



ROCK CAPITAL 1
— NEW CAPITAL —

**HAVE
A GREAT
WORKING
DAY
FULLY INTEGRATED
CENTRAL BUSINESS
COMPLEX**



ROCK CAPITAL 1
NEW CAPITAL



HAVE A GREAT WORKING DAY

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About El Batal Group

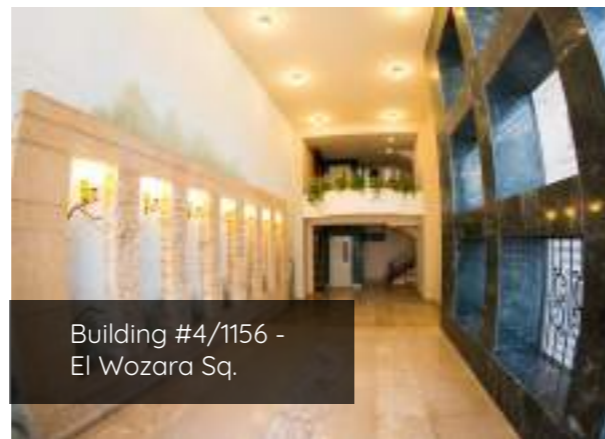
After **more than 40 years** of vision, experience, dedication and devotion, El Batal Group has built its true and lasting legacy. Passing over generations, it has become one of the Real Estate market leaders in the local, as well as, the international real estate markets.

Back in 1978, **Engineer Samir Doss**, the family patriarch, started as an independent contractor, always seeking to have transparent relationships with his clients, built on reliability and credibility in order to achieve long-term trust in his name. The early projects were at Zeitoun and Nozha El Gedida.

Engineers Adel and Emad Doss pursued their late father's legacy starting 1996; through building up and capitalizing in many provinces in **Egypt and Canada**, to expand El Batal Group's success story with steady and calculated steps in the real estate domain. Currently, El Batal Group's authorized capital is at **1.5 Billion Egyptian Pounds**.

In **2002**, Eng. Adel and Eng. Emad Doss united their efforts and aspirations to establish **El Batal Group**, an Egyptian shareholding company, specialized in real estate development.

The company then went on to develop up to **60 residential and commercial properties** in **Sheraton Heliopolis** district.



In **2010**, El Batal Group developed **17 acres in 6th of October City**, to build "Paradise Compound", consisting of **1,200 residential units**. The compound was delivered in 2016. It consists of all the necessary needs and requirements to cater to the daily requirements of residents to act as a fully integrated compound.



Later it was time for a transformational step, expanding to develop residential properties in Sheraton district. Today, El Batal Group's dominance in Sheraton Heliopolis is clearly noticeable.

In one of the **most dynamic commercial** hubs in Egypt, Sheraton Heliopolis inhibits excellent potential to attract a large population of more than 700,000 buyers and customers. It is a prime location that is close to top amenities and services including educational and health institutions, shopping malls, hotels, dining spots, as well as, its accessibility to major roads including the Ring Road, Salah Salem Road, Autostrad and Suez Road. Nowadays Sheraton Heliopolis has become a super attractive hub for commercial zones and businesses.



Building #149-150 - El Moltaqa El Araby



Building #6/1181 - El Wozara Sq.



B-Gate Building #12/1156 - El Wozara Sq.

El Batal Group has succeeded to have the biggest market share in the commercial domain in Sheraton Heliopolis through offering retail areas, amenities and administrative spaces, proudly attracting market leading brand names clients and tenants such as: **Mercedes Benz, CIB, National Bank of Egypt, Spinneys, Merck, PIL, ACE, BreadFast, Ministry of Foreign Trade, Negmet Heliopolis, Avon and Abou Qeer Fertilizers**, to become our partners in success.



Building #3/1150 - El Wozara Sq.

Many of El Batal Group's residential buildings in Sheraton Heliopolis offer commercially licensed properties with specific criteria, furnishing optimum convenience for all types of commercial activities.



29 El Moltaka El Araby

With ranging areas, multiple floors and wide facades, some of El Batal Group's residential projects, inclusive of commercial properties, include Twin Wave, A-Gate, B-Gate, C-Gate, Twin Gate and 29 Al Moltaka Al Arabi.



Building #1/1150 - El Wozara Sq.

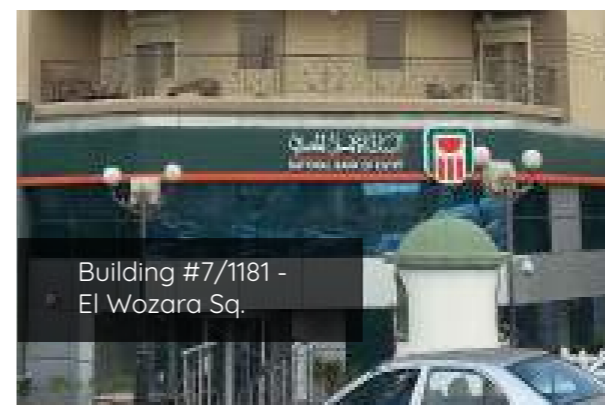
In addition to the ideal locations, all commercial zones are designed and built with care to offer prospective solutions for merchandises, facilities and retails.



Building #2/1150 - El Wozara Sq.



Building #4/1150 - El Wozara Sq.



Building #7/1181 - El Wozara Sq.



Building #2/1150 - El Wozara Sq.

Harrow, Essex County,
Ontario



OUR TRACK RECORD OF SUCCESS IN CANADA

In 2010, “Doss Homes Company” in Canada was instigated; becoming El Batal Group’s sister real estate company. It attracted several leading brand names including **Tim Hortons, CIBC Bank, Burger King, A&W, and Scotia Bank** among others to a variety of retail plazas. Doss Homes attained presence all over the province of Ontario, in cities such as Toronto, Hamilton, Niagara Falls, Pembroke, Harrow and Stoney Creek.

Building upon El Batal Group’s renowned name in delivering top class quality and enriching the real estate sector, it was time for growth to transcend their expertise in the field of construction, in order to penetrate the international real estate industry through the Canadian market.

TIM HORTONS, SCOTIA BANK, CIBC, BURGER KING, A&W AND MANY MORE PLAZAS.

The Doss brothers realized that in a rapidly growing market, it is important to stand out with a distinctively clear and consistent strategy.

Exposed to the cross culture community in Canada, they were inspired them to take their architecture to an outstanding diversified level.

Reflecting on the diversified cultural community in Canada, El Batal Group decided to elevate their architecture to a different level of cultural divergence; bringing a different concept to their hometown Egypt.



Stoney Creek, Ontario



Pembroke, Ontario



Hamilton, Ontario



Niagara Falls, Ontario

ROCK COMPOUNDS

Under the Rock umbrella, El Batal Group delivers four residential projects, each associated with a commercial zone and office spaces, totaling up to four compounds.

El Batal Group cultural Rock concept is the first of its kind, highlighting world-class architectural innovation in a cultural context.

The target was to build and develop sustainable and enduring homes with different styles through cultural-themed compounds, each characterized by the features that define each worldly culture. Embracing this start point, the Rock concept was brought to light in 2016, represented in a chain of cultural compounds in East and West of Cairo.

ROCK EDEN — 6TH OF OCTOBER —

PHASE 1
DELIVERY
2021

T R U L Y E D E N

Rock Eden compound consists of approximately **1000 units extended over 34 acres** all while maintaining creatively designed landscapes and alluring sceneries in the lively and attractive **6th of October City**.

