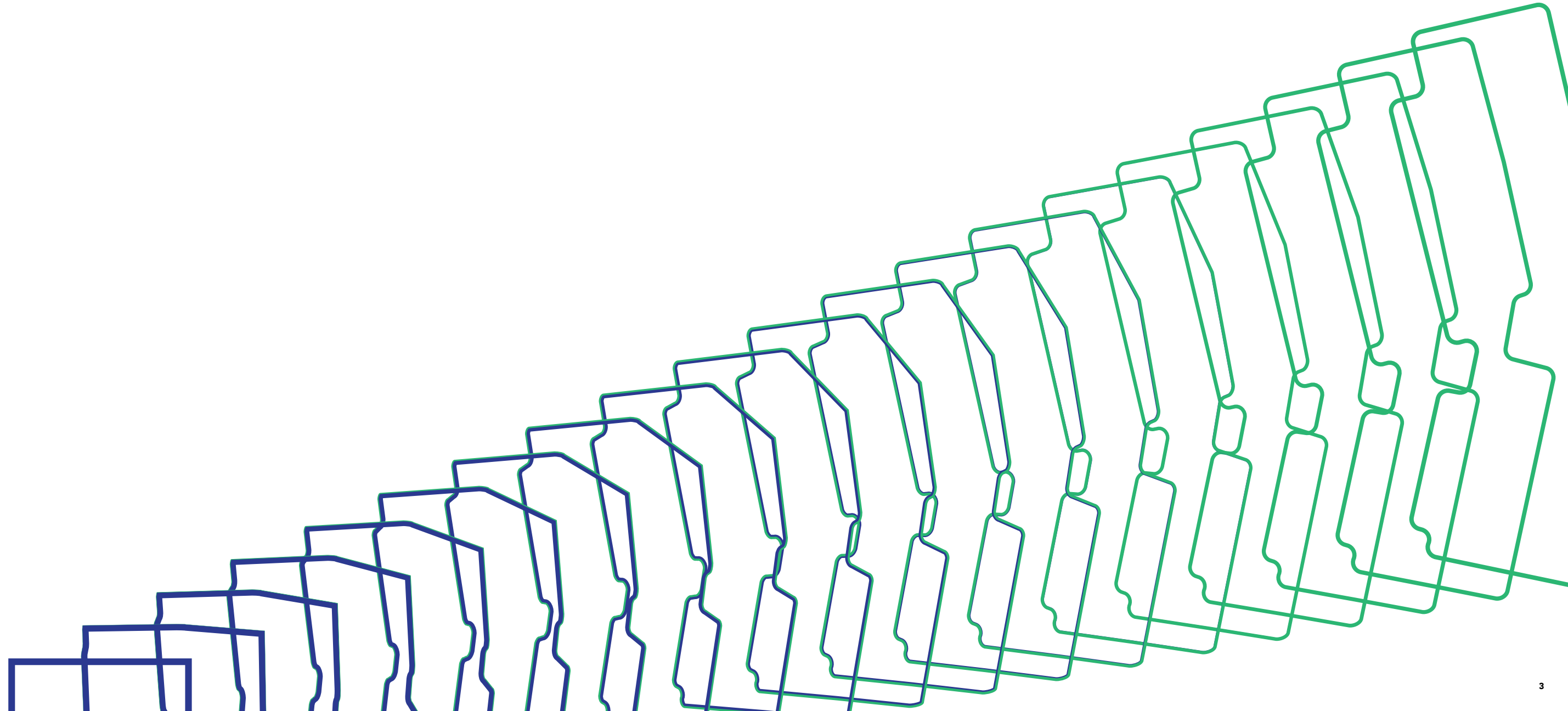


L I N X
B U S I N E S S P A R K

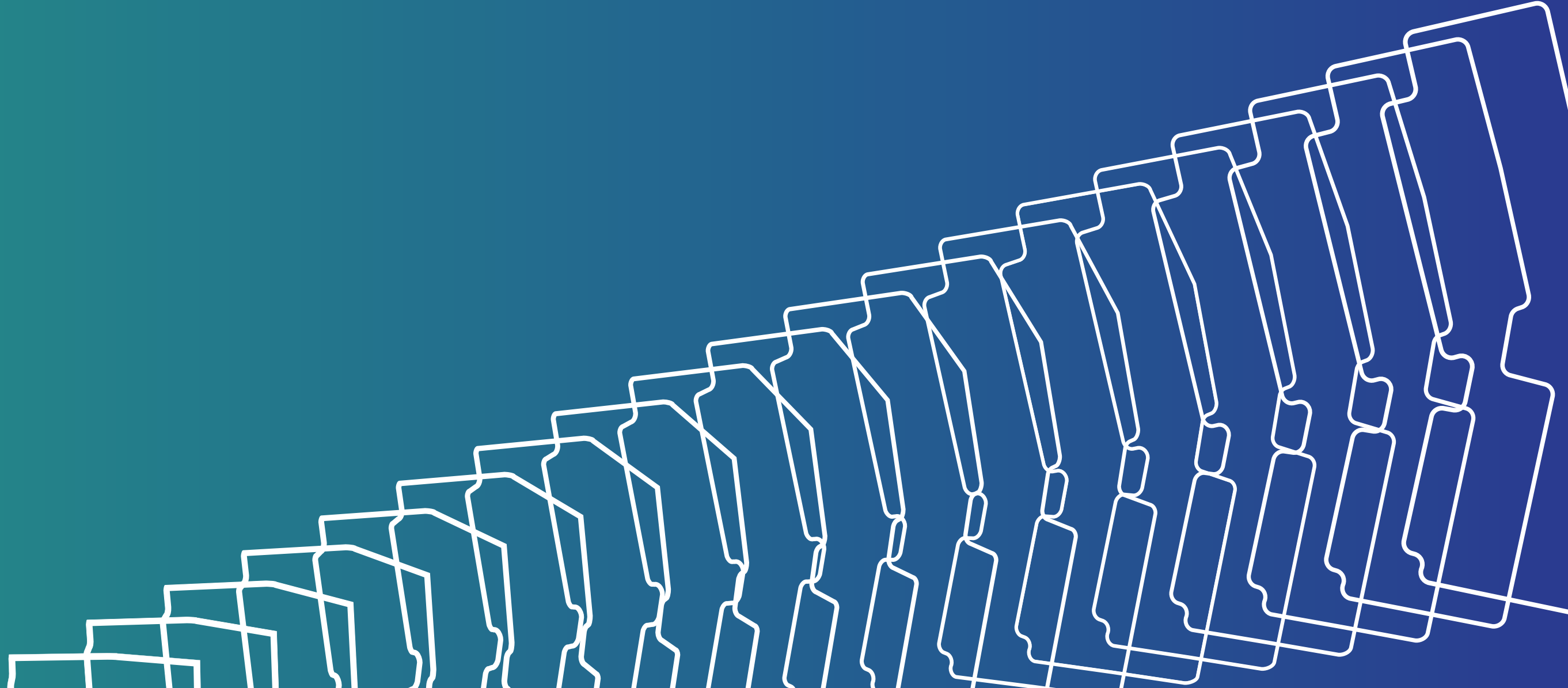
X E D N I

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ABOUT SVREICO





**SUBSIDIARY OF
NAEEM HOLDING FOR INVESTMENT**

Smart Village Real Estate Investment Company “SVREICO”, a joint stock company established in 2007 with a Paid-Up capital of 330 million Egyptian Pounds. SVREICO is a subsidiary of Naeem Holding Company. SVREICO is a real estate private equity firm which primarily focus on investing in high-end real estate facilities. The company core business is to develop institutional facilities in Smart Village that can cater corporate and prominent operators.

SVREICO has a total land bank of 25,000 m² in Smart Village with potential BUA of 120,000 m² & a greenery landscape of 45,000 m². The company plans to develop an integrated business/service park over two phases with a total of 12 buildings and \$150M capex.

SVREICO is committed to meet the satisfaction of its valuable tenants and investors by delivering a state of the art administrative, commercial and service units through its implementation of the most sophisticated and elegant designs & techniques.



LINX





Set in the heart of Cairo's Smart Village, at walking distance from multinational headquarters and Egypt's top companies, Linx introduces workspaces that challenge business parks as we know them. It is the center point of work and fun, the hub that connects the strongest of partners, the most thriving of businesses and the greatest of friends. A hub that bring top technologies, the finest finishing, world-class amenities and a variety of office sizes to cater to a diverse and talented pool of businesspeople, Linx holds the promise of possibility and provides the space to make things happen: the space for people to meet, for businesses to flourish and for deals to be sealed.

Welcome to Linx, where young businesses grow.



LINX COMMUNITY





At Linx, we understand the correlation between business and pleasure and inspiration and productivity. We also understand the importance of the professional and personal life balance. Accordingly, we have created an equally optimum environment for your important meetings and your friendly get-togethers. Set to be the next young business and entertainment hub, Linx offers unprecedented flexibility, convenience and refinement in a state-of-the-art setting.

There is no place that understands your needs like Linx.



SMART VILLAGE LIFESTYLE



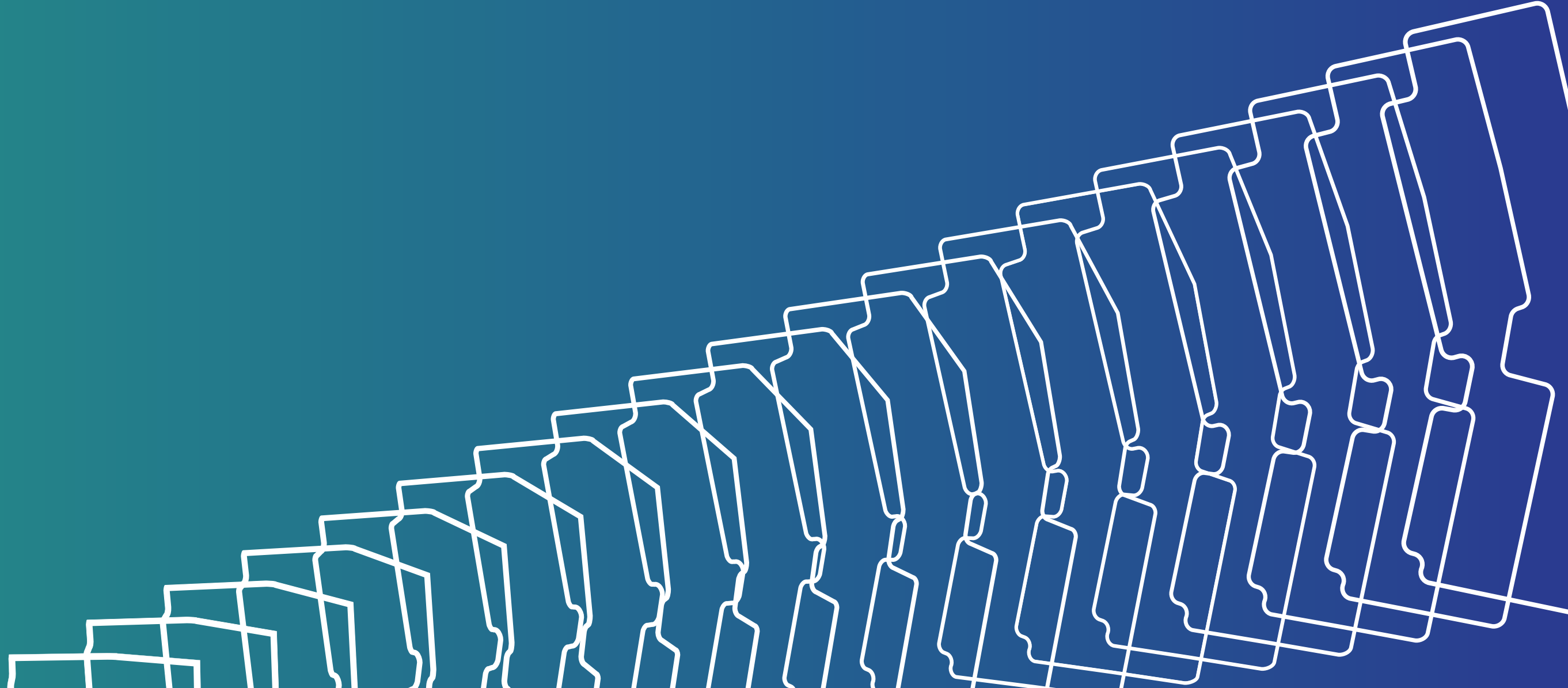


Conveniently located in Smart Village, Linx is on the Cairo-Alexandria Desert Road, just a few minutes drive from the 26 of July Axis and 20 minutes drive from the Ring Road. Easily accessible from all corners of the city and at close proximity to Sheikh Zayed and 6th October City, Linx brings together the convenience of easy access and the luxury of a suburban business district. Even more, Smart Village brings together key industry players and commercial entities in one place, creating a conducive environment for any business to grow.

