

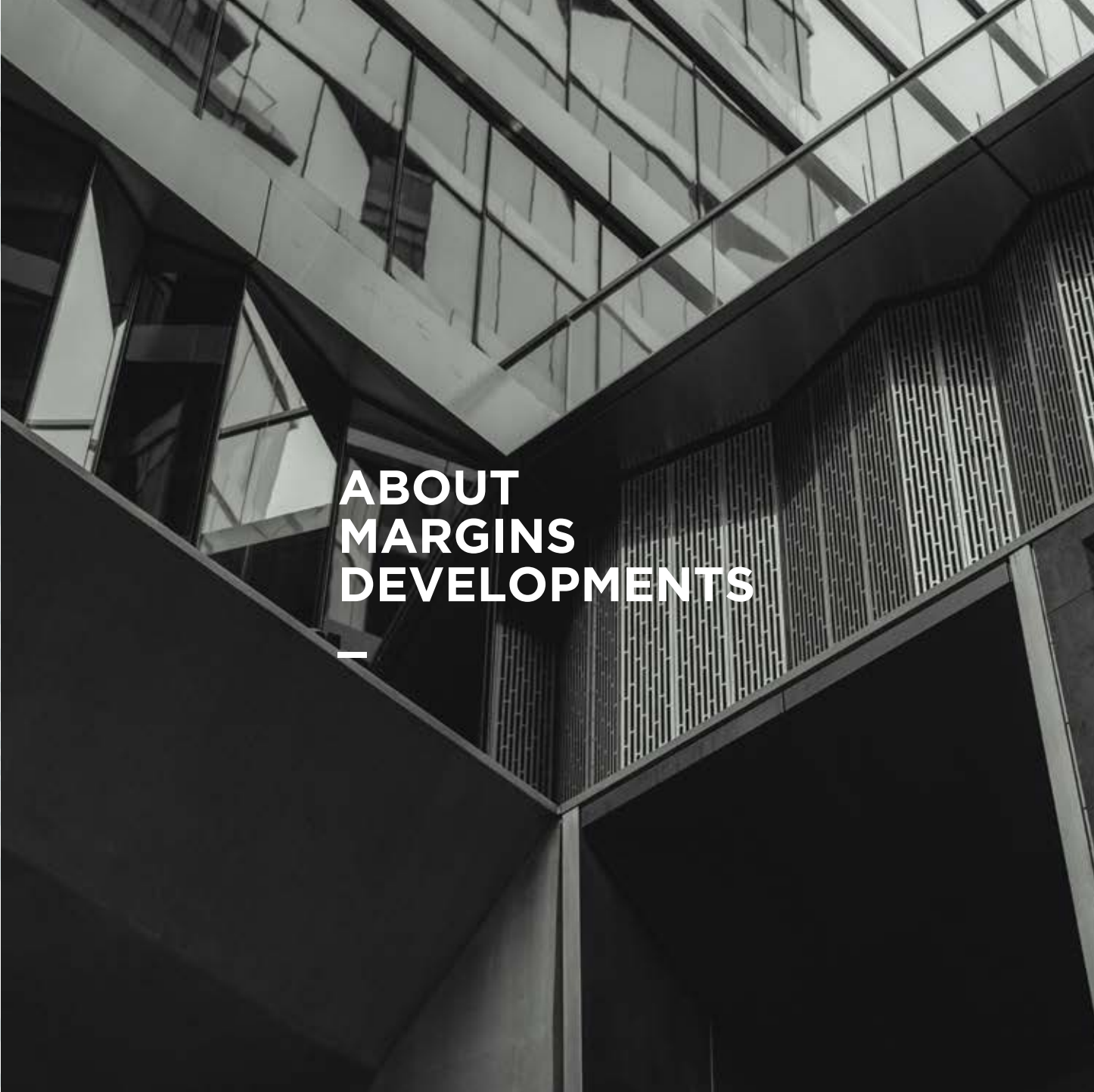


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**WE CREATE
AN ICONIC PRESENCE IN
OUR DEVELOPMENTS**



ABOUT MARGINS DEVELOPMENTS

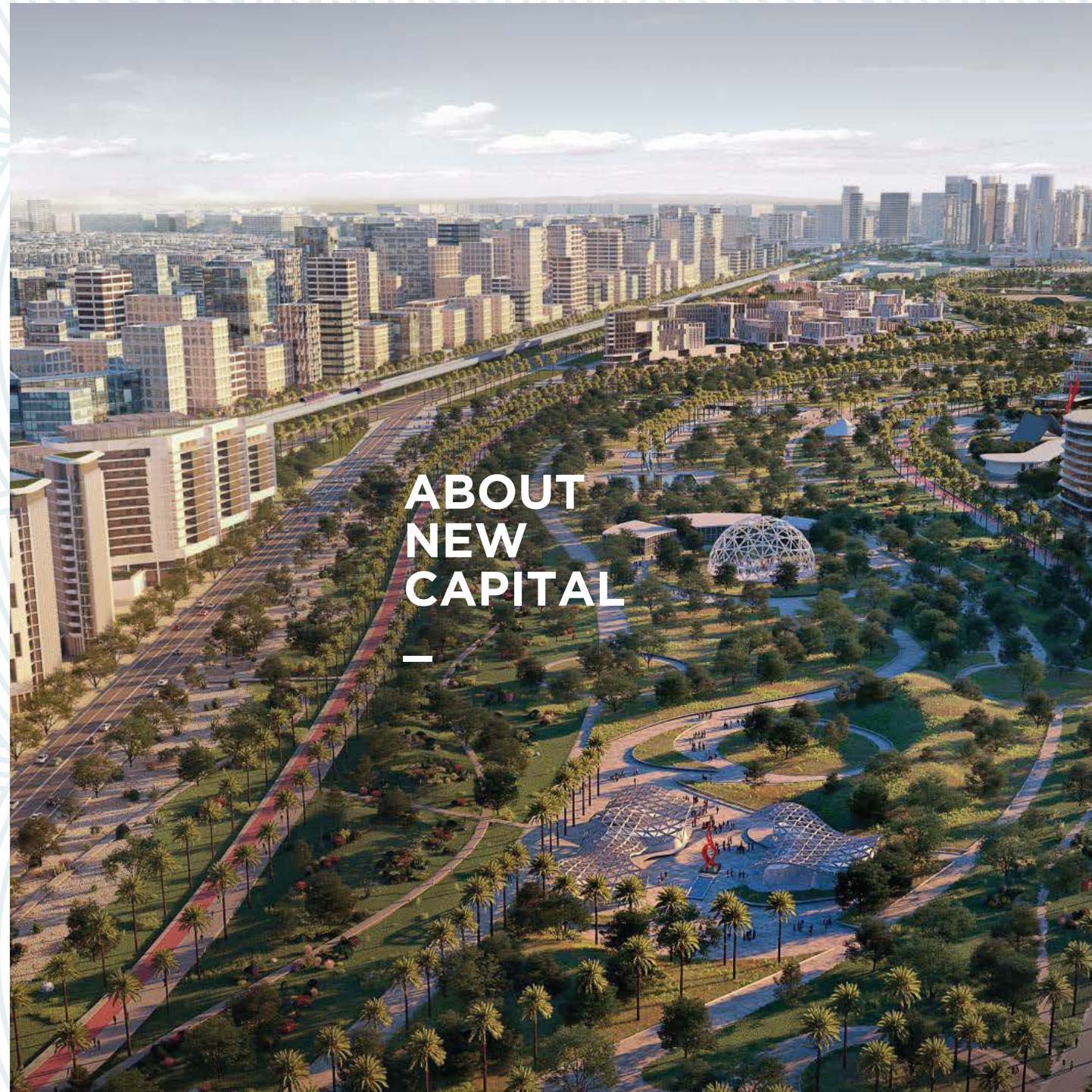
MARGINS DEVELOPMENTS

Margin's Corporation for Development and project management was found by a group of specialists and experienced architects, engineers, and team members who are passionately enthusiastic about their fields aiming for superior real estate constructions.

In order to accentuate diverse, innovative, and original projects that stand out; Margins adopted the concept of collaboration with the finest reputable companies and investors in construction and trading fields, concerning the guarantee of their broad and rich experience that leads to our significant elite projects.