ROCK VERA — NEW CAIRO —

DELIVERY
2021

T H E I T A L I A N B E A U T Y

Rock Vera compound is inspired by the timeless **Italian architecture**. **Built on 11 acres**, it contains over **270 units** in **New Cairo, Fifth Settlement**, right off Road 90 and 5 minutes away from AUC.

ROCK VILLE — OBOUR CITY —

DELIVERY
2021

T H E A S I A N C H A R M

Rock Ville is a compound that embodies the charm found in **the Asian lifestyle**. This compound is located in the heart of **Obour City, 5th District** and consists of over **101 villas built over 12 acres**.

ROCK YARD — SHERATON —

LAUNCHING
SOON

R E T R O L O N D O N

Rock Yard is a **3 acres** privately closed compound offering **300 apartments** inspired by the British culture and its classic façades. The compound is located in **Sheraton Heliopolis, Nasr Road, behind Mercedes Benz**.

ROCK GATE — NEW CAIRO —

COMING
SOON

T R E N D Y L U X U R I O U S B U S I N E S S H U B

Rock Gate is built on **3 acres** and it provides a fully equipped Administrative & Commercial Zone, located in the **New Cairo, Fifth Settlement** in the **Golden Square**, overlooking The Central Park.

WELCOME
TO A SOPHISTICATED
NEW GENERATION
WORKPLACE

ROCK CAPITAL 1
NEW CAPITAL



H A V E A G R E A T W O R K I N G D A Y

ABOUT THE NEW ADMINISTRATIVE CAPITAL

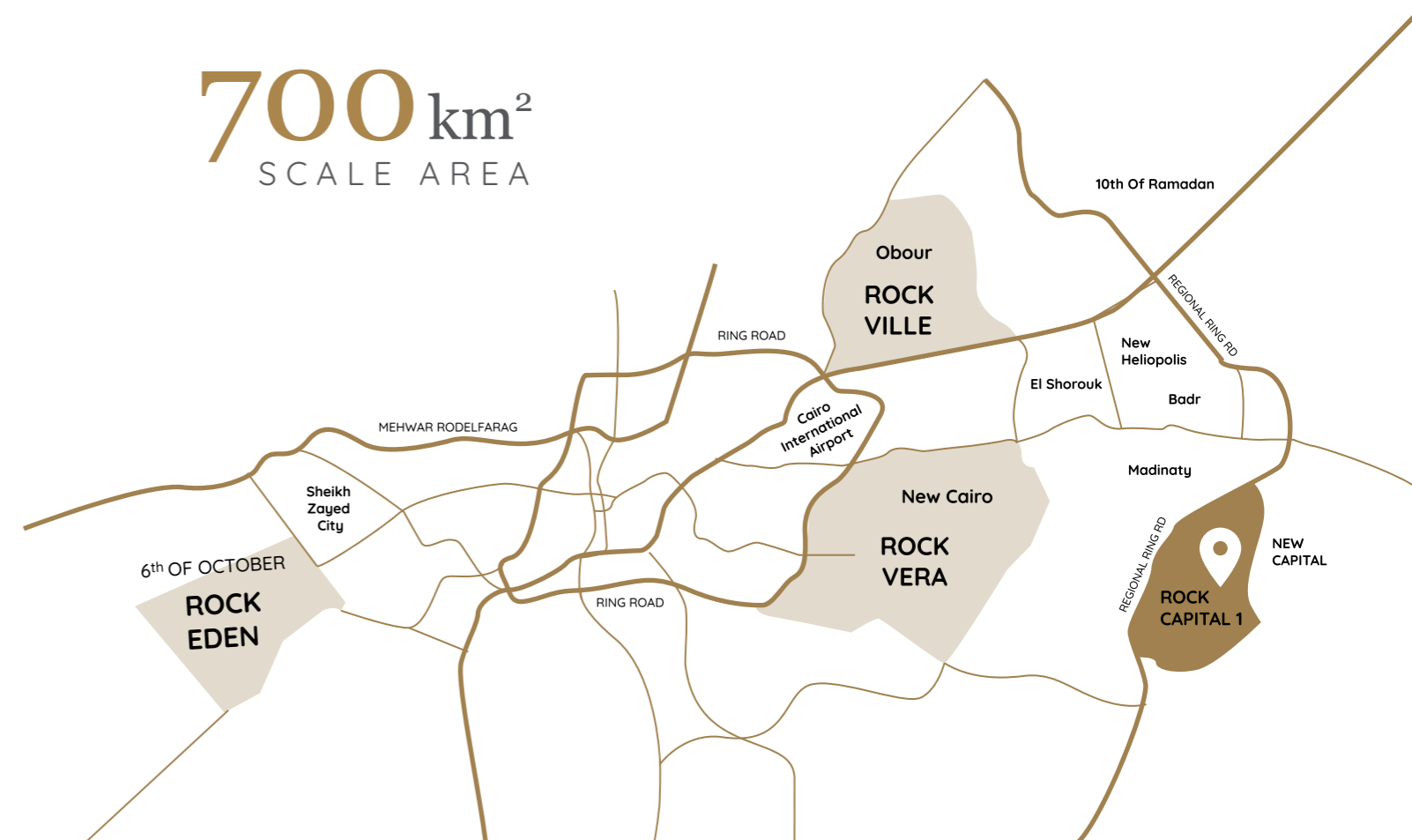
The smart city of tomorrow

The New Administrative Capital is quickly becoming the beating heart of Egypt. It will strengthen and expand the country's economy; bringing together the new executive government offices and also, extending new locations for residences, work, as well as, the feasibility of completing all necessary daily life demands.

Location

The New Administrative Capital is located 45 kilometers East of Cairo and just outside the Second Greater Cairo Ring Road, halfway to the seaport city of Suez.

