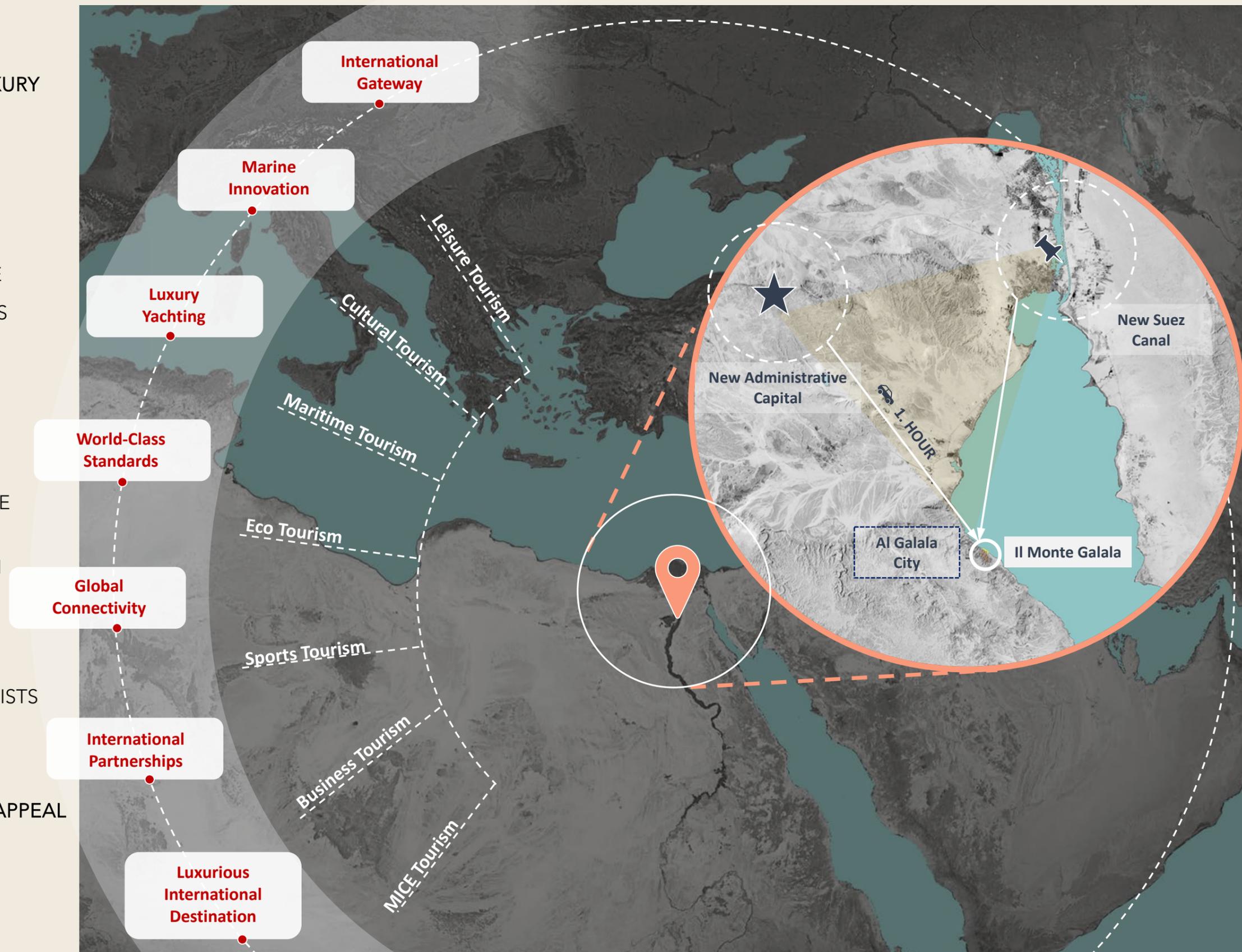
A DESTINATION THAT REDEFINES LUXURY

- ICONIC SEA-FACING TOWERS
- INTERNATIONAL MARINA
- CONFERENCE AND EVENTS CENTRE
- HOTELS AND BRANDED RESIDENCES
- RETAIL & LEISURE
- WELLNESS

- 1 HOUR FROM CAIRO
- 1 HOUR FROM NEW ADMINISTRATIVE CAPITAL

- NEARBY GALALA CITY – EDUCATION & HEALTH FACILITIES
- CLOSEST COASTAL GATEWAY FOR NATIONALS AND EXPATS
- TARGET FOR INTERNATIONAL TOURISTS

GLOBAL STANDARDS , YEAR-ROUND APPEAL



Tatweer Misr invites world-class partners to **co-create** Egypt's first Red Sea skyline — a globally benchmarked destination redefining coastal luxury and integrated living.

