

PREFERED INVESTORS LIST

LAS CABANAS / MARSA ALAM *ORIENTAL RESORT*



Pre-Launch Investment Brief

Las Cabanas 4 Stars Resort, Marsa Alam

Sharm El Sheikh Real Estate Summary

Further to the success of our projects in Sharm El Sheikh, Sharm El Sheikh Real Estate has now established one of the most exclusive investments in Marsa Alam. Sharm El Sheikh real estate is now offering an investment with a 4 stars hotel management option.

Please note all clients reserving under our pre-launch reservation are subject to special investment terms. Details enclosed may be subject to change.

Investment Terms

Project Las Cabanas residential area consists of 312 apartments and 117 beach front villas.

The SunRise Hotels will manage the Cabana Hotel under the name of **SunRise Oriental Dream Resort** the soft opening expected 1st of October 2008

Price apt. From 223,584 EGP

Size Apt. Range from 33.40 sqm up to 103 sqm

Units available Units available 16 (studios, 1, 2 & 3 bedrooms apt.)

Maintenance £500 per apartment / year

Price Villa added value for villa & land (kindly contact us for prices)

Sea View (available)

Nefertari (sold out), Cleopatra (sold out),

Amon (from 1,860,890 EGP), Isis (from 1,957,937 EGP)

Garden View (available)

Amon (from 1,627,379 EGP), Isis (from 1,707,288 EGP)

Pool option £200sqm

Maintenance £1300 per villa /year

Villa models (Amon 2 stories 180.79 m²),
(Nefertari 2 stories 219.28 m²),
(Cleopatra 1 story 225.79 m²)
(Isis 1 story 162.24 m²)

Units available only 18 Villas left

Furniture option available

Payment 30% deposit, Balance remaining will be paid

Terms balancing amount of 70% to be paid by the handover end of 2009 **interest free.**

. **5% discount** for 100% cash in advance payment.

. Special prices for multiple/corporate purchases.

Rental Management Company offer rental option.
Expected hotel room rate £27 to £38 per night.

Extra expenses Calculated by a meter (installation included)
Water 0.90 pence /m³- Electricity 0.40 pence/KW
Irrigation water for gardens 0.50 pence/m³

Due Diligence Ownership of land, developer's analysis, Project analysis and contract has all been approved above satisfaction standards.

Location

Located at the stunning Red Sea coastline, in one of the world's finest diving and snorkeling locations.

Oriental Coast town is located at Marsa Alam total area of 6.5 million m² with a beach coast line of 6 Km.

36 Km North Marsa Alam airport, 180 South of Hurghada and 200 Km from Historical Luxor (all cities do have International airport with direct flights from the UK).

Oriental Coast project is designed to be self catered with 8 Hotels, Super market and shopping malls 5 beach front residential areas, Private Marina and an 18 holes golf course.



Estimated completion of the whole project, within 10 years. The resort is set in extensive landscaped grounds overlooking the beach.

Economic Structure

- . 5.7% increase in economic growth for 2006 which proves a rapid emerging market.
- . 8 million tourists visit Egypt per year.
- . Capital appreciation prediction of 50% by the resort completion.
- . Whilst the number of overseas holidays taken by British has increased by around 5% since 2000, visits to Egypt have increased by over 33% with 345,000 visits to the country by UK residents in 2004.

Egypt's Property Market

- . British residents avoid inheritance tax on Egyptian properties
- . Egypt has no capital gain tax or V.A.T only £ 200 Land registry.
- . 0% tax on bank interest.
- . Foreign investors are regarded by the government as a big investment opportunity. As such they have made laws streamline to simplify the purchase process.
- . Selling now **below market price**.
- . Marsa Alam properties are **free hold** with no restrictions on direct foreign ownership.
- . Low cost of living example gasoline 17 pence a liter.
- . Cost of living is inexpensive and exchange rates to Egyptian pound are Excellent.
- . Year round sunshine hot and dry-not humid.
- . Direct flights from UK airports. To Luxor, Hurghada & Marsa Alam International airports.

Step-by-step breakdown of the payment process

223,584 EGP case study studio (33,40 sqm)

Cost Breakdown	
Price	223,584 EGP
30% Deposit	67,075.20 EGP
Interest Free installments	156,508.80 EGP(quarter) last payment upon handover
Every 3 months	52,169.60 EGP

Capital appreciation	1 year
Average 20%	44,716.80 EGP

*This is a rough guide of the predicted growth and although SSRE feels that is likely to be a realistic estimate, of course this cannot be guaranteed.





