



DEVELOPMENT
RETURN ON INVESTMENT

Your Next Milestone / Starts Here

TABLE OF CONTENT

- 01 Overview
- 02 Visionary Leadership
- 03 The Track Record
- 04 Projects
- 05 Contact Us

Your

Next

Milestone

/

Starts

Here

INTRODUCTION OVERVIEW



WHY ROI DEVELOPMENT?

Why

ROI

Development?

INTRODUCTION OVERVIEW

ROI DEVELOPMENT IS A PREMIER REAL ESTATE DEVELOPMENT FIRM ESTABLISHED ON THE PILLARS OF FINANCIAL AUTONOMY, UNPARALLELED MARKET EXPERTISE, AND AN INTEGRATED ECOSYSTEM OF SISTER COMPANIES. BUILT UPON OVER **20 YEARS** OF DEEP-ROOTED REAL ESTATE EXPERIENCE, THE COMPANY IS SYSTEMATICALLY STRUCTURED TO MITIGATE INVESTOR RISK, ACCELERATE PROJECT EXECUTION, AND DELIVER SUSTAINABLE RETURN ON INVESTMENT (ROI) ACROSS HIGH-GROWTH MARKETS.

Visionary

Leadership

&

Foundational

Expertise

VISIONARY LEADERSHIP & FOUNDATIONAL EXPERTISE

THE COMPANY'S STRATEGIC DIRECTION IS STEERED BY INDUSTRY PIONEERS WHOSE SYNERGISTIC BACKGROUNDS MERGE LEGAL PRECISION WITH ROBUST FINANCIAL ARCHITECTURE.

Visionary

Leadership

&

Foundational

Expertise

MR.
AHMED NAYEF

BRINGS EXTENSIVE LEGAL EXPERTISE SPECIALIZING IN THE REAL ESTATE SECTOR, ENSURING TOTAL REGULATORY COMPLIANCE, SECURE LAND ACQUISITION, AND AIRTIGHT CONTRACTUAL FRAMEWORKS.

Visionary

Leadership

&

Foundational

Expertise

MR.
ALAA EL-ROUBY

BRINGS A FORMIDABLE FINANCIAL BACKGROUND, DEEPLY ROOTED IN REAL ESTATE INVESTMENT, ASSET VALUATION, AND STRUCTURED DEVELOPMENT STRATEGIES. SINCE 2022, HE HAS LED HIS COMPANY TO ESTABLISH A STRONG MARKET PRESENCE, SUCCESSFULLY DELIVERING +30 PROJECTS.

Visionary

Leadership

&

Foundational

Expertise

COMBINED MARKET FOOTPRINT

TOGETHER, THE FOUNDERS COMMAND A PROVEN TRACK RECORD
OF MORE THAN **20 YEARS** IN THE EGYPTIAN REAL ESTATE MARKET

THE TRACK RECORD

PROVEN DELIVERY & MANAGEMENT

[ROI DEVELOPMENT'S
FOUNDERS]

[POSSESS A HIGHLY CONCRETE
AND SUCCESSFUL HISTORY OF
PROJECT EXECUTION]

[6TH OF OCTOBER CITY]

[HADAYEK OCTOBER]

[EL FAYOUM]

Your

Next

Milestone

/

Starts

Here

[Proven Delivery / & Management]

PROVEN DELIVERY & MANAGEMENT

THE TRACK RECORD

ROI DEVELOPMENT'S FOUNDERS POSSESS A HIGHLY CONCRETE AND SUCCESSFUL HISTORY OF PROJECT EXECUTION, DELIVERY, AND REAL-WORLD PROPERTY MANAGEMENT. THEIR EXTENSIVE PORTFOLIO SPANS MORE THAN 22 RESIDENTIAL, COMMERCIAL, ADMINISTRATIVE, AND MEDICAL TOWERS ACROSS PREMIUM LOCATIONS.