700 km²
SCALE AREA

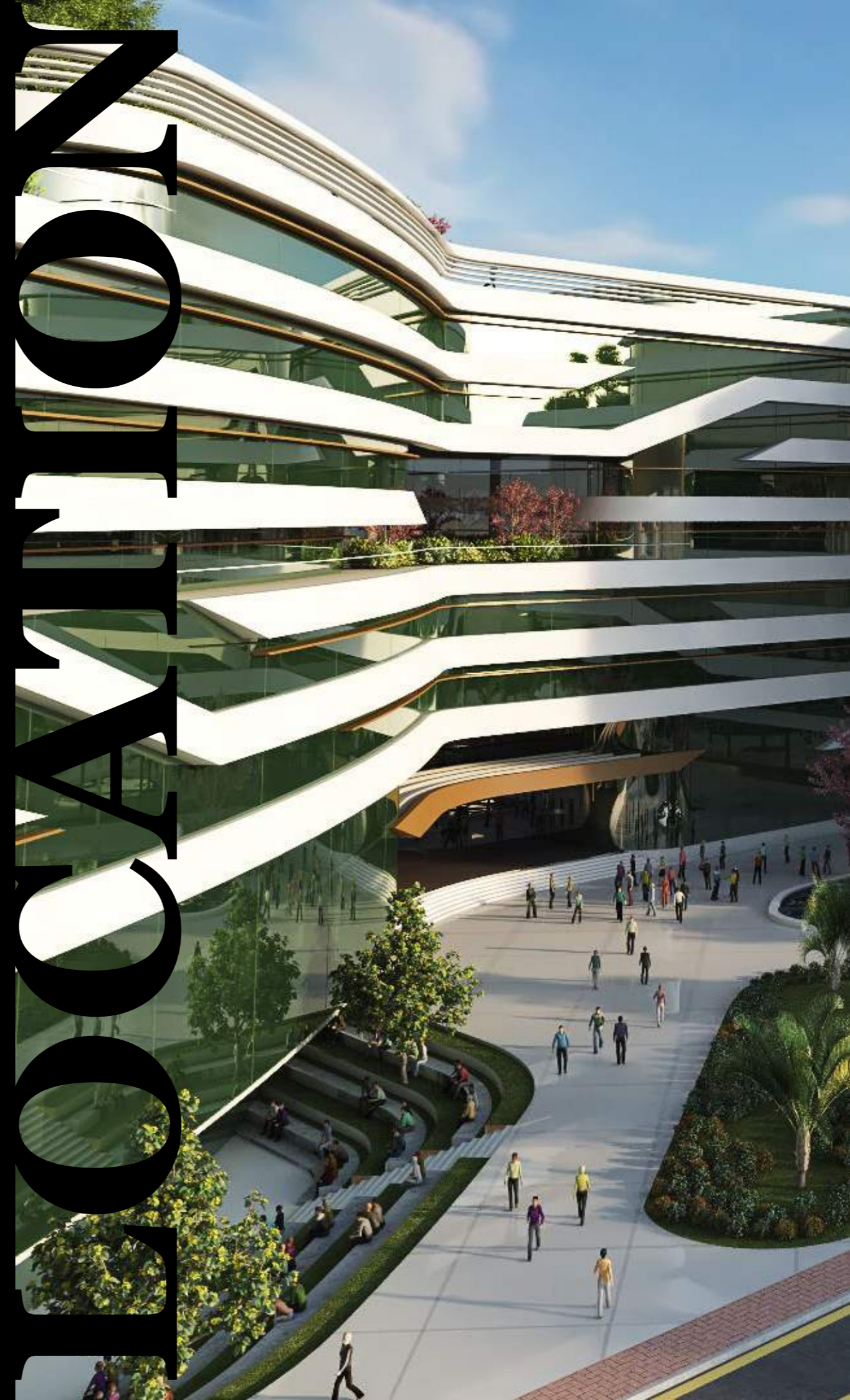


ROCK CAPITAL 1

Located in the heart of Cairo's New Capital Financial District, Rock Capital 1 is a sophisticated new generation workplace with a design philosophy centered on human prosperity. Its pivotal location provides all the units in the business complex with a plethora of landmarks within its close proximity.

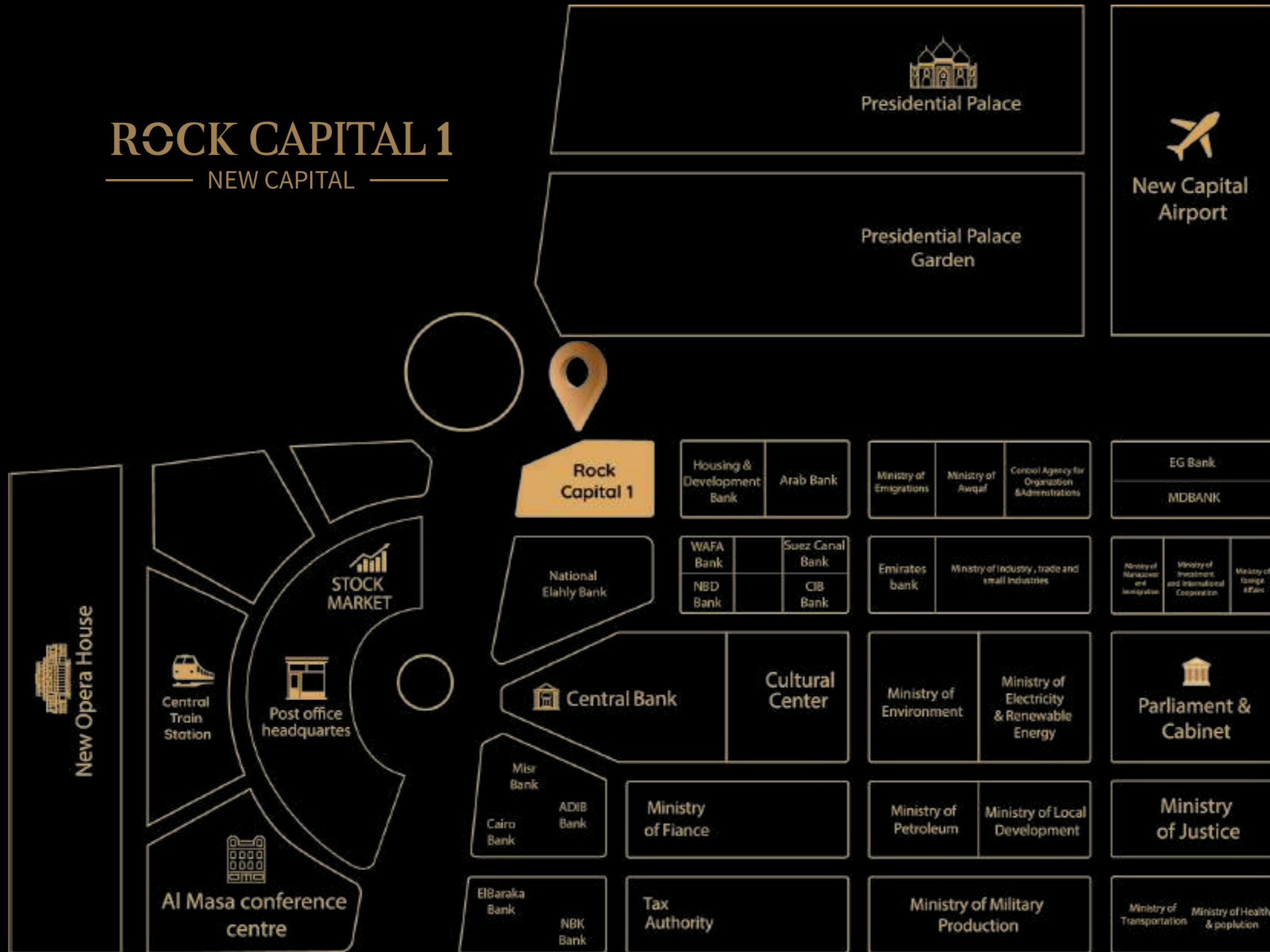
Driving Distance, Location
are minutes away from:

- Presidential Palace ----- 6 mins
- Ministries and Parliament ----- 4 mins
- Governmental Executive Offices -- 3 mins
- The Central Bank of Egypt ----- 2 mins
- Banks Zone ----- 2 mins
- Foreign Embassies ----- 5 mins
- Integrated Transportation
 Network ----- 3 mins
- Post Office Headquarters ----- 2 mins
- An assortment of administrative
 communities ----- 3 mins
- Cairo International Airport ----- 50 mins



ROCK CAPITAL 1

NEW CAPITAL



LOCATION LOCATION LOCATION
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PARTNERS IN SUCCESS

WSWArchitects

We collaborated with a world-renowned company for the architectural concept, WSW-Architects. They are one of the most successful award-winning Building Surveying and Architectural Design Practice companies in the world, and they hold extensive skills and vast experience; working primarily with clients throughout the UK and Dubai, all along delivering projects in a friendly and professional manner.

