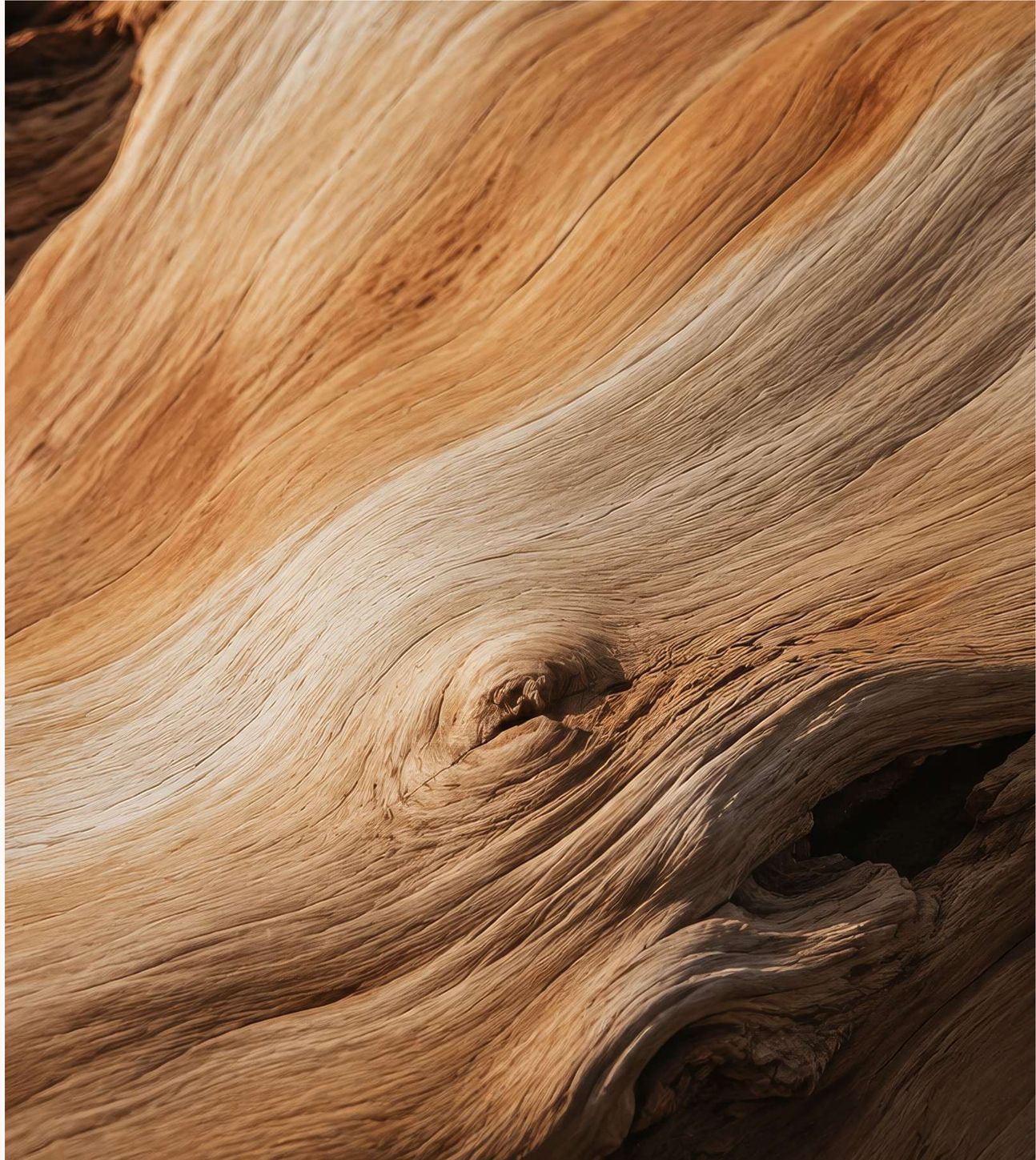
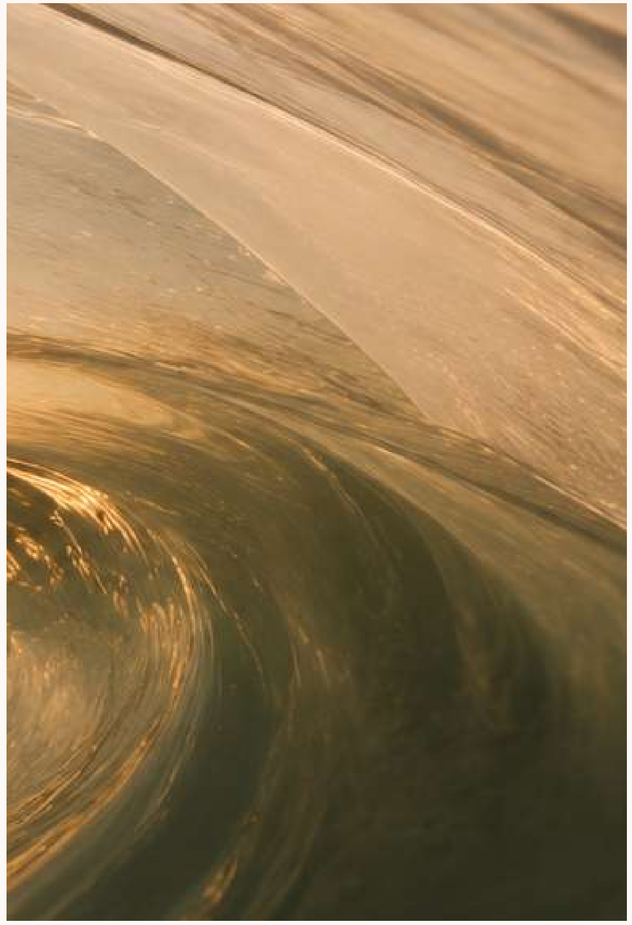
A word from ORA

We believe that what we build today should matter for generations to come. That belief shapes every ORA destination. Places created with purpose, centered around people and designed to grow into communities of lasting value.





About ORA

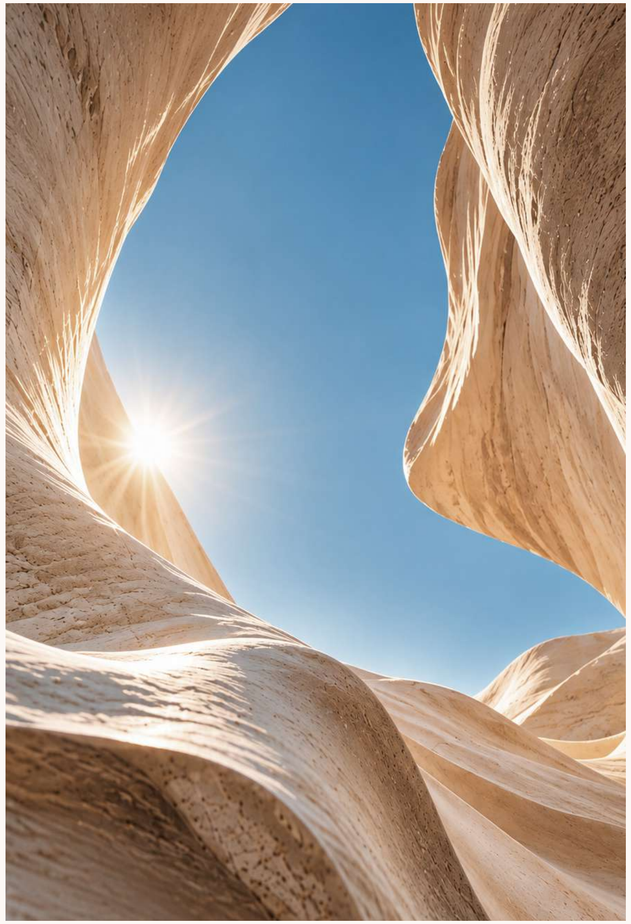
ORA Developers is a global real estate and hospitality developer creating integrated destinations that enhance how people live, connect and experience everyday life. Founded in 2017, the Group manages a multi-billion-dollar portfolio across the Middle East, Africa, Europe and the Caribbean.

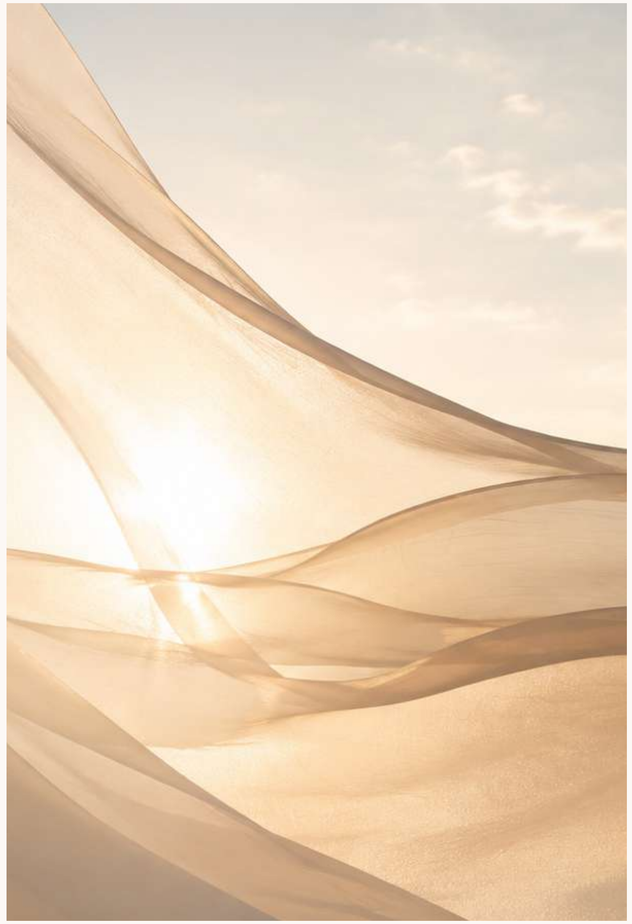
Spanning residential, hospitality, commercial and entertainment, ORA transforms high-potential locations into thoughtfully designed communities and destinations bringing together human-centric design, quality and a long-term approach to value creation.