There is no better location for your business to flourish.



LOCATION





SMART VILLAGE NEIGHBORS:

- Arab Academy for Science Technology and Maritime Transport (AAST)
- CIB
- EFG Hermes Holding
- E-Finance
- Egyptian Financial Supervisory Authority
- HSBC Bank
- Dar, Huawei
- IBM
- ACT
- Microsoft
- Nokia
- Orange
- Systel
- Oracle
- Palm Hills
- Raya View
- Alex Bank
- Sari El Din and Partners
- Smart Village Schools
- TE Data
- Telecom Egypt
- The Egyptian Exchange
- Vodafone
- Xceed

PROXIMITY TO LANDMARKS:

- 11 KM** Giza Sphinx International Airport
- 21 KM** Lebanon Square
- 19 KM** Remaya Square
- 8 KM** 26TH Of July Corridor
- 12 KM** Ring Road
- 49 KM** Cairo International Airport
- 22 KM** Novotel 6TH October
- 19 KM** Movenpick Hotel Cairo Pyramids
- 17 KM** The Grand Egyptian Museum



SERVICES & AMENITIES





LEISURE EXPERIENCES

Linx provides an everyday high-end experience that is truly complete. The sophisticated food and beverage outlets caters different tastes and various international cuisines, ensuring there is something for everyone. Linx provides a perfect setting for every occasion. Linx offers an exquisite culinary experience.

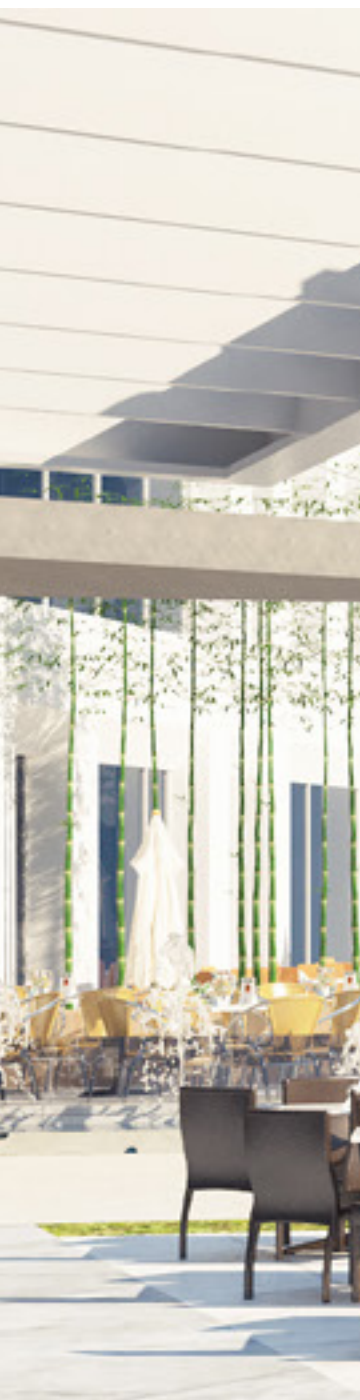




MANICURED LANDSCAPES

Businesses nestled in an inspiring environment; lunches at state-of-the-art terraces and spaces so comfortable, they will feel like a second home is what is planned for at Linx. The meticulously designed outdoor areas promise every day inspiration for both work and fun. From a large selection of handpicked plants to soothing water features, indirect lighting and unique hardscapes, whichever your location, at Linx two things are guaranteed: a beautiful view and a pleasant atmosphere.





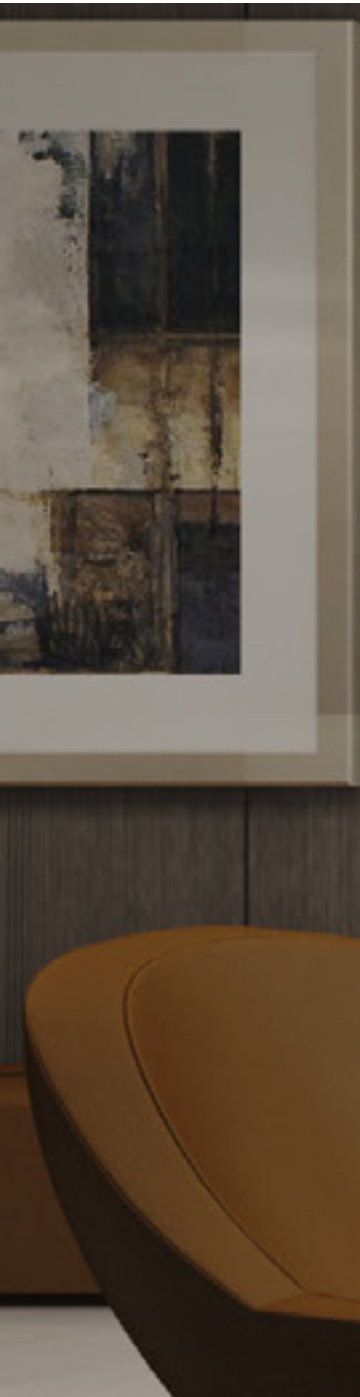
RETAIL AREA





MAIN ENTRANCE





RECEPTION

Along with these unique offices, a grand reception is used to greet all visitors and to provide a waiting area for them until they are met by the person that they came to the business to meet with.



ELEVATORS

Ultimate convenience is found in the building as it is installed with elevators to access all levels.





LIFT LOBBIES & CORRIDORS





MEETING ROOM

Landlords won't need an extra space to hold their meetings. Linx offers a well –equipped meeting room that is provided with audio –visual devices to ensure that that your meeting runs smoothly and efficiently.



OFFICE TOILETS



CONCIERGE

Landlords will be able to enjoy personal assistance any time. From last minute restaurant reservations to planning a special occasion, your concierge is more than happy to help you save valuable time and make life easier.





SECURITY

As a top priority, security is present and at your service to ensure your safety and peace-of-mind at all times.



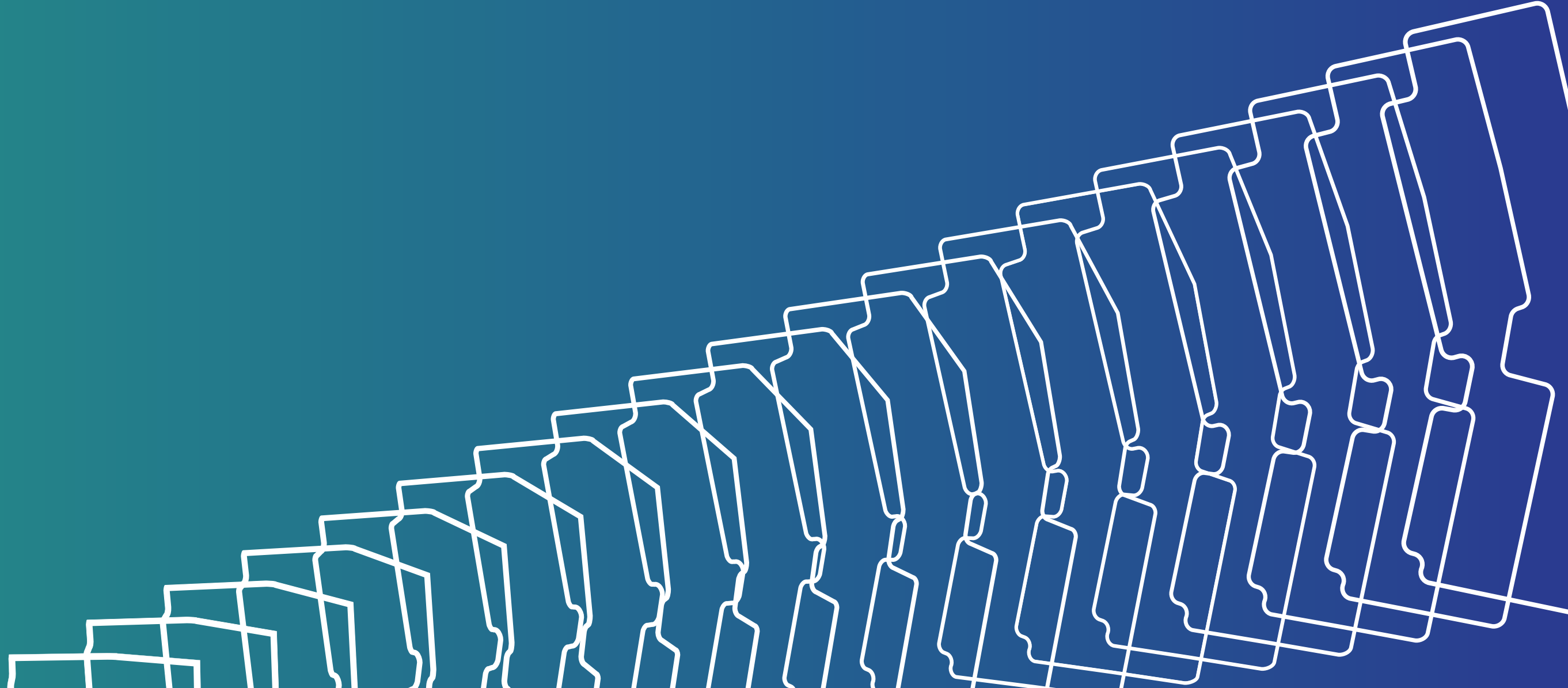


UNDERGROUND PARKING

Along with these unique offices, parking spaces in the garage and parking slots are assigned to landlords, relieving the pressure of not being able to park close to office.



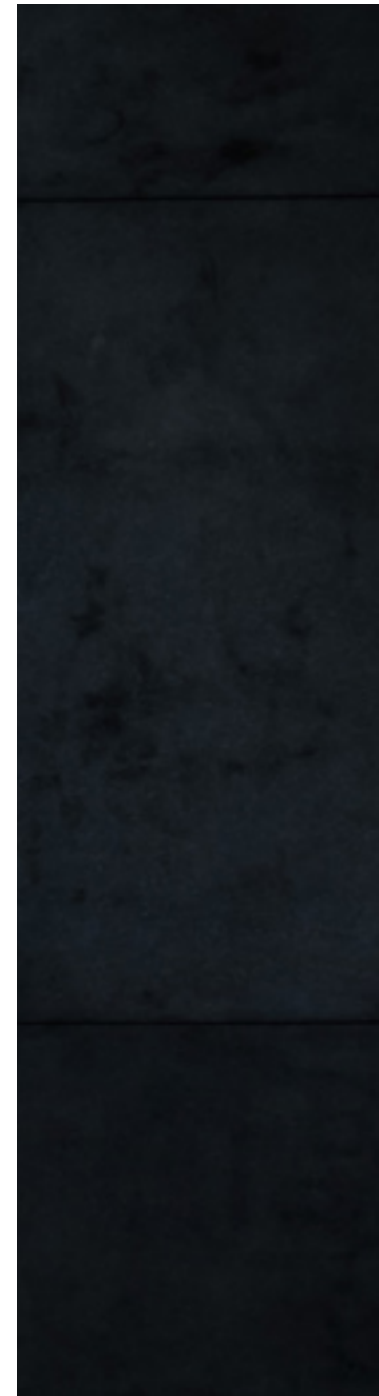
INTERIOR & EXTERIOR





ENTRANCE & UNITS

- External elevations are double tempered blue glass curtain walls (reflective external glass) with white color facades.
- Internal elevations, The public areas are finished as per the following:
- Floors: Marble / Granite tiles for main corridors, entrances and stairs.
- Ceramic tiles (toilets and service rooms)
- Walls: Marble cladding/fine painting for reception, lift lobbies and main corridors.
- Ceiling: Suspended gypsum ceilings/tiles for corridors and public areas
- Public toilets with a possibility to have private toilets.
- Underground parking
- Information desk
- Boutiques shops





EXTERIOR & SUNLIGHT

The exterior of Linx Business Park is a full height glazing of large glass to guarantee maximum daylight and the architecture layout was developed as a linear floor with proper relation between its facade width and offices depth.