[HADAYEK / OCTOBER / 6TH OF OCTOBER CITY / EL FAYOUM]

[Proven Delivery / & Management]

PROJECTS





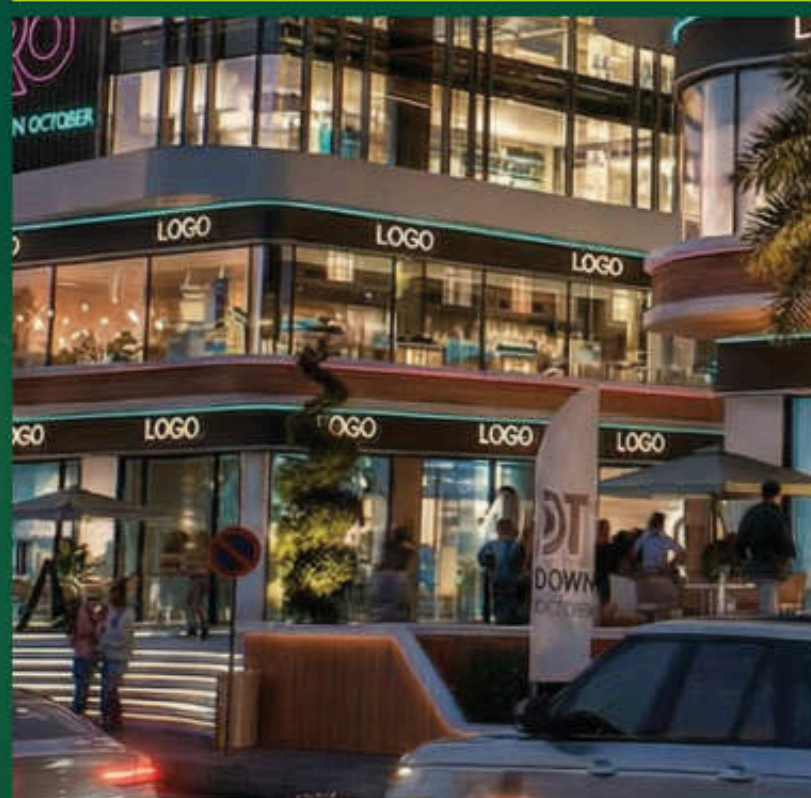
PROJECTS

SUCCESSFULLY DELIVERED
ENTIRELY AHEAD OF SCHEDULE

GALAXY MALL]
[HADAYEK OCTOBER



DOWNTOWN MALL]
[6TH OF OCTOBER CITY /

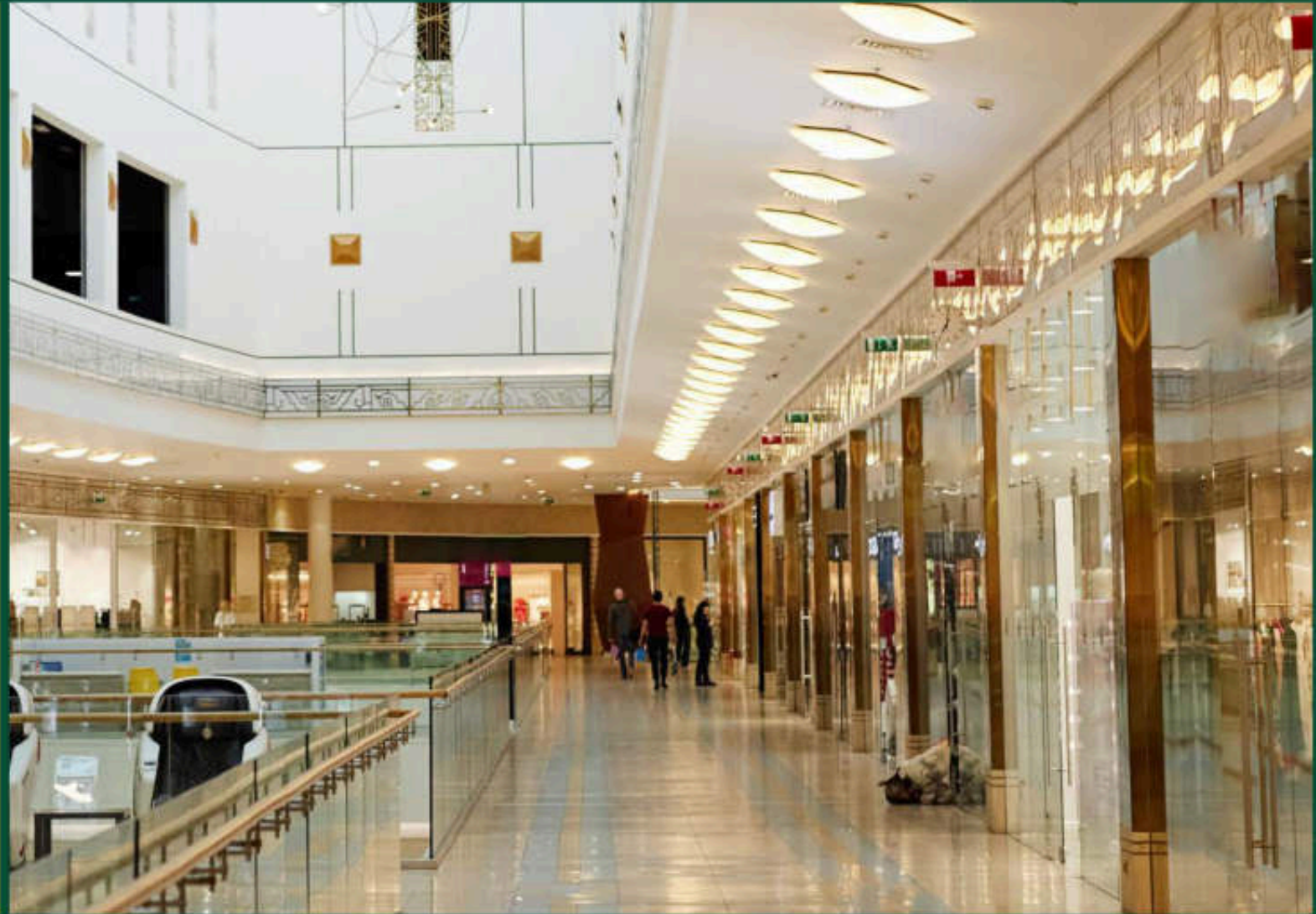


PROJECTS

A FLAGSHIP COMMERCIAL LANDMARK FEATURING A DIVERSE INVENTORY OF OVER 500 PREMIUM UNITS, THOUGHTFULLY DISTRIBUTED ACROSS COMMERCIAL, LOMMERCIAL, ADMINISTRATION, AND CLINICS.

[Proven Delivery / & Management]

[ARCHIDIA MALL]
[ARKA MALL]



PROJECTS

OUR PORTFOLIO INCLUDES ARCHIDIA MALL, A COMPLETED & OPERATIONAL COMMERCIAL DESTINATION, ALONGSIDE ARKA MALL, OUR NEXT LANDMARK PROJECT CURRENTLY UNDER CONSTRUCTION.

[DOWNTOWN OCTOBER MALL]

[Proven Delivery / & Management]

ROI PROJECTS

CO-DEVELOPED **4 COMMERCIAL MALLS:**
2 DELIVERED, 2 UNDER CONSTRUCTION,
AND **22 RESIDENTIAL TOWERS**, FULLY OPERATED.

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[Sister Companies]

