

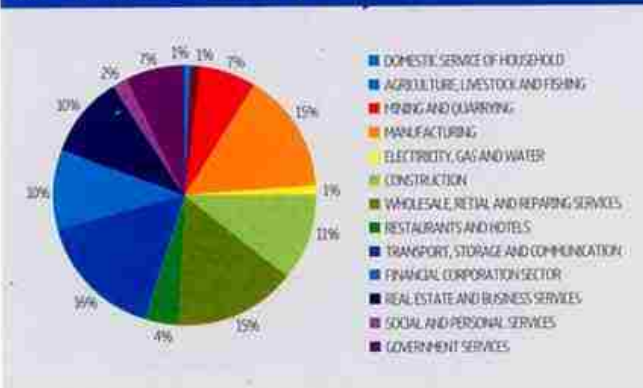
Why invest in Dubai?

The future of Dubai is focused upon creating a business and tourism environment, centred on incoming foreign investments. As an attractive investment, there are a tremendous amount of properties to choose from and more than enough reasons why you should invest such as:

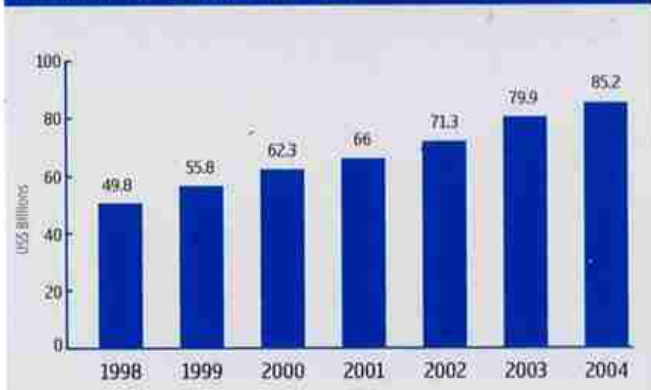
1. In 2006, Dubai government's budget showed a surplus of \$1.5 billion.
2. Dubai intends to invest US\$ 6 billion in infrastructure projects in the medium term including the new metro, new roads and bridges, and drainage and irrigation.
3. No capital gains tax and no tax on rental income. No company tax or sales tax, as well as 100% repatriation of all profits.
4. Business hub of the Middle East; an increasingly important player in the world stage. Only a few hours flying time to Europe, Asia and Africa with a potential market of 2 billion people.
5. Future Demand: The Dubai population is set to increase from 1m to 4m, with tourism tripling from 6m to 15m, by 2010.
6. Future Supply: Demand-supply ratio is managed to maintain strong growth and returns.
7. One of the most significant economic destinations in the world. A huge investment has been made across multiple industries such as tourism, financial services, aerospace, logistics, real estate, and manufacturing.
8. Strong legal structure designed for entrepreneurs. Can take only 7 days to set up a new business.
9. Dubai's non-oil GDP growth rate will continue as an average rate of 9.6% up to 2010.
10. Dubai's growing global trade is estimated to cross US\$ 68 billion in 2010.
11. More than 7.6 million containers are discharged annually in Dubai.
12. More than 20% of the world's cranes work in Dubai.
13. The UAE will achieve a GDP of US\$ 152 billion in 2006.
14. Stable political environment.

Transforming Dubai from a small regional trading hub and oil dependant economy to a leading business and tourism destination is a vision which is increasingly being attained. This rapidly developing city offers year round sunshine, outstanding leisure facilities and a growing economy that makes Dubai an economic desirability of an increasingly important region on the global stage. The city is also investing in infrastructure including a new metro, roads, ports and airports.

GDP - A Diversified Economy



Gross Domestic Product Trends



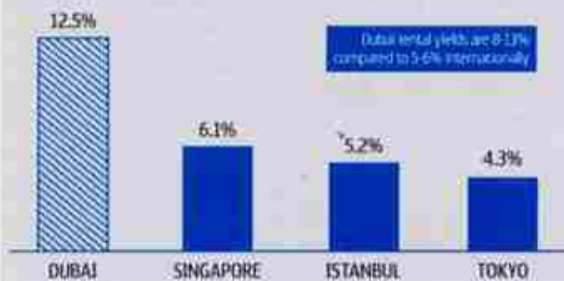
Dubai is the city of the future.

Why Invest in Real Estate?