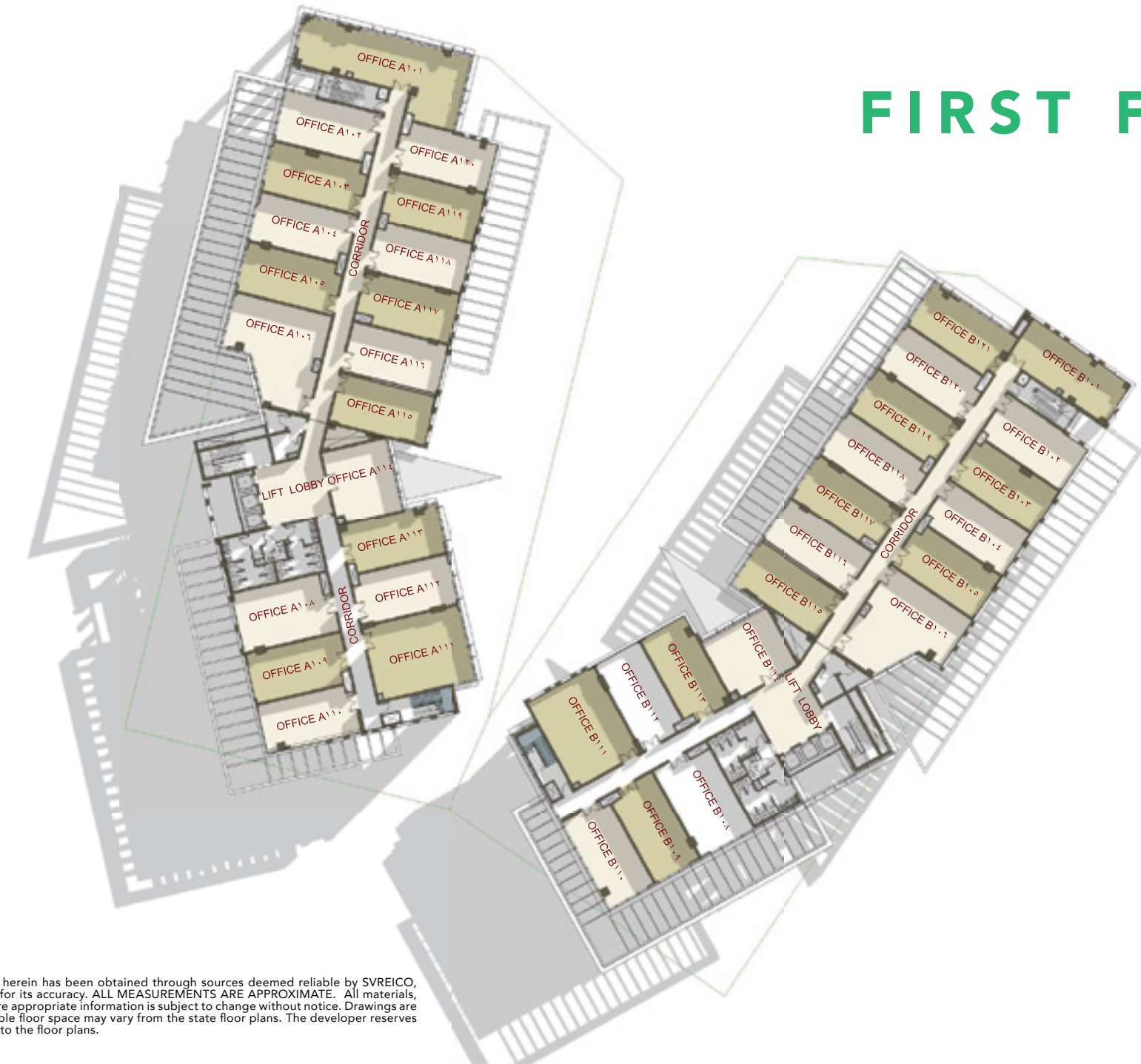
FLOOR PLANS



Multinational standards for small and medium enterprises are Linx's aspiration and they are the reality that is being created at Smart Village. A good community with top-notch facilities guarantees all business owners will have access to elsewhere unavailable amenities that cater to their everyday needs and wants. Focusing on young and promising enterprises, Linx provides key resources that inspire and encourage businesses to grow. With a wide range of office spaces starting at 70 SQM, Linx offers unparalleled options and flexibility, and value for money that compares to none other.

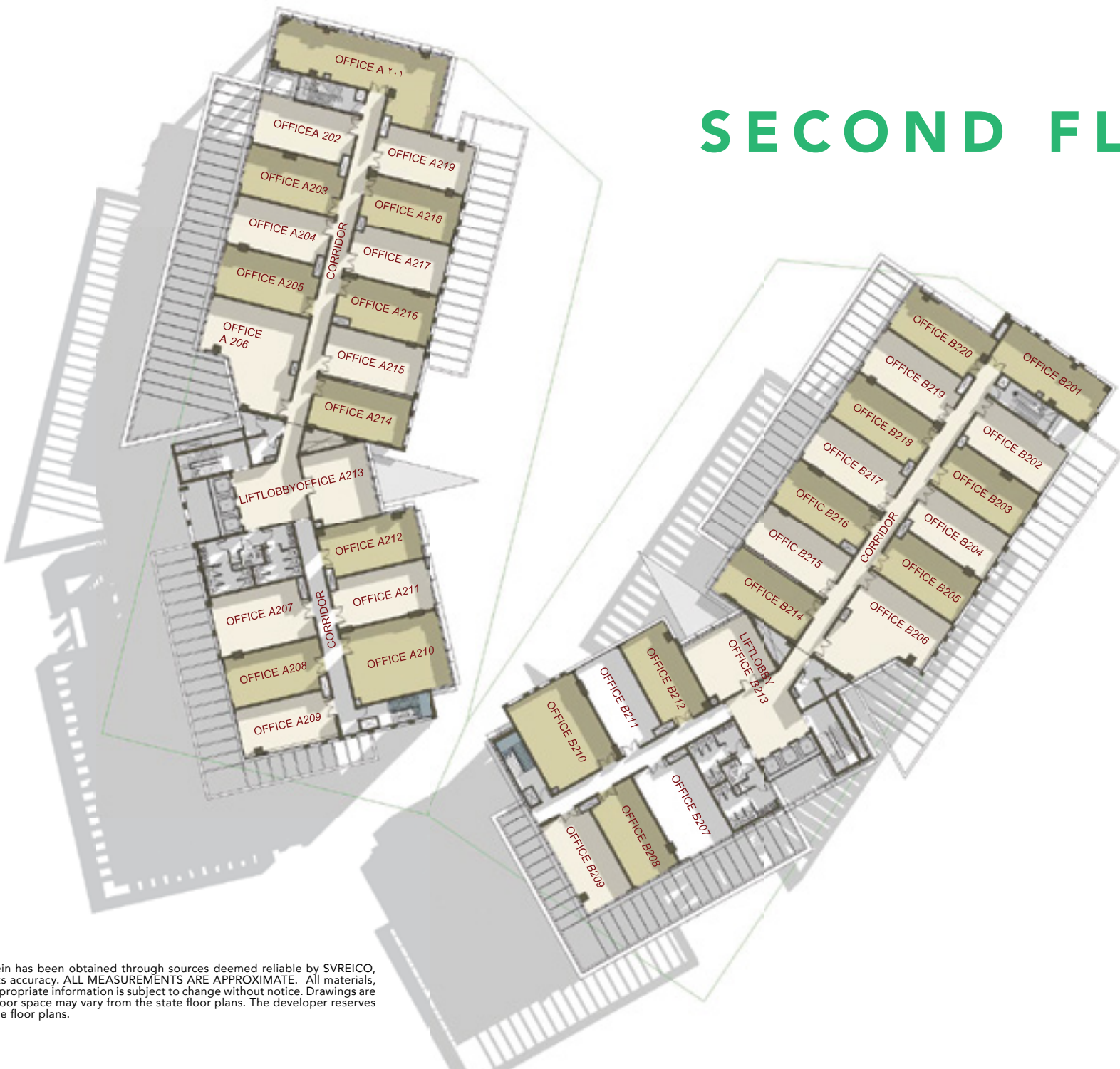
There are no better spaces for your offices.

FIRST FLOOR



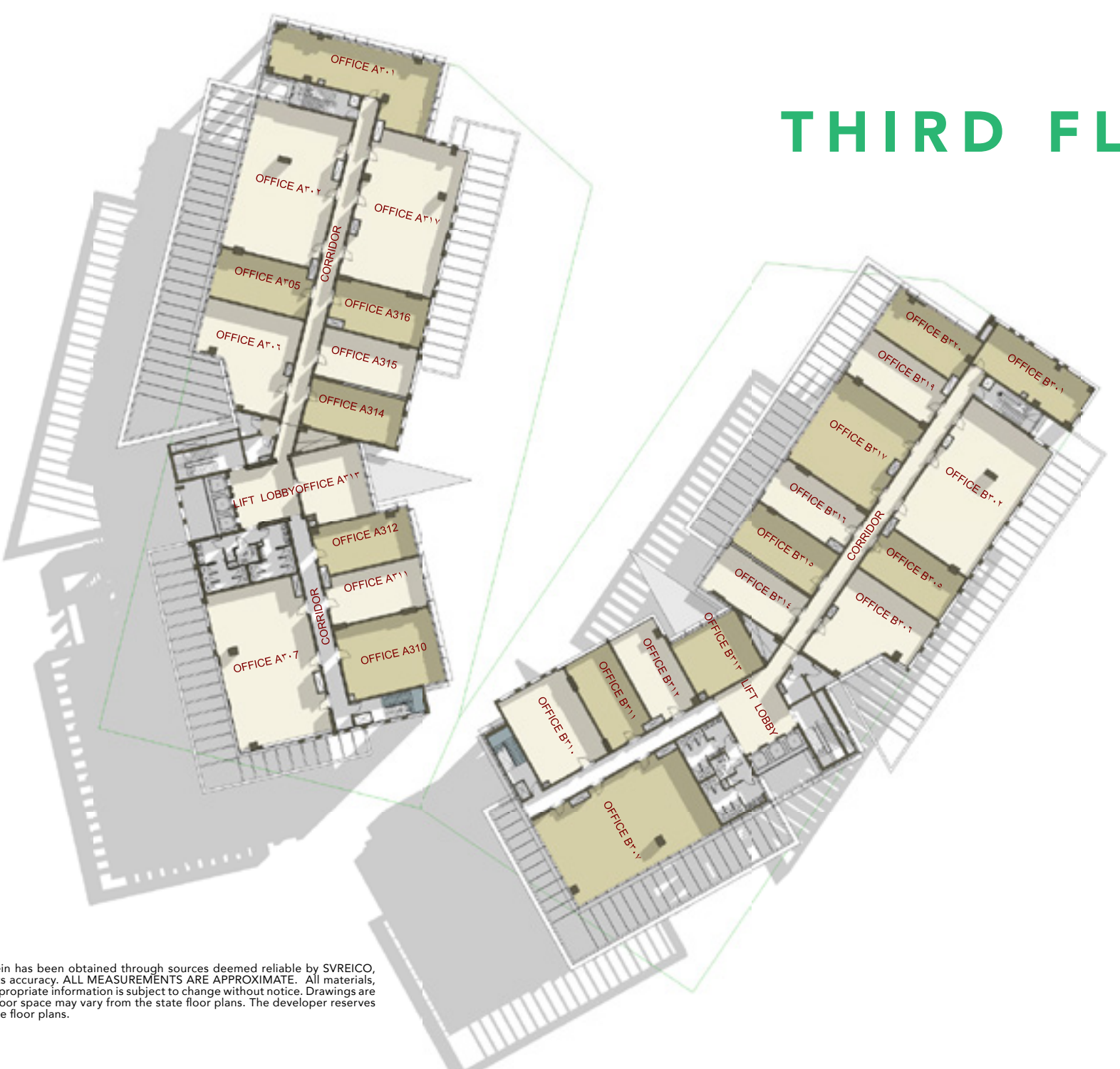
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SECOND FLOOR