- **International Marina Operators**
- **Conferencing & Venue Operators**
- **Hospitality Groups : Hotels and Branded Residences**



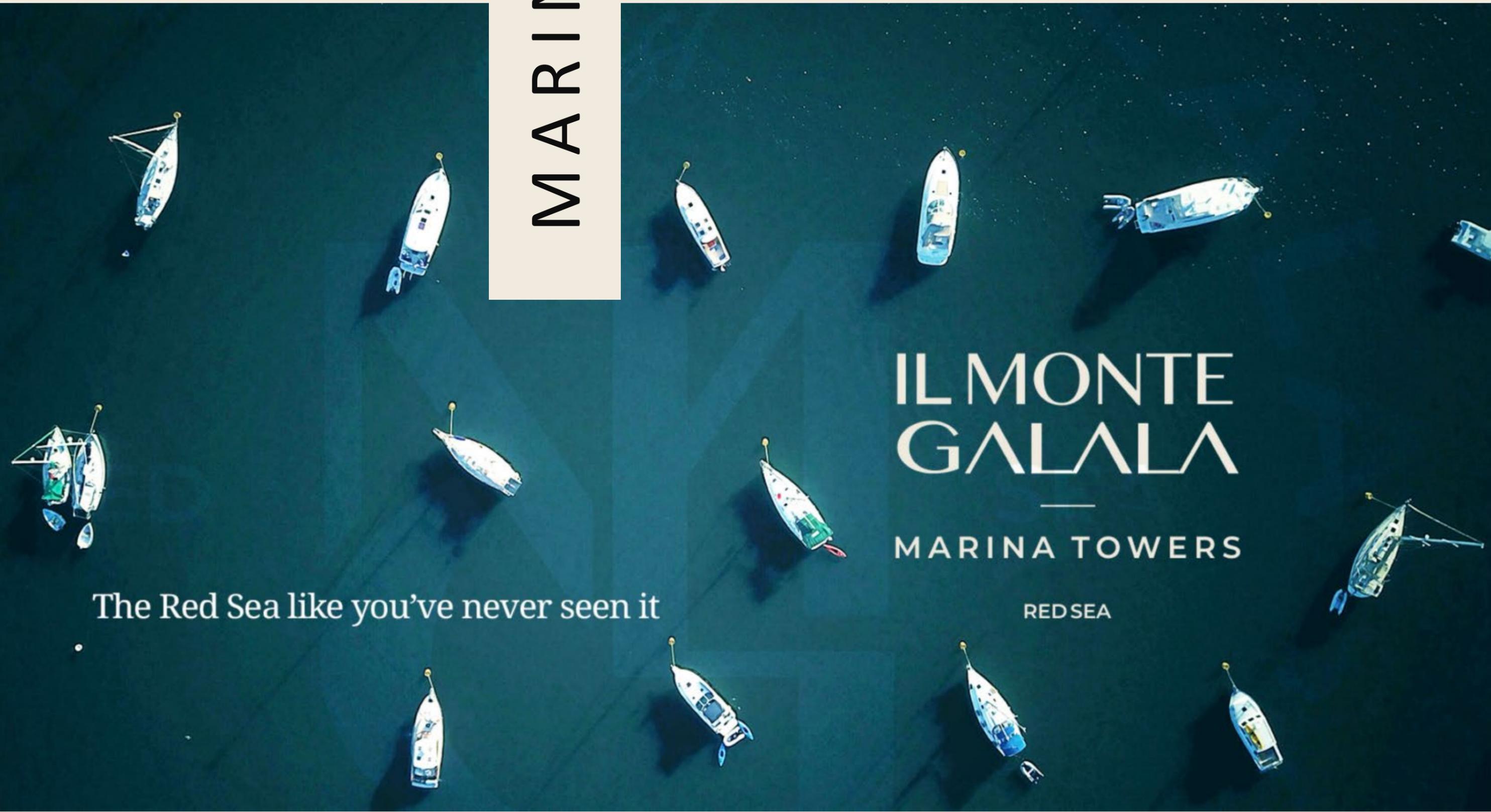
IL MONTE GALALAA MARINA TOWERS

MARINA

IL MONTE
GALALAA
—
MARINA TOWERS

RED SEA

The Red Sea like you've never seen it





INTERNATIONAL MARINA OVERVIEW

HIGH-END NAUTICAL HUB

This marina will position Egypt at the forefront of the global sailing scene, creating a luxury destination that draws elite travellers and yacht enthusiasts from around the world.

