



Festival Centre

Festival Centre is a super-regional shopping centre with 160,000 sqm of Gross Leasable Area that sits at the heart of Cairo Festival City. It will feature over 350 shops and services and 95 restaurants and cafes anchored by a 10,700 sqm hypermarket (Carrefour), a 31,000 sqm home furnishing anchor, two department stores, a 17-screen Cineplex, a Family Entertainment Centre and an electronics flagship. Festival Village is a 15,000 sqm outdoor entertainment hub connected to Festival Centre featuring boutique retail shops and an international offering of restaurants, bars, cafes and nightlife.

- Over 7,000 car parking spaces
- Scheduled opening date is Q1 2012
- 43% pre-leased



Strategic Location

Cairo Festival City is a 3 million sqm mixed use development strategically located at the gateway of New Cairo City facing the Ring Road the main highway that carries a volume of over 4,000 vehicles an hour.

The catchment area is expected to increase from 5.4 million residents in 2008 to 7.1 million by 2020. Expenditure within the Primary and Secondary catchment is forecasted at US\$ 8.8 billion in 2011 rising to US\$ 17.8 billion by 2020 (>100%)



Cairo, Egypt

Egypt's retail sales are expected to grow from approx. US\$63.27 billion in 2008 to US\$118.5 billion in 2013*. This can be attributed to an extremely large and youthful population, the emergence of a more affluent middle class, a vibrant tourism industry and the growing acceptance of modern retail concepts.

Import tariffs were reduced in 2007 on over 1,100 items ranging from foodstuff, raw materials and finished goods. Egypt's population of 80 million (2008 est.) is growing by 1.6% every year, with 42% of the population under the age of 20.

About Cairo Festival City

Located at the gateway to New Cairo City and master planned with meticulous attention to detail, each element of Cairo Festival City is seamlessly interconnected. Cairo Festival City offers a truly distinctive lifestyle experience, uniting the finest shopping, dining, entertainment, ORIANA residential villas and prestigious residential apartments, internationally renowned hotels, prime office spaces, education and automobile showrooms all set within a beautifully landscaped and tranquil environment.

Combining lifestyle and community, the many parks, gardens, walkways and plazas bring together the districts to enhance and foster gatherings for family and friends. Cairo Festival City amenities and facilities will be serviced by the onsite 24/7 City Management.



LIVE



WORK



SHOP



FUN



Cairo Festival City, Site Offices

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All specifications listed are subject to change and were correct at the time of printing, March 2010. *Source of figures - GRS Report May 2009