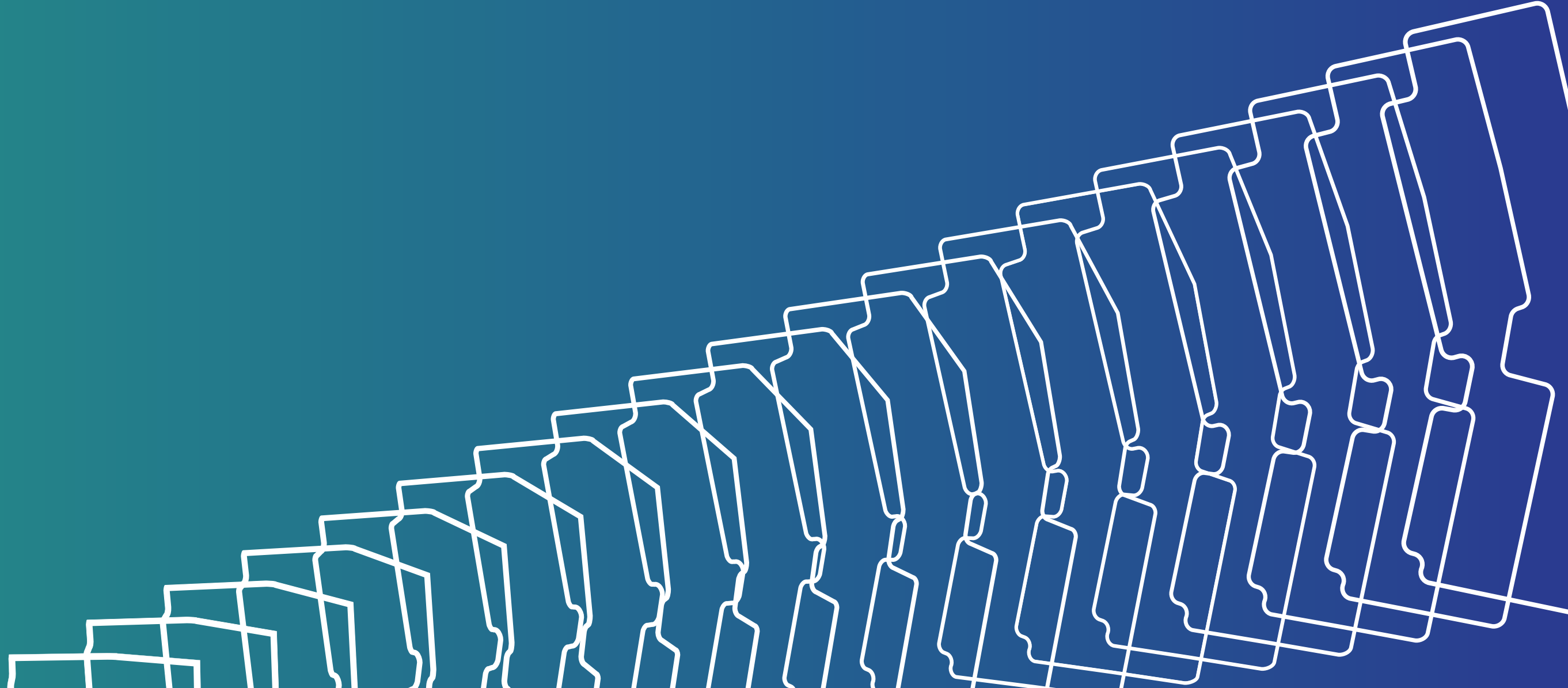
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THIRD FLOOR

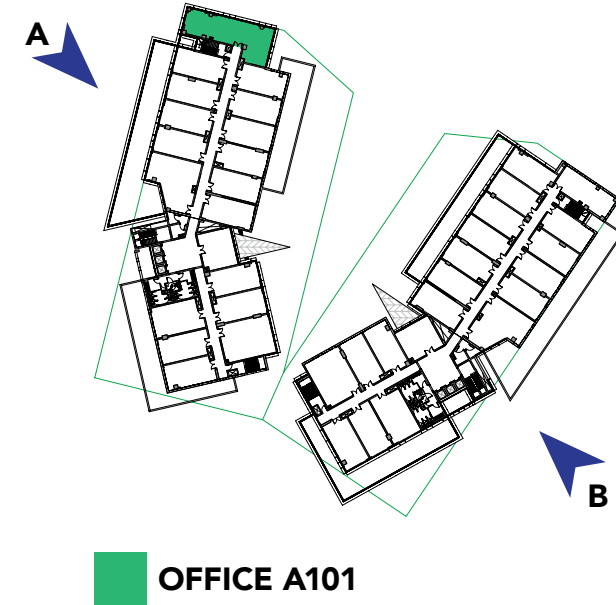
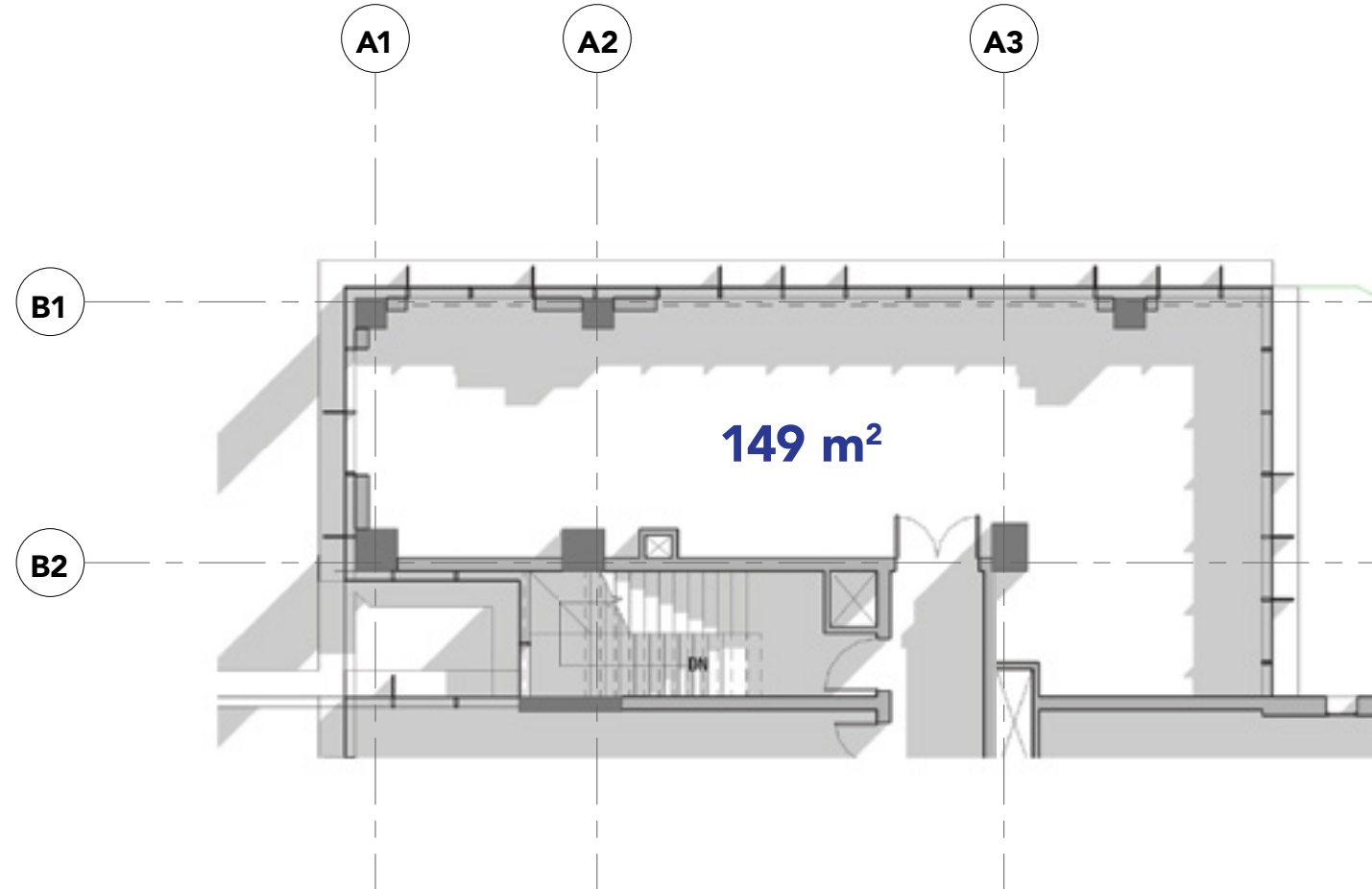


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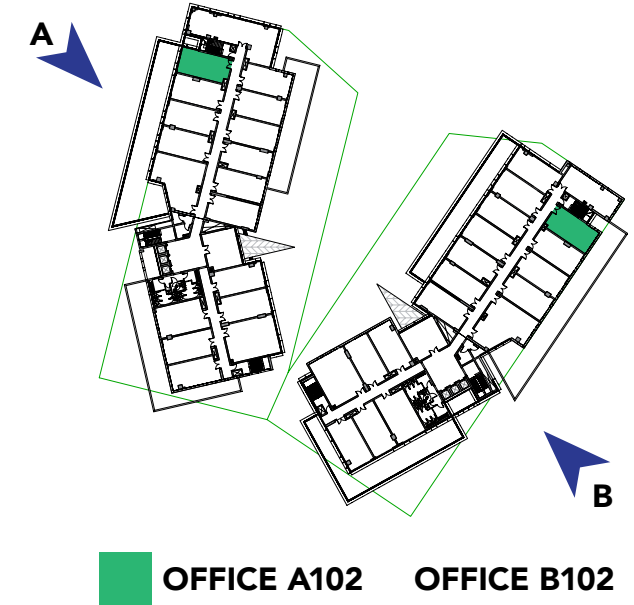
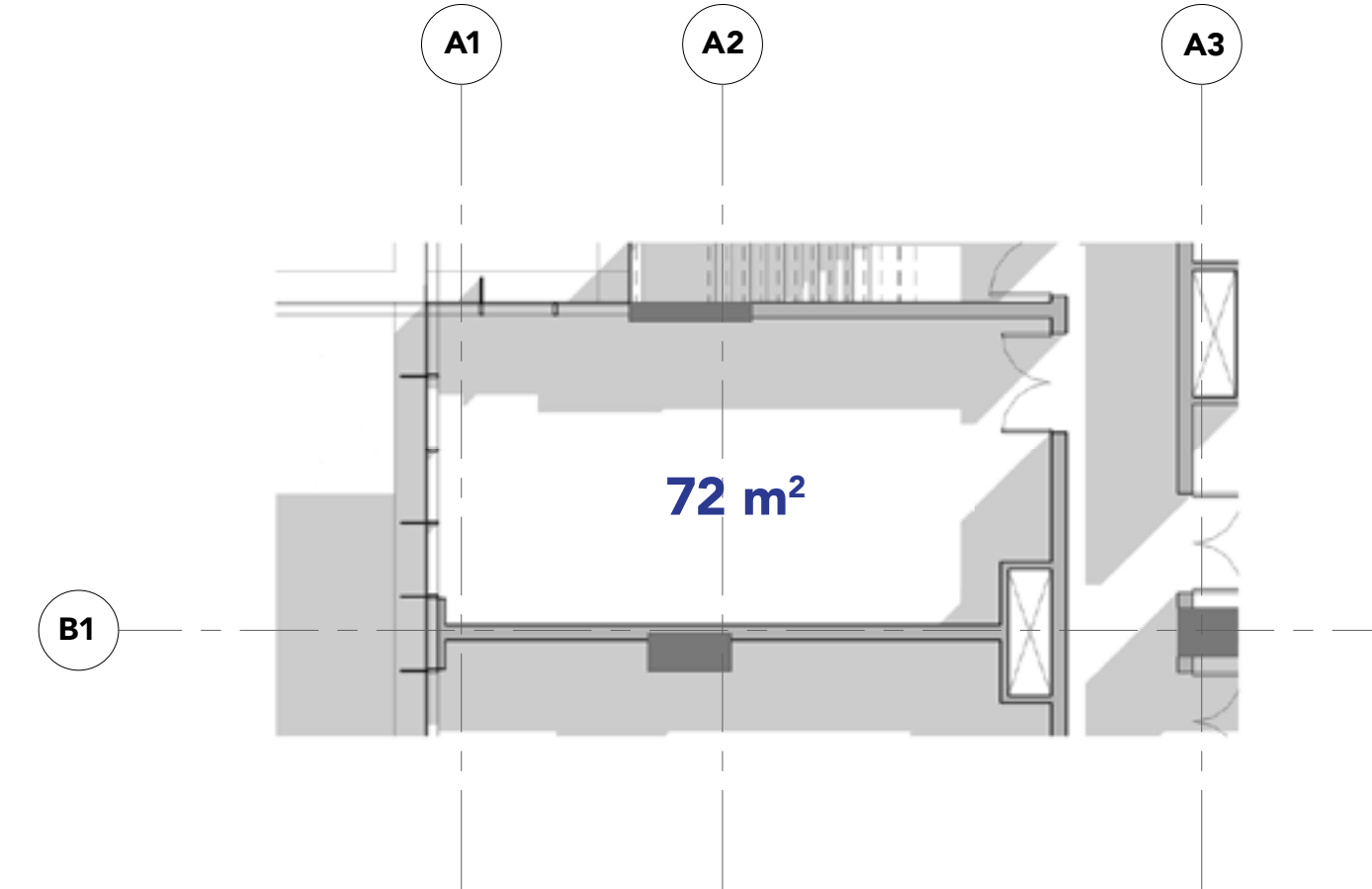
OFFICE PLAN



