

THE GLOBE GTC

أكبر مبنى كروي في العالم - بإذن الله
The Largest Spherical Building In The World

العرض الشامل PRESENTATION



MS-WORLD

منتج عقاري Worldwide Real Estate Product



MS-WORLD HOLDINGS

PRESENTING A NEW WORLDWIDE
REAL ESTATE PRODUCT

The Project Could Be Duplicated Over The World As “FRANCHISE”

TO OUR VALUED INVESTOR

We Are Offering You A Unique Opportunity To Become The Owner Of A World Landmark That Is Considered A Feasible Investment Opportunity With Very Attractive Financial And Non-financial Returns. Further, It Is Offered To You With Piece-of-mind As It Will Be Developed As A Turn-key Project By One Of The Leading Real Estate Development Companies – MS-WORLD HOLDING LTD.

Our Sales Staff Will Be Happy To Provide You With Any Information You Require, In The Meantime, It Is Very Important That You Provide Us With Your Contact Information So That We Can Contact You With Any Updates Related To This Project.

MS-WORLD HOLDINGS
UNITED KINGDOM

WHAT THE MEANING OF @ SYMBOL

The Earliest Yet Discovered Symbol In This Shape Is Found In A Bulgarian Translation Of A Greek Chronicle Written By Constantino's Manasses In 1345. Held Today In The Vatican Apostolic Library, It Features The @ Symbol In Place Of The Capital Letter Alpha "A" As An Initial In The Word

AMEN آمين



The Globe GTC @ The WORLD

www.msworld.ltd



The Globe Centers

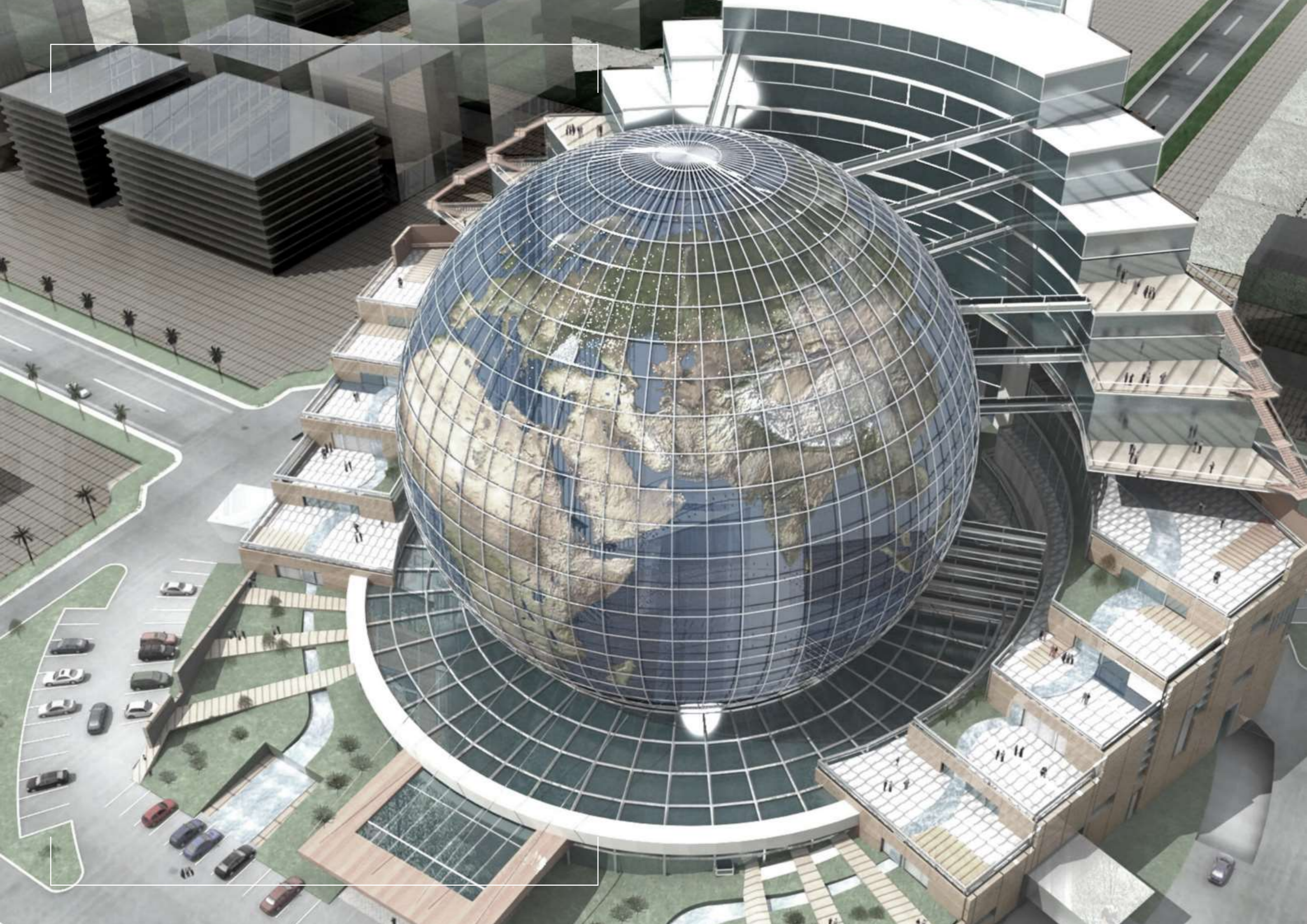
Will Target More Than 50 Cities To Franchise The Concept
With Local Partners, Then All Participating Companies
In Any The Globe Center Will Communicate With
Other Participants Through The Latest Technology
AR, AI, And Virtual Meetings









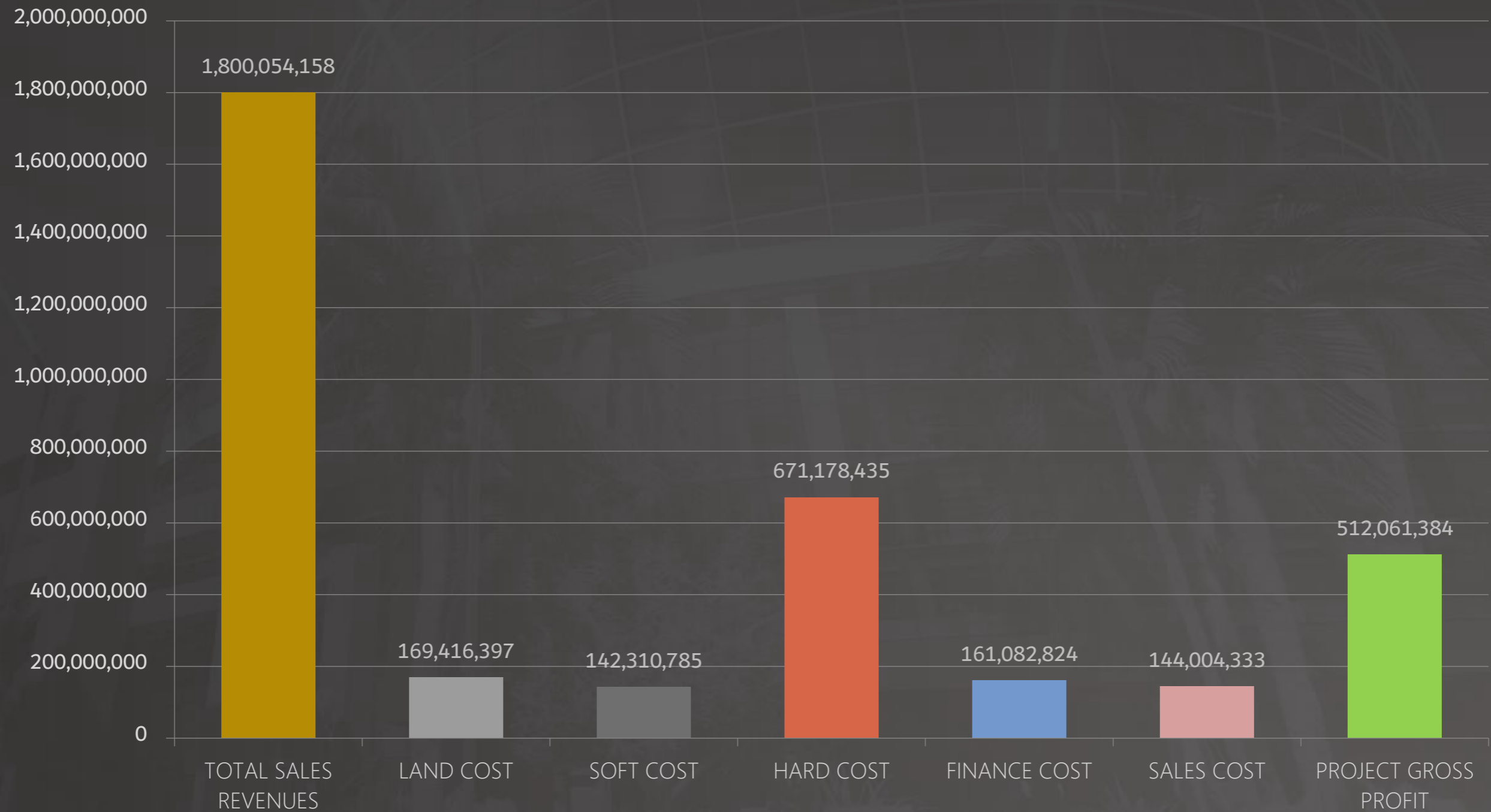




**PROJECT SUMMARY IN
NUMBERS**

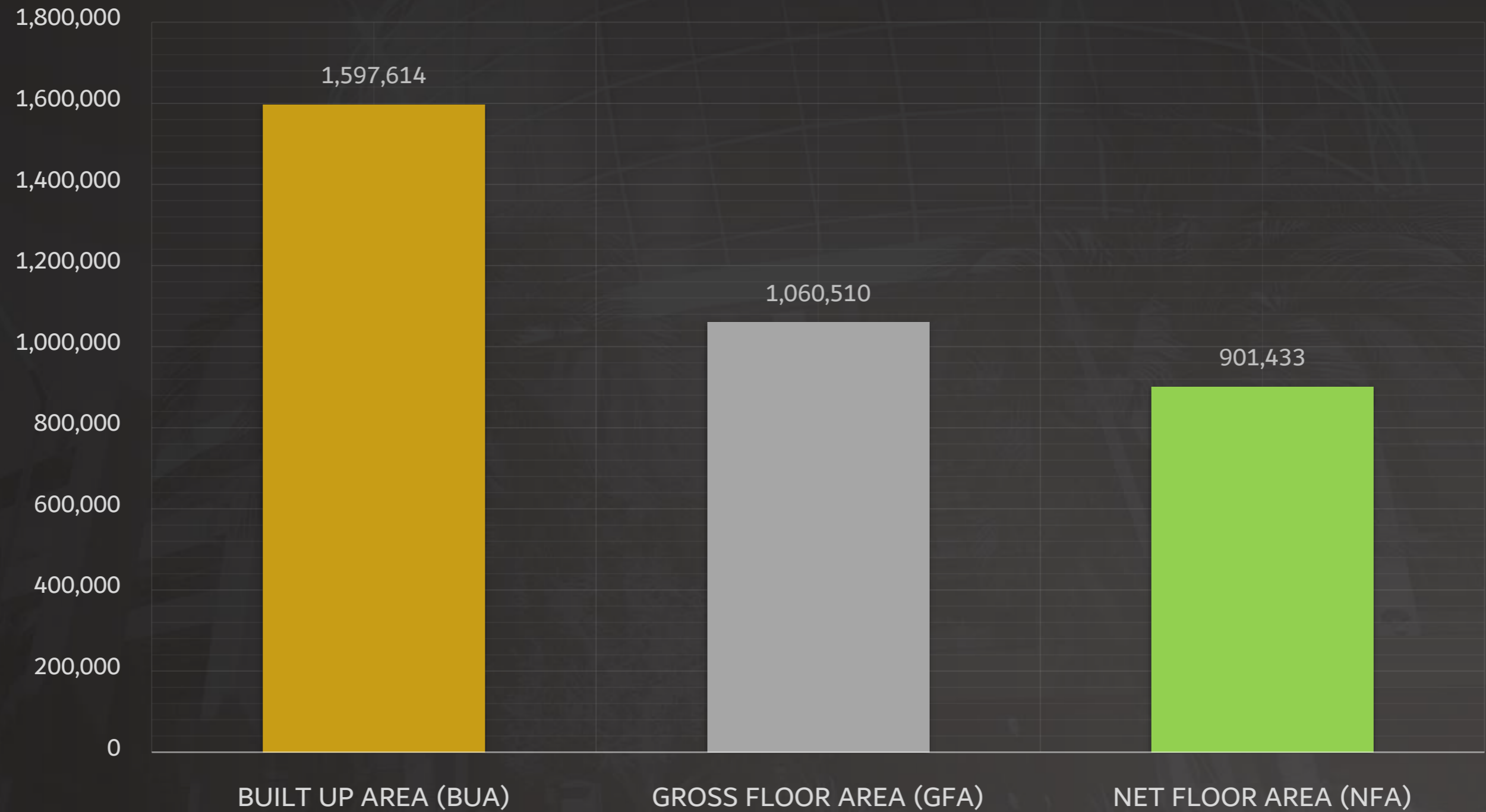
PROJECT SUMMARY: LAND, SOFT, HARD, FINANCE COSTS, REVENUES AND PROFIT SQ. FT. - AED

ملخص المشروع : كلفة الأرض، الغير مباشرة، المباشرة و التمويل والإيراد والربح
قدم مربع - درهم اماراتي



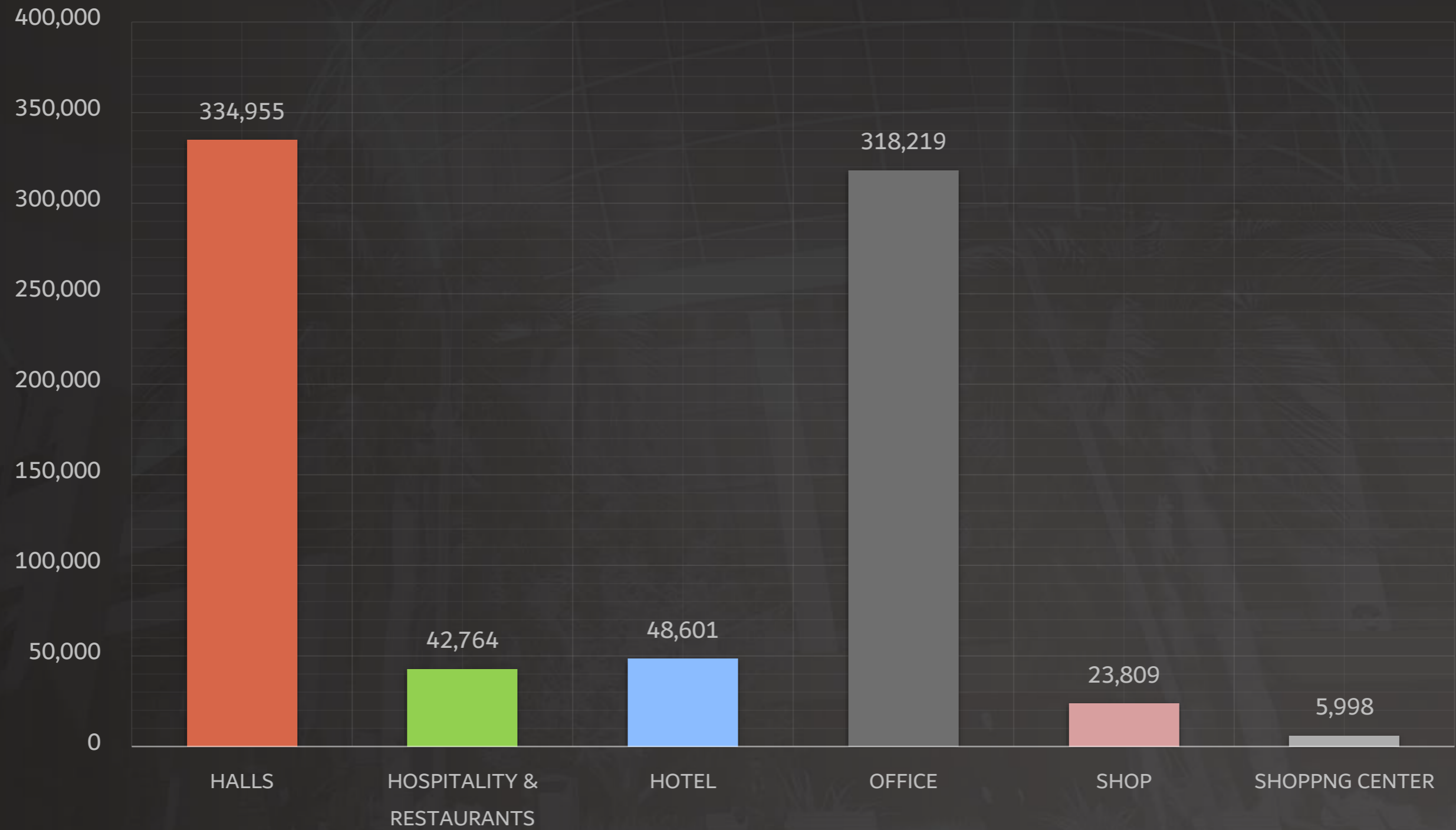
PROJECT CONSTRUCTION BUILT UP AREA - SQ. FT.

مساحات البناء للمشروع - قدم مربع



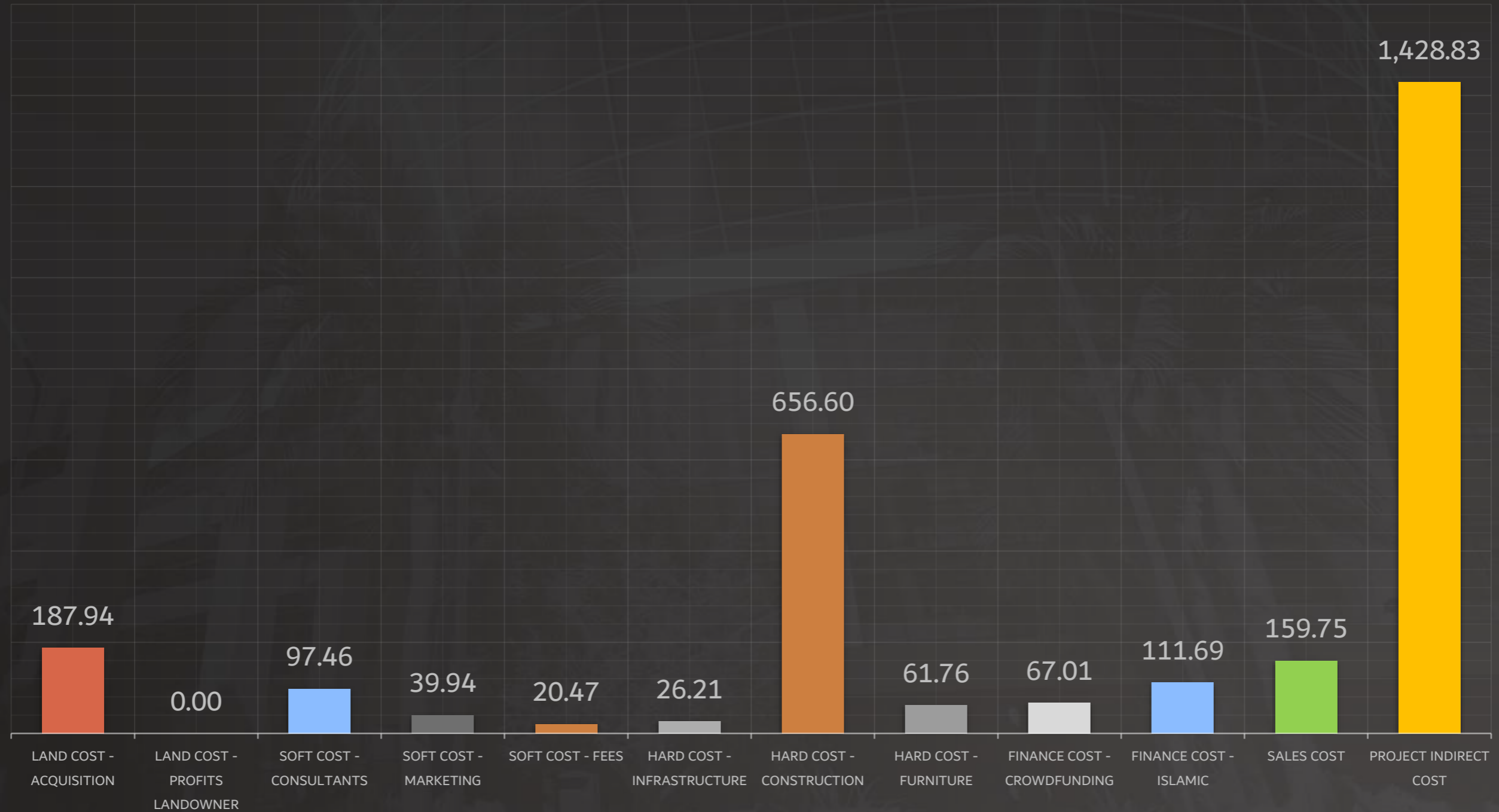
PROJECT SUMMARY AREA BY CATEGORIES - SQ. FT.

مساحات البناء للمشروع حسب الأقسام - قدم مربع



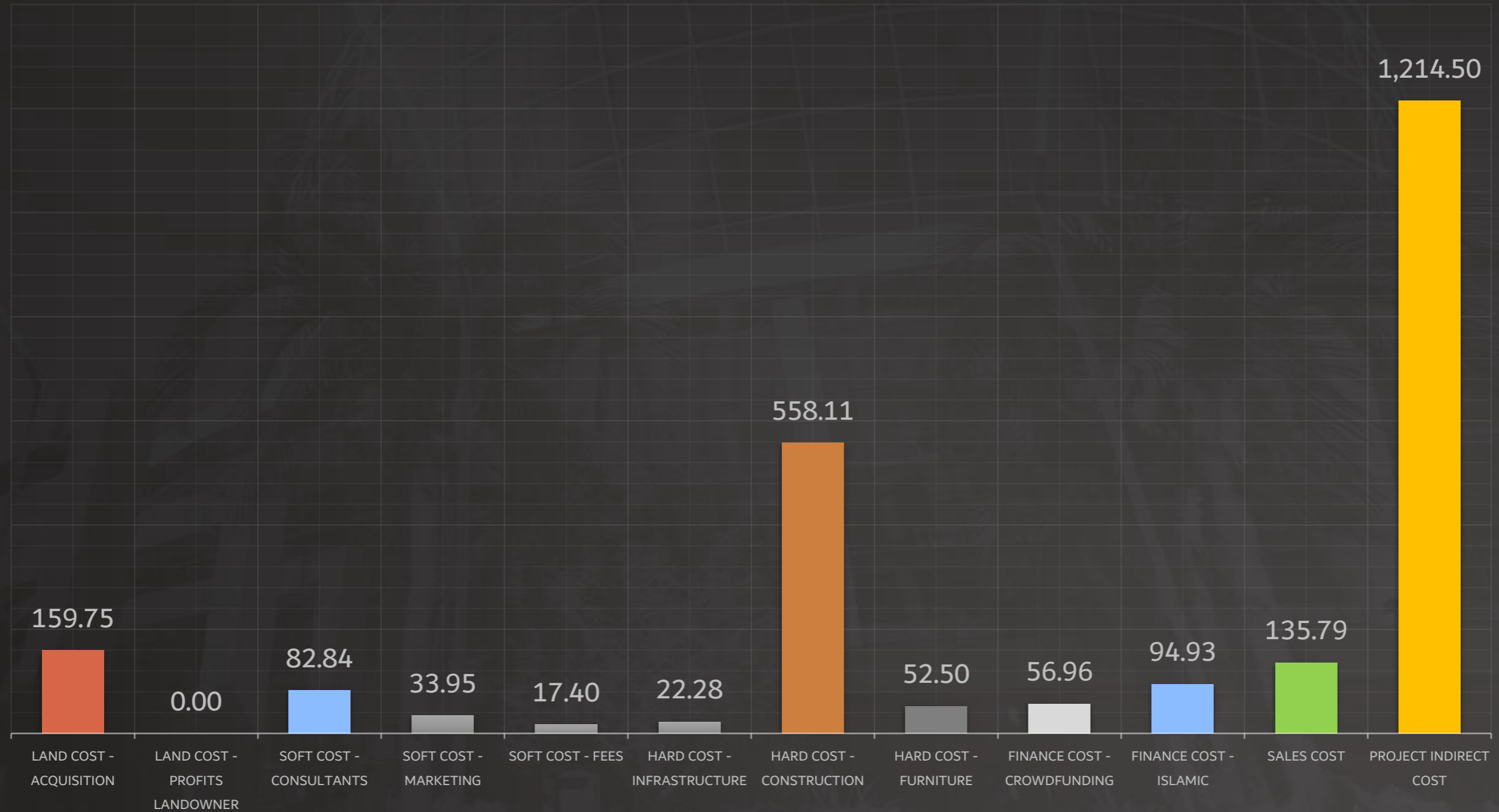
INVESTMENT - SQ. FT. COST / NFA

كافة القدم المربع / اجمالي مسطحات البناء البيعية



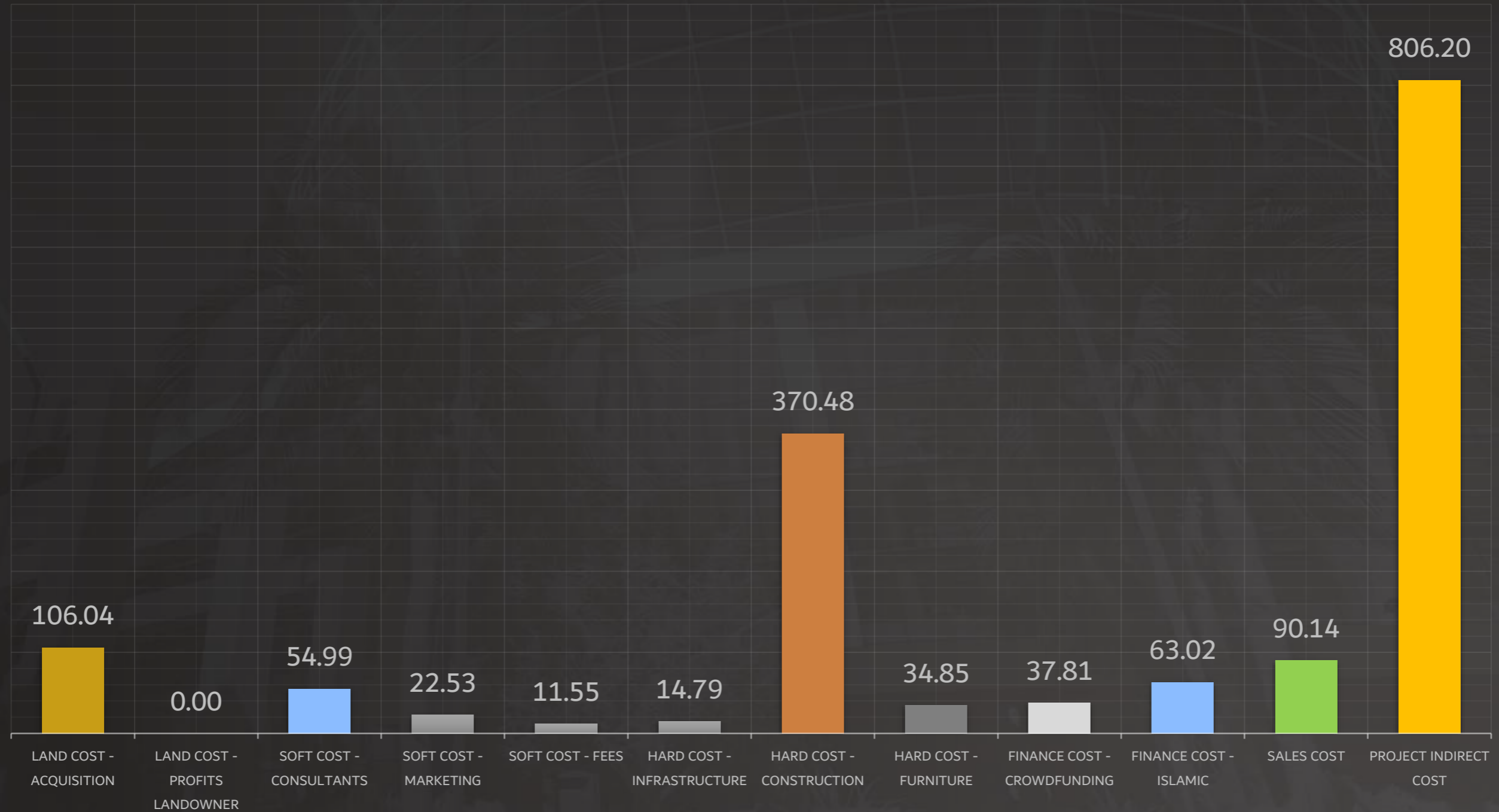
INVESTMENT - SQ. FT. COST / GFA

كلفة القدم المربع / اجمالي مسطحات البناء بدون مواقع



INVESTMENT - SQ. FT. COST / BUA

كلفة القدم المربع / اجمالي مسطحات البناء الاجمالية



AGENDA

1

What, Why, Where, When The Project and Who is The Developer?

AGENDA

- 1** Who, What, Why, Where, When The Project and Who is The Developer?
- 2** The Project And Vision 2040
- 3** The Ideal Place To Do This Mega Project
- 4** Through Our Strong Strategic Partnership Worldwide
- 5** Through Our Detailed Blockchain Implementation Plans And Metaverse
- 6** Feasibility Study, Floor Plans, Interior and Project Marketing Strategy
- 7** Early Investors and The Financials Are Strong, with Excellent Road Map



PROJECT INTELLECTUAL PROPERTY

الجمهورية اللبنانية

وزارة الاقتصاد والتجارة
المديرية العامة للإقتصاد والتجارة
مصلحة حماية الملكية الفكرية

رقم الصادر: ١٥١٠

بيروت في: ٢٠٠٨/٠٢/٢٨

شهادة بتسجيل اثر أدبي وفني
رقم: ٤١٢٨

إن موقع هذه الشهادة، رئيس مصلحة حماية الملكية الفكرية، يثبت أنه في هذا اليوم الواقع فيه
٢٠٠٨/٠٢/٢٨، الساعة ١٢:٤٥، أودع لدى هذه المصلحة المحامي عبد الله عيتاني المقيم في بيروت
شارع المعرض-بنية الاوقاف الاسلامية-ط٢ بصفته وكيلًا عن شركة كابيتال بلاس للاستثمار
والتطوير ش.م.ل. القابضة مركزها في بيروت - شارع المعرض-بنية الاوقاف الاسلامية-ط٢
ثلاث نسخ من اثر أدبي وفني عنوانه: مركز العقار العالمي The Globe - Real Estate
Center وهو عبارة عن رسم مبنى متعدد الاستخدامات على شكل الكرة الارضية #

وقد أعيدت إلى طالب التسجيل نسخة عن هذا الأثر بعد التوقيع عليها ووضع الرقم المتسلسل
٤١٢ والتاريخ ٢٠٠٨/٠٢/٢٨ وختم المصلحة وفقا لاحكام القانون رقم ٧٥ تاريخ ١٩٩٩/٤/٣.



رئيس مصلحة حماية الملكية الفكرية

سلوى رحال فاعور





PERSPECTIVE VIEW (GENERAL)

INTERNATIONAL
REAL ESTATE
CENTRAL



capitalplus



WHO?

ما هو المشروع؟



MS WORLD

“

MS-WORLD

MS-WORLD

HOLDINGS LTD.

LONDON

brief

The Founder Of MS-WORLD HOLDINGS LTD. In London Is Specialized Company Worked In Global Real Estate Marketing, Where Its Actual Experiences In Real Estate Sectors Go Back To 1995, The Founder Of MS-WORLD Is The Same Founder Of Al Aqariya Tv (Al Aqariya 1 & Al Aqariya 2), Real Estate Magazines Like Aqariya World, Billion Plus And Aqariya Today Newspaper, In Addition To That The Founder Establish The First Aqariya News Agency In Dubai In 2004.

Professional Experience

Some Points For Our Business Experience

- Real Estate Development
- Real Estate Media Channels Tv & Magazines
- Real Estate Digital Marketing
- Real Estate Cryptocurrencies

Past 28 Years

In Past Brief Experience

11

Towers In Dubai,
Sharjah And Doha
Developed With Ms

5.1

Billions AED Is The
Total Amount Of Ms
Accomplished Works

8055

Residential And
Commercial Units
Delivered

333

Meters Is The Height Of
Rose Tower The Tallest Hotel
In The World

28

Years In The Field Of
Development,
Marketing And Real
Estate Media

10

Square Kilometers Of The
World Island Completed In
Dubai And Ms He Is The
Copy Right

5.6

Billion Emails And
Contact Numbers In
Ms Database

3

Satellite Real Estate
Channels Was Founded
From Ms

4.3

Million Real Estate Brokers
Are Currently Gathered In C-
club Of R-world Belong To Ms

Already Done

Present Brief Activity

Tallest

333-metre- Hotel
Apartment Building Was
Completed In Dubai In
2010

Tallest

Zigzag Building With A Height
Of 120 Meters Was
Completed In Doha In 2010

Largest

Artificial Island With
300 Islands With An
Area Of 10 Square
Kilometers

Biggest

Database Of 5.6 Billion
E-mails And Contact
Numbers

28

Years In The Field Of
Development,
Marketing And Real
Estate Media

First

Book And Theory For Real
Estate Development Under
The Name Of Thousand T Real
Estate

First

Real Estate Satellite
Channel Launched In
Dubai In 2004

First

Real Estate Index And Pulse
Every 30 Seconds Belonged
To Ms

First

Real Estate
Cryptocurrencies
Belonged To Ms

Next 10 Years Inshallah

In Future Brief Vision

Largest

Spherical Building In The World With A Height Of 22 Floors And Bears The Name The Globe

Largest

Ship-shaped Building In The World Named Boat Hotel

Largest

1,000 Sq Meter Screen Will Be The Facade Of A Project Called Media Hotel

Largest

40-floors With Happiness Word Named I Love Dubai.

28

Years In The Field Of Development, Marketing And Real Estate Media

Largest

Arabic Word With A Height Of 40 Floors Named Libya Tower

Largest

Word-shaped Garden And Grass Skiing Named Dubai In Arabic

Largest

20-floors Chair-shaped Building Named Homes City

Largest

Chess Game With A Height Of 40 Floors Named Chess City

Professional Experience

Our Major Qualifications And Skills



Real Estate
Development

Since 1995



Architecture

Since 1996



Real Estate
Investment

Since 2002



Real Estate Tv

Since 2004

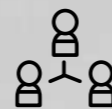
28

Years In The Field Of
Development,
Marketing And Real
Estate Media



Real Estate
Magazines

Since 2005



Real Estate
Development
Management

Since 2016



Real Estate
Marketing

Since 2018



Real Estate
Cryptocurrencies

Since 2021

After 28 Years Experiences

This Our Achievements

Thanks To God الحمد لله

5.1 Billion AED

Real Estate Project
Have Been Developed

Dubai, Sharjah, Doha And Lebanon

4.3 Million

Real Estate Agents

In 212 Countries

Already In My C-club Platform

10

Cryptocurrencies

Already On Trading Now

5.6 Billion Emails In My C-data

Lorem Ipsum Is Simply Dummy Text Of
The Printing And Typesetting Industry.
Lorem Ipsum Has Been The





WHAT?

ما هو المشروع؟



R WORLD




**PROJECT
DESCRIPTION**

OVERVIEW

Nations Across The World Yearn To Be Globalized Finance And Businesses Sectors And Aspire To See A "World Property And Investment Center" Under Which Several Property Firms Are Operating Is Launched. As An Economic Hub That Is Equipped With The Latest Electronic Communications, The Center Will Be The Right Place Where Expertise And Information Can Be Exchanged.

The International Real Estate Center Aims To Create An International Rendezvous Where Property Transactions, Brokering And Sales Operations Can Take Place. It Will Also Be A Modern Global Business Environment Which Stirs Up The National Private Sector's Effective Involvement Conducive To Eventually Nationalizing The World Expertise And Knowledge.

The Operational Mechanism Of The Center Is Manifested In Monitoring And Data Basing The International Real Estate And Investments Indicators. The Center Functions As A Property Operation Room Entrusted In Coining Methods That Contribute In Maintaining Real Estate –Related Aspects Under Control And To Insure Orientating The Center Activities To Meet The Leadership Inspirations. Therefore, It Constitutes A Mechanical Arm Capable Of Forming The "Real Estate Investment Model" Able To Generate Creative Standards Documented In The State's World Record. The Real Estate And Investment Center Will Include Offices For Local, Regional, And International Property Companies As Well As Real Estate Exchange Halls And Auctions Electronic Monitors Fed By International Sources.

An aerial photograph of a large, modern architectural complex. The central feature is a massive, circular dome structure with a grid-like pattern on its surface. The dome is surrounded by several multi-story buildings with flat roofs and modern facades. In the foreground, there is a parking lot with several cars parked. The overall scene is set in an urban environment with some greenery visible in the distance.

It Will Also Comprise Several Tools Such As A Property Rehabilitation And Training Center And Property Investors Club Forming, In Terms Of Quality And Quantity An Outstanding Property Edifice.

With An Integrated Professional Environment, The Center Consists Of State-of-the-art Architectural Facilities Including Property Investment Conference Halls, Museum, Auction Halls, Investors Club, Shopping Center, Hotel, And Real Estate Bourse.

The Project Will Include Constructions Spread Over 1.5 Million Square Feet Built Up Area, Allocated Between The Center And The Surrounding Services And Hospitality Amenities. However, The Globe-shaped Building Will Include 22 floors Different Spaces And Use Floors With 60 To 150 Meters Diameter.

As The Center Becomes Real, The Idea Will Be Applied In 20 Arabic And Regional Countries. Connected With A Very Sophisticated Net Work, The Other Centers Across The Region Will Be Operating Through The Firstly Constructed. This Move Aims To Place The Real Estate Sector At The Top Of The List Of Other Economic Sectors.

THE IDEA

Despite The Ever-increasing Developments In All Aspects Of The Regional Real Estate Markets, The Region Still Lacks An Apparatus Able To Organize And Control The Property Market And Record Its Indications.

It Is The Reason Why The Property Market Is Unable To Project The Integrated Image Of This Sector And Fails To Prove Its Superiority And Pioneering Characteristics.

Despite The Exerted Efforts Of The Country's Leadership To Globalize Civic And Economic Facts, The Property Market Still Lacks Such A Brilliant Idea In Establishing Specialized Center Supported By The Latest And Modern Communication Technology.

The Center Can Be Called:

- International Real Estate Exchange Center Or,
- International Real Estate Market Or,
- International Real Estate Center

OBJECTS

- To Ensure An Effective Involvement Of The National Private Sector In Fostering And Developing The Leadership's Inspirations And Strategy Towards Placing The Country As The World's "Finance And Business Center".
- To Provide A Modern Environment Helps In Attracting Foreign Investments And International Expertise Conducive To Nationalize And Redefine The National Investment Identity.
- To Record Property Investment Indications In The Country.
- To Form A "Real Estate Investment Model" To Be Used As Measuring Standard.
- To Seek Secondary Element Able To Contribute To The State's Real Estate Transactions.
- To Create Methods And Rules Able To Control Property Deals And Relevant Issues And Direct Them Towards The Leadership Inspirations And Objects.
- To Help Organize The Real Estate Market Within Scientific, Administrative, And Technical Systems.

ACTIVITIES AND SERVICES

- The Organization Of Property Exhibitions
- The Organization Of Property And Investment Conferences.
- Engineering Consultations And Services
- To Provide Hotel Services For The Market Clients.
- To Organize The Electronic And Live Auctions.
- Property-related Shopping Center
- To Issue Publications And Newsletters On Real Estate Indicators
- Marketing And Promotion Of The State's Properties
- To Provide Property Brokerage Services.
- The Foundation Of Property Investors Club
- The Foundation And Management Of The Real Estate Museum
- The Foundation And Management Of Virtual Office For Property-individual Brokers
- Rehabilitation And Training In Investment Fields In General And Real Estate.
- To Provide Services For Investors And Businessmen.
- To Provide Research, Studies, And Publications.

TARGETED GROUPS AND BENEFITED PARTIES

- Real Estate Companies
- Banks And Real Estate Financing Houses
- Organizers Of Property Shows.
- Organizers Of Property Auctions
- Property Owners
- Real Estate-related Government Institutions
- Real Estate Brokers
- Engineering Sector
- Constructions And Contracting Sector
- Property Investors
- Other Groups Determined By The Activities Of The Center.
- Insurance Companies

FEATURES

PROPERTY-INVESTMENT CONFERENCE HALL.

- Equipped With State-of-the-art High Tec, The Spacious Hall Can Accommodate More Than One Thousand Persons And A Secured VIP Compartment. It Will Also Include The Hall Management Offices, Technical Room, And A Warehouse.

EXHIBITION HALL

- Can Be Divided Into Several Antechambers Equipped With The Necessary Services Along Designated For Offices And The Warehouse.

REAL ESTATE MUSEUM HALL

- With A State-of-the-art Architectural Design, Will Become A Permanent Real Estate Show And Will Highlight The Property Deals On A Day-to-day Basis. It Will Be For Exhibitors A Pre-paid Advertisement.

OPEN AUCTION HALL

- One Of Key Halls In The Center Where Individual And Corporate Can Showcase Their Properties Or Wish To Sell Them Through The Public Auctions Organized Daily By The Center. Will Be Provided By Electronic Screens, An Operation Room To Run The Process And Coffee Shops Along With Other Services.

INVESTORS CLUB

- Like Any Club, It Will Comprise:

Administration Office
Entertainment Hall
Coffee Shop
Communication Office
Swimming Pool
Gymnastic
Internet Center And Library

BROKER'S VIRTUAL OFFICE

- Several Real Estate Brokers Are Working Individually Without The Need For A Team; Therefore, They Are Not Stagnated Under Heavy Burdens And Overheads Such As Offices, Employees, Or The Necessary Government Documents. The Center Offers Such A Group The Essential Services They Might Require Such As Furnished Offices, Secretary Works And Communications. 25000 Investors Are Expected To Benefit From This Service.

SHOPPING CENTER

- The Shopping Center Will Include Furniture, Household Stores And Office Materials Shops As Well As General Services Office, Reception, And A Coffee Shop.

BUSINESSMEN SERVICES CENTER

- The Services Which The Center Provide Will Include Visa Issuance, Communications, Photo Copying, Fax And Internet As Well As Making Available All Information Required By Businessmen.

INVESTMENT TRAINING CENTER

- The Center Will Provide Rehabilitation And Training Courses In Real Estate Financing And Investment, As Well As Banking. It Will Include The Administration Office And Fully Equipped Training Classes.

CONSULTANCY AND STUDIES CENTER

- Is Specialized In Conducting The Necessary Market And Feasibility Studies And Providing Property –Related Services Such As Investment And Finance Consultancies.

ENGINEERING CENTER

- The Center Provides Engineering-related Services Including Consultancies, Quantity Survey, Designs, And Drawings.

PROMOTION AND MARKETING CENTER

- The Center Is A Local, Regional, And International Hub Specialized In Publicity, Sales, Promotions, And Marketing Along With The Organization Of Shows.

PUBLICATION CENTER

- Which Covers Three Offices In Which Publications Of Newspapers, Magazines And Real Estate Reports Are Printed.

REAL ESTATE MARKET HOTEL

- It Is A Facility That Provides First-class Hotel Services To The Dealers Of The Property Market. The Hotel Will Also Include Restaurants, Coffee Shops And Halls.

REAL ESTATE BOURSE

- The Property Stock Exchange Will Include The Followings:

Auction Hall

Electronic Screens

Property Electronic Exhibition

Brokers' Hall

Real Estate Financing Houses And Banks

Land Registry Office Is An Electronic-linked Governmental Body Which Organizes Preliminary Land-related Issues.

General Services Division Which Includes Rent A Car Office, Lawyers, Audit Bureaus Etc.

The Center Will Be Equipped With Modern Audio/Video Devices As Well As Satellite Transmission Potentialities Through Local Tv Stations.

THE INTERNATIONAL REAL ESTATE CENTER

- Since Its Establishment, R-WORLD Has Maintained Creativity And Development Approaches By Producing Pioneering Projects And Landmarks. In A Few Years, The Group Took A Place With The Leading Real Estate Companies In The Region.
- Supported By A Highly- Experienced Team, R-WORLD Works To Strongly Establish Its New Real Estate Development Concepts Able To Become International Measures In The World Property Market.
- Property-franchise Is A New Creativity That Is Added To The Success Of R-WORLD Group, Which Managed To Invest Major Shares In Regional And Continental Property Markets.

FRANCHISE CONCEPT

Franchise Concept Is A Kind Of Alliance Forms Or Strategic Partnerships. It Ensures That (Franchisor; The Holder Of The Franchise Right) Will Provide The Second Party (Franchisee) With His Experience, Knowledge, Work System And Relevant Tools In Turn Of A Fixed Sum. This Is Not All, The First Party Will Also Continue To Provide The Second With The Necessary Operational Support.

The Franchise System Is One Of The Most Important Strategies Used By International Business Entities Which Aim To Widely Expand Depending On A Strategy That Is Rich With Ideas, Designs, Or Operational Systems Able To Promote Certain Products.

Franchise Concept Represents Defined, Tested, And Applicable Designs, Ideas Or Operational Systems Which Can Be Applied In Different Parts Of The World And Able To Be Used By Other Parties.