Post to the tremendous success we've had with Zia Business Complex, Margin's is expanding with a brand-new project, Oaks Egypt New Capital.

Bringing thrilling up to date take on hotel apartments that combine an opulence, aesthetic, and modern lifestyle in the Downtown district in the New capital.



ABOUT NEW CAPITAL

EGYPT'S 2030 VISION IS ONE THAT AIMS TO PROPEL IT INTO A NEW ERA.

A new era that aims to boost Egypt's quality of life through the multitude of projects being undergone in order to accomplish such vision.

Of these projects is the beating heart of it all; the new administrative capital.

The new administrative capital is the forefront of the vision to put Egypt back on top.

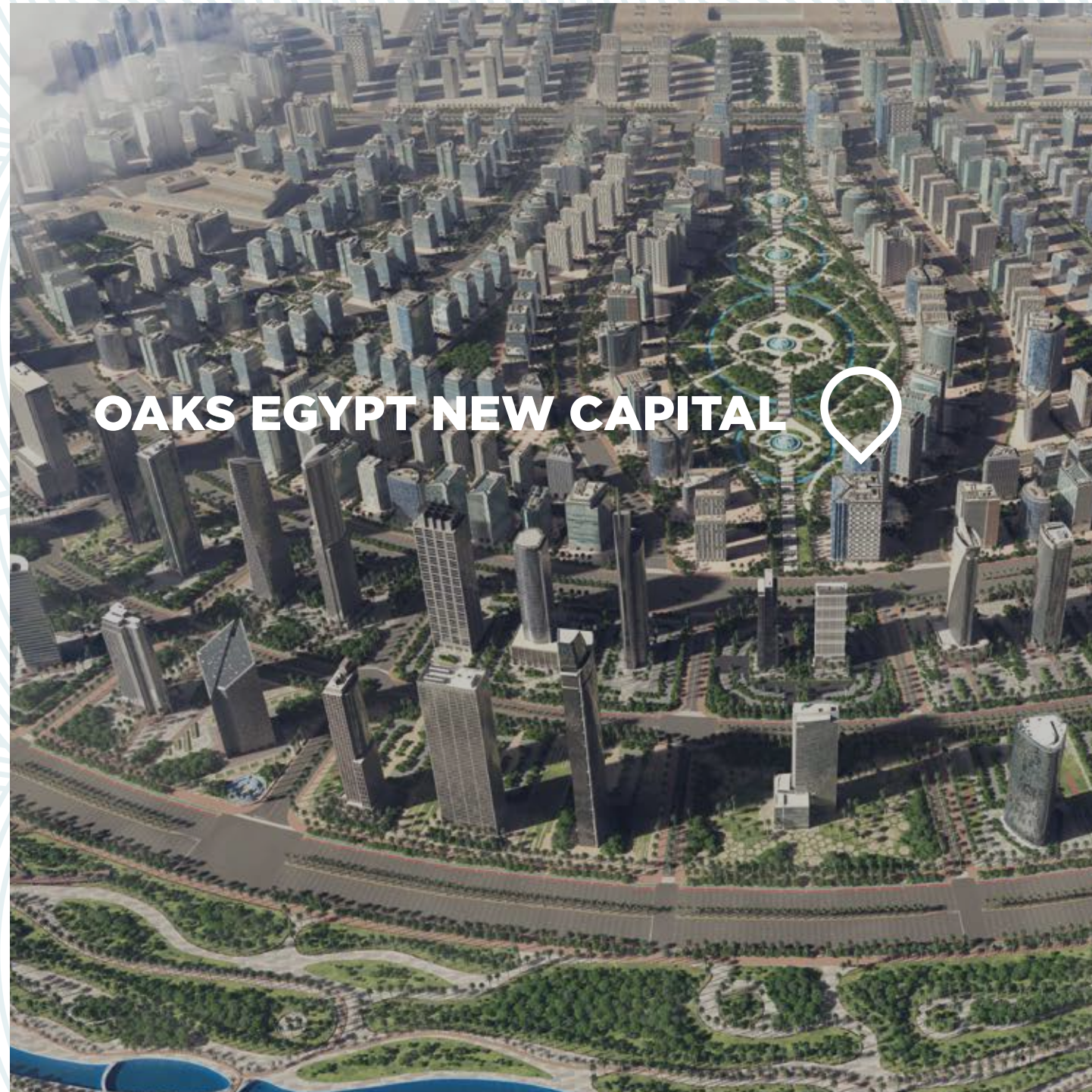
In order to accomplish such a vision, the new capital has been developed to make Egypt both flamboyant and booming. Its development has allowed a place for all areas of life to meet in one place through creative integration of smart infrastructure.