Our Story

ORA was founded on the belief that exceptional places begin with bold vision, uncompromising quality and long-term thinking. Guided by founder Naguib Sawiris' entrepreneurial philosophy, ORA set out to approach development differently — looking beyond buildings to create integrated destinations where people can live, connect and thrive.

That ambition continues to shape ORA today, creating places with purpose and lasting value for generations to come.





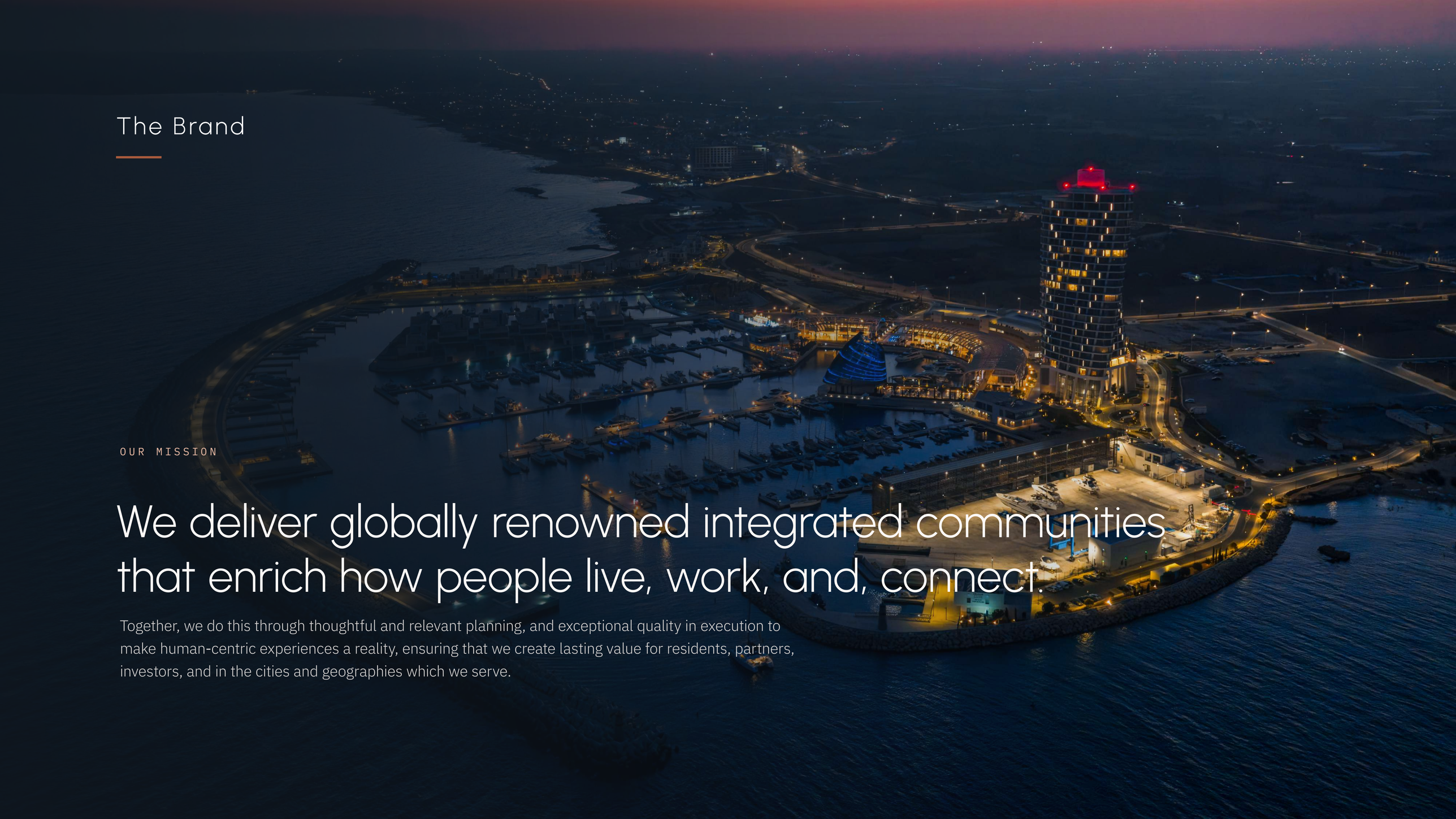
The Brand

Building Communities of Legacy

ORA creates more than places. We shape communities around people, connection and belonging — bringing together thoughtful design, meaningful experiences and enduring quality.

At the heart of this vision is legacy: creating places that grow with their communities, hold meaning across generations and leave a lasting impact.

The Brand



OUR MISSION

We deliver globally renowned integrated communities that enrich how people live, work, and, connect.

Together, we do this through thoughtful and relevant planning, and exceptional quality in execution to make human-centric experiences a reality, ensuring that we create lasting value for residents, partners, investors, and in the cities and geographies which we serve.

The Brand



OUR PURPOSE

To uplift people's quality of life.

ORA exists to craft environments where people and communities flourish — both in the places we build and within the organization itself. Through thoughtful master planning, human-centric design, and integrated destinations, ORA creates communities where life becomes more connected, convenient, and meaningful.



OUR PROMISE

We create integrated communities that enrich everyday life — bringing greater ease, deeper connection, and more time for what truly matters.

OUR PRESENCE

Global Footprint

USD 41+ Billion
Real Estate Sales Portfolio

18 Projects

8 Countries
Across 4 Continents

35+ Million SQM
Across Real Estate and Hospitality

2,900+ Delivered Units

171 Hotel Keys
Over 2 Countries



THE BUSINESS

Business Verticals



Real Estate

18 Projects

8 Countries

4 Continents

35+ Million SQM Landbank

1,395 Living Families

2,300+ Delivered Units

10K+ Units under Construction



Hospitality

3 Hotels and Resorts

2 Countries

2 Continents

171 Keys



Lifestyle

4 Commercial Outlets

5 F&B Outlets

5 Sports Clubs and Facilities

2 Event Venues

“My vision extends beyond mere financial returns. We are driven by the desire to leave a positive and enduring impact on the communities we create.”

Naguib Sawiris

Chairman & Chief Executive Officer

Real Estate



“I believe in identifying locations with untapped potential that are meant to become timeless communities”

Naguib Sawiris

Egypt

Across Egypt, ORA’s portfolio brings together six distinctive communities across Cairo and the Mediterranean coast. From integrated urban destinations to residential communities and coastal living, each offers a different way of life, united by thoughtful planning, quality and a commitment to lasting value.

ZED El Sheikh Zayed



EGYPT

ZED El Sheikh Zayed

At the heart of Sheikh Zayed, ZED was created around a simple idea: that where we live should add something meaningful to how we live. Across the area, the community brings together contemporary residences, business, retail, entertainment and an expansive 283,000 SQM park, creating a destination where everyday life unfolds naturally. With everything thoughtfully integrated, ZED combines the energy of an urban destination with the space, greenery and sense of belonging of a true community. A place designed not simply to live in, but to live well.

Land Size: 693,000 SQM

Number of units: 5,628 Units

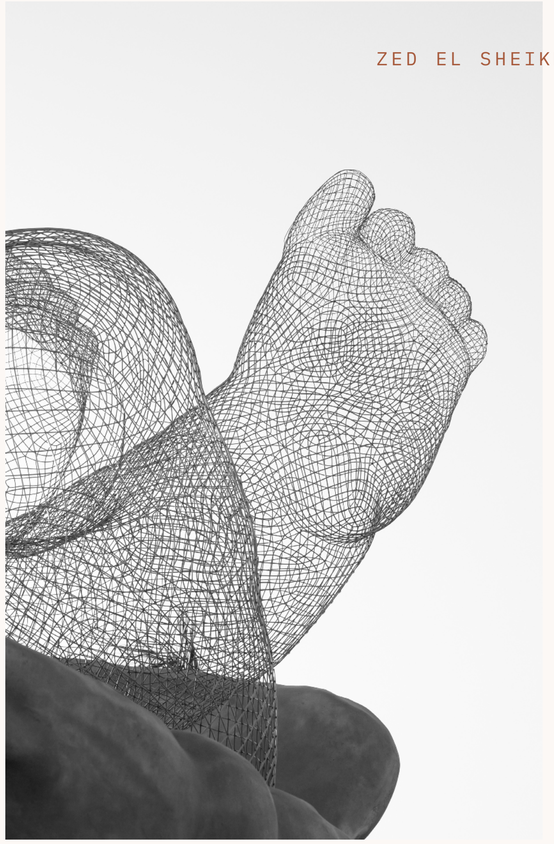
Commercial: Mall and park

Facilities: ZED Park, F&B, Gyms and Wellness outlets



ZED EL SHEIKH ZAYED

A vibrant community created for life in all its dimensions.