THE INTEGRATED **ECOSYSTEM**

TO ELIMINATE THIRD-PARTY DEPENDENCIES, PROTECT INVESTORS FROM MACROECONOMIC VOLATILITY, AND ENSURE AGGRESSIVE CONSTRUCTION TIMELINES, ROI DEVELOPMENT OPERATES VIA A COMPLETELY INTEGRATED SYSTEM OF WHOLLY-OWNED SISTER COMPANIES

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[Sister Companies]

EL-ROUBY CONSTRUCTION

SINCE 2022, THE COMPANY HAS SUCCESSFULLY DELIVERED +30 PROJECTS THROUGH ITS DEDICATED CONTRACTING AND ENGINEERING ARM, MANAGING EXECUTION ACROSS ALL DEVELOPMENTS, ENSURING ABSOLUTE STRUCTURAL QUALITY AND ZERO SUPPLY-CHAIN DELAYS.

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[Sister Companies]

T&A

A SPECIALIZED ENTITY FACILITATING TECHNICAL SYNERGY
AND OPERATIONAL INTEGRATION

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QR REAL ESTATE DEVELOPMENT

A DEVELOPMENT PILLAR EXPANDING THE COMPANY'S
GEOGRAPHICAL AND ARCHITECTURAL MARKET REACH.

GUARANTEES RAPID PROJECT VELOCITY AND ELIMINATES
THE RISK OF FINANCIAL OR OPERATIONAL STALLING.

