

# Amir Elshimi

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Investment & Financial Analyst

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## PROFILE

Analytical investment and financial analyst with hands-on experience in valuation, project finance, and feasibility modelling a

## KEY SKILLS

- Financial modelling (DCF, project finance, sensitivity & scenario)
- Valuation & due diligence (corporate and project)
- Investment memos & board presentations
- Advanced Excel, Power BI, PowerPoint
- Market research, regulatory analysis, vendor coordination

## PROFESSIONAL EXPERIENCE

### IBIS Investments — Financial Analyst (Part-time)

Jan 2025 – Present

- Led the financial study and asset valuation supporting the El Qbassi financing ( $\approx$  EGP 500M); prepared dynamic models a
- Built feasibility & cash flow models for an agribusiness export project with total capex > EGP 1.0B; provided scenario ana

### Arab Real Estate Direct Investment Fund — Investment Analyst

Dec 2024 – Present

- Conducted company and project valuations; prepared investment memos and risk assessments for executive decision-ma
- Priced and restructured payment plans for multiple Rock Developments projects (Rock Green, Rock Yard, Rock Vera), sup
- Performed financial studies for solar and green-energy initiatives and coordinated technical-financial alignment with vendo

### PayLi.Co — Financial Analyst

Aug 2024 – Dec 2024

- Developed revenue, CapEx and OpEx models for cross-border operations (Egypt, UAE, USA); performed unit-economics

### Rock Developments — Financial Analyst (Project-based)

Jun 2025 – Sep 2025

- Designed payment-plan structures and repricing strategies used by the sales team; produced models and sales enableme

### Freelance / Advisory — Valuation & Transaction Support

2023 – Present

- Prepared valuation and investor models for startups (Bakya Pay — investor interest  $\sim$ EGP 15M) and corporate valuations
- Led equity valuation modelling in CFA Research Challenge: Obour Land and Taleem Management.

## Internships

CIB Egypt — Finance Intern (Jun 2023 – Sep 2023)

Banque du Caire — Finance Intern (Jul 2023 – Aug 2023)

## EDUCATION

Misr International University (MIU) — B.Sc. Business Administration (Finance), 2024

Data Analysis Diploma — Transight, 2024–2025

CFA Level I — Candidate (in progress)

## SELECTED PROJECTS (brief)

- El Qbassi — Bank financing package: valuation & feasibility (EGP 500M).
- Agribusiness export investment — Capex modelling & scenario planning ( $>$ EGP 1.0B).
- Rock Developments — Payment restructure & repricing (commercial uplift  $\sim$ EGP 1.5B).
- Bakya Pay — Startup valuation supporting a potential  $\sim$ EGP 15M raise.
- Solar projects — Financial & regulatory studies for Savola and Arabian Cement.

## ADDITIONAL

Languages: Arabic (native), English (professional)  
Technical: Advanced Excel, Power BI, basic HTML/CSS, Adobe Creative Suite

REFERENCES  
Available on request.

Updated: 2025-09-28