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DARE TO LEAD

MAGNOM PROPERTIES

P R E F A C E

“TO ACHIEVE ALL YOUR DREAMS, YOU NEED
ONE ESSENTIAL KEY; **PASSION**”

MAGED MARIE | CEO

When you are passionate enough about the things you believe in, success will follow as a result. I am personally passionate about quality and loyalty. And I believe that these passions, as simple as they might sound, will guide Magnom Properties to success.

We use quality and loyalty as ethics in the relationship with our clients and also as our mindset that we reflect on our clients to make them see our project in a diverse and beautiful way. We care about our community not only on a business level but also on a social level.

We believe that what we do impacts our community by our endless loyalty, by using quality as our core value and by our entrepreneurial spirit. The concept of diversity is what defines Magnom Properties. Not only because of the diverse workforce and services Magnom Properties offers, but also the diversity within the organization and the diversity of our clients. Each project brings a unique perspective that allows Magnom Properties to solve problems, overcome challenges and implement innovative and creative services for our global client base.

We are proud of our team of professionals and we have faith that our royal family shares our believes in loyalty and quality and will lead us to position Magnom Properties as a market leader in our regional industry. I thank all members of Magnom Properties’ family for their efforts and loyalty which have been the foundation of our company’s continuous growth and success. And last but surely not least, I want to thank our clients for the continuous trust and support they have invested in Magnom Properties and we hope to continue to exceed your expectations.



A B O U T

WE ARE A CONDUCTOR OF THE WORLD'S FINEST PLAYERS

From architect to designer, concierge to chef, amenities to interiors, we bring each area and talented performer together. We seek out the most premier brands and partners, then we unite them, lead them and inspire them. And – as a result – we create pieces even greater than the sum of their parts.

We create true masterpieces. Like all great work of arts, our developments inspire pleasure. Add meaning and value to life. Leave lasting memories. And they embody our vision: to conduct and create for you an absolute harmony of excellence.

VISION & MISSION

Vision

We value our relationship with our clients and consider ourselves to be trusted partners. It is this mindset that drives the very core of our beliefs. We pride ourselves on combining the refinement of a luxury brand with the flexibility and solutions driven approach.

Mission

We provide unparalleled levels of differentiated investment products by leveraging teamwork, innovation and professionalism. Our individual and collective objective is to not just understand our clients' needs, but to anticipate them and deliver tailored opulent developments.

Our progressive thinking, creative approach and highly personalized team are what set us apart in the market.



ETHOS

Since our establishment, we are on our way to assemble a portfolio of landmark developments and investment assets across Egypt, projected to see substantial growth over the coming years.

This growth is led by a team of executives and board of directors that rigorously pursue opportunities using our wealth of expertise and the strength of our financial support to remain ahead of the curve, as we see market conditions evolve.

At Magnom Properties, we maintain a solid growth trajectory, while focusing on excellence across every development, from economic fundamentals to construction.



P R I N C I P L E S



CORE VALUES

It is our understanding that real values can be practiced across our organization only when we put people at the center of everything we do, from those we work with to our clients and investors.

We employ an intelligent, creative design and avant-garde philosophy that pays exceptional attention to detail and translates into real world sustainable innovation for all our stakeholders.

Since launching Magnum Properties, we remain committed to living out our values in everything we do. They define our business philosophy and underpin our culture, as well as relationships with every one of our key stakeholders.

Average doesn't do it for us, not by any stretch of the imagination. We work diligently to be the best in what we do, consistently pursuing excellence, while taking pride in our efforts.

WE ALWAYS PURSUE EXCELLENCE

We are well versed, informed, meticulous industry experts and we partner only with the best. We use the past's lessons to build for the future more efficiently.

WE ARE CONFIDENT IN OUR ABILITIES

The commitment we have towards quality in everything we do is unwavering. Since the world is in a constant state of change, we are able to adjust our procurement policies in response to the needs of the markets and areas in which we work while never compromising on quality.