TYPE 1



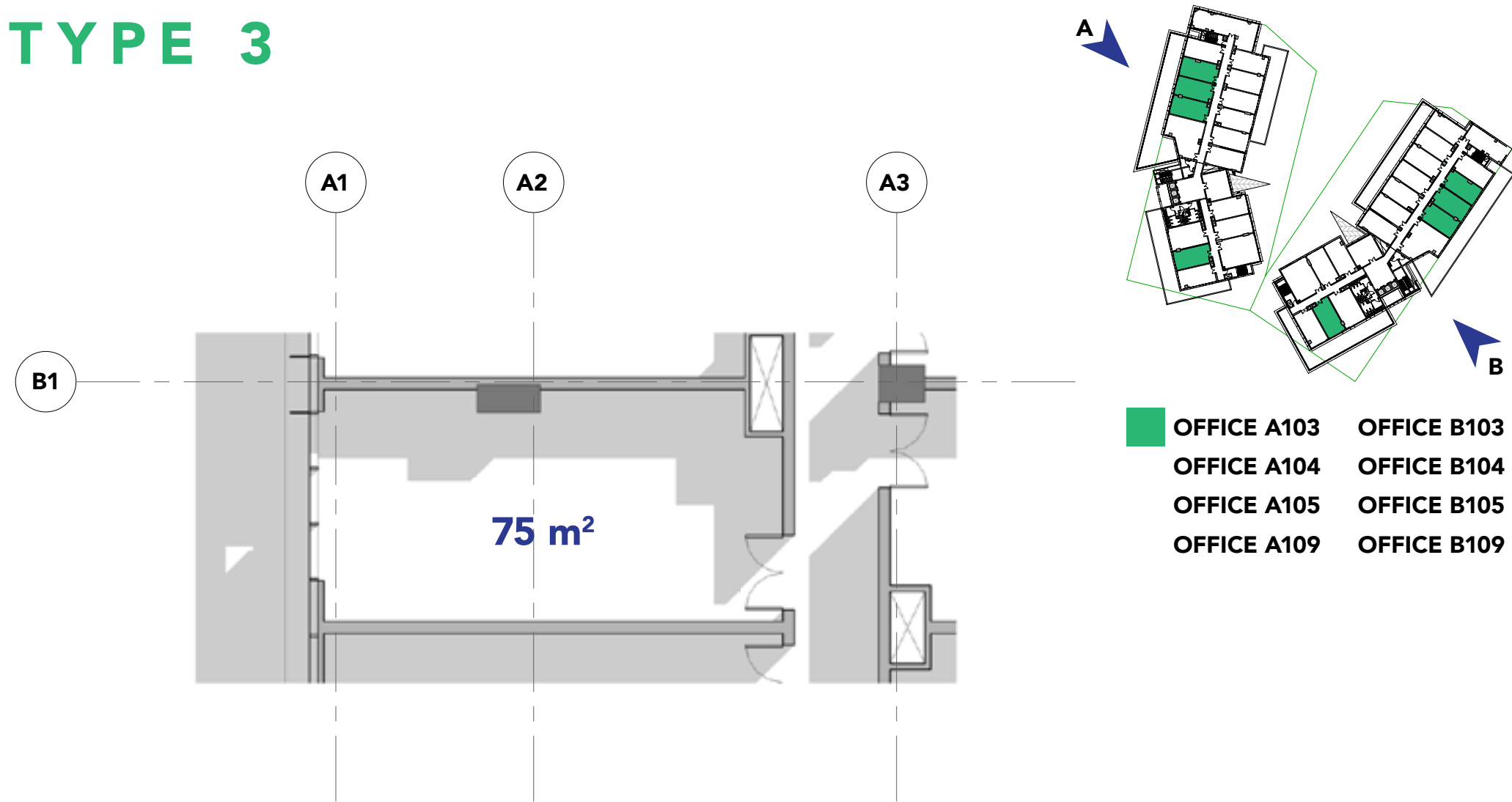
TYPE 2



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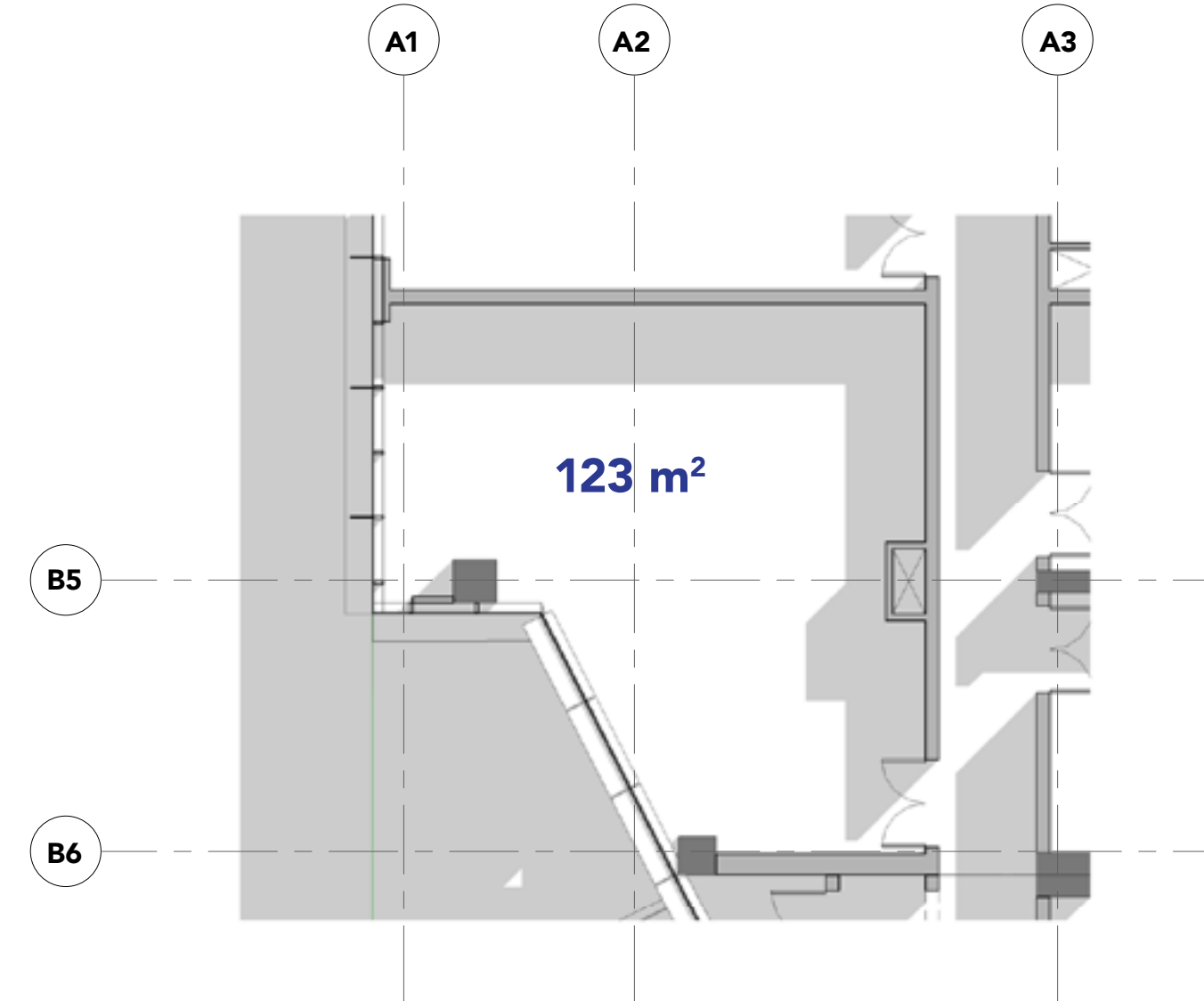
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TYPE 3



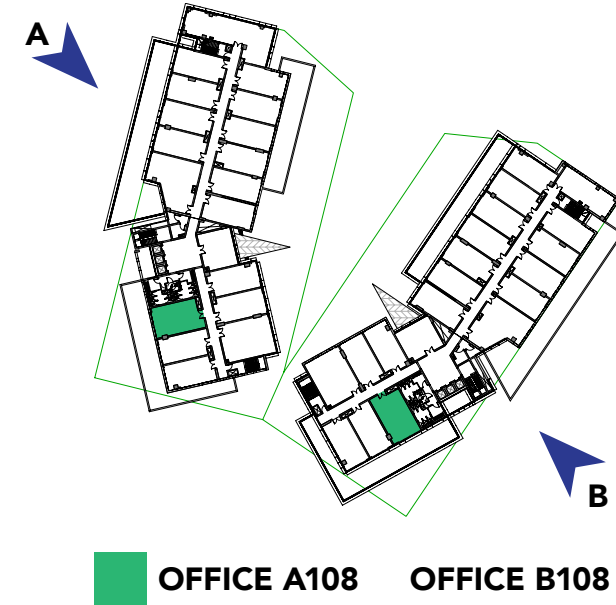
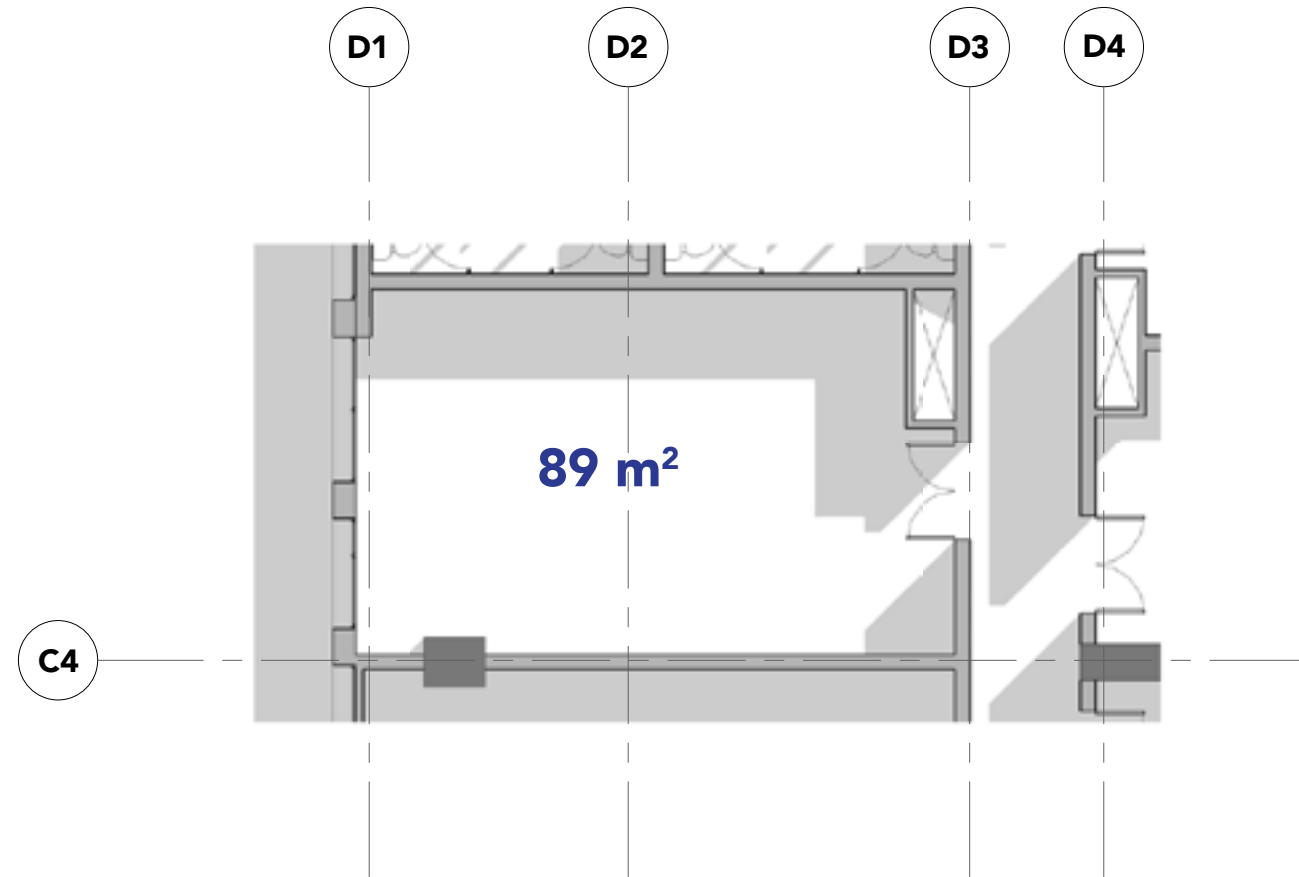
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TYPE 4