Star Projects



Emirates Towers



Dubai's Palm Jumeirah-UAE

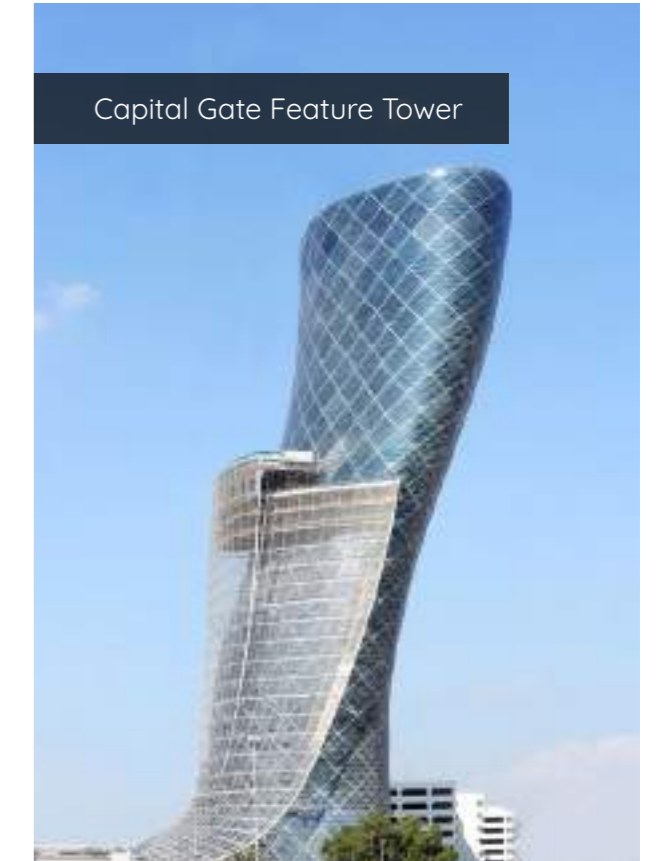
TED JACOB ENGINEERING GROUP

We cooperated with Ted Jacob Engineering Group (TJEG) for planning, building design, and construction for the business complex. Ted Jacob Engineering Group: is a consulting engineering firm specialized in the planning, design and construction of buildings.



Cleveland Clinic Abu Dhabi Hospital-UAE

Star Projects



Capital Gate Feature Tower

Star Projects



The Beach JBR-UAE

cracknell

El Batal Group joined forces with Cracknell for landscape design.

Cracknell is based in London and is a specialized company in landscape designing.



Four Seasons Hotel-Dubai- UAE,

Star Projects



The New Capital Administrative Buildings.

ECG **مجموعة المهندسين العرب للاستشارات** ENGINEERING CONSULTANTS GROUP S.A.

ECG was Rock Capital 1 project general consultant.

ECG is Egypt's top engineering consultation group that has designed many buildings.



Smart Village Cairo



PROJECT VISION

El Batal Group's vision, is to develop an office space that creates a new generation of office understanding, disrupting the notion of functionality and giving more room to an experiential based development over and above the functional aspect.

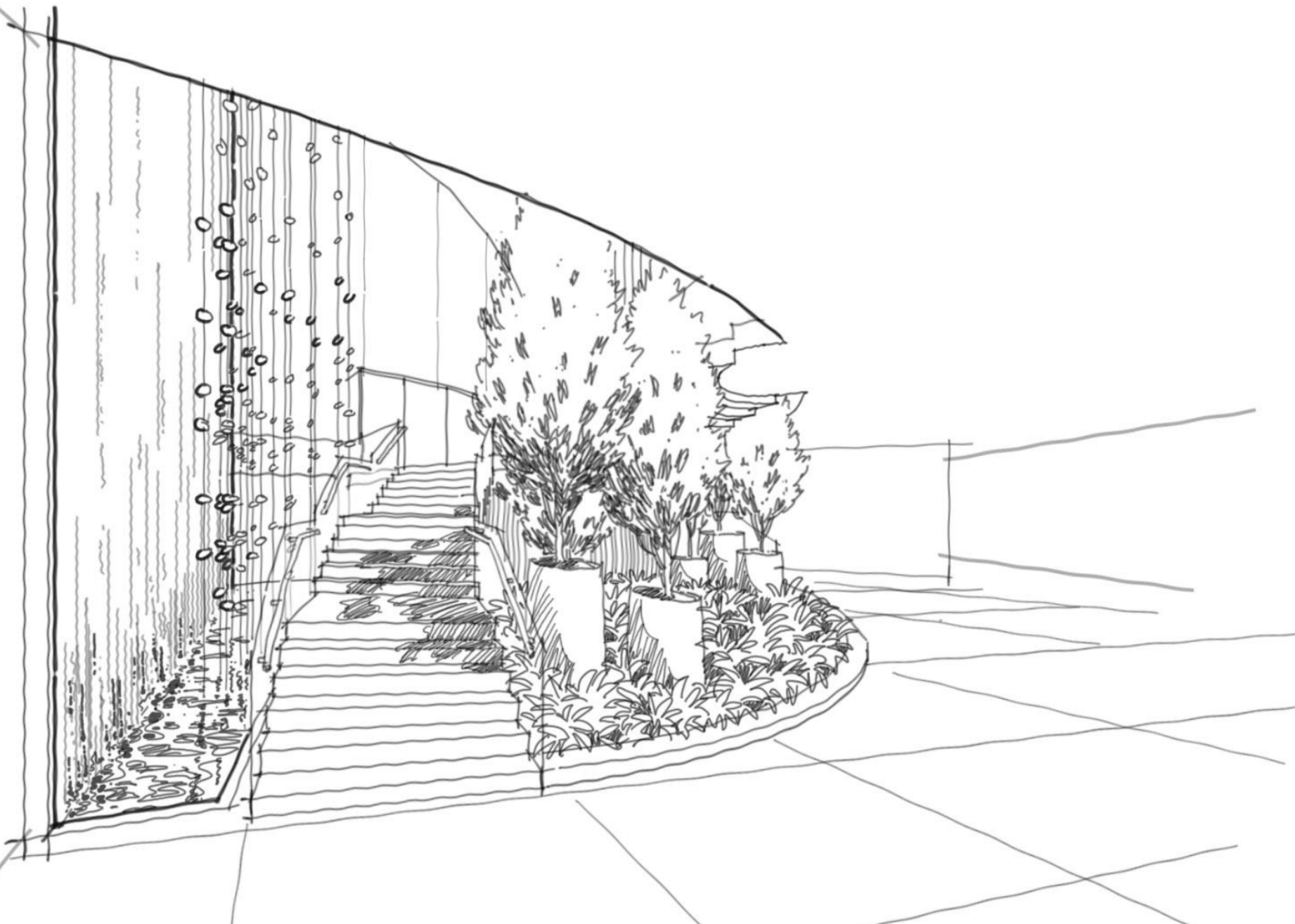
The project will bring in lifestyle and human interaction elements that enrich the users' experience and add to their daily life with a competitive edge of coping and adhering to an **Eco-friendly environment.**

In addition to being an exceptional internal experience, the exterior of the office park stands-out within the district as **an iconic building that will become a landmark to be recognized by all.**

Rock Capital 1 is a space to grow and flourish. An iconic, smart office complex standing today as an urban oasis. As a new generation workplace in the heart of The New Capital, Rock Capital 1 features terraces, roof gardens, an articulated building form and a glass-clad façade.

