



Mostakbal City™

Maya Future





MIDAR

Founded in 2006 to defy convention in sustainable development, MIDAR is one of Egypt's largest and leading master developers specialized in introducing world-class urban concepts that put innovation at their heart. Since its inception, the company has adopted an optimistic vision of the future where architecture, urbanism and nature expertly find a new kind of balance to inspire residents and developers alike. By putting sustainable economic value and green living at its philosophy's forefront, MIDAR focuses on expansive urban planning that responds to the local environment, as well as combining the diverse needs of developers under one roof.

Consequently, the company strives to create a comprehensive model that not only invites developers to operate in state-of-the-art contexts enriched with top-notch services, but also attracts communities to enjoy an authentic quality life, shaping a better, sustainable tomorrow for everyone.

In 2008, MIDAR's commitment to exceptional quality has been crowned by sponsoring the Housing Minister's decree to become the sole master planner and urban developer of Egypt's largest green mega city and its flagship masterpiece Mostakbal City. From comprehensive urban planning and designing the city's key guidelines to securing governmental approvals to construct cutting-edge infrastructure spanning safe road networks, self-sufficient electricity and water power stations, as well as gas pipelines, MIDAR sets the benchmark in integration that will change the face of Egypt's real estate industry with an emphasis on sustainability.

With an eye for excellence and a pledge to create remarkable investment value, the company relies on contracting leading regional experts in every field, supported by its strategic shareholders expertise to introduce a progressive alchemy that mixes vital ingredients such as living, leisure, entertainment and nature to find the creative freedom that would change the environment to better fit contemporary lifestyles by the year 2023.



MASTERING CITIES

Index

My story

My developers

My surroundings

My leisure

Step into the future and embrace the endless possibilities of a calm lifestyle; One unified with the broader rhythm of nature breathing harmony into every chapter of your green life.

This is where your personal story begins in a sustainable mega city inspiring change.

A unique destination where innovation translates into a breakthrough vision so you can live, work and connect with what matters most in life.

Your life here is where walls transform into green breathing parks where choosing a home is a world of its own designed to captivate and delight where everyday life takes a whole new dimension to set a global benchmark for green quality living in the eastern extension of New Cairo.

The future begins today ... embrace it now.

MOSTAKBAL CITY AWAITS

**The
Story
Is Now
Yours
To Tell**



Mostakbal City™

OUR CORE VALUES

MIDAR abides by a set of guiding principles that direct its journey towards success. By operating with full transparency across all its business dealings, while putting integrity at the heart of its operations, the company is constantly motivated to deliver the highest standards of quality, as well as an outstanding performance that exceeds both clients and investors' expectations.

Driven by an entrenched belief that innovation is key to seize future possibilities, MIDAR is keen on nurturing creativity that yields unique product offerings, not only fostering the professional growth of its team through mass appeal, but also giving back to Egypt's economy and the communities in which it operates.

OUR DRIVING MISSION

Re-defining the real estate industry by creating a unique mix between our multi-purpose land assets and our innovative plans for Egypt's largest green city to maximize return on investment for shareholders, developers and investors alike.

