

SHELTECH

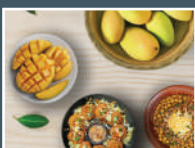
NEWSLETTER

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The Growing Prospects of Real Estate in Chattogram

by TANVIR AHMED



SPECIAL OFFER

@ Platinum Boutique Hotels by Sheltech



Sheltech Ceramics Ltd. (SCL) Unveils Experience Centre in Chattogram



Sheltech Homes Ltd. Expands Operations to Chattogram

THE GROWING PROSPECTS OF REAL ESTATE IN CHATTOGRAM

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Chattogram is known as the port city of Bangladesh due to its excellence in maritime export and import. Recently, the city has been emerging as one of the most promising places for real estate investment. The busy port, fast-growing population, and massive infrastructure development projects are providing an unprecedented opportunity for the real estate sector.

Strategic Importance of Chattogram Port

The Chattogram Port is at the center of growth, since it handles more than 90 percent of the country's export and import business (The Financial Express, 2023). That is why this city has been the crucial part of the economy of Bangladesh. The port-centric economic activity in Chattogram is generating demand for the real estate sector. As the business operations increase, they demand more factories, warehouses, offices, and housing for workers. That demand is trickling down throughout the city and influencing the overall real estate landscape.



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Rising Demand Near Economic Zones

Areas near the export processing zones, such as Chattogram Export Processing Zone (CEPZ) and Karnaphuli Export Processing Zone (KEPZ), there is a huge demand for apartment complexes, hotels, industrial properties, and commercial buildings to meet the growing needs of local and foreign investors. The Mirsharai Economic Zone, officially known as the National Special Economic Zone (NSEZ), in particular, is expected to attract thousands of workers and businesses in the coming years. These developments are expected to

generate jobs, contributing substantially to the rise of residential and commercial units. This also means that the surrounding areas will need schools, hospitals, shopping centers, and plenty of housing which indicate the steady growth for the real estate market in upcoming years.

Major Infrastructure Development Projects

Infrastructure is playing a huge role in this context of real estate development. Chattogram is currently witnessing some of the most ambitious infrastructure projects in the country. For instance, Karnaphuli Tunnel, the first underwater road tunnel in South Asia. This tunnel is connected the city center to the southern region of Anwara, reducing travel time and opening up entirely new zones for development. The elevated expressway, which connects the Shah Amanat International Airport with Lalkhan Bazaar, is another major project that is already making communications easier. Also, Chattogram port's Bay Terminal project will be a significant turning point of Chattogram. With the proposed metro rail system, it becomes clear that Chattogram is gearing up for future growth in every possible way.