A beacon of modernity equipped with amenities that merge work, life, and play. Here, your fullest life can come to fruition.

At Rock Capital 1, you are sure to
“Have a great working day”



A beacon of modernity equipped with amenities that merge work, life, and play. Here, your fullest life can come to fruition.

DESIGN PHILOSOPHY

Rock Capital 1 is a symbol of human achievement; a literal and metaphorical landmark that will set a new criterion for work and life. Located in the heart of Cairo's New Capital Financial District, it embodies Egypt's role in the global economy, celebrating its dynamic and diverse metropolis through a visionary blend of aesthetics, craftsmanship and design anthropology.

The design is a juxtaposition of layered elements using form, color and texture to create a workplace that is at once stimulating and serene, with alternate formal and social environments nourishing mind, body and soul.

Inspired by the meandering lines of the life-giving Nile as it carves its winding path through the waves of the desert sands, Rock Capital 1's key design features are derived from the identity and essence of Egypt.

The project intends to set an unprecedented benchmark for work, life, providing comfort, efficiency and convenience that blend traditional values with modern lifestyles.

A host of facilities and amenities are integrated seamlessly into the design to heighten productivity through stimulating the senses and easing work tensions with alternate physical and social work environments. This is an architectural solution of timeless elegance; distinctive yet unpretentious.

Rock Capital 1 is a tangible proof of the greatness within us all.

“ At Rock Capital 1, you are sure to
Have a great working day ”



ROCK CAPITAL 1

NEW CAPITAL

Rock Capital 1 is designed and built to satisfy and cater to all types of businesses and offices. **The total built up area is 100,000 sqm** and the average gross area per floor is 9,000 sqm. Rock Capital 1 is 100,000 sqm of office space, amenities and services complemented with 4,000 sqm of landscaped terraces, interconnected by an atria and terraced gardens.

There are two underground parking levels of area 25,000 sqm to suffice the 8 floors capacity.

There are 5 atriums inside the building all the way from the ground level up to the roof.

To emphasize the concept of an **Eco-friendly environment** with sufficient air circulations that ensure minimum pollution levels, the building was designed to have open-air terraces starting at the 4th floor. Likewise, for relaxation and chilling out throughout your working day there is greenery, breakout lounges, fitness club and physiotherapy, along with a wide range of amenities to offer a healthy work environment.

Rock Capital 1 is completely secured 24/7. We made sure in the design to:

- Secure protection against seismic loads
- Have emergency stairs located every 30m
- Mount gypsum double wall with -insulation to avoid noise
- Put in large distances between glass and nearest obstacle
- Install solar panels
- Offer improved indoor air quality HEPA Air Purifiers
- Establish a fireproofing and firefighting system.

A woman with curly hair and glasses is sitting on a light-colored sofa, working on a laptop. She is wearing a white long-sleeved shirt and blue jeans. The background shows a modern living room with a large potted plant and a window with blinds.

WE CARE THAT YOUR EMPLOYEES AND VISITORS

*“ Have a great
working day ”*

MAIN ENTRANCE

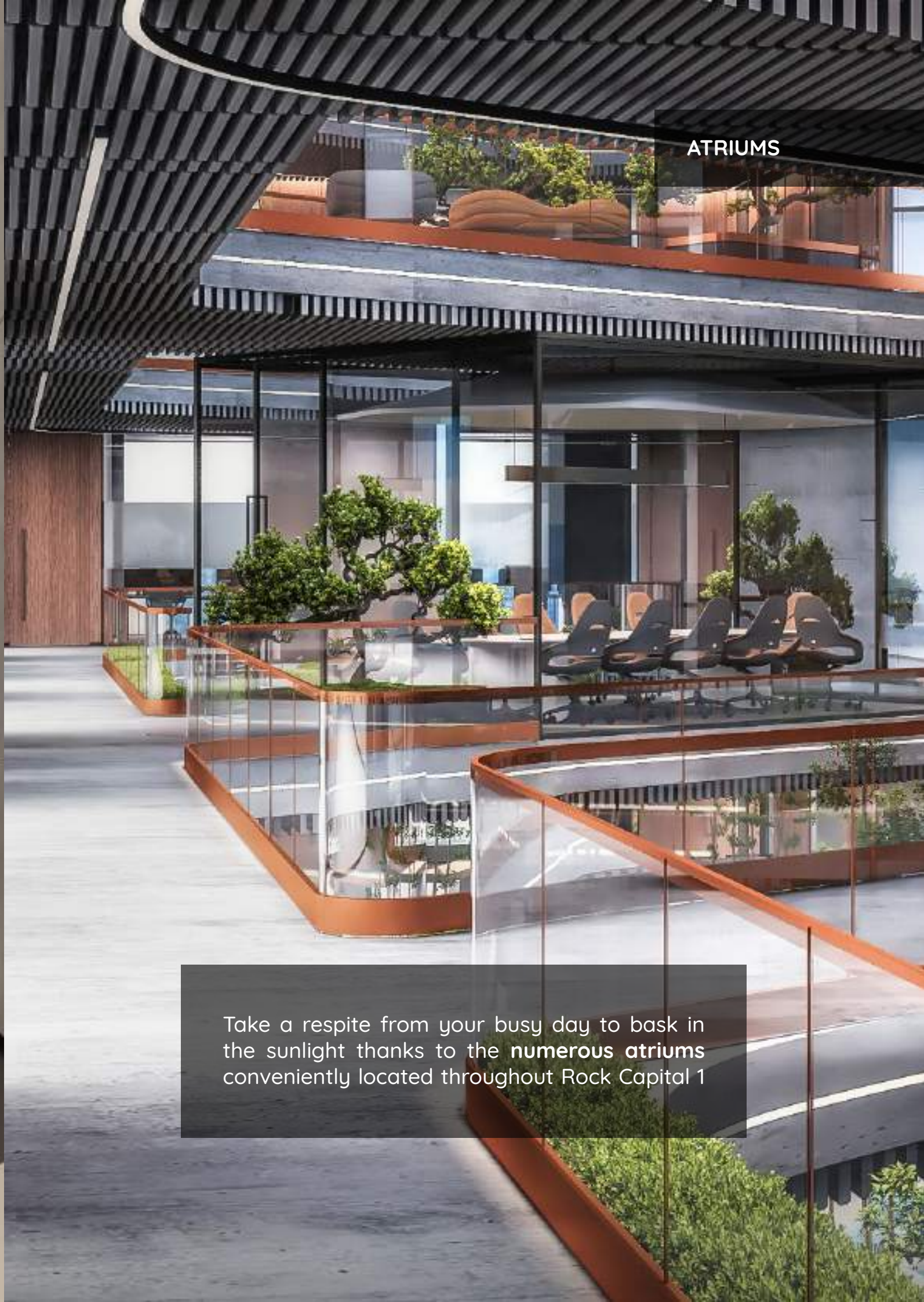


Rock Capital 1 is designed with **3 entrances for ease of access**. The main entrance overlooking the roundabout with an uninterrupted field of vision for over **850 m**. The entrance itself is over **500 sqm** adorned with imported marbles and over 11 m in height granting the entire area a grand and lustrous feeling.