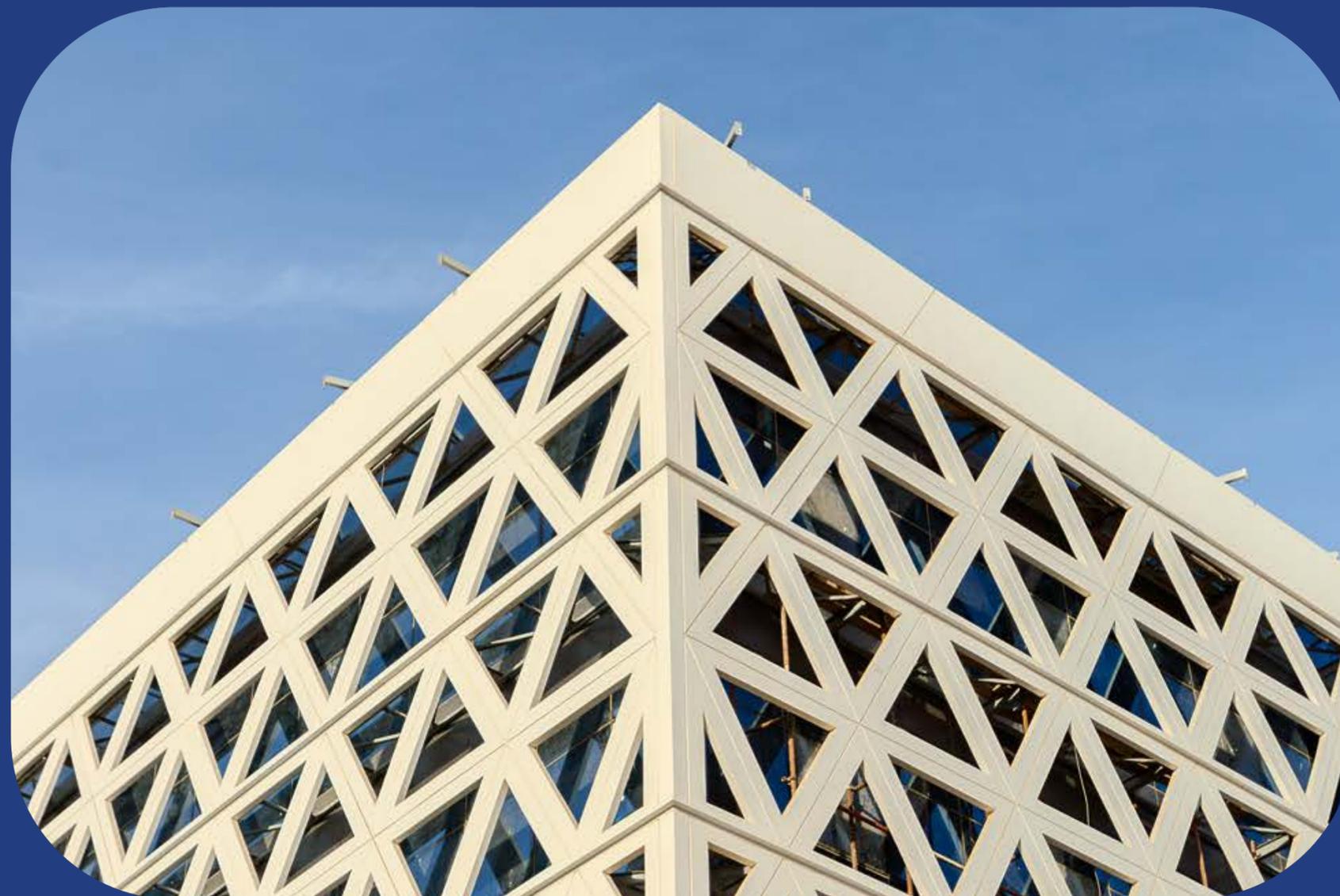
OUR INNOVATION VISION

Becoming Egypt's leading master developer for unique urban expansions by setting a strong foundation for an all encompassing destination that would serve as a model for contemporary real estate development based on market demand, as well as social and sustainable environmental needs.



Mostakbal City™

MIDAR Shareholders Structure



MASTERING CITIES



Creating Remarkable Investment Value

SHAREHOLDERS

MIDAR comprises of like-minded shareholders that share the same futuristic vision, but most importantly the core value of trust.

Consequently, its flagship project is a result of a strategic collaboration between some of Egypt's leading financial banks and the pioneering Arab Contractors Company renowned for its legacy of delivering unparalleled quality.

Ours shareholders are essential to our growth and together, we create added value for investors by setting credibility as the cornerstone for our development work.

Mostakbal City™

**One Destination
Calling On You
To Come Home**

Step Into The Future Today

Developed to roll out on an impressive area of 5,200 fdn / 22,394,419 sqm , Mostakbal City is new Cairo's largest integrated 'Mega Green City' setting sustainable development at its forefront to meet the needs of the present and future environment.

