

CITY CENTER ALMAZA



Basic Information

Project name: City Center AlMaza

Borrower: AlMaza City Center Mall

Sponsor: Majid Al Futtaim Properties (MAF)

Sector: SPV- Renting and operating of own or leased real estate

Country: Egypt

Financial Product: Project Finance

ALEXBANK- Intesa Sanpaolo's role: Participant- IMLA and underwriter

Equator Principles category: B

Project Overview:

City Center AlMaza is a new project owned by MAF. It is an urban development project aiming to establish a five-star shopping center with a range of retail and unique selling points, leisure and entertainment facilities. The site is located at the ring road between Heliopolis and Nasr City districts of Cairo. City Center AlMaza is located at the intersection of Suez road and Autostrad road. The total land area is 123,658 m² (approximately 30 Feddans). The Project mainly consists of the following components:

- Cinema complex
 - Hypermarket (Carrefour)
 - Retail Stores
 - Food court
 - Parking spaces
 - Building Services (substation, energy center...etc.)
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- The vision for AlMaza City Centre is to create a super-regional mall attracting visitors from the most affluent suburbs of Cairo and Giza by offering a world class retail experience with the best range of retailers, complemented by world class entertainment.

- Al Maza City Center is designed to be a 103,455 m² Gross Leasable Area center over a land plot¹ of 123,658 m², developed in a single phase with over 300 shops.
- Al Maza City Center is founded on the principles of the City Centre Brand with three key shopper precincts:
 1. **Value Shopping Precinct** anchored by a full line Carrefour Hypermarket and internationally branded value fashion.
 2. **Fashion precinct** anchored by a broad and deep range of internationally branded aspirational mid-market fashion operators including two full line department stores.
 3. **Leisure Precinct** anchored by a 16 screen VOX Cinema, Magic Planet Entertainment Centre and an open air plaza with 12 flagship restaurants.

Summary of Key Environmental Impacts and Risks

The operation of City Centre AlMaza will require the utilization of the following resources:

- 30 MW of electricity, which will be provided by the national electricity grid. The shopping center will also provide two diesel generators for emergencies in case of power failure and a third backup generator.
- 10,083,125 m³/ yr of natural gas, which will be supplied to the shopping center through the national gas pipeline.
- 2,685 m³/day of potable water, which will be supplied to the shopping center by the public water network from Mostorod Water treatment Plant.

Positive Impacts

The project is expected to create 22,000 direct and 14,000 indirect job opportunities during the construction and operation phases of the project. Most of the workers will be from Greater Cairo region.

Moreover, the project will assist in providing services and commodities to the neighboring communities in order to satisfy their shopping demands and recreational activities, in addition to enhancing the economic base of the surrounding community.

¹ Registration of title is completed in May 2015.