Creation of Job Market

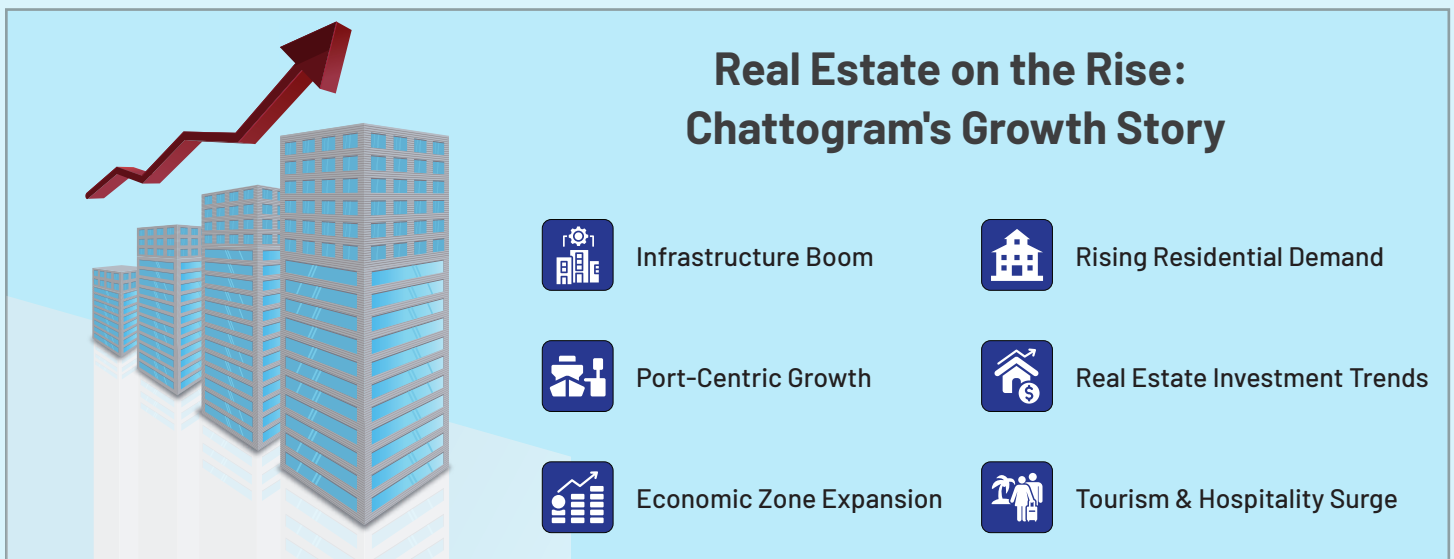
The strategic location of Chattogram as a port-based economy, along with major infrastructure development and ongoing projects, is the vital reason for the creation of job market which ultimately drives a surge in housing demand. According to The Daily Star (2024), approximately 5,000 residential and commercial units will be delivered annually in Chattogram, showing

significant growth in volume sales and market value. Housing demand is growing mainly around the major industrial areas where the opportunities for jobs are rapidly expanding. In the creation of job markets, more families are migrating to Chattogram, contributing to the city's expanding population. This population surge is increasing the demand for residential apartments, especially in prime areas such as Khulshi (North and South), Nasirabad, Mehedibag, Nizam Road, and Panchlaish (Daily Star, 2024). Leading the way in meeting this demand, Sheltech is at the forefront in developing projects in prime locations across Chattogram. Worth noting among them are Sheltech Saber Maryam Square in Panchlaish and Sheltech Hill View in South Khulshi, both for introducing modern-day living to the most desirable addresses in Chattogram city.

Growth in Tourism and Hospitality Sector

Chattogram is also proving to be very promising for tourism and recreation. With Cox's Bazar and the hill tracts within reach, it is a natural entry point to Bangladesh's most scenic locations. This is generating investment in holiday homes, eco-lodges, and resorts.

Overall, Chattogram is rapidly becoming a real estate hub, driven by its location, thriving port economy, and huge infrastructure projects. The increase in job opportunities and population demand fuels the real estate landscape. Rising interest from Non-Resident Bangladeshis (NRBs), who see Chattogram as a prime investment location, along with high-ranked officials living in the city looking to secure long-term assets, is significantly boosting the property market.



SHELTECH CERAMICS LTD. (SCL) UNVEILS EXPERIENCE CENTRE IN CHATTOGRAM

Sheltech Ceramics Ltd. (SCL), an associated company of Sheltech Group, has achieved a new milestone with the inauguration of its state-of-the-art Experience Centre in Chattogram. The ceremony was held on May 10, 2025, and was graced by Engr. Kutubuddin Ahmed, Chairman, and Mr. Tanvir Ahmed, Managing Director of Sheltech Group, along with the senior officials of Sheltech Group and other distinguished guests.

More than just a showcase of products, this Experience Centre reflects Sheltech Ceramics' dedication to inspiring design, enhancing client connections, and strengthening its footprint in the

dynamic Chattogram market. SCL started its commercial production in February 2019. It manufactures premium quality wall and floor tiles using the latest technology to fulfill the growing demand for affordable and quality international tiles in Bangladesh. With its expertise in the building industry and its commitment to innovative design and quality, Sheltech has quickly gained popularity among satisfied customers and the leading position in the ceramic industry of Bangladesh. Currently, SCL has a wide variety of wall and floor tiles, both interior and exterior, with the designs, sizes, and textures being based on analyzing current market trends and styles preferred by the customers.