A modern, brightly lit elevator lobby with a high ceiling featuring recessed lighting. The walls are a mix of light-colored panels and vertical wood slats. A large glass wall at the end of the hallway provides a view of the outdoors. Elevator doors are visible on both sides, with floor numbers 6, 5, and 2 indicated on the wall panels.

ELEVATORS

Because your time is important, Rock Capital 1 is equipped with **16 elevators** to ensure that your commute to and from work goes smoothly.

A multi-level atrium with a curved, modern design. The space features glass railings with copper-colored handrails. In the background, there is a glass-walled office or meeting area with several chairs. The ceiling has a complex, geometric pattern of dark panels. The overall atmosphere is bright and airy.

ATRIUMS

Take a respite from your busy day to bask in the sunlight thanks to the **numerous atriums** conveniently located throughout Rock Capital 1

MEETING ROOMS



Book your very own meeting room, skillfully located in close proximity to the offices on every floor. The rooms are designed to meet your needs be it a meeting, training, or other appointments.

The rooms are well-equipped for professional meeting purposes to provide the perfect environment for productive business meetings.

ATM CENTER

You can find our cleverly placed **ATM Center** in the **main entrance** to allow employees to complete basic transactions without the need for a branch representative; for maximum convenience and avoidance of prolonged bank processes.

SEMINAR ROOMS

Invest in your employees by giving them sufficient training to develop their knowledge and benefit from their enhanced skills in Rock Capital 1's Seminar Room.

WE CARE ABOUT YOUR DAILY WORK NEEDS

*“ Have a great
working day ”*



A man in a dark blue suit, white shirt, and brown tie is multitasking. He holds a yellow wrench in his right hand, a mobile phone to his ear in his left, and a black rotary phone in his right hand. The background is a plain, light-colored wall.

**A SPECIALIZED
FACILITY MANAGEMENT
COMPANY FOR
OPERATION**

To ensure that Rock Capital 1 runs smoothly, EL Batal Group contracted with a **multinational facility management company to keep the building in top condition.**

The facility management company will be responsible for:

- 1-Installation and refurbishing of furnishings and equipments
- 2-Maintaining landscapes
- 3-Inspecting the building for need of repairs or renovations
- 4-Supervising all staff faculties, like custodians, technicians, grounds keeper and catering
- 5-Responsible for maintaining and organizing the use of meeting rooms and other common areas
- 6-Ensuring that basic facilities, such as water and heating are all well maintained

A close-up view of a concierge desk. The desk is white with a gold-colored sign that says "Concierge" in a cursive font. There are some green plants on the desk. In the background, a person in a dark uniform is visible, and another person is partially visible on the right side.

CONCIERGE SERVICE

Concierge services are available for a luxurious working experience. Whether you are looking for refined dining experience, hassle free transportation service, hotel bookings, event planning, or a personal assistant for the day, **our Concierge Team will meet your every need.**

ACOUSTIC CLOUDS

Because we are aware of the psychological effect of the clamorous environment in Egypt, **Rock Capital 1 is designed to minimize all sound through acoustic clouds strategically situated throughout the building.**

Since your psychological needs are of the utmost importance, we managed to implement sound absorbing technology in our design to reduce any noise pollution.

HANDICAP FRIENDLY



Handicapped Ramps



Handicapped Elevators



Handicapped Toilets



Because we care about you, we made sure that all our facilities are **fully accessible to people of all needs** by means of numerous ramps, spacious elevators, broad corridors, and handicapped washrooms. **Rock Capital 1 guarantees to meet the requirements of the disabled throughout their working day.**



Handicapped Pass

A photograph of two young women sitting at a table in a cafe, looking at documents. The woman on the left has dark hair and glasses, wearing a white shirt. The woman on the right has long reddish hair and is wearing a black top. They are both holding and looking at papers. On the table, there are two white coffee cups on saucers, a laptop, and some metal containers. The background is a blurred cafe interior with other people and warm lighting.

WE CARE ABOUT SPENDING A REWARDING BUSINESS DAY

*“ Have a great
working day ”*




COFFEE BAR

A cozy coffee bar located on each floor with a direct access to the roof to enjoy your great working day.



HIGH END DINING

Have a luxurious dining experience with your guests. Enjoy the dinner on the terrace overseeing the presidential garden, or dine indoors with a panoramic view on account of the double height ceiling.

The image shows a spacious, modern dining area on a high-rise floor. The room features large windows on the right side, offering a view of a cityscape. The ceiling is composed of dark, horizontal slats with recessed lighting. The floor is a light, polished material. In the foreground, there are several round tables with copper-colored bases and blue upholstered chairs. A large indoor planter with various green plants is positioned in the middle ground. In the background, more tables and chairs are arranged, and a long, curved bar or counter is visible. The overall atmosphere is bright and professional.

FOOD & BEVERAGE
SHOPS

To ensure you maintain your energy throughout the day, Rock Capital 1 provides your employees with various **food and beverage shops** situated suitably on every floor throughout the building.

A group of people are sitting in a circle on a wooden floor, meditating. They are in a lotus position with their hands resting on their knees in a mudra. The background is softly blurred, showing more people in the same pose. The overall atmosphere is calm and focused.

**WE CARE
ABOUT
YOUR HEALTH
AND WELLBEING**

*“ Have a great
working day ”*

GYM, FITNESS CLUB,
WELLNESS CENTER



Cardio
Kings

At Rock Capital 1, we prize self-improvement and healthy lifestyle through training. That is why we dedicated a zone for fitness and gym, with a scenic view of the New Capital meant for maximum comfort in the exercise environment.

JOGGING TRACK



Our **400m Olympic-sized jogging track** has the most picturesque and panoramic sceneries of New Capital on the roof. Keep in shape and enjoy a run in the fresh open air of Rock Capital 1.