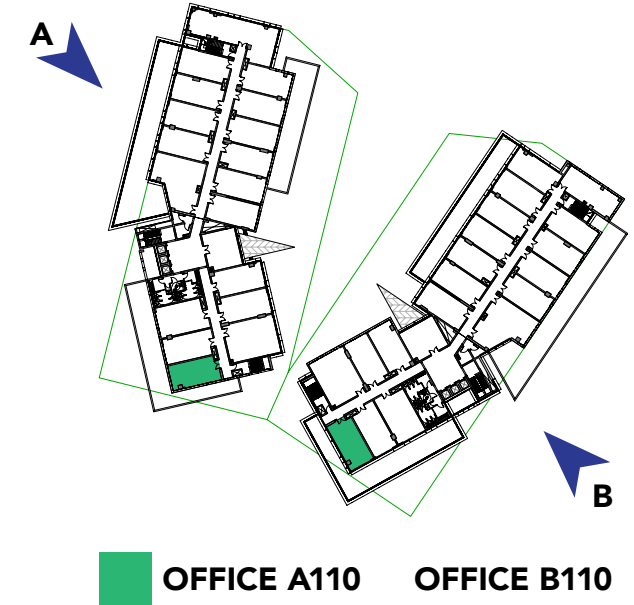
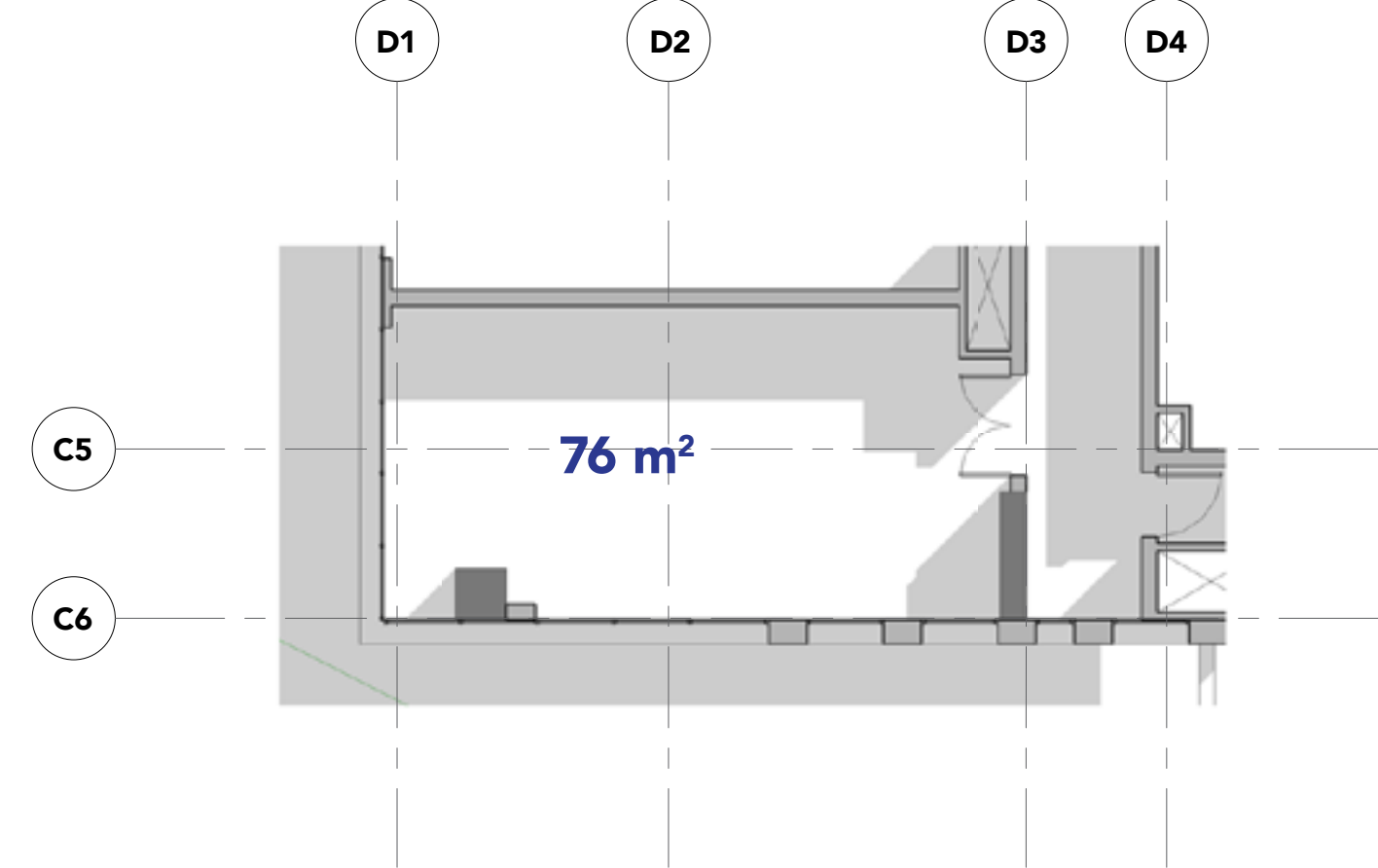


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TYPE 5



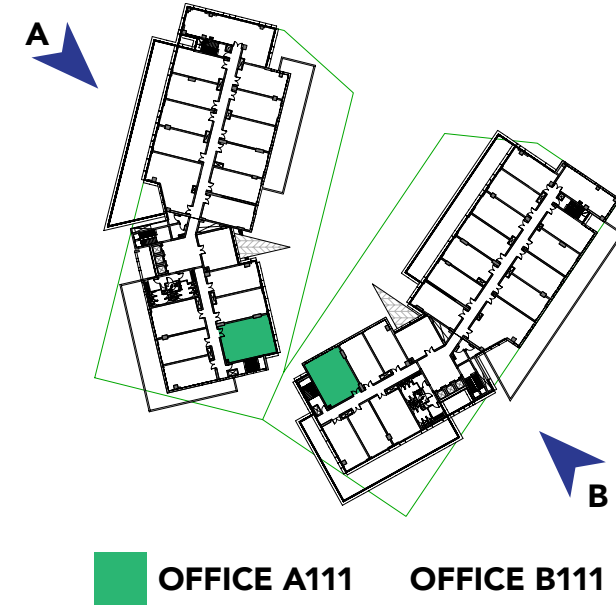
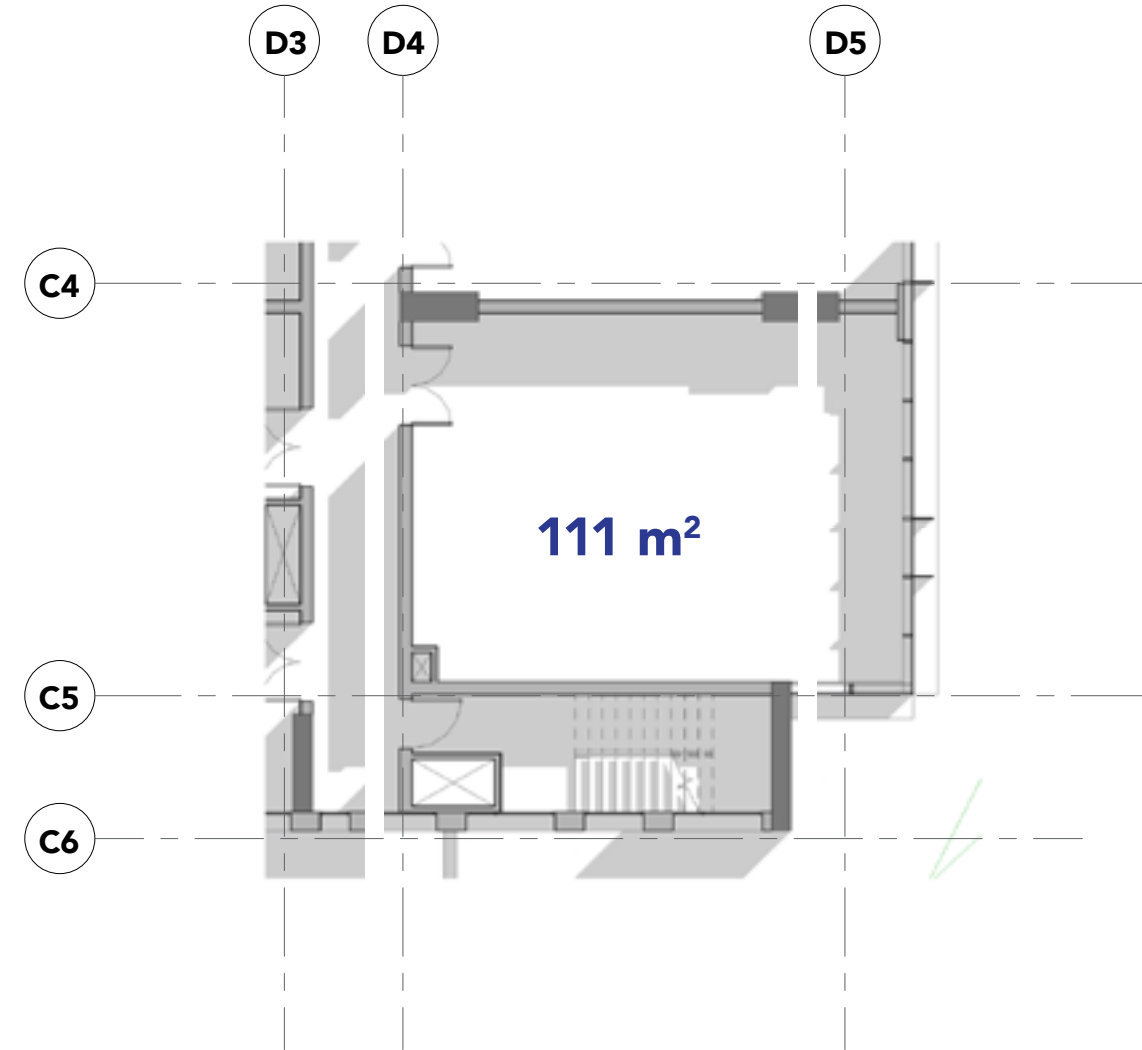
TYPE 6