The main purpose of the smart infrastructure is catering to the essential services requested by all residents in a sustainable manner that reduces our carbon footprint making the applied methods eco-friendly as much as possible.

By the year 2050, it has been forecasted for the new capital project to accommodate between 18 to 40 million people throughout the entirety of the project. The new capital will comprise of 21 residential districts and 25 districts.

The districts will not only be suitable for residential life but will also incorporate distinguished markers and landmarks that aim to be part of Egypt's new history.

Markers and landmarks that will make Egypt and the new capital the beacon of Vision 2030.



OAKS EGYPT NEW CAPITAL BEING A HOTEL APARTMENT LOCATED IN THE DOWNTOWN DISTRICT, ON THE ENTRANCE OF THE CENTRAL PARK A PRIME LOCATION THAT IS CLOSE TO MAJOR LANDMARKS SUCH AS THE MONORAIL STATION, EL MASA HOTEL, GREEN RIVER AND THE GOVERNMENTAL DISTRICT.

This gives its residents the advantage of being at the center of all key projects, where they can enjoy luxurious lifestyles and have an extravagant stay since OAKS Egypt New Capital will provide them with the utmost highest quality of services and facilities.



**THE
OPERATOR**
—
MINOR
HOTELS



WILLI AM E. HEINECKE
Founder & Chairman
Minor International

Minor Hotels' successful track record and global brand recognition are built upon the passion of our people who create award-winning hotels that deliver memorable guest experiences and drive sustainable financial returns to our owners and shareholders.

**ONE OF THE MOST SUCCESSFUL HOTEL
OWNERS AND OPERATORS IN THE WORLD**

OPERATES IN 50+ COUNTRIES ACROSS ASIA PACIFIC, THE MIDDLE EAST, AFRICA, THE INDIAN OCEAN, EUROPE AND SOUTH AMERICA.

Minor Hotels is an international hotel owner, operator and investor, currently with a diverse portfolio of over 530 properties designed intelligently to appeal to a variety of travellers, serving new passions as well as personal needs. Through our Anantara, Avani, Elewana, Oaks, NH Hotels, NH Collection, nhow and TIVOLI properties, Minor Hotels operates in 50+ countries across Asia Pacific, the Middle East, Africa, the Indian Ocean, Europe and South America.

With dynamic plans to expand our existing brands and explore strategic acquisitions throughout opportunistic markets, Minor Hotels pursues a vision of a more passionate and interconnected world.



Minor hotels is one of the most profile rate hospitality companies worldwide that have defined themselves by their luxurious attitude to their project. The company was founded more than 40 years ago, and its rich history explains the reasons behind its success.

This success has allowed the company to uphold its premier status over time.

In addition, the company also preserved a distinguished global marketing and sales network.

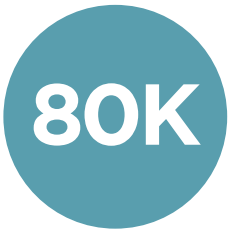
Minor is an international hotel owner, investor and operator firm with a dominant reputation that has stood the test of time as they have consistently kept on delivering exceptional work that not only defines what luxury, class and sophistication mean but also embodies these values in the actual finished product.



BRANDS



HOTELS



ROOMS



COUNTRIES

**THE OAKS DIFFERENCE
MEANS EVERY STAY IS A
LITTLE EXTRA SPECIAL**



Founded in Australia in 1991, Oaks is Australasia's largest apartment-style accommodation provider, with more than 61 properties worldwide. Oaks properties are conveniently located in resort and urban environments, ideal for independent business travellers and families seeking a flexible and contemporary space.