Franchise Works Depend On The Fact That All Franchise Agreement-related Parties Ensure The Success Of The Deal As Well As To Provide Sufficient Opportunities To Survive, Grow, Develop And To Remain In The Leading Positions.

PROPERTY FRANCHISE

- Is A Revolutionary And Inventive Idea Created By R-WORLD. It Aims To Apply Such A Successful Idea In Regional And International Markets After The Overwhelming Success It Made In The Past.
- The Group Managed To Invent And Develop Many Property Investment Models Able To Be Controlled By Quality Standards And Capable Of Working In Different Regional And International Markets.
- R-WORLD Group Realizes That "Franchise" Is The Ability Of Cloning A Property Project In Different Geographic Areas After It Achieves Set Of Standards And Measures.
- The Availability Of A Successful Market In Each Of The Targeted Regions.
- The Capability Of The Targeted Market To Have Room For The Proposed Project.
- The Involvement Of A Qualified Party In The Targeted Market In The Development, Execution And Management Of The Project As Well As In Sales Efforts Of The Said Project.
- In Term Of Content And Practice, Property Merchandize Is Creativity And Invention.
- Franchise Is A Property For The Franchiser Supported By The Patent Law.
- Franchise Is Economically Profitable.
- Franchise Includes Various Applicable Investment Ideas.
- Franchise Is Controlled By Written Work Systems Including Management, Execution And Sales Along With Operations.
- Franchise Must Be Supported By Successful Achievements For The Franchiser.

- 
- R-WORLD 'S Competency To Offer Property Franchise.
 - R-WORLD Group Is Confident That In Terms Of Success, The Project Enjoys Several Positive Indicators In The Targeted Areas.
 - The Capability Of R-WORLD To Promote Itself As A Pioneering And Leading Company In Real Estate Development And To Present Profitable Projects Able To Be Cloned In Different Markets.
 - R-WORLD Group Is Distinguished With Its International Strategic Alliances.
 - The Group Is Protected By The Potent And The Intellectual Property Laws For Its Franchised Projects On The Local And Targeted Markets.
 - R-WORLD Group Has The System Directory Which Considered A Complete Encyclopedia And Comprehensive Reference That Tackle All Aspects Of Franchise Including The Location, Contracts, Employment Etc.
 - The Group Also Has An Easy-use Directory That Operates The System Regardless Of The Project's Location.

- 
- On Short And Strategic Terms, The Company Is Always Prepared With Alternative Development Plans.
 - Training Teams In The Company Can Train Staff From Other Organizations In How To Operate The System In A Way That Ensures The Group's Better Service And Stereo Type Products Are Presented.
 - The Group Enjoys The Capability Of Providing Support Programs On The Operational Aspects Of The Franchise System Conducive To The Success Of The Project.
 - The Ability To Adopt Programs Able To Search And Develop The Idea Of The Project To Maintain Its Profitability.
 - Having An Achievements Record, The Group Will Face No Minor Difficulties Presenting The Franchise System To The Targeted Markets.
 - It Is Of Great Importance That The Idea Of The Franchise System Is Profitable To Stir Up Other Parties To Get Involved In This Process.

REAL ESTATE CENTER AS FRANCHISE PROJECT

- R-WORLD Group Aims To Develop The "Real Estate Center" Franchise Project In More Than 50 Arabic And Foreign Cities According To Copy-paste Basis Particularly After It Gained Admiration From Wide Public Sectors.
- Investment Idea
- The Group Seeks Investors In Both Private And Public Sectors To Develop Its Projects In The United Arab Emirates And Abroad. With The Policy Of Franchising This Project, The Group Sets A System That Strengthens Relations With The Strategic Alliances In The Targeted Markets. And When A Strategic Partner Is Found, The Group Would Provide Its Expertise, Sources, And Relations In Property Development Fields. R-WORLD Group, However, Keeps The Right To Develop The Project In Other Cities.
- Franchise System Outlines
- In Its Services In The Development Of Property Franchise Systems, R-WORLD Group Counts On Its Huge Expertise And The Public Relations Network In The Local And Regional Real Estate Markets.

THE MANAGEMENT OF FRANCHISE PROJECTS AIMS TO ACHIEVE MAJOR GOALS FOR R-WORLD GROUP:

- Cost Downsizes
- Investment Of Time
- Work On Standard Measures
- Achievement Of The Engineering, Sales, And Financial Goals.

Management And Development Of The Franchise Project Include The Following Services:

FINANCE DEPARTMENT

- The Project's Finance Facilitation Department
- Accounts Section
- Preparation Of The Budget
- Interior Audit Services
- Management Of The Project's Bank Accounts.
- The Projects Feasibility Study

ENGINEERING DEPARTMENT

- Preparations Of Designs
- Preparations Of Technical Specifications And Standard Measures
- Work Plans

PREPARATIONS OF NECESSARY ARRANGEMENTS REGARDING THE PROJECT-RELATED BIDS:

- To decide and prove the executive companies
- Negotiations management with the executive companies
- Quality control
- Representation of the owner with the concerning parties
- Oversee and control the contracting practices of the consultants and contractors.
- The inspection and overseeing of the engineering instruments in the site.
- Preparations of the engineering reports on regular basis and pass them to the higher authorities.

THE GENERAL ADMINISTRATION OF THE PROJECT:

- Preparations, supervision, and development of the contracts in the project.
- Preparations and execution of the project's marketing and sales plans.
- Coordination with the state-run directorates regarding the project's requirements.
- Preparations, development and restructuring of the project's administration system.
- Purchase mechanism based on good quality, low price and timelines.
- Modernization and the orientation of real estate investments toward the market's requirements.



R-WORLD INTERNATIONAL GROUP RUNS ADMINISTRATIONAL, FINANCIAL,
AND TECHNICAL SERVICES THROUGH THE FOLLOWINGS:

- The Project's Residing Engineers.
- The Strategic Alliances And Partners As Well As Financers, Consultants, And Main And Sub Contractors.
- The Company's Financial And Audit Bodies.
- The Project Manager
- The Project's Office In The Company
- The Company's "Studies And Research Apparatus"



Project Concept

The International Real Estate & Investment Centre

“The Landmark Center For Successful Business”

- It Is One Of A Kind Conceptual Design That Introduces A First In The Global Arena Of The Development Industry
- A Unique Multi-purpose Center Offering Office Space And Other Commercial Areas For Companies And Organizations Specializing In The Real Estate And Investment Areas
- Offered As A Turn-key Franchise Development To Be A Landmark In Each Major City In The World
- Flexible Design That Can Accommodate Different Land Sizes As Well As Many New Ideas, Support Buildings And Activities

The background of the slide features a dark, grayscale image of several hands of different skin tones cupping a globe. The hands are positioned around the globe, symbolizing global unity and support. The text 'Project Vision' is overlaid in white on this background.

Project Vision

PROJECT VISION

- The Solution Is Presented In A Building That Holds The Investment, Real Estate Opportunities, And Decision Makers Under One Roof. Inspired By The Idea Of Uniting The World In One Place, The Notion Of Establishing A Building In The Form Of A Globe Was Born, To Be The Center Of The Real Estate And Investment Communities. The World Countries Are Represented By Their Organizations (Governmental, Semi-governmental And Private Sector).
- Thus, The Project Consists Of The Investment Groups, Organizations, Developers, Contractors, Banks And Other Association That Have A World Economic Decision.
- The International Real Estate And Investment Center Is Simply An Office Tower With A Unique Identity And Purpose.
- The Project Will Attract And House Many Companies Working In The Real Estate And Investment Industries. There Will Be Many Attractions For These Companies To Select This Location – One Of Which Is The Unique Design
- The Center Is Complemented By Many Supporting Facilities Making It The Destination For All Companies And Organizations



Project Overview

PROJECT OVERVIEW

- The Building Consists Of 22 Floors Covered With Glass And Iron In The Shape Of A Globe. Surrounded By A Hotel And Different Halls In Order To Serve The Various Activities It Hosts.
- The Project Is Equipped With The Right Tools And Services To Facilitate The Work Of The Targeted Groups And To Help In Linking The Globes Together
- The Project Is Offered As A Franchise Development Opportunity For Governments, Real Estate Companies And Investors Around The World Where R-WORLD International Investment Group Will Act As The Consultant And Developer
- The Project Already Includes Many Related Components Like An Exhibition Hall, Conference Hall, Hotel, Stock Exchange Café Displaying Stock Prices From Select Markets Around The World, Real Estate Stock Exchange As Well As Many Other Components Listed In The Following Pages
- The Project Is Flexible And Can Be Adjusted In Terms Of Size As Well As Facilities To Suite Different Land Sizes, Budgets And Objectives



Targeted Customers

TARGETED CUSTOMERS

- All Companies And Organizations Working In The Real Estate Industry Including – But Not Limited To – Real Estate Investment Companies, Developers, Consultants & Architects, Contractors, Equipment And Material Suppliers, Local And International Real Estate Agents & Brokers, Finance And Insurance Companies, Interior Designers, .. Etc.,
- All Companies And Organizations Working In The Investment Industry Ranging From Banks Through To Large International Investment Companies And All The Way To Independent Local Investment Brokers
- Related Government Offices



WHY?

ما هو المشروع؟



R WORLD

أكبر مبنى كروي في العالم

THE LARGEST SPHERICAL BUILDING IN THE WORLD



1- THE LARGEST SPHERICAL BUILDING IN THE WORLD, God Willing, And Targeted To Be In The GUINNESS Book Of Records

5,000 فرصة عمل محلية

5,000 JOB FOR LOCALS

2- Creating More Than 5,000 Job Opportunities For Locals (Administrators, Engineers, Technicians)



مركز العالم في كل العالم

THE GLOBE in All The WORLD

3- Possibility of Duplicate The Project To Become in More Than 50 Cities



التنمية المستدامة والنانو كربون

Sustainable city and Carbon Nanotubes Store CNTs

4- That The Project Be In Accordance With Sustainable Development Frameworks, And Cnts Can Be Used As An Electrochemically Active And Inactive Electrode Component In Energy Storage Systems

الائتمان الكربوني CARBON CREDITS

5- That The Project Be Within The Carbon Credit Initiative And The Possibility Of Financing Benefit

أول بورصة عقارية في العالم

The First Real Estate Bourse In The World

6- Establishing A Real Estate Exchange For Real Estate And Building Materials Licensed By The Government Agency

معرض صناعة العقار الدائم

PERMANENT REAL ESTATE INDUSTRY EXHIBITION

7- Establishing A Permanent Real Estate Industry Exhibition (Properties, Material, Contractors, Furniture And Architect)

قناة ومجلة عقارية خاصة بالمركز

Exclusive TV Channel and Magazine For The Center

8- Establishing A Exclusive TV Channel And Magazine For The Center For Daily Broadcasting, Covering And Interviewing With All The Participations In The Center And Promote Their Activities And Services

منصة تمويل عقاري جماعي

CROWDFUNDING Platform

9- Establishing A Real Estate Crowdfunding Platform Licensed By The Capital Market Authority

الواقع الافتراضي المعزز METÄVERSE & NFT

10- Establishing a METAVESRE platform for the project to serve as a city of virtual and augmented reality and NFT



**PROJECT
COMPONENTS**



PROJECT COMPONENTS

- **4 STAR BUSINESS HOTEL**
- **BUILDING PROPERTY MANAGEMENT**
- **GOVERNMENT REAL ESTATE AGENCIES**
- **HOUSING AUTHORITIES**
- **INTERNATIONAL INVESTMENT AUTHORITIES**



PROJECT COMPONENTS

- REAL ESTATE-RELATED
**GOVERNMENT
INSTITUTIONS**
- **REAL ESTATE
INVESTMENT HOUSES**
- **ISLAMIC FINANCE -
SHARIA COMPLIANT**
- **REIT REAL ESTATE
INVESTMENT TRUSTS**



PROJECT COMPONENTS

- REAL ESTATE
CROWDFUNDING
PLATFORMS
- **FRACTIONAL**
OWNERSHIP
PLATFORMS
- ENGINEERING
CONSULTANCY FIRMS
- **GREEN BUILDING AND**
SUSTAINABILITY
CONSULTANTS



PROJECT COMPONENTS

- **PROJECT MANAGEMENT COMPANIES**
- **GENERAL AND SUB CONTRACTORS**
- **CONSTRUCTION MATERIALS FACTORIES**
- **CONSTRUCTION MATERIALS SUPPLIERS**



PROJECT COMPONENTS

- REAL ESTATE **LEGAL FIRMS**
- **INSURANCE COMPANIES**
- PROPERTY **SHOWS ORGANIZERS**
- **PROPERTY AUCTIONS ORGANIZERS**
- PROPERTY **OWNER'S COMPANIES**



PROJECT COMPONENTS

- REAL ESTATE
DEVELOPERS
- **REAL ESTATE AGENCIES**
- **FEASIBILITY STUDIES
CONSULTANTS**
- **MARKET RESEARCH
COMPANIES**
- REAL ESTATE
**EVALUATION
COMPANIES**



PROJECT COMPONENTS

- **PROPERTY
MANAGEMENT
COMPANIES**
- **FACILITY MANAGEMENT
COMPANIES**
- **MAINTENANCE
COMPANIES**
- **INTERIOR DESIGN
COMPANIES**
- **FURNITURE COMPANIES**



PROJECT COMPONENTS

- **PHYSICAL MEETING ROOMS**
- **VIRTUAL MEETING ROOMS**
- **REAL ESTATE RESEARCH AND STATISTICS CENTRE**
- **REAL ESTATE ACADEMY COLLEGES**
- **REAL ESTATE TRAINING INSTITUTES**



PROJECT COMPONENTS

- REAL ESTATE **ACADEMIC INSTITUTE**
- REAL ESTATE **SECURITIZATION CENTER**
- **NFT** REAL ESTATE PROPERTIES
- **METaverse** REAL ESTATE PROJECTS
- **B.O.T** HALL BUILD OPERATE TRANSFER



PROJECT COMPONENTS

- **B.O.O.T HALL BUILD OWNED OPERATE TRANSFER**
- **PPP PUBLIC PRIVATE PARTNERSHIP HALL**
- **TENDERS MANAGEMENT HALL**
- **REAL ESTATE INTERNATIONAL REAL ESTATE BOURSE**



PROJECT COMPONENTS

- **CONSTRUCTION MATERIAL INTERNATIONAL REAL ESTATE BOURSE**
- **AWQAF ASSETS OPPORTUNITIES CENTER**
- **GOVERNMENTAL ASSETS OPPORTUNITIES CENTER**



PROJECT COMPONENTS

- **EXHIBITION HALL**
(PROPERTY,
CONSTRUCTION,
FURNITURE AND
ENGINEERING)
- **CONVENTION CENTRE**
- **BUSINESS CENTRE**
- **REALTORS CLUB &
LOUNGE**



PROJECT COMPONENTS

- **INVESTORS CLUB & LOUNGE**
- **REAL ESTATE SHOPPING CENTRE**
- **MEDICAL CENTER**
- **COFFEE SHOPS**
- **REAL ESTATE CAFÉ**
- **(C-CAFÉ)**



PROJECT COMPONENTS

- **ACTUAL REAL ESTATE AUCTION CENTRE**
- **VIRTUAL REAL ESTATE AUCTION CENTRE**
- **REAL ESTATE MUSEUM**
- **CONCIERGE**
- **GENERAL SECRETARIAL CENTER**



PROJECT COMPONENTS

- REAL ESTATE MAKERS
ROUND TABLE
- **MOCKUPS ROOMS HALL**
- REAL ESTATE
INCUBATOR CENTER
- **REAL ESTATE TRAINING
HALL**
- REAL ESTATE **ACADEMY
HALL**



PROJECT COMPONENTS

- REAL ESTATE **BARTER HALL**
- **BANKS**
- **MEDIA CENTRE**
- **C-HOMES TV BROADCASTING**
- **C-REAL ESTATE MAGAZINE**



PROJECT COMPONENTS

- **PRINTING AND COPYING SERVICE**
- **REAL ESTATE LIBRARY**
- **TRANSLATOR SERVICE**
- **S.W.O.T. ANALYSIS CENTER**
- **RISK ASSESSMENT CENTER**



PROJECT COMPONENTS

- **CARBON CREDIT
MARKETPLACE**
- **CENTER FOR THE
PROTECTION OF
INTELLECTUAL
PROPERTY RIGHTS**
- **ISLAMIC SHARIA
COMPLIANT COURSES**



PROJECT AMENITIES

- **GYM - LADIES**
- **GYM - GENTLEMEN**
- **SPA**
- **YOGA**
- **MOSQUE**
- **ATM MACHINES**
- **BARBERSHOP**



PROJECT AMENITIES

- **RENT A CAR**
- **PHARMACY**
- **SUPERMARKET**
- **LAUNDRY**
- **RESTAURANTS**



**NEW CONCEPT OF MESSAGES
FROM OUR REAL ESTATE
PARTNER'S COMPANIES TO
THEIR CLIENTS**

For Example:

Mohamad @ Homes XP THE GLOBE @ Dubai
@ Office 310 @ 9:00 pm @ Meeting room

These New Messages Will Be From Our Partners
Who Participate In THE GLOBE Centers
When They Will Be Invite Their Clients
To Visit Them.



The image is a grayscale architectural rendering of a modern building. The most prominent feature is a large, spherical glass dome with a white structural grid. The building's facade is composed of large glass panels and solid concrete or stone sections. In the foreground, there is a landscaped plaza with several palm trees, benches, and people. Some people are sitting on the benches, while others are walking. The overall atmosphere is clean and contemporary. A large, semi-transparent red rectangle is overlaid on the left and center of the image, containing the text 'PROJECT GOALS'. There are also some white L-shaped corner brackets in the top-left and bottom-left corners of the image.

PROJECT GOALS

PROJECT GOALS



- Classify This Real Estate Project to Become **A Distinguished Urban Landmark** in All The World.
- Establish And **A Pioneer In The World Best Achievement Memory**
- Promote and **Support the Local Economics.**



CREATE JOBS

- Secure New Job Opportunities with No Less Than **5,000**, from Which **25% Min Will Be Allocated to Local Citizens in Each Country** From Various Scientific, Professional, Technical, Administrative And Craft Fields.

PROJECT GOALS



- **Develop Trade in Real Estate Market** By Focusing on Tourism, Residential, Commercial and Medical Aspects.
- Improving the Aesthetic Aspects of The Project Area where the Project Will Be Built, While **Providing Green and Water Areas.**



TRANSPORTATION

- Plan the Transportation Network and The Roads Around and Within the **Project Area And Link The Project To The Main Underground And Over Ground Infrastructures**, The Transportation Network And The Roads Surrounding The Project.

WHERE?

ما هو المشروع؟

SUGGESTED PROJECT SITES AS A FRANCHISE

إن شاء الله



WORLDWIDE REAL ESTATE PRODUCT

The Project Could Be Duplicated Over The World As “FRANCHISE”



spread map

spread process map
for The Project in
the world -if gods
well -

- 1** Emirate, Saudi Arabia, Turkey, Egypt, Lebanon
- 2** Qatar, Oman, Bahrain, Kuwait, Jordan
- 3** Tunisia, Morocco, Al geria, Sudan, Libya, Mauritania,
- 4** Somal ia, Syria, Iraq, Yemen, Comoros Iran -
- 5** Pakistan, India, Afghanistan, Russia, Austral ia,
- China, New Zeal and ... (Asia).
- Mal aysia – Japan, Singapore, Thail and, (East of Asia)

- 6** Africa
- South America
- 7** Europe
- 8** America, Canada, Mexico, Al aska,
- 9** Greenl and

WHEN?

ما هو المشروع؟





KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

Commercial Real Estate Is A Complex And Dynamic Field That Is Affected By A Range Of Factors. Commercial Real Estate Can Be A Lucrative Investment For Those Who Are Able To Purchase And Manage Properties Successfully. The Income Potential From Commercial Real Estate Can Be Substantial, With Tenants Typically Signing Multi-year Leases And Paying Higher Rents Than Residential Tenants.



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

Additionally, Commercial Real Estate Can Provide Diversification For An Investment Portfolio And Potential Tax Benefits. As Such, It Is An Important And Dynamic Field That Requires Careful Consideration And Expertise Of Investors, Developers, And Other Industry Professionals. Here Are Some Of The Key Factors That Can Influence The Future Outlook Of Commercial Real Estate In 2023-24:



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

1- ECONOMIC CONDITIONS:

The State Of The Economy Is A Major Driver Of Commercial Real Estate Demand. In General, A Growing Economy Tends To Result In Higher Demand For Commercial Real Estate, While A Recession Can Lead To Decreased Demand. The Overall Health Of The Global Economy, Including Factors Such As Interest Rates, Inflation, And Job Growth, Will Play A Major Role In The Future Of Commercial Real Estate.



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

2- TECHNOLOGY:

The Increasing Pace Of Technological Change Has The Potential To Greatly Impact Commercial Real Estate. The Growth Of E-commerce, For Example, Has Led To An Increase In Demand For Logistics And Distribution Centers, While The Rise Of Remote Work Has Caused A Shift In Demand For Office Space.



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

3- DEMOGRAPHICS:

The Demographic Trends Of An Area Can Greatly Influence The Demand For Commercial Real Estate. For Example, Areas With A Large Population Of Young Professionals May See Increased Demand For Office Space And Multifamily Housing, While Areas With A Large Retiree Population May See Increased Demand For Healthcare Facilities And Senior Living Communities.



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

4- GOVERNMENT POLICY:

Changes In Government Policy Can Have A Significant Impact On Commercial Real Estate, Particularly In Areas Such As Tax Policy, Zoning Laws, And Environmental Regulations.



KEY FACTORS THAT CAN INFLUENCE COMMERCIAL REAL ESTATE IN 2023-24

5- INVESTOR SENTIMENT:

Investor Sentiment Can Play A Large Role In The Future Outlook Of Commercial Real Estate. If Investors Are Bullish On The Prospects For Commercial Real Estate, They May Be More Likely To Invest In New Projects, Leading To Increased Supply And Potentially Lower Vacancy Rates.

AGENDA

2

.... The Project And Vision 2040

AGENDA

- 1 Who, What, Why, Where, When The Project and Who is The Developer?
- 2 The Project And Vision 2040
- 3 The Ideal Place To Do This Mega Project
- 4 Through Our Strong Strategic Partnership Worldwide
- 5 Through Our Detailed Blockchain Implementation Plans And Metaverse
- 6 Feasibility Study, Floor Plans, Interior and Project Marketing Strategy
- 7 Early Investors and The Financials Are Strong, with Excellent Road Map



**PROJECT
COMPLIED WITH**

HSE LAWS

Complied With HSE Laws Subject To
Police, Fire Safety, Municipality.



LOW CARBON EMISSIONS AND HSE LAWS

Complied With HH For Low Carbon
Emissions And HSE Laws.



SUSTAINABLE AND EFFICIENT BUILDING

Complied With Sustainable And Efficient
Building Vision Standard Under
Government.



NATIONAL SECURITY ECONOMIC

Complied With National Security
Economic And Social Well Being Of
Living Standard.



HUMAN DIGNITY

Complied With Ethics Of Human Dignity.



TRAVEL AND TOURISM

Complied With Travel And Tourism.



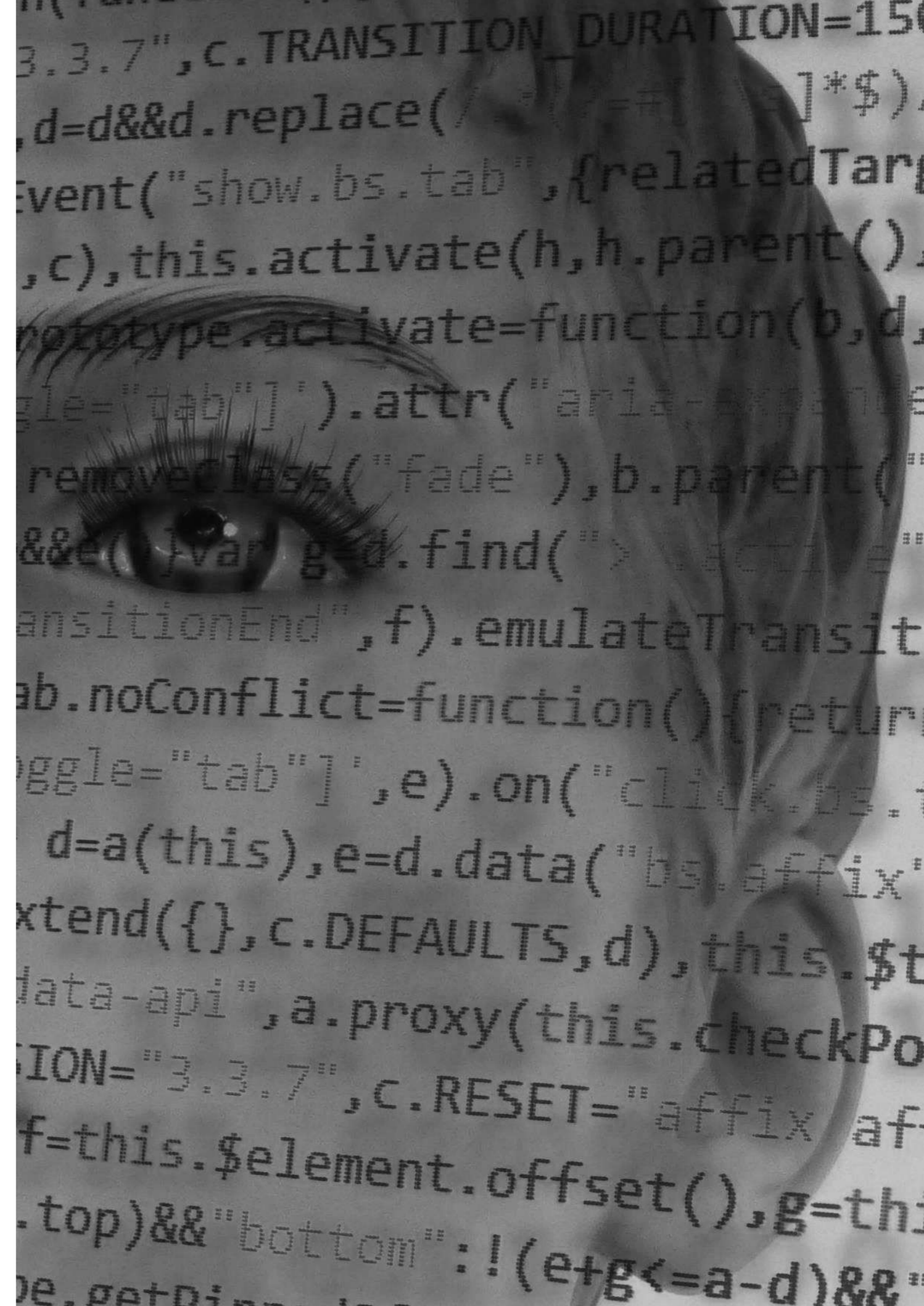
ARCHITECTURE AND ENGINEERING

Complied With Arts And Culture Due You
Can Read It Both Sides And It Will
Attract All People Who Are Into Arts And
Architecture And Engineering.



TRANSPARENCY ETHICAL STANDARD

Complied With Transparency Ethical
Standard.



SMART CITY

Complied With Vision Of Smart City
Laws.



EDUCATION SECURITY

Complied With Education Security



HEALTH SECURITY

Complied With Health Security



QUALITY Of Life

Complied With Vision Best Place For
Living “Quality Of Life



ISLAMIC SCIENCE

Complied With Vision For Islamic
Science.



4TH INDUSTRIAL REVOLUTION

Complied With The 4th Industrial
Revolution.



WASTE TO ENERGY

Complied With Waste To Energy.



AGENDA

3

The Ideal Place To Do This Mega Project

AGENDA

- 1 Who, What, Why, Where, When The Project and Who is The Developer?
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MARKET RESEARCH



R WORLD

6 GLOBAL REAL ESTATE TRENDS TO WATCH IN 2023

- Economic Uncertainty, Political Conflict And Pandemic Recovery Have Created Significant Challenges For The Real Estate Industry In Recent Years. These Trends Have Caused Major Shifts In Consumer Behavior And Required Landlords And Property Owners Across The Globe To Remain Agile As They Mitigate Risk And Navigate Changing Customer Demand. To Maintain A Competitive Advantage In 2023, Real Estate Companies Must Stay Abreast Of A Rapidly Changing Market Environment. Here Are Six Global Trends For Developers, Property Owners And Real Estate Investors To Watch In 2023:

1. GLOBAL HOUSING SHORTAGE

- Populations Around The Globe Are Struggling With A Housing Shortage. The Short Supply And High Demand For Residential Real Estate Should Spell Opportunity For Landlords, However Elevated Construction Costs Are Being Passed Down To Consumers, Making Housing Even Less Affordable. The Global Housing Crisis Has Also Placed Additional Strain On The Construction Industry, Which Is Still Managing A Labor Shortage, Ongoing Supply Chain Disruption And High Material Costs Due To Inflation. This Year Will Likely See Continued Housing Shortages And Obstacles To Housing Construction, Which Could Lead To Legislation From National Leaders In Support Of Residential Real Estate Development. We Are Already Seeing Legislation Take Shape In The United States, India, Scotland And Africa.
- Developers Can Capitalize On This New Legislation By Identifying Where Government Incentives Align With Their Investment Priorities. A Feasibility Analysis Can Help Determine Whether Investing In Incentive Qualification Is Worth The Incentive's Benefit. For Example, Developers Planning To Build In The U.S. Next Year Could Use A Feasibility Analysis To Determine If Their Intended Clean Energy Investments Line Up With Available Credits In The Inflation Reduction Act. Managing Budgets With Intention Will Help Developers Take Advantage Of Policy Changes And Navigate The Housing Crisis Successfully.

2. SHIFTING POPULATION DEMOGRAPHICS

- Around The Globe, The Priorities For Homeowners And Renters Are Shifting As The World Recovers From A Pandemic And Contends With Significant Population Changes. Migration To Cities In Pursuit Of Increased Access To Amenities And Job Opportunities Could Cause A Staggering Rise In Urban Development, While Aging Populations Could Have Outsized Impacts On Healthcare Real Estate Trends In Coming Years.
- Many Working People Today Are Looking To Settle In Large Cities And Surrounding Towns To Increase Their Access To Job Opportunities. We Are Even Starting To See A Push Toward Secondary Cities As Remote Workers Leave Crowded Downtown Areas For Surrounding Towns To Maintain Access To Urban Spaces While Taking Advantage Of The Quieter Aspects Of The Suburbs. In Some Places, The Push Toward Secondary Cities Has Also Been Encouraged By The Pandemic, As Many Residents Left Population-dense Areas To Work From Home In Less Crowded Locations.
- Additionally, As The World's Population Gets Older And Aging Citizens Require Increased Medical Care, We Will Likely See Increased Interest In Healthcare Real Estate. From Assisted Living To Medical Retail Or "Medtail" Spaces, Healthcare Real Estate Will Become A Priority As Countries Attempt To Provide Resources For Elderly Citizens. U.S. Investment In Ambulatory Surgical Centers (Ascs) Is Already On The Rise, And The European Market For Ascs Is Expected To Rise To \$3.45 Billion By 2027, Up From \$920 Million In 2022.

3. DEBT-DRIVEN ACQUISITIONS

- So Far This Year, Almost \$175 Billion Of Global Real Estate Credit Is Already Distressed, According To Bloomberg. This Could Pose Challenges For Lenders And Borrowers Alike In The Year Ahead As They Grapple With Rising Interest Rates, Uncertain Property Values And A Possible Recession. Some Lenders Are Even Advising That Borrowers Sell Assets To Avoid Foreclosure. At The Same Time, Companies With More Cash On Hand Will Be Poised To Leverage Debt To Acquire Those Assets. Furthermore, As Debt Matures In 2023, We Could See Increased M&A Activity As Larger Firms Offer A Lifeline To Struggling Companies Running Low On Capital.
- Whether A Business Is Looking To Make Acquisitions Or Attract Potential Buyers, It Would Be Wise For Developers And Investors To Prepare For An Influx Of M&a Activity. By Establishing Transaction Criteria, Expectations And Limitations Ahead Of Time, Real Estate Companies Can Position Themselves To Take Advantage Of Opportunities With Fewer Obstacles In Their Way.

4. FLIGHT TO QUALITY CONCEPT IN OFFICE REAL ESTATE

- The Pandemic Changed The Way We Work, Leaving Many Offices Vacant. This Has Spurred Companies To Downsize And Migrate Toward Class A Properties, Often Leaving Lesser Quality Office Properties' Rent Rolls Even Less Attractive. We Are Already Seeing Class B And C Properties Converting To Other Uses, Such As Residential. These Conversions Could Prove To Be Quite Profitable Given The Current Affordable Housing Shortage.
- It Remains To Be Seen If Economic And Labor Forces In 2023 Will Continue To Push Offices' Flight To Class A Properties. However, We Will Likely See A Slowdown In Office Real Estate Investment, Although Individual Market Dynamics Will Vary By Location. Owners Of Class B And C Properties Will Need To Unlock Property Potential To Mitigate Downside Risk.

5. INCREASED TREND TOWARD ONSHORING

- Political Conflict, Ongoing Supply Chain Disruptions And Shifting Regulatory Conditions Are Prompting Many Manufacturers Across The Globe To Relocate Facilities Closer To Home, According To The International Institute Of Management Development. This “Onshoring” Or “Nearshoring” Trend Has Impacted Some Of The World’s Most In-demand Industrial Hubs. Many Countries Have Enacted Legislation Like The U.S.’S CHIPS For America Act To Incentivize Domestic Production Of Materials And Products That Were Once Imported. The European Union, For Example, Introduced The EU Chips Act Which Went Into Effect In The First Half Of 2023.
- In The Year Ahead, We Will Likely See Declining Interest In Traditional Manufacturing Hubs Like China And Increasing Demand For Industrial Real Estate In Areas Bolstered By Legislative Incentives. Industrial Real Estate Can Expect Increased Interest In The Year Ahead As Manufacturers Look Into Shifting Production To Domestic Locations.
- In Light Of Onshoring Trends, Developers And Landlords Of Manufacturing Facilities Should Focus On Differentiators Like Access To Talent And Quality Of Facilities. Property Owners Should Also Work Closely With Local Governments To Capitalize On Any Local Benefits That May Exist In Addition To Federal Incentives For Domestic Production.

6. IMPACT OF “JUST-IN-CASE” SUPPLY CHAIN MODELS

- While Supply Chain Disruptions Might Be Easing, The Shift Toward Online Shopping Continues, Resulting In Ongoing Demand For Warehouse Space. The Worldwide Prevalence Of E-commerce Has Also Made Industrial Real Estate—and Particularly Warehouse Real Estate—an Attractive Investment. As Companies Attempt To Circumvent Supply Chain Disruption, The Switch From The “Just-in-time” Model Of Logistics To The “Just-in-case” Models Mean Companies Need More Warehouse Space To Bring Supply Closer To Their Consumers. In The Year Ahead, We Expect Industrial Real Estate To Remain Steady Even As Other Asset Classes Face Headwinds.
- Developers And Landlords Should Market Their Facilities According To Tenants’ Priorities For Warehouse Space. For Example, End-to-end Supply Chain Visibility Requires Investment In Logistics Technology. Properties That Are Located Relatively Close To Common Supply Chain Hubs Which Are Already Equipped To Facilitate Process Automation In Warehouses Will Be Particularly Attractive.

AGENDA

4

.... Through Our Strong Strategic Partnership Worldwide

AGENDA

- 1 Who, What, Why, Where, When The Project and Who is The Developer?
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- 7 ... Early Investors and The Financials Are Strong, with Excellent Road Map



**PROJECT WILL
TARGETED THESE
BIG FIRMS**

THESE ARE TARGETED COMPANIES FOR THE PROJECT ONLY THE NO. 1 COMPANIES WORLDWIDE

* WILL BE NEGOTIATED WITH THEM SOON AND UNTIL NOW WE DIDN'T SIGNED WITH THEM

Real Estate Marketing Management



Legal Services



Media Agency



Management Consulting Firm



Construction Manager



Green Buildings Designs



Architecture



Project Management



Marketing Research



Feasibility Study



Official Bank



Property Management



Crowdfunding Marketing



ICO & IoT Consultant



Metaverse Platform



Cryptocurrency Escrow Services





STRATIGEC PARTNERSHIP MOU's



ZTE PHILIPS

Panasonic®

doka

AGENDA

5

Through Our Detailed Blockchain Implementation Plans And Metaverse

AGENDA

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A background featuring a complex network of white lines and dots on a dark grey and black gradient, representing a blockchain or digital network. A large, semi-transparent red rectangle is overlaid on the upper half of the image, containing the main title text.

BLOCKCHAIN TOKENIZING REAL ESTATE



i WORLD

BENEFITS OF TOKENIZING REAL ESTATE



1. **TOKENIZING REAL ESTATE REVOLUTIONIZES** : The Way Property Owners And Funds Invest And Participate In The Market. With Blockchain Developers, Legal Advisors, And Financial Advisors, We Simplify The Process Of Tokenizing Any Asset.
2. **FRACTIONAL OWNERSHIP** : Provide An Alternative To Traditional REIT Sales By Automating Your Sales Process And Generating Interest In A New Method Of Investment.
3. **INCREASED LIQUIDITY** : Instead Of Finding A Buyer On The Private Market, Buyers Will Able To Immediately Trade Their Investment Tokens On Shift's World Class Network Of Exchanges.

BENEFITS OF TOKENIZING REAL ESTATE



4. **PORTFOLIO DIVERSIFICATION** : Combine The Appeal Of A REIT With The Flexibility Of A REOC With This New Form Of Investment. Raise Capital For Ambitious Development Projects By Selling Tokens.
5. **GREATER TRANSPARENCY** : View On-chain Storage Of All The Data Related To The Property Including Provenance, Authenticity, History Of Ownership, Exhibitions, And Other Important Information.
6. **SECONDARY TRADING NETWORK** : Our Global Network Includes Over 70 Crypto Exchanges That Are Compatible With Issued Tokens. Investors Will Have Exclusive Access To A World-class Secondary Market.

BENEFITS OF TOKENIZING REAL ESTATE



7. **CROWDFUNDING MARKETPLACE** : Our Crowdfunding Marketplace Displays All The Tokens In One Place. Track Progress Of A Current Raise And Review Relevant Information To The Deals.
8. **CREATE YOUR TOKENIZED REAL ESTATE ECOSYSTEM** : Our Technology Allows For Property Owners, REIT Managers, Developers, Investors, And The Real Estate Market To Benefit From Property As Liquid & Equitable Investments.
9. **REIT MANAGER** : REIT Managers Can Better Manage Sales Of Their REIT. All Transactions Are Always Recorded On The Blockchain And Visible By All Parties . REIT Managers Can Automate Corporate Actions Like Conducting A Vote To Sell.

BENEFITS OF TOKENIZING REAL ESTATE



- 10. PROPERTY OWNER** : Tokenization Of Real Estate Empowers Property Managers, Investors, Developers, And REIT Managers With Immutable On-chain Storage Of All The Data Related To The Property Sale Including Remaining Tokens, History Of Ownership, Appraisals, And Other Important Information.
- 11. REAL ESTATE MARKETPLACE** : By Tokenizing The Real Estate Market, We Offer An Ecosystem To Offer Investors Transparent Accessibility And A New Way To Access Real Estate Investments. At Any Time, A Buyer Can Make An Offer To Buy Property That An Investor Owns Tokens In, And If Most Shares Voted To Sell, The Investor Would Net Proceeds If Any.

BENEFITS OF TOKENIZING REAL ESTATE



12. INVESTORS : Opening This Market To New Investors Will Likely Draw More Capital And Growth In The Overall Market. Everyone From Crypto Holders To Traditional Real Estate Investors Can Now Invest In Property Through Security Token Offerings And Get Raise Capital To Tackle Ambitious Development Projects.

TOKEN ISSUANCE PROCESS



A Simplified Process For Gallery Owners, Collectors, Artists, And Investors To Access Art As Digitized Assets & Security Tokens.

1. **STEP 1 : ISSUANCE CREATION** : The Art Owner Or Token Issuer Will Register, Create A New Project, Choose Securities Exemptions, And Configure The Offering Details.
2. **STEP 2 : SECURITY OFFERING** : General Information Such As Prospectus And Whitepaper Will Be Presented. Token Issuers Specify Offering Agreements, Funding, And Token Parameters.

TOKEN ISSUANCE PROCESS



- 3. STEP 3 : TOKENIZATION :** Assignment Of Symbol With Smart Contract And Cap Table Specifications. The Token Will Then Be Accessible By Secondary Markets And Crowdfunding.
- 4. STEP 4 : TOKEN CROWD SALE :** Registered, Accredited Investors Can Browse Published Information And Invest In Real Estate As Security Tokens With Integrated Wallets Or Escrow Accounts.
- 5. STEP 5 : SECONDARY TRADING :** Web Portals Will Be Created For Trade Administration, Market Making, Settlement Management, Issuer Portals, And Alternative Trading Systems.

TOKEN ISSUANCE PROCESS



6. **STEP 6 : SETTLEMENT** : Property Owners, Investors, And REIT Managers, Will Be Able To View Positions, Cash, And Tokens. Settlements Will Be Confirmed With Secure Settlement Reports And Security Records.
7. **REAL ESTATE TOKENIZATION PLATFORM** : A Revolutionary, Security Token Issuance Platform For Investors, Developers, And REIT Managers.

A person wearing a VR headset is shown from the side, with their hand reaching out towards a network of glowing nodes. The background is dark with a network of white lines and dots, creating a digital or virtual environment. The text is centered in a red box.

BUY OR RENT HOMES & OFFICES IN THE METAVERSE



i-WORLD

Metaverse Rental Space Services

Conduct live events and meetings in a customized rental 3D space and explore innovative Metaverse utilities at a minimal cost. We provide our metaverse spaces on a monthly or yearly subscription basis for professionals, enterprises and social groups. From one compact 3D space to many connectable spaces, we have plenty of rental plans for you to select from.



Our Metaverse Rental Services



Business Meeting Space

We provide rental meetings and workspace for people to organize conferences and meetings in a realistic virtual environment at a very low cost. We can customize these rental meeting spaces with innovative possibilities on the Metaverse platform.



NFT Exhibition and Product launches

We provide rental spaces for the NFT users and traders to showcase their digital arts with the help of digital tokens on a 3D immersive platform. These exhibitions and product launch spaces support art shows, live auctions and product launches inside our VR auditorium.



Product Showroom Space

We also offer product showroom spaces for showcasing various commodities at a low cost with a dimension of 1000×1000 and with the permission of hosting 100 visitors in that space.

Metaverse **Virtual Events** **Solution**

Interweaving the best of in-person event experiences and online event capacities, we offer the metaverse virtual events solution to cater to the new age of hybrid event needs, such as 3D immersive platforms, customizable avatars, NFT-powered registration and ticketing, live streaming, global networking, and audience engagement.



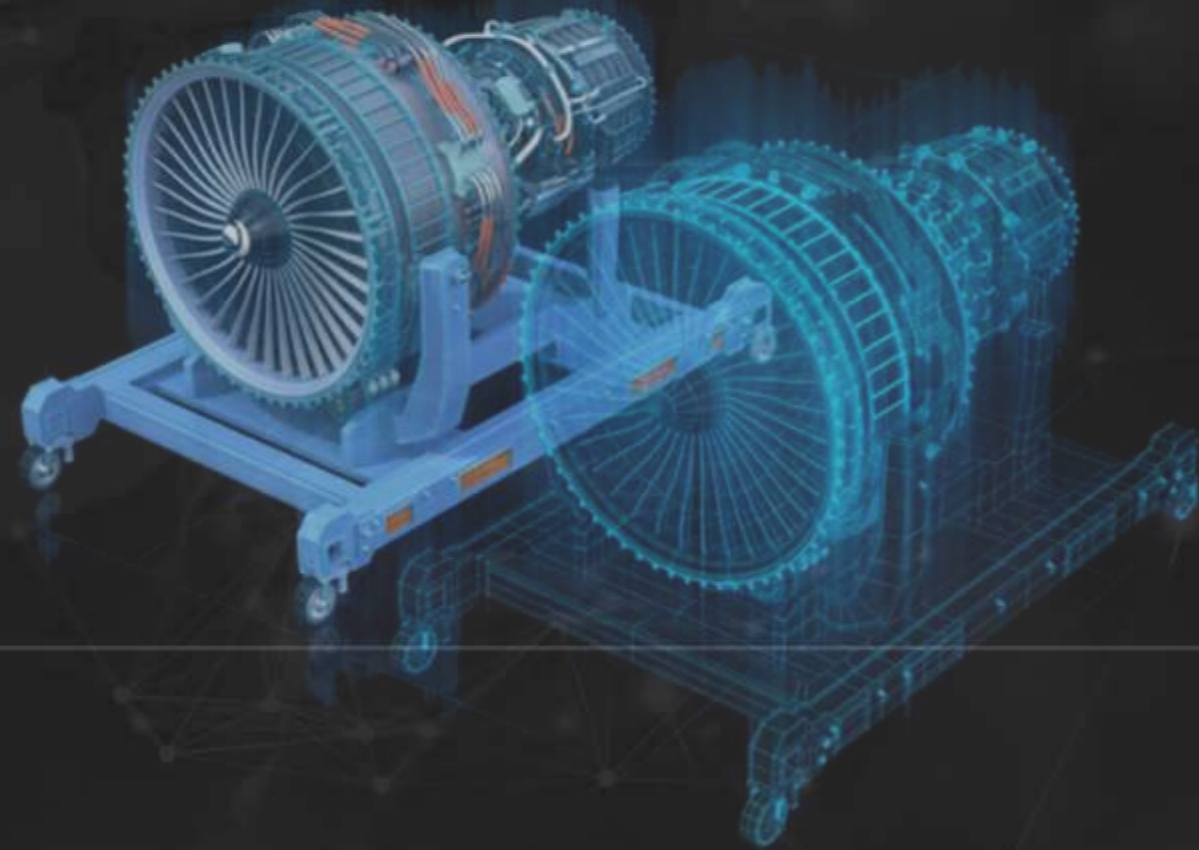
Metaverse NFT Marketplace

We help businesses launch their metaverse NFT marketplace to entice the growing community of NFT users and traders. Interoperable with multiple metaverse projects, our NFT marketplaces support tokenization and trading of all types of digital lands, avatars, and in-game assets and all other elements of virtual worlds, offering users global NFT trading opportunities.