Master planned as a fully-integrated city comprising of 3 thriving phases, the landmark project dedicates 50% of its total land area to green open spaces & roads, and is built to accommodate more than one million inhabitants



Grand in size and diverse in lifestyle offerings, Mostakbal City sets a futuristic foundation for sustainable contemporary living, allowing homeowners to connect with nature and each other while experiencing true well being on all life fronts designed as a smart city with a self-sufficient nature.

Mostakbal City's vision comes to life through the establishment of an administrative structure that operates and manages every detail of the development, taking convenience to a whole new level.

Ancillary Companies

The logo for Wayz, featuring the word "Wayz" in a bold, black, sans-serif font on a yellow rectangular background. Below the text is a thin black horizontal line with a small bus icon on the right side.

transportation
company



facility management
company

The logo for Circuit, with the word "CIRCUIT" in a white, uppercase, sans-serif font. The letter "I" is replaced by a red lightning bolt icon.

electricity
company

Boasting an independent operation and management ecosystem, Wayz leads the seamless functioning of Mostakbal City through its three fully integrated ancillary companies: Wayz, the smart transportation company; Circuit, the electricity and utilities provider; and Ctrl, the facility management arm.

By adopting the latest intelligent technologies, Wayz powers a smart mobility network that connects residents to all city services through a dedicated mobile application. From easy parking and e-payments to streamlined public transportation systems, Wayz delivers a mobility experience on par with international mega cities around the world.

Through Ctrl, the city ensures that all landscape operations, irrigation systems, and solid waste management are meticulously maintained, guaranteeing residents' comfort and operational excellence at all times. Every detail is professionally managed to deliver a clean, efficient, and sustainable living environment.

Owning and operating a comprehensive utilities and networks management system, Circuit provides a self-sufficient electricity power station ensuring equal distribution across the city, alongside independent potable water and gas pipelines infrastructure. Complemented by private security services spanning all gates and city roads, the ecosystem meets the highest standards of sustainability, safety, and operational reliability — enabling a truly hassle-free living experience.

Set to become a flourishing economic hub and a prime destination for residential investment and entertainment, Mostakbal City is further powered by advanced optical fiber communication networks, guaranteeing ultimate connectivity around the clock.

The city's unique urban planning was expertly conceived based on extensive market research to provide viable solutions that exceed homeowners' expectations while attracting Egypt's leading real estate developers to thrive within its strategic surroundings.

Mostakbal City™

My surroundings

My surroundings

Strategically nestled in a unique spot at Cairo Suez Road between km 46 and km 51 East Cairo, Mostakbal City was master planned with ultimate accessibility in mind.

Fringed by bustling cities such as Madinaty, El Shorouk, Cairo New Capital and New Heliopolis, the development can be easily accessed via the Regional Ring Road, the Middle Ring Road and Cairo Suez Road. Your life here lies at the center of tranquility and city action, inviting you to either explore a multitude of colorful experiences brought straight to your door or to simply relax and unwind.