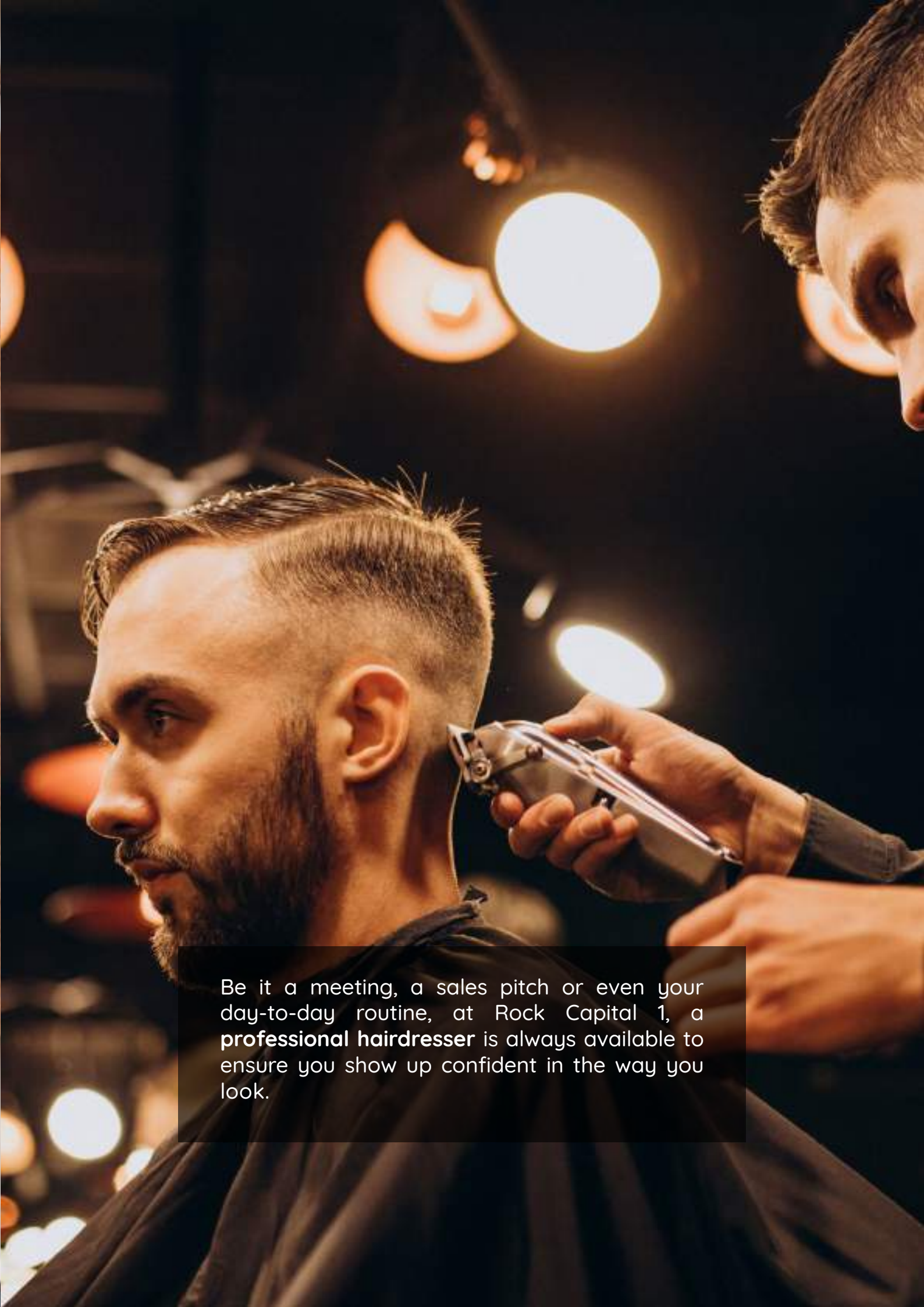
CLINICS



- Dental Clinic
 - Eye Care Clinic
 - Physiotherapy Clinic
 - Dermatology Clinic
- Premium clinics with a wide range of specializations to serve the daily incoming requests of employees.

A hairdresser with blonde hair is styling a woman's long, wavy brown hair using a curling iron. The woman is looking to the side. The hairdresser is wearing a light-colored sweater and a watch.

HAIRDRESSER

A hairdresser is using clippers to trim a man's hair. The man has a beard and is looking to the side. The background is dark with warm, bokeh lights.

Be it a meeting, a sales pitch or even your day-to-day routine, at Rock Capital 1, a **professional hairdresser** is always available to ensure you show up confident in the way you look.

A photograph of three people in a meeting. On the left, a man in a light blue shirt is looking at a clipboard held by a man with a beard in a dark shirt. On the right, a woman with red hair in a patterned dress is smiling and holding a red coffee cup. The background features several large, circular, woven objects on a wall.

WE CARE ABOUT YOUR FREE TIME

*“Have a great
working day”*

FUN ACTIVITIES



A **mini getaway** to offer fun activities where you can unwind in an open air space with beanbags and sunlight to enjoy a beautiful morning every day.

TERRACE LOUNGES



At Rock Capital 1 you can take a break at any given time and simply step out to the nearest terrace lounge and enjoy **the beauty of the New Capital** unfolding before you.



CHAT CORNERS

Sit back and enjoy a chat with your fellow colleagues to catch up on your day.



LIBRARY

It is always crucial to keep your mind and knowledge up to date. Rock Capital 1 provides the means to enrich your mind throughout the working day with a **fully equipped library** to cater to your reading tastes.

INDOOR LOUNGES



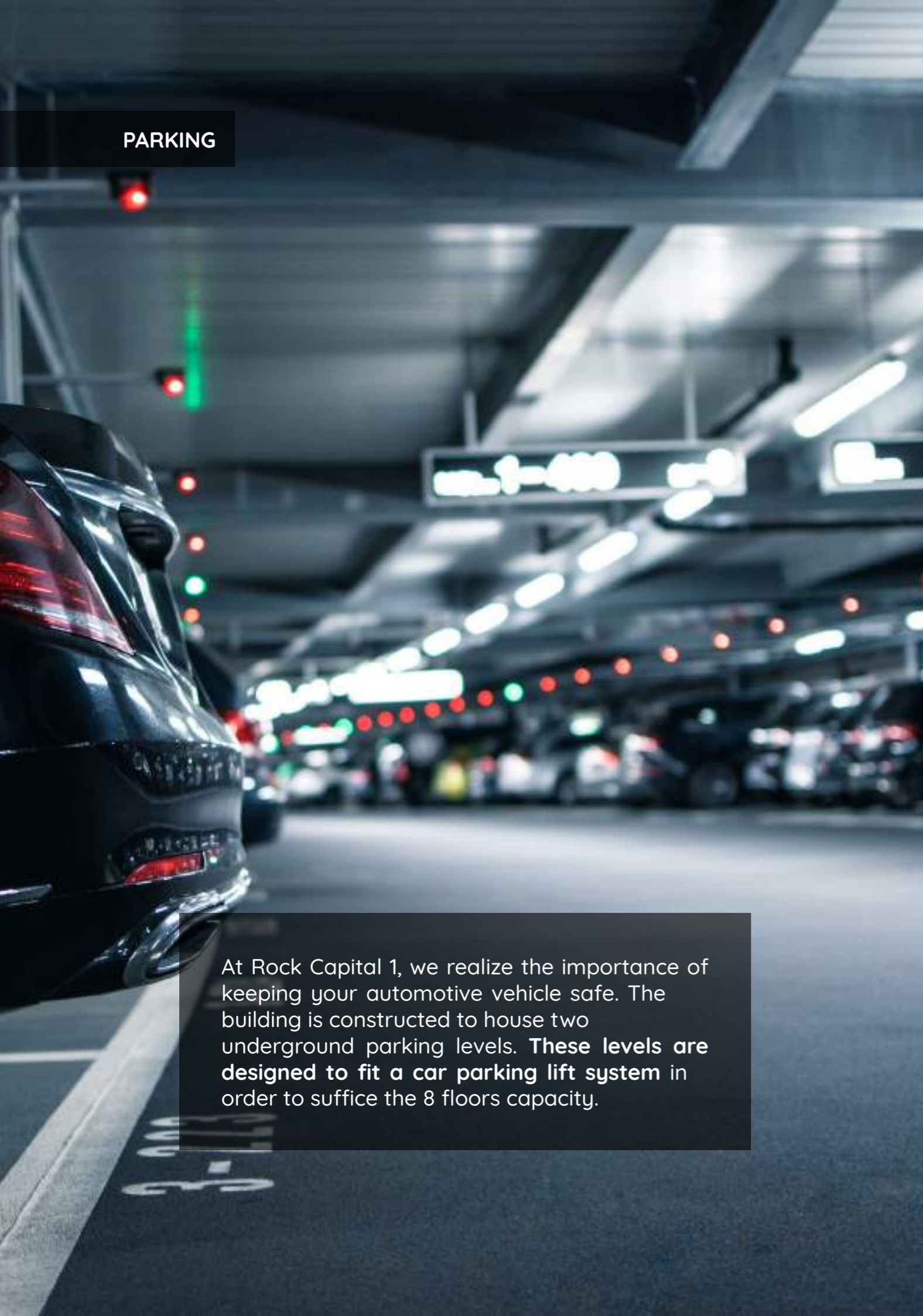
What better way to enjoy your free time than to relax in Rock Capital 1's lounges and unwind to ensure that you have a great working day.