Metaverse Digital Twins and Simulations

Our digital twins are designed for real-world entities so you can implement and integrate them into your metaverse's virtual reality. They run simulations using sensor data from physical objects and facilitate close monitoring and performance optimization.



Virtual Working Space Solutions

Integrate our next-gen workstation solutions via synchronized metaverse spaces, and engage your employees in a distant yet real-time work environment.



Metaverse Avatar Development Services



We are experts in building customizable avatars for metaverse enterprises focused on gaming, real estate, education, NFT trading and more. We create and integrate hyper-realistic 3D avatars into your project for a realistic metaverse experience.

Metaverse Integration Services

Leverage our integration services to make your metaverse feature-rich with improved functionalities, and drive a more immersive 3D experience. Our team of experts offers service-oriented system integration consultancy and integration services for API, ecosystem tools, and data.



AGENDA

6

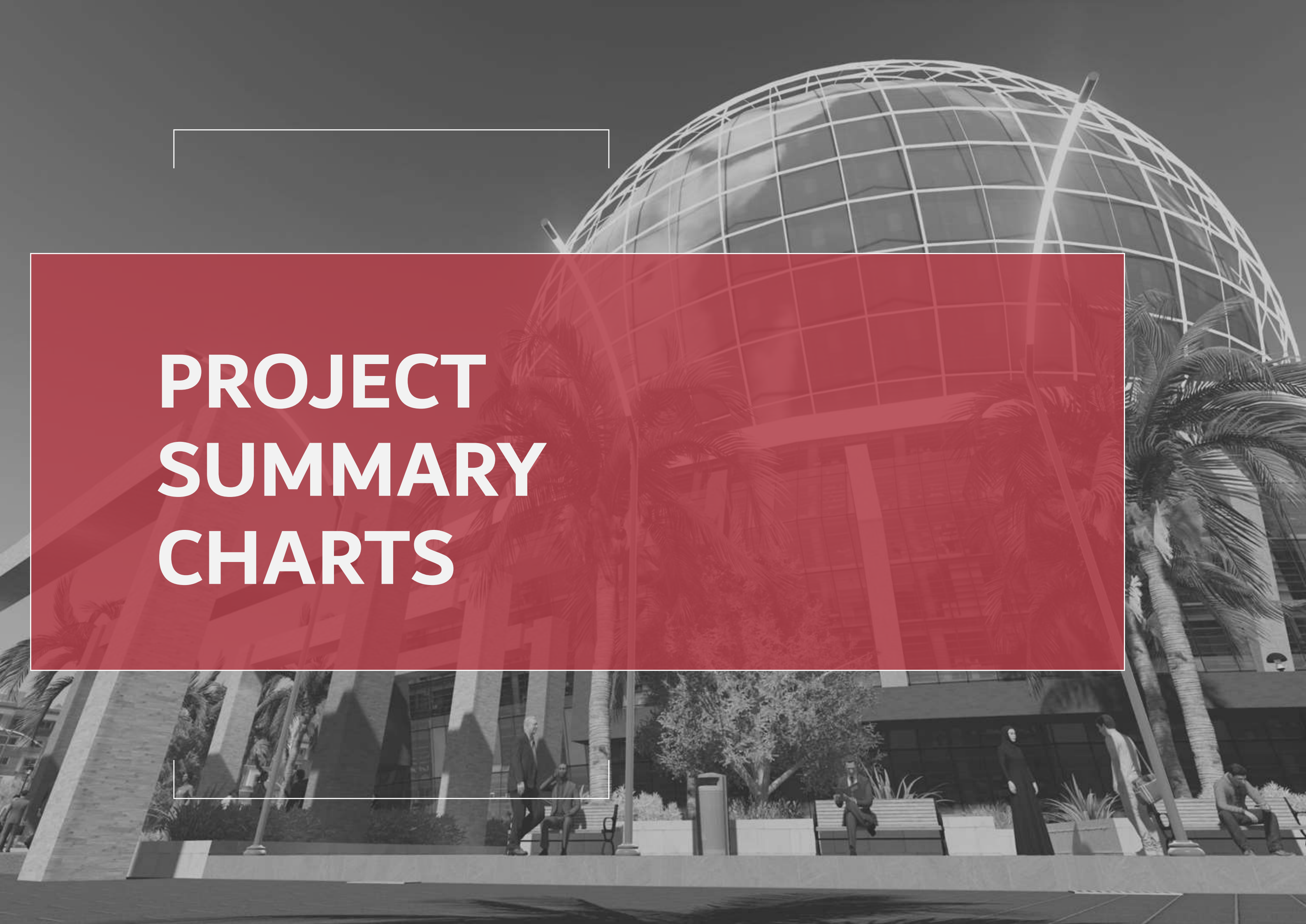
Feasibility Study, Floor Plans, Interior and Project Marketing Strategy

AGENDA

- 1 Who, What, Why, Where, When The Project and Who is The Developer?
- 2 ... The Project And Vision 2040
- 3 The Ideal Place To Do This Mega Project
- 4 ... Through Our Strong Strategic Partnership Worldwide
- 5 Through Our Detailed Blockchain Implementation Plans And Metaverse
- 6 Feasibility Study, Floor Plans, Interior and Project Marketing Strategy**
- 7 ... Early Investors and The Financials Are Strong, with Excellent Road Map



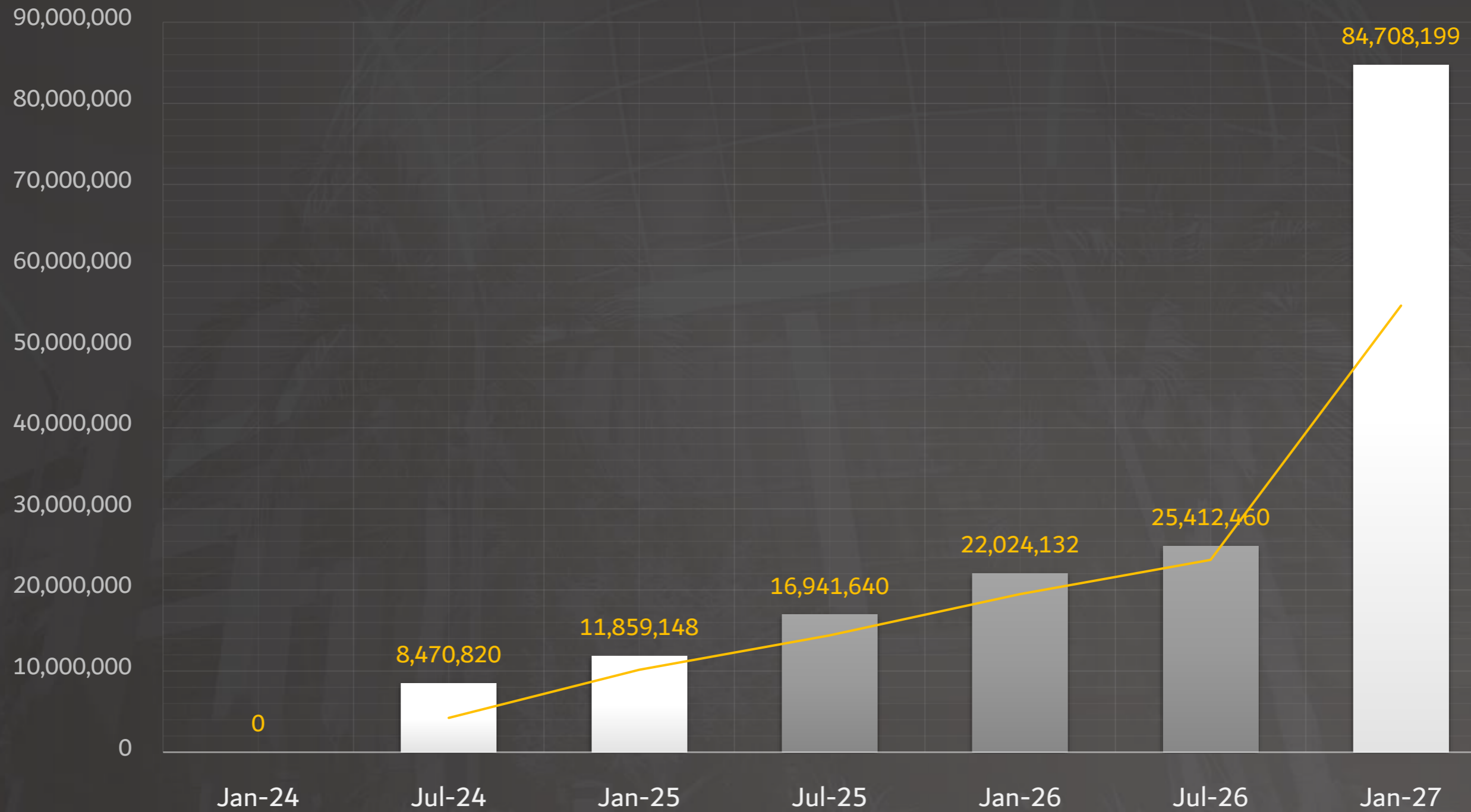
R WORLD



**PROJECT
SUMMARY
CHARTS**

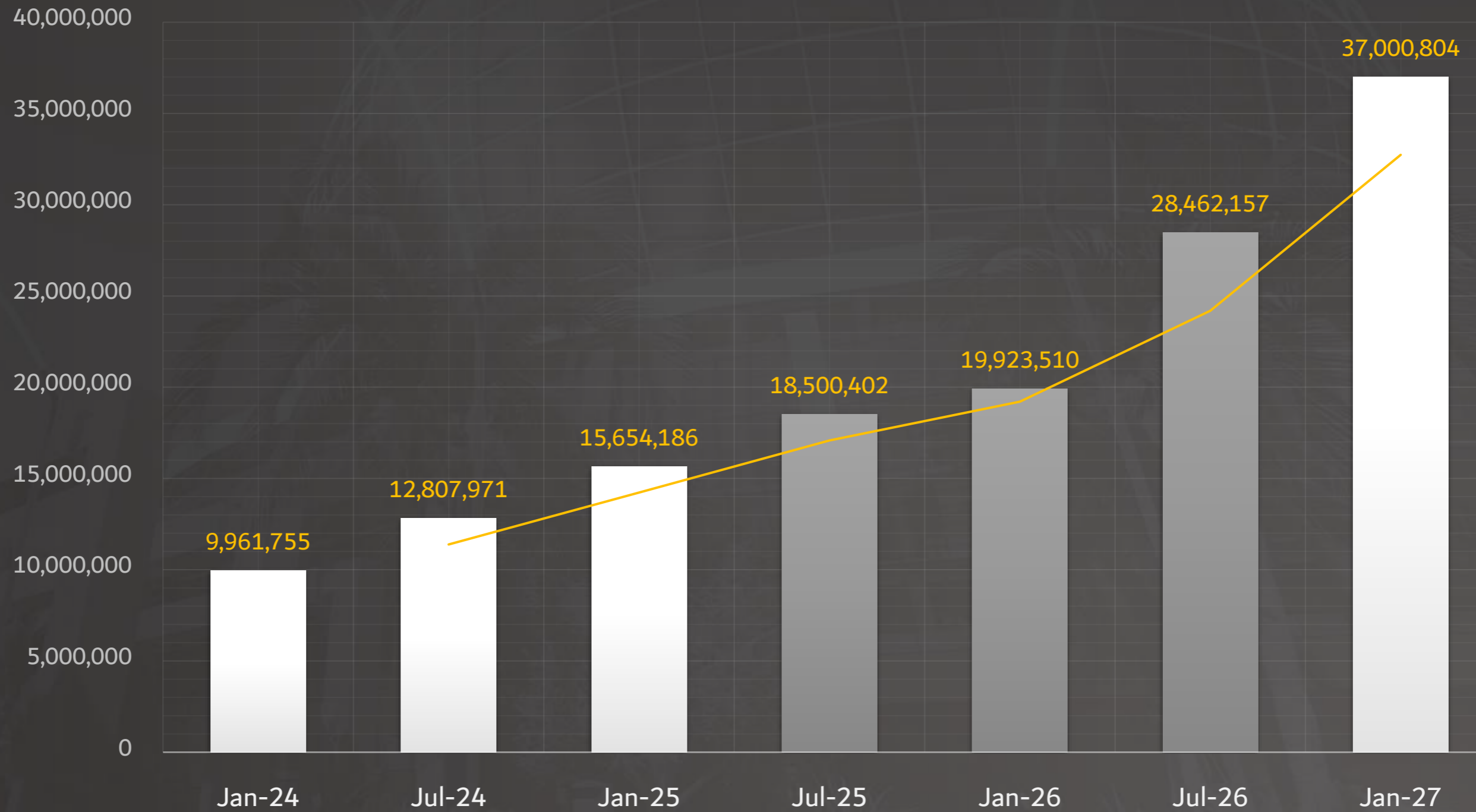
LAND COST – CASH FLOW

كلفة الأرض



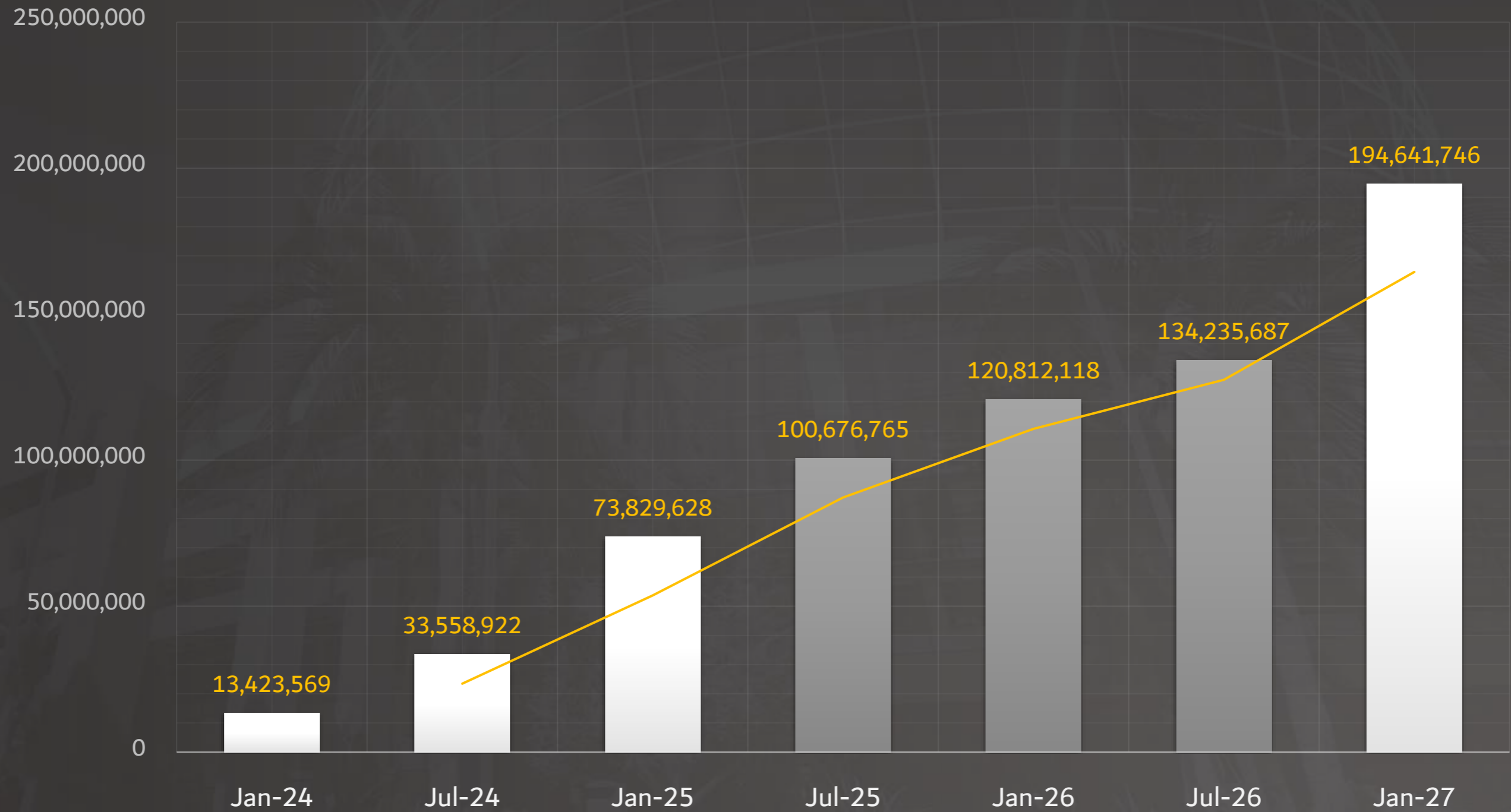
SOFT COST – CASH FLOW

التكاليف الغير مباشرة



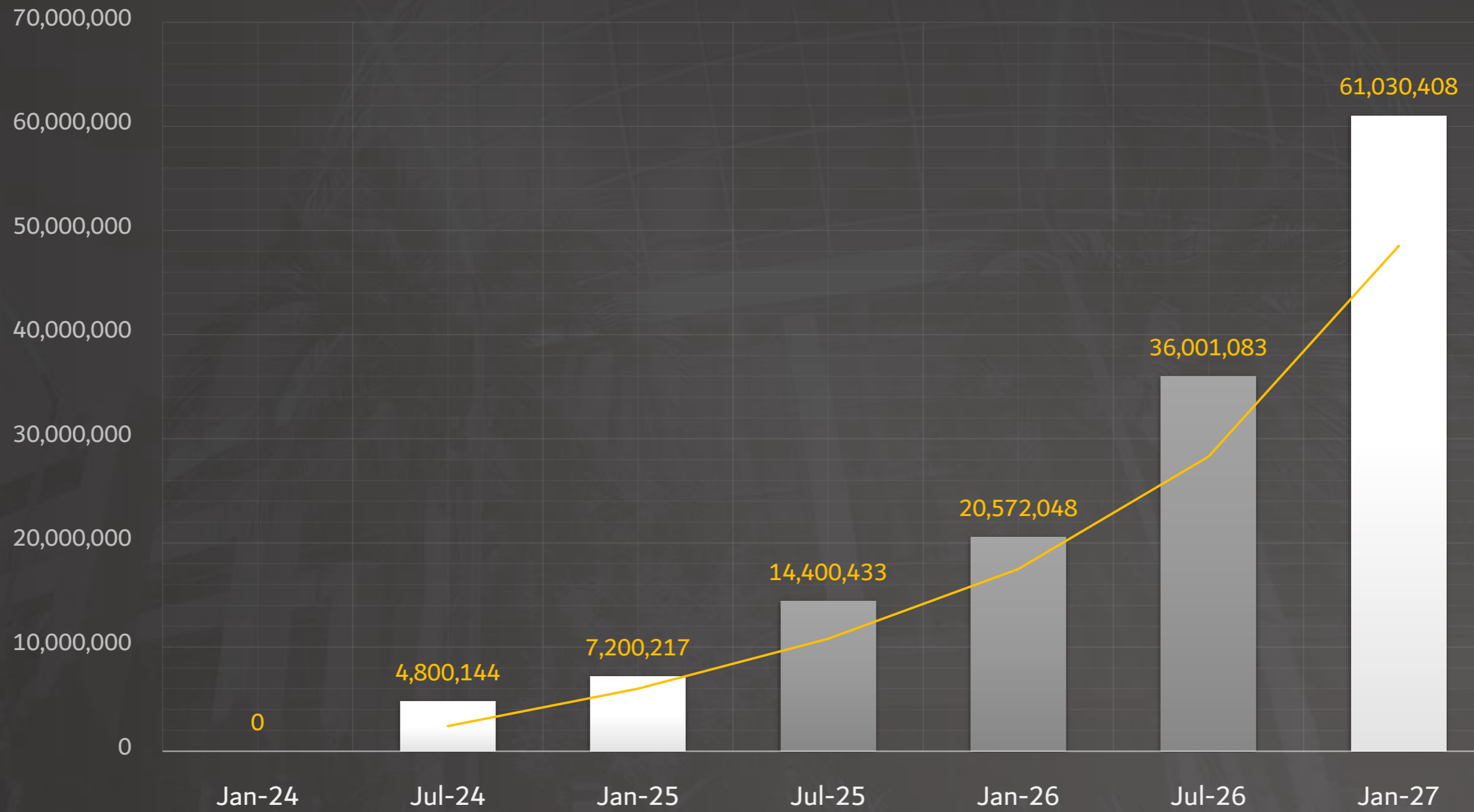
HARD COST – CASH FLOW

التكاليف المباشرة



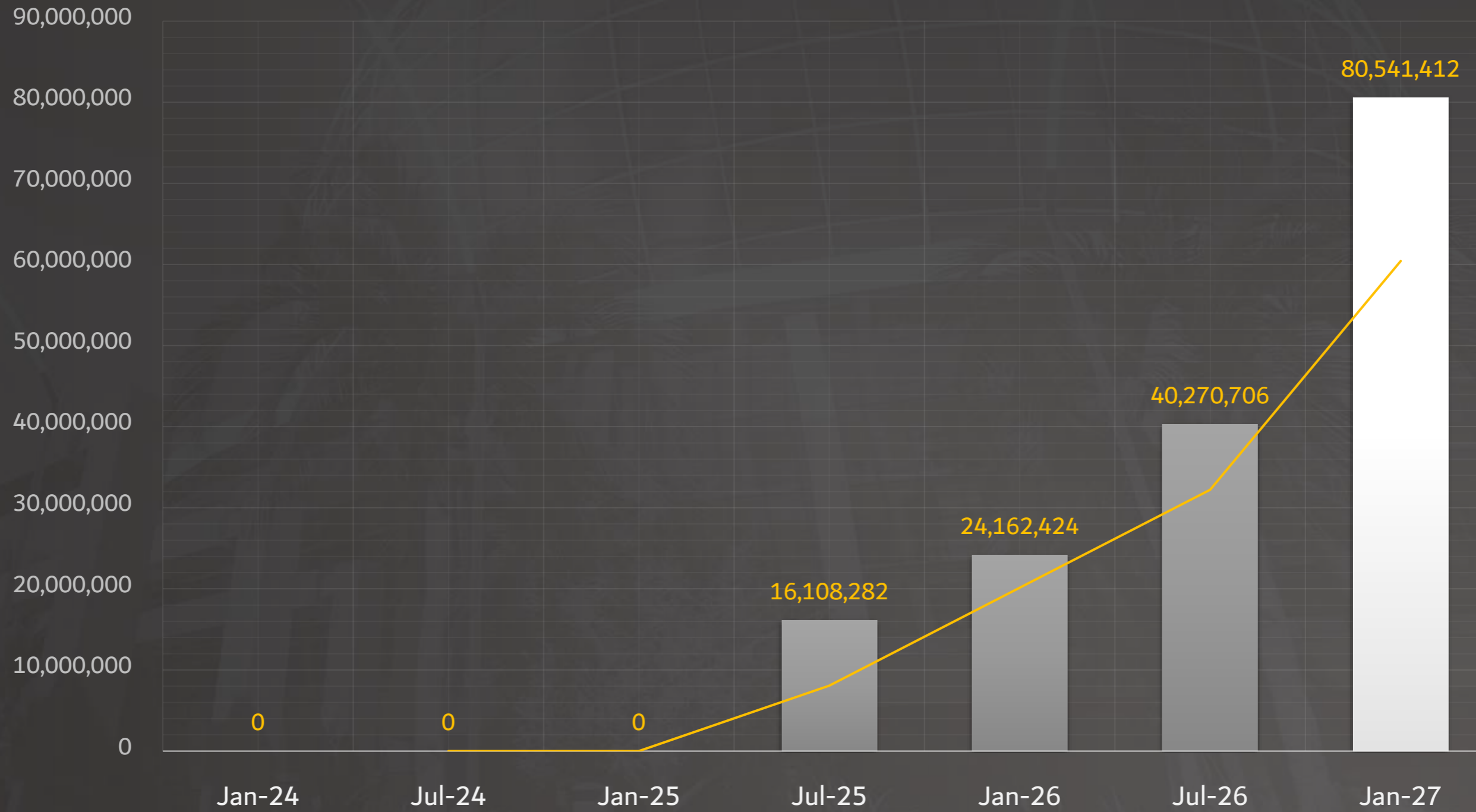
SALES COST – CASH FLOW

التكاليف المببيعات من العمولات



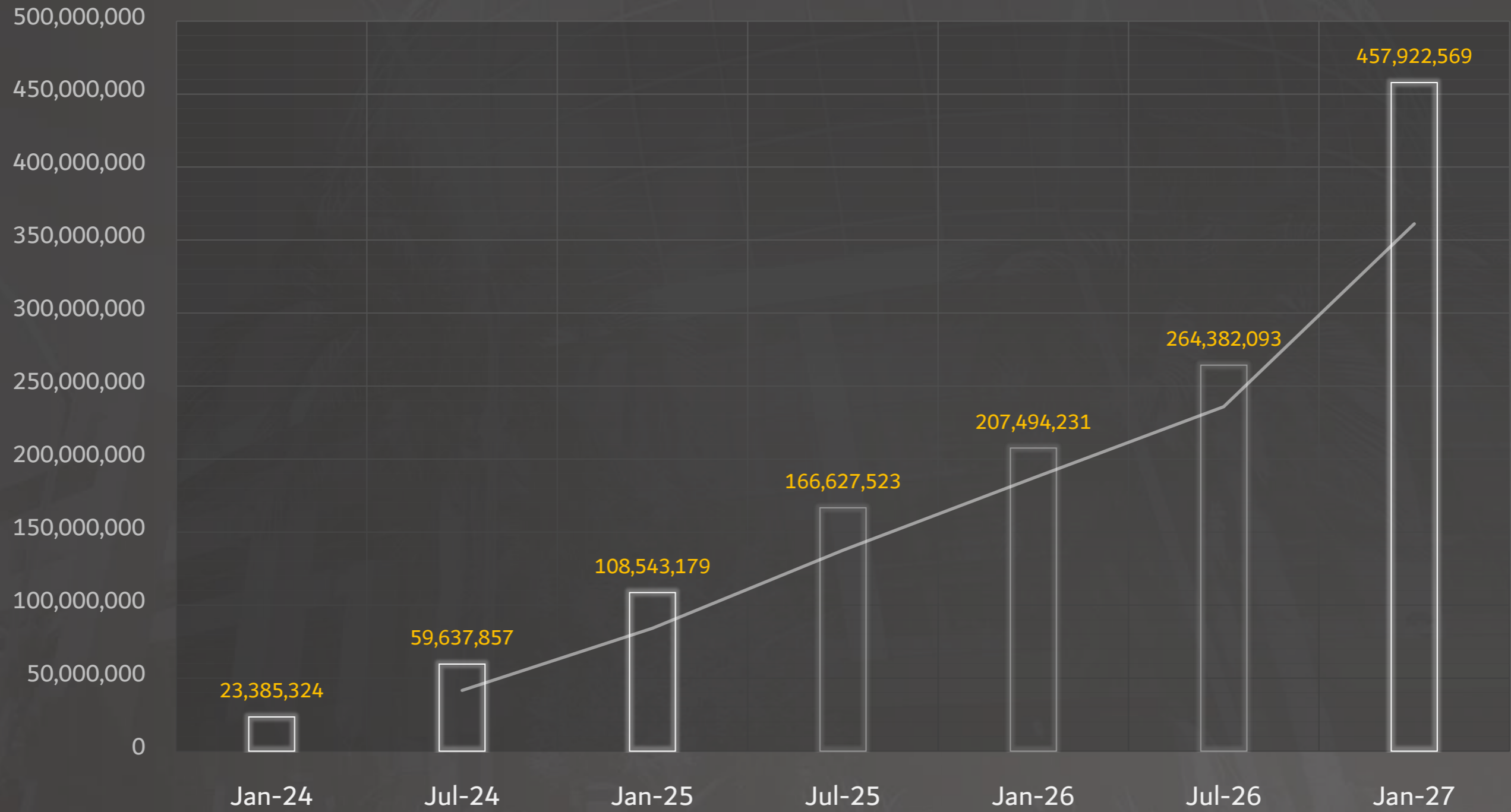
FINANCE COST – CASH FLOW

تكاليف التمويل



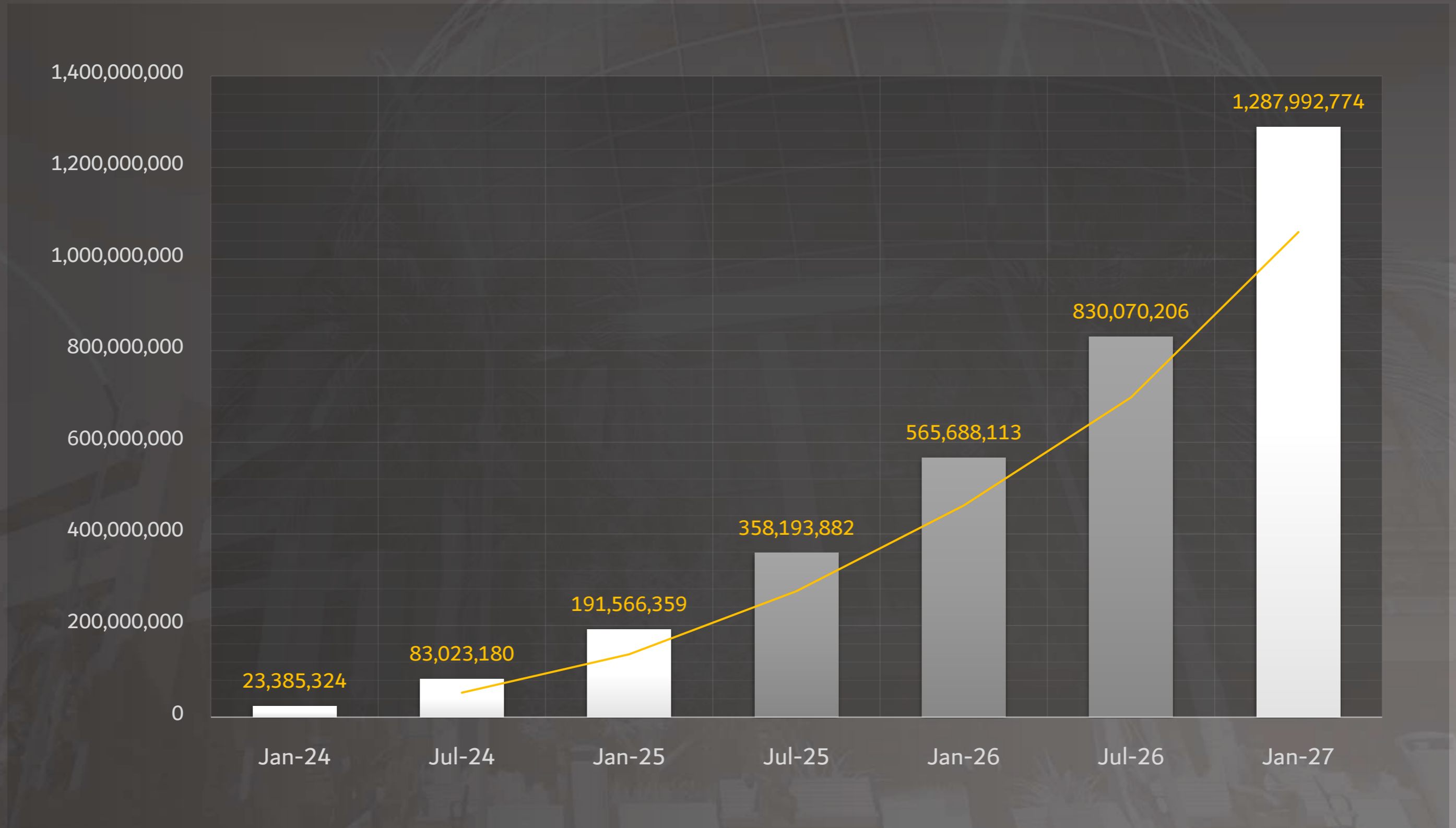
TOTAL MONTHLY COST – CASH FLOW

تكاليف المشروع الشهرية



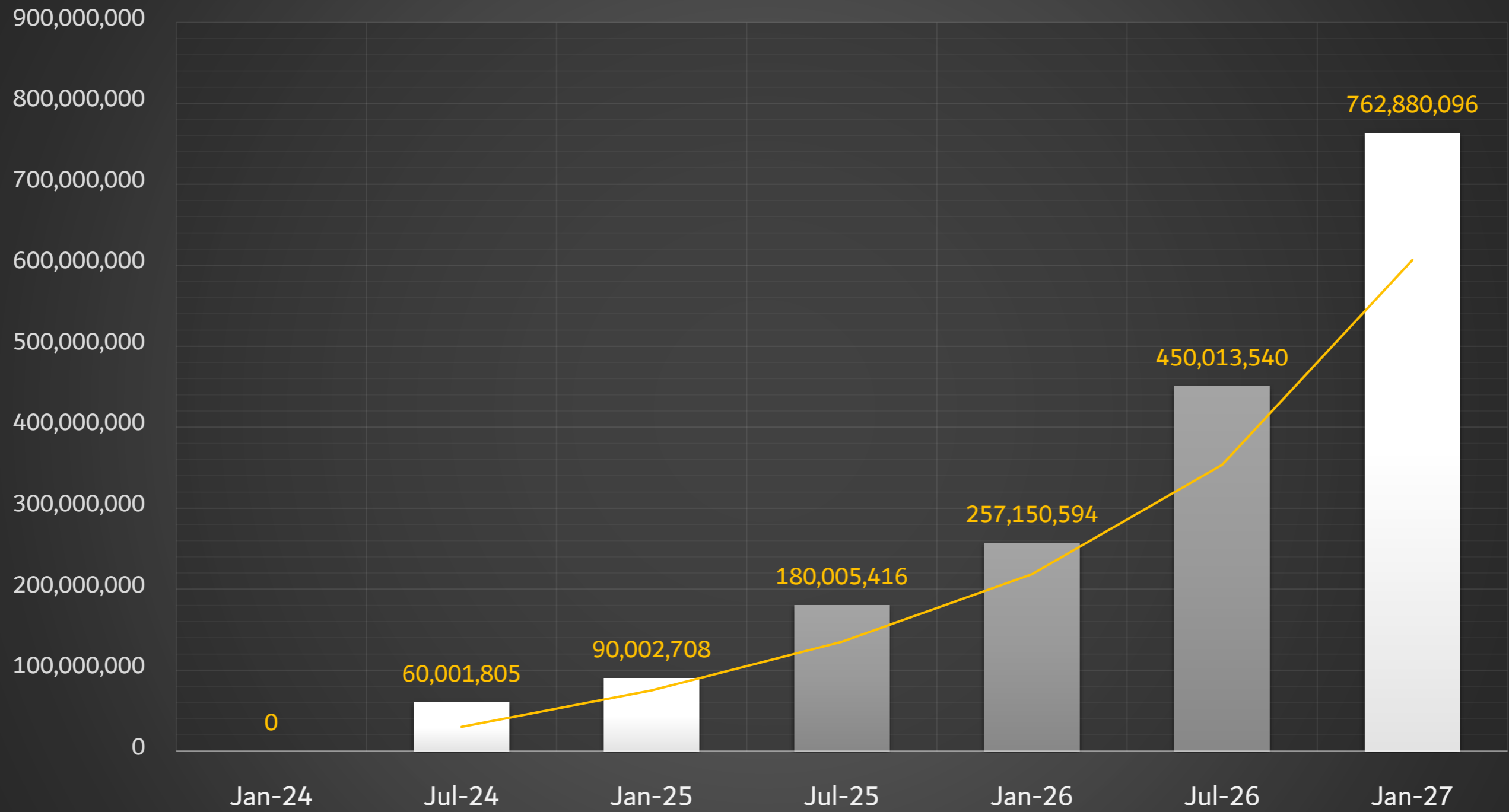
COMMULATIVE COST – CASH FLOW

تكاليف المشروع التراكمية



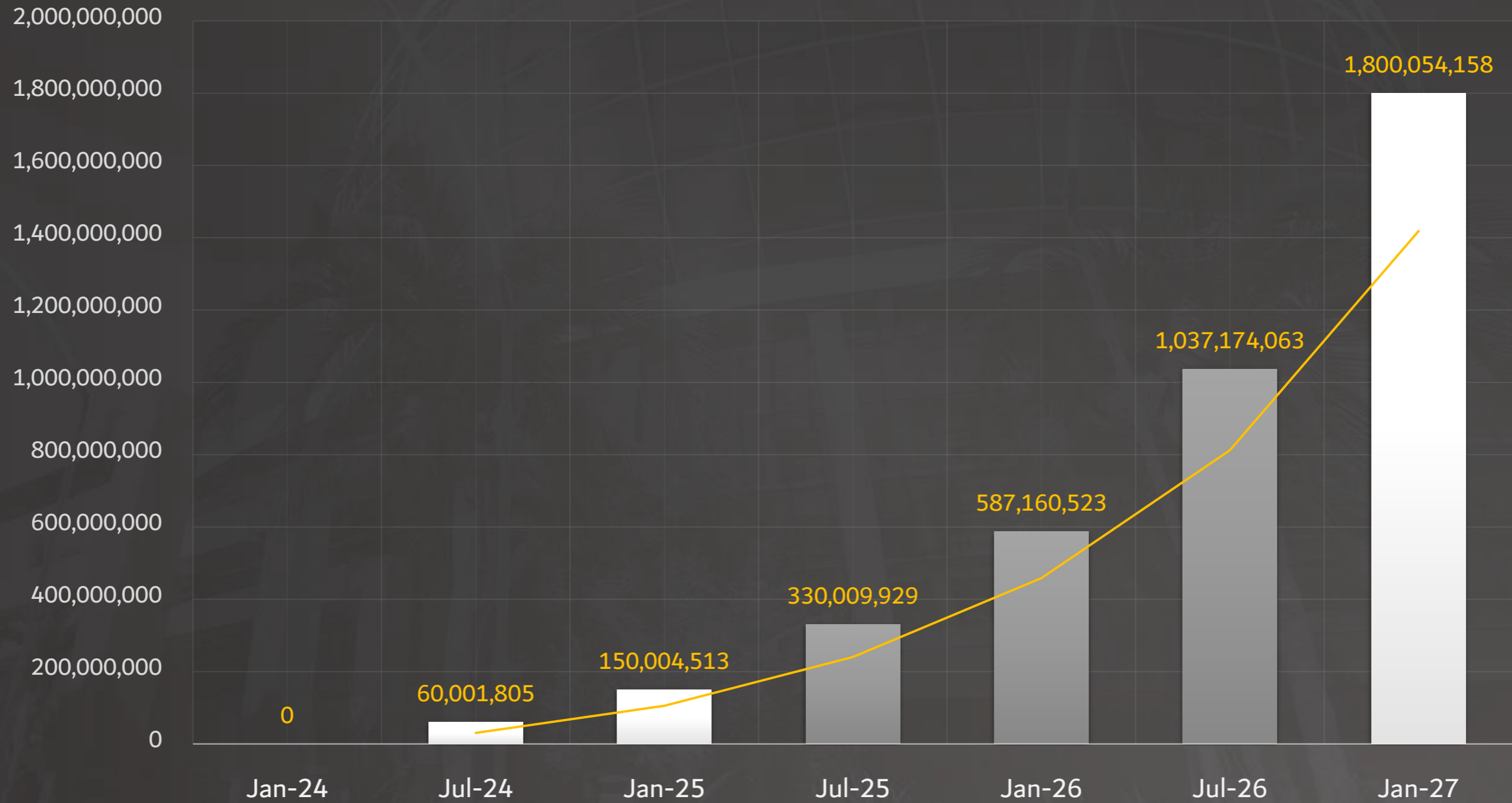
MONTHLY SALES REVENUES – CASH FLOW

ايرادات البيع الشهرية



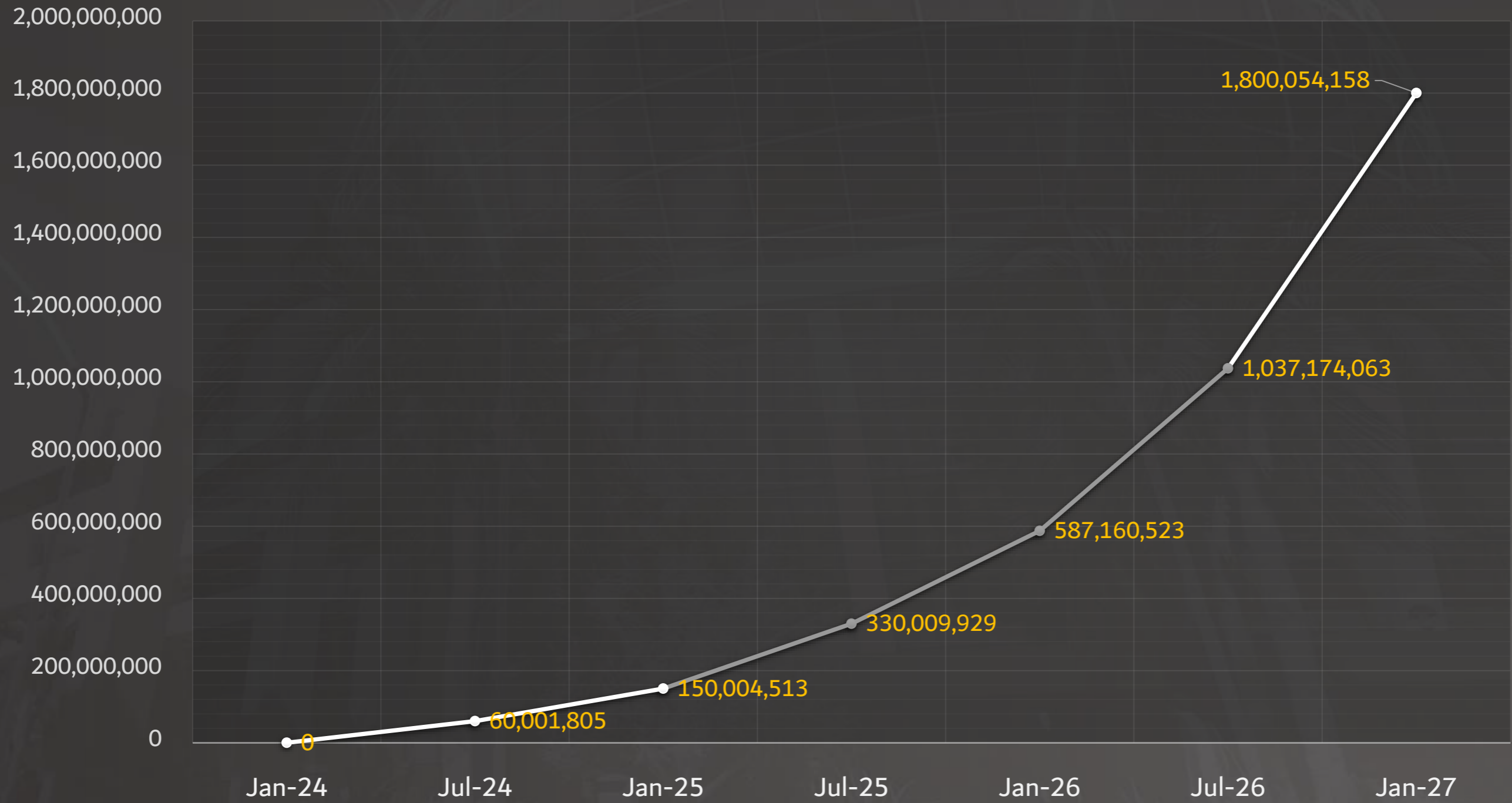
COMMULATIVE SALES REVENUES – CASH FLOW

ايرادات البيع التراكمية



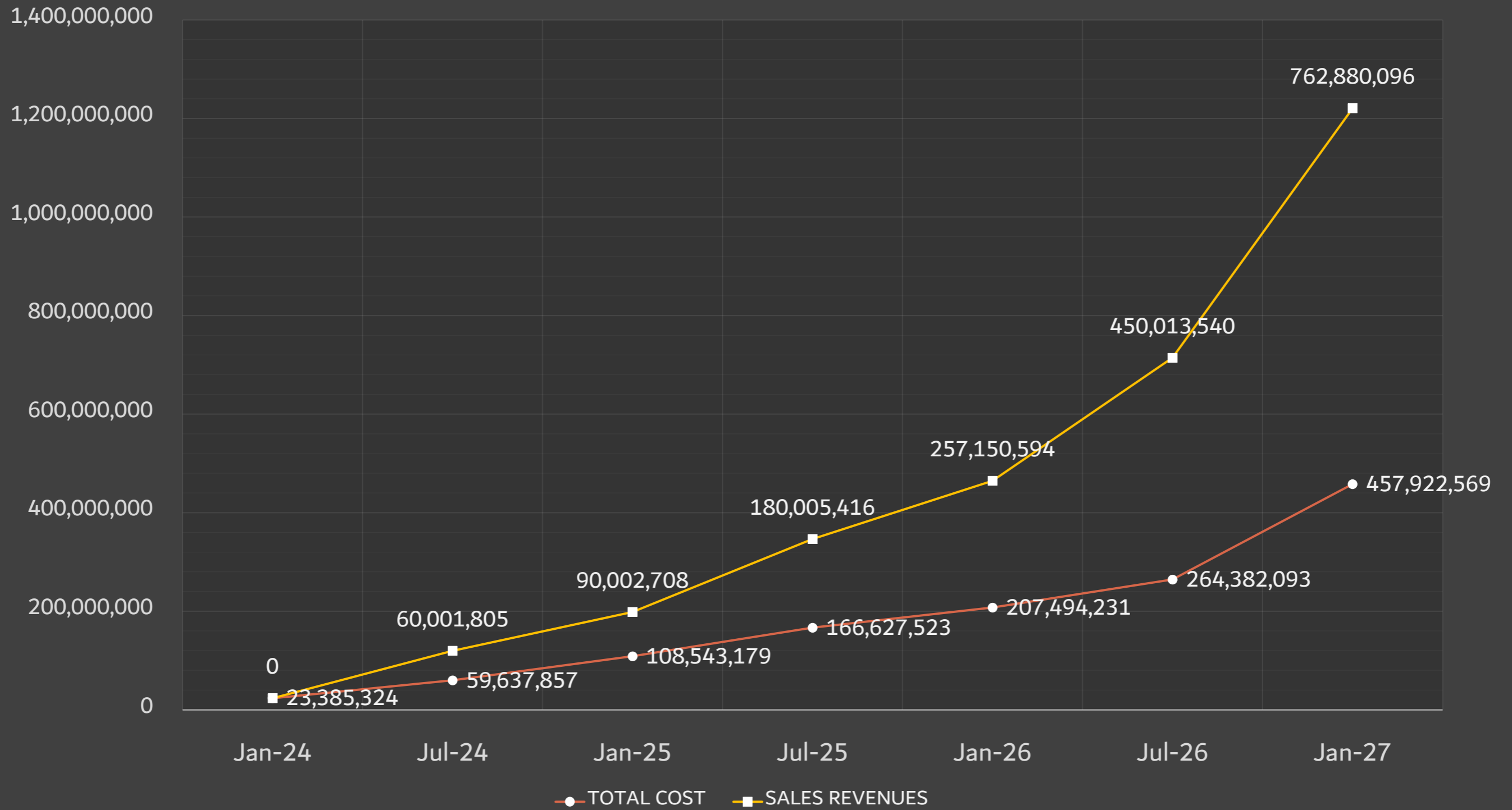
COMMULATIVE SALES REVENUES – CASH FLOW

ايرادات البيع التراكمية



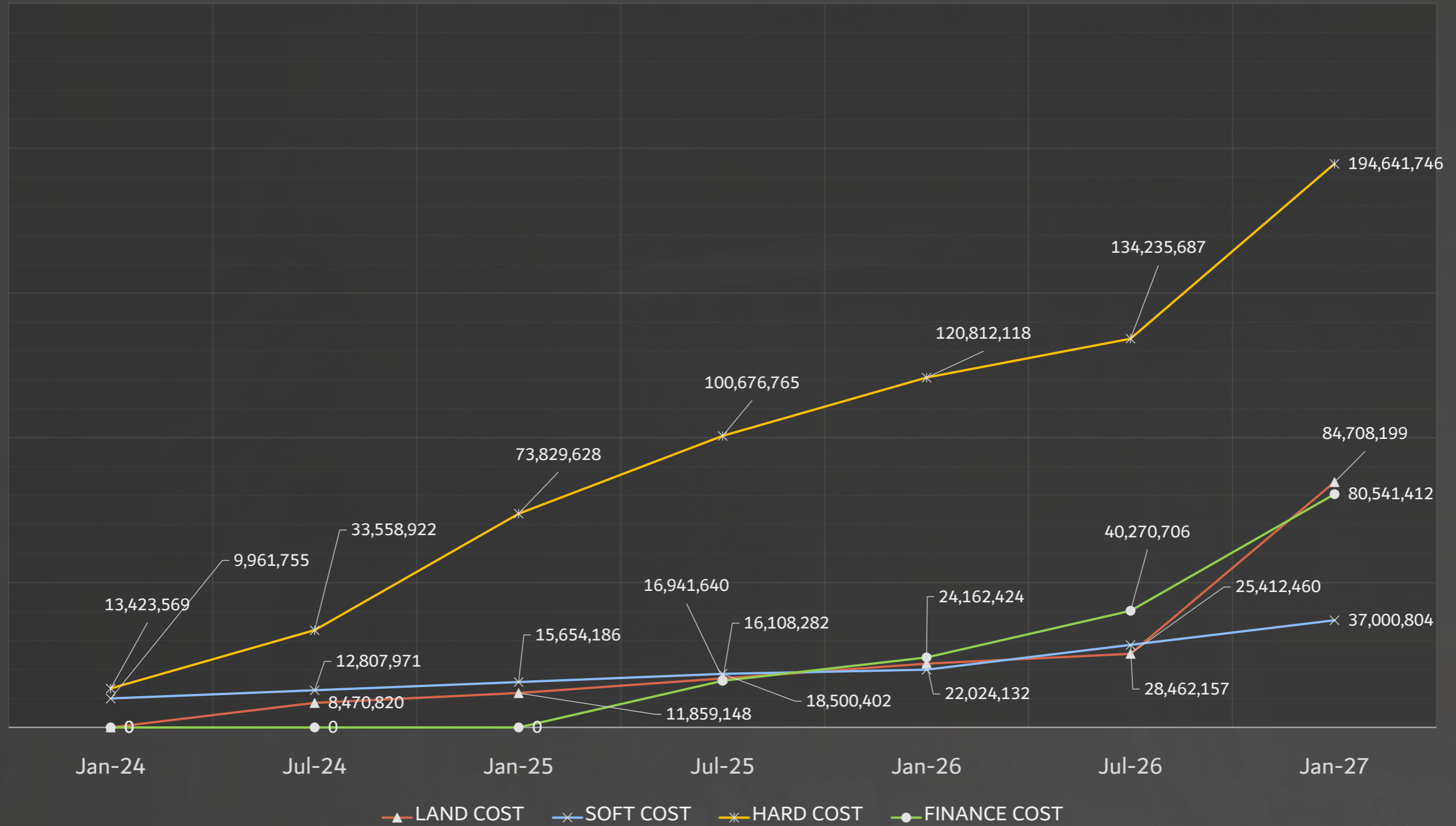
MONTHLY SALES REVENUES VS COSTS – CASH FLOW