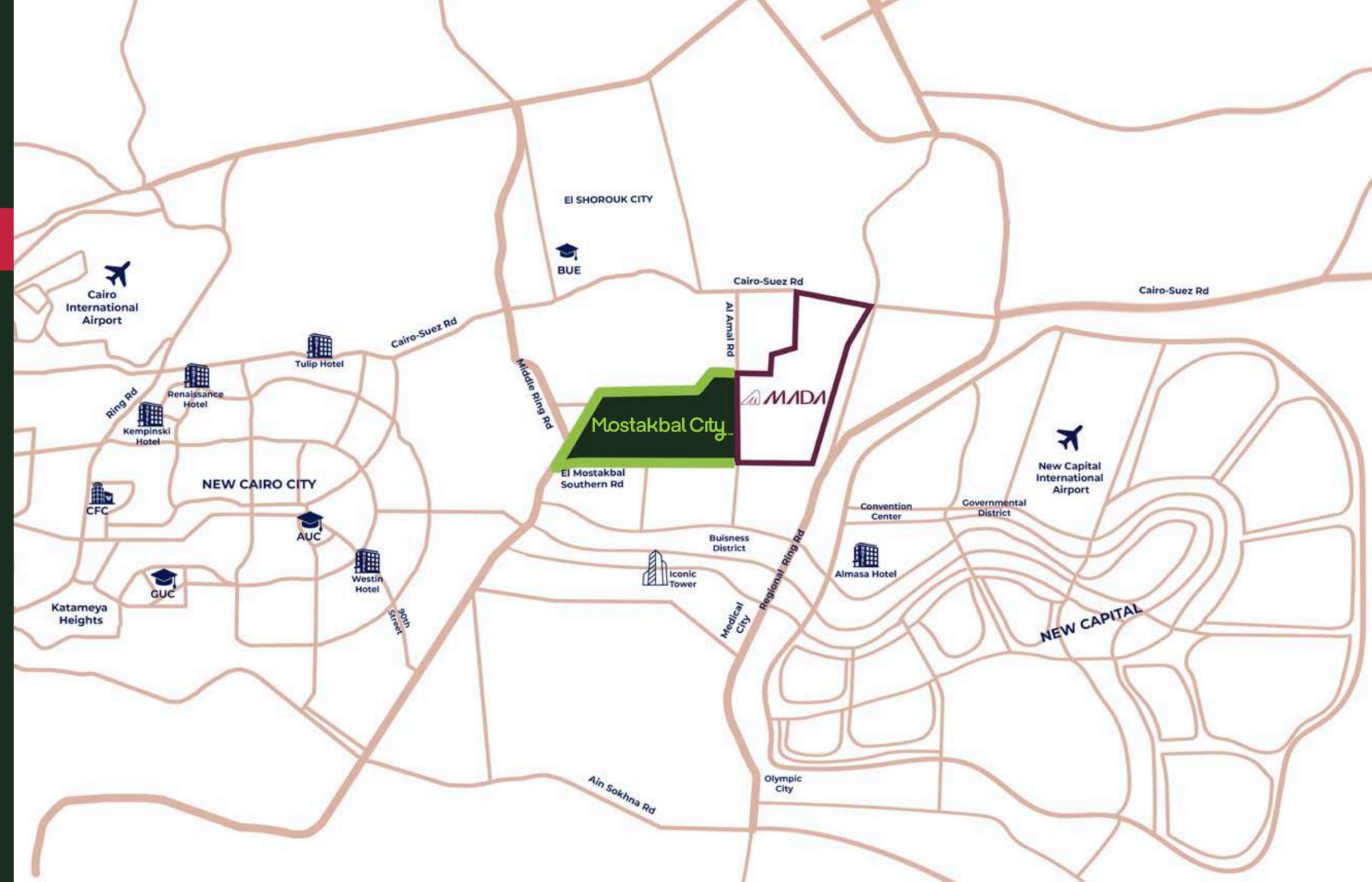
Location

15 min
from new
capital's
airport

20 min
from cairo
international
airport

10 min
from fifth
settlement

45 min
from ain
sokhna



My developments



2- GREEN SQUARE

4- L'AVENIR

6- ARIA

10- THE CITY OF ODYSSEA

18- AT EAST



1- The 101



12- HAPTOWN

20- Park Central



3- ZIZINIA

TAW

19- Unnamed Land



16- ALIVA



14- NYOUM



23- Sumou BOULEVARD



9- BLOOMFIELDS



11- COMMUNITIES 190



24- Cityzen



22- The Butterfly



17- RED



24- Cityzen



13- IL BOSCO CITY



8- TALDA



24- Cityzen



5- NEOPOLIS



7- LA MIRADA



24- Cityzen



15- BETA GREENS



21- KuKun



24- Cityzen



Mostakbal City™

My developers

Midar strives to partner with Co-Developers who approach its city with the same level of commitment and enthusiasm to drive the growth of its vision forward.

Our selection criteria place innovation, exceptional quality, and community integration at the heart of every partnership, while ensuring full adherence to Mostakbal City's guidelines and deep respect for its unique environmental sensibilities.

Today, Mostakbal City proudly announces that 100% of its residential areas have been sold to Egypt's top developers, each renowned for their landmark architectural achievements and their dedication to adding real value to communities and investors alike.