PREMIUM LAND BANK PORTFOLIO

[STRATEGICALLY
DIVERSIFIED
LAND BANK]



[Strategically diversified land bank]

PREMIUM LAND BANK PORTFOLIO

[STRATEGICALLY
DIVERSIFIED
LAND BANK]

ROI DEVELOPMENT HOLDS A
HIGH-VALUE, STRATEGICALLY
DIVERSIFIED LAND BANK POSITIONED
WITHIN EGYPT'S MOST
EXCLUSIVE INVESTMENT ZONES :

[Premium Land Bank Portfolio]

[Strategically diversified land bank]

SHEIKH ZAYED GREEN BELT

TWO PRIME LAND PLOTS ALLOCATED
FOR INTEGRATED URBAN DEVELOPMENTS
COMPRISING RESIDENTIAL COMPOUNDS
AND INTEGRATED COMMERCIAL MALLS

[Premium Land Bank Portfolio]

[Strategically diversified land bank]

HADAYEK OCTOBER

A PREMIUM **21-ACRE** INTEGRATED
URBAN LAND PLOT (**COMPOUND + MALL**)
LOCATED IN A HIGHLY DISTINCT AREA

[Premium Land Bank Portfolio]

[Strategically diversified land bank]

6TH OF
OCTOBER

A PREMIUM 55-ACRE INTEGRATED
URBAN LAND PLOT (COMPOUND + MALL)
LOCATED DIRECTLY ON AL WAHAT ROAD,
NEXT TO SPHINX INTERNATIONAL AIRPORT.

[Premium Land Bank Portfolio]

[Unrivaled Financial Solvency]

UNRIVALED FINANCIAL SOLVENCY

THE COMPANY OPERATES UNDER A STRICT, LOW-RISK FINANCIAL MODEL THAT HEAVILY CUSHIONS IT AGAINST MARKET FLUCTUATIONS :

- **TOTAL INVESTMENT VOLUME EXCEEDS EGP 10 BILLION, DEMONSTRATING A ROCK-SOLID FINANCIAL FOUNDATION.**
- DRIVEN ENTIRELY BY STRONG SELF-FUNDING MECHANICS.
- ZERO RELIANCE ON BANK LOANS, SECURITIZATION BONDS, OR PUBLIC OFFERINGS.

[Built on Solid Ground]

[Loyal Client Base & Corporate Presence]

LOYAL CLIENT BASE & CORPORATE PRESENCE

INVESTOR TRUST

ROI DEVELOPMENT COMMANDS A MASSIVE, LOYAL CLIENT BASE SPANNING BOTH DOMESTIC BUYERS AND INTERNATIONAL EXPATRIATES. A SUBSTANTIAL PERCENTAGE OF INVESTORS ARE REPEAT BUYERS WHO HAVE CONTINUOUSLY YIELDED PROFITS ACROSS THE FOUNDERS' CONSECUTIVE PROJECTS

[Anchored in Trust]

[Loyal Client Base & Corporate Presence]

LOYAL CLIENT BASE & CORPORATE PRESENCE

CORPORATE HQ

REFLECTING ITS CORPORATE STATURE, THE COMPANY OPERATES OUT OF ITS PERMANENT ADMINISTRATIVE AND SALES HEADQUARTERS **LOCATED AT ARKAN PLAZA MALL, SHEIKH ZAYED - BUILDING 1 - FLOOR 4 (OPERATIONAL SINCE DAY ONE)**, COMPLEMENTED BY DEDICATED ON-SITE **SALES OFFICES NEIGHBORING ACTIVE DEVELOPMENTS.**

[Anchored in Trust]

CURRENT PROJECT



DOWNTOWN _OCTOBER MALL

[HIGH TRAFFIC HIGH YIELDS.]



DOWNTOWN OCTOBER MALL

DOWNTOWN OCTOBER MALL IS A MIXED-USE DEVELOPMENT
(COMMERCIAL, ADMIN, CLINIC, HOTEL APARTMENT UNITS) DESIGNED TO MEET
DIVERSE BUSINESS AND INVESTMENT NEEDS.

Commercial units starting from 28 sqm
Administrative and clinic units starting from 33 sqm

BUILT ON A **G+3** STRUCTURE, WITH CONSTRUCTION
80% COMPLETED,
IT'S SET TO DELIVER HIGH VALUE AND LONG-TERM RETURNS.