**EACH OAKS PROPERTY IS DESIGNED TO
REFLECT THE LOCAL MARKET.**

OAKS
HOTEL & RESORT

**A LEGENDARY
ICON IN THE HEART OF
THE NEW CAPITAL**



61

WORLDWIDE HOTELS

AUSTRALIA

Adelaide
Oaks Horizons
Oaks Embassy
iStay Precinct

Glenelg

Oaks Liberty Towers
Oaks Plaza Pier

Brisbane

Oaks 212 Margaret
Oaks Aurora Tower
Oaks Casino Towers
Oak Charlotte Towers
Oaks Felix
Oaks Festival Towers
Oaks Lexicon Aparments
Oaks Mews
Oaks Woolloonabba
iStay River City
The Milton Brisbane

Redcliffe

Oaks Mon Komo

Hervey Bay

Oaks Resort & Spa Hervey Bay

Broome

Oaks Broome
Oaks Cable Beach Sanctuary

The Entrance

Oaks Waterfront Resort

Darwin

Oaks Elan Darwin

Gladstone

Oaks Grand Gladstone

Gold Coast

Oaks Calypso Plaza

Hunter Region

Oaks Cypress Lakes Resort

Port Stephens

Oaks Lure
Oaks Pacific Blue Resort

Ipswich

Oaks Aspire

Issac Region

Oaks Middlemount
Oaks Moranbah

Melbourne

Oaks on Collins
Oaks on Lonsdale
Oaks on Market
Oaks on William
Oaks Southbank
Oaks South Yarra
WRAP on Southbank

Port Douglas

Oaks Lagoons
Oaks Resort Port Douglas

Sunshine Coast

Oaks Oasis Resort
Oaks Seaforth Resort

Sydney

Oaks Goldsborough Apartments
Oaks Hyde Park Plaza
Oaks Trafalgar
Oaks on Castlereagh

Toowoomba

Oaks Toowoomba

Townsville

Oaks Gateway Suites
Oaks Metropole Hotel

China

Oaks Hangzhou

EGYPT

[OAKS EGYPT New Capital](#)

India

Oaks Bodhgaya

Lebanon

Oaks Beirut

New Zealand

Oaks Auckland Harbour
Oaks Club Resort
Oaks Shores
Oaks Wellington

Qatar

Al Najada Doha Hotel
Apartments by Oaks

South Korea

Oaks Daegu (2021)

THAILAND

Oaks Khon Kaen
Oaks Phuket Airport (2021)

UAE

Abu Dhabi
Oaks Liwa Executive Suites

Dubai

Oaks Ibn Battuta Gate Hotel
Oaks Liwa Heights



ABOUT OAKS EGYPT NEW CAPITAL

GLADLY PARTNERING WITH MINOR HOTELS, CREATIVE KINGDOM & MMAC, MARGINS IS COOPERATING WITH THE FINEST, MOST NOTORIOUS BRAND NAMES AROUND THE WORLD.

TOGETHER, THEIR MISSION IS TO REDEFINE ELEGANCE AND LUXURIOUS HIGH DEMAND LIFESTYLE IN OAKS EGYPT NEW CAPITAL, THE FIRST BRANDED RESIDENCE IN THE NEW CAPITAL.

In the center of the new administrative capital the Downtown district, on the MU5-35, Margins Developments present Oaks Egypt New Capital suites and apartments project covering 9239.29 M2 of land.

Oaks Oaks Egypt New Capital comprises 14 floors, two floors for retail (Ground and first floor) which will host the most famous and prestigious brands, the remainder of the building will accommodate hotel apartments perfectly as the facilities are varied, of high quality, and convenient.



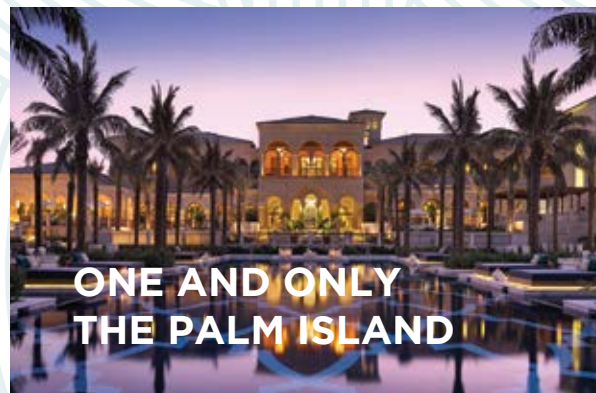
THE ARCHITECT



CREATIVE KINGDOM INC.