The remaining land bank spans approximately 1,040 feddans dedicated to commercial development, creating vast opportunities for business, retail, hospitality, education, and entertainment offerings that will further elevate the city's integrated vision.

The result is a distinct blend of breakthrough offerings, inspired architecture, and a world of leisure, business, educational, and cultural facilities designed to suit every lifestyle.

An Ever Evolving City

MASTERPLAN

Master planned over an impressive area of 5,200 acres, Mostakbal City is an ever-evolving story unfolding five different chapters to meet diversified needs.

Connected with a vibrant commercial spine that runs through the entire project, every phase will benefit from an array of world-class leisure facilities, non-stop entertainment and a world of experiences not offered elsewhere.

The city's first phase rolls out on 1489 acres to serve as its vital nucleus, offering a medium self-sufficient housing attraction that lies at close proximity to leading educational institutions such as the American University in Cairo.

The second phase acts as a regional service centre stretching over 2046 acres along the Suez Road to give residents and investors direct access to commercial, administrative, health, hotel and recreational services essential for their growth.

Both the third and fourth phases will serve as exclusive residential areas that capitalize on the city's development to further attract investors searching for remarkable value. Finally, the fifth phase stretches on 3755 acres to boast a strategic location near the business district of the new Administrative Capital, crowning itself as a multi-purpose administrative, commercial and residential hub.



Mostakbal City™

My leisure

Mostakbal City™

Introducing
Vibes



Introducing Vibes, a sprawling 17.5 feddan complex designed to provide a complete and convenient experience for all visitors. The complex features a full suite of amenities, including 5 F&B containers, a supermarket, a clinic, and a bus station with ample parking for up to 250 cars.



Location

Strategically located just beyond the city gate and adjacent to Midar's headquarters. Vibes is Mostakbal City's first active attraction. Only 5 minutes away from the club, Mercato and the main entrance, it's perfectly positioned to connect the city's key destinations while offering an energetic hub for all.

Nearby traffic hotspots:



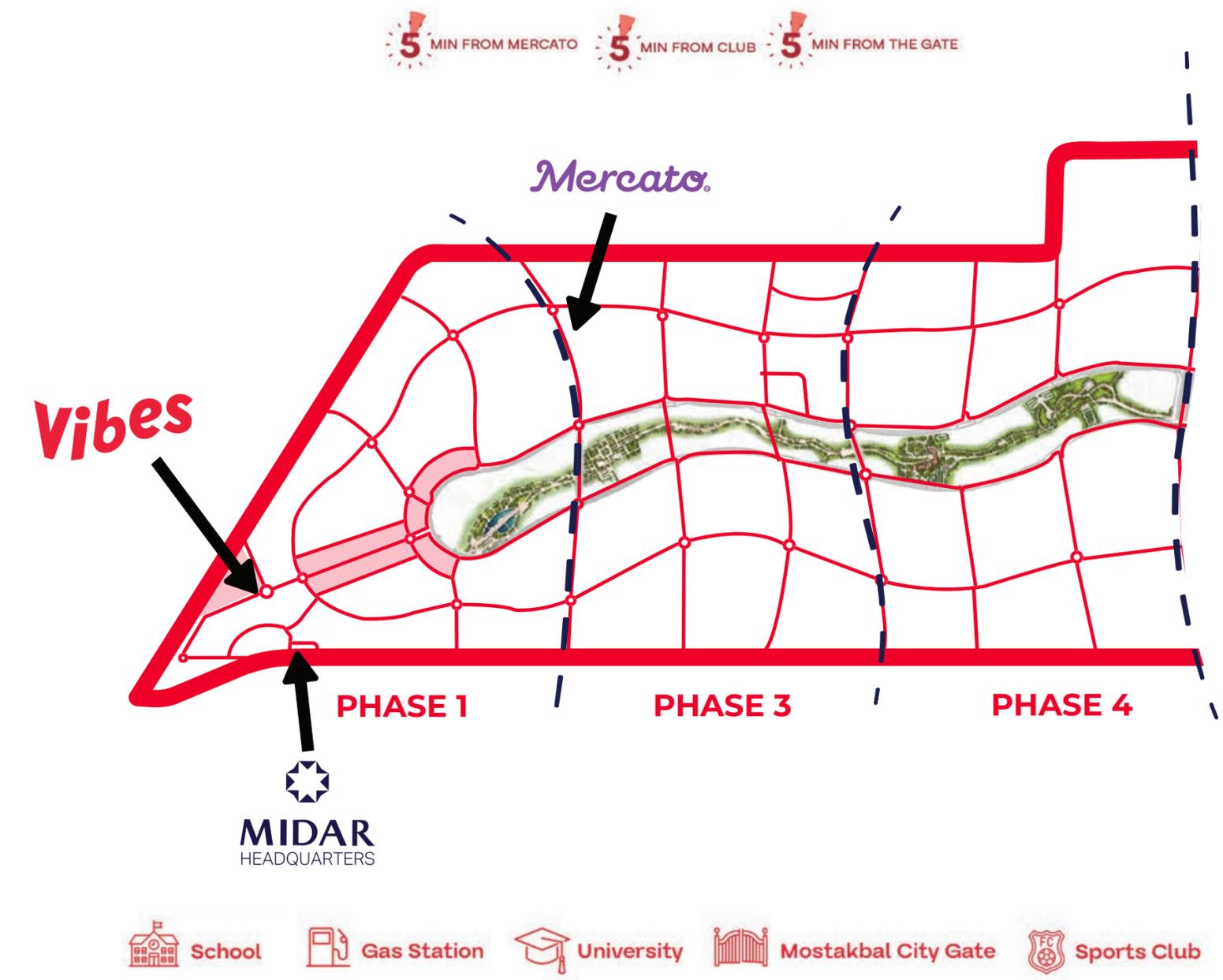
Vibes Padel Courts
Average daily traffic: 150 Players per day, 300 to 700 during tournaments