ZED East
T1
T2







EGYPT

ZED East

Set in New Cairo, ZED East brings a sense of space, movement and possibility to everyday family life. Its low-density, mixed-use setting balances thoughtfully planned homes with expansive green spaces, everyday conveniences and a fully-equipped sporting club at its heart. Here, an active lifestyle is woven naturally into the rhythm of the community, creating room for families to connect, grow and enjoy life at their own pace. Open, vibrant and considered, ZED East is designed to make living well feel effortless.

Land Size: 1,406,706 SQM

Number of units: 7,143 Units

Commercial: Offices and Retail

Facilities: Sports Club



ZED EAST

A community alive with movement, energy and the freedom to grow.


Silversands North Coast

EGYPT

Silversands North Coast

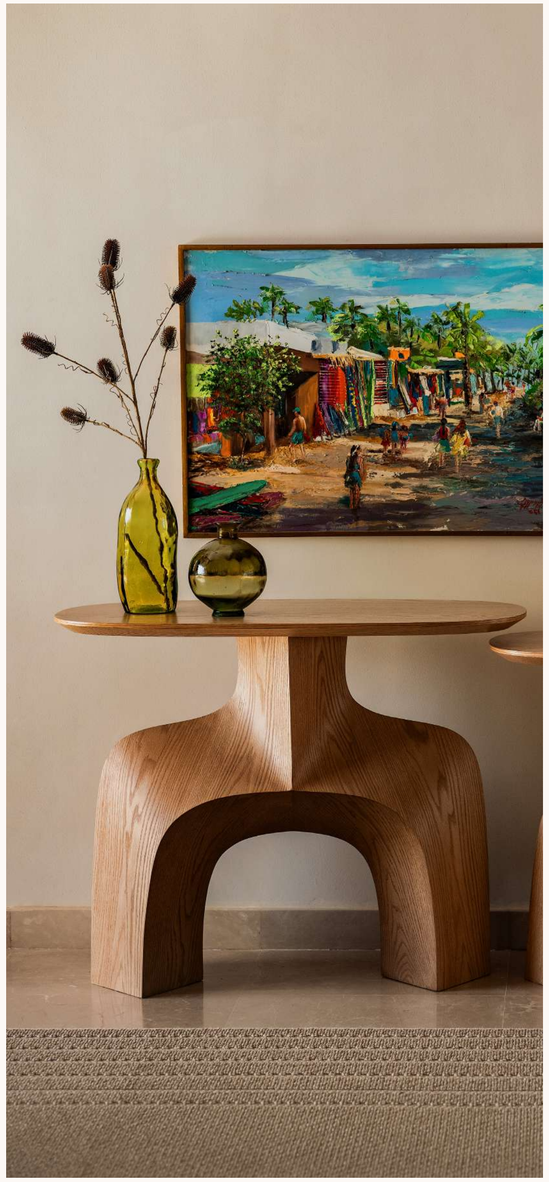
Set along Egypt’s Mediterranean coast, Silversands North Coast is shaped by the freedom and energy of life by the sea. Bringing together pristine beaches, lush landscapes and a vibrant social scene, the community moves effortlessly between moments of escape and connection. From quiet mornings by the water to days filled with activity and evenings that come alive, Silversands creates a rhythm entirely of its own: relaxed, expressive and full of life. A coastal destination designed not simply as a seasonal retreat, but as a place to return to, year after year.

Land Size: 3,050,155 SQM

Number of units: 5,446 Units

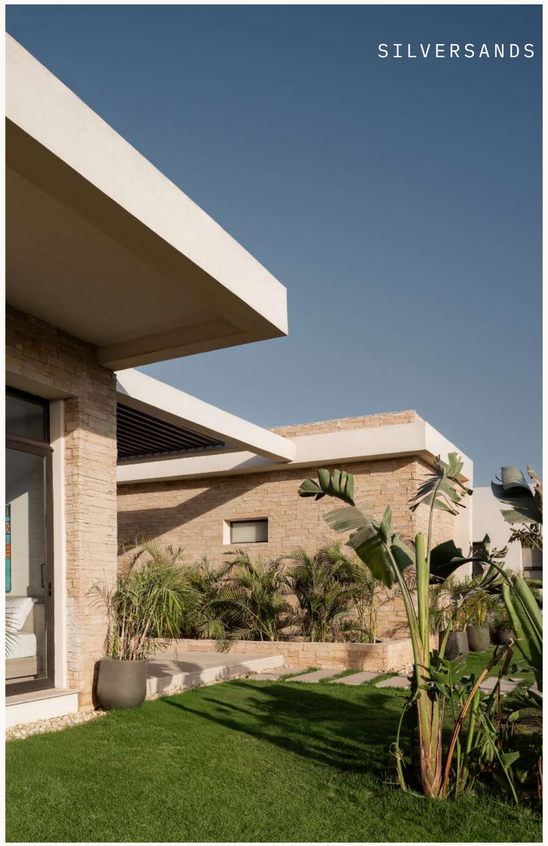
Commercial: Retail, F&B, Beach Clubs, Wellness

Facilities: Hotels and Clubhouse

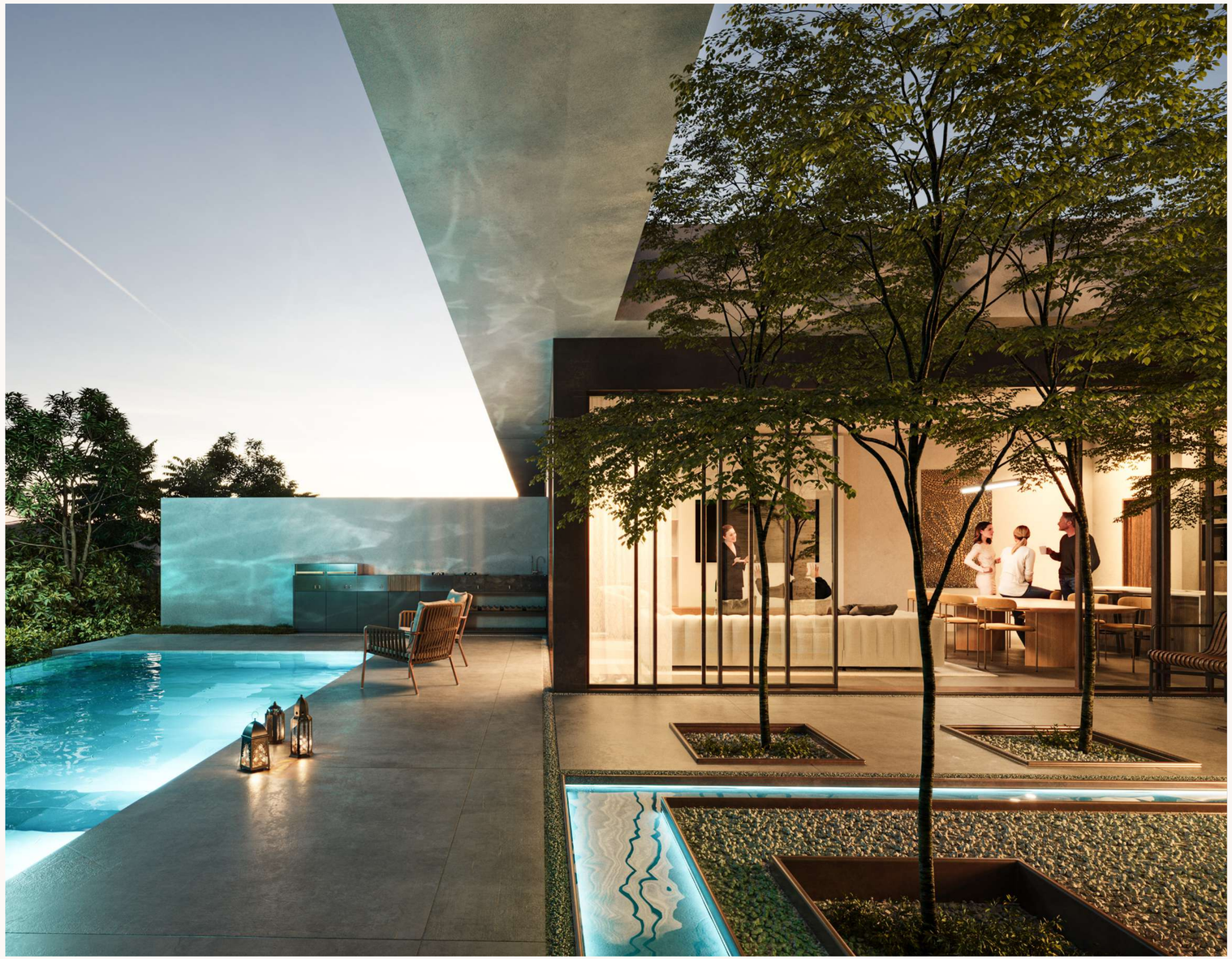




Mediterranean
living with an infinite
rhythm and energy.




Solana New Zayed



EGYPT

Solana New Zayed

In New Zayed, Solana is shaped around individuality and the freedom to live on your own terms. A diverse collection of homes welcomes different lifestyles and generations, creating an inclusive community where everyone can find their own sense of place. With generous landscapes and a community clubhouse bringing residents together, Solana balances privacy with belonging, allowing life to unfold at a more personal pace.

Land Size: 1,327,981 SQM

Number of units: 2,212 Units

Amenities: Clubhouse

SOLANA NEW ZAYED



A bold celebration of individuality and living life on your own terms.