It's location ensures there is no competition as no other luxury offers are present on this side of the Red Sea, but far from competing, its location enhances the country's existing network of marinas, turning Egypt into a connected, high-end nautical hub.

OFFER

- THE MISSING LINK IN EGYPT'S NAUTICAL LEISURE NETWORK
- Marina designed and operated by an International Operator
- MARINA ANCHORS
 - HOTELS
 - BRANDED RESIDENCES
 - RETAIL & LEISURE
 - FOOD & BEVERAGE
 - WELLNESS
 - CONFERENCE&EVENTS HALL
 - YACHT &SAILING CLUB
 - ICONIC TOWERS
- YEAR-ROUND COMMUNITY
- 1 HOUR AWAY FROM CAIRO



IL MONTE GALALA MARINA TOWERS

HOTELS

IL MONTE
GALALA
—
MARINA TOWERS

The Red Sea like you've never seen it

RED SEA



HOSPITALITY OVERVIEW

LUXURY HOSPITALITY TO SUIT AN INTERNATIONAL DESTINATION

OFFER

- WORLD-CLASS HOTELS, EXCLUSIVE BRANDED RESIDENCES, SPA AND LUXURY SUITS
- DEVELOPMENT ANCHORS
 - INTERNATIONAL MARINA
 - CONFERENCE&EVENTS HALL
 - RETAIL, DINING AND LEISURE
 - WELLNESS
 - ICONIC TOWERS
- YEAR-ROUND COMMUNITY
- 1 HOUR AWAY FROM CAIRO