WE EQUATE CONSISTENCY WITH FLEXIBILITY

The team behind our developments is built on a spirit of collaboration that drives our growth and success.

We are building a team that ultimately helps and support one another towards the achievement of our objectives.

WE ARE A HANDPICKED TEAM OF PROFESSIONALS

Across every phase of our developments, from design to construction, we create harmonious spaces for living that have a positive influence on the people that occupy them and the communities in which they exist.

WE CREATE SPACES FOR LIFE TO THRIVE

C S R

The industry Magnom Properties operates in presents us with a unique opportunity to drive significant change on the ground. We aim to make a positive and tangible contribution by working alongside organizations aligned to our industry and the local communities in which we develop our properties, while also running the business with respect and consideration for everyone we work with.

U N I C E F

We partnered with UNICEF to support the nationwide Shabab Balad initiative, a sustainable national platform for Public-Private-Youth-Partnerships (PPYP) to ensure Egypt's youth 10-24 are enrolled in education, acquired skills for employability, pursuing entrepreneurship opportunities or maintaining positive social engagement by 2030.

The initiative includes Dawwie Girls Empowerment and Meshwary programs that empower youth to achieve independence. Magnom Properties and UNICEF work hand in hand to harness our collective strengths to achieve the UN Sustainable Development Goals (SDG) and Egypt Vision 2030 to help children thrive to their fullest potential. We are taking a proactive approach across the initiative to meet the priorities defined by the investment agenda for Shabab Balad in Egypt; education, skilling, entrepreneurship, digital divide and youth engagement, with gender issues across these areas being a special focus.



YOUTH EMPOWERMENT PROGRAM

We consider ourselves a proud contributor to empowering the youth of today for tomorrow. We are committed in supporting the youth by giving fresh graduates an opportunity to amass real life work experience in their field of study. This three-month program equips them with the tools to reach their full potential.

We are proud to have partnered with three Universities at this time and encourage their students to apply through their university weekly bulletin.

- ▶ American University of Cairo (AUC)
- ▶ German University of Cairo (GUC)
- ▶ Arab Academy for Science, Technology and Maritime Transport (AASTMT)



S U S T A I N A B I L I T Y

The world today is in a constant state of flux, moving faster than ever before, and issues related to climate change are increasingly taking centerstage.

At Magnum Properties, we realize the importance of building highly energy efficient developments that set the bar for renewable construction and sustainable innovation within the industry as we guide the way for positive change.

By designing and building for efficiency, we deliver spaces that cost less to run and minimize future environmental impact. Each one of our developments is designed with its specific energy strategy that optimally manages the cooling and heating of spaces for a sustainable energy footprint.

Ultimately, we develop for people to connect with their environment – dynamic spaces that seamlessly integrate nature and life, built on an infrastructure that promotes a cleaner, greener, more sustainable way of living economically and environmentally.

PROJECTS

Because we see space differently, we constantly seek solutions and create connections.

We provide not just what people want, but what they didn't know they needed. Through cutting edge technology, unparalleled amenities, avant-garde designs and renewable materials, we are setting a new benchmark for place and space.

With each new project, we are challenging the status quo and embracing the unknown as we lead the industry into the future of development



Abdulaziz Ali AlTurki Chairman

Abdulaziz AlTurki is a prominent and seasoned businessman with solid experience in building successful businesses in Saudi Arabia and the Gulf Region. He is the Chairman of Rawabi Holding Group of Companies, a leading industrial group based in the Eastern Province of Saudi Arabia operating in three major fields: Oil and Gas, Marine, Contracting and Industrial Services.

AlTurki is a founding partner of Nesma & Partners, a main contributor to Saudi Arabia's industrial, infrastructure and electro-mechanical construction sectors since 1981 with reliable, multi-dimensional construction and electromechanical services in the Kingdom.

AlTurki chairs many local and international boards such as Redland Industrial Services (Arabia) Limited (RISAL), Gulf Union Ahlia Co-operative Insurance Company in Saudi Arabia, Gulf Union Insurance & Re-insurance Company in Bahrain, Gulf Union Holding Co. in Bahrain and Egyptbased Magnum Properties.