Engr. Kutubuddin Ahmed and Mr. Tanvir Ahmed at the Grand Opening of the Stunning Experience Centre of Sheltech Ceramics Ltd. in Chattogram

HANDOVER CEREMONY OF SHELTECH ERINA

Sheltech (Pvt.) Ltd. proudly handed over its latest residential project, Sheltech Erina, located at Sector 7, Uttara, Dhaka. This momentous occasion marked the beginning of a new chapter for the proud apartment owners. This stunning building features 1882 square feet single-unit apartments, facilitating our clients with an unparalleled living experience.

The handover ceremony was held at Dr. Toufiq M. Seraj Lounge at Sheltech Corporate Headquarters in Panthapath on April 26, 2025. Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations; Mr. Shajahan, Chief Operating Officer (COO), and Engr. Hosnara Parvin, Chief Business Officer, along with engineers, architects, and other professionals of Sheltech (Pvt.) Ltd. as well as the apartment owners of the project were present during the ceremony. Our clients were very happy to be able to move into their dream homes.

Sheltech Erina is an exclusive residential venture meticulously planned to maximize space efficiency and enhance everyday living. Rising elegantly over 5.20 kathas of land, this 10-storied (G+9) development comprises of 09 spacious apartments. This project's design prioritizes privacy and comfort for all residents.

Situated in one of Uttara's most sophisticated neighborhoods, Sheltech Erina offers a serene and upscale lifestyle, blending modern architecture with a peaceful environment.

With this project, Sheltech once again reaffirms its unwavering commitment to building high-quality homes that fulfill the aspirations of contemporary urban families.

To know more about Sheltech projects, please call **16550**.



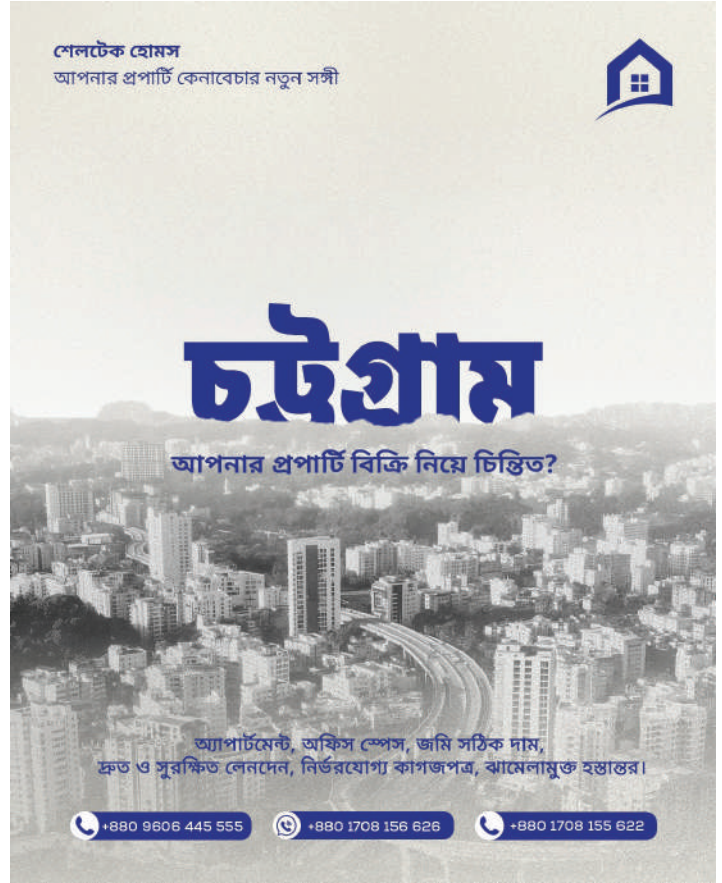
Scan to know more about the project

Handover Ceremony of Sheltech Erina at Sector 7, Uttara

SHELTECH HOMES LTD. EXPANDS OPERATIONS TO CHATTOGRAM

Sheltech Homes Ltd., an associated company of Sheltech Group specializing in the secondary real estate market (buy, sell, and rent), officially launched its operations in the Chattogram region on May 1, 2025. This expansion marks a significant milestone for the company, strengthening its presence in one of the country's most dynamic real estate markets.