AMON

TOTAL AREA
180.79 m²

- GROUND FLOOR**
- 1-RECEPTION 6.70 X 4.00
 - 2-DINNIG 3.80 X 3.75
 - 3-ENTRANCE 2.90 X 2.80
 - 4-KITCHEN 3.20 X 2.50
 - 5-WC 1.93 X 1.20
 - 6-TERRACE 3.95 X 3.20
 - 7-TERRACE 4.00 X 1.40
- FIRST FLOOR**
- 1-BEDROOM 4.30 X 4.30
 - 2-BEDROOM 3.95 X 3.90
 - 3-BATH 3.95 X 2.55
 - 4-LOBBY 2.90 X 2.90
 - 5-ENTRANCE 3.95 X 3.35

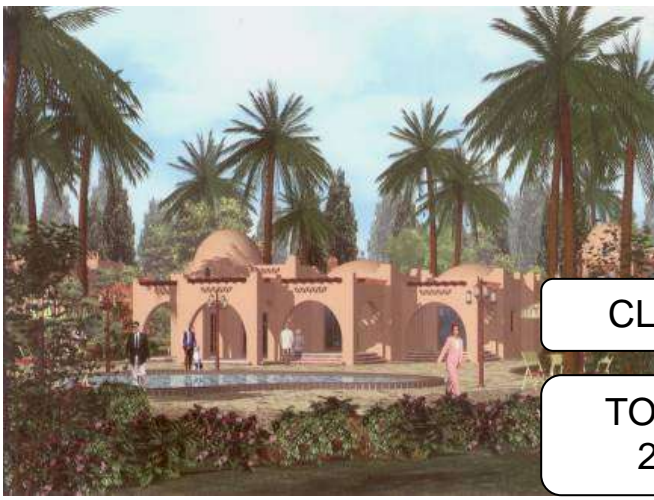


NEFERTARI

- GROUND FLOOR**
- RECEPTION 7.00 X 3.80
 - DINNIG 3.80 X 3.85
 - ENTRANCE 2.40 X 2.40
 - KITCHEN 2.70 X 2.35
 - WC 2.40 X 2.05
 - TERRACE 3.80 X 3.80
 - STORE 1.38 X 1.05
- FIRST FLOOR**
- M.BEDROOM 4.10 x 4.10
 - BEDROOM 3.95 x 3.95
 - BATH 2.73 x 2.33
 - BATH 2.65 X 2.55
 - LOBBY 2.70 X 2.55
 - TERRACE 3.00 X 3.00

TOTAL AREA
219.28 m²





CLEOPATRA

TOTAL AREA
225.79 m²

VILLA	
1-ENTRANCE	
2-HALL	3.95 X 2.00
3-LIVINGROOM	6.10 X 4.00
4-DINNIG	3.80 X 3.85
5-KITCHEN	3.70 X 3.50
6-WC	2.50 X 1.55
7-PATIO	3.70 X 3.40
8-M.BEDROOM	4.30 X 4.30
9-BEDROOM	4.15 X 4.15
10-BEDROOM	4.90 X 4.30
11-BATHROOM	2.65 X 2.23
12-BATHROOM	2.30 X 2.65
13-BATHROOM	2.93 X 2.15
14-TERRACE	4.00 X 4.00
15-TERRACE	3.75 X 3.75
16-TERRACE	3.75 X 3.75
17-TERRACE	3.75 X 3.75



ISIS

TOTAL AREA
162.24 m²

VILLA	
1- ENTRANCE	
2- HALL	3.95 X 2.00
3- LIVING ROOM	5.65 X 5.65
4- KITCHEN	3.60 X 4.85
5- WC	1.50 X 3.75
6- BEDROOM I.	4.70 X 5.30
7- BEDROOM II.	4.70 X 5.30
8- BEDROOM III.	4.35 X 3.00
9- BATHROOM	2.65 X 2.55
10- BATHROOM	2.20 X 2.60
11- TERRACE	5.65 X 5.65
12- TERRACE	2.15 X 2.40
13- TERRACE	2.50 X 2.90
14- TERRACE	2.25 X 2.25





General Layout for the Oriental Coast Development

8 Hotels – 5 residential areas-Private Yacht Marina- 18 holes Golf course-Shopping area-lakes and pools.



General Layout for Las Cabanas Residential area

117 villa's Beach front

312 apartments-Clubs House with pool-commercial area.

Reservation of the apartment/Villa will be only guaranteed upon receipt of the 30% deposit into the Escrow account of Sharm El Sheikh Real Estate to be confirmed by SSRE Accounts department followed by the eight quarterly payments are to be made by way of post-dated cheques. All the cheques are to be made payable to Red Sea Sharm for Tourism Development.

Features & Benefits of the Las Cabanas Resort

- . Prime tourist diving location
- . 24 hour security
- . 20 m from the sea.
- . Communal pool and club house
- . Super market & shopping area
- . Scuba Diving schools
- . Bars/restaurants
- . Shuttle bus to/from airport with fees
- . Full range of facilities including tennis courts, 18 holes golf course, Marina for private yachts, night clubs, private beach, medical services
- . Discounts at Hotels restaurants
- . Use beach, its pool & all the facilities of the club house for free
- . Wi-Fi
- . Fire alarm detectors.
- . Parking

The exclusive reservation terms will allow a preferred investor to secure his purchase at the pre-launch price.

We look forward to hearing from you.

Kind regards,

Tarek El Saadi and Sharm El Sheikh Real Estate Team.

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