شهرية المبيعات ضد الكلفة



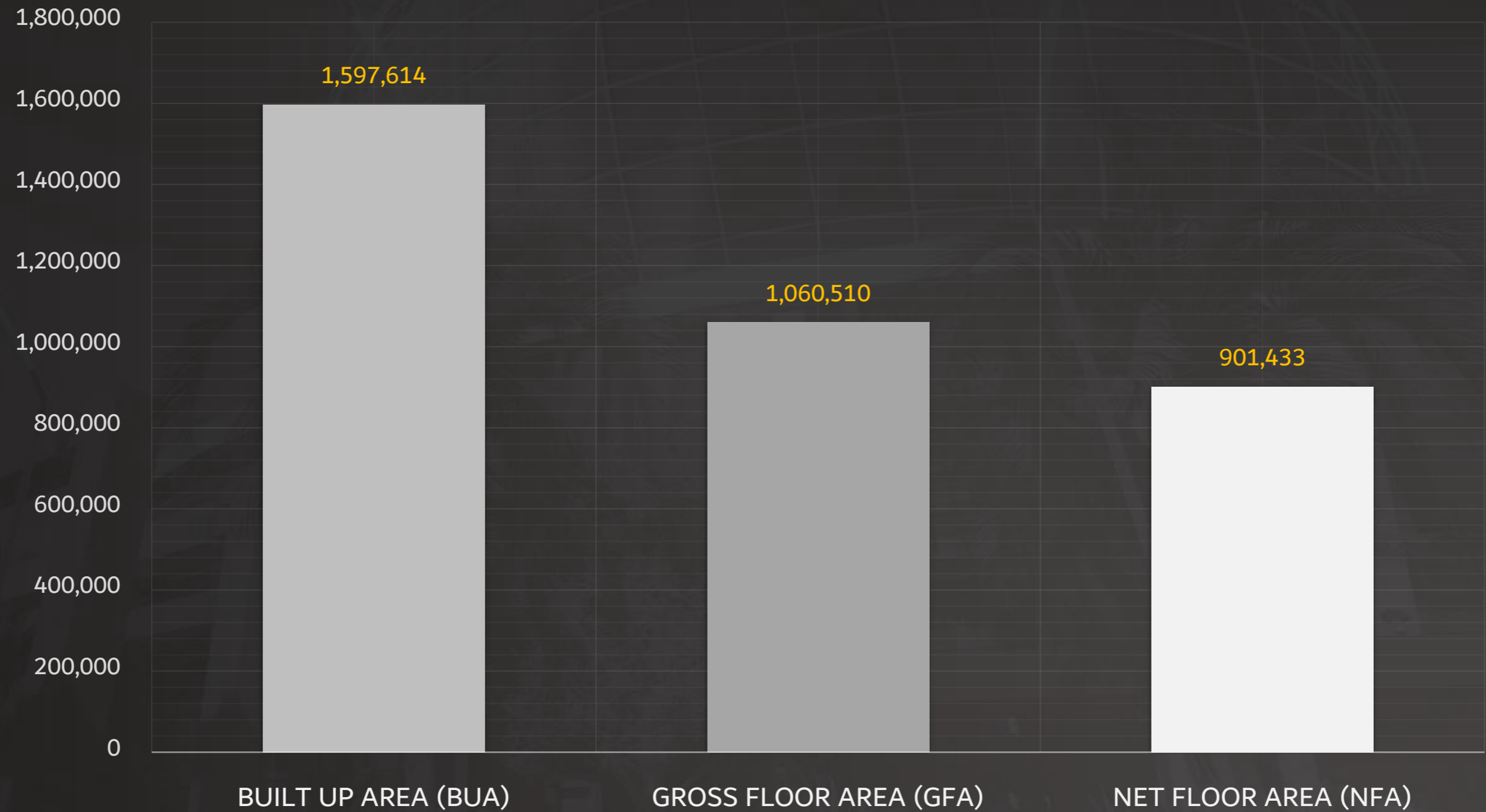
LAND, SOFT, HARD & FINANCE COSTS – CASH FLOW