WE CARE ABOUT PROVIDING HASSLE-FREE PARKING

*“Have a great
working day”*



PARKING



At Rock Capital 1, we realize the importance of keeping your automotive vehicle safe. The building is constructed to house two underground parking levels. **These levels are designed to fit a car parking lift system** in order to suffice the 8 floors capacity.

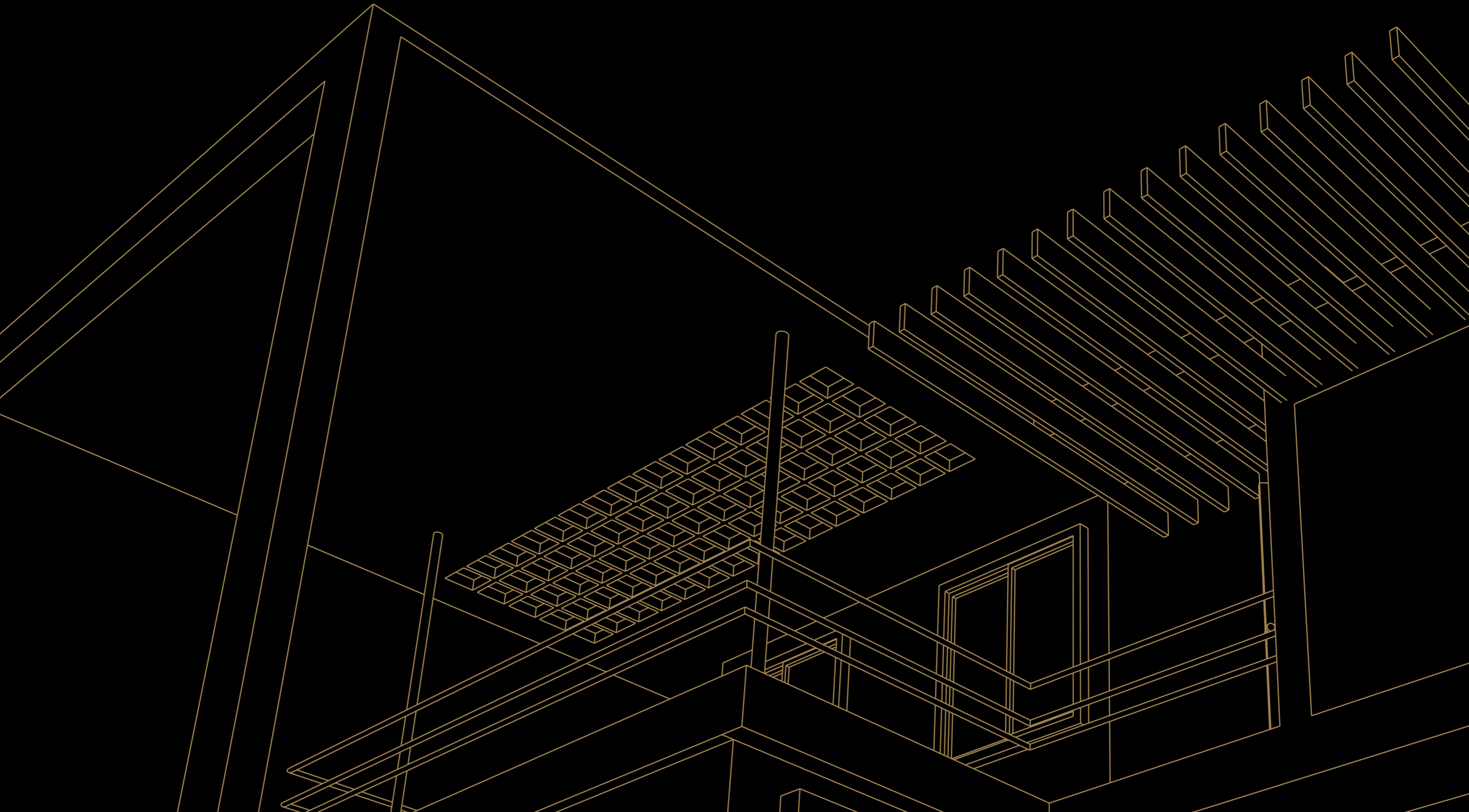
ELECTRICAL VEHICLE CHARGING STATIONS



Because we care about your needs, we provided **the latest technological updates in Electrical Charging Stations** for the environmentally conscious commuter.

FLOOR PLANS

Phase One (2nd, 3rd, 4th Floors)





Ground Floor

A total of 9,000 sqm gross area of which 500 sqm are dedicated to creating a breathing main entrance 11 m in high.

- The ground floor also contains;
- An ATM Center
- A Concierge Office
- An Outdoor Area
- Atriums and Meeting rooms.



◀ ALMASA Hotel

Presidential Palace Garden

Presidential Street

Open View 850 M

Set Backs + Street = 30 M





Second Floor

- Lounge
- Meeting Room
- Hair Dresser
- Cafe
- GYM
- Stairs
- Elevators Area
- W.Cs
- Clinics



ALMASA Hotel

Presidential Palace Garden

Open View 850 M

Presidential Street

Set Backs + Street = 30 M





Presidential Palace Garden

Third Floor

- Lounge
- Cafe
- Stairs
- Elevators Area
- W.Cs

Presidential Street
Open View 850 M

Set Backs + Street = 30 M



ALMASA Hotel





Fourth Floor

- High End Dining
- Seminar Room
- Meeting Room
- Cafe
- Stairs
- Elevators Area
- W.Cs

Presidential Palace Garden

Presidential Street
Open View 850 M

Set Backs + Street = 30 M



ALMASA Hotel





Roof Garden

Rock Capital 1's roof contains:

- 400 m Olympic sized track
- Green outdoor areas
- Activities area
- Solar panels
- 3 roof top rooms for events



◀ ALMASA Hotel

Presidential Palace Garden

Presidential Street

Open View 850 M

Set Backs + Street = 30 M



Fact Sheet

UNPARALLELED
LOCATION

0 MINS
WALK FROM THE
PRESIDENTIAL
PALACE

EXCLUSIVE
**OFFICE
SPACES**

21.5 K
SQUARE METERS
GROSS LAND

7 FLOORS
+ **GROUND
FLOOR**

100 K
SQM
OFFICE SPACES &
AMENITIES

**ENTRANCE
HEIGHT**
11 M

500
ENTRANCE SQM
AREA

5 **ATRIUMS**

2 **MAIN
STAIRS**

2 **MEETING
ROOMS
PER FLOOR**

16 **ELEVATORS**

5 **EMERGENCY
STAIRS**

20 **TOILETS
PER FLOOR**

2 **HANDICAP
TOILETS
PER FLOOR**

2 **PARKING
FLOORS
25 K SQM**

**ELECTRICAL
VEHICLES
CHARGING SPOTS**