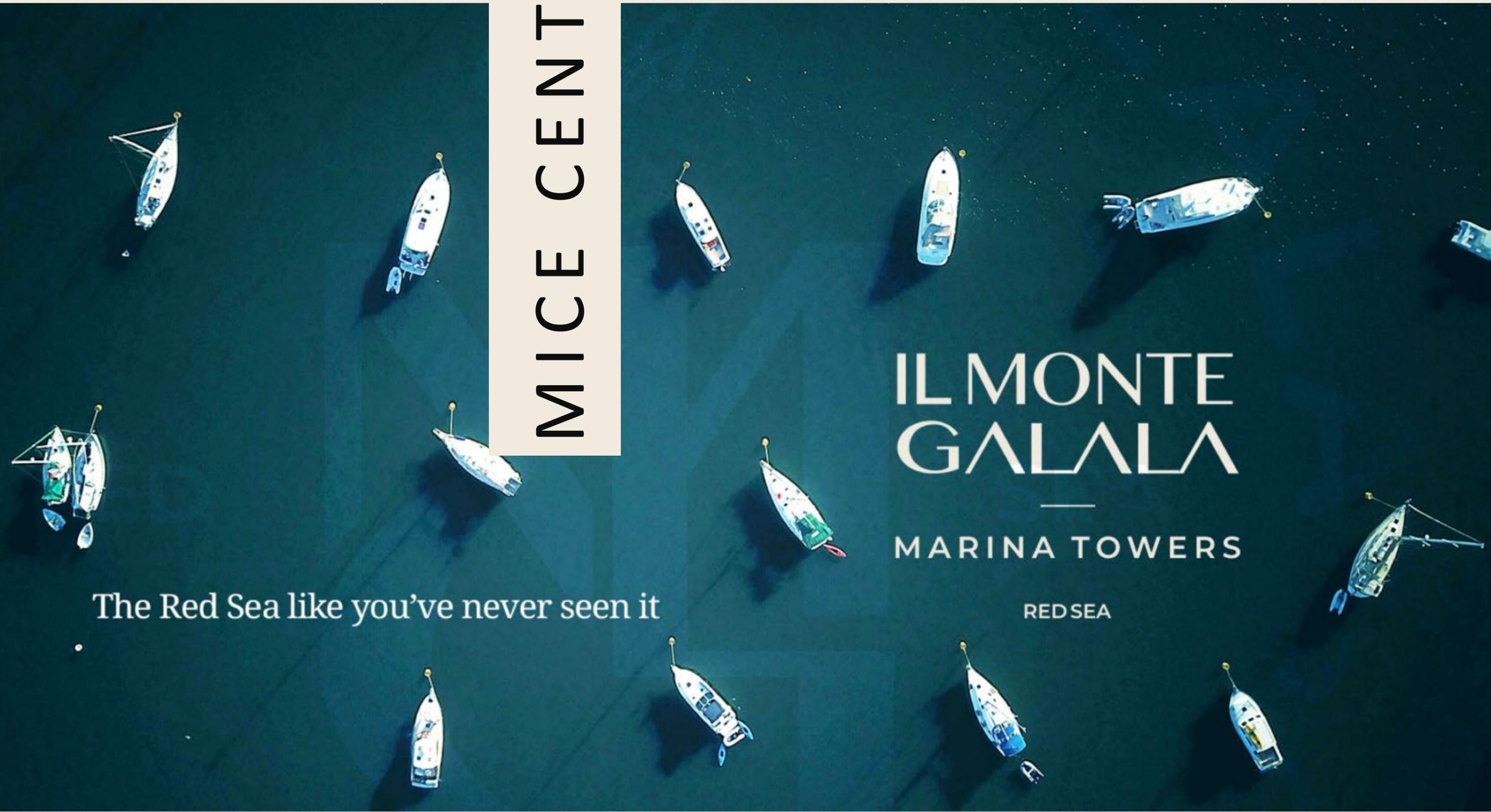
IL MONTE GALALA MARINA TOWERS

MICE CENTRE

IL MONTE
GALALA
—
MARINA TOWERS

RED SEA

The Red Sea like you've never seen it





CONFERENCE AND EVENTS CENTRE

OFFER

A NEW “FRENCH RIVIERA” CARVED INTO THE RED SEA

Monte Galala Marina Towers is set to become a true international coastal destination — featuring an international marina, iconic towers and branded residences, world-class hotels, a year-round conference centre, and fully integrated retail and hospitality experiences.

The Conference Centre at Monte Galala Marina Towers will redefine Egypt’s conferencing landscape through:

- **Year-Round Appeal:** A perfect blend of business and leisure, set against a mild climate, scenic surroundings, and vibrant social life.
- **Luxury Infrastructure:** Supported by world-class hotels, iconic branded residences, fine dining, exclusive leisure venues, and an international marina.
- **Prime Location:** Just one hour from Cairo, offering effortless access, breathtaking Red Sea views, and a sophisticated coastal atmosphere.
- **Global Prestige:** A professionally managed, internationally coordinated events calendar ensuring unmatched visibility and recognition.
- **Area :** 7600m2 BUA delivering a high-quality MICE centre