التدفق النقدي لكلفة الأرض، الغير مباشرة، المباشرة و التمويل



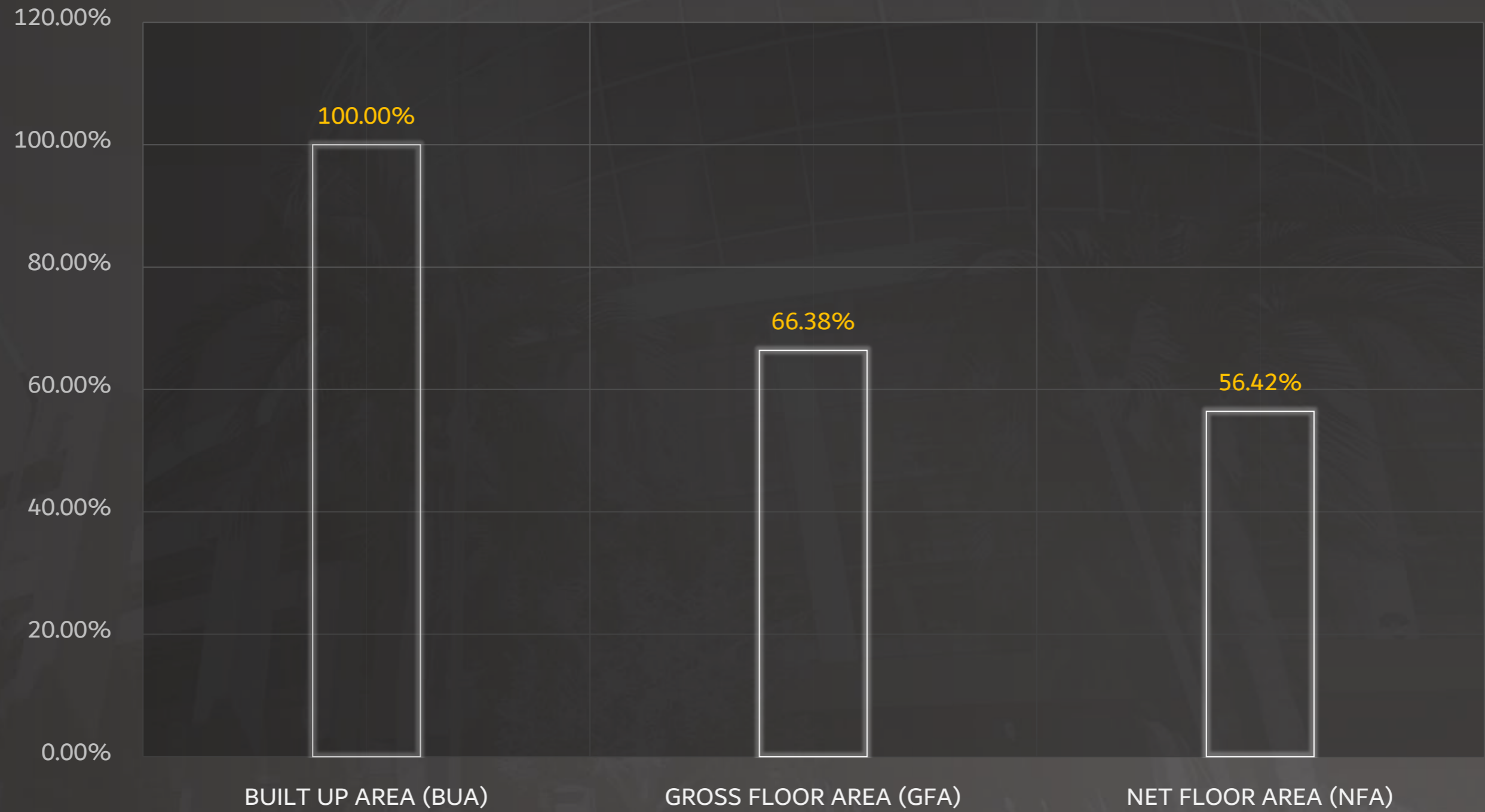
PROJECT CONSTRUCTION AREA

مساحات البناء للمشروع



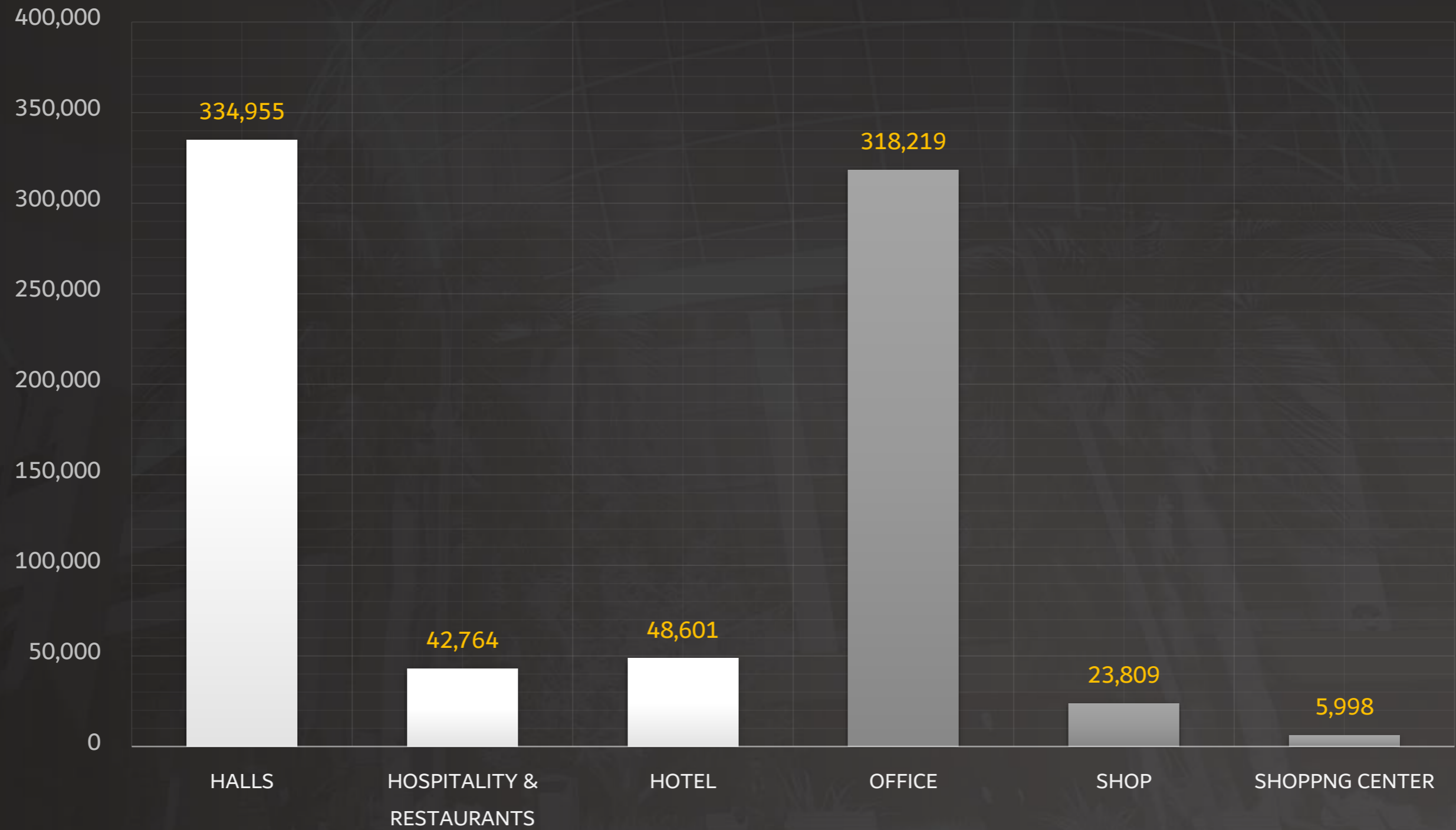
PROJECT CONSTRUCTION AREA %

مساحات البناء للمشروع



PROJECT SUMMARY AREA BY CATEGORIES

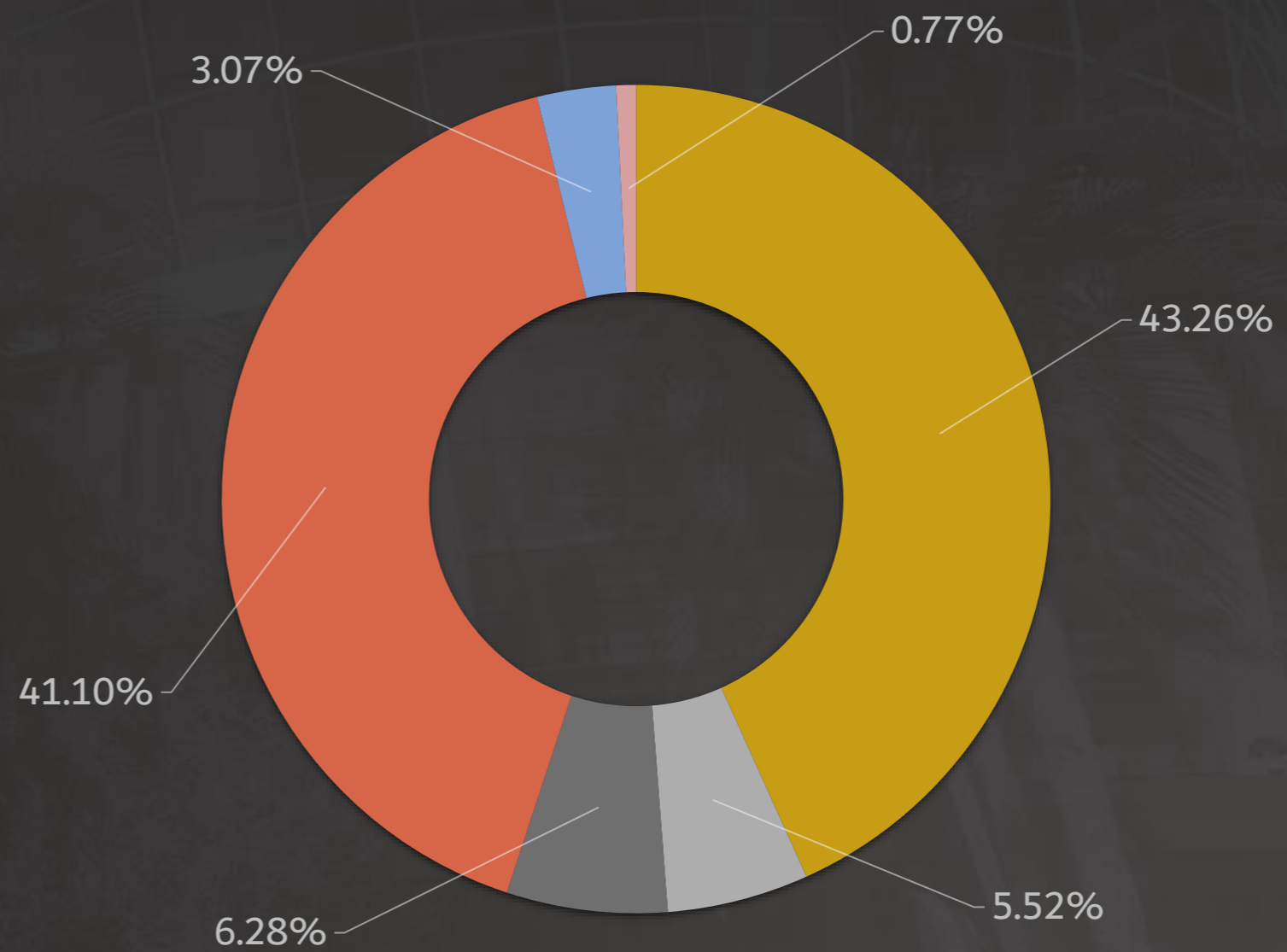
مساحات البناء للمشروع حسب الأقسام



PROJECT SUMMARY AREA BY CATEOGRIES %

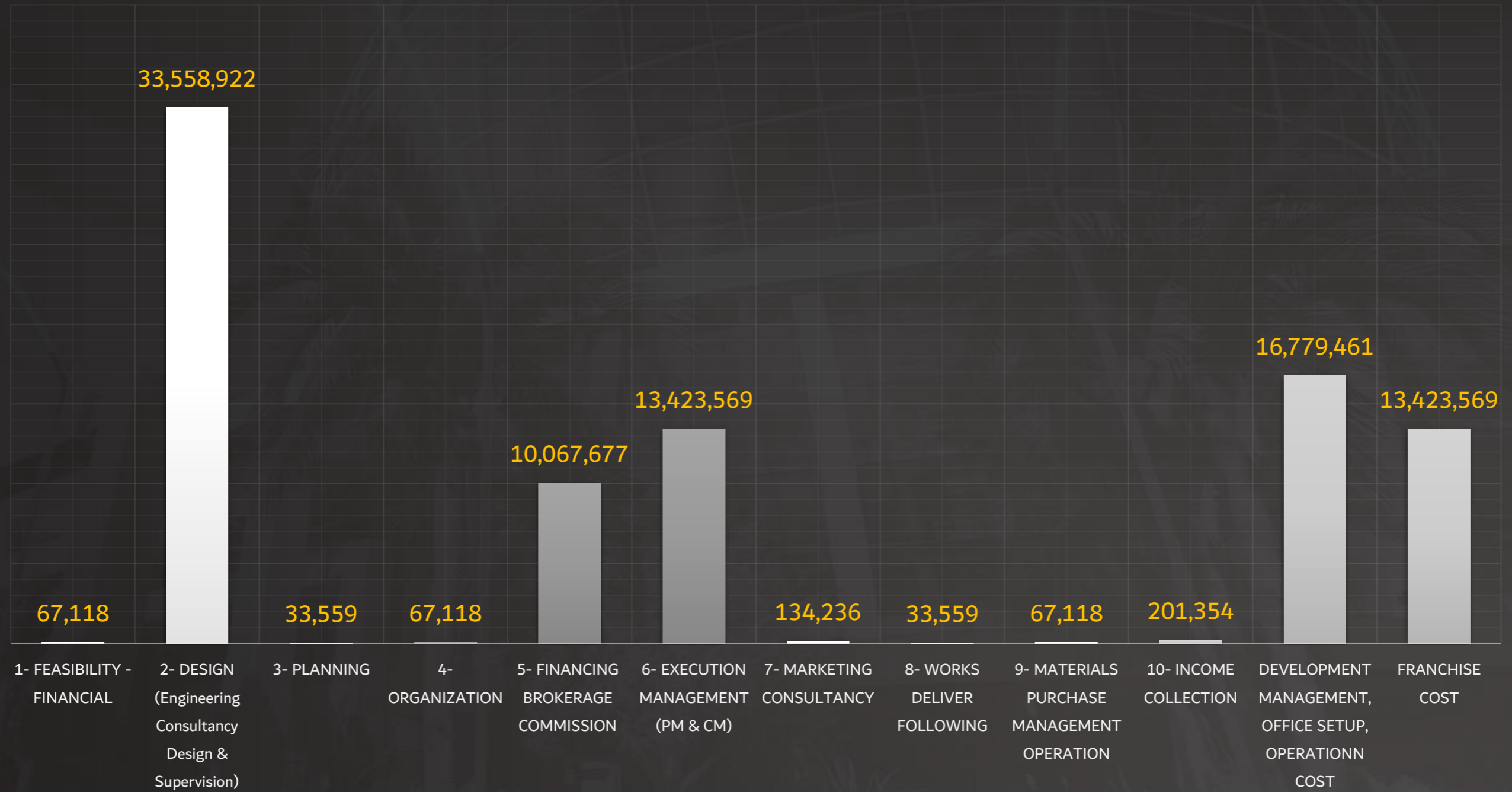
مساحات البناء للمشروع حسب الأقسام

- HALLS
- HOSPITALITY & RESTAURANTS
- HOTEL
- OFFICE
- SHOP
- SHOPPING CENTER



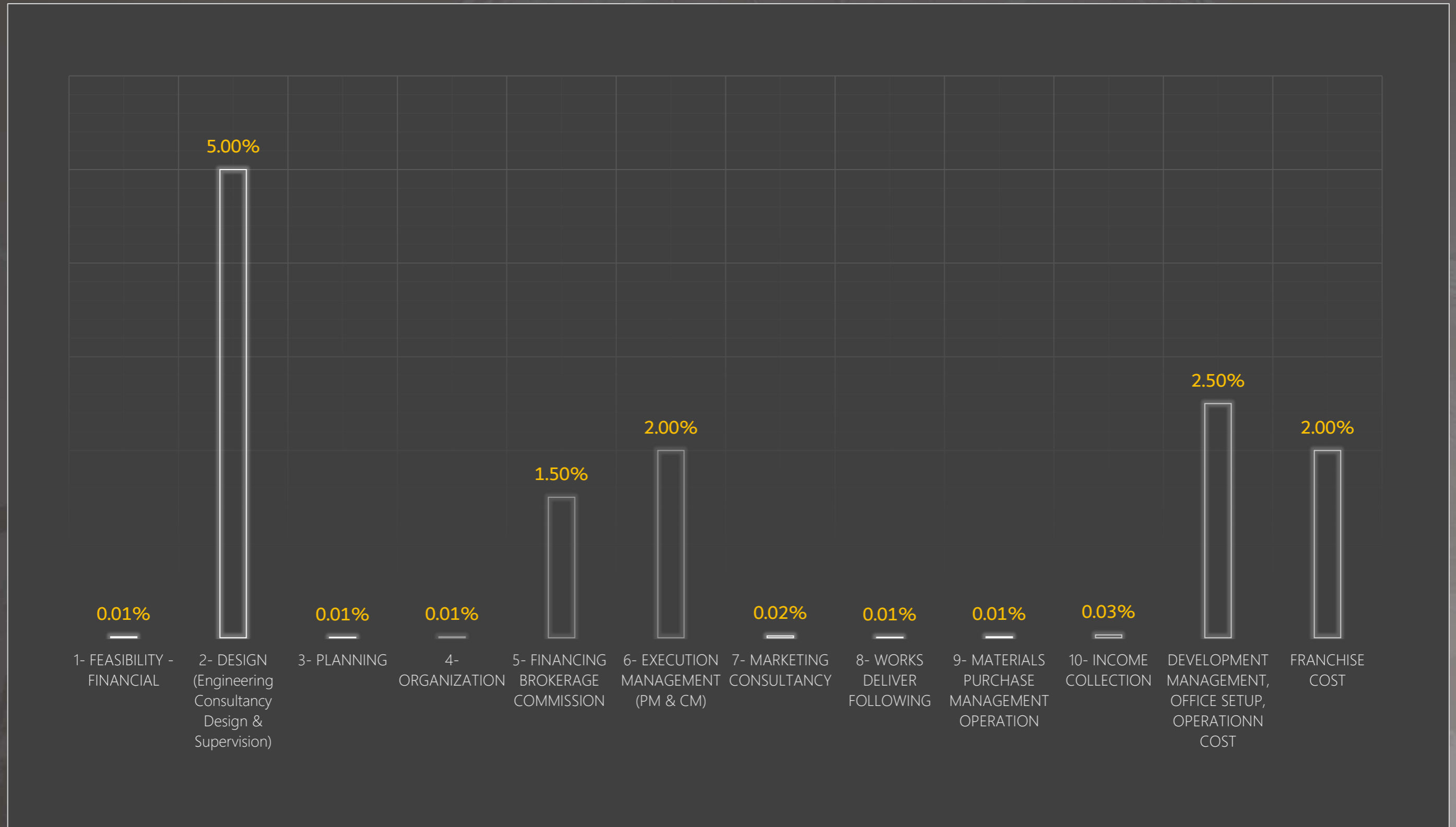
SOFT COSTS DETAILS CALCULATIONS

تفصيل حساب التكاليف الغير مباشرة



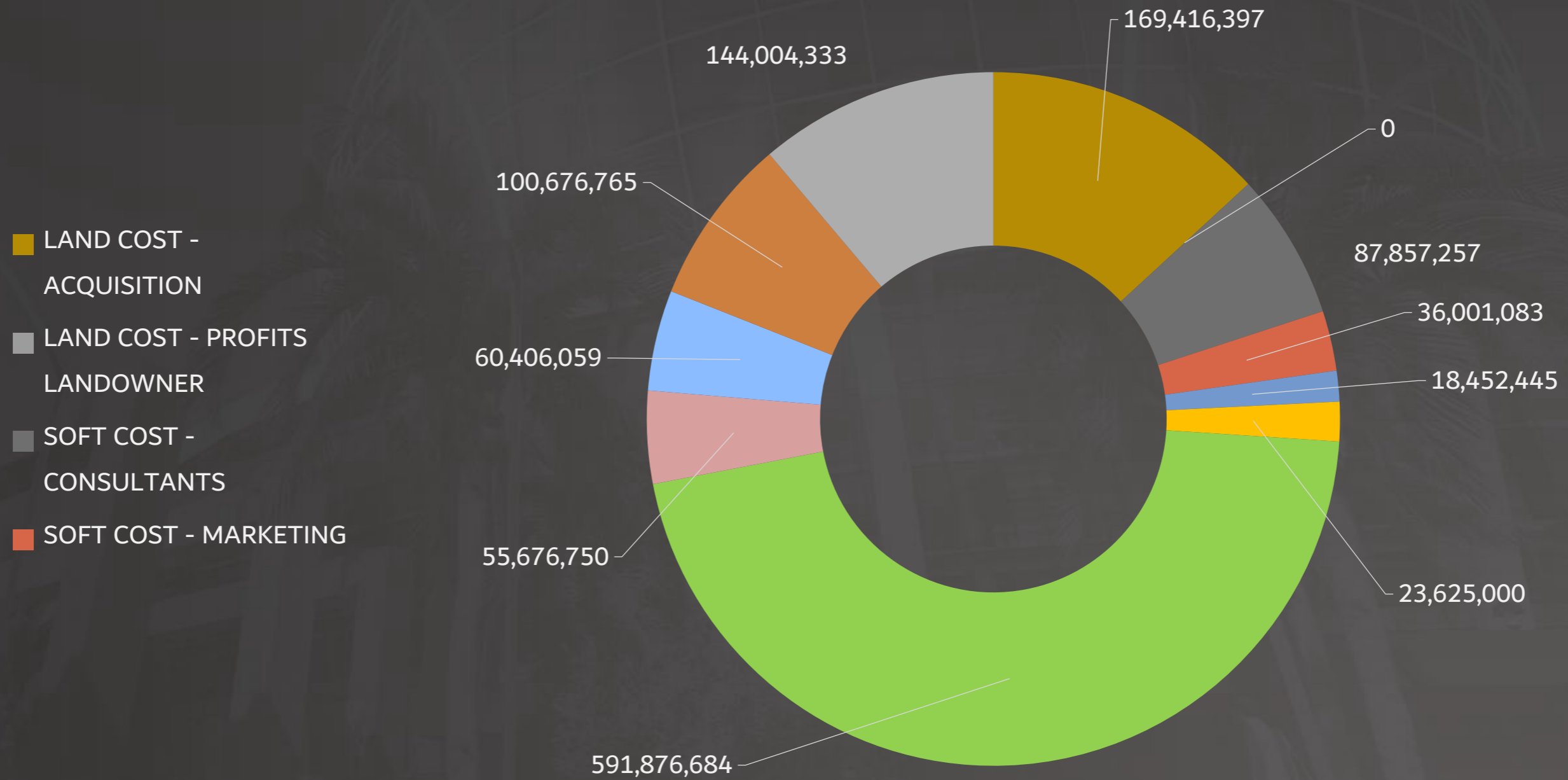
SOFT COSTS DETAILS CALCULATIONS %

تفصيل حساب التكاليف الغير مباشرة



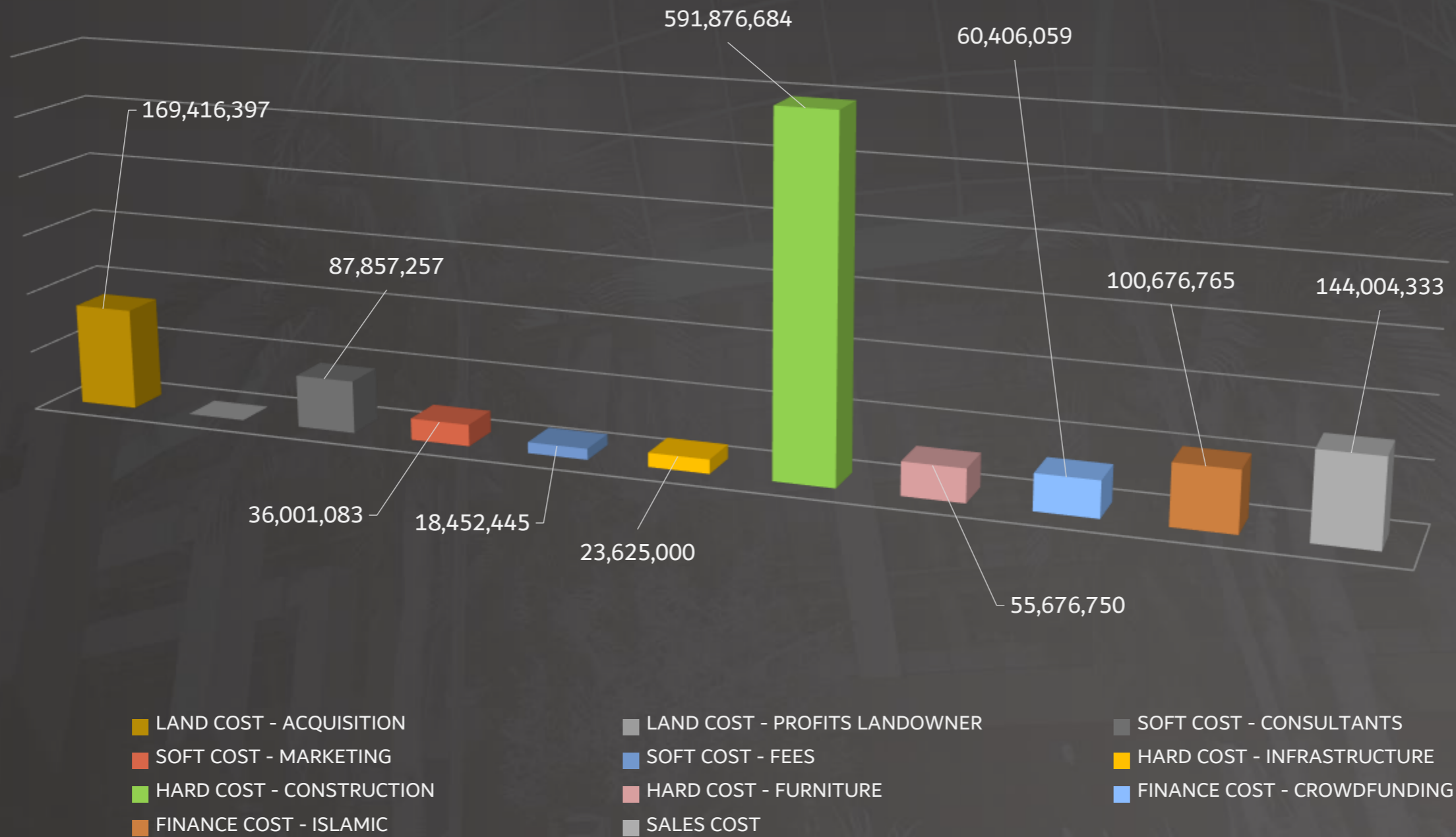
LAND, SOFT, HARD & FINANCE COSTS

كافة الأرض، الغير مباشرة، المباشرة و التمويل



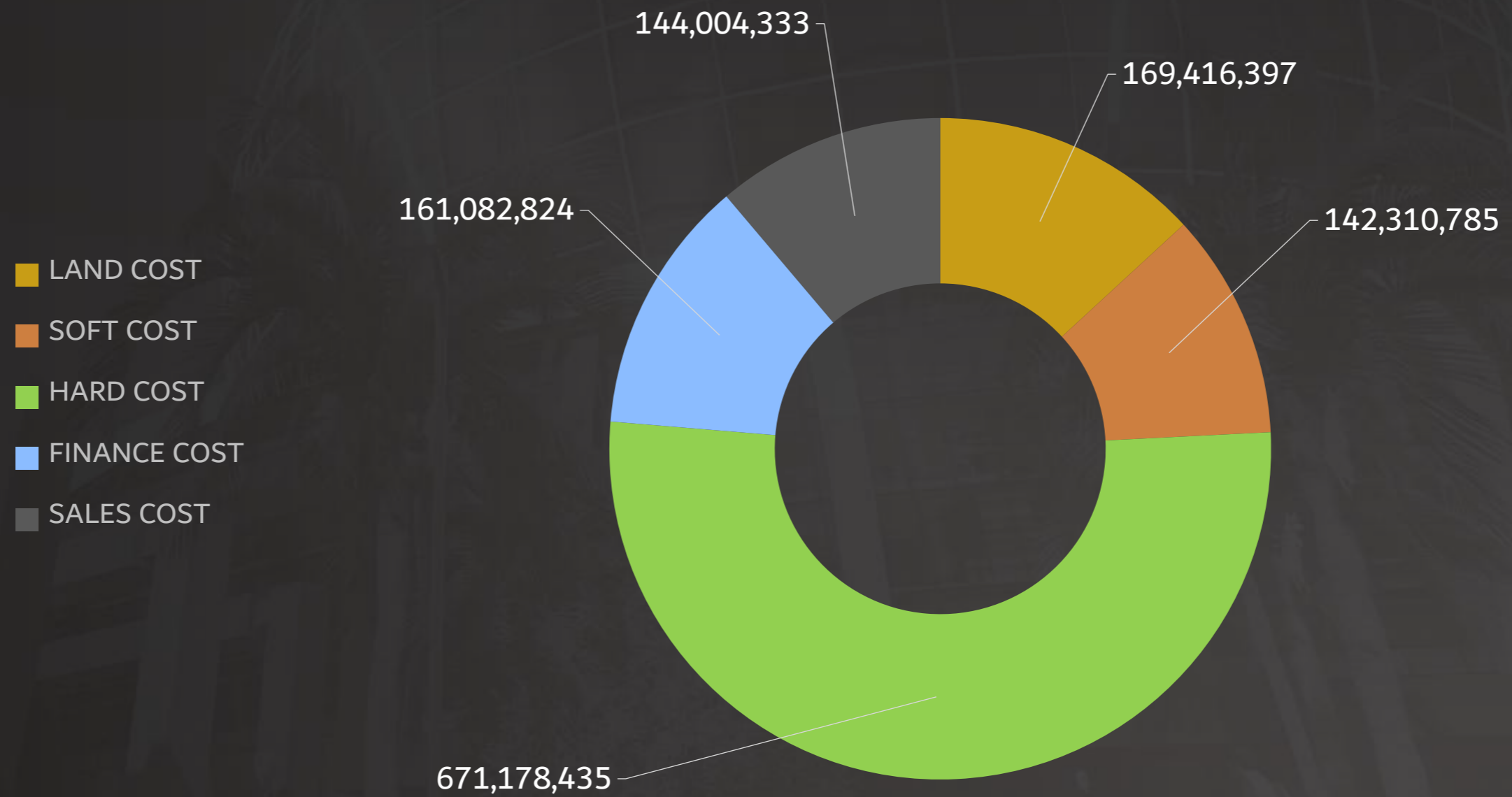
LAND, SOFT, HARD & FINANCE COSTS

كافة الأرض، الغير مباشرة، المباشرة و التمويل



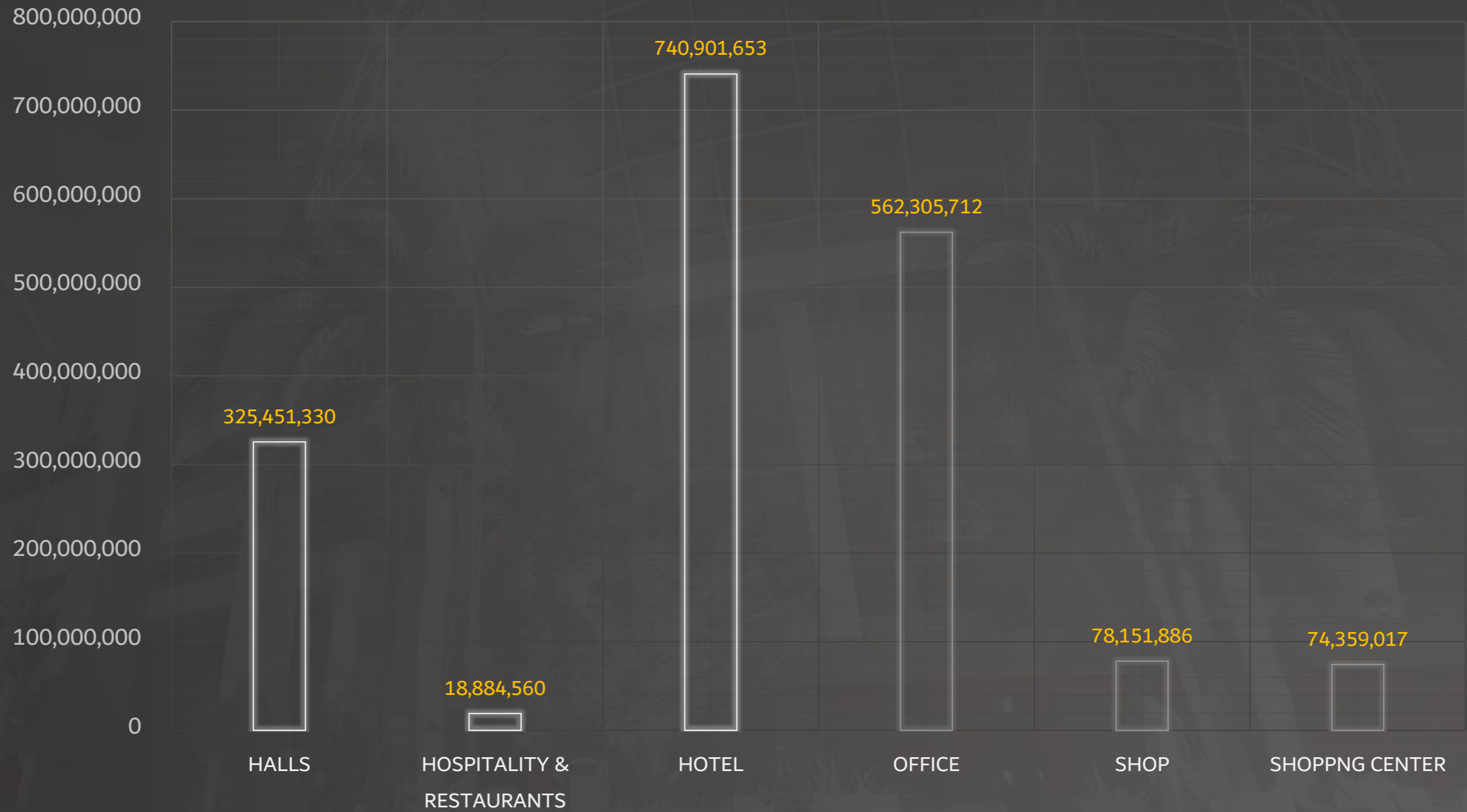
LAND, SOFT, HARD & FINANCE COSTS

كلفة الأرض، الغير مباشرة، المباشرة و التمويل



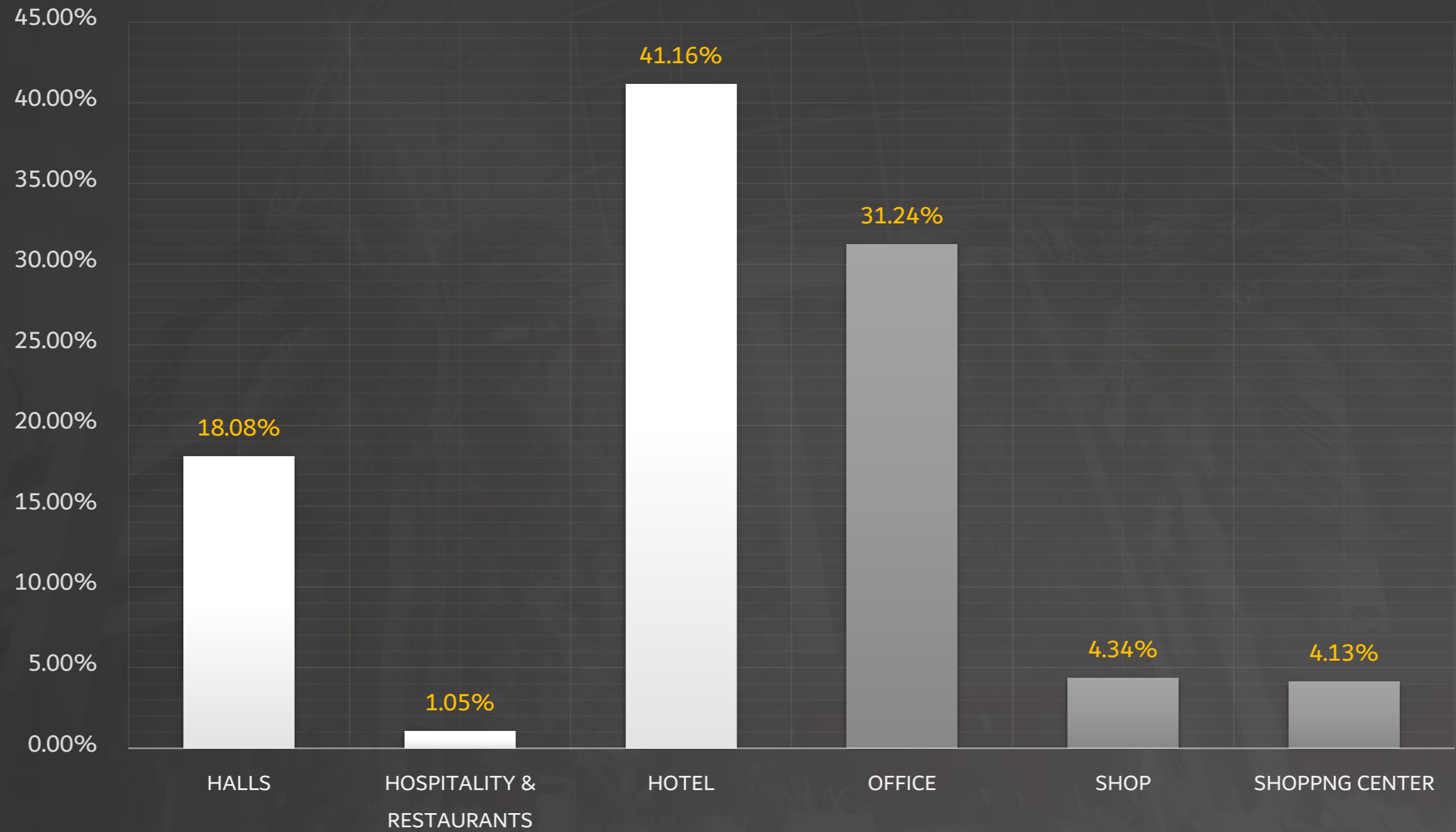
SALES REVENUES CATEOGRIES CALCULATIONS

تفصيل إيرادات البيع حسب الأقسام



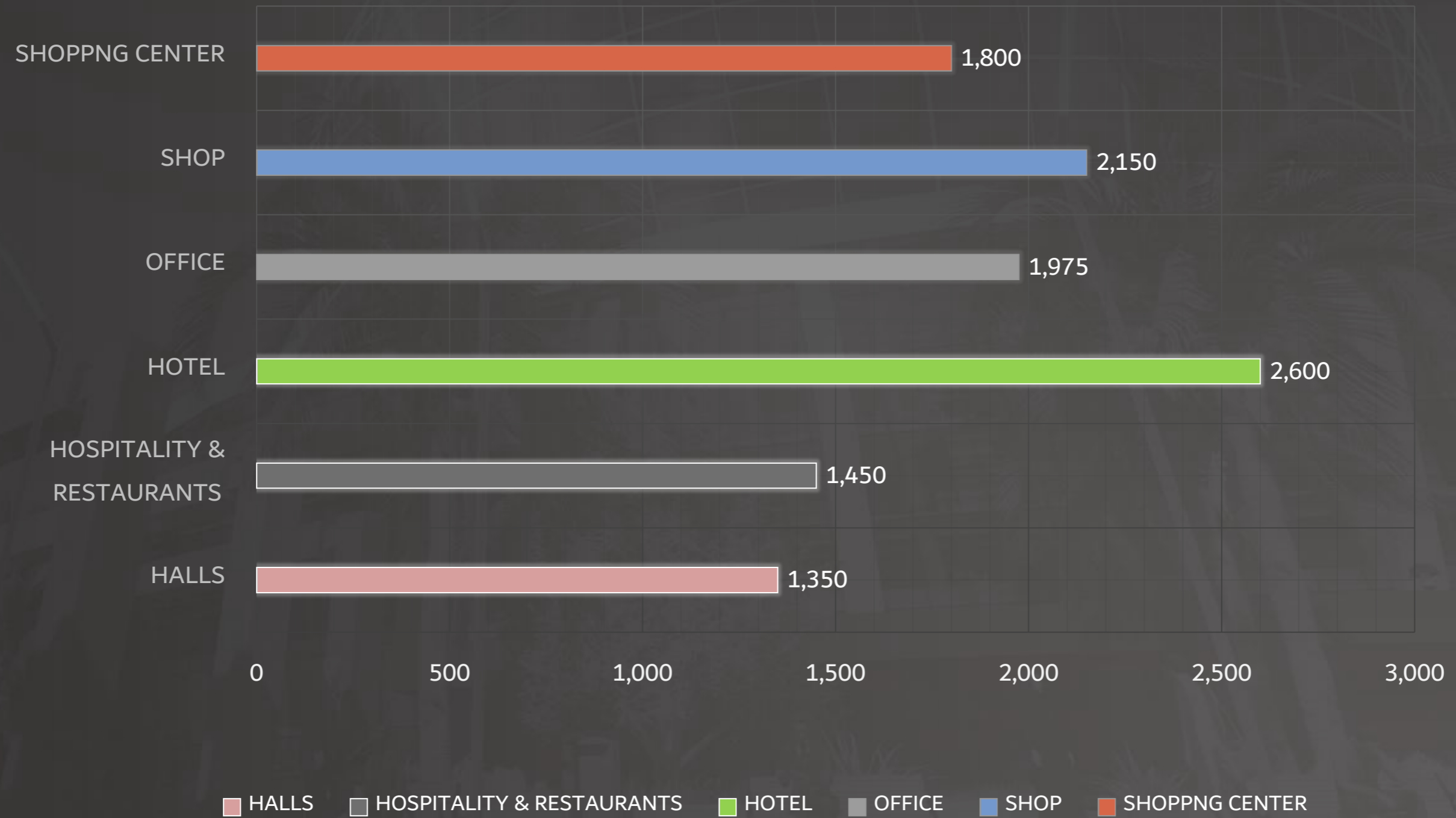
SALES REVENUES CATEOGRIES CALCULATIONS %

تفصيل إيرادات البيع حسب الأقسام



SALES REVENUES CATEOGRIES PER SQ. FT. / AED

سعر بيع وحدة القياس حسب الأقسام (قدم مربع / بالدرهم)