Solana East
CAFE
RESTAURANT

EGYPT

Solana East

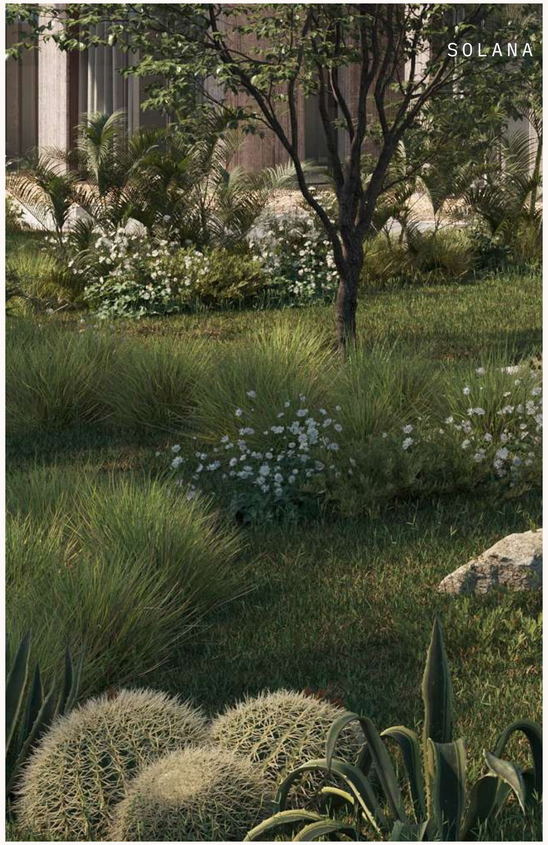
Solana East offers a quieter expression of life in East Cairo, one where simplicity, comfort and a strong residential character take precedence. Designed with a sense of openness and ease, its collection of homes creates an intimate setting removed from the intensity of the city, while remaining connected to everything around it. The result is a place that feels calm, considered and naturally welcoming, giving residents the space to slow down, settle in and enjoy the everyday.

Land Size: 704,070 SQM

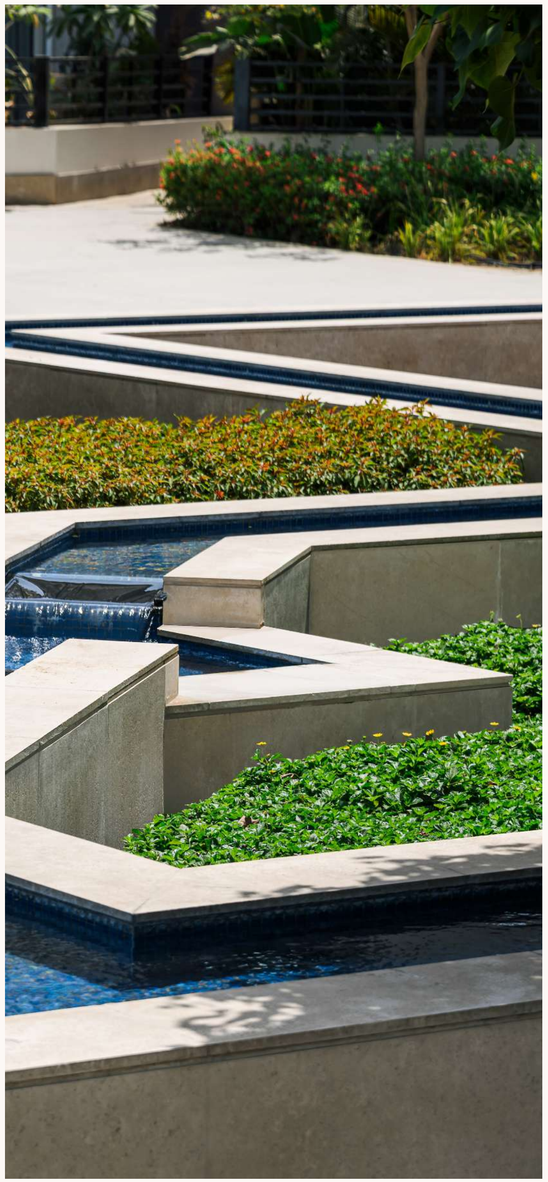
Number of units: 2,022 Units



A more considered pace of life, with space to settle in and simply be.




Pyramid Hills





EGYPT

Pyramid Hills

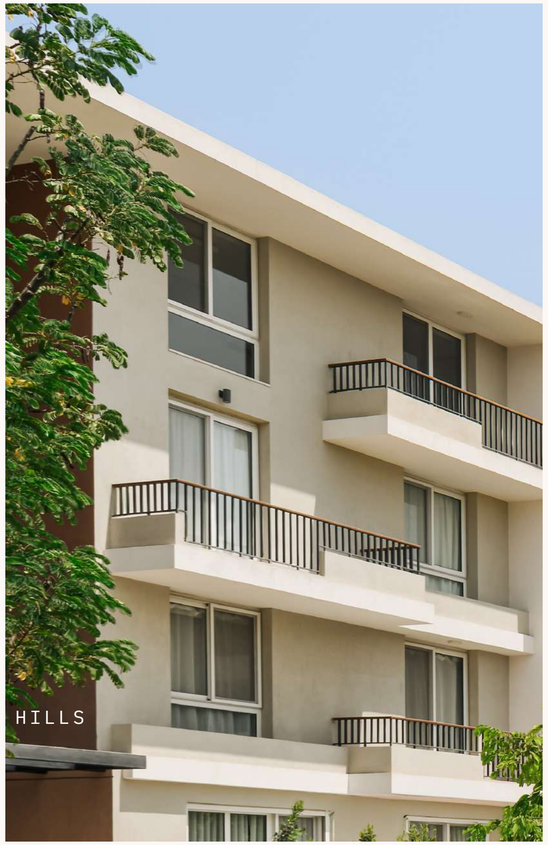
Set on the Giza Plateau with the Pyramids as its extraordinary backdrop, Pyramid Hills is an established residential community defined by its sense of privacy, greenery and place. Thoughtful landscaping and distinctive homes create a calm setting away from the pace of the city, while its strategic location keeps Cairo within easy reach. Intimate in scale and grounded in its surroundings, Pyramid Hills offers a more settled way of living, one where privacy, comfort and connection to landscape come naturally.

Land Size: 106,195 SQM

Number of units: 458 Units

Facilities: Clubhouse

PYRAMID HILLS



An established address, grounded in privacy and a remarkable sense of place.

UAE

In the UAE, ORA brings its vision to Ghantoot with BAYN; a waterfront community between Dubai and Abu Dhabi. Bringing together beach, resort, and town living, BAYN is shaped around connection, coastal ease and a considered approach to everyday life.




Bayn

UAE

Bayn

Located in Ghantoot, between Abu Dhabi and Dubai, BAYN is a waterfront community created around the way people live, connect and belong. Bringing together beach, resort and town living, its masterplan balances residences, hospitality and shared spaces within one connected destination. With the waterfront at its heart, BAYN offers a considered way of life that brings together the energy of community, the ease of coastal living and the space to truly feel at home.





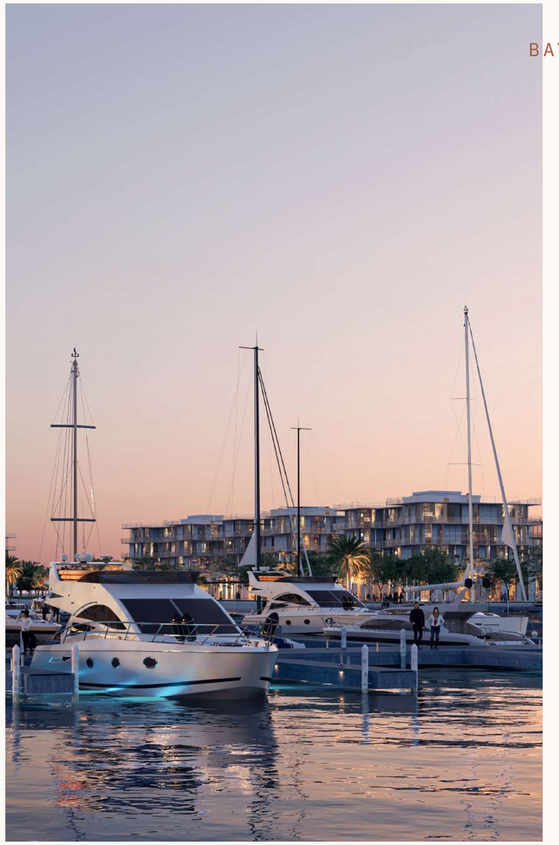


Land Size: 4,789,398 SQM

Number of units: 9,712 Units

Commercial: Neighbourhood park, sports courts, water park, 5-stars hotel and shopping mall

Where waterfront living brings together the energy of two cities and the ease of life by the sea.

