

SOLIDERE INTERNATIONAL

SOLIDERE INTERNATIONAL LIMITED (SI) WAS ESTABLISHED IN THE DUBAI INTERNATIONAL FINANCIAL CENTER (DIFC) ON JUNE 7, 2007. IT WAS CAPITALIZED AT US\$700 MILLION THROUGH A PRIVATE PLACEMENT OFFERING. SOLIDERE INTERNATIONAL HOLDINGS S.A.L. (99.5% OWNED BY SOLIDERE) HAS SUBSCRIBED TO 37.19% OF THE SI SHARE CAPITAL. OTHER SHAREHOLDERS ARE ELITE INDIVIDUAL AND INSTITUTIONAL INVESTORS FROM THE MIDDLE EAST AND EUROPE, INCLUDING SEVERAL INTERNATIONAL INVESTMENT FUNDS.

The object of Solidere International is to identify, promote, purchase, invest in, develop, market and manage real estate projects in the Middle East and the Mediterranean Basin (the Target Area). By leveraging the brand name, know-how and established development processes of Solidere, SI aims to take advantage of a booming real estate market in the Target Area by developing on a global/holistic basis urban areas where it can create and add value.

Solidere International benefits from the Solidere city-making philosophy which involves: designing and implementing a landscaped public domain; creating a self-sustainable environment through sound urban planning and energy conservation in infrastructure and building design; developing a high-quality, vibrant and attractive mixed-use environment comprising retail, office, residential, leisure and tourist facilities; arts districts and cultural activities; quality real estate development and the creation of poles of excellence; and property management and maintenance, as a key to preserve and add value.

Solidere signed in June 2007 with Solidere International a Trade Mark License agreement, a Professional Services agreement, and a Master Transfer agreement whereby Solidere transferred its rights in the identified projects.

Solidere International draws on the city-making skills of the Solidere core team, and for specific, detailed and technical aspects, on the expertise, systems and procedures within the company's divisional structure. The latter includes: finance, tendering, procurement and contracting, management information systems, corporate reporting and publications, human resources, legal, sales and marketing, investor relations, communications and events organization.

Solidere and Solidere International also use an extensive specialist consultant network, including architectural, urban design, urban planning, civil engineering, infrastructure engineering, traffic planning and management, property marketing and valuation, environmental landscaping and financial services. Together with some of these consultants, a number of sites were identified and preliminary studies launched for their development.

Solidere International has a multiple role in the projects identified for development, fulfilling such activities as: master planning, urban design, infrastructure, project development, legal and corporate structuring, financial engineering, marketing and sales. Solidere and SI were able to mobilize important amounts for the funding of the identified projects.

Solidere has built a portfolio of projects for Solidere International. Some projects that were in the pipeline in 2007 have materialized in 2008, and companies were established to pursue the projects in their respective countries.

The contracted projects include Al Zorah Project, Ajman, UAE, covering 12 million sq m of land area; Easttown Project, Cairo, Egypt, with 1.8 million sq m; and Westtown Project, Cairo, Egypt, with 0.85 million sq m.

Among the projects in the making is the Bodrum Project, Turkey, on 8 million sq m of land area, and several projects in Saudi Arabia, for which MOUs were signed.

Having been short-listed for the Monaco Urban Expansion and development at Sea, the Solidere International - Vinci partnership presented their joint offer in March 2008.

Several opportunities have been identified in Saudi Arabia, a very promising real estate market, and Solidere expects to have two or three projects there by end 2008. Other opportunities are being assessed in Algeria, Qatar and Montenegro. Starting 2009, the Company will be concerned about how to implement a number of these projects. So the year 2009 will be a consolidation year. Solidere International has signed with each of the established companies a Professional Services agreement.



AL ZORAH PROJECT, AJMAN
LAND 12 MILLION SQ M
BUA 22 MILLION SQ M

AL ZORAH DEVELOPMENT COMPANY

THE PROJECT

Al Zorah, in Ajman, United Arab Emirates, is Solidere International's flagship project and marks SI's official debut into the region's real estate market. The Project consists in the planning and development of 12 million square meters of coastal and sea-reclaimed land, with an extended waterfront of 12 kilometers.

The design process responds directly to the site itself and includes sustainable development and energy conservation. The urban model objectives are to preserve the natural context and create a high-value environment for residents and visitors; promote tourism and eco-tourism; create a new business hub responding to demand for office and business parks; enhance roads and bridges serving Al Zorah and connecting it to the rest of Ajman and to the national highway grid.

Quality mixed-use real estate products totaling around 22 million sq m of built-up space are to be developed, with almost all the properties enjoying water and mangroves views. They include world-class beachfront resorts and hotels, several residential zones, office buildings of different heights and sizes, an important mall, and institutional facilities.



THE COMPANY

Al Zorah Development (Private) Company Limited P.S.C. was incorporated in October 2007 as a Free Zone Company under the laws of Ajman, United Arab Emirates. Its object is "to carry on all business relevant to the development of Al Zorah area, acquire lands and properties and market, manage and lease the same for the Company's or other parties' accounts, including real estate brokerage services".