Aside from serving as the Chairman of different companies, AlTurki served as a board member of Saudi Arabia's Eastern Province Chamber of Commerce from 1990 to 1998 and the Eastern Province Council from 2000 to 2008. He was a member of the International Board of Advisors of the Lebanese American University (LAU) Beirut, Lebanon from 2002 to 2008 and a member of the University's Board of Trustees from 2008 to 2013.

AlTurki is considered a public figure recognized for the various philanthropic works. He is the founder and Chairman of the Annual Charity Run Committee, The Saudi Non-Communicable Disease Alliance, the

Saudi Diabetes and Endocrine Association and the Saudi Foundation for Promoting Organ Donation. AlTurki is a founding board member of the Charitable Society for the Care of Orphans (Bena'a) since its inception in 2008 and a board member of Husn AlJewar Organization in the Kingdom of Bahrain since 2008. He was the Honorary President of the European Asian Society for Surgical Oncology (EUASSO) and sits on the board of several other non-profit committees and societies.

He is also the Honorary President of Cancer Patients Friend Committee in Alexandria, Egypt and the Honorary President of ICPC (International Cancer Prevention Consortium) in Oman and has organized many activities to shed light on the positive impact of Saudi charitable organizations in the Gulf region and abroad.

In recognition of his community service activities, AlTurki was honored by HRH Prince Mohammed bin Fahad Award for Charity Works in 2006, HH Sheikh Eisa bin Ali AlKhalifa Pioneers in Volunteering Works Award in 2014 and Man of Year Award for supporting Cancer Patients from the International Health Center and Disease Control, Ohio, USA in 2014. In addition to the International Diabetes Federation Award as a National Hero in fighting the spread of Diabetes in the Kingdom for over 30 years in 2015.

AlTurki holds a bachelor's degree in Business Administration and a master's degree in International Business from George Washington University, USA. In 2012 he received an Honorary Doctorate in "Humane Letters" from the Lebanese American University, Beirut, Lebanon.

Osman A. Ibrahim Vice Chairman

Mr. Othman A. Ibrahim joined Rawabi Holding in 1989 and has been the Group President & CEO since January 2009. During his impressive tenure at the Group, Mr. Ibrahim has held several important positions including Group Vice President, Finance and Administration and Group Executive Vice President. He plays a vital role in leading Rawabi Holding's strategic development and expansion of its operations. Prior to joining Rawabi Holding, Mr. Ibrahim headed the Mergers and Acquisition Department in a consulting firm in Egypt.

Mr. Ibrahim is the Executive Vice Chairman of Rawabi Holding Board of Directors and the Vice Chairman of Rawabi Energy Company. He is the Chairman of the following companies:

- United Safety Ltd. Canada
- Singaporean-listed Vallianz Holdings Limited
- Rawabi Archer
- Rawabi CETCO
- Rawabi Pason
- Rawabi Geolog
- Rawabi United Safety Services
- Rawabi Wildcat
- Rawabi Schulte
- Rawabi Contracting and Services Company in Egypt.

He is the Vice Chairman of Egypt-based Magnum Saudi Properties and Rawabi Vallianz Offshore Services and a Director at the Boards of Wildcat Oil Tools in USA, Redland Industrial Services (Arabia) Limited (RISAL), Gabas Albilad Holding Co. Ltd and Kalaam Telecom in Bahrain. He heads the Audit Committee at Rawabi Human Resources Company.

Mr. Ibrahim sits on the Board of all Rawabi Holding's affiliate companies and joint ventures. Mr. Ibrahim has a background in Finance, Law, COBOL programming management and Strategic Planning. He holds a Bachelor of Science in Accounting and a Master's in Finance. He has attended several executive programs in prestigious universities such as IMD and INSEAD.





Maged Marie CEO

Maged Marie is the CEO of Magnom Group, which he founded in 2000. Marie is a self-made businessman, with 20 years' experience in managing more than 5,000 workers & employees.