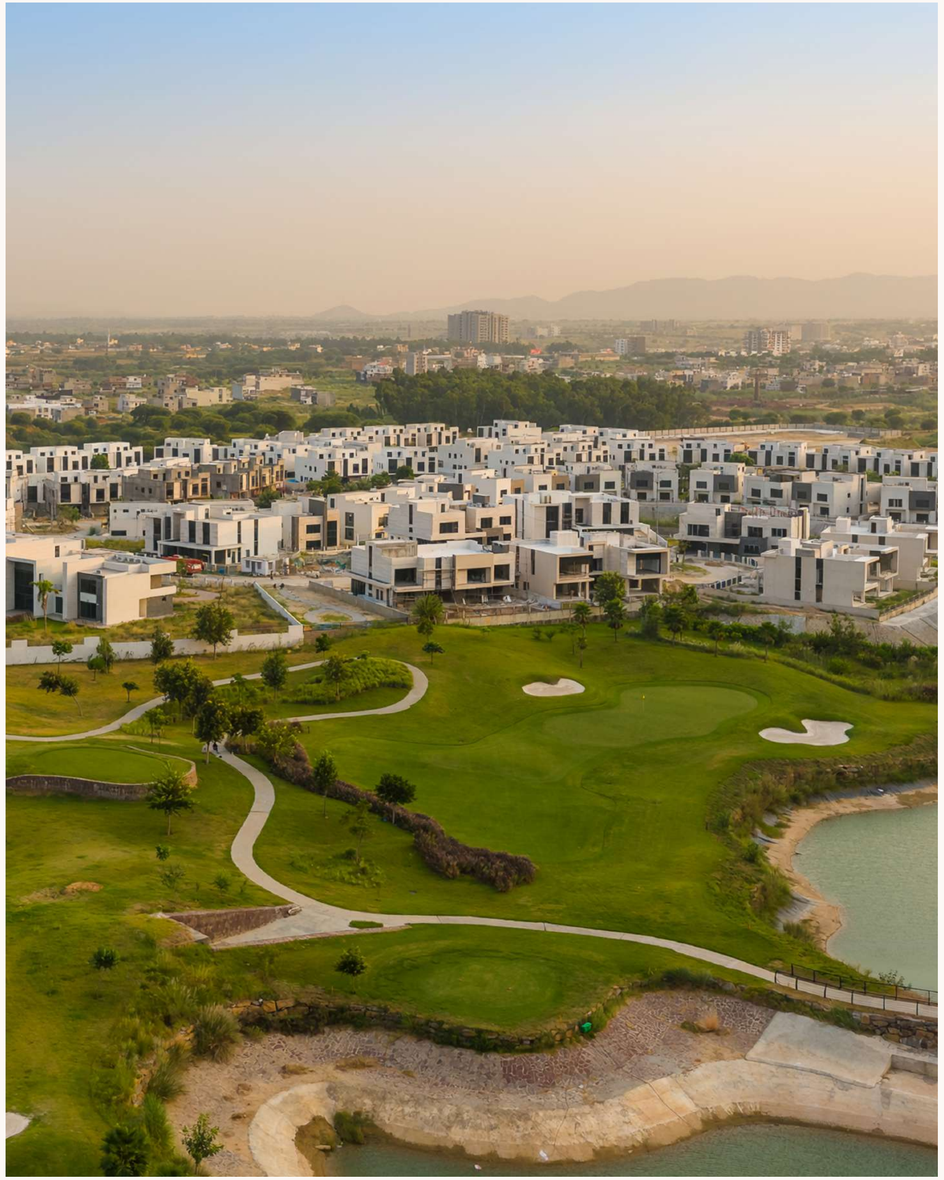


Pakistan

ORA’s presence in Pakistan is anchored by Eighteen, a landmark development on the outskirts of Islamabad. Bringing together international expertise with a strong understanding of its setting, the project reflects ORA’s ambition to create enduring destinations that contribute meaningfully to the places they become part of.


Eighteen





PAKISTAN

Eighteen

Set near Islamabad, Eighteen is a prestigious residential community that brings together refined living, thoughtful design and a strong sense of belonging. Its carefully planned homes, landscapes and shared spaces create an environment where families can grow, connect and build lasting roots. Defined by quality and a distinctly international outlook, Eighteen offers a considered way of life designed to remain relevant and valued for generations to come.

Land Size: 2,447,842 SQM

Number of units: 2,929 Units

Commercial: Office, mall, hotel, shops and petrol station

Facilities: 18-hole golf course, golfclub house, medical complex, clinics, fire station, police station, postal office, mosque, school, community centre and utility areas.



EIGHTEEN

A new expression of living, shaped for Islamabad and built to endure.

Iraq

In Iraq, ORA is contributing to a new chapter in Baghdad’s urban growth through Madinat Al Ward. Ambitious in both scale and vision, the development is designed to respond to the needs of a growing population while creating a lasting foundation for communities and future generations.




Madinat Al Ward

IRAQ

Madinat Al Ward

Madinat Al Ward is a landmark development set to shape a new chapter for urban living in Baghdad. Across 61 million square metres, it will deliver 120,000 homes alongside a five-million-square-metre public park, creating a city where green space, community life and everyday needs are integrated at scale. Designed to respond to the aspirations of a growing population, Madinat Al Ward will become a lasting part of Baghdad’s future, creating homes, connections and opportunities for generations to come.

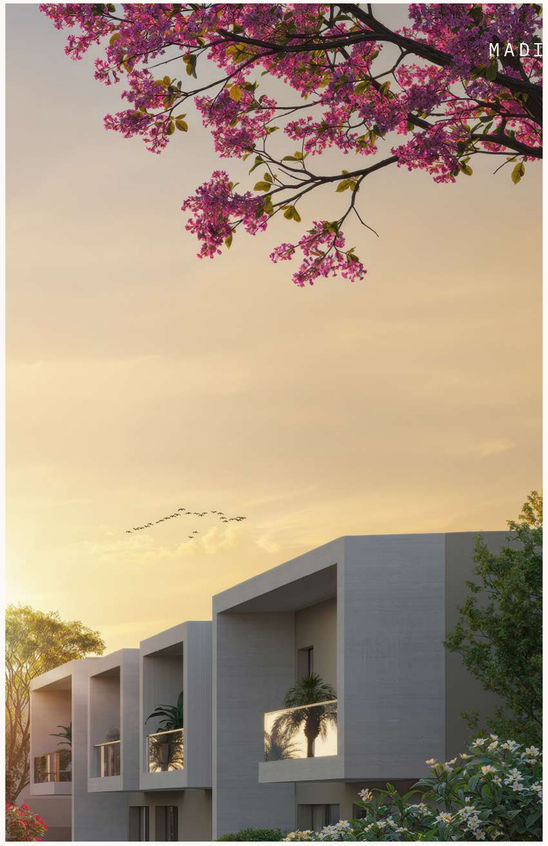


Land Size: 20,731,722 SQM

Number of units: 120,000 Units

Commercial: Central park, business complex, community centres, retail village and neighbourhood centres

A bold new chapter for Baghdad, creating the foundations for communities to flourish for generations.