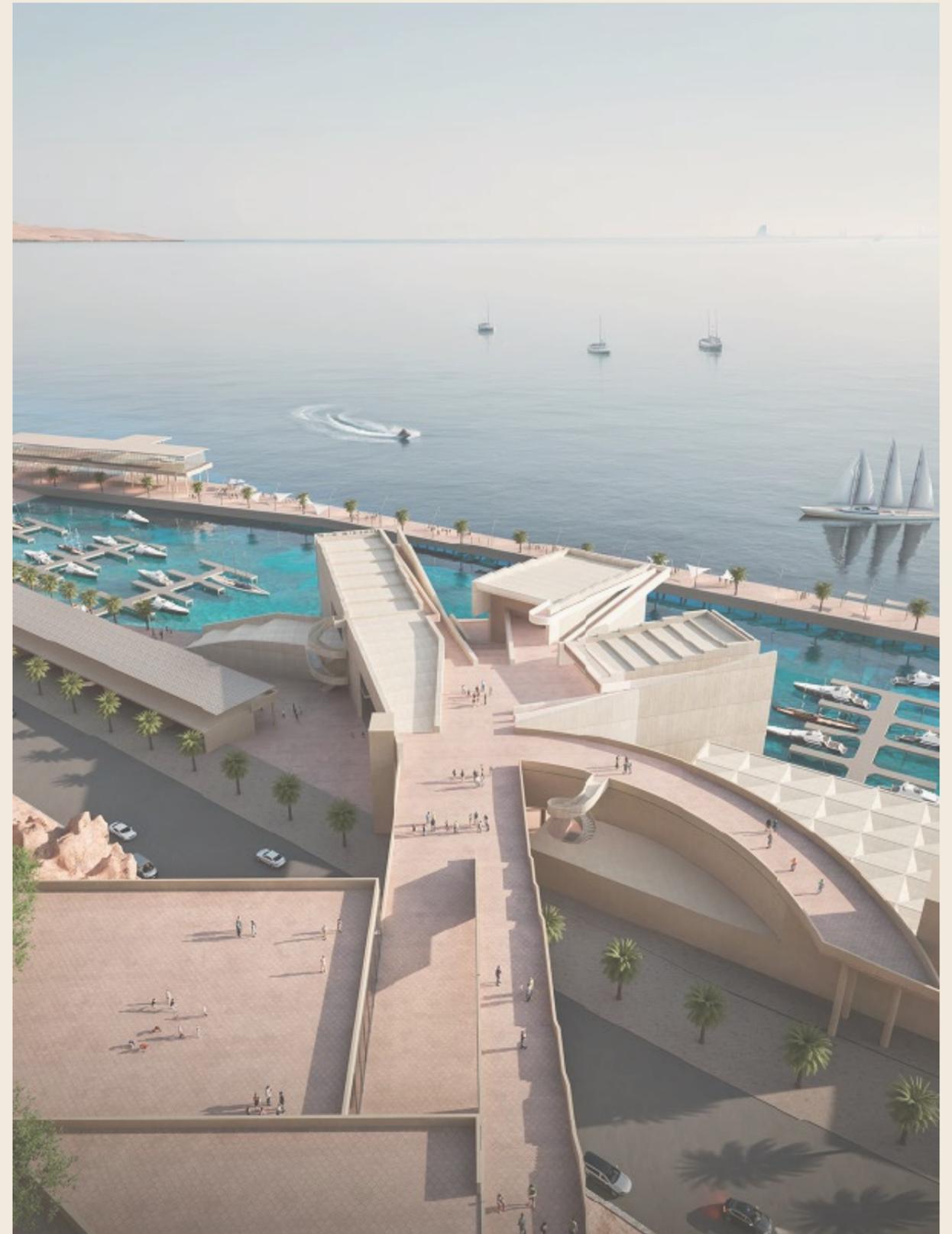
CONFERENCE AND EVENTS CENTRE

OFFER

YEAR-ROUND CALENDAR CURATED BY INTERNATIONAL OPERATOR
FOCUSED ON HOSTING GLOBAL EVENTS AND HIGH-PROFILE
INTERNATIONAL CONFERENCES:

- Luxury Interiors design show
- Collectors Showcase
- Fashion trade shows
- Future Tech Expo
- Cyber Week conference
- Independent Hotel show
- Luxury Real Estate conference
- Wedding conference
- Luxury Travel Trade Fair
- Boat show
- Yachting show
- Wellness trade show

- Concerts
- Theatre performance
- Festivals
- Talks & Debates



Various statements contained in this presentation, including those that express a belief, expectation or intention, as well as those that are not statements of historical fact, are forward-looking statements. These forward-looking statements may include projections and estimates concerning the timing and success of strategies, plans or intentions. We have based these forward-looking statements on our current expectations and assumptions about future events. These assumptions include, among others, our projections and expectations regarding: market trends litigation, our ability to create an opportunity with attractive current yields and upside.

While we consider these expectations and assumptions to be somewhat reasonable, they are inherently subject to significant business, economic, competitive, regulatory and other risks, contingencies and uncertainties, most of which are difficult to predict and many of which are beyond our control and could cause actual results to differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. Investors should not place undue reliance on these forward-looking statements. We undertake no obligation to update any forward-looking statements to conform to actual results or changes in our expectations, unless required by applicable law.

All information contained in this document has been internally and externally researched and compiled from sources believed to be accurate and reliable at the time of this document development. However, in view of the natural scope for human and/or mechanical error, either at source or during production, Tatweer Misr accepts no liability whatsoever for any loss or damage resulting from errors, inaccuracies or omissions affecting any part of the publication. All information is provided without warranty, and Tatweer Misr makes no representation of warranty of any kind as to the accuracy or completeness of any information hereto contained.