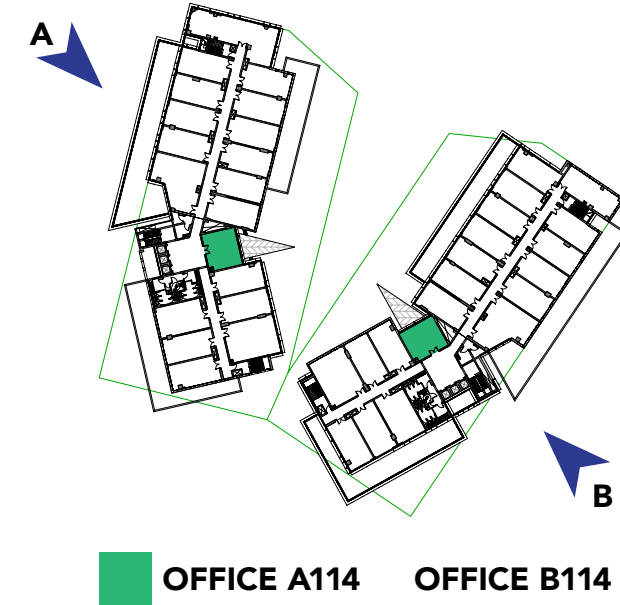
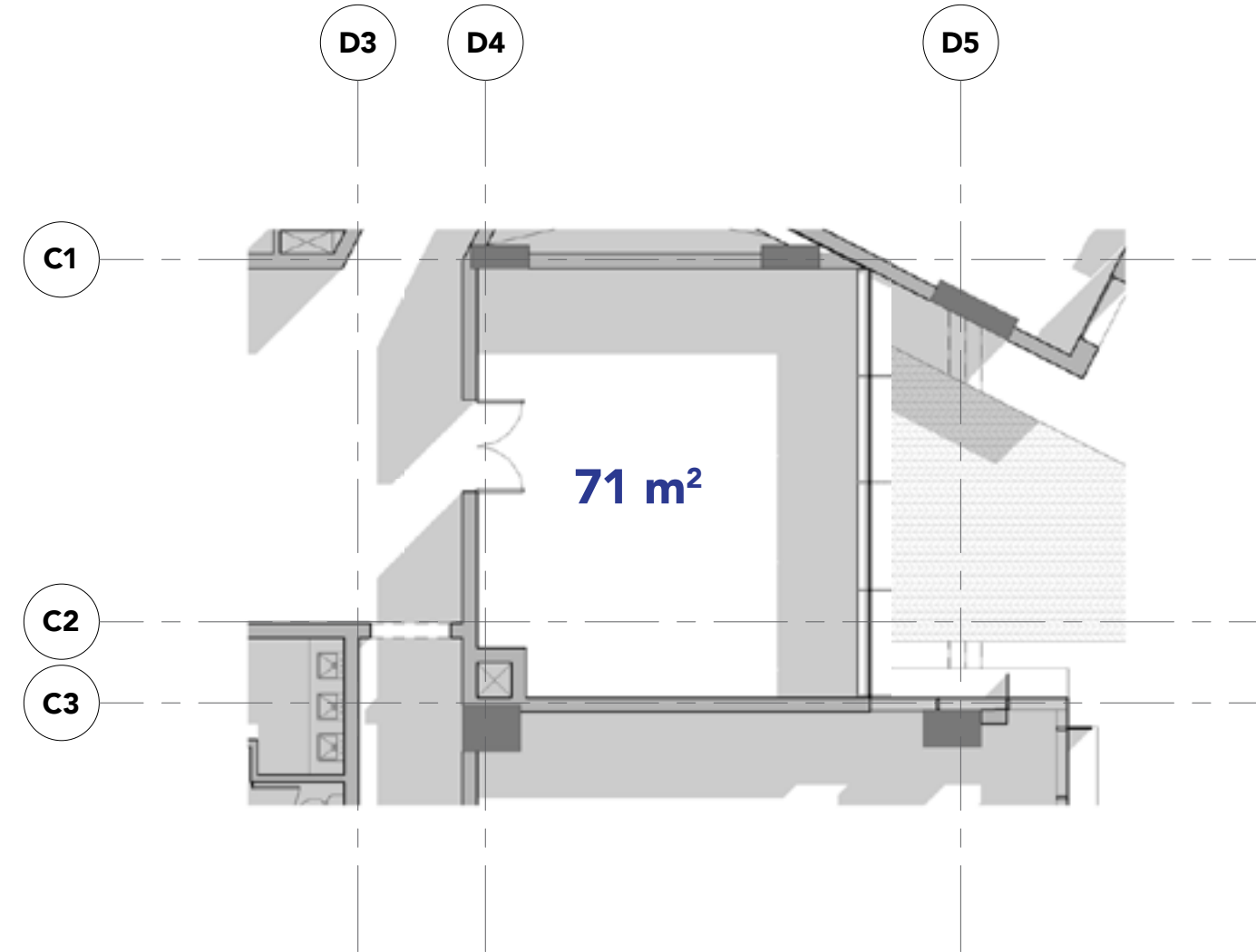
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TYPE 7



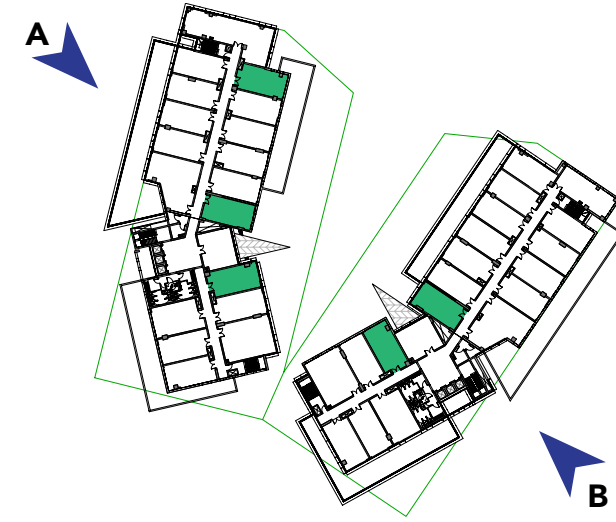
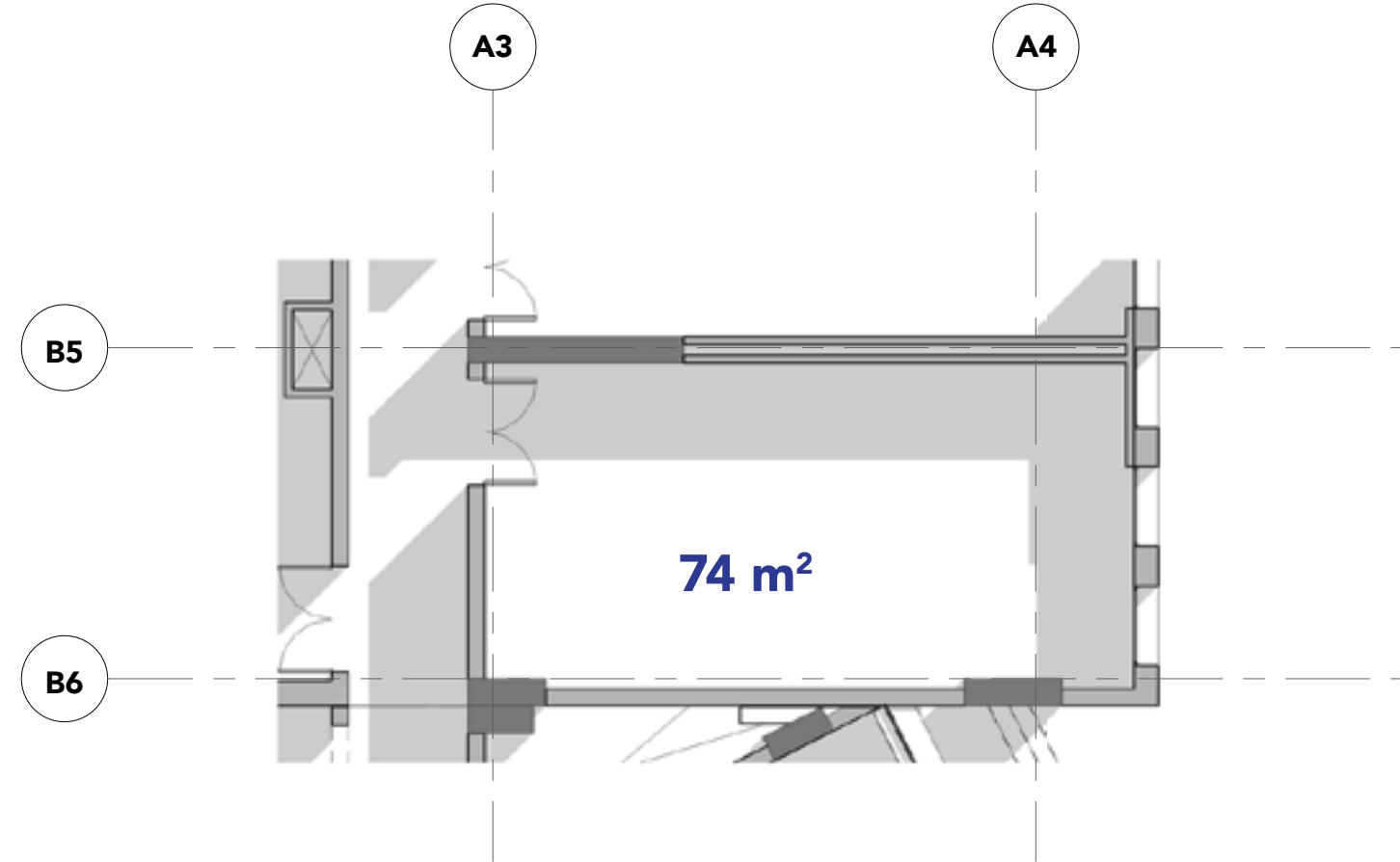
TYPE 8



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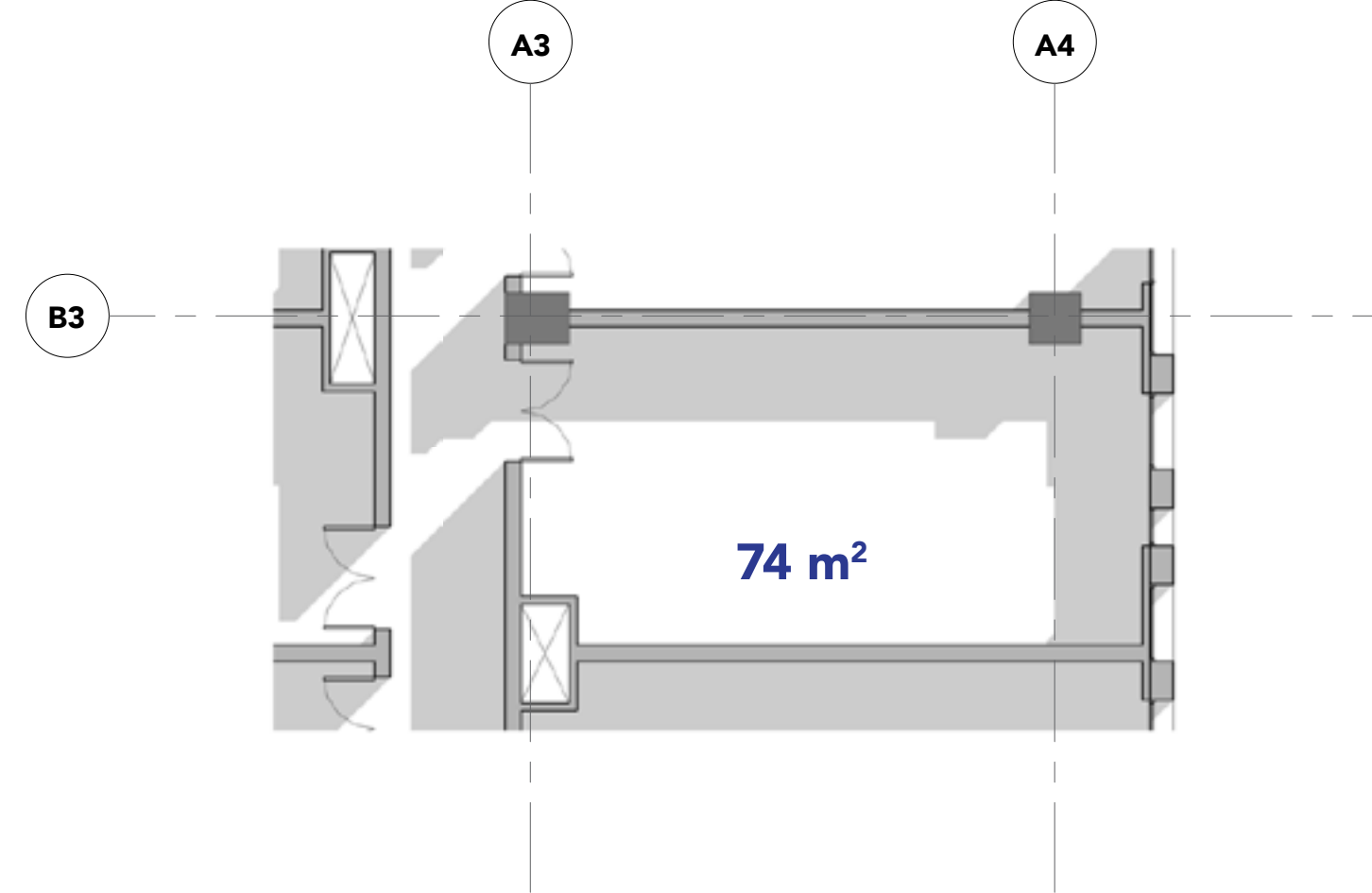
TYPE 9