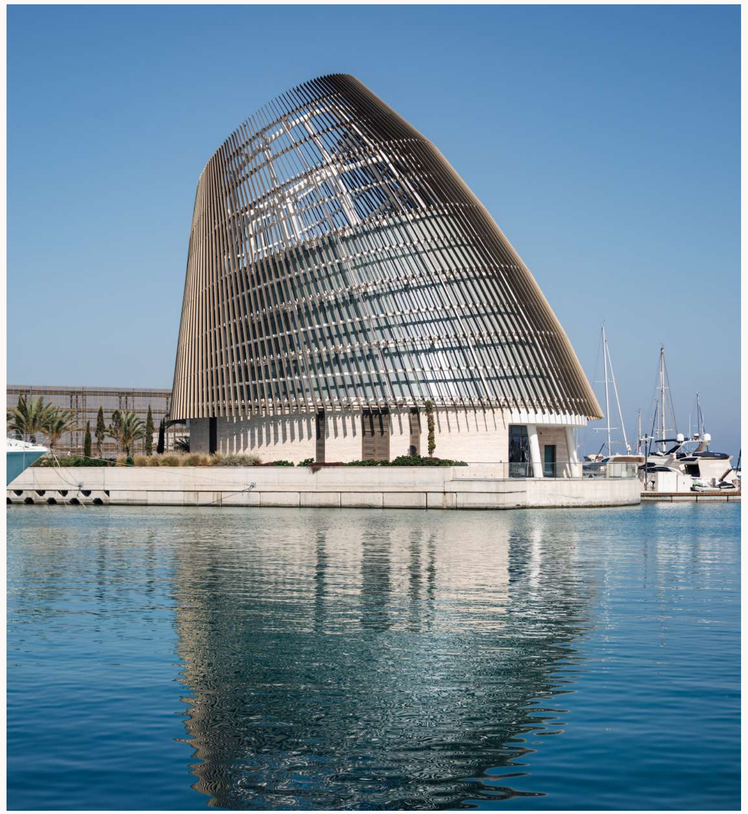


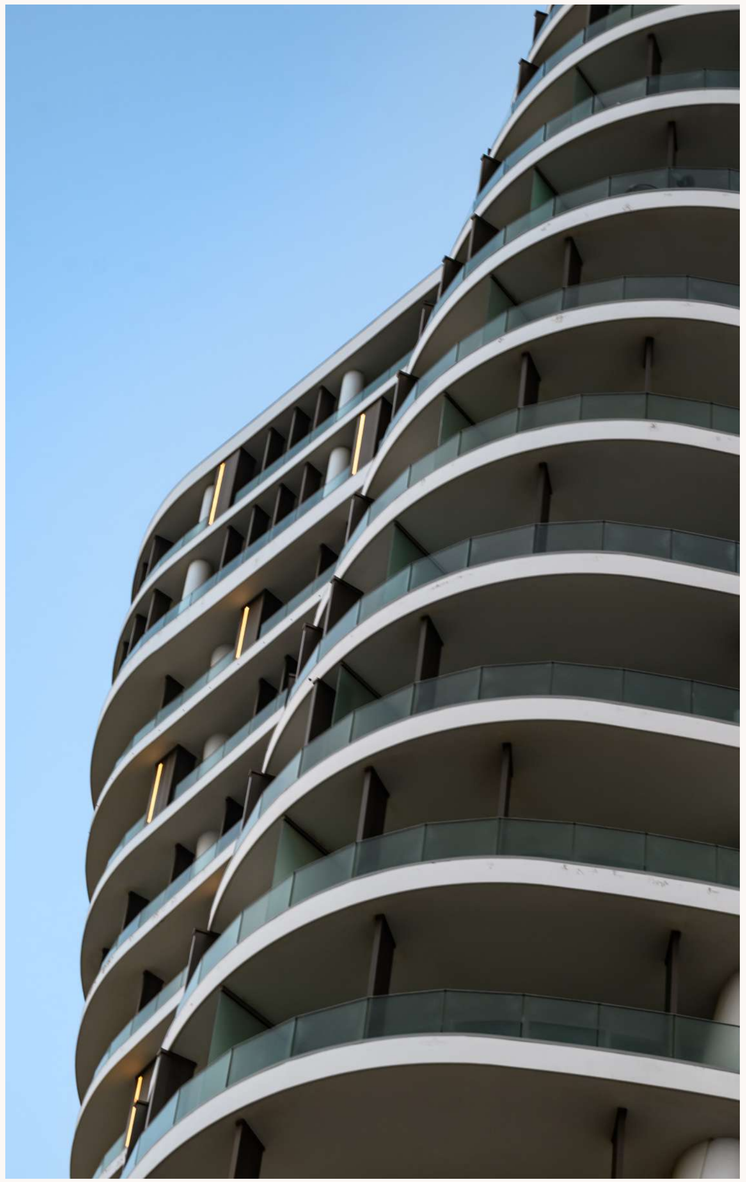
Cyprus

ORA’s presence in Cyprus is rooted in the island’s distinctive Mediterranean character and its enduring connection to the sea. Through Ayia Napa Marina, ORA brings a contemporary expression of coastal living to an exceptional setting, creating a destination designed to remain relevant, vibrant and valued for generations.


Ayia Napa Marina







CYPRUS

Ayia Napa Marina

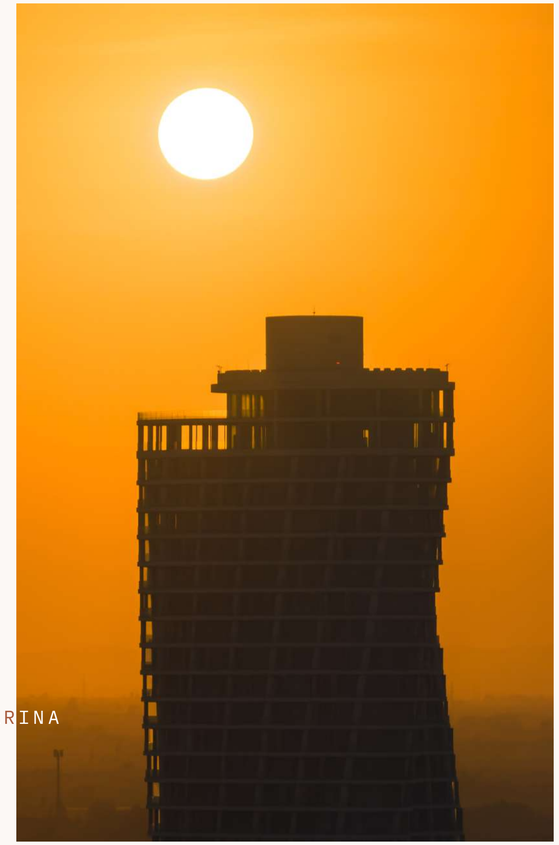
Set on the southeastern coast of Cyprus, Ayia Napa Marina is a landmark seafront destination where luxury living meets the Mediterranean. Bringing together distinctive residences, world-class yachting, waterfront dining, retail and leisure, the Marina creates a refined lifestyle shaped by its connection to the sea. Vibrant yet exclusive, it offers residents and visitors an exceptional setting to live, gather and experience the best of coastal life — establishing Ayia Napa Marina as a premier destination in the Eastern Mediterranean.

Land Size: 172,484 SQM

Number of units: 118 Units

Commercial: 30 outlets around a crescent-shaped beach surrounding the 600-berth marina

Facilities: Marina, event centre, beach club, wellness centre and spa



AYIA NAPA MARINA

Where Mediterranean character meets a contemporary vision for life by the sea.



Hospitality

“I want to create something that understands the guest in the way that I expect to be treated”

Naguib Sawiris

Grenada

In Grenada, ORA’s presence is shaped by the natural beauty and distinctive spirit of the island. Through its various destinations, ORA brings a refined approach to hospitality that celebrates its surroundings while creating memorable experiences rooted in thoughtful design, genuine care and a strong sense of place.




Silversands Grand Anse

GRENADA

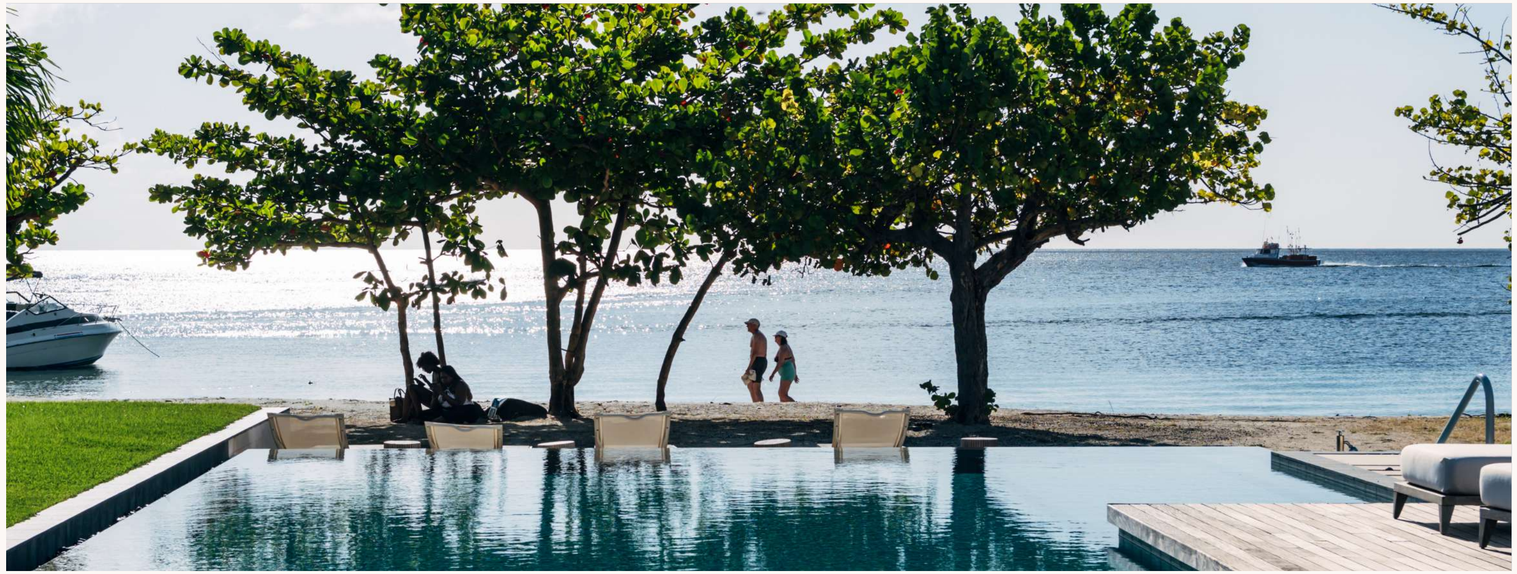
Silversands Grand Anse

Set on the shores of Grenada’s iconic Grand Anse Beach, Silversands Grand Anse is an intimate luxury resort shaped by the natural beauty and spirit of the island. Contemporary design, understated elegance and a deep connection to its surroundings come together to create an experience that feels both refined and distinctly Grenadian. At its heart is a highly personal approach to hospitality, where intuitive service, thoughtful detail and a sense of effortless ease allow every guest to feel genuinely cared for from the moment they arrive.

Land Size: 58,800 SQM

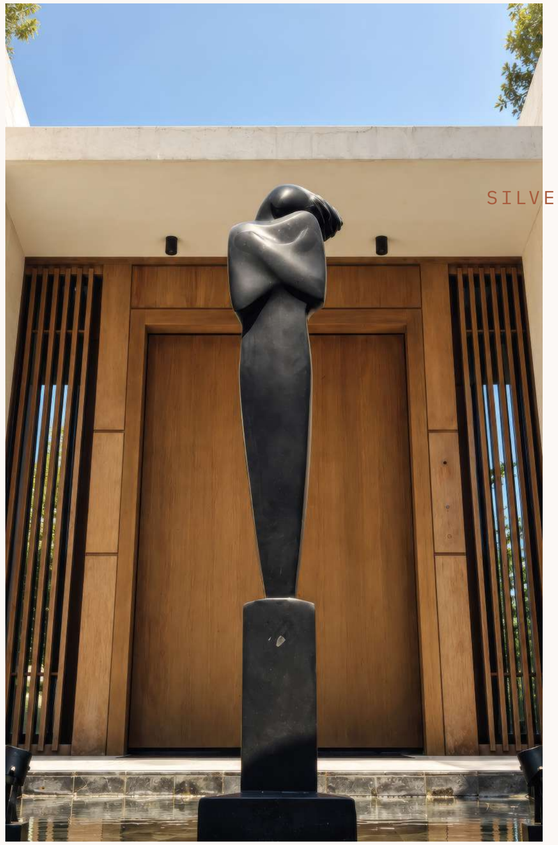
Number of units: 50 keys including 8 Villas

Facilities: Wellness centre and spa, fine dinning restaurants, retail outlets, beach club, cigar lounge and infinity pool leading to 2 miles of private beach front access





Caribbean luxury, elevated by exceptional hospitality and the unmistakable spirit of Grenada.