He made a positive change in the Egyptian field of services and project management, ending up with the Guinness World Records project “The new Suez Canal project”, becoming the exclusive agent in Egypt of the largest German famous designer and constructor of luxury yachts and naval ships in the world and the exclusive agent of the largest dredging companies in the world (Jan De Nul, the prestigious Belgian company).

He received his Bachelor's degree from the Faculty of Commerce at Cairo University in Egypt. Then a master's degree in Business Administration from Suez Canal University and lastly in 2020, he received a Master of Business Administration (MBA) in Strategic Management, from the Arab Academy for Science, Technology and Maritime Transport (AASTMT) and now currently studying for a PHD in strategic business administration at the (AASTMT).

Established his own company Future Land, which specializes in the field of industrial security, supplies and free zones; then founded Magnom Logistic as a free zone company working in the field of logistics services, warehousing and renting heavy machinery.

In late 2005, he participated in founding Platinum Services which was the first distinguished port services company, located at “Sokhna Port” the first private Egyptian port. In 2015, he decided to expand, develop and diversify activities of development plans In Egypt, and contracted with major consulting firms and restructuring companies.

During 2019; he restructured his companies under the umbrella of Magnom Holding Group that includes Magnom Logistics, Magnom Mining, Magnom Construction, Magnom Industrial, Millennium Secure Solutions, Magnom Saudi Properties and Magnom Agencies Dubai.

Adding to his marvelous achievements; he also established Egypt Ports- for developing and managing Egyptian ports with international specifications. The first step towards creating a modern model for a group of specialized Egyptian exclusive companies in the development and management of ports.

Moving to 2020, he became the exclusive agent of Lürssen; the world's largest German famous designer and constructor of luxury yachts and naval ships. The main objective was getting the most out of this collaboration, in the furtherance of endeavors local manufacturing and developing marine industries in Egypt.

This was not the only agency for a giant foreign company, Magnom is the exclusive agent also for the “Belgian Jan De Nul” company in Egypt, which is the largest International dredging company, which owns the largest fleet of dredgers.

Noaf AlTurki Board Member

Noaf AlTurki, Board Director and Vice President Corporate Affairs at Rawabi Holding, a leading industrial group based in the Eastern Province of Saudi Arabia operating in three major fields: Oil and Gas, Offshore, Contracting and Industrial Services. She sits on several boards of the Group's subsidiaries and partners including:

Rawabi Energy Company, Rawabi United Safety Company in Canada, Magnom Saudi Properties Company in Egypt, Rawabi Vallianz Offshore Services Company, Rawabi Human Resources Company, Rawabi Wildcat Company. She is also a partner and board member of CDS Arabia Company, (Consulting and Development Services) an independent management consulting firm focused on the provision of high value-added advisory services.

Ms. AlTurki is a Board Member of Asharqia Chamber of Commerce in its 19th session; and was a Board Member in the Chamber's 18th session. She is a member of the Board's Executive Committee and a former member of the Executive Council of Businesswomen at Asharqia Chamber of Commerce.

She is a member of the Nationalization Committee at the Emirate of the Eastern Province, a member of the Nomination and Remuneration Committee at the Sharqia Development Authority, a member of the Nomination and Remuneration Committee at Nesma & Partners Contracting Company, and a member of Afaaq Advisory Committee at Aseer Development Authority.

Ms. AlTurki supports several non-profit organizations. She is a Board of Trustees Member of the Saudi Arabian Drilling Academy (SADA) and the Leading National Academy (LNA). She is a Co-Founder and a Board of Trustees Member of Zadk Culinary Arts Academy and a Board of Trustees Member of the Eastern Province Council for Social Responsibility (EPCSR).

Ms. AlTurki holds a bachelor's degree in Special Education and Sociology from Simmons University, Boston, USA and an MSc in International Management for the MENA Region from the School of Oriental and African Studies (SOAS), University of London, UK. She attended several leadership and executive development programs.





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