The launch event was graced by the presence of Mr. Tanvir Ahmed, Managing Director of Sheltech Group and Mr. Taosif Iqbal Siddiqui, Director of Sheltech Homes Ltd. Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations; Mr. Shajahan, Chief Operating Officer (COO); Engr. Hosnara Parvin, Chief Business Officer; Mr. Manotosh Chandra Roy, General Manager of Sheltech (Pvt.) Ltd., and Mr. Alim Al Rajib, Assistant General Manager of Sheltech Homes Ltd. along with concerned employees of Sheltech (Pvt.) Ltd. and Sheltech Homes Ltd., were also present at the event.



Sheltech Homes Ltd. Launches Operations in Chattogram, Marking a New Chapter in the Secondary Real Estate Market

GROUND BREAKING OF SHELTECH BELLINDA

On April 29, 2025, Sheltech arranged a ground breaking ceremony of Sheltech Bellinda, one of the Sheltech's newest residential Sapphire Series projects at Road 4, Block C, Banani, Dhaka. The ground breaking ceremony was arranged at the project premises where Mr. Shajahan, Chief Operating Officer (COO) and Engr. Md. Sayiful Islam, Chief Engineer of Sheltech (Pvt.) Ltd. along with engineers, architects, and other professionals of Sheltech (Pvt.) Ltd. as well as the landowners of the project, were present during the ceremony.

Sheltech's Sapphire Series represents the most luxurious and iconic projects in the most popular and sought after locations in Dhaka. This luxury project has a land area of over 7.06 katha and will feature with 14 luxury apartments (1700 sft.) with a bold and innovative design that is unique to the Sheltech Sapphire Brand. All the pre-requisites for

living comfortably have been entrenched within every aspect of the project. Spacious and large living areas will be the perfect place for your family members to gossip and to create life time memories. Even the lobbies and corridors are designed carefully to inspire conversations. Also, each room is designed to receive ample natural light and airflow.

The location of Sheltech Bellinda is uniquely advantageous. Conveniently close to both the MRT and BRT Stations, it is at the heart of growth and commerce. The residence of this stunning project will enjoy seamless access to prime business districts, upscale malls, renowned restaurants, Banani Lake and all the modern conveniences of Banani 11. Needless to say, as far as investments go, it doesn't get much better than this. To know more about Sheltech projects, please call **16550**.



Ground Breaking Ceremony of Sheltech Bellinda at Banani, Dhaka

SPECIAL OFFER FROM PLATINUM BOUTIQUE HOTELS



Platinum Hotels
By SHELTECH

Eid Feast Unleashed
Summer's Sweetest Buffet

UNLIMITED FEAST AWAITS
Fresh mangoes, mango-infused treats, Ice cream, chatpoti, fuchka & more — All your favorites!
All you can eat. One delicious hour.

999 BDT NETT **BUY 1 GET 1 FREE**

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1599 BDT NETT **BUY 1 GET 3 FREE**

FROM JUNE 01 - JUNE 30
OFFER DURATION FOR 60 MINUTES

PLATINUM GRAND
TIME: 01:00 PM - 12:00 AM
HOUSE # 52, ROAD # 11, BLOCK # F, BANANI
01922110976, 01922110953, 01975284686

PLATINUM RESIDENCE
TIME: 01:00 PM - 11:00 PM
HOUSE # 42, ROAD # 20/C, SECTOR # 04,
SHAHJALAL AVENUE, UTTARA
01922110975, 01922110945

* TERMS & CONDITIONS APPLY
** ITEMS SUBJECT TO AVAILABILITY

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