SILVERSANDS GRAND ANSE


Silversands Beach House



GRENADA

Silversands Beach House

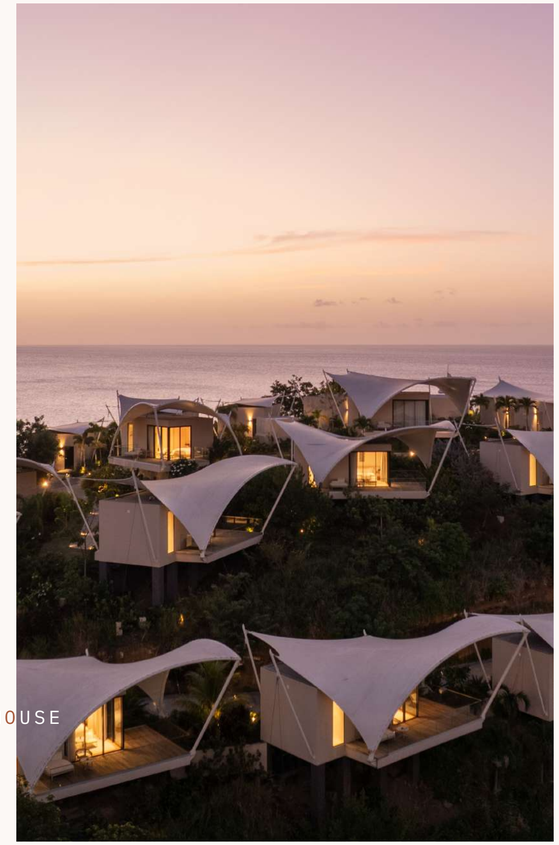
Tucked into the lush landscape of Portici Beach, Silversands Beach House offers a more intimate expression of luxury in Grenada. Designed to feel secluded and deeply connected to its natural surroundings, the resort pairs understated elegance with a highly personal approach to hospitality. Every detail is considered to create a sense of privacy, ease and genuine care, offering guests a quieter, more personal way to experience the beauty of island life.

Land Size: 15,000 SQM

Number of units: 28 Keys

Facilities: All-day beachfront dining, wellness gym

SILVERSANDS BEACH HOUSE



An intimate expression of Caribbean luxury, where thoughtful hospitality sits within Grenadian nature.

Greece

ORA Hospitality’s journey in Greece begins in Mykonos, bringing a fresh hospitality perspective to one of the world’s most renowned island destinations. It is envisioned to be a sophisticated retreat that balances the island’s vibrant character with privacy, exceptional service and the natural beauty of the Aegean.


Mykonos

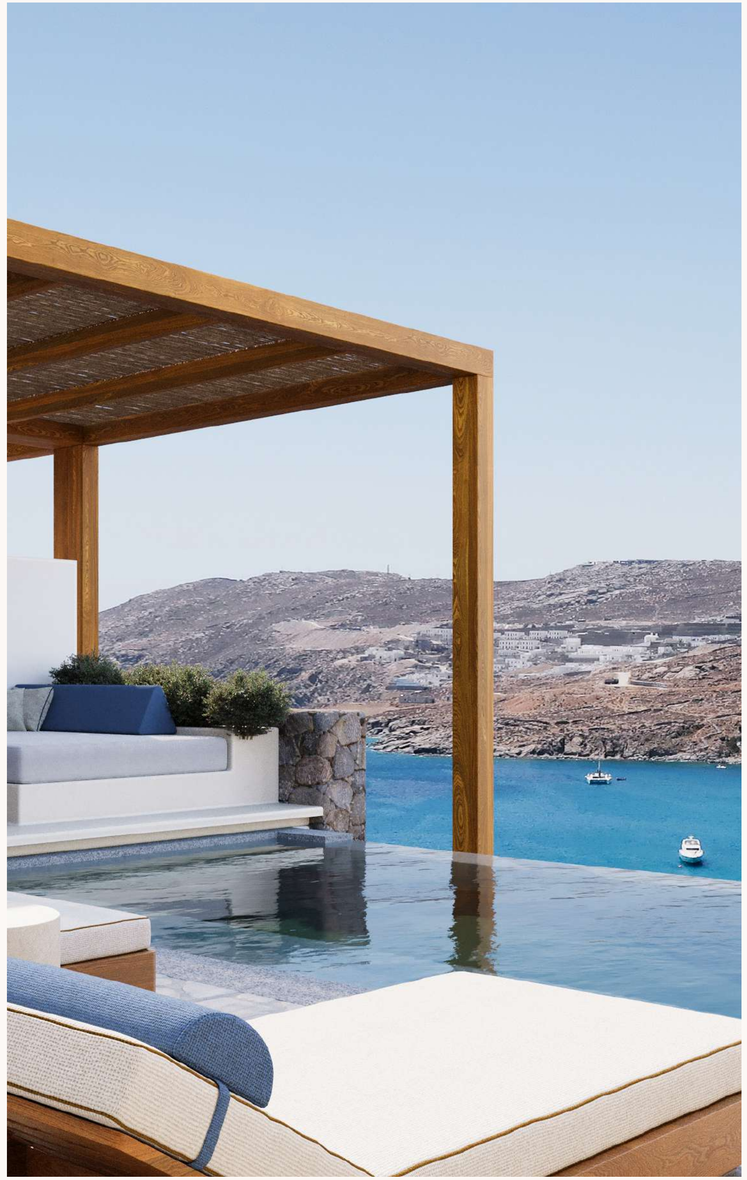
GREECE

Mykonos

On the shores of Kalo Livadi Bay, is ORA’s ultra luxury hotel that brings a new expression of contemporary luxury to Mykonos. With 88 rooms and suites, five private villas, a 900-square-metre spa and three distinct pool experiences, the resort is designed around privacy, indulgence and an uninterrupted connection to the Aegean. Thoughtful design and exceptional hospitality come together to create a highly curated island experience, one that captures the energy of Mykonos while offering a world of its own.





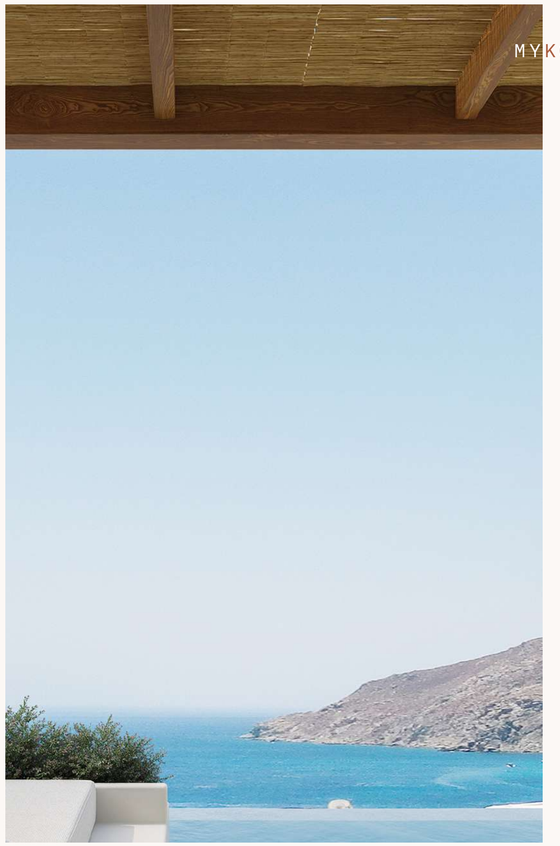


Land Size: 41,780 SQM

Number of units: 88 rooms and suites, and 5 private villas

Facilities: 3 Unique pools and a 900 SQM oasis spa

Where the energy of Mykonos gives way to a world of privacy, indulgence and effortless escape.




Lifestyle



ZED Mall



EGYPT

ZED Mall

Zed Tower Mall is the first Luxury and Premium Boutique Mall in West Cairo, offering an innovative design and a curated mix of prestigious international brands, refined dining concepts and an integrated operational model to deliver a distinctive experience that defines the modern lifestyle in Sheikh Zayed.

The Mall is setting a new benchmark for luxury retail while serving as a gateway for global brands entering Egypt for the first time

Land Size: 10,000 SQM

Number of commercial units: 30 Retail Outlets

Commercial includes: Luxury, fashion, dining, beauty, and wellness



Retail Village

PAKISTAN

The Square

At the heart of Eighteen, The Square brings shopping, dining and social life together in a vibrant open-air setting. A curated mix of fashion, retail and dining creates a natural gathering place for residents and visitors, adding energy to the community and creating a place to meet, connect and enjoy everyday moments.



