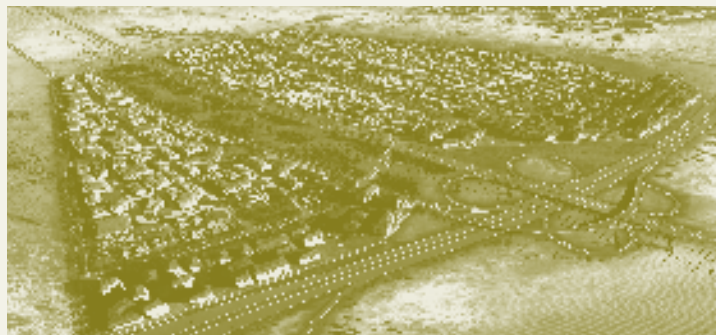


2009

Sharjah Investment Center

Product data sheet



1. ASSET SUMMARY

Name	Sharjah Investment Center
Size	3.2 million m ²
Total project value	AED 1.9 billion (as estimated by SNASCO)
Structure	Sharjah LLC
Jurisdiction	Sharjah, United Arab Emirates
Sector	Industrial, commercial and residential real estate (mixed use)
Location	Emirates Road, Sharjah, United Arab Emirates
Estimated asset IRR	25%-30% (Dependent on the discount offered on sales price)

2. KEY PARTIES

Deal origination	SNASCO LLC
Development Manager	SNASCO LLC
Engineer	Cansult Maunsell Limited
Project Manager	Coffey Projects
Quantity Surveyor	Blair Anderson
Lead Contractor	Darwish Contracting Company (Infrastructure)
Legal Counsel	DEAIFIS Advocates & Legal Consultants
Bankers	HSBC Amanah
Feasibility study	J.A.J consultants
Market research	J.A.J consultants
Auditors	Deloitte and Touche
Marketing	SNASCO LLC & Agents

3. ASSET PROGRESS

Deed transfer	14 January 2007
Site commencement	29 October 2007

Note: SinoGulf Real Estate Investments LLC is not a party to the development of the Sharjah Investment Center project.

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