**CREATIVE KINGDOM WAS
ESTABLISHED 1997 BY
EDUARDO A ROBLES & THANU
BOONYAWATANA,
PECIALIZING IN THEMATIC
ARCHITECTURE & URBAN
PLANNING DESIGN.**

The company has established itself as a leading specialist in its field and has, over the past 15 years, expanded its operations to cover a number of economic growth points through-out the world and has established offices in Los Angeles, California, United Arab Emirates, Beijing, China, Manila, Philippines and Chiang Mai, Thailand.



CREATIVE KINGDOM'S INC CLIENTS



Ferrari



kerzner



AMER



VIDEOVISION VENTURE



HYATT



Harrah's



One&Only
Royal Mirage, Dubai



DUBAI
PROPERTIES



bloom.

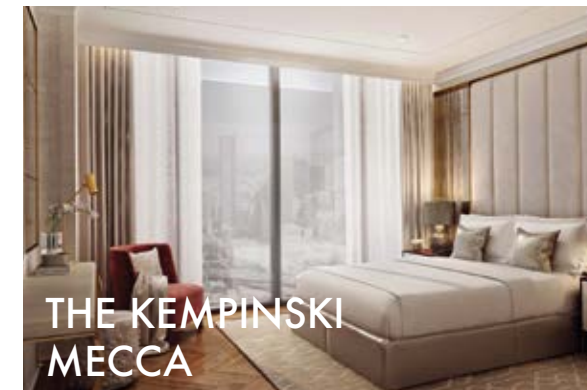
DUBAI
HOLDING



MMAC DESIGN ASSOCIATES

CHRISTIAN MERIEAU & ANIL MANGALAT FOUNDED MMAC DESIGN ASSOCIATES IN 2013.

After an early education in hotel administration, Christian obtained a degree in Interior Design in 1989 and later qualified as Interior Architect in Geneva, Switzerland. Anil is a qualified Architect with a masters in Interior Design from Domus Academy (Milan). Prior to founding MMAC, he headed the design department for a Geneva based firm. Having designed for over 100 hotels the duo brings a wealth of hospitality design experience to their projects.