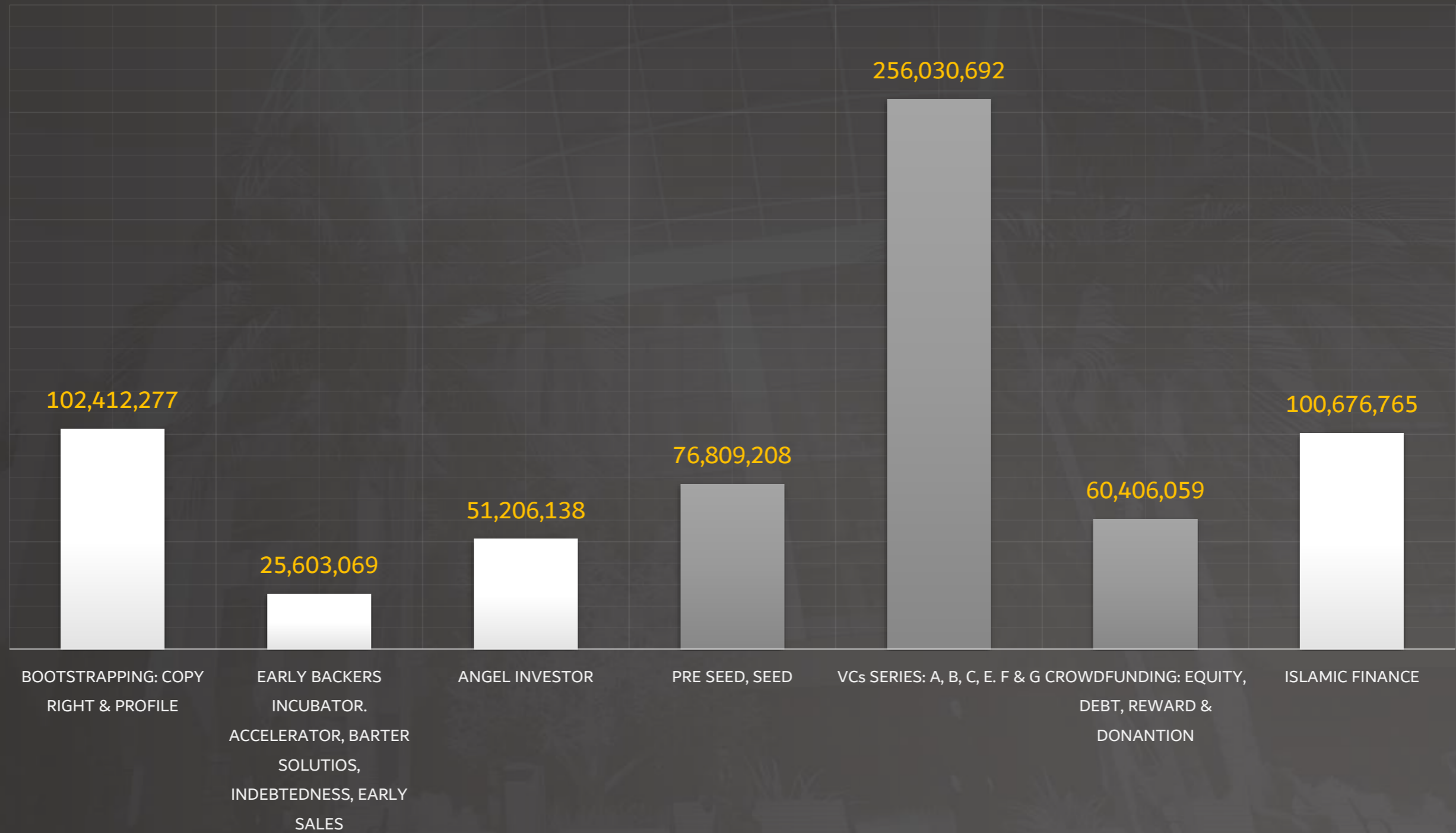
INVSETORS CAPITAL CALCULATIONS

مبالغ الاستثمار من المستثمرين



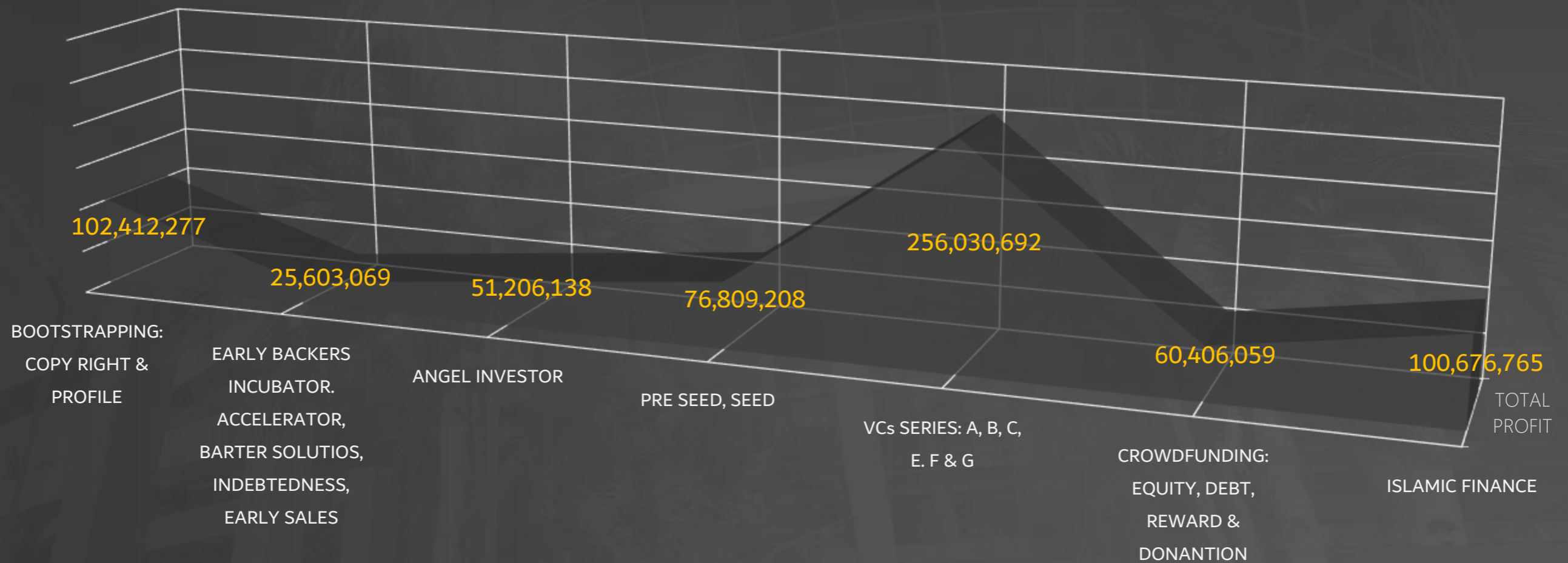
INVSETORS PROFITS

الأرباح المتوقعة للمستثمرين



INVSETORS PROFITS

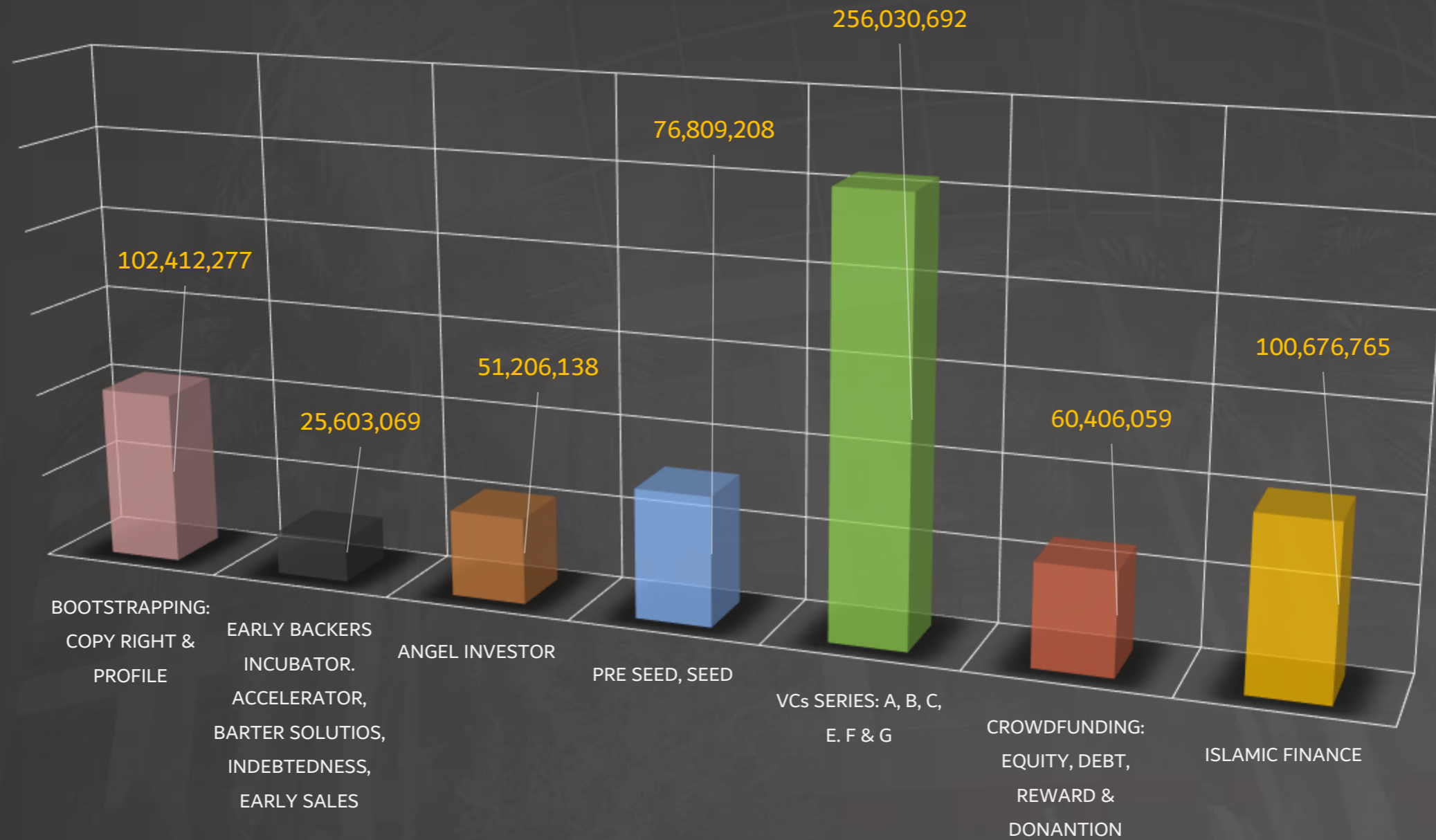
الأرباح المتوقعة للمستثمرين



■ TOTAL PROFIT

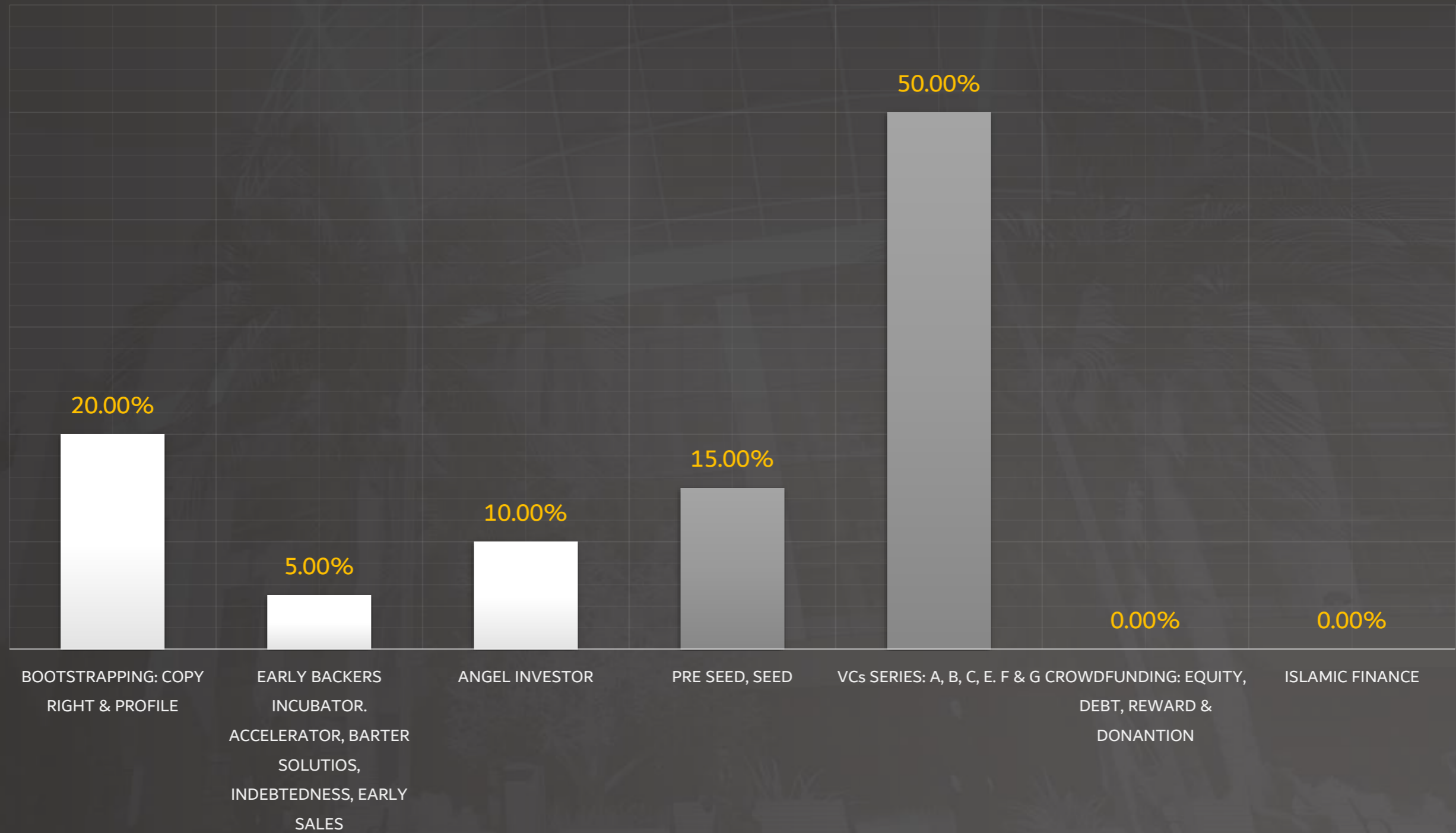
INVSETORS PROFITS

الأرباح المتوقعة للمستثمرين



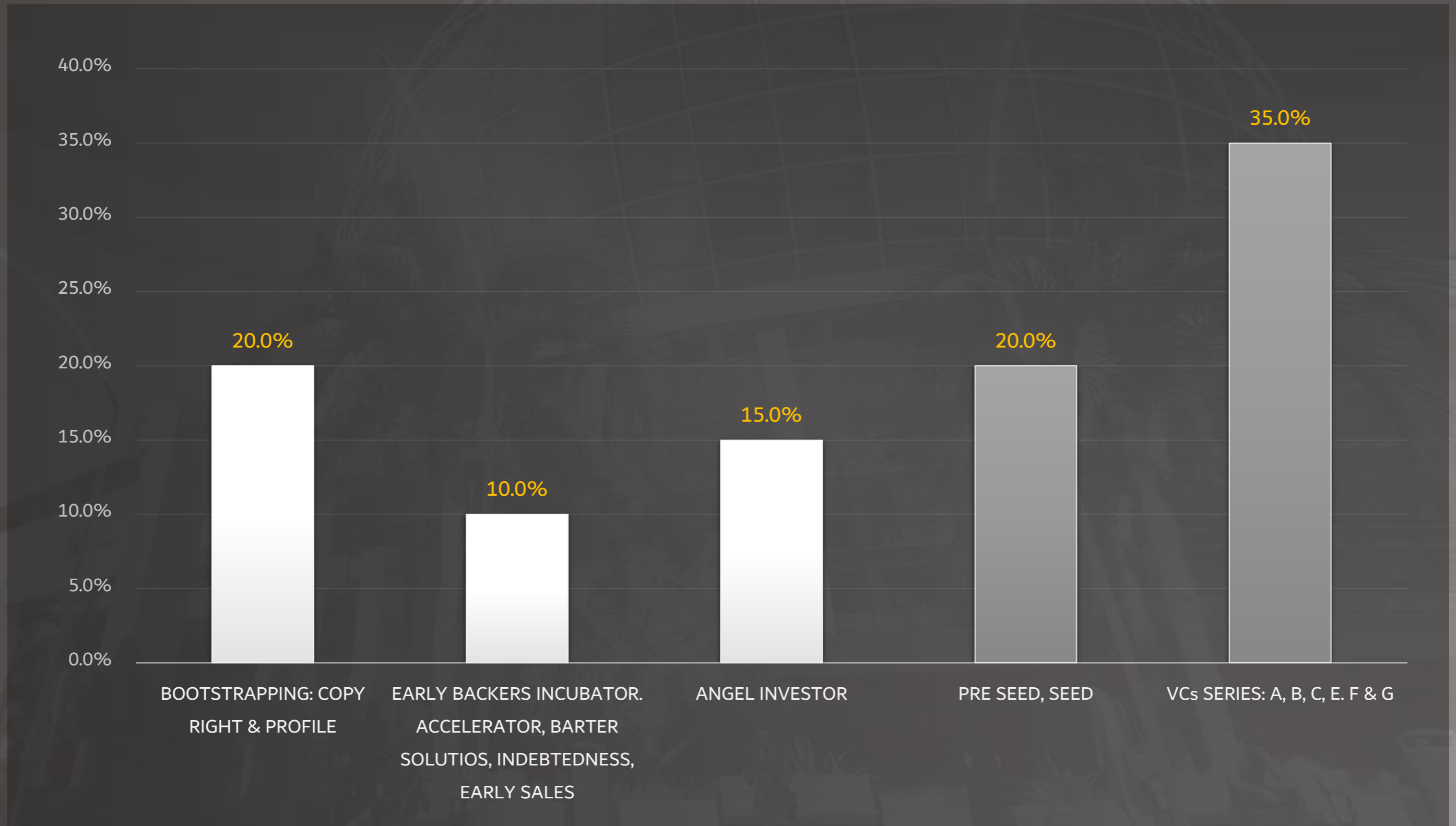
INVSETORS PROFITS

الأرباح المتوقعة للمستثمرين



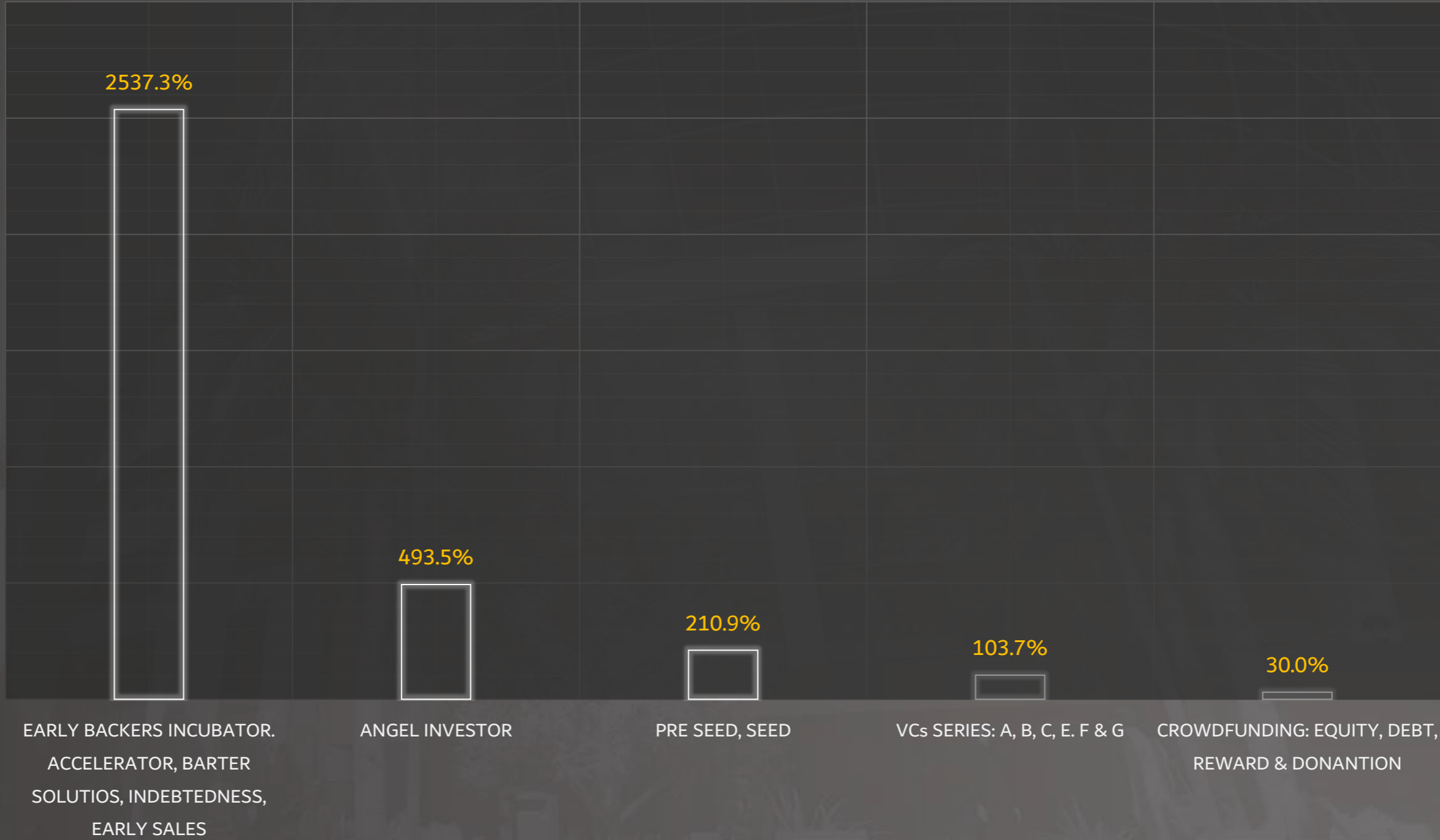
INVSETORS SHARES % FROM THE PROJECT

نسبة الأرباح للمستثمرين من المشروع



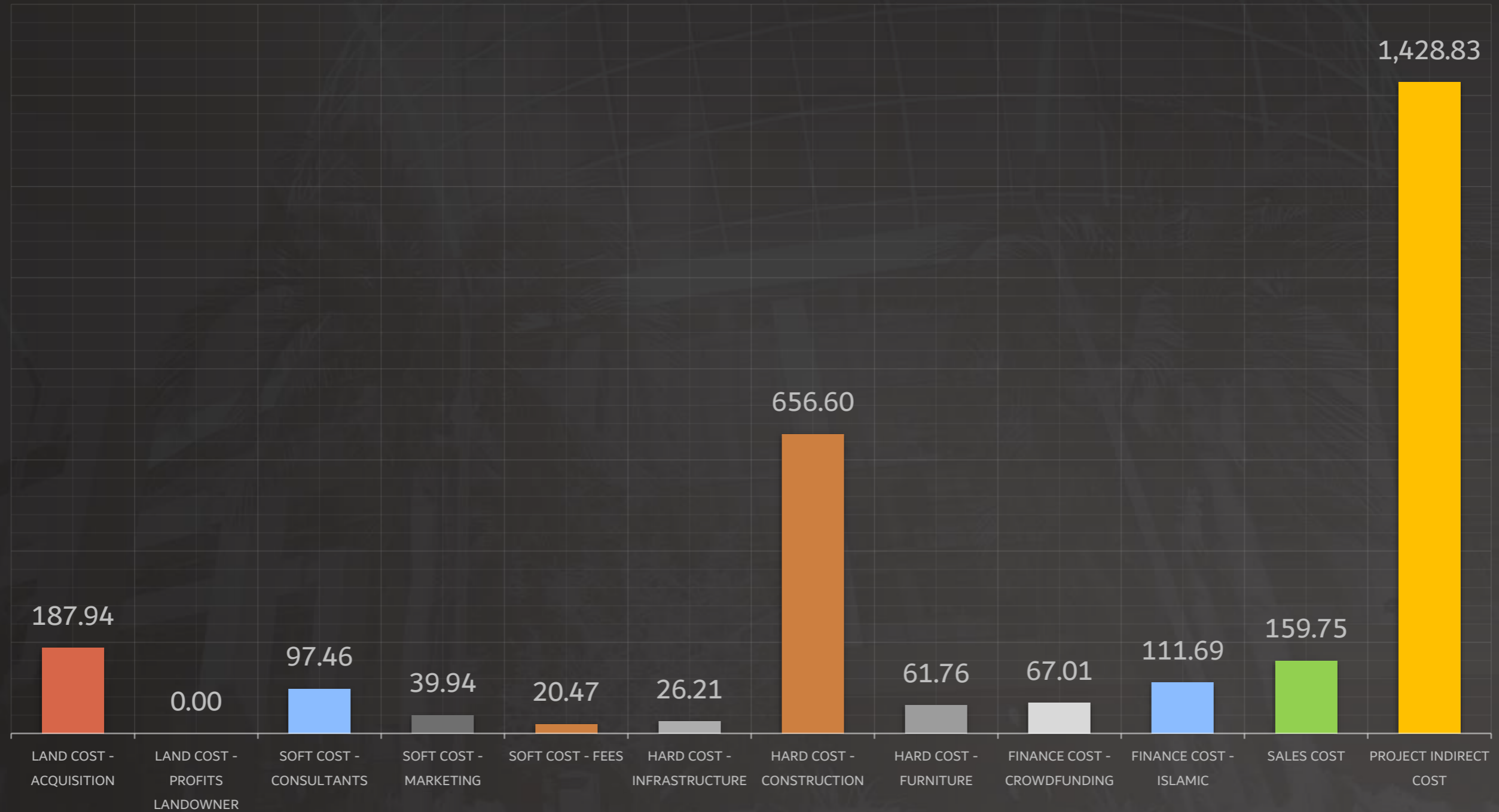
INVSETORS ROI

العوائد المتوقعة للمستثمرين



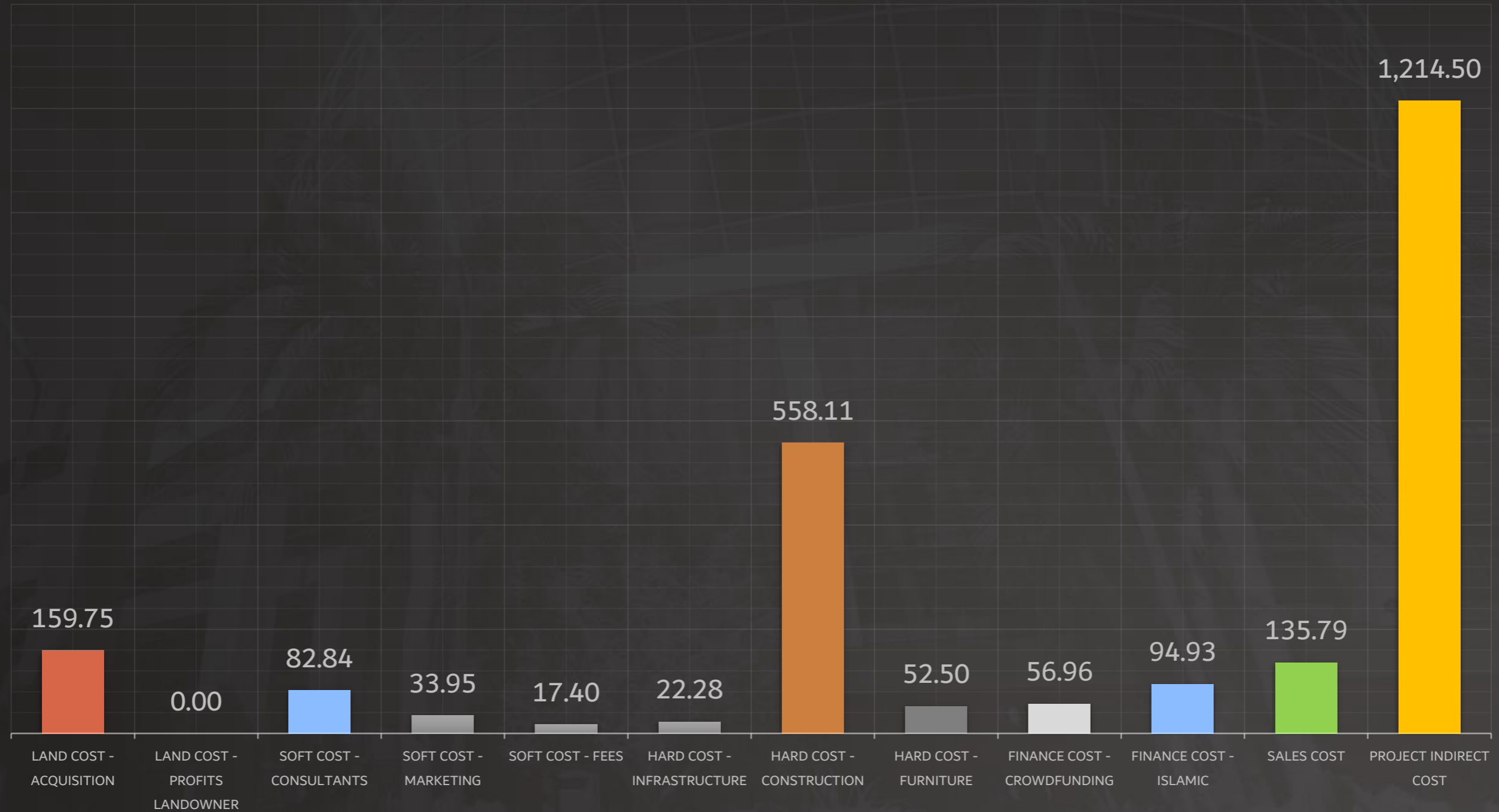
INVESTMENT - SQ. FT. COST / NFA

كافة القدم المربع / اجمالي مسطحات البناء البيعية



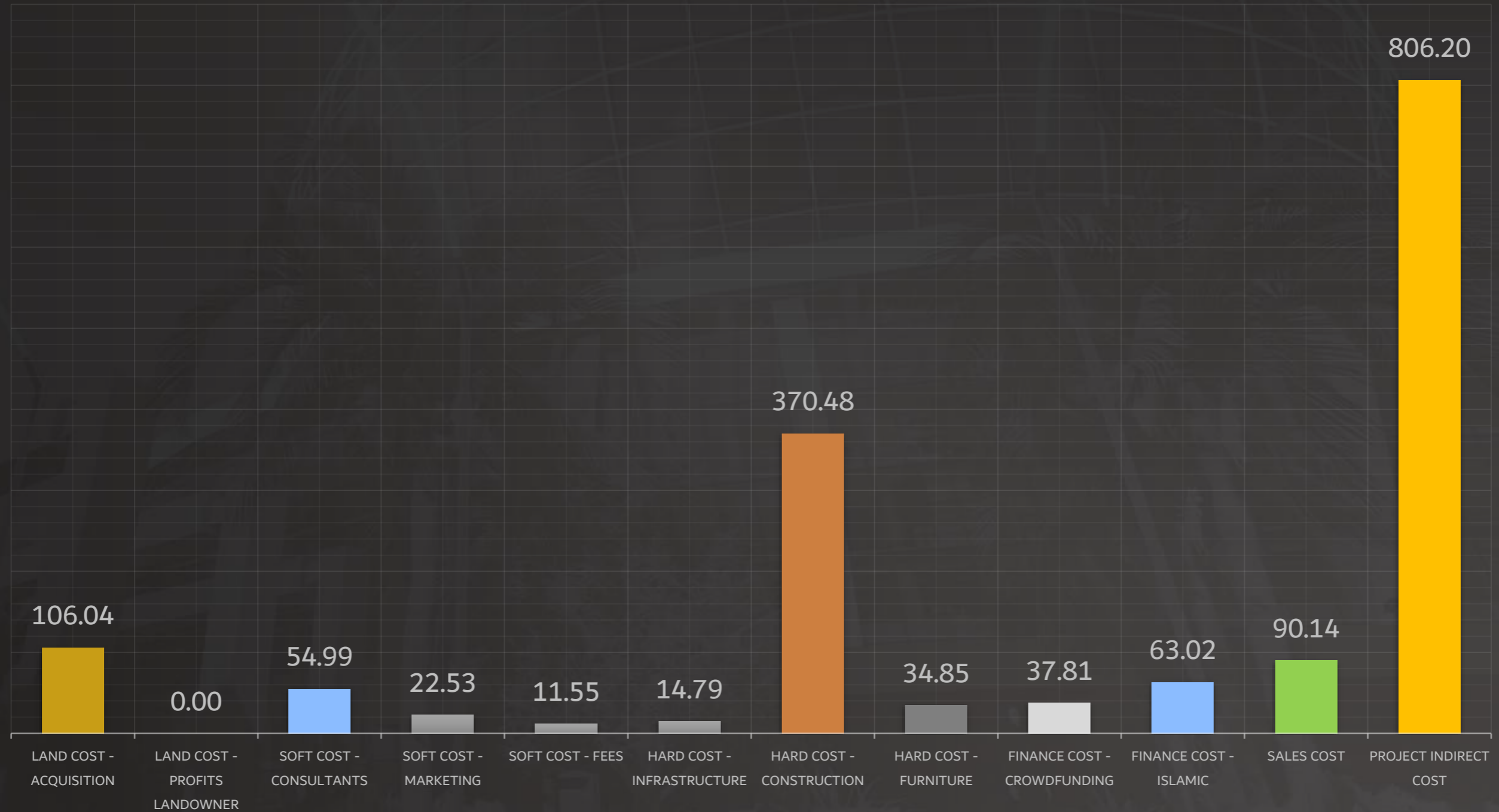
INVESTMENT - SQ. FT. COST / GFA

كلفة القدم المربع / اجمالي مسطحات البناء بدون مواقع



INVESTMENT - SQ. FT. COST / BUA

كافة القدم المربع / اجمالي مسطحات البناء الاجمالية



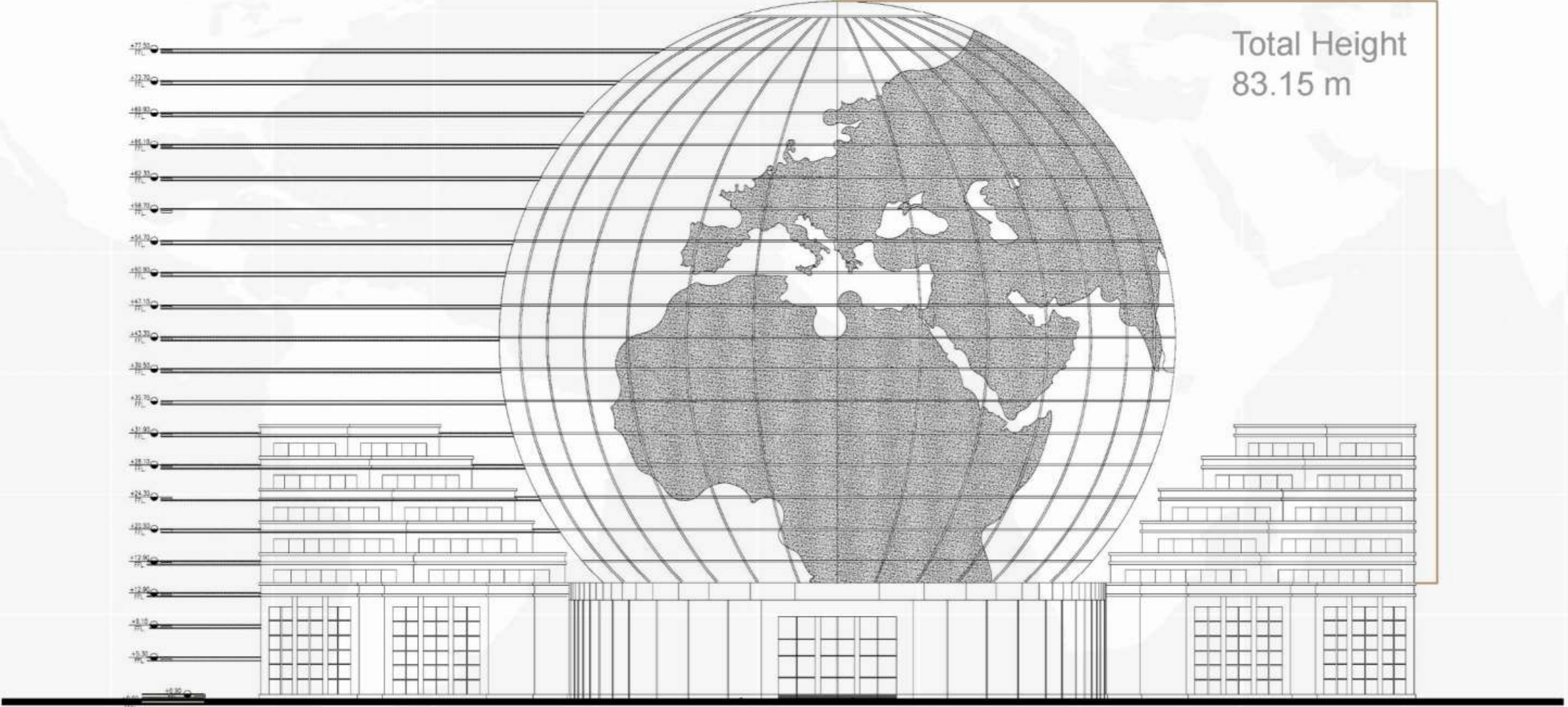


**PROJECT
ARCHITECTURAL
FLOOR PLAN**

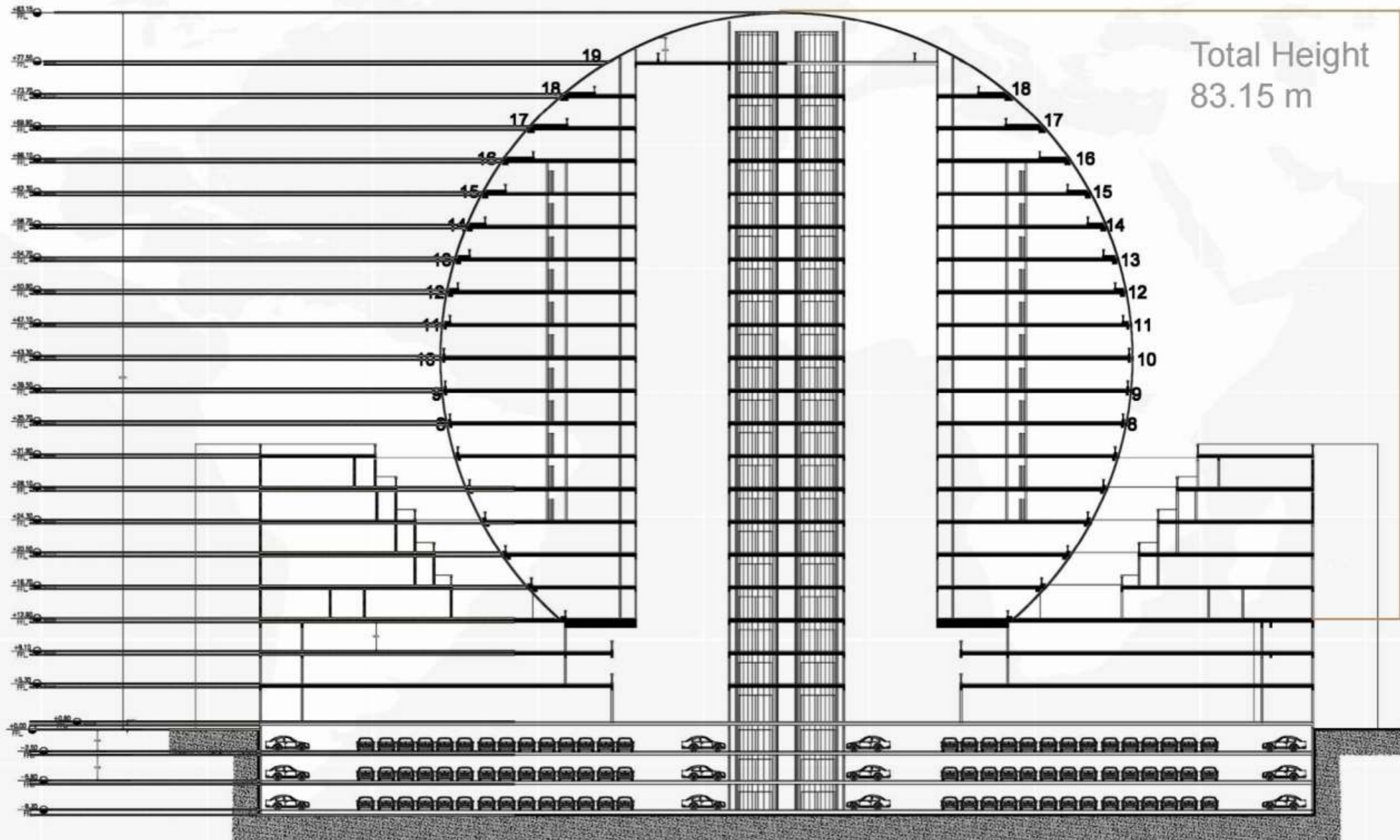


R WORLD

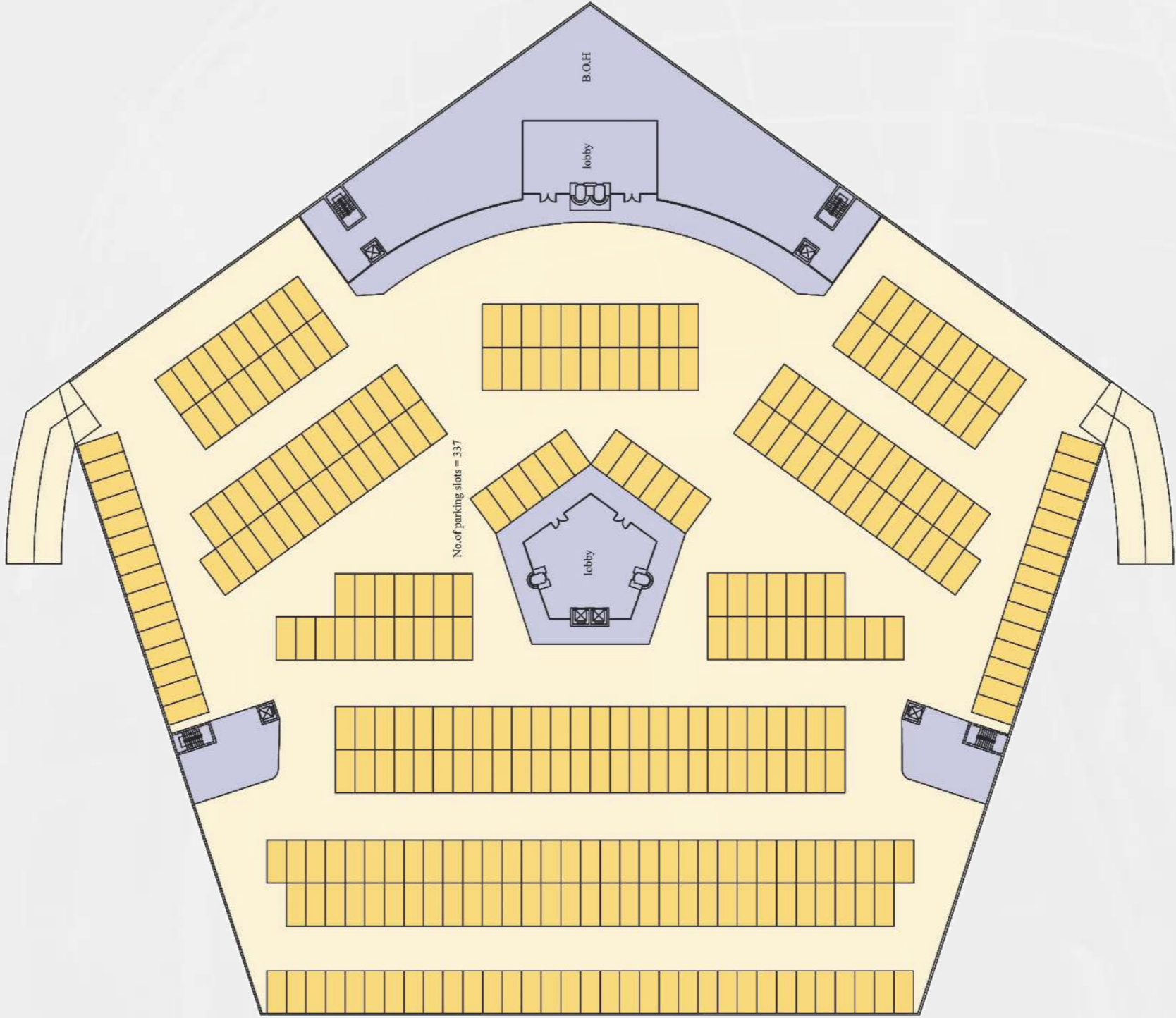
Elevation



Section



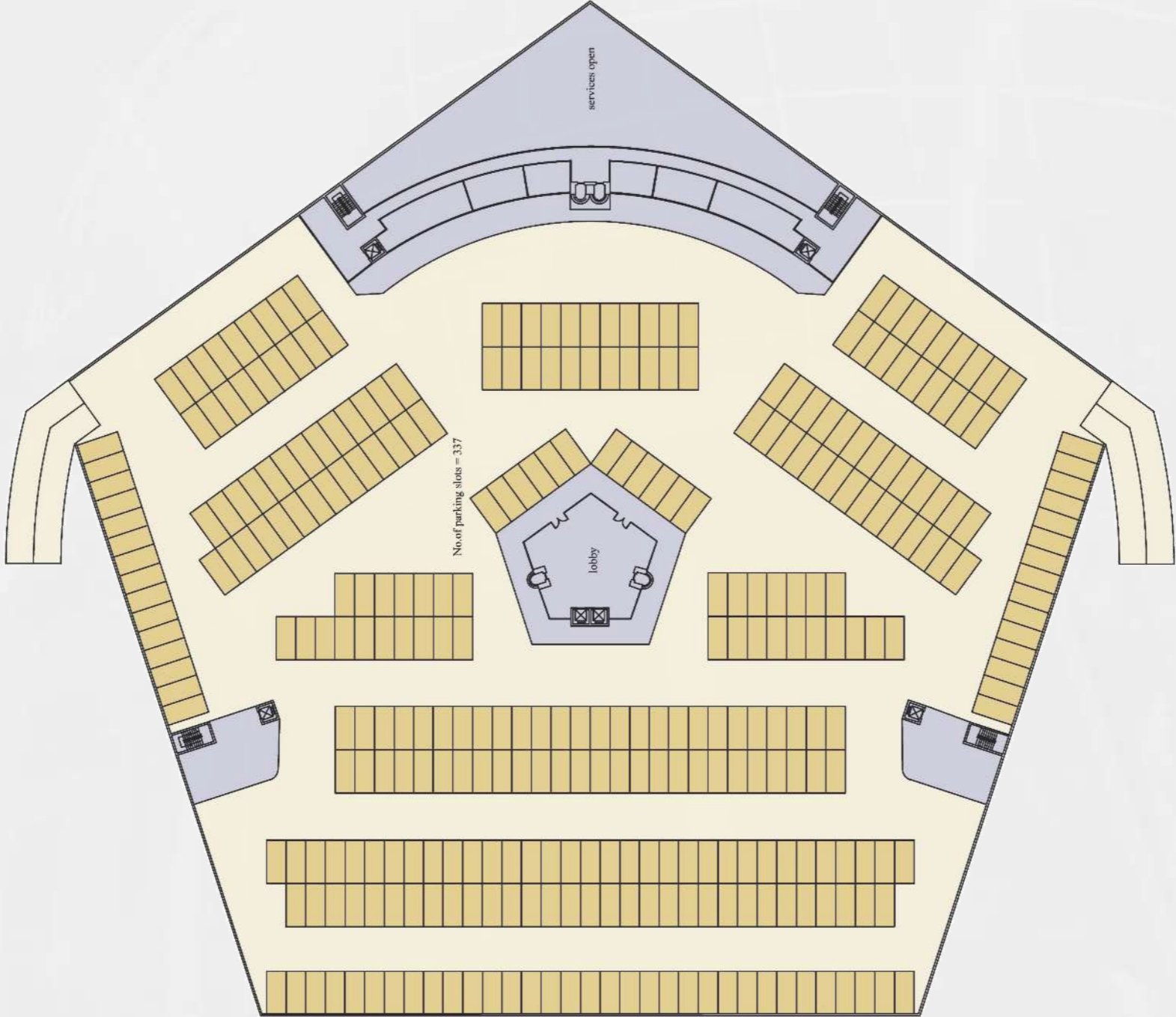
Basement 1



Basement 1

Description	الوصف	Basement 1	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		8,721
Service Area	منطقة الخدمة		13,082
Driveway	طريق خاص		63,586
Parking's	مواقف	329	44,267
Ramps	منحدرات		7,038
TOTAL		329	136,695

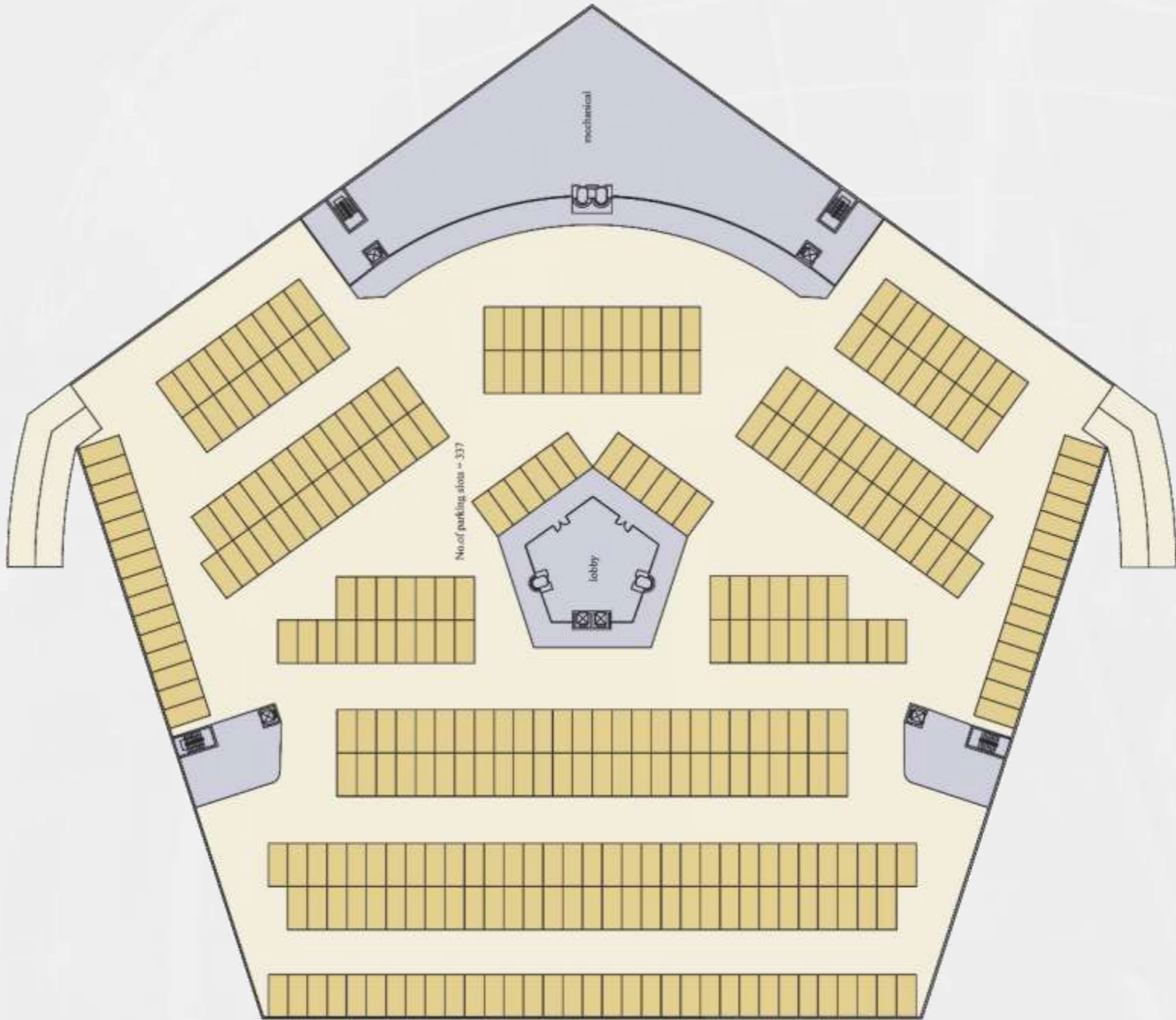
Basement 2



Basement 2

Description	الوصف	Basement 2	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		8,880
Service Area	منطقة الخدمة		13,320
Driveway	طريق خاص		63,586
Parking's	مواقف	329	44,267
Ramps	منحدرات		2,325
TOTAL		329	132,379

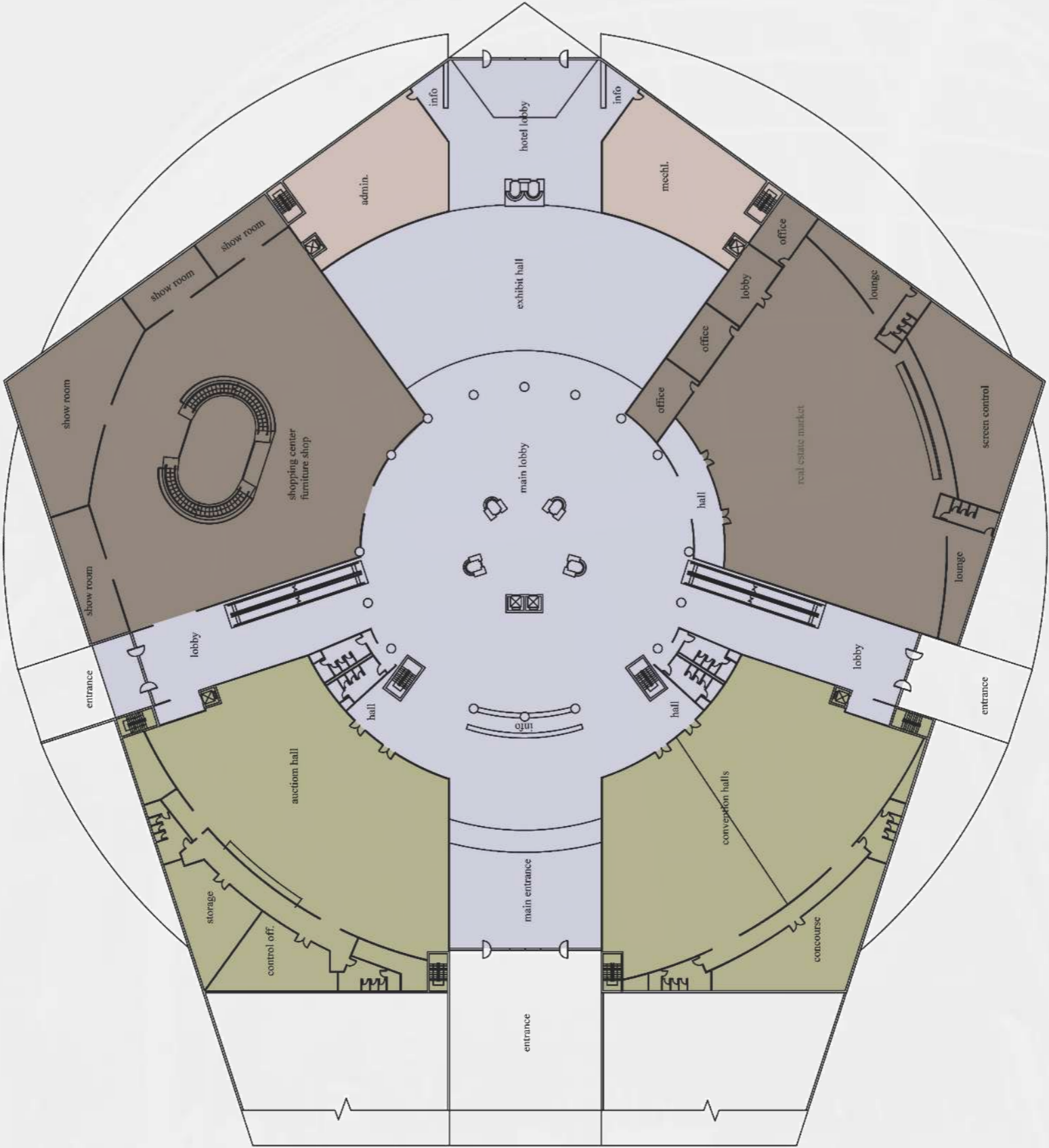
Basement 3



Basement 3

Description	الوصف	Basement 3	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		8,880
Service Area	منطقة الخدمة		13,320
Driveway	طريق خاص		63,586
Parking's	مواقف	329	44,267
Ramps	منحدرات		2,325
TOTAL		329	132,379

Ground Floor



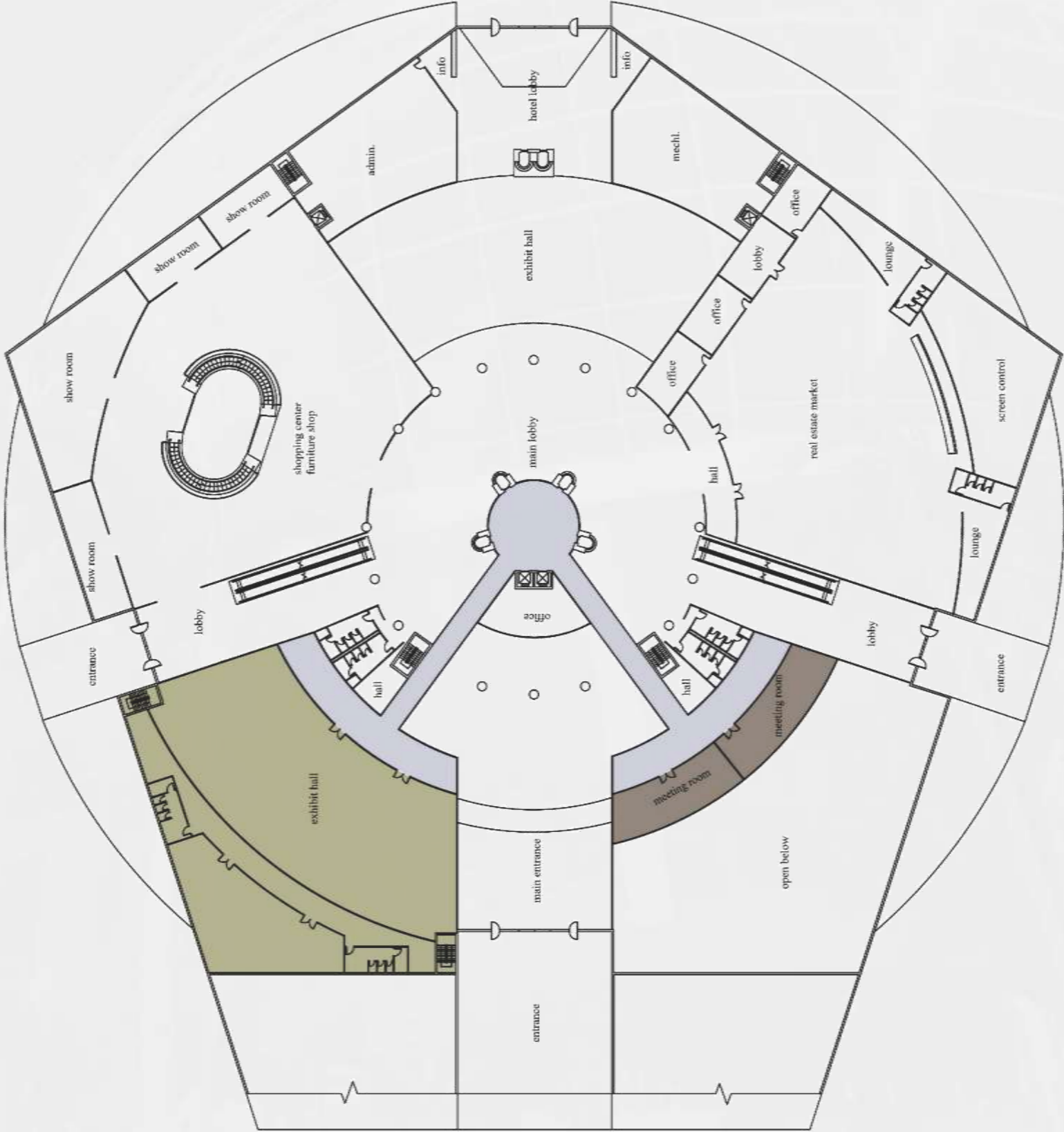
Ground Floor

Description	الوصف	Ground Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,312
Service Area	منطقة الخدمة		7,968
Hotel Lobby	ردهة الفندق		4,100
Building Property Management	مكاتب ادارة المبنى		2,641
Mechanical	غرف أعمال الالكتروميكانيكال		2,637
Real Estate Research and Statistics Centre	مركز البحوث والإحصاء العقاري	4	1,615
Real Estate Academy College	كليات الأكاديمية العقارية	4	4,306
Real Estate Training institute	معهد تدريب عقاري	2	1,076
Real Estate Academic Institute	المعهد العقاري الاكاديمي	7	3,767
Real Estate Securitization Center	مركز التوريق العقاري	4	2,153
B.O.T Hall Build Operate Transfer	قاعة B.O.T البناء والتشغيل والاحالة		2,691

Ground Floor

B.O.O.T Hall Build Owned Operate Transfer	قاعة B.O.O.T البناء والملكية والتشغيل والاحالة		2,691
PPP Public Private Partnership Hall	قاعة الشراكة بين القطاعين العام والخاص PPP		2,691
Tenders Management Hall	صالة إدارة المناقصات		4,349
Real estate International Real Estate Bourse	بورصة العقارات الدولية	1	7,911
Construction Material international Real Estate Bourse	بورصة مواد البناء الدولية العقارية	1	10,764
Exhibition Hall (Property, Construction, Furniture and Engineering)	صالة معارض دائمة (عقارات ، إنشاءات ، أثاث وهندسة)	4	21,068
Convention Centre	مركز المؤتمرات	4	15,693
Real Estate Shopping Centre	مركز تسوق عقاري	20	5,998
Actual Real Estate Auction Centre	مركز مزاد عقارات واقعي	4	10,764
Virtual Real Estate Auction Centre	مركز المزاد العقاري افتراضي	8	4,928
Concierge	خدمات الاستقبال والإرشاد	1	809
General Secretarial Center	مركز السكرتارية العامة	1	1,184
TOTAL		65	127,117

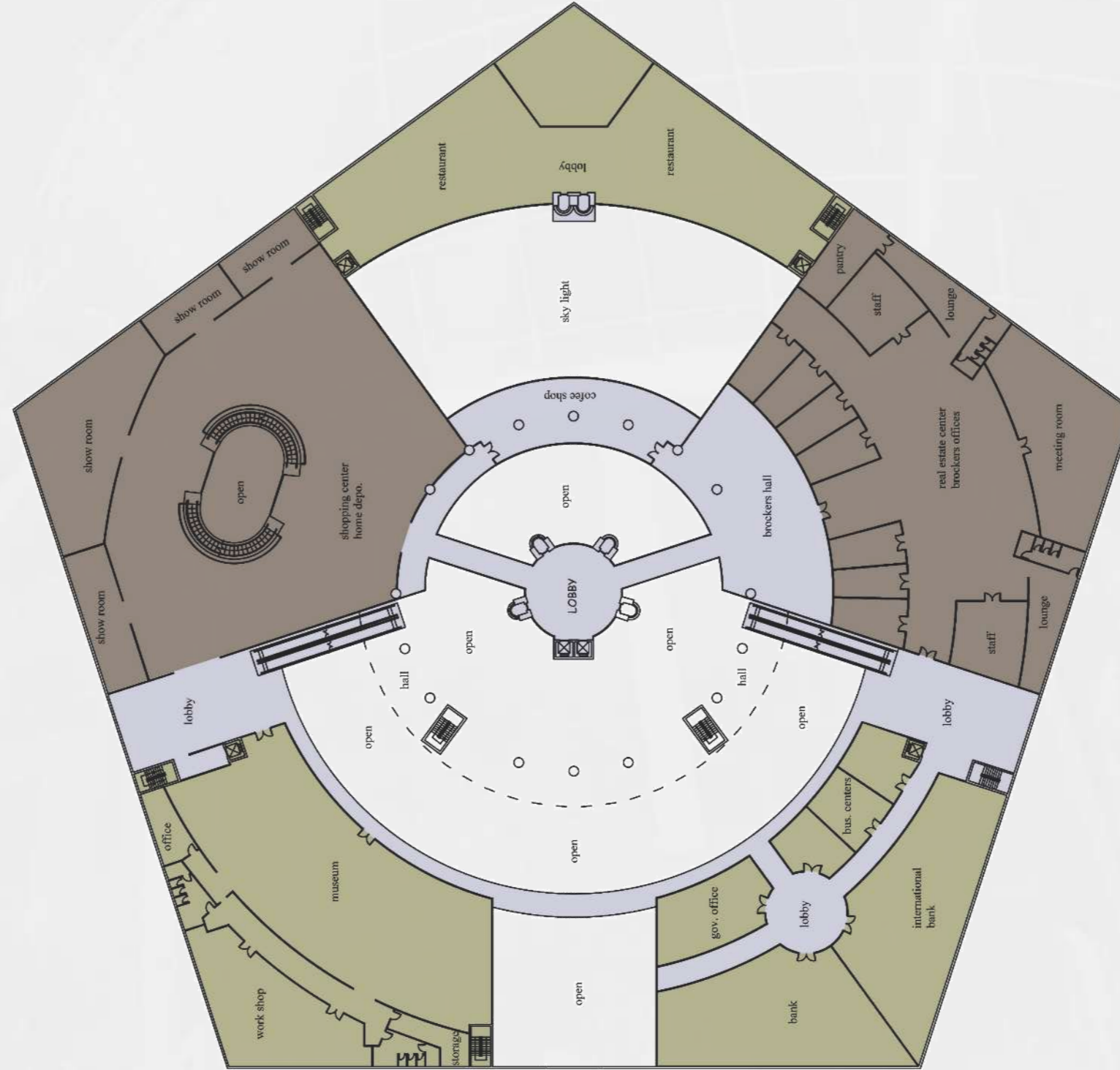
Mezzanine Floor



Mezzanine Floor

Description	الوصف	Mezzanine Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		13,338
Service Area	منطقة الخدمة		20,007
AWQAF Assets Opportunities Center	مركز لعرض فرص أصول الأوقاف	5	4,306
Governmental Assets Opportunities Center	مركز لعرض فرص الأصول الحكومية	5	4,306
Islamic Sharia Compliant Courses	دورات متوافقة مع الشريعة الإسلامية	2	2,153
Medical center	مركز طبي	1	1,994
Coffee Shops	مقاهي	3	3,449
Real Estate Café (C-CAFÉ)	المقهى العقاري C-CAFÉ	1	9,445
Real Estate Makers Round Table	الطاولة المستديرة لصناع العقار		3,411
Mockups Rooms Hall	قاعة غرف نماذج بالحجم الطبيعي	10	19,740
Real Estate Training Hall	صالة تدريب عقاري	6	17,690
Real Estate Academy Hall	قاعة الاكاديمية العقارية	6	14,175
TOTAL		39	114,013

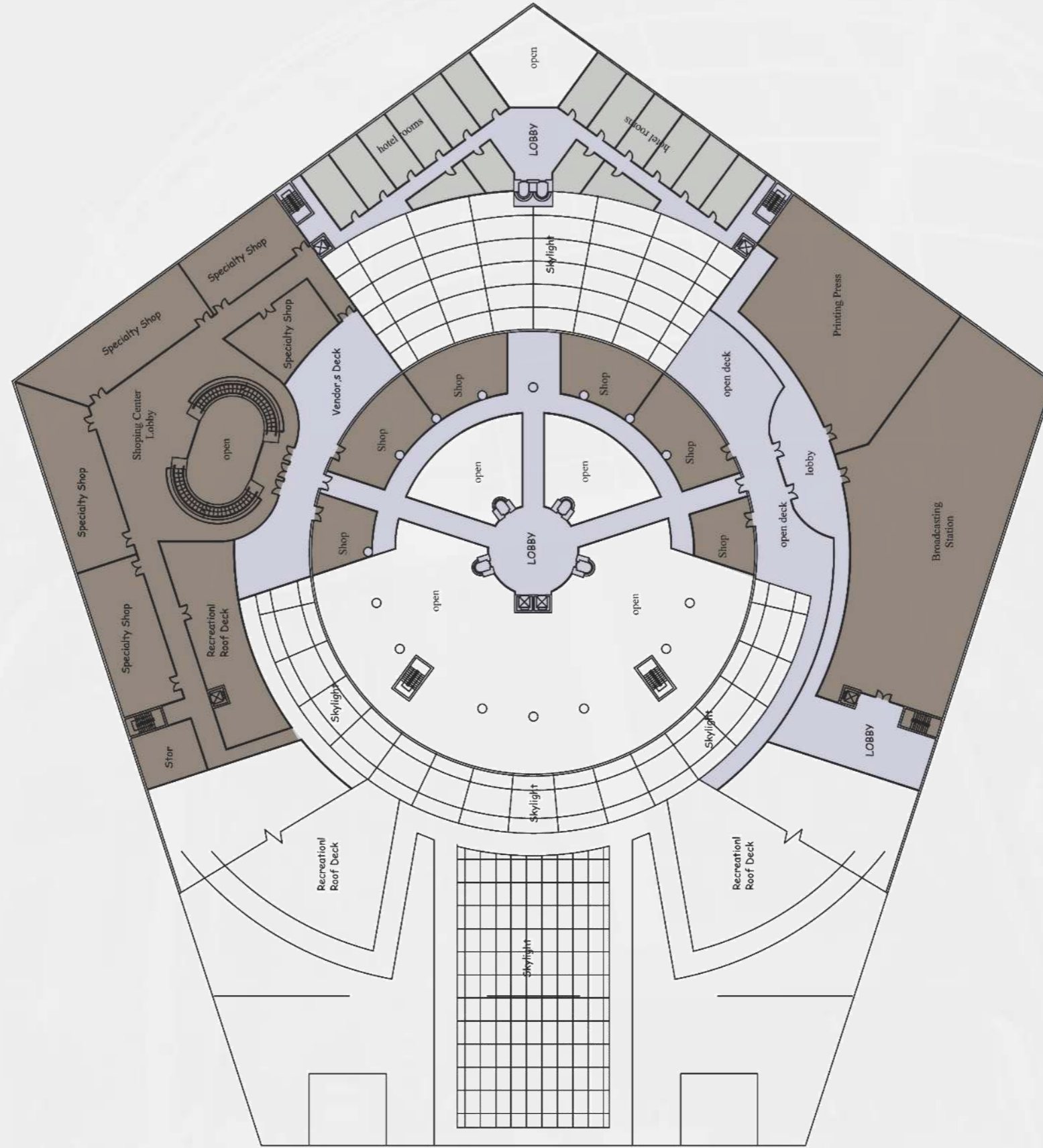
1st Floor



1st Floor

Description	الوصف	1st Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		9,101
Service Area	منطقة الخدمة		13,652
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Business Centre	مركز أعمال	40	21,142
Realtors Club & Lounge	نادي وصالة الوسطاء العقاريين		17,876
Real Estate Café (C-CAFÉ)	المقهى العقاري C-CAFÉ	1	1,864
Real Estate Museum	متحف العقارات	4	14,175
Real Estate Barter Hall	قاعة المقايضة العقارية	6	3,206
Banks	البنوك	20	14,175
TOTAL		84	101,548

2nd Floor



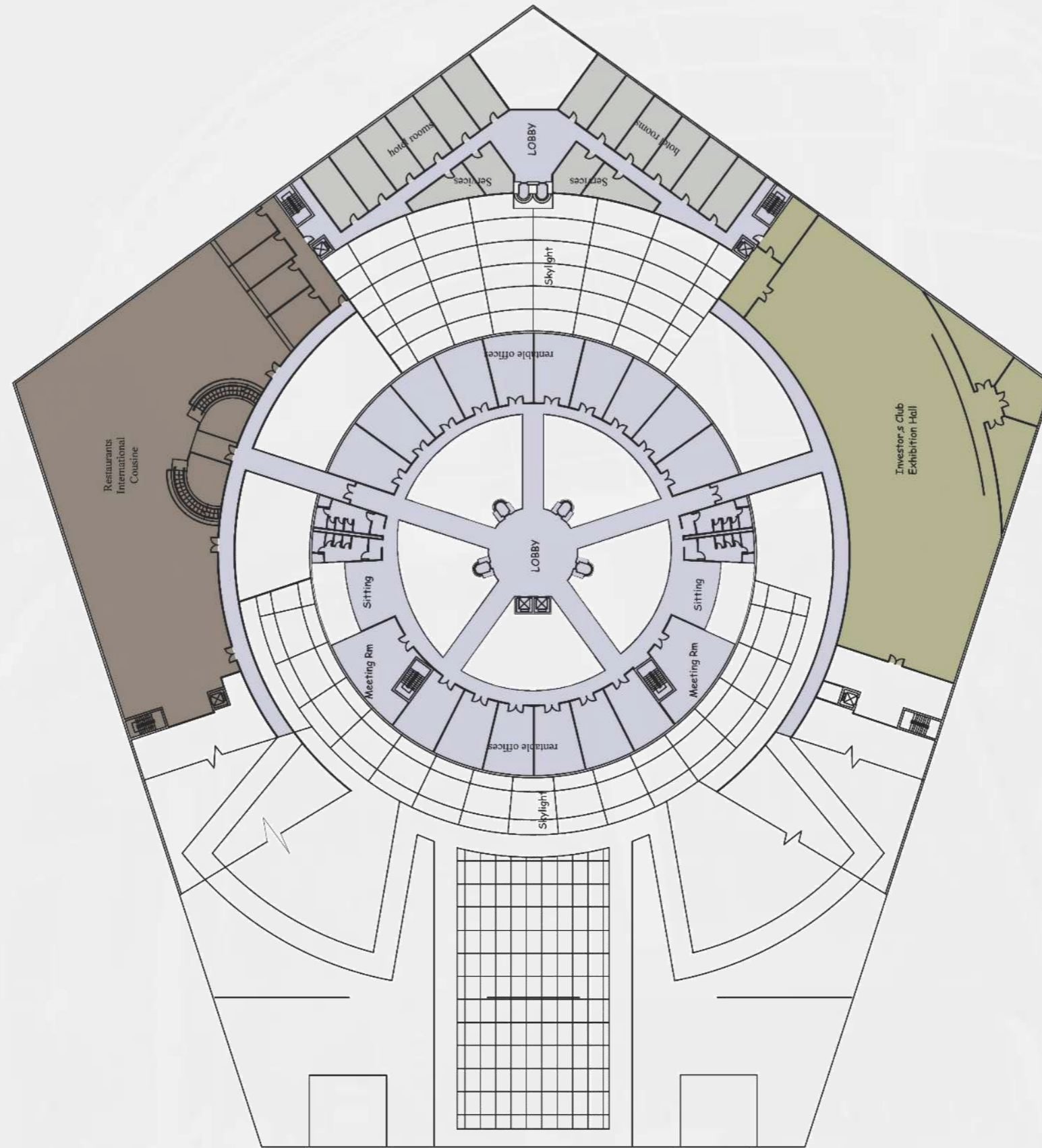
2nd Floor

Description	الوصف	2nd Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		10,687
Service Area	منطقة الخدمة		16,030
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
NFT Real Estate Properties	خصائص NFT العقارية		5,382
Metaverse Real Estate Projects	مشاريع ميتافيرس العقارية		5,382
Real Estate Incubator Center	مركز الحاضنة العقارية	10	7,575
Media Centre	المركز الاعلامي	10	4,306

2nd Floor

C-HOMES TV Broadcasting	البث التلفزيوني	2	7,535
C-Real Estate Magazine	المجلة العقارية	1	2,454
Printing and Copying Service	خدمة الطباعة والنسخ	3	3,356
Translator Service	خدمة الترجمة	4	1,076
S.W.O.T. Analysis Center	مركز التحليل الرباعي SWOT	4	2,153
Risk Assessment Center	مركز تقييم المخاطر	4	2,153
Carbon Credit Marketplace	سوق ائتمان الكربون	10	10,764
Center for the Protection of Intellectual Property Rights	مركز حماية حقوق الملكية الفكرية	6	3,229
Mosque	مسجد	2	3,665
TOTAL		69	92,105

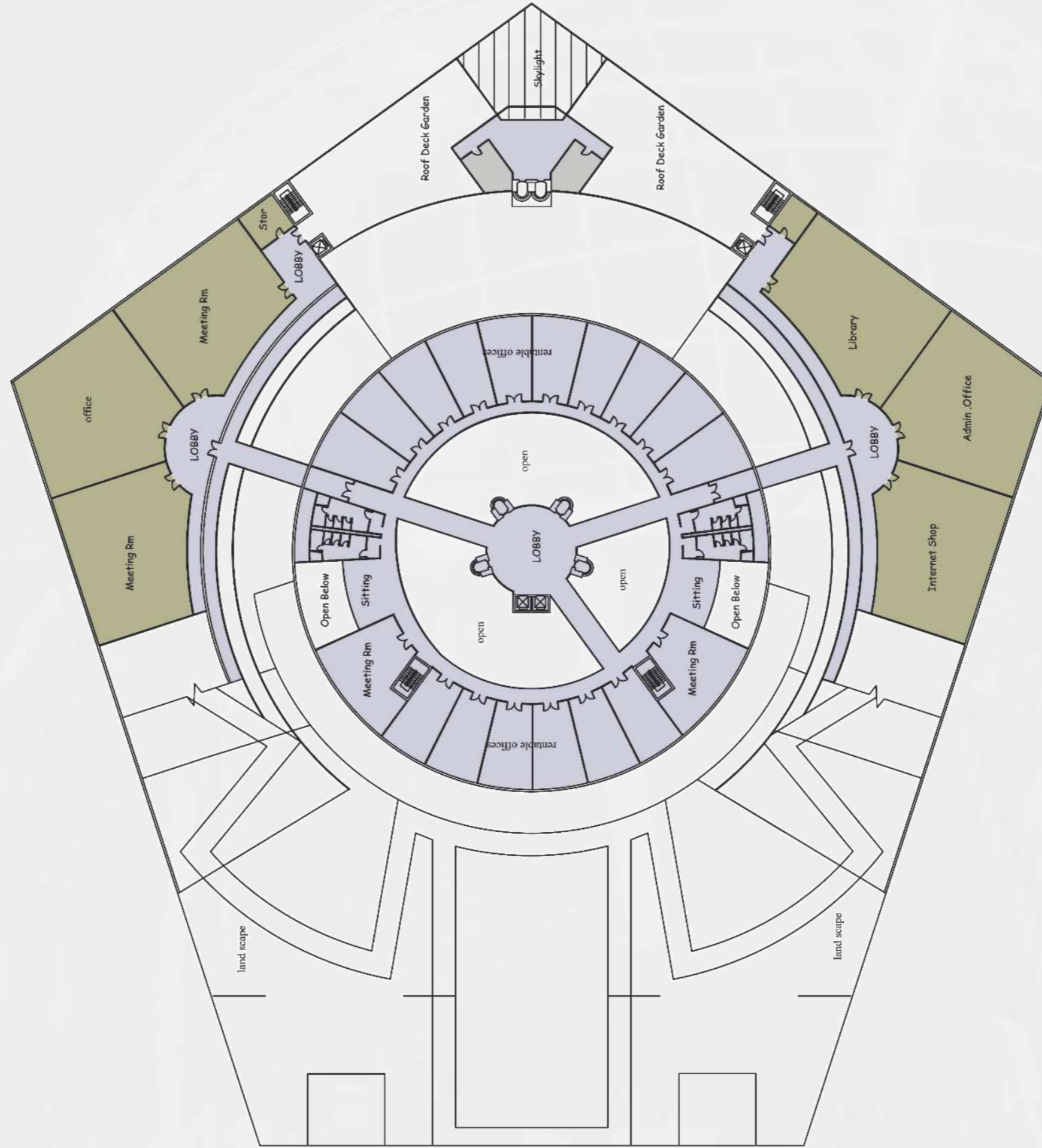
3rd Floor



3rd Floor

Description	الوصف	3rd Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		10,324
Service Area	منطقة الخدمة		15,485
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Government Real Estate Agencies	الهيئات الحكومية العقارية	10	5,342
Housing Authorities	هيئات الإسكان	6	4,306
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,354
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
Investors Club & Lounge	نادي وصالة المستثمرين		13,583
Restaurants	مطاعم		13,462
TOTAL		31	71,289

4th Floor



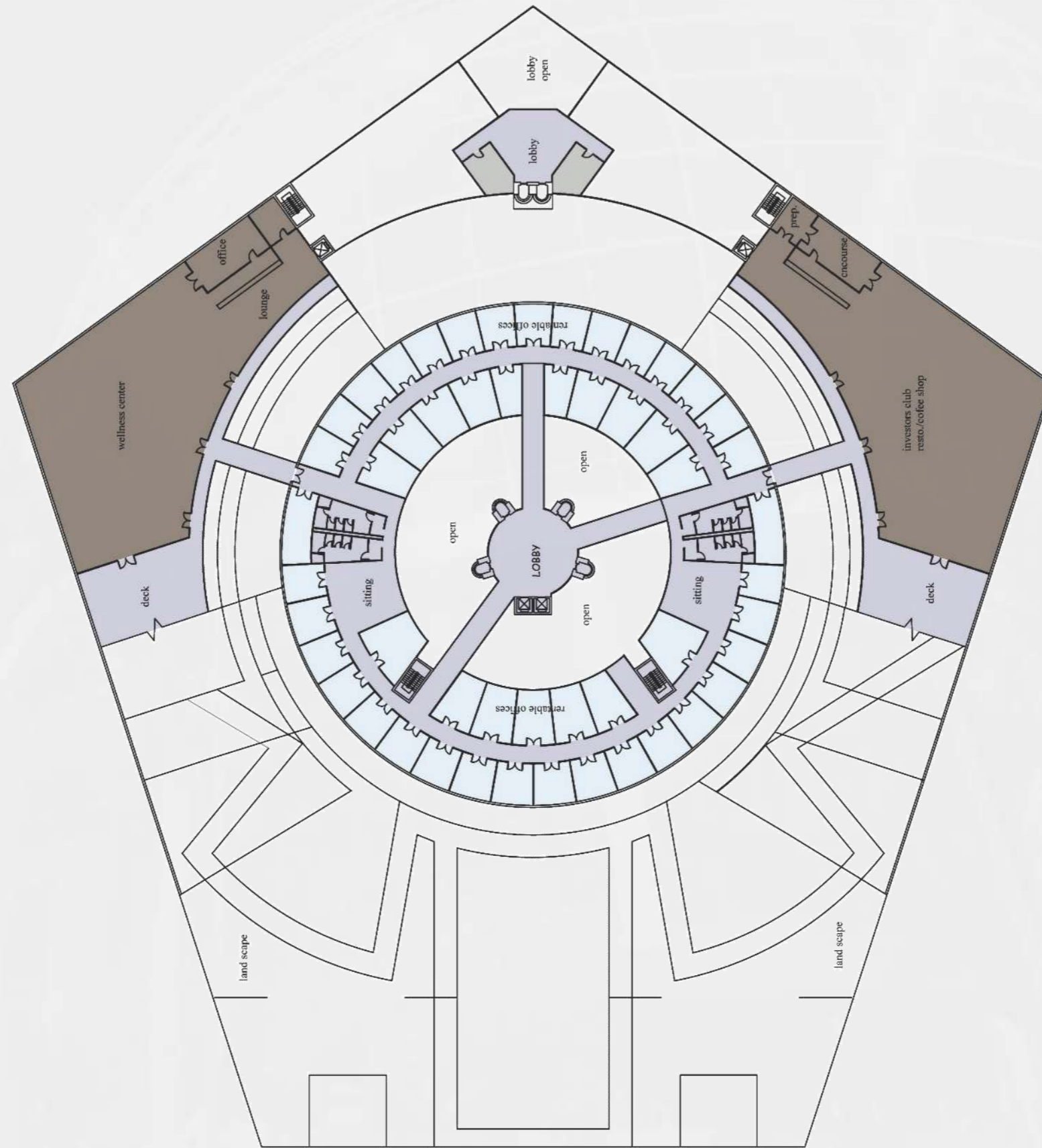
4th Floor

Description	الوصف	4th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		11,966
Service Area	منطقة الخدمة		17,949
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Building Property Management	مكاتب ادارة المبنى	1	6,380
International Investment Authorities	هيئات الاستثمار الدولية	12	10,764
Real estate-Related Government institutions	المؤسسات الحكومية ذات الصلة بالعقار	4	2,551
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	4,143
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	3,229

