INVESTMENT PROPOSAL

DUBAI MARINA
DUBAI - UNITED ARAB EMIRATES

WORLD CLASS INVESTMENT OFFERING

TALLEST HOTEL CUM FURNISHED APARTMENTS IN

DUBAI MARINA

Buniah Capital have been assigned by the SRE Holding Co as an advisory to execute the sale/financing of approximately 500,000 Sq.Ft. residential/furnished apartment space available in the heart of one of the tallest towers in Dubai Marina, Dubai, UAE.

This exclusive offering of this compelling investment opportunity comes in at the right time for key investors who will represent a rare opportunity to acquire these quality assets either individually or as a portfolio, in one of the most recognizable and sought after markets in the Middle East.

Having completed almost 72% of construction as per Dubai Land Dpt. certification, acquiring these assets will accelerate the construction to be completed and operational in less than a year.

Compelling Investing Fundamentals

Irreplaceable Asset - An owner or investor has the unique opportunity to acquire one of the most prestigious and aesthetically significant buildings in Dubai Marina. Constructed by TAV International with a panoramic view of the Marina, Palm Jumeira extending to the new heartthrob of entertainment in Dubai, this property provides an exceptional residential and leisure environment within a remarkable development of Dubai.

World Class Location - The unparalleled selection of luxury lifestyle amenities concentrated in Dubai Marina is within the close proximity of the property. With direct view of the Palm Jumeirah, Jumeirah Beach Residences, the Walk, Marina Mall, JLT, Dubai Internet City, Emirates Golf Course etc. and minutes away from Jumeirah Beach and the Metro station.

Iconic Property - The property is distinguished by its striking architectural design. It is the tallest residential tower in Dubai Marina

Tremendous Value - Dubai Marina is one of Dubai's most prestigious residential and leisure locations. The positive income potential for this property is supported by strong tenant demand in furnished hotel apartments especially in key Dubai Marina and waterfront properties with the expectation of increasing guest turnover in the area.

Project Details			
Hotel		**Hotel Apartment**	
Number of rooms	234	Number of apartment units	506
Suites	76	One bedroom	252
Restaurants	3	Two bedroom	204
		Three bedroom	42
Business Centre	1	Duplex	8
Conference halls/ Meeting rooms	4	Car Park	556
Health Club	1	Health club	1
Coffee Shop	1	Swimming Pool	1
Swimming Pool	1	Start of Construction	Sep 2006
Parking Bays	122	Completion Date	Delayed
		Master Developer	EMAAR
		Project Value	1.2 billion AED
		Total Building Area	1.65 million sq. ft.

Unique Property Features

Location: Dubai Marina
Plot Area: 37,672 Sq.Ft.
Height: 6B + G + 6P + 94 Floors
Usage: Mixed Use Residential/Hospitality
Gross Built up Area: 1,655,620 Sq.Ft.
Net Sellable Area: 1,267,588 Sq.Ft.

Ownership: Freehold

Construction Status: 72% as per Dubai Land Dpt certificate as of 28-10-2010 (inspection date)
Anticipated Completion Date: 30-11-2011

Details of Total Area & Units Available for Investment

1 Bedroom Apts	Type A: 40	Type B: 16	
2 Bedroom Apts	Type A: 34	Type B:73	
3 Bedroom Apts	Type A: 42		
Penthouse	Type A: 4	Type B: 4	
Total Units:			213
Total Area:			483,232 Sq.Ft.

Dubai Marina: the height of living

Dubai Marina is undeniably one of the most desirable locations for residential property in the Emirates. Located off the Sheikh Zayed Road and Jumeirah Beach, and close to the corporate heart of the city, Dubai Marina has appeal to both the business and leisure resident from around the world.

An exclusive waterside development home to the world's leading hotels, select beach clubs and the finest restaurants, Dubai Marina is within easy distance of the 7-star Burj Al Arab and the man-made Palm Jumeirah Island. Offering a truly cosmopolitan lifestyle, this chic location successfully combines the tranquility and serenity expected of an exclusive waterside development, with the vibrant atmosphere of a thriving city. Perfectly positioned, it is easy to see how Dubai Marina is widely recognized as one of the world's most luxurious marinas and is acknowledged as the height of Dubai living.

Transaction in Brief.