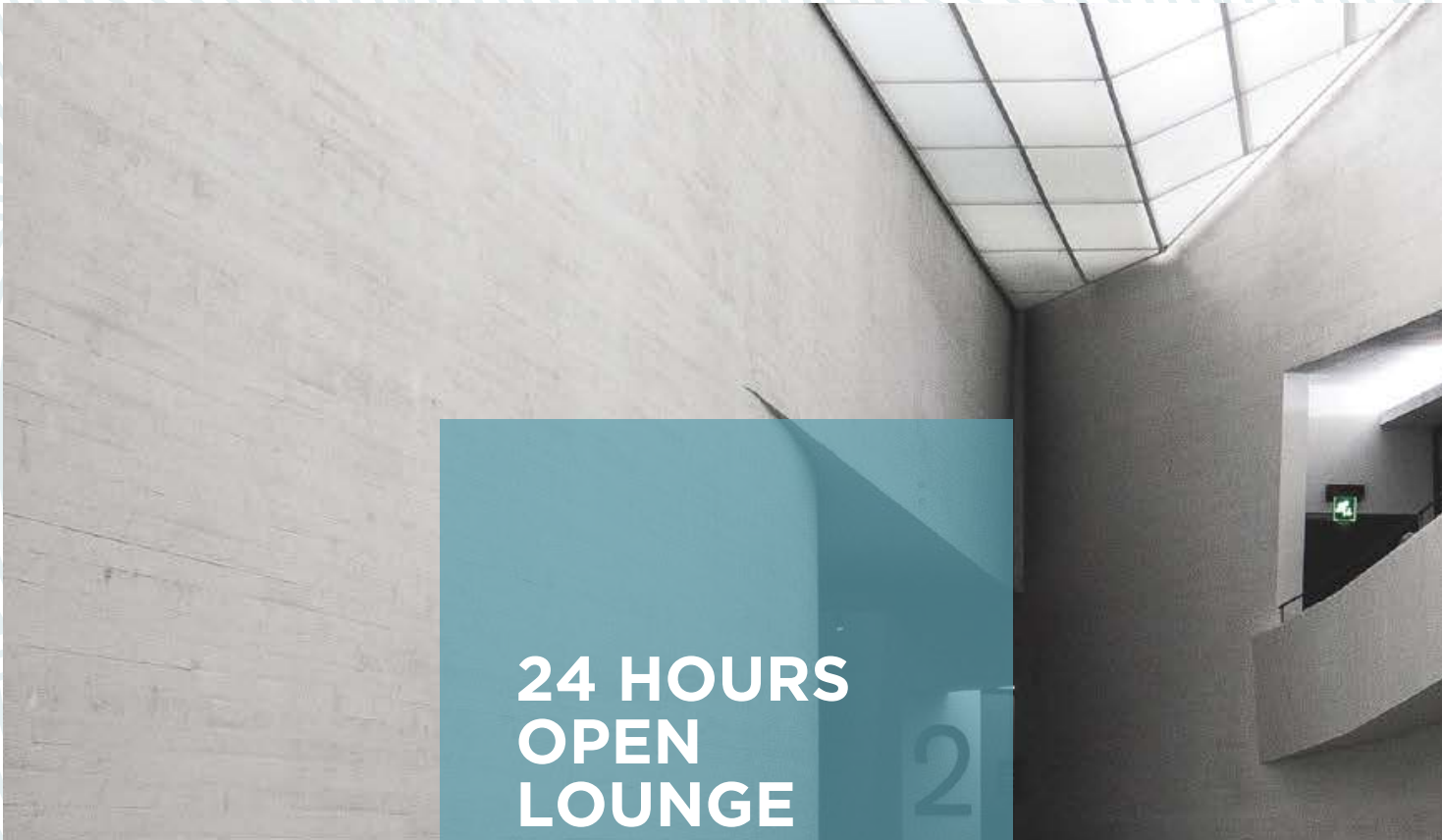


MMAC CLIENTS



CENTRAL PARK PANORAMIC VIEW





24 HOURS OPEN LOUNGE



LOBBY AND LOUNGE

We strive to give a luxurious stay for all of our clients, so every facility included in our project is chosen to serve that purpose, including lobbies, to provide our clients with a pleasant experience.

For residents, providing a memorable experience is of utmost importance, that is why our lobby lounges feature the highest quality amenities to offer you a place to unwind, grab a bite to eat, and meet with friends or for casual business meetings.



24 / 7 HOUSEKEEPING & ROOM SERVICE

One of our company's main essences is providing quality service, and employing an earnest and professional team, which entails the housekeeping staff whose mission is painting the tidiness and neatness of your suite and always fulfilling your needs.

ALL DAY DINING

We strive to give a luxurious stay for all of our clients, so every facility included in our project is chosen to serve that purpose, including lobbies, to provide our clients with a pleasant experience.



INFINITY POOL





SHOPPING EXPERIENCE

The residents' needs are always a top priority to us, for that we have made sure to give them an amazing and memorable shopping experience, by dedicating the ground and first floor for retail, which will have various stores from the most luxurious brands around the world.

CONCIERGE

Your comfort is our number one priority, for that, we have employed concierges to help you with anything you need.

MEETING ROOMS

All of your business needs will be met, whether you're going to hold business conferences, meetings where you can gather your partners to collaborate or brainstorm ideas.



SPA

At our spa, we want to induce a feeling of relaxation and serenity in your mind and body so that you can experience a relaxing, therapeutic experience.



GYM

make your goal of maintaining a healthy lifestyle easier, we've provided a state-of-the-art gym with all sorts of sports equipment so you can improve your mental and physical self.



OAKS FLOOR PLANS

—







ROYAL SUITE (Total Area 90m²)



KING ROYAL SUITE (Total Area 143m²)



SUITE (Total Area 60m²)



MASTER SUITE (Total Area 64m²)