1. Expatriate workers have been granted the right to freehold within Dubai.
2. High capital appreciation. During 2006 our clients have made documented returns of over 100% on their invested money.
3. Between 2006 - 2016 it is estimated that 500,000 additional residential units will be needed to meet future demand.
4. Very affordable by international standards. Property is cheap in absolute and relative terms. For example at this moment, an average villa will cost around \$3,000 per square metre in comparison to London Docklands where it would cost \$5,000 per square metre, in Moscow it has reached US\$ 30,000 per square metre. There are very few modern cities in the world where high-standard property is priced so low.
5. Freehold properties are available. Ownership of property is recognised in law and managed by the Dubai Land Department.
6. Property can be purchased by a private individual or offshore company.
7. Dubai's banking system is well regulated, advanced and private.
8. Excellent quality of property.
9. A high proportion of properties available are off-plan, allowing investors to purchase in very attractive interest-free instalments, which maximise potential returns.
10. Dubai is a very secure area where there is minimal street crime. Along with an excellent educational system, great weather, business friendly and a fantastic location, Dubai is the place to be.

Rental Yields in Dubai

RATIO OF YEARLY RENTAL RATE TO PROPERTY PRICE



Source: Rental Yields in Dubai

Commercial Rental Rates in Dubai

RENTAL PRICES IN PRIME OFFICES (2004)
US\$ per square foot



Source: DLD, Dubai Municipality



OMNIYAT
PROPERTIES

In 2005, Almasa Holdings decided to expand its real estate division by forming a dedicated property development company called Omniyat Properties to enter into the GCC property market. Perfectly positioned to serve the thriving GCC real estate sector, Omniyat will seek to establish a unique position and reputation for its properties by offering 'intelligent buildings' that will reflect Almasa's expertise in the field of technology. Omniyat will be integrating the two core areas of Almasa's business i.e. technology and real estate to create properties so futuristic that even the pets are robots!



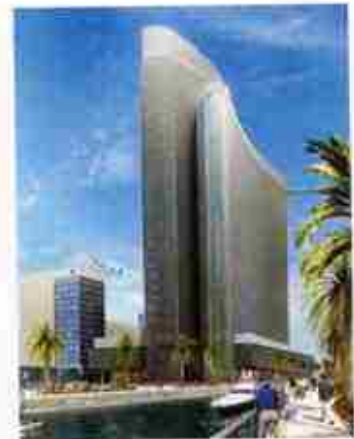
One Business Bay

Access and visibility are important factors in a business location. One Business Bay has the advantage of both. Standing proud at the entrance of Business Bay, the tower occupies the best location in the development. Its prime position is further enhanced by its immediate proximity to Dubai's growth corridor – Sheikh Zayed Road, and to the Business Bay Metro. The tower's impressive neighbours include Burj Dubai – the world's tallest building, Dubai International Financial Centre, Emirates Towers and has views of the famous Burj Al Arab.



Bayswater

Bayswater is situated in a prime and highly desirable creek-side location shortly after you enter Business Bay from the Sheikh Zayed Road with excellent visibility and accessibility. Omniyat Properties have paid special attention to the onsite facilities and believe they have covered all areas allowing any Company and its team of people to operate in a pleasant, work friendly environment. Omniyat Properties understands the importance of quality, innovation and communication and develops these principals in all of its buildings.



The Binary

Welcome to new age working at The Binary. Business Bay, between Interchanges 1 & 2 on Sheikh Zayed Road, Dubai. Comprising dual 21 and 25-storey towers fused at the centre; with unique and inspiring amenities, it's where business and pleasure come together at an unrivalled location.



Dubai Properties is a member of Dubai Holding and operates with the express aim of conceiving large-scale development projects and transforming that vision into reality. It has also been tasked with the management of existing projects and ensuring their upgrade and expansion as and when required. The portfolio of projects that Dubai Properties has inherited includes the sprawling Dubai Healthcare City, the expansions at Dubai Media City and Dubai Internet City and the AED 6 billion Jumeirah Beach Residence, the largest single-phase residential and commercial project in the world.



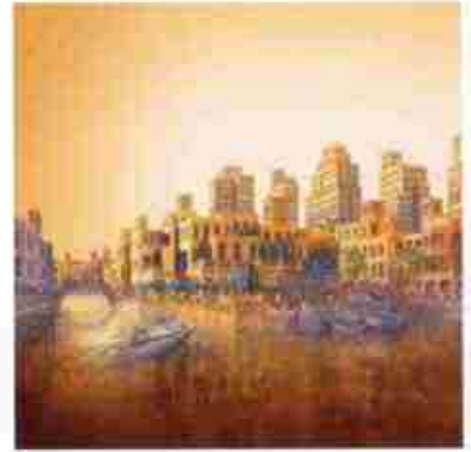
Business Bay

Business Bay is a freehold commercial, residential and business cluster that extends from the famous Dubai Creek- Ras Al Khor to Sheikh Zayed Road. Covering an area of 64 million square feet, Business Bay will feature facilities such as towers for offices and accommodation, landscaped layout, and a network for roads for easy access and exit. It will also feature fascinating canals to add to the magnificence of the project, attracting regional and international business ventures and multinationals.



