

Amir Elshimi

Investment & Financial Analyst

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Profile

Analytical investment and financial analyst with hands-on experience in valuation, project finance, and feasibility modelling across real estate, renewable energy and agribusiness. Proven track record supporting financings and commercial strategies for projects and firms with transaction sizes from EGP 15M to over EGP 1B. CFA Level I candidate. Seeking investment analysis, project finance or private equity roles in the Gulf and international markets.

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 – Jun 2025

- Led the financial study and asset valuation supporting the El Qbassi financing (≈ EGP 500M); prepared dynamic models and joined bank credit meetings.
- Built feasibility & cash-flow models for an agribusiness export project with total capex > EGP 1.0B; provided scenario analysis and investor materials.

Arab Real Estate Direct Investment Fund — Investment Analyst | Dec 2024 – Jun 2025

- Conducted company and project valuations; prepared investment memos and risk assessments for executive decision-making.
- Priced and restructured payment plans for multiple Rock Developments projects (Rock Green, Rock Yard, Rock Vera), supporting a reported ~EGP 1.5B uplift in the sales pipeline.
- Performed financial studies for solar and green-energy initiatives and coordinated technical-financial alignment with vendors.

PayLi.Co — Financial Analyst | Aug 2024 – Dec 2024

- Developed revenue, CapEx and OpEx models for cross-border operations (Egypt, UAE, USA); performed unit-economics and competitor benchmarking analyses to support strategic planning.

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 enablement materials adopted across projects.

Freelance / Advisory — Valuation & Transaction Support | 2023 – Present

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

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 ~EGP 1.5B).
- Bakya Pay — Startup valuation supporting a potential ~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.