Land Size: 50,168 SQM

Offering: Commercial, Retail, and Entertainment


Merveilles
FREE SPIRIT
BLESSED



GRENADA

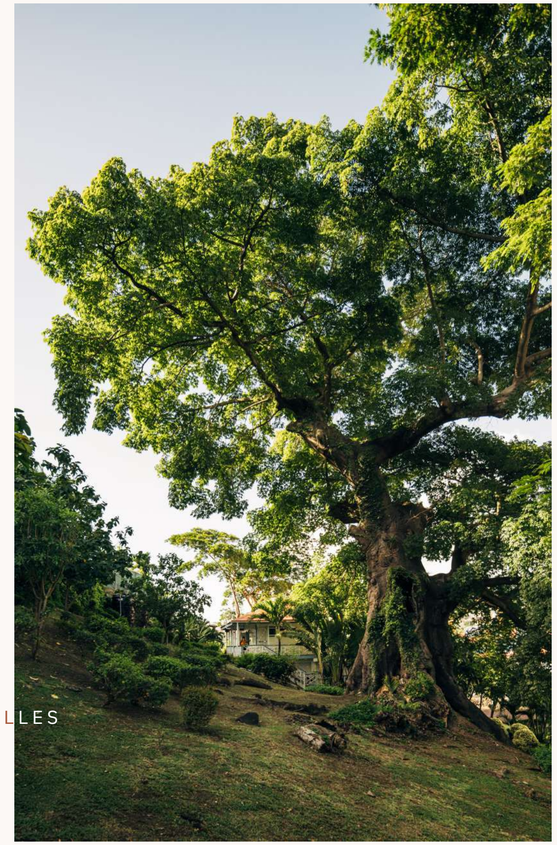
Merveilles

At the heart of Port Louis, Merveilles is a vibrant entertainment destination designed to bring people together through culture, discovery and shared experiences. Inspired by the energy and natural character of the Caribbean, it creates a dynamic setting for both the local community and visitors to gather, explore and connect. Easily accessible by sea and just five miles from the airport, Merveilles adds a new dimension to Grenada's social landscape, a destination created to be experienced, shared and remembered.

Land Size: 3,522 SQM

Number of commercial units: 12 Retail Outlets, 6 Retail Pop-ups

Commercial includes: Main restaurant & day club, outdoor pool, bar, café, retail shops and Duty Free



MERVEILLES

A vibrant meeting place where culture, discovery and shared experiences come to life.



F&B

GRENADA

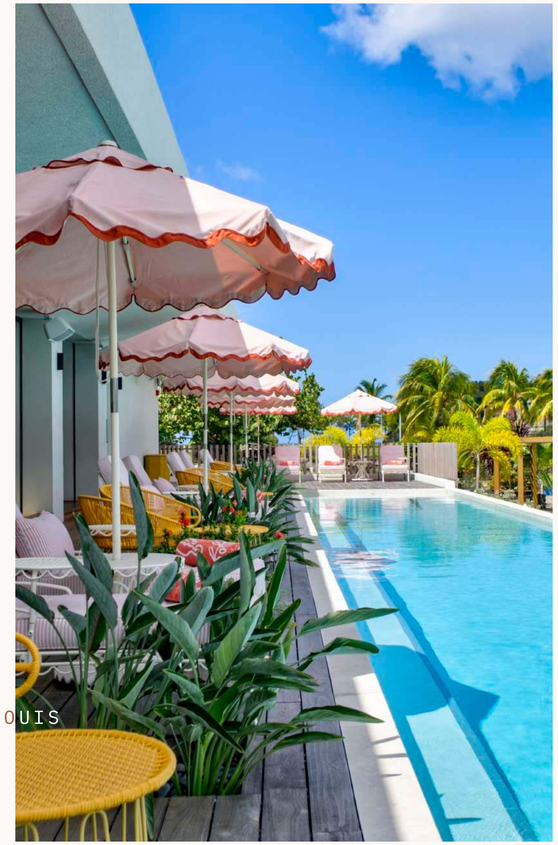
Chez Louis

Set by the sea at Port Louis, Chez Louis brings a refined Mediterranean dining experience to Grenada. Combining elegant cuisine with an open-air bar overlooking the water, it creates a sophisticated yet inviting setting where food, atmosphere and warm hospitality come together, turning an evening out into an experience to remember.









CHEZ LOUIS

An intimate expression of Caribbean luxury, where thoughtful hospitality sits within Grenadian nature.



GRENADA

Café Louis

Café Louis brings a relaxed all-day dining experience to St. George’s Port, offering an easy setting for everything from morning coffee to casual meals throughout the day. Warm and welcoming, it adds a more informal rhythm to the destination - a place to pause, gather and enjoy good food by the sea.

CAFÉ LOUIS

A welcoming setting for relaxed dining and everyday connection.



The Leadership



Naguib Sawiris | Chairman & Chief Executive Officer

Naguib Sawiris is the Founder, Chairman and Chief Executive Officer of ORA Developers. An internationally recognised entrepreneur and investor, he has built and led businesses across telecommunications, real estate, hospitality, financial services, mining and other high-growth sectors.

He founded Orascom Telecom Holding and led its growth into one of the world's largest telecommunications businesses, culminating in its merger with VEON, formerly VimpelCom, in 2011. He is also Executive Chairman of Orascom Investment Holding and Chairman of the Investment Advisory Committee of La Mancha Resource Capital LLP.

Throughout his career, Mr. Sawiris has served on several international advisory boards and received numerous civic and industry honours, including France's Légion d'Honneur, Italy's Star of Italian Solidarity and Pakistan's Sitara-e-Quaid-e-Azam.

He holds a Diploma in Mechanical Engineering and a Master's in Technical Administration from ETH Zürich.

The Leadership



Wafaa Lotaief | Vice Chairman

Wafaa Lotaief is Vice Chairman of ORA Developers and a senior executive with more than three decades of experience across the Orascom Group. She has been a senior member of the executive teams at both Orascom Telecom and ORA Developers, contributing to group strategy, governance, organizational development and business growth. Earlier in her career, Wafaa served as Group Human Resources Officer for Orascom Telecom Holding and Weather Investments. She helped develop the organizational structures and corporate functions that supported their growth. During her tenure, the telecommunications group expanded to serve more than 100 million subscribers across 28 countries in the Middle East, Africa, South Asia, Italy and Canada. Wafaa joined ORA Developers as Deputy Chief Executive Officer before her appointment as Vice Chairman. She has helped guide the group's establishment and international expansion across real estate and hospitality, drawing on her experience in organizational leadership, human resources, corporate services and communications.

She also serves on the boards of several group entities, including ORA Developers Holding Limited, Orascom TMT Investments, Marchmont, La Mancha and In2Metals Explorers.



Eman Kaptan | Chief Financial Officer

Eman Kaptan is Group Chief Financial Officer of ORA Developers, responsible for the Group's financial strategy, capital structure and funding plans across its international operations.

With more than 20 years of experience across corporate finance, treasury, strategic planning and restructuring, she has held senior roles at Orascom Telecom Holding and across the banking sector in Egypt.

Since joining ORA in 2018, Eman has led the Group's relationships with financial institutions, treasury operations, business planning and valuations, supporting its financial strategy and continued growth.

She is a Certified Corporate Director and Certified Treasury Professional and holds an MBA in Finance from the Arab Academy for Science, Technology & Maritime Transport and a BA in International Relations from The American University in Cairo.



Khaled Morgan | Chief Development Officer

Khaled Morgan is Group Chief Development Officer of ORA Developers, overseeing development and design across the Group's international portfolio.

Khaled is a senior real estate development executive with nearly 20 years of international experience leading large-scale mixed-use, residential, hospitality, commercial, and destination developments across the Middle East, Europe, and Asia.

At ORA he leads all stages of the development lifecycle, from Feasibility, master planning, design leadership, and project execution to delivery. His role include stakeholder management, and portfolio optimization, ensuring each destination responds to its setting and reflects the Group's commitment to thoughtful design, human experience and uncompromising standards.

He holds a Master's degree in Sustainable Architecture and Urban Design from Politecnico di Milano.

The Leadership



Rania Bata | Chief Legal Officer

Rania Bata is Chief Legal Officer of ORA Developers, leading legal matters across all ORA Group companies and providing global expertise with local insights. She is a US qualified attorney with nearly 3 decades of corporate, commercial, banking, M&A, dispute resolution, and compliance experience across the MENA region.

She has worked in private practice and in-house and both at Fortune 500 and regional companies. She holds a Doctorate of Jurisprudence

from West Virginia University and is admitted to the West Virginia Bar.



Amgad Sabry | Chief Business Development Officer

Amgad Sabry is Chief Business Development Officer of ORA Developers, responsible for leading the Group's business development activities across its international markets.

With more than 25 years of senior leadership experience, he has worked within multinational organisations and leading regional conglomerates across real estate, advertising and media. His expertise spans business development, market expansion and the pursuit of new growth opportunities across diverse sectors and markets.

At ORA, he leads the identification and development of opportunities that support the continued expansion of the Group's global real estate and hospitality portfolio.



Sherif Hany | Chief Human Resources Officer

Sherif Hany is Chief Human Resources Officer of ORA Developers, responsible for the Group's human capital strategy across its international operations. His remit includes talent management, total rewards, HR policies and employee relations.

With more than 20 years of experience across multiple industries and geographies, Sherif has held senior human resources roles at Nile Sugar, Ghabbour Auto and Orascom Telecom Holding, where his experience included supporting the launch of international operations across several markets.

At ORA, he leads the organisational capabilities, people practices and working environment required to support the Group's international operations and continued growth.



Across every place we create, the ambition goes beyond what is built. It is about what takes shape around it - the experiences shared, the connections formed and the sense of belonging that grows over time.

Together, these places tell one story: a commitment to creating lasting value for people, communities and generations to come.

Places are built.
Communities grow.
Legacies endure.