Development Options Assessment

Illustrative masterplan decision

ILLUSTRATIVE FICTIONAL EXAMPLE

Executive summary

CONCLUSION

Option B provides the strongest balance of value, funding exposure, programme and delivery risk.

Option B	**26.1%**	**EGP 1.95B**	**Medium**
Recommended option	Project IRR	Development profit	Delivery risk

Analysis basis

Option A	**Lower density · 22.8% IRR**
Option B	**Balanced mix · 26.1% IRR**
Option C	**Premium density · 24.4% IRR**
Lowest peak funding	**Option A**
Highest GDV	**Option C**
Best risk adjusted score	**Option B**

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