

# Utopia Inc

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**Par Value** : L.E 5  
**Issued paid-up capital** : L.E 5,000,000  
**Listed Shares** : 1,000,000

## The Company in a Nutshell

It is an Egyptian joint venture company for real estate investment and tourism. It has been established in accordance to the provisions of Law No. 159 of 1981. The company started its journey since 1986. Utopia was founded as real estate investment and tourism in 1999 Egyptian joint stock Company, a subsidiary of Zain Group. The company over the past twenty years has been established as one of the leading companies in real estate development in Egypt having a strong history and future vision and planning for the future, turning fiction into reality. It has become the one of the most prominent companies in real estate. Our goal is to strengthen the keys of success and rapidly grow and also to contribute in the implementation of the state plan to provide our customers with the best value.

The company is self-financed and has no intention to borrow from banks. The company's current projects: Utopia real estate investment and tourism establishment and construction of the tourist resort of Utopia and on piece No. 15, the district housing (third) - the tourist area - the city of 6 October, which is the highest hill in 6 October City. This project consists of 152 villas with different models.

The design takes into account privacy and availability of vision and landscape overlooking each unit resort. The company is currently undertaking Utopia City Resort is that is in piece 28 Fayoum Road behind the Alshgar neighborhood - 6th of October City, a project to establishing 17 residential buildings on an area of 11 acres on 25% of the area and the remaining will be green areas and gardens It includes 500 administrative units and 1000 residential units (under construction).

In view of the real estate market, it has witnessed recently, development in establishing residential units for young people at affordable prices, most notably the prices of Utopia Real Estate and Tourism (Project Utopia City) 6 of October city.

The company's future plan is to focus on housing, medium-and low-income housing and hopes to increase its projects in this area to serve a large segment of Egyptian society and to contribute in solving the housing problem. The company also plans to build units of middle class housing for low-income youth. The Company is listed in NILEX and will soon undergo an IPO for new resources to support the company to increase its activity.

These mega-projects requires huge amounts of money, where the company anticipates in the near future to expand the number of medium-price units to be up to 5000 units. The company is looking to contribute with the new urban communities to put their housing units for low-income, within Greater Cairo and some of the governorates of Upper Egypt and to contribute in solving the housing problem for young people in line with Egypt's policy in this area and to create new job opportunities through the implementation of these projects.

## Balance Sheet

### Assets

Currant assets	Fixed assets	Total Assets
32,987,586	24,130,765	57,118,351

### Liabilities & Owner's Equity

Currant liabilities	Long term liabilities	Total liabilities	Owner's equity	Total liabilities & Owner's equity
4,435,574	46,274,323	50,709,897	6,408,454	57,118,351

## Income Statement

Net Sales	Net Profit after taxes	Net profit
0.00	-2,867,756	-2,867,756

## Financial Ratios

Return on Assets (ROA)	Return on Equity (ROE)	Debt to Equity	Leverage
-	-	-	1.13