Global Paradigm School
students: 1150, maximum student capacity :1800, Employees 500



Midar Headquarters
400 Employees



Site Locations

- F&B Containers
- Future Provision
- Juice Bar
- Wayz Bus Station
- Clinic
- Padel Courts
- Circuit customer service
- Bus stop
- Supermarket



Project Components



5 F&B Containers

Fuel your day with a variety of midday snacks and fulfilling food options from the designated food trucks area.



2 Juice Bars

Energize throughout the day with a freshly made selection of drinks that bring you up to speed with a busy day.



Supermarket

Everything you need is seconds away with a supermarket near to everywhere you are.



Wayz Bus Station

Get to everywhere you need to be in no time through booking from Ways Bus Station.



Clinic

Your regular checkups and the place to go to for emergencies is minutes away from where you are.



5 Huge indoor padel courts

Get back on track with designated paddle courts that are accessible for you throughout the day.

Mercato®

The Premier Outdoor Mall in Mostakbal City™

MIDAR introduces Mercato, Mostakbal City's premier shopping destination, spanning over 22 acres in its third phase. Offering top-tier dining, high-end international and local brands, a celebration hall, and essential services like a police point, fire station, and transit hub, Mercato meets every need. Highlights include the Al-Moezz Mosque, accommodating 2,800 worshipers across 2.3 acres. Opening in two phases, with the first launching in 2025, Mercato is the ideal space for businesses in a thriving community.

Facts & Figures

Total Area 129,499m²

Souq Area 17,147m²

Number of shops
48

Total gross leasable area
10,287 m²

Smart Amenities



smart irrigation systems



smart and sustainable technologies



smart entry and exit systems



solar street lighting



high-speed EV chargers





MIDAR

MASTERING CITIES

MIDAR is Egypt's leading master developer, specialized in urban development through the transformation of undeveloped land into fully-fledged, smart cities. This entails master planning, infrastructure development, and strategic implementation. MIDAR partners with top-tier real estate developers and regional investors to create sustainable urban spaces that leverage cutting-edge technology.



Facts & Figures

MIDAR was born from the vision of creating urban spaces that are not only smart and innovative, but also sustainable and livable. By combining its expertise in urban development with a commitment to sustainability and technological innovation, MIDAR has become Egypt's leading master developer.





MIDAR

www.midar.org