The Company's life is 99 years. Its capital is AED 4 billion, consisting of 40 million shares with a par value of AED 100, of which AED 2.12 billion were contributed in kind by the Ajman Government and Solidere International (the Al Zorah land); and AED 1.88 billion were a cash contribution by SI Al Zorah Equity Investments, Inc. The latter amount was raised, with Solidere International Limited owning 77.27% of shares in SI Al Zorah Equity Investments.

In December 2007, the land ownership was transferred to the Company, which started operation, signed with the Government of Ajman the Concession Agreement and held its first general meeting at which the Board of Directors approved the master plan, implementation and phasing program and appointed Sheikh Rashid bin Humaid Al Noaimi as Chairman and Mr. Imad Mohamed Amin Dana as CEO.

PROFESSIONAL AGREEMENTS

Solidere International and the Company signed a Professional Services Agreement in March 2008.

The Company also hired the services of the following consultants in their respective capacities: Ian Hogan, Urban Design/Conceptual Master Plan/Master Plan Development; Ove Arup and Partners Ltd, Strategic Advisory Services on Transport Infrastructure and Sustainability; COWI A/S of Denmark, Environmental Impact Assessment (EIA) Study, Hydraulic Modeling Studies and Reclamation Works; Dar Al-Handasah (Shair & Partners), Infrastructure Design.

PROJECT LAUNCH AND MARKETING

The Project launch on May 1, 2008 was quite successful, supported by a global communications campaign and a pre-sales campaign that brought in US\$2.7 billion in revenues to Al Zorah Development Company. The exceptional investor reception for the Project is expected to continue. The benefits of this success have not only reflected positively on Al Zorah, but also on Solidere International's brand, reputation and growth prospects.





**TERRA MARIS
MONACO URBAN
EXPANSION AND
DEVELOPMENT AT SEA**
LAND 100,000 SQ M
BUA 275,000 SQ M OF
WHICH 250,000 SQ M
PRIVATE

The Monegasque Government launched a prequalification bid for this model project in an exceptional location, that extends 20 ha out into the sea from the heart of Monte Carlo. Solidere and Vinci (France) were selected as one of the five short-listed consortia from 20 international bidders. Solidere transferred all its rights to Solidere International.

The project, as presented by SI and Vinci, seeks to reinforce Monaco's strong Mediterranean identity, maritime heritage and glamorous past. While creating a new city quarter and public arena for the Monegasque community, it will reposition Monaco as a major destination for European and international visitors.

SI secured equity and debt finance to fund the project. Together with Vinci, SI commissioned studies for the project. The SI – Vinci partnership presented in March 2007 their bid through Terra Maris, a newly formed company in Monaco. The final results are expected in the second half of 2008.

CAIRO PROJECTS, EGYPT
WESTOWN, SHEIKH
ZAYED CITY
LAND 1.2 MILLION SQ M
PROPERTY OF SODIC
SOLIDERE INTERNATIONAL
PURCHASE OPTION
ON 250,000 SQ M
BUA 2.44 MILLION SQ M

EASTOWN, KATEMEYA
LAND 860,000 SQ M
PROPERTY OF SOREAL
SOLIDERE INTERNATIONAL
PURCHASE OPTION
ON 50,000 SQ M
BUA 1.62 MILLION SQ M

Solidere International entered into agreements with the Egyptian company Six October Development and Investment Company (SODIC) to master plan, design, develop, build, invest, market and property manage two projects in Cairo's western and eastern suburbs. In both cases, the land is owned by the Egyptian partner, with SI having land purchase options.

The master planning by SI of the two projects, named Westown and Eastown, aims at offering mixed-use urban destinations; different types of residential options; state-of-the-art office buildings and landmark head offices; hotels and furnished apartments; outdoor and indoor retail and entertainment; and various amenities (schools and public facilities).

In February 2008, the master plans for the two projects were submitted to the Egyptian authorities for final approval.

BODRUM, TURKEY
LAND 8,000,000 SQ M
BUA 960,000 SQ M
ABOVE GRADE LEVEL

The project site is in the Turkish vacation region of Yali Ciflik Bay, Bodrum, approximately 20 kilometers east of Bodrum town center.

Solidere International signed an MOU with partners for the development of a resort town aimed at the top income level international clientele.

It is the intention that this project should be an example of ecological consciousness and sustainability. A conceptual master plan was prepared to that effect by Oktay Nayman (Turkey) with the help of Solidere International. The objective of protecting this unique site is translated in real estate clusters forming typical hillside Mediterranean villages respectful of the site topography and separated by broad bands of natural landscape. The overriding intention is to limit intervention to the natural landscape, to preserve and enhance the ecological balance of the site with replantation where necessary. The project is to use green, intelligent and ecological friendly (low density) concepts and processes in terms of energy consumption and recycling.