Jumeirah Beach Residence

Jumeirah Beach Residence offers every necessity and convenience under one roof. Step outside and there is more than just a beautiful beach. Residents will not only be served by the wonderful facilities of all those five star hotels like the Ritz Carlton Dubai, Hilton Jumeirah, the Sheraton Jumeirah, the Oasis Beach Hotel and Metropolitan Beach Hotels and the four huge beach club resorts being built between these hotels specifically for Jumeirah Beach Residence owners. Positioned very near to the Jumeirah beach, Jumeirah Beach Residence is built in the Al Sufouh beach area. JBR stands amidst a posh locale far from the maddening crowd of the city.



Culture Village

Culture Village will feature wide open spaces, traditional wind towers, cobble stone walkways, unique sculptures, waterways topped with bridges, creekside souks, restaurants and cafes, an amphitheater for live performances and cultural festivals, an exhibition hall and museums, and a dockyard where traditional dhow building will be on display.

Trident's mission statement is: "Our mission is to be the leading provider of real estate solutions today and tomorrow by building on our strong foundation of integrity and on our commitment to associates, clients and communities"

Their objectives are: Exclusive Real Estate Promotion • Real Estate Finance • Real Estate Construction • Real Estate Consulting • Market Research, Feasibility Studies, Site Evaluation, Selection, Investment Consulting, Property Marketing, Leasing, Sales and Development, Portfolio and Facility Management



The Water Front

The Waterfront offers you a unique and enviable combination of privacy and tranquility amidst a verdant, picturesque setting. As Trident International Holdings signature project, The Waterfront is the key to elegant stylish living, bringing together the efforts of world acknowledged leaders like Hirsch Bedner & Associates and Honeywell. At the Waterfront you can revel in spacious well appointed interiors, high ceilings, insulated and double glazed tinted glass doors and windows, designer kitchens, jacuzzi and everything your heart desires, from security to serenity. It super luxury living at its best.



Marinascape

Among the world's largest master planned waterfront developments, the Dubai Marina is one of the world's leading real estate destinations. Created around an uninterrupted waterside promenade, parks, and boat berthing facilities, it spans an area of 30 million square feet and occupies a prime position for access to all recreational and commercial activities. Rising majestically in this premium location is Trident International Holding's Marinascape, which offers an unrivalled leading edge marina lifestyle that superbly translates to reality one's futuristic visions of home.



Bayside Residence

Bayside Residence blends the expertise of several well known names. It has been designed by world renowned design house Hirsch Bedner & Associates, the name behind the interiors of the Grand Hyatt's and Ritz Carlton worldwide, and realizes the essence of a lifestyle that is splendid in every aspect. Bayside Residence presents Dubai's first oxygen Bar, the O₂ lounge, to transform your life into a true rejuvenation experience anytime you wish.



Trident Grand Residence

The Trident Grand Residence is definitely the Dubai Marina's true signature of success. And you immediately sense this in its grand lobby whose hallway scales away three stories high, with an airy atrium, superb water features and rare artefacts. TGR marks the first time Trident has associated its name with its project because

of the realization that the Trident name is synonymous with luxury. With a private swimming pool, private elevators, personal gym, sauna, penthouses are lavishly decorated with choice luxurious features, all displaying the unmistakable touch of master designers Hirsch Bedner and Associates.

Property Law in Dubai

At the beginning of 2006, the Dubai government issued Law No. 7 with respect to 'Real Estate Registration in the Emirate'.

Fundamentally this law states:

- GCC nationals will be able to buy property on 99 year leases and on a freehold basis.
- Non GCC residents and non-residents will be able to buy property on 99 year leases and on a freehold basis in selected areas.

The new law will allow buyers to register the ownership of their property with the Dubai Land & Property Department.

All disputes arising from the new law can be forwarded to a new arbitration service to be set up by the Land Department or ultimately to the Dubai courts.

Individual properties will be valued by independent valuers authorised by the Land Department. This department will create a register of approved valuers.

With regard to inheritance discussions are ongoing to allow non-GCC property owners to transfer ownership of property in Dubai upon their death, using the laws of their domicile, as opposed to UAE based law.

In the designated areas it will be possible for non-GCC residents and offshore companies to buy property in these areas.

The ultimate ownership of a property and the only evidence that will be accepted under Dubai law will be at the Dubai Land department. Any other record or documentary evidence will not be considered.

For 'commonhold' property (i.e. where you own an apartment in a building) the Land Department will open a main register for the building and then a sub-register for each apartment. The owner will be registered as owning the freehold interest in the unit together with an undivided share in the common areas of the building.

For each freehold unit, the buyer will be entitled to a full three year renewable residency visa. This visa will not entitle the buyer to work within the emirate. Once the visa has been issued the buyer may sponsor their immediate family for additional visas.

In the near future further laws will deal with additional regulation of developers and how they use investors' money, commonhold property, and the management of completed property via homeowners associations. These new laws are designed to provide investors with further confidence in the market.