4th Floor

Real Estate Library	مكتبة العقارات		3,534
ATM machines	ماكينات الصراف الآلي		880
Barbershop	صالون حلاقة		1,076
Rent a Car	استئجار سيارة		1,076
Pharmacy	صيدلية		538
Supermarket	سوبر ماركت		3,229
Laundry	مغسلة		538
TOTAL		32	74,212

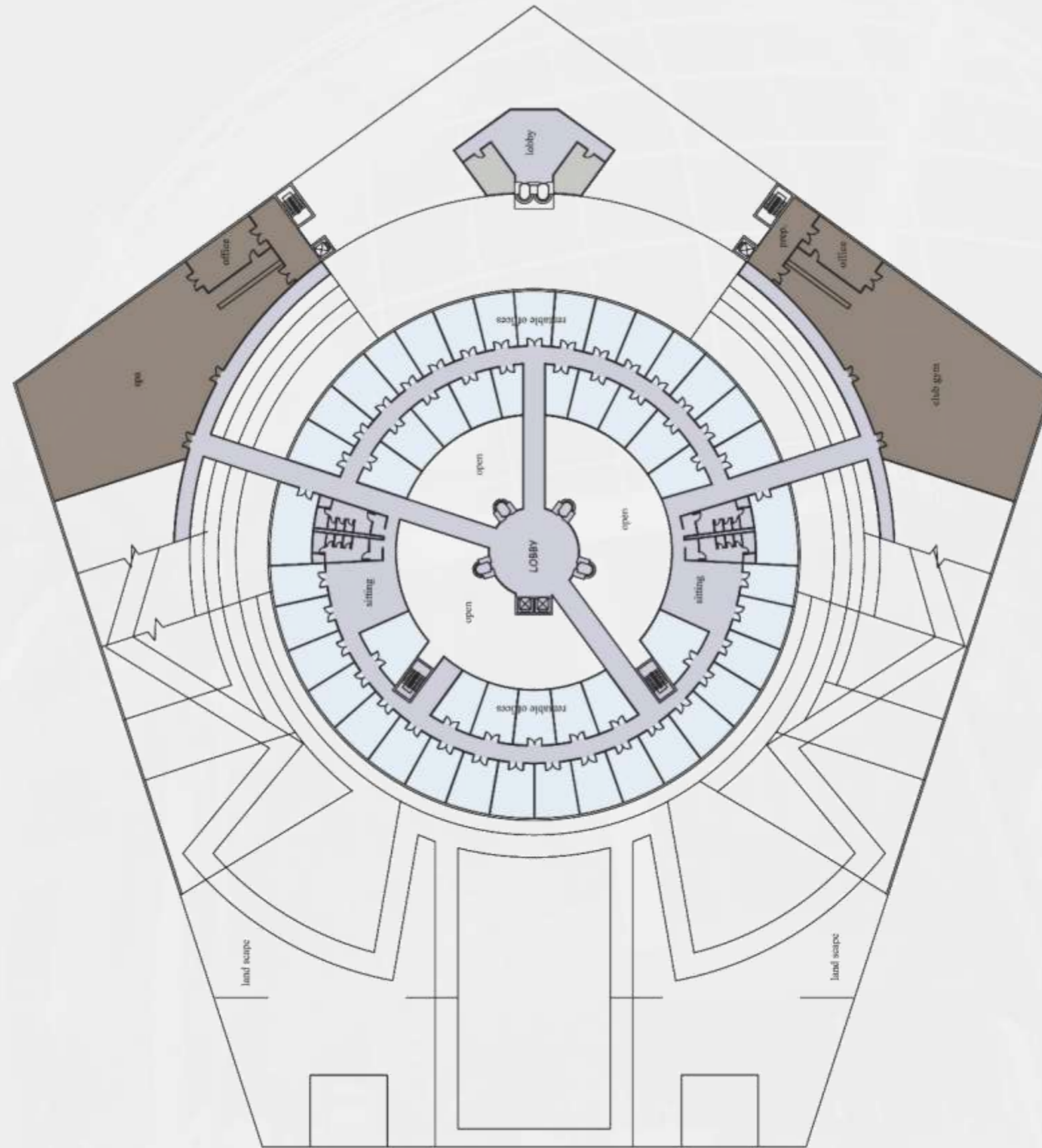
5th Floor



5th Floor

Description	الوصف	5th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		16,486
Service Area	منطقة الخدمة		24,729
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Real estate Investment Houses	بيوت الاستثمار العقاري	16	4,769
Islamic Finance - Sharia Compliant	التمويل الإسلامي - متوافق مع أحكام الشريعة الإسلامية	16	4,769
REIT Real Estate Investment Trusts	صناديق الاستثمار العقارية ريت	16	4,769
Real Estate Crowdfunding Platforms	منصات التمويل الجماعي العقاري	16	4,769
Fractional Ownership Platforms	منصات الملكية الجزئية	16	4,769
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		95	74,312

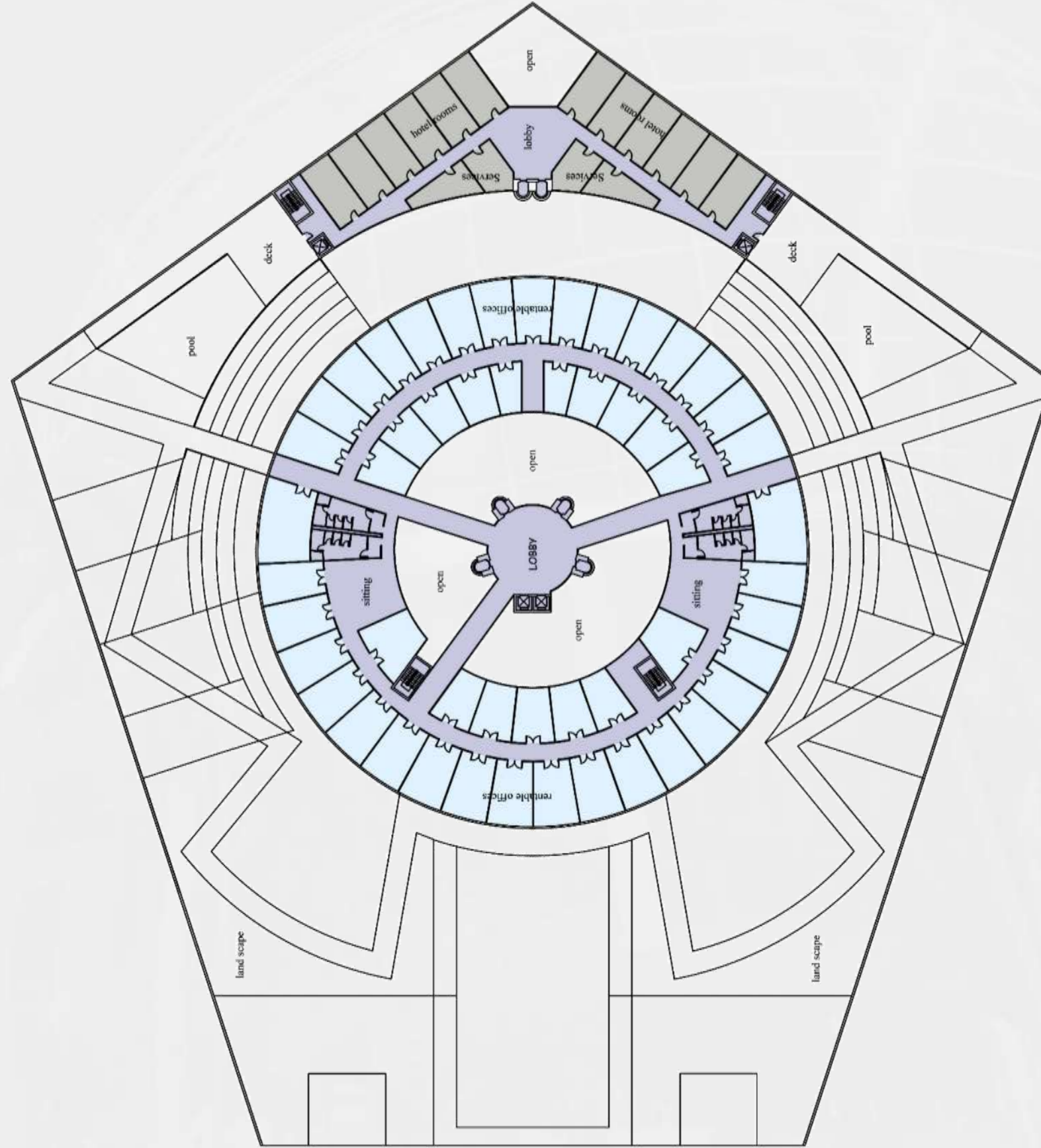
6th Floor



6th Floor

Description	الوصف	6th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		14,502
Service Area	منطقة الخدمة		21,753
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Engineering Consultancy Firm	شركة الاستشارات الهندسية	36	11,841
Green Building And Sustainability Consultant	مستشار المباني الخضراء والاستدامة	9	2,659
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
Gym - Ladies	صالة رياضية - سيدات		4,424
Gym - Gentlemen	صالة رياضية - السادة		3,229
SPA	منتجع صحي		3,309
Yoga	يوجا		2,153
TOTAL		60	73,121

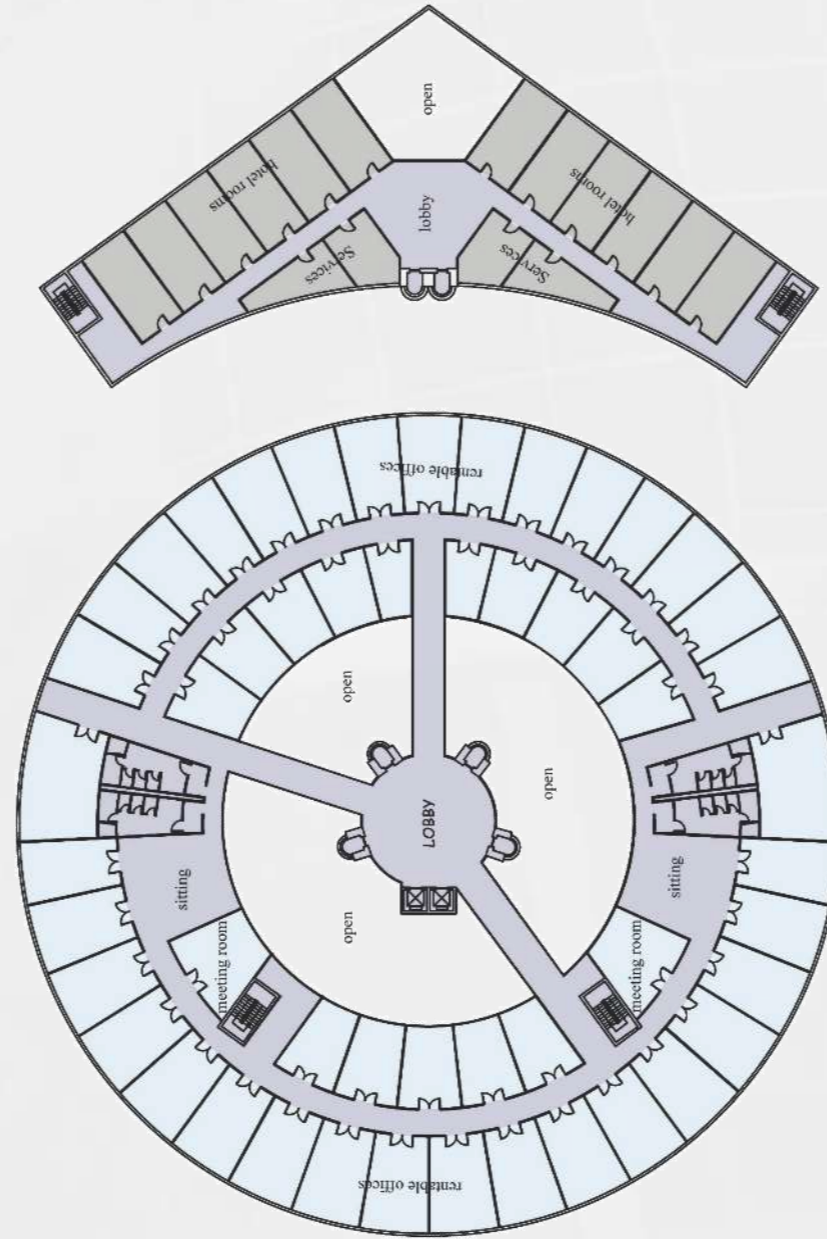
7th Floor



7th Floor

Description	الوصف	7th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		15,137
Service Area	منطقة الخدمة		22,706
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	12	4,625
Sitting Area	مناطق جلوس	1	1,732
Project Management Company	شركة إدارة المشاريع	8	5,382
General And Sub Contractor	المقاول العام أو الفرعي	37	19,338
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		60	71,814

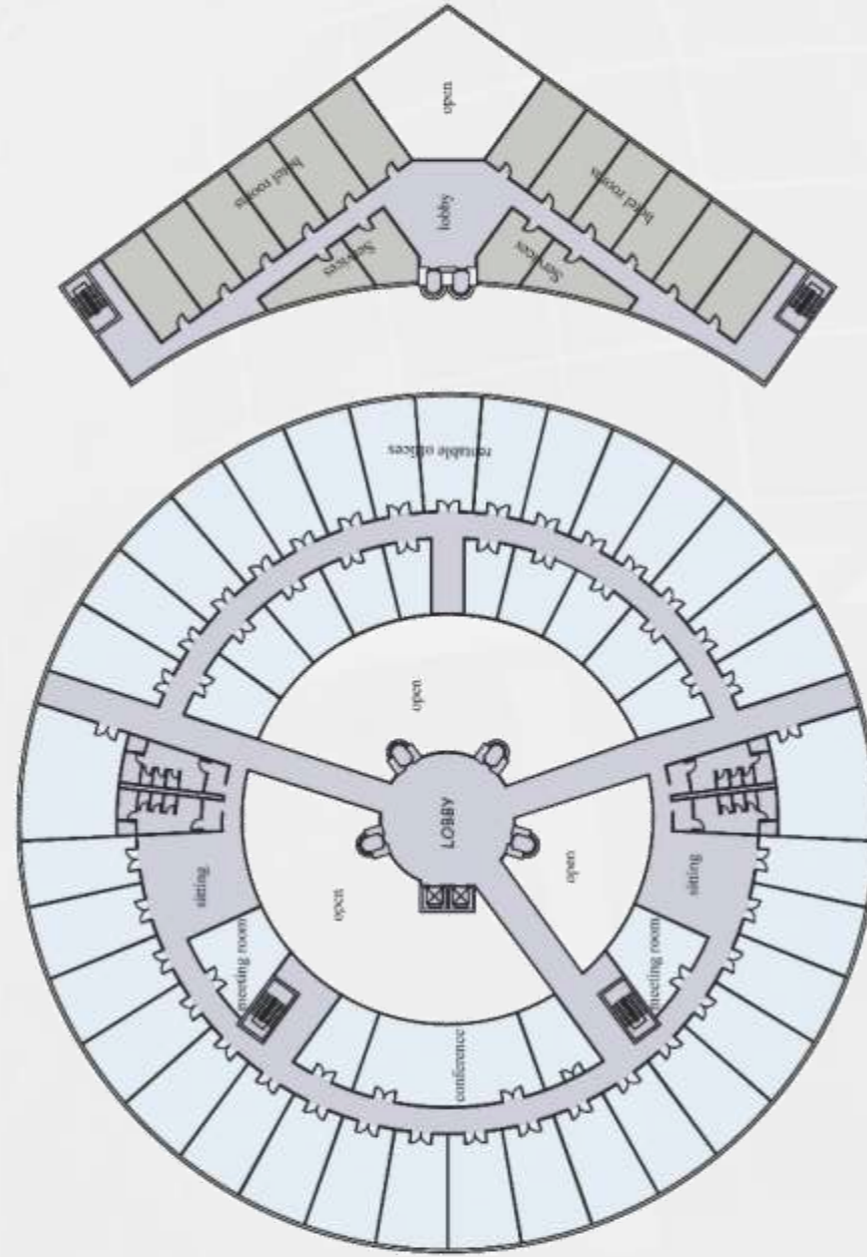
8th Floor



8th Floor

Description	الوصف	8th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,756
Service Area	منطقة الخدمة		8,634
Construction Materials Factory	مصنع مواد البناء	30	17,072
Construction Materials Supplier	مورد مواد البناء	15	10,764
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	45,120

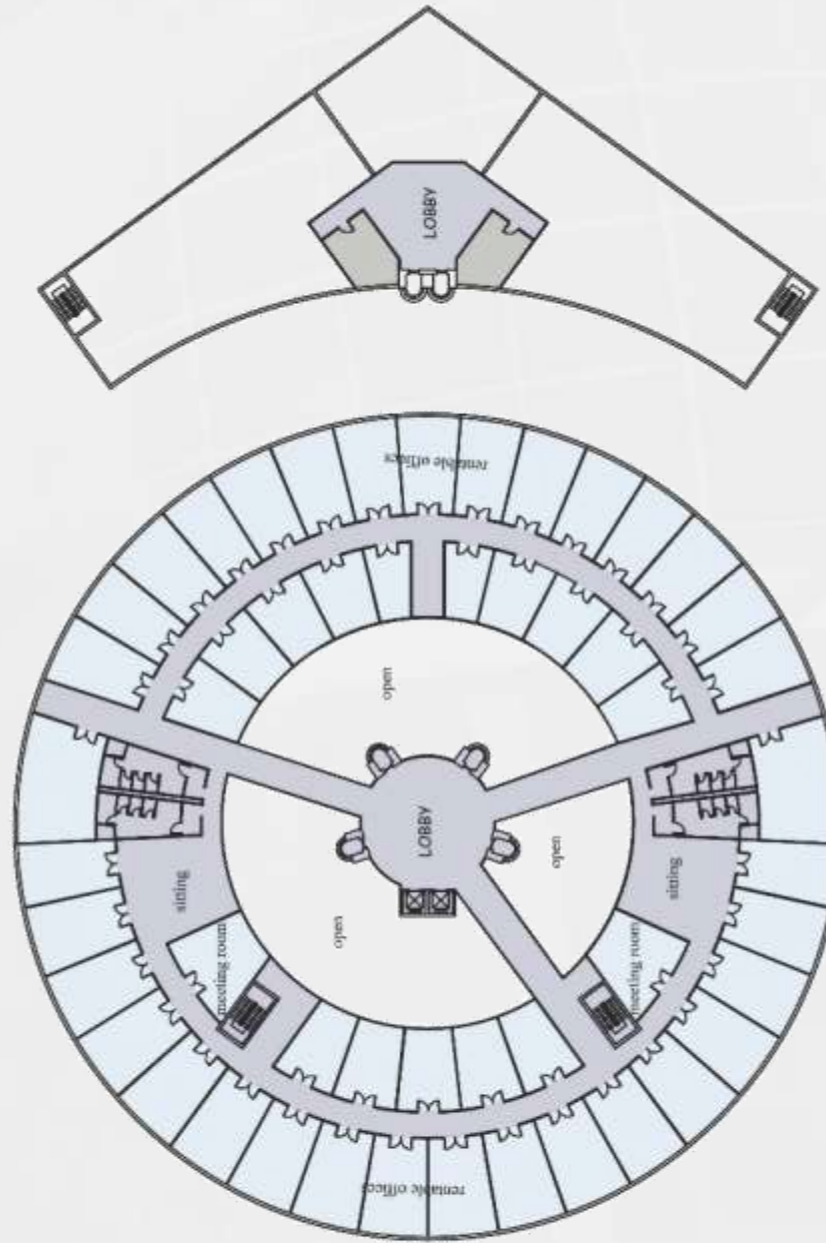
9th Floor



9th Floor

Description	الوصف	9th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,812
Service Area	منطقة الخدمة		8,718
Real Estate Legal Firm	مكتب استشارات قانونية عقارية	11	7,282
Insurance Companies	شركات التأمين	11	7,282
Property Shows Organizer	منظم المعارض العقارية	11	7,282
Property Auctions Organizer	منظم المزادات العقارية	12	7,282
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	46,553

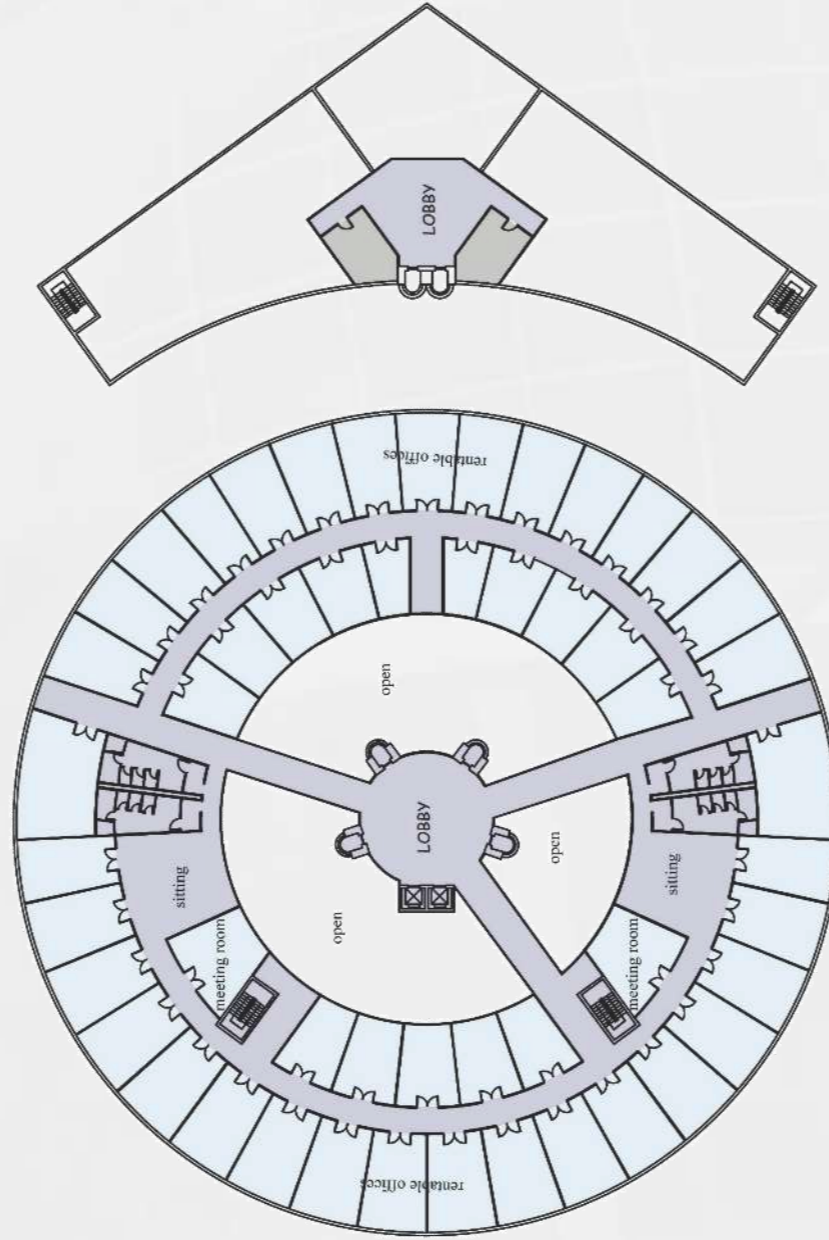
10th Floor



10th Floor

Description	الوصف	10th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,829
Service Area	منطقة الخدمة		8,744
Property Owners Company	شركة أصحاب الأملاك	12	8,008
Real Estate Developer	مطور عقاري	33	21,528
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	47,004

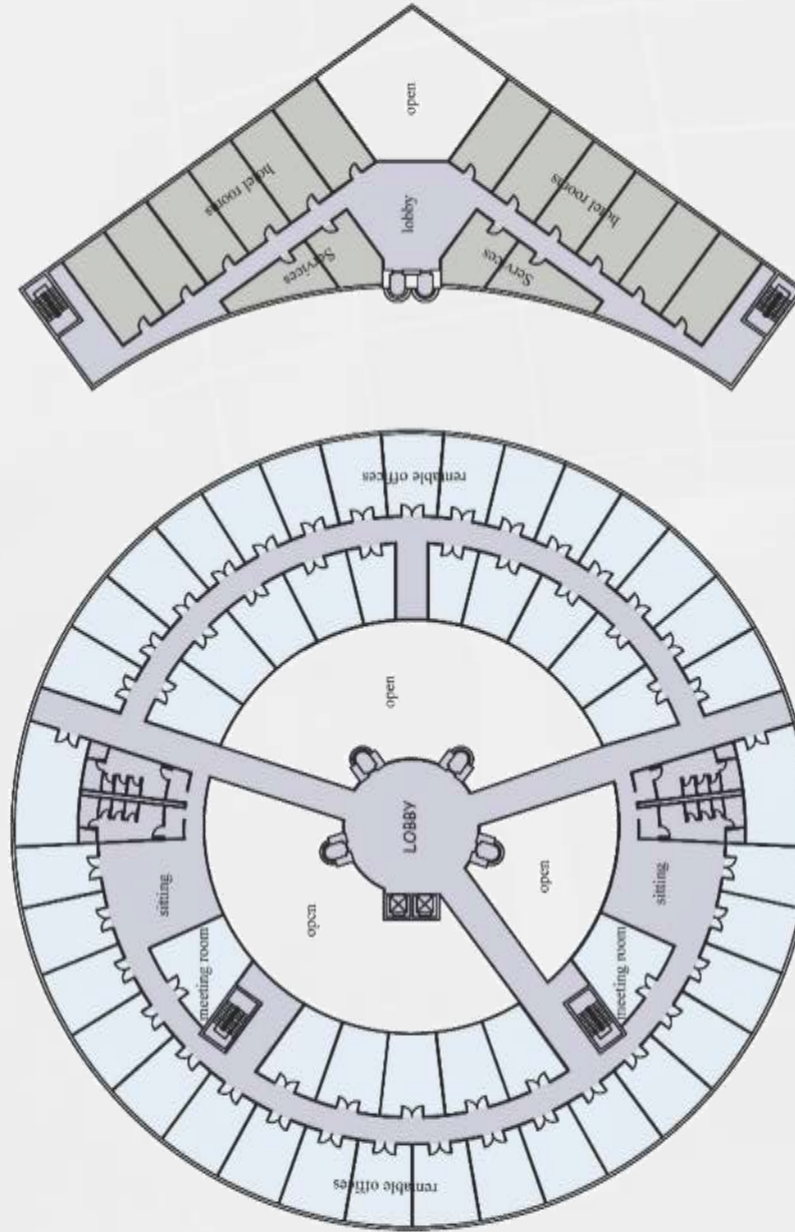
11th Floor



11th Floor

Description	الوصف	11th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,756
Service Area	منطقة الخدمة		8,634
Real Estate Developer	مطور عقاري	45	27,836
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	45,120

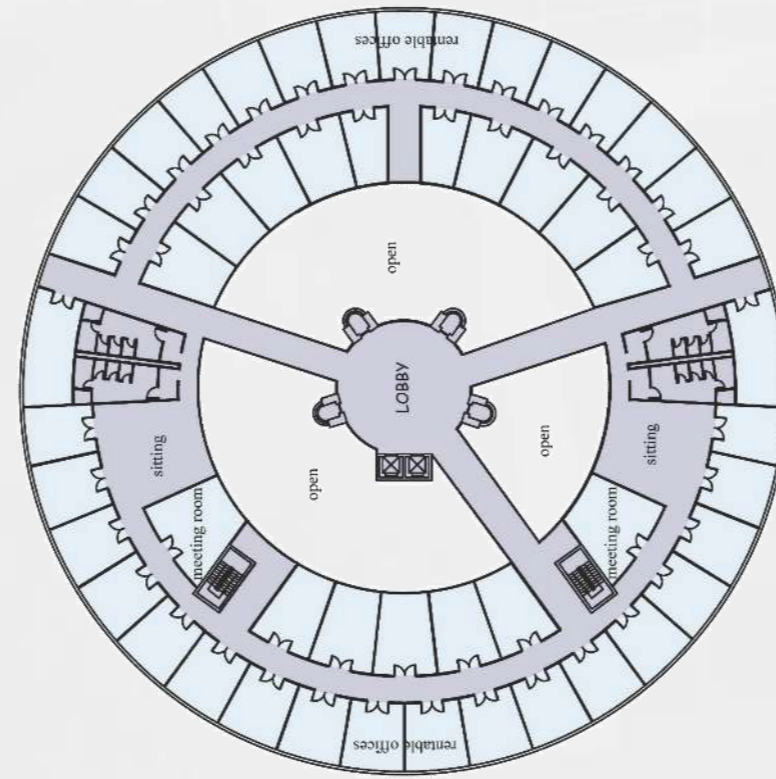
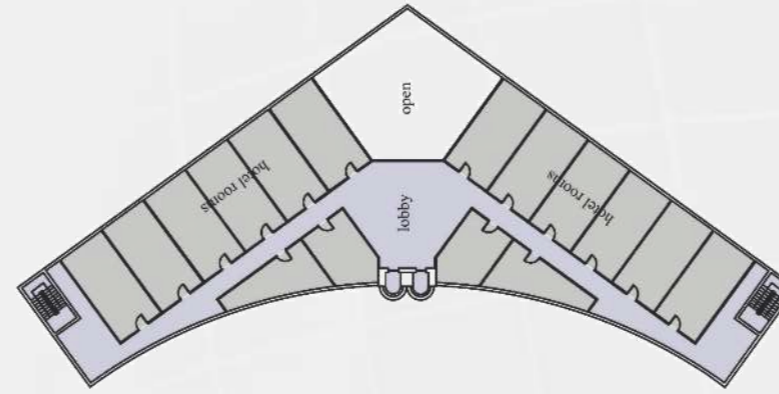
12th Floor



12th Floor

Description	الوصف	12th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,662
Service Area	منطقة الخدمة		8,493
Real Estate Developer	مطور عقاري	45	25,654
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	42,704

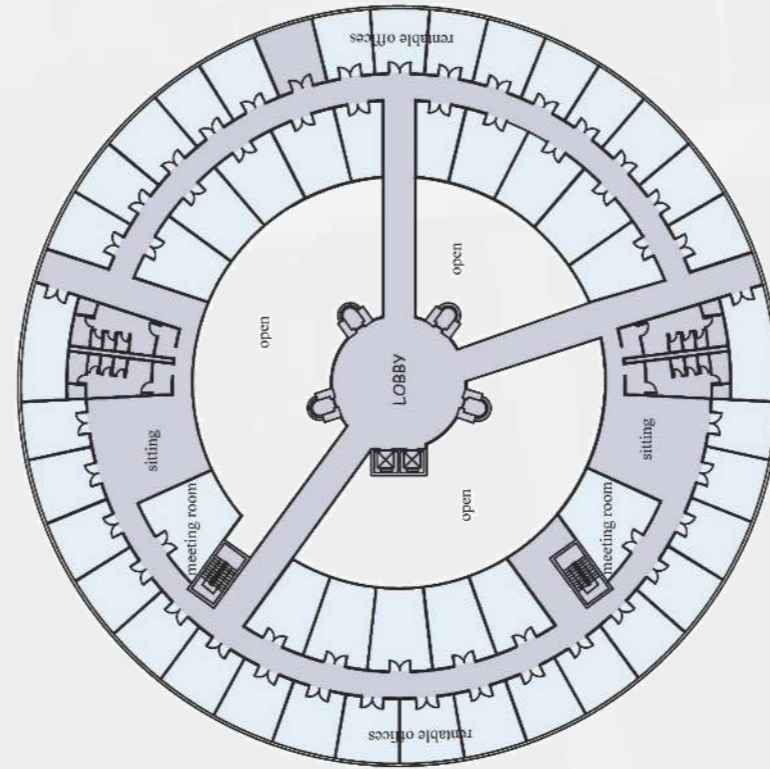
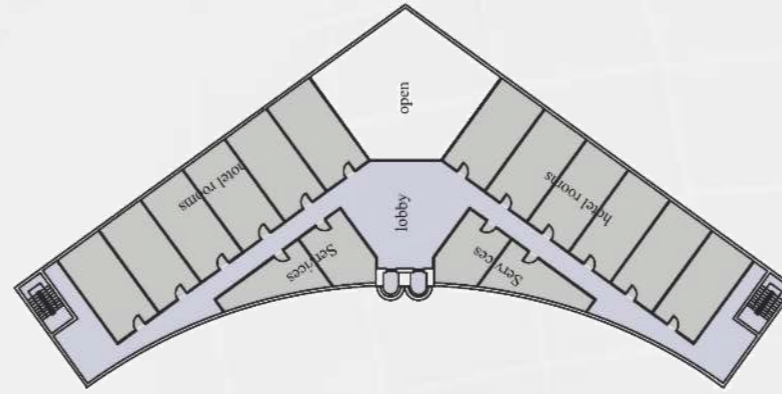
13th Floor



13th Floor

Description	الوصف	13th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,531
Service Area	منطقة الخدمة		8,296
Real Estate Agency	وكيل تسويق عقاري	45	22,585
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	39,306

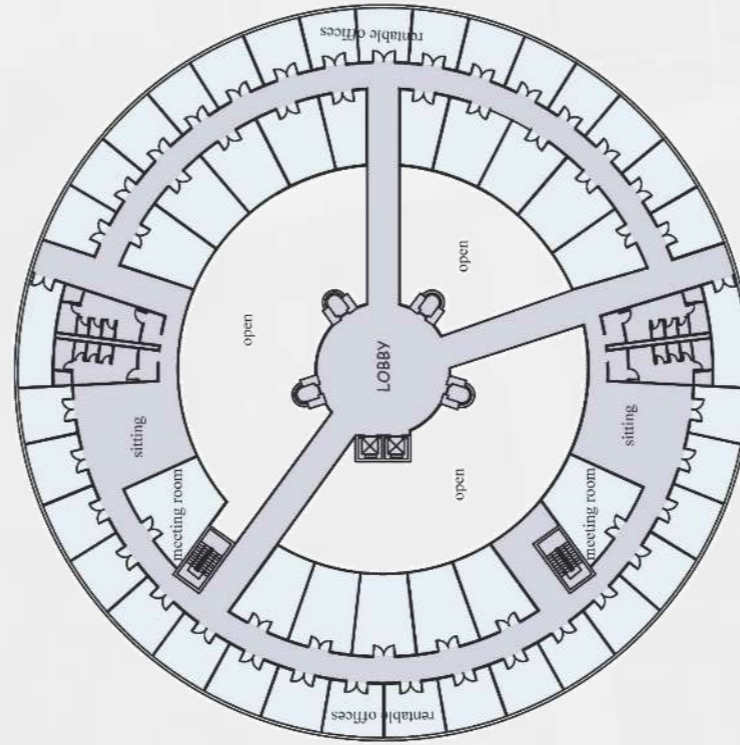
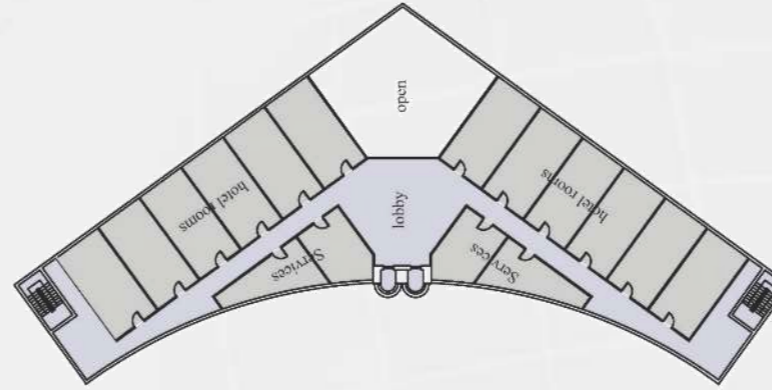
14th Floor



14th Floor

Description	الوصف	14th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,362
Service Area	منطقة الخدمة		8,042
Real Estate Agency	وكيل تسويق عقاري	45	18,627
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	34,926

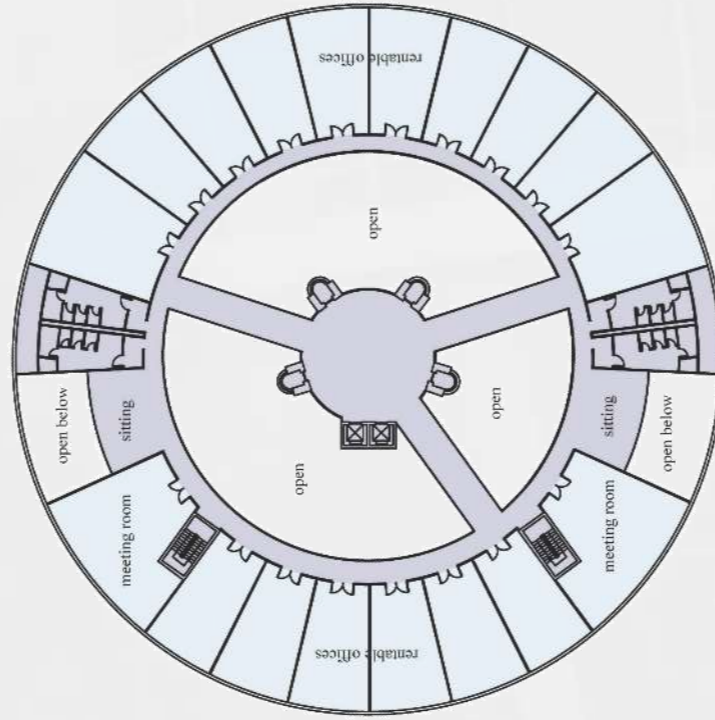
15th Floor



15th Floor

Description	الوصف	15th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		5,199
Service Area	منطقة الخدمة		7,798
Real Estate Agency	وكيل تسويق عقاري	45	13,670
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,818
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		47	29,561

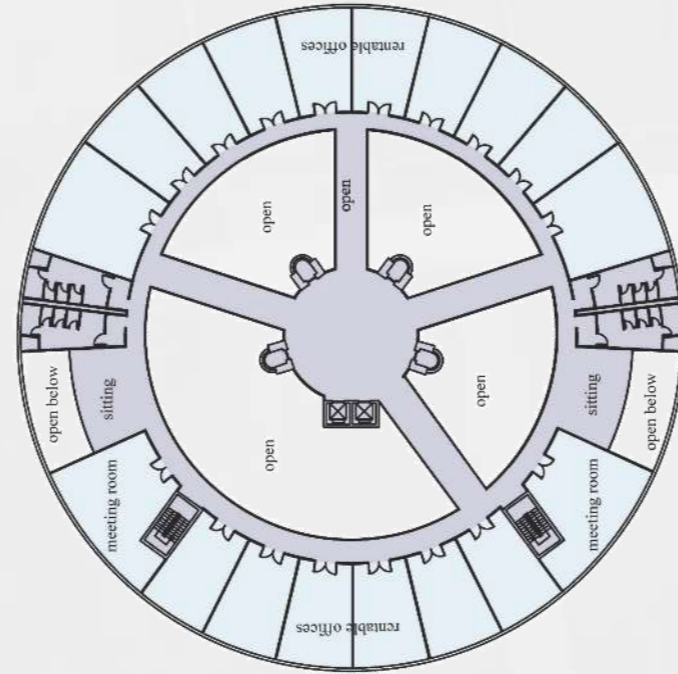
16th Floor



16th Floor

Description	الوصف	16th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		4,262
Service Area	منطقة الخدمة		6,394
Feasibility Studies Consultancy	استشارات دراسات الجدوى	6	3,375
Market Research Company	شركة أبحاث السوق	5	3,375
Real Estate Evaluation Company	شركة التقييم العقاري	5	3,375
Physical Meeting Rooms	غرف الاجتماعات الفعلية	1	1,354
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	1	1,076
TOTAL		18	23,211

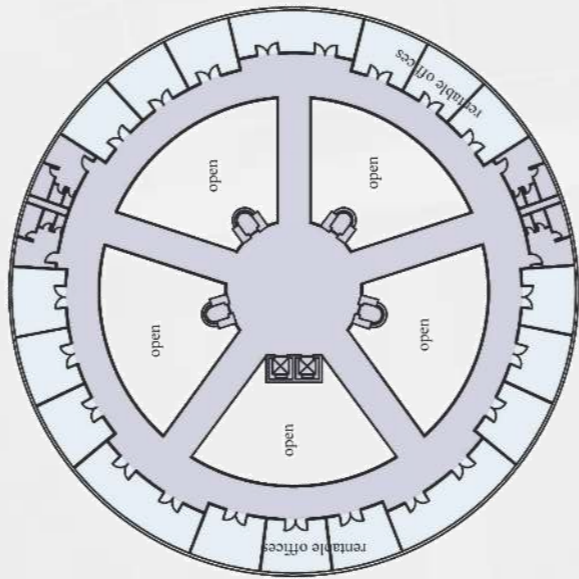
17th Floor



17th Floor

Description	الوصف	17th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		2,971
Service Area	منطقة الخدمة		4,456
Property Management Company	شركة إدارة الممتلكات	7	2,815
Facility Management Company	شركة إدارة المرافق	7	2,815
Maintenance Companies	شركات الصيانة	6	2,815
TOTAL		20	15,872

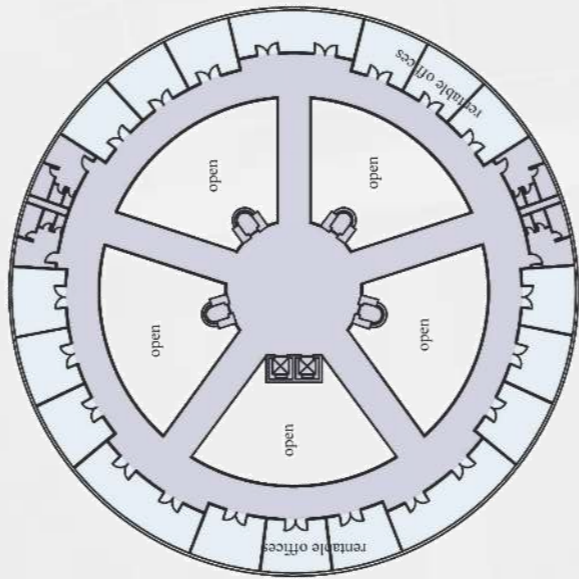
18th Floor



18th Floor

Description	الوصف	18th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		2,680
Service Area	منطقة الخدمة		4,020
Interior Design Companies	شركات التصميم الداخلي	11	1,847
Furniture Companies	شركات الأثاث	10	1,847
TOTAL		21	10,394

19th Floor



19th Floor

Description	الوصف	19th Floor	
		Quantity العدد	Area المساحة
Atrium	فراغ هوائي		926
Service Area	منطقة الخدمة		1,389
Restaurants	مطاعم	10	14,544
TOTAL		10	16,858