OFFICE A113
OFFICE A115
OFFICE A120

OFFICE B113
OFFICE B115

TYPE 10



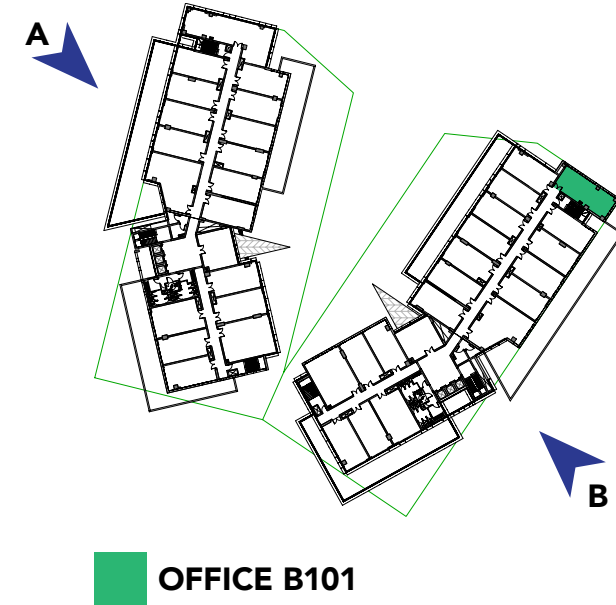
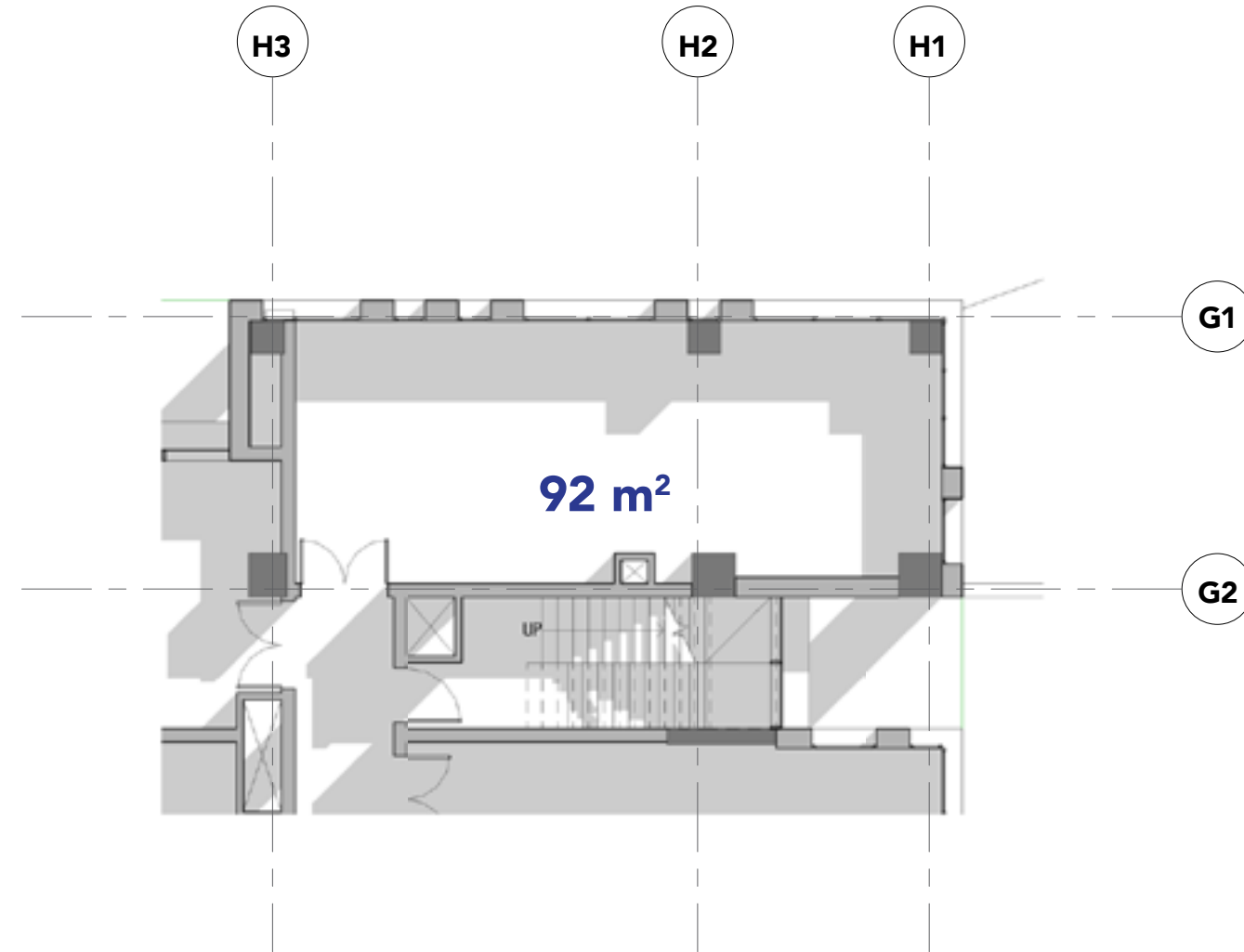
OFFICE A112
OFFICE A116
OFFICE A117
OFFICE A118
OFFICE A119

OFFICE B112
OFFICE B116
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OFFICE B118
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OFFICE B120

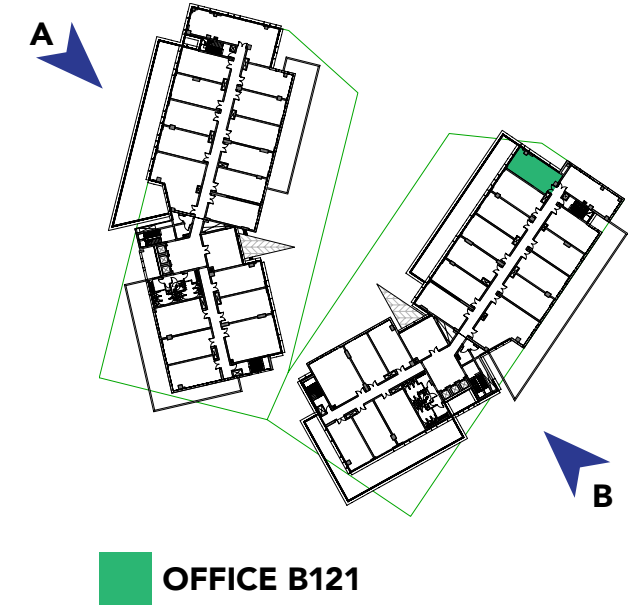
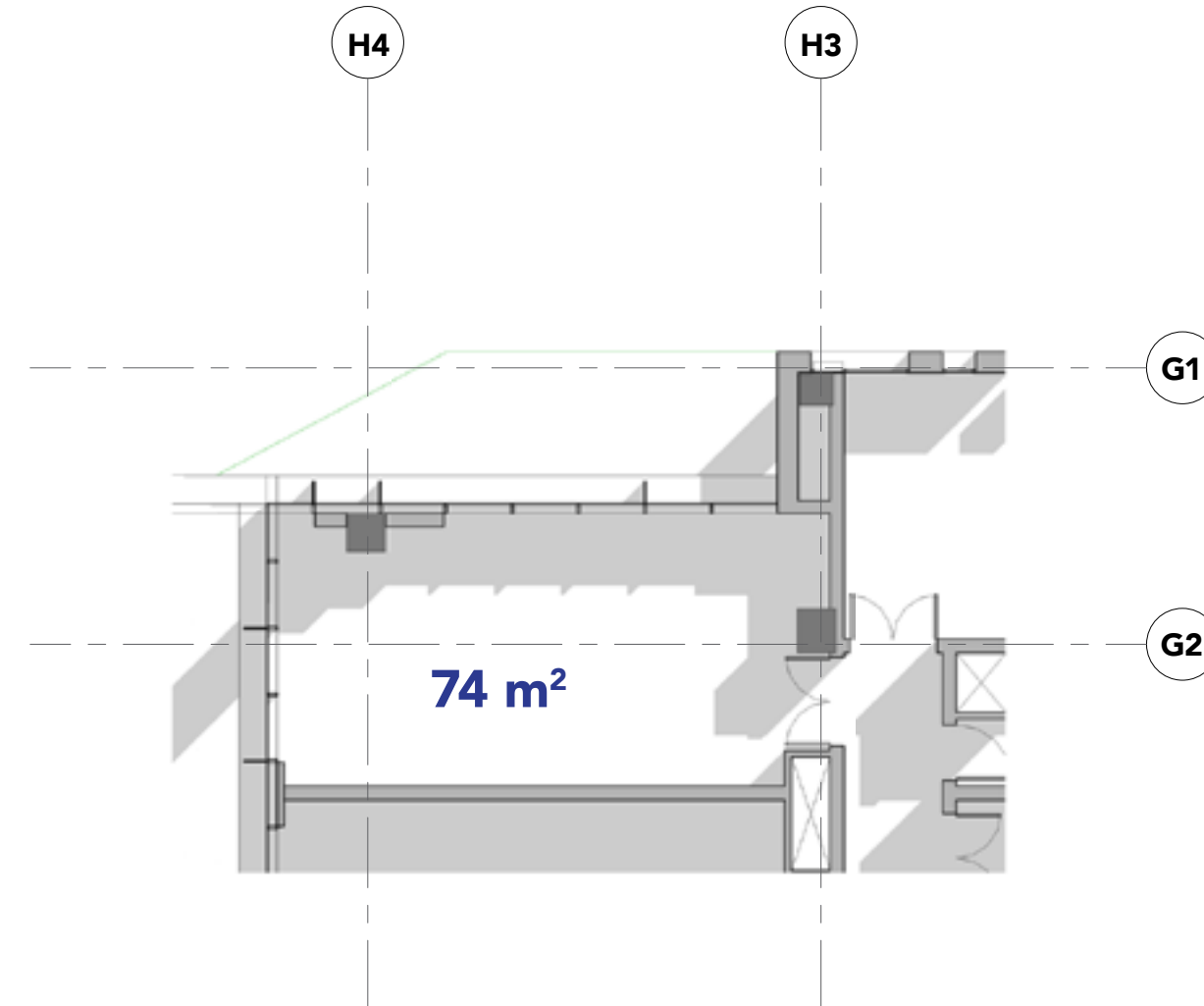
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TYPE 11



TYPE 12



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PARTNERS





Mimar is a leading professional design practice providing consultancy services in the core disciplines of Master Planning & Landscape, Architectural Design, Interior Design, Civil Engineering, Electromechanical Engineering as well as Project Management and Site Supervision.

Mimar was established in Doha – Qatar in 1997 then starts developing its network when started its operation in UAE in 2002 as Mimar Emirates to cover with offices in Abu Dhabi, Dubai, Sharjah and Ajman, as well as its in house bureau of structural and electromechanical design. This network has been enlarged to comprise Mimar Egypt in 2008, Mimar Libya in 2009 and Mimar Iraq in 2010.



Mimar Interiors, an independent design studio of Mimar Engineering, located in Dubai, Doha and Cairo.

Mimar Interiors offers designs services around the world. Whether your project is a “New – build” or an interior refurbishment, we are able to deliver a fully comprehensive service. Delivering full consultancy services including FF&E, lighting, signage & acoustics.