DOWNTOWN OCTOBER MALL

STRATEGIC CORE LOCATION

SITUATED IN THE 1ST DISTRICT ON MAAHAD EL-FNOON STREET, DIRECTLY BEHIND THE CENTRAL OCTOBER TELECOMMUNICATIONS HUB. IT IS POSITIONED A MERE **2 MINUTES FROM THE 26TH OF JULY CORRIDOR** (EL-MEHOWAR) AND EL-HOSARY MOSQUE.

[Downtown October Mall]

DOWNTOWN OCTOBER MALL _DESIGN

[VISIBLE
DYNAMIC
SEAMLESS]

[Visible. Dynamic. Seamless.]



[Downtown October Mall]

DOWNTOWN OCTOBER MALL DESIGN

DESIGNED WITH A MASSIVE DUAL-STREET EXPOSURE - FEATURING A DOMINANT **60-METER** MAIN FACADE AND A **73-METER** SECONDARY FACADE—THE MALL BOASTS AN APPROXIMATE TOTAL BUILT-UP AREA (BUA) OF **7,800 M²**. THE ENGINEERING LAYOUT GUARANTEES 100% VISIBLE STOREFRONTS WITH **ZERO BLIND SPOTS** OR DEAD ZONES. STRATEGICALLY LOCATED ON TWO MAIN STREETS: **MAHAD EL-FONOUN STREET AND EL-ASHRAF STREET.**

[Visible. Dynamic. Seamless.]

[Downtown October Mall]

DOWNTOWN OCTOBER MALL DESIGN

/ ROOF

EXCLUSIVE
PREMIUM SPACE

/ 3RD FLOOR

LUXURY SERVICED
HOTEL APARTMENTS

/ 2ND FLOOR

STATE-OF-THE-ART MEDICAL
CLINICS AND ADMINISTRATIVE
OFFICE SUITES.

/ 1ST FLOOR

PREMIUM RETAIL
OUTLETS AND SPECIALIZED
CONSUMER BOUTIQUES.

[Visible. Dynamic. Seamless.]

[Downtown October Mall]

DOWNTOWN OCTOBER MALL DESIGN

/ GROUND FLOOR

62 HIGH-VISIBILITY RETAIL UNITS. THE MAIN STREET-FACING FACADES ARE EXCLUSIVELY RESTRICTED TO MAJOR MULTINATIONAL ANCHOR BRANDS TO MAXIMIZE MALL-WIDE PULL POWER.

/ LOWER GROUND

HYPERMARKET ANCHOR, SPECIALIZED KIDS ENTERTAINMENT ZONE, AN EXPANSIVE FOOD COURT, AND CERTIFIED AUTOMOTIVE SERVICE CENTERS.

/ BASEMENT

SECURE PARKING GARAGE EQUIPPED WITH PROFESSIONAL CAR VALET SYSTEMS

[Visible. Dynamic. Seamless.]

CURRENT PROJECT



**ONE
DISTRICT
DESIGN**



[One District]

ONE DISTRICT DESIGN



STRATEGICALLY LOCATED IN AL THAWRA AL KHADRA, NEXT TO AL AHLY SPORTING CLUB SHEIKH ZAYED, THE PROJECT OFFERS A PRIME ADDRESS WITH EXCEPTIONAL ACCESSIBILITY AND A THOUGHTFULLY DESIGNED LIVING ENVIRONMENT.

THE PROJECT FEATURES PREMIUM FACILITIES INCLUDING LANDSCAPED AREAS, WATER FEATURES, A CYCLING TRACK, CLUBHOUSE, COMMERCIAL MALL, AND DEDICATED KIDS' AREAS.

RESIDENTIAL OFFERINGS INCLUDE 1, 2, AND 3-BEDROOM APARTMENTS, DUPLEXES, AND PENTHOUSES, CATERING TO A VARIETY OF LIFESTYLES.

SPANNING 5 ACRES, THE COMPOUND FOLLOWS A LOW-RISE **G+4** DESIGN, WITH ONLY 27% ALLOCATED TO BUILDINGS AND THE REMAINING **73% DEDICATED TO LANDSCAPE AND OPEN SPACES.**

JUST STEPS AWAY FROM AL NOZHA STREET AND THE DESERT ROAD, THE PROJECT OFFERS HIGH ACCESSIBILITY AND SEAMLESS CONNECTIVITY TO KEY DESTINATIONS.

Residential & Investment Project: 100% Guaranteed Return

[In The Heart Of It All]



CONTACT US

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