Opportunity:

A prime sea view property consisting of hotel and hotel apartments in Dubai Marina, Dubai, UAE, where 72% of construction completed as per RERA (Dubai Land Dpt licensing authority) where the developer needs to dispose Approximate 500,000 Sq. Ft. sellable area at a discounted rate that offers excellent upside potential for the investor.

How the deal is secured?

A The investor by making the fund available to acquire the mentioned assets in the tower with guarantee of completion of construction. This in turn brings immediate value to the assets that can be discussed confidentially once the investor's interest is confirmed.

B The capital will be secured with the third party represented by an escrow account supervised by RERA and the trusted bank where the fund will go to pay only the incurred costs by the sub contractors of the development. This will be supervised by well-trusted global construction management company against a minimum consultancy fee.

C Buniah Capital will recommend a full due diligence to be conducted on the development by us and the appointed legal counselor of the investor to assure there are no hidden risk registered throughout the development.

D The price offered to investors is compelling and very attractive with reasonable risk involved but with high returns.

Exit Strategy

Since the construction is 72% completed, we expect the remaining construction will be completed within a short time frame. By then we will offer the assets for resale in the market where we expect an excellent upside potential.

Factors supporting this investment.

A Regional developments - migration of available capital to Dubai that is among the few alternative in the Middle East.

B Dubai market is moving to stabilization in prime locations and among the high end property market; for e.g.; Dubai Marina, Palm Jumeira, Jumeirah Beach Residence etc.

BUNIAH CAPITAL is seeking Expressions of Interest for the acquisition of these assets located in Dubai Marina, Dubai, UAE. Detailed information will be provided to perform due diligence of the property upon receiving your confirmation of Interest.

Please contact the below address for further assistance.

Mathew Varghese
Transaction Director
Mobile: +971 050 259 95 96
Email: mathew@buniahcapital.com
www.buniahcapital.com
Tel: +971 4 454 2383

CONFIDENTIALITY AGREEMENT

BUNIAH LLC has been retained with respect to the offering for sale of the above assets situated in Dubai Marina, Dubai, UAE. The owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to BUNIAH LLC. All fees due to BUNIAH LLC in connection with the sale of the Property shall be mutually discussed and agreed by the agent representing the purchaser (if in case of an Agent representing the Purchaser) or directly with the Purchaser as per available ruling by the Dubai Land Dpt.

BUNIAH LLC has available for review certain information concerning the property which includes detailed construction details, financial data and other informational materials. BUNIAH LLC will not disclose such information to potential Purchaser unless and until the Purchaser has executed this agreement. Upon Buniah LLC's receipt of this executed agreement, BUNIAH LLC is prepared to provide the Informational Materials for the potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Property which may be furnished to the potential Purchaser by Buniah LLC shall continue to be the property of the owner and Buniah LLC. The Informational Materials will be used solely for the purpose of the potential Purchaser and may not be copied or duplicated without Buniah LLC's written consent and must be returned to Buniah LLC immediately upon Buniah LLC's re quest or when the potential Purchaser terminates negotiations with respect to the Property.

2. The Informational Materials may be disclosed to the potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property.

3. The potential Purchaser understands and acknowledges that Bunah LLC and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials were furnished to Buniah LLC by others and has not been independently verified by Buniah LLC and is not guaranteed as to completeness or accuracy. Potential Purchaser acknowledges that the Property is being sold "as-is" and that potential Purchaser will be acquiring the Property solely on the basis of its own physical and financial examinations, reviews and inspections.

4. The potential Purchaser hereby indemnifies and holds harmless Buniah LLC and the Owner and their representative affiliates and successors and assigns against and from any loss, liability or expense, including attor ney's fees, arising out of any breach of any of the terms of this agreement.

The potential Purchaser acknowledges that the assets in the mentioned building has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin. This agreement terminates one (3) months from the date hereof except as to written claims by owner against potential Purchaser prior thereto.

If in agreement with the foregoing, please return one signed copy of this agreement to Buniah LLC, Attention: Mathew Varghese, Director, MENA Investment Transaction, P.O. Box 282758, Dubai, UAE.

POTENTIAL PURCHASER:
ACCEPTED AND AGREED TO

THIS _____DAY OF _____2011

_____(Signature)

NAME:_____

TITLE:_____

EMAIL:_____

COMPANY:_____

ADDRESS:_____

_____

_____

TEL:_____

FAX:_____