

MNF / Development Intelligence

Comparable and Benchmarking Report

Illustrative residential sales evidence

ILLUSTRATIVE FICTIONAL EXAMPLE

Executive summary

CONCLUSION

Adopt EGP 82,500 per sqm as the central benchmark within a range of EGP 78,000 to EGP 87,000.

4 Verified comparables	EGP 82,500 Adopted rate	±5.5% Working range	High Evidence confidence
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Analysis basis

Comparable A	EGP 80,400 per sqm
Comparable B	EGP 84,100 per sqm
Comparable C	EGP 78,900 per sqm
Comparable D	EGP 86,600 per sqm
Median adjustment	6.2%
Valuation date	30 June 2026

Review controls

- 01 Values reconcile to the working schedules
- 02 Sources and assumptions remain visible
- 03 Key sensitivities are shown separately
- 04 Professional judgement remains explicit