**PROJECT SUMMARY OF
AREAS CALCULATION**

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Atrium	فراغ هوائي	0	189,078	11.84%
Service Area	منطقة الخدمة	0	283,618	17.75%
Driveway	طريق خاص	0	190,759	11.94%
Parking's	مواقف	987	132,802	8.31%
Ramps	منحدرات	0	11,689	0.73%
Hotel Lobby	ردهة الفندق	0	4,100	0.26%
4 Star Business Hotel	فندق 4 نجوم لرجال الأعمال	84	32,374	2.03%
Sitting Area	مناطق جلوس	7	12,127	0.76%
Building Property Management	مكاتب ادارة المبنى	1	9,020	0.56%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Building Property Management	مكاتب ادارة المبنى	1	9,020	0.56%
Mechanical	غرف أعمال الالكتروميكانيكال	0	2,637	0.17%
Government Real Estate Agencies	الهيئات الحكومية العقارية	10	5,342	0.33%
Housing Authorities	هيئات الإسكان	6	4,306	0.27%
International Investment Authorities	هيئات الاستثمار الدولية	12	10,764	0.67%
Real estate-Related Government institutions	المؤسسات الحكومية ذات الصلة بالعقار	4	2,551	0.16%
Real estate Investment Houses	بيوت الاستثمار العقاري	16	4,769	0.30%
Islamic Finance - Sharia Compliant	التمويل الإسلامي - متوافق مع أحكام الشريعة الإسلامية	16	4,769	0.30%
REIT Real Estate Investment Trusts	صناديق الاستثمار العقارية ريت	16	4,769	0.30%
Real Estate Crowdfunding Platforms	منصات التمويل الجماعي العقاري	16	4,769	0.30%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Fractional Ownership Platforms	منصات الملكية الجزئية	16	4,769	0.30%
Engineering Consultancy Firm	شركة الاستشارات الهندسية	36	11,841	0.74%
Green Building And Sustainability Consultant	مستشار المباني الخضراء والاستدامة	9	2,659	0.17%
Project Management Company	شركة إدارة المشاريع	8	5,382	0.34%
General And Sub Contractor	المقاول العام أو الفرعي	37	19,338	1.21%
Construction Materials Factory	مصنع مواد البناء	30	17,072	1.07%
Construction Materials Supplier	مورد مواد البناء	15	10,764	0.67%
Real Estate Legal Firm	مكتب استشارات قانونية عقارية	11	7,282	0.46%
Insurance Companies	شركات التأمين	11	7,282	0.46%
Property Shows Organizer	منظم المعارض العقارية	11	7,282	0.46%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Property Auctions Organizer	منظم المزادات العقارية	12	7,282	0.46%
Property Owners Company	شركة أصحاب الأملاك	12	8,008	0.50%
Real Estate Developer	مطور عقاري	123	75,018	4.70%
Real Estate Agency	وكيل تسويق عقاري	135	54,883	3.44%
Feasibility Studies Consultancy	استشارات دراسات الجدوى	6	3,375	0.21%
Market Research Company	شركة أبحاث السوق	5	3,375	0.21%
Real Estate Evaluation Company	شركة التقييم العقاري	5	3,375	0.21%
Property Management Company	شركة إدارة الممتلكات	7	2,815	0.18%
Facility Management Company	شركة إدارة المرافق	7	2,815	0.18%
Maintenance Companies	شركات الصيانة	6	2,815	0.18%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Interior Design Companies	شركات التصميم الداخلي	11	1,847	0.12%
Furniture Companies	شركات الأثاث	10	1,847	0.12%
Physical Meeting Rooms	غرف الاجتماعات الفعلية	14	26,850	1.68%
Virtual Meeting Rooms	غرف الاجتماعات الافتراضية	14	17,223	1.08%
Real Estate Research and Statistics Centre	مركز البحوث والإحصاء العقاري	4	1,615	0.10%
Real Estate Academy College	كليات الأكاديمية العقارية	4	4,306	0.27%
Real Estate Training institute	معهد تدريب عقاري	2	1,076	0.07%
Real Estate Academic Institute	المعهد العقاري الأكاديمي	7	3,767	0.24%
Real Estate Securitization Center	مركز التوريق العقاري	4	2,153	0.13%
NFT Real Estate Properties	خصائص NFT العقارية	0	5,382	0.34%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Metaverse Real Estate Projects	مشاريع ميتافيرس العقارية	0	5,382	0.34%
B.O.T Hall Build Operate Transfer	قاعة B.O.T البناء والتشغيل والاحالة	0	2,691	0.17%
B.O.O.T Hall Build Owned Operate Transfer	قاعة B.O.O.T البناء والملكية والتشغيل والاحالة	0	2,691	0.17%
PPP Public Private Partnership Hall	قاعة الشراكة بين القطاعين العام والخاص PPP	0	2,691	0.17%
Tenders Management Hall	صالة إدارة المناقصات	0	4,349	0.27%
Real estate International Real Estate Bourse	بورصة العقارات الدولية	1	7,911	0.50%
Construction Material international Real Estate Bourse	بورصة مواد البناء الدولية العقارية	1	10,764	0.67%
AWQAF Assets Opportunities Center	مركز لعرض فرص أصول الأوقاف	5	4,306	0.27%
Governmental Assets Opportunities Center	مركز لعرض فرص الأصول الحكومية	5	4,306	0.27%
Islamic Sharia Compliant Courses	دورات متوافقة مع الشريعة الإسلامية	2	2,153	0.13%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Exhibition Hall (Property, Construction, Furniture and Engineering)	صالة معارض دائمة (عقارات ، إنشاءات ، أثاث وهندسة)	4	21,068	1.32%
Convention Centre	مركز المؤتمرات	4	15,693	0.98%
Business Centre	مركز أعمال	40	21,142	1.32%
Realtors Club & Lounge	نادي وصالة الوسطاء العقاريين	0	17,876	1.12%
Investors Club & Lounge	نادي وصالة المستثمرين	0	13,583	0.85%
Real Estate Shopping Centre	مركز تسوق عقاري	20	5,998	0.38%
Medical center	مركز طبي	1	1,994	0.12%
Coffee Shops	مقاهي	3	3,449	0.22%
Real Estate Café (C-CAFÉ)	المقهى العقاري C-CAFÉ	2	11,309	0.71%
Actual Real Estate Auction Centre	مركز مزاد عقارات واقعي	4	10,764	0.67%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Virtual Real Estate Auction Centre	مركز المزاد العقاري افتراضي	8	4,928	0.31%
Real Estate Museum	متحف العقارات	4	14,175	0.89%
Concierge	خدمات الاستقبال والإرشاد	1	809	0.05%
General Secretarial Center	مركز السكرتارية العامة	1	1,184	0.07%
Real Estate Makers Round Table	الطاولة المستديرة لصناع العقار	0	3,411	0.21%
Mockups Rooms Hall	قاعة غرف نماذج بالحجم الطبيعي	10	19,740	1.24%
Real Estate Incubator Center	مركز الحاضنة العقارية	10	7,575	0.47%
Real Estate Training Hall	صالة تدريب عقاري	6	17,690	1.11%
Real Estate Academy Hall	قاعة الاكاديمية العقارية	6	14,175	0.89%
Real Estate Barter Hall	قاعة المقايضة العقارية	6	3,206	0.20%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Banks	البنوك	20	14,175	0.89%
Media Centre	المركز الاعلامي	10	4,306	0.27%
C-HOMES TV Broadcasting	البث التلفزيوني	2	7,535	0.47%
C-Real Estate Magazine	المجلة العقارية	1	2,454	0.15%
Printing and Copying Service	خدمة الطباعة والنسخ	3	3,356	0.21%
Real Estate Library	مكتبة العقارات	0	3,534	0.22%
Translator Service	خدمة الترجمة	4	1,076	0.07%
S.W.O.T. Analysis Center	مركز التحليل الرباعي SWOT	4	2,153	0.13%
Risk Assessment Center	مركز تقييم المخاطر	4	2,153	0.13%
Carbon Credit Marketplace	سوق ائتمان الكربون	10	10,764	0.67%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Center for the Protection of Intellectual Property Rights	مركز حماية حقوق الملكية الفكرية	6	3,229	0.20%
Gym - Ladies	صالة رياضية - سيدات	0	4,424	0.28%
Gym - Gentlemen	صالة رياضية - السادة	0	3,229	0.20%
SPA	منتجع صحي	0	3,309	0.21%
Yoga	يوجا	0	2,153	0.13%
Mosque	مسجد	2	3,665	0.23%
ATM machines	ماكينات الصراف الآلي	0	880	0.06%
Barbershop	صالون حلاقة	0	1,076	0.07%
Rent a Car	استئجار سيارة	0	1,076	0.07%
Pharmacy	صيدلية	0	538	0.03%

Summary Of Areas Calculation

Description	الوصف	TOTAL		النسب Percentage
		العدد Quantity	المساحة Area	
Supermarket	سوبر ماركت	0	3,229	0.20%
Laundry	مغسلة	0	538	0.03%
Restaurants	مطاعم	10	28,006	1.75%
TOTAL		1,967	1,597,614	100.00%



**FLOORS SUMMARY
AREA CALCULATIONS**

Uses Type	نوع الاستخدام	Basement 1		Basement 2		Basement 3		Ground Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	8,721	0	8,880	0	8,880	0	5,312
Utilities & Corridors	مرافق وممرات	0	13,082	0	13,320	0	13,320	0	7,968
Parking	موقف سيارات	329	114,892	329	110,179	329	110,179	0	0
Services	خدمات	0	0	0	0	0	0	0	5,278
Hall	قاعة	0	0	0	0	0	0	41	95,392
Hospitality	ضيافة	0	0	0	0	0	0	0	0
Hotel	الفندق	0	0	0	0	0	0	0	4,100
Office	مكتب	0	0	0	0	0	0	4	3,070
Shop	محل	0	0	0	0	0	0	0	0
Shopping Center	مركز التسوق	0	0	0	0	0	0	20	5,998
TOTAL		329	136,695	329	132,379	329	132,379	65	127,117

ملخص المساحات المبنية في الطوابق Floors Summary Area Calculations

Uses Type	نوع الاستخدام	Mezzanine Floor		1st Floor		2nd Floor		3rd Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	13,338	0	9,101	0	10,687	0	10,324
Utilities & Corridors	مرافق وممرات	0	20,007	0	13,652	0	16,030	0	15,485
Parking	موقف سيارات	0	0	0	0	0	0	0	0
Services	خدمات	0	0	0	0	2	3,665	0	0
Hall	قاعة	34	65,780	70	70,574	48	42,020	2	16,013
Hospitality	ضيافة	4	12,895	1	1,864	0	0	0	13,462
Hotel	الفندق	0	0	13	6,357	13	6,357	13	6,357
Office	مكتب	1	1,994	0	0	3	9,989	16	9,648
Shop	محل	0	0	0	0	3	3,356	0	0
Shopping Center	مركز التسوق	0		0		0		0	
TOTAL		39	114,013	84	101,548	69	92,105	31	71,289

ملخص المساحات المبنية في الطوابق Floors Summary Area Calculations

Uses Type	نوع الاستخدام	4th Floor		5th Floor		6th Floor		7th Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	11,966	0	16,486	0	14,502	0	15,137
Utilities & Corridors	مرافق وممرات		17,949	0	24,729	0	21,753	0	22,706
Parking	موقف سيارات	0	0	0	0	0	0	0	0
Services	خدمات	1	6,380	0	0	0	0	0	0
Hall	قاعة	2	10,906	2	2,894	2	2,894	2	2,894
Hospitality	ضيافة	0	0	0	0	0	0	0	0
Hotel	الفندق	13	6,357	13	6,357	13	6,357	13	6,357
Office	مكتب	16	13,315	80	23,846	45	14,499	45	24,720
Shop	محل	0	7,338	0	0	0	13,115	0	0
Shopping Center	مركز التسوق	0		0		0		0	
TOTAL		32	74,212	95	74,312	60	73,121	60	71,814

ملخص المساحات المبنية في الطوابق Floors Summary Area Calculations

Uses Type	نوع الاستخدام	8th Floor		9th Floor		10th Floor		11th Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	5,756	0	5,812	0	5,829	0	5,756
Utilities & Corridors	مرافق وممرات	0	8,634	0	8,718	0	8,744	0	8,634
Parking	موقف سيارات	0	0	0	0	0	0	0	0
Services	خدمات	0	0	0	0	0	0	0	0
Hall	قاعة	2	2,894	2	2,894	2	2,894	2	2,894
Hospitality	ضيافة	0	0	0	0	0	0	0	0
Hotel	الفندق	0	0	0	0	0	0	0	0
Office	مكتب	45	27,836	45	29,129	45	29,536	45	27,836
Shop	محل	0	0	0	0	0	0	0	0
Shopping Center	مركز التسوق	0		0		0		0	
TOTAL		47	45,120	47	46,553	47	47,004	47	45,120

ملخص المساحات المبنية في الطوابق Floors Summary Area Calculations

Uses Type	نوع الاستخدام	12th Floor		13th Floor		14th Floor		15th Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	5,662	0	5,531	0	5,362	0	5,199
Utilities & Corridors	مرافق وممرات	0	8,493	0	8,296	0	8,042	0	7,798
Parking	موقف سيارات	0	0	0	0	0	0	0	0
Services	خدمات	0	0	0	0	0	0	0	0
Hall	قاعة	2	2,894	2	2,894	2	2,894	2	2,894
Hospitality	ضيافة	0	0	0	0	0	0	0	0
Hotel	الفندق	0	0	0	0	0	0	0	0
Office	مكتب	45	25,654	45	22,585	45	18,627	45	13,670
Shop	محل	0	0	0	0	0	0	0	0
Shopping Center	مركز التسوق	0		0		0		0	
TOTAL		47	42,704	47	39,306	47	34,926	47	29,561

Uses Type	نوع الاستخدام	16th Floor		17th Floor		18th Floor		19th Floor	
		العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area	العدد Quantity	المساحة Area
Void	فراغ	0	4,262	0	2,971	0	2,680	0	926
Utilities & Corridors	مرافق وممرات	0	6,394	0	4,456	0	4,020	0	1,389
Parking	موقف سيارات	0	0	0	0	0	0	0	0
Services	خدمات	0	0	0	0	0	0	0	0
Hall	قاعة	2	2,431	0	0	0	0	0	0
Hospitality	ضيافة	0	0	0	0	0	0	10	14,544
Hotel	الفندق	0	0	0	0	0	0	0	0
Office	مكتب	16	10,124	20	8,446	21	3,694	0	0
Shop	محل	0	0	0	0	0	0	0	0
Shopping Center	مركز التسوق	0		0		0		0	
TOTAL		18	23,211	20	15,872	21	10,394	10	16,858

Uses Type	نوع الاستخدام	TOTAL		
		Quantity العدد	Area المساحة	Percentage النسب
Void	فراغ	0	189,078	11.84%
Utilities & Corridors	مرافق وممرات	0	283,618	17.75%
Parking	موقف سيارات	987	335,250	20.98%
Services	خدمات	3	15,322	0.96%
Hall	قاعة	221	334,955	20.97%
Hospitality	ضيافة	15	42,764	2.68%
Hotel	الفندق	91	48,601	3.04%
Office	مكتب	627	318,219	19.92%
Shop	محل	3	23,809	1.49%
Shopping Center	مركز التسوق	20	5,998	0.38%
TOTAL		1,967	1,597,614	100.00%

ملخص المساحات المبنية في الطوابق Floors Summary Area Calculations



**PROJECT
INTERIOR
DESIGNS**



















































AGENDA

7

.... Early Investors and The Financials Are Strong, with Excellent Road Map

AGENDA

- 1 Who, What, Why, Where, When The Project and Who is The Developer?
- 2 The Project And Vision 2040
- 3 The Ideal Place To Do This Mega Project
- 4 Through Our Strong Strategic Partnership Worldwide
- 5 Through Our Detailed Blockchain Implementation Plans And Metaverse
- 6 Feasibility Study, Floor Plans, Interior and Project Marketing Strategy
- 7 Early Investors and The Financials Are Strong, with Excellent Road Map

How MUCH?

ما هو المشروع؟



R WORLD

PROJECT COMPONENTS مكونات المشروع

TYPE	Total Built Up Area اجمالي مسطحات البناء GFA	Average Size Per Unit Or Parking متوسط مساحة الوحدة أو موقف السيارة	Number Of Units For each item عدد الوحدات لكل بند
PARKING	189,078		987
HALLS	283,618	1,283	221
HOSPITALITY & RESTAURANTS	15,322	1,021	15
HOTEL	335,250	3,684	91
OFFICE	334,955	534	627
SHOP	42,764	14,255	3
SHOPPING CENTER	48,601	2,430	20
TOTAL UNITS AND GFA	1,060,510	1,085	977



**PROJECT
PROFITS** INSHALLAH

ملخص أرباح المشروع باذن الله PROJECT CONCLUSION PROFIT AED

CONCLUSION			الملخص
Item	Amount القيمة	Percentage %	البند
TOTAL SALES REVENUES	1,800,054,158	100.00%	مجموع الإيرادات
LAND COST	169,416,397	9.41%	تكلفة الأرض
SOFT COST	142,310,785	7.91%	التكاليف الغير مباشرة
HARD COST	671,178,435	37.29%	التكاليف المباشرة
PROJECT DIRECT COST	982,905,617	54.60%	كلفة المشروع المباشرة
FINANCE COST	161,082,824	8.95%	تكاليف التمويل
SALES COST	144,004,333	8.00%	كلفة المبيعات
PROJECT GROSS PROFIT	512,061,384	28.45%	الربح العام للمشروع
DONATION & ZAKAT	25,603,069	5.00%	الدعم الخيري والزكاة
PROJECT NET PROFIT	486,458,315	27.02%	الربح الصافي للمشروع
RETURN OF INVESTMENT ROI	49.49%		العائد على الاستثمار ROI

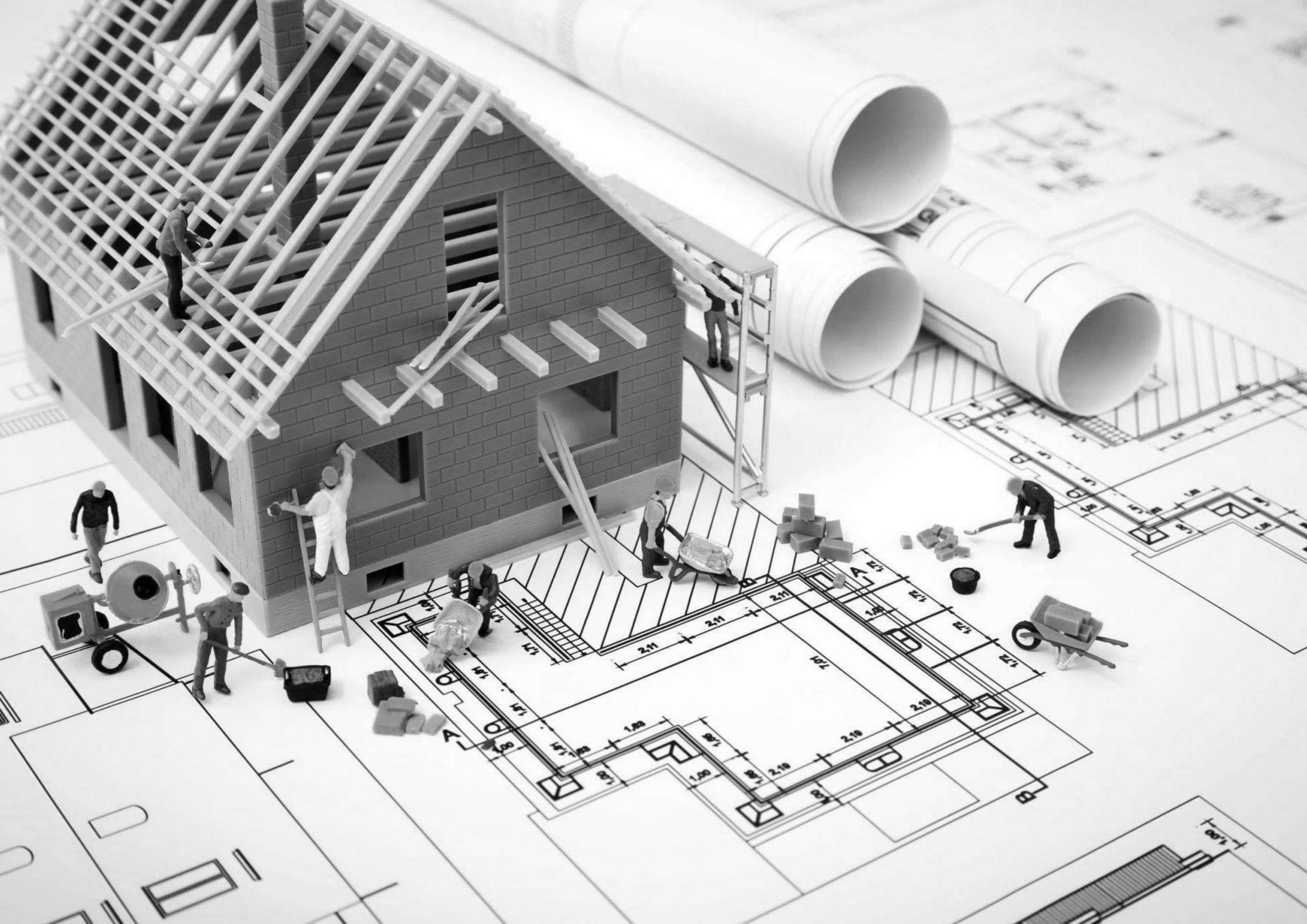


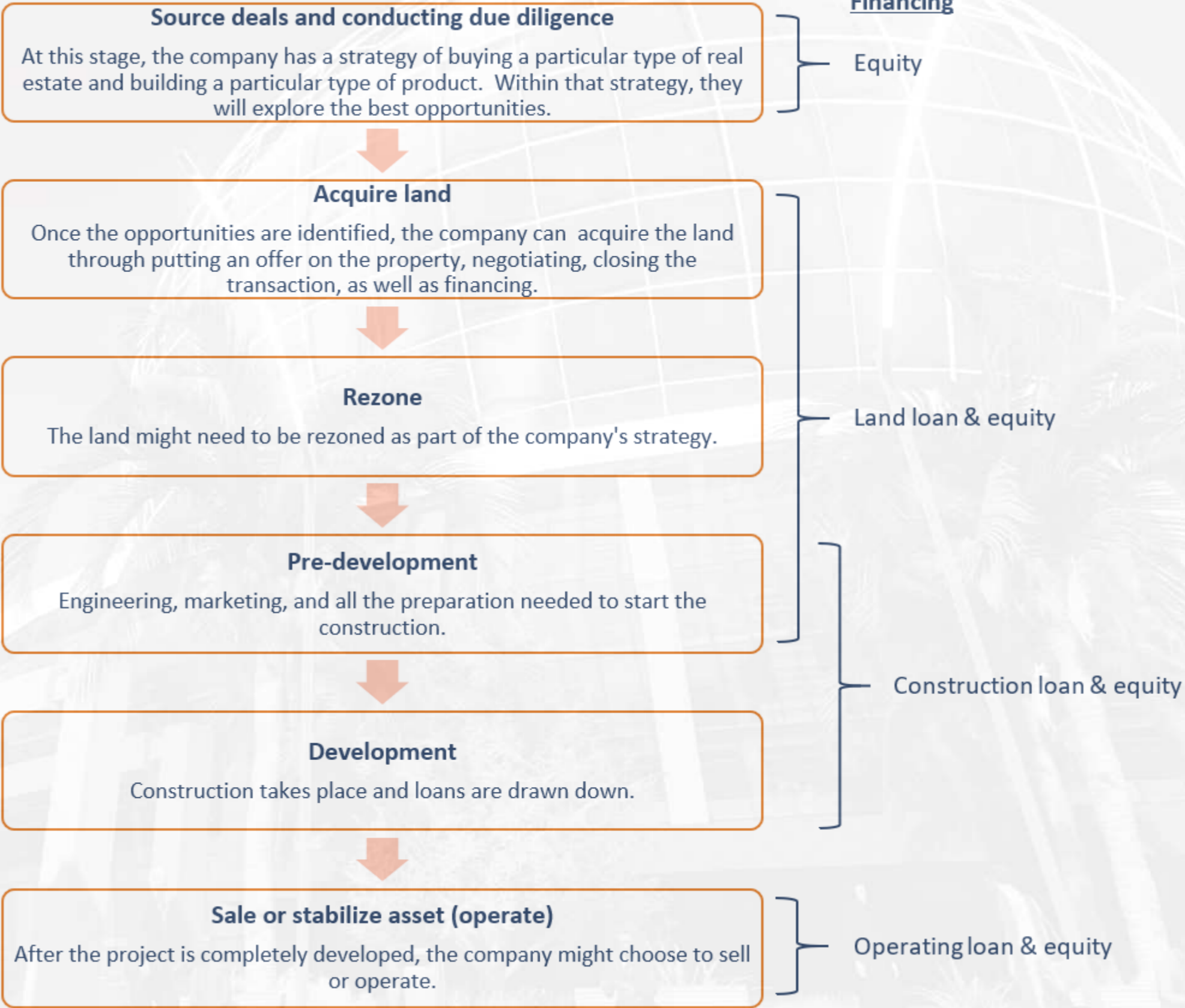
How?

ما هو المشروع؟



**PROJECT
DEVELOPMENT
TIMELINE**







**ESTABLISHING
5 SPVS
FOR THE PROJECT**



Special Purpose Vehicle

['spe-shəl 'pər-pəs 'vē-ə-kəl]

A subsidiary created by a parent company to isolate financial risk.

CONCEPT OF ENTITY (SPV) SPECIAL PURPOSE VEHICLE

- It Is Also Called Bankruptcy-remote Entity Or Variable Interest Entities, A Non-bankruptcy Entity Used By The Parent Company To Isolate Or Convert Assets Into Securitize Assets, Often Held By The Off-balance Sheet.
- The Operations Of This Entity Are Limited To The Acquisition And Financing Of Certain Assets As A Means Of Isolating Risks. Special Purpose Entities Are A Subsidiary With An Asset Or Liability Structure And Legal Status That Makes Their Obligations Secure, Even If The Parent Company Goes Bankrupt. It Is Also A Subsidiary Designed To Be A Counter-party To Barter Or Swap.
- Although The Company Uses Special Purpose Entities To Insulate Financial Risks, Due To Accounting Gaps, These Entities May Become A Financially Destructive Way For Financial Department Managers To Hide Debt. The Company May Form Special Purpose Entities Through Limited Partnerships, Trusts, Corporations, Limited Liability Corporations Or Any Other Entities.
- Entities With Special Purposes May Be Designed For The Independent Ownership, Management And Financing Of The Company, As Protection For A Project From Operational Or Insolvency Matters, Or For The Establishment Of An Artificial Lease Incurred By The Company In Its Income Statement Rather Than As A Balance Sheet Obligation. Special Purpose Entities Help Companies Secure Assets, Set Up Joint Ventures, Isolate Corporate Assets Or Conduct Other Financial Transactions.

5 SPV COMPANIES

SPV	COMPANY NAME	COST CATEOGRY	ACTIVITY	RESPONSIBILITIES
SPV1	DEVELOPMENT MANAGEMENT - COUNTRY (A) LLC	SOFT COSTS	Entry Fees For MS, Feasibility Study, Market Research, Financial Model, Legality, PR	(Manage and follow The 3rd Parties)
SPV2	INVESTMENT - COUNTRY (A) LLC	LAND COST	JV Or Purchasing The Land Cash Or In Instalment Or By Loan	(Covering and Owning The Title Deed Land)
SPV3	DEVELOPMENT - COUNTRY (A) LLC	HARD COSTS	Contractors, Sub Contractors, Suppliers	(Covering and Following The Contractors and Suppliers Costs)
SPV4	MARKRTING MANAGEMENT - COUNTRY (A) LLC	MARKETING COSTS	Promotion, Advertising, Marketing, Sales, Collections	(Covering and Following The Marketing Campaign)
SPV5	FACILITY MANAGEMENT - COUNTRY (A) LLC	FACILITY MANAGEMNT COSTS	Maintenance, Property Management	Following The Third Party For Maintenance and Facility Management



PROJECT INVESTORS CATEGORIES



INVESTMENT TYPE	THE INVESTOR SHARE FROM 5 SPVs	FROM LAND COST %	FROM LAND COST AMOUNT	FROM SOFT COST CONSULTANTS - %	FROM SOFT COST CONSULTANTS - AMOUNT	FROM SOFT COST % MARKETING -	FROM SOFT COST MARKETING - AMOUNT
	حصص المستثمر من 5 شركات الغرض الخاص للمشروع	من كلفة الأرض %	من قيمة كلفة الأرض	من التكاليف الغير مباشرة %	من قيمة التكاليف الغير مباشرة	من كلفة التسويق %	من قيمة كلفة التسويق

1	BOOTSTRAPPING : COPY RIGHT & PROFILE	20.00%	20.00%						
2	INCUBATOR	1.00%	5.00%	0.0%	0	2.0%	1,757,145		
3	ACCELERATOR	1.00%							
4	BARTER SOLUTIONS	1.00%							
5	INDEBTEDNESS	1.00%							
6	EARLY SALE	1.00%							
7	ANGEL INVESTOR	10.00%	10.00%	3.0%	5,082,492	6.0%	5,271,435	6.0%	2,160,065
8	PRE SEED CAPITAL	5.00%	15.00%	7.0%	11,859,148	12.0%	10,542,871	12.0%	4,320,130
9	SEED CAPITAL	10.00%							
10	VCs SERIES A - OPTIMIZATION	10.00%	50.00%	90.0%	152,474,758	80.0%	70,285,806	80.0%	28,800,867
11	VCs SERIES B – TO BUILD	10.00%							
12	VCs SERIES C – TO GROW	15.00%							
13	VCs SERIES D-E-F – TO DEVELOP	15.00%							
14	EQUITY-BASED CROWDFUNDING	0.00%	0.00%	0.0%	0	0.0%	0	0.0%	0
15	DEBT-BASED CROWDFUNDING	0.00%							
16	REWARD-BASED CROWDFUNDING	0.00%							
17	DONATION-BASED CROWDFUNDING	0.00%							
18	ISLAMIC FINANCE	0.00%							
19									
20		100.00%	100.00%	169,416,397	100.00%	87,857,257	100.00%	36,001,083	

INVESTMENT TYPE	THE INVESTOR SHARE FROM 5 SPVs		FROM SOFT COST	FROM SOFT COST	FROM HARD COST	FROM HARD COST	
	حصص المستثمر من 5 شركات الغرض الخاص للمشروع		% FEES - من التكاليف العامة %	FEES AMOUNT - من قيمة التكاليف العامة	% من التكاليف المباشرة %	AMOUNT من قيمة التكاليف المباشرة	
1	BOOTSTRAPPING : COPY RIGHT & PROFILE	20.00%	20.00%				
2	INCUBATOR	1.00%	5.00%	2.0%	369,049	0.0%	
3	ACCELERATOR	1.00%					
4	BARTER SOLUTIONS	1.00%					
5	INDEBTEDNESS	1.00%					
6	EARLY SALE	1.00%					
7	ANGEL INVESTOR	10.00%	10.00%	6.0%	1,107,147	1.5%	10,067,677
8	PRE SEED CAPITAL	5.00%	15.00%	12.0%	2,214,293	4.5%	30,203,030
9	SEED CAPITAL	10.00%					
10	VCs SERIES A - OPTIMIZATION	10.00%	50.00%	80.0%	14,761,956	24.0%	161,082,824
11	VCs SERIES B – TO BUILD	10.00%					
12	VCs SERIES C – TO GROW	15.00%					
13	VCs SERIES D-E-F – TO DEVELOP	15.00%					
14	EQUITY-BASED CROWDFUNDING	0.00%	0.00%	0.0%	0	20.00%	134,235,687
15	DEBT-BASED CROWDFUNDING	0.00%					
16	REWARD-BASED CROWDFUNDING	0.00%					
17	DONATION-BASED CROWDFUNDING	0.00%					
18	ISLAMIC FINANCE	0.00%	0.00%	0.0%	0	50.00%	335,589,217
19							
20			100.00%	100.00%	18,452,445	100.00%	671,178,435

INVESTMENT TYPE	THE INVESTOR SHARE FROM 5 SPVs		TOTAL INVESTMENT REQUIRED	NET PROFIT FOR INVESTOR	ROI
	حصص المستثمر من 5 شركات الغرض الخاص للمشروع		مبلغ الاستثمار المطلوب	الربح الصافي للمستثمر	العائد الاستثماري

1	BOOTSTRAPPING : COPY RIGHT & PROFILE	20.00%	20.00%		102,412,277	
2	INCUBATOR	1.00%	5.00%	2,846,216	25,603,069	899.55%
3	ACCELERATOR	1.00%				
4	BARTER SOLUTIONS	1.00%				
5	INDEBTEDNESS	1.00%				
6	EARLY SALE	1.00%				
7	ANGEL INVESTOR	10.00%	10.00%	23,688,816	51,206,138	216.16%
8	PRE SEED CAPITAL	5.00%	15.00%	59,139,472	76,809,208	129.88%
9	SEED CAPITAL	10.00%				
10	VCs SERIES A - OPTIMIZATION	10.00%	50.00%	427,406,210	256,030,692	59.90%
11	VCs SERIES B – TO BUILD	10.00%				
12	VCs SERIES C – TO GROW	15.00%				
13	VCs SERIES D-E-F – TO DEVELOP	15.00%				
14	EQUITY-BASED CROWDFUNDING	0.00%	0.00%	134,235,687	60,406,059	45.00%
15	DEBT-BASED CROWDFUNDING	0.00%				
16	REWARD-BASED CROWDFUNDING	0.00%				
17	DONATION-BASED CROWDFUNDING	0.00%				
18	ISLAMIC FINANCE	0.00%				
19						
20			100.00%	982,905,617	512,061,384	

5% FROM

OUR PROJECT NET PROFIT
WILL BE BLOCKED FOR

ZAKAT AND
NGO's

As the name suggests, it is a Non-governmental organization, and it works for non-profit work; it needs money to provide services to society. The procedure is simple as NGOs collect donations from those who want to help or return their contributions to society





EARLY BACKERS' INCUBATOR INVESTOR

Accelerators And Incubators Are Essential For Helping New Startups Take Flight.

New Entrepreneurs Looking To Transform Their Great Business Idea Into A Successful And Sustainable Business Sometimes Don't Have The Experience Or Connections To Make That Happen On Their Own

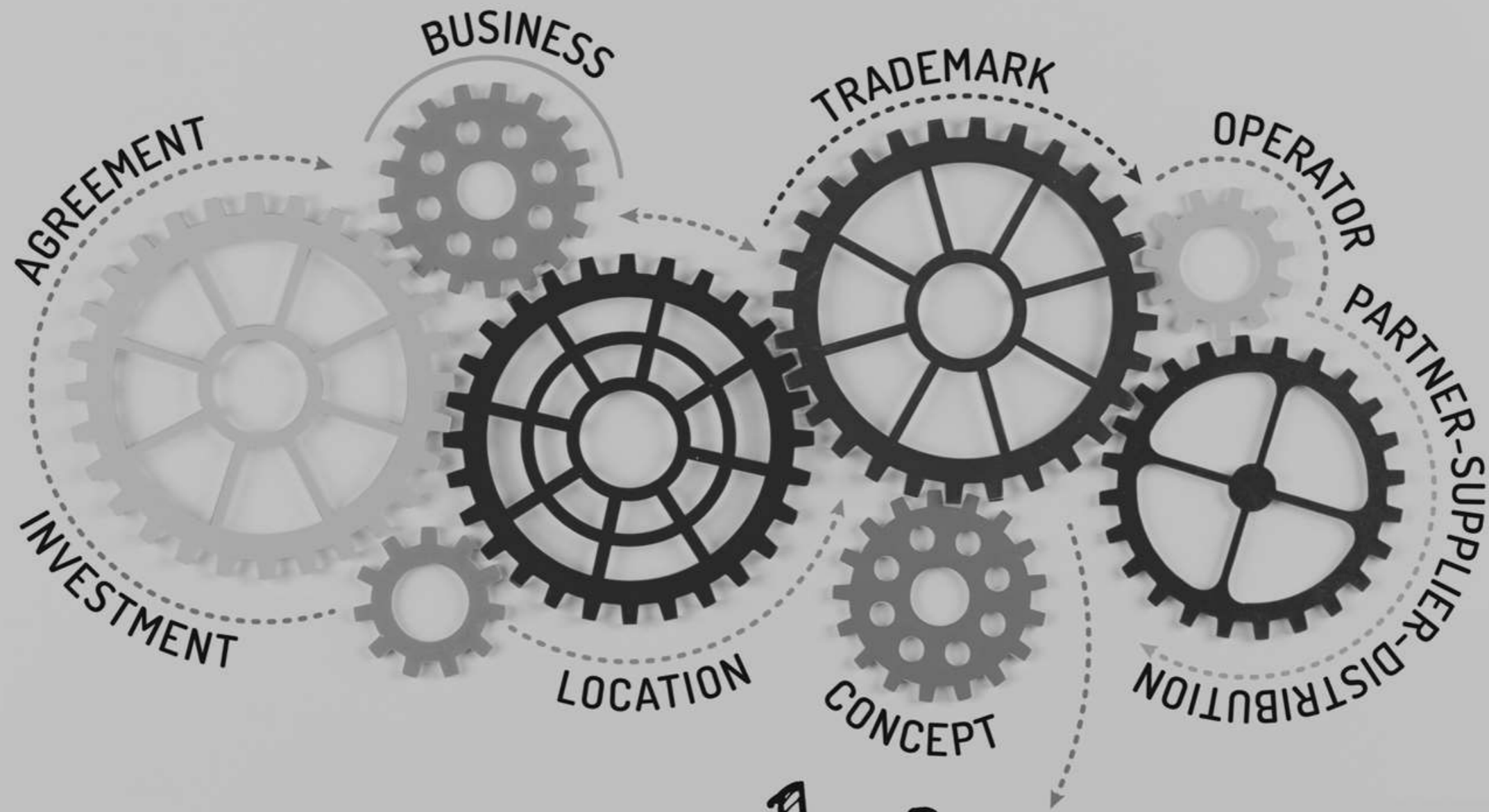


EARLY BACKERS' INCUBATOR INVESTEMENT

ITEM	MS	INCUBATOR
<p><u>R-WORLD:</u> Establishment Of State A Project Companies, 5 Special Purpose License Spvs, Namely: Investment Management Company, Development Management Company, Development Company, Marketing Management Company, And Facilities Management Company.</p>	95%	5%
<p><u>C-HOMES</u> Marketing Platform And Country A Marketing Management Company Will Be The Exclusive Marketing Agency For The Project In Country A With The Allocation Of Sale Currency Ranging From 7% To 10%.</p>	Exclusive	
<p><u>T-WORLD:</u> The Two Cryptocurrencies (Bitcoin And CLB) Will Be Operated By T-WORLD As An Approved Payment Gateway And Not Exclusive To The Project Worldwide.</p>	Verified	
<p><u>M-WORLD:</u> It Will Be Accredited As The Media Center For The Project Worldwide.</p>	Verified	
<p><u>I-WORLD:</u> Will Be An Exclusive METAVERSE Platform For The Project Worldwide</p>	Exclusive	



THE PROJECT FRANCHISE STRUCTURE



Franchise



THE PROJECT STRUCTURE AND PROCEDURES

01

R-WORLD HOLDINGS
Owned By MS 100%

02

Finding Local Early Backer
Incubator, A In COUNTRY
A Under The Franchise
KIT To Distribute The
Project Worldwide As Real
Estate Product

03

Signing Partnership
Between R-WORLD
HOLDING And Incubator
A In COUNTRY A Will Be
A Partnership In
COUNTRY A ONLY

THE PROJECT STRUCTURE AND PROCEDURES

04

For The 5 SPVs
PROJECT COUNTRY A
The Percentage Will Be Divided:
10% For Incubator A
90% For R-WORLD HOLDING
and Later Investors

05

Incubator A Will Inject The
Investment As Initial Capital To
Establish The 5 SPVs PROJECT
COUNTRY A And Open Bank
Accounts, Deposit The Initial
Capital In Bank Account

06

The Initial Capital From Incubator
Will Be also for ACCELERATOR,
BARTER, INDEBTEDNESS,
EARLY SALE and Setup The
Office, Salaries 1 Year, Develop
The Concept, Entry Fees For MS,
Feasibility Study, Market Research
And Financial Model

THE PROJECT STRUCTURE AND PROCEDURES

07

After Opening For Project COUNTRY SPV An Office We Will Looking For The Best Location To Sign MOU Or JV Agreement With Them For The Project SPV

08

Invite The Potential Investors For The Angel, Pre-seed, SEED, Venture Capitals And Crowdfunding To Participate In PROJECT COUNTRY A SPV As New Partner After Signing With Them New Partnership

09

Restructuring The 5 SPVs For THE GLOBE COUNTRY A The Percentage Will Be Divided:
10% For Incubator A
20% For R-WORLD HOLDING
65% For Other Investors and 5% For NGO

THE PROJECT STRUCTURE AND PROCEDURES

10

PROJECT COUNTRY A SPV Partners Will Set On Board Meetings To Decide For Action Plans And Which Option Of Financing The Project Will

11

The Angel, Pre-seed, SEED, Venture Capital and Crowdfunding Should Be Approved From CFO And Joint Signature For All Payments Approvals To The Company And The Project

12

Recruiting The Engineering Consultant, Deign, Building Permit, Pre-qualifications, Tenders, Award The Project For Main Contractor, Start Mobilizations

THE PROJECT STRUCTURE AND PROCEDURES

13

C-HOMES Will Start The Booking Campaign Through its Platform Until Reach 35% Of Total Units are Booked

14

The Contractor will Provide The BG For Government Entities

15

Register The Project, Open Escrow Account, Getting Off Sale Plan Permit, Marketing, Sales And Deposit All The Revenues In Escrow Account

THE PROJECT STRUCTURE AND PROCEDURES

16

From The Escrow Account Will Pay For The Contactor And Suppliers their Invoices Based On Consultant Certificates

17

Project Completion and Settle All The Invoices For Contractors, Suppliers and others, Then Distribute The Profit Share For All Partners

18

Start The Activity For The Facility Management SPV For The Project in COUNTRY A



PROJECT INVESTORS OBLIGATIONS

COST CATEGORY	SECTION	ITEM		INCUBATOR INVESTEMENT	ANGEL INVESTEMENT	SEED INVESTEMENT	VC's INVESTEMENT
LAND COST	Land Acquisition	Land Cost Or JV	100.00%	0	5,082,492	11,859,148	152,474,758
		Landowner Profits					
		Pay Land Evaluation Report Plus Paying (Commission and Expenses)					
			100%	0	5,082,492	11,859,148	152,474,758

SOFT COST - CONSULTANTS	FRANCHISE	Franchise Fees For MS	15.28%	268,471	805,414	1,610,828	10,738,855
	DEVELOPMENT OFFICE & OPERATION	5 SPVs Trade Licenses	19.10%	335,589	1,006,768	2,013,535	13,423,569
		Office Rent and Setup					
		Equipment's and Appliances					
		Salaries, Incentives and Business Visas					
		Electricity, Water, Internet, Telephone					
		Car Rent, Fuel, Maintenance					
		F&B					
	FINANCE	Feasibility Study from PWC	11.76%	206,723	620,169	1,240,338	8,268,918
		External Audit Firm					
		Financial Model					
		INCOME COLLECTION					
		Finance Brokerage Commission					
		Crowdfunding Platform white Label					
	PLANNING ORGANIZATION	Legal Consultancy Firm					
		PLANNING					
		ORGANIZATION					

COST CATEGORY	SECTION	ITEM		INCUBATOR INVESTEMENT	ANGEL INVESTEMENT	SEED INVESTEMENT	VC's INVESTEMENT
	LEGAL & ADMIN	WORKS DELIVER FOLLOWING	0.23%	4,027	12,081	24,162	161,083
		MATERIALS PURCHASE MANAGEMENT OPERATION					
		MOU Strategic Partnership with 16 Top Real Estate Firms Worldwide					
	ENGINEERING	Engineering Consultancy Firm (Design, Supervision)	53.48%	939,650	2,818,949	5,637,899	37,585,992
		Project Management Company					
		Financial Consultancy Company					
		QS and VE Consultancy Company					
		Master Plan					
		3D Perspectives					
		Interior Design					
		3D Animation Film 3 Languages					
	Mockup 3D Printer						
	MARKETING	Marketing Consultancy Company	0.15%	2,685	8,054	16,108	107,389
		100%	1,757,145	5,271,435	10,542,871	70,285,805	
SOFT COST - MARKETING COST	MARKETING	Events, Press Release	100.00%	720,022	2,160,065	4,320,130	28,800,867
		Advertising Campaign					
		Digital Marketing					
		Print Brochures					
		Market Research From JLL					
		100%	720,022	2,160,065	4,320,130	28,800,867	

COST CATEGORY	SECTION	ITEM		INCUBATOR INVESTEMENT	ANGEL INVESTEMENT	SEED INVESTEMENT	VC's INVESTEMENT
SOFT COST - FEES	FEES	Payment For Utilities and Permits Fees	100.00%	369,049	1,107,147	2,214,293	14,761,956
			100%	369,049	1,107,147	2,214,293	14,761,956
HARD COST	CONSTRUCTION	Payment For The Contractors, Infrastructure, Furniture and Suppliers	100.00%	0	10,067,677	30,203,030	161,082,824
			100%	0	10,067,677	30,203,030	161,082,824
TOTAL				2,846,216	23,688,816	59,139,472	427,406,210

COST CATEGORY	SECTION	ITEM		CROWDFUNDING INVESTEMENT	ISLAMIC FINANCE	TOTAL INVESTMENT
LAND COST	Land Acquisition	Land Cost Or JV	100.00%	0	0	169,416,397
		Landowner Profits				
		Pay Land Evaluation Report Plus Paying (Commission and Expenses)				
			100%	0	0	169,416,397

SOFT COST - CONSULTANTS	FRANCHISE	Franchise Fees For MS	15.28%	0	0	13,423,569
	DEVELOPMENT OFFICE & OPERATION	5 SPVs Trade Licenses	19.10%	0	0	16,779,461
		Office Rent and Setup				
		Equipment's and Appliances				
		Salaries, Incentives and Business Visas				
		Electricity, Water, Internet, Telephone				
		Car Rent, Fuel, Maintenance				
		F&B				
	FINANCE	Feasibility Study from PWC	11.76%	0	0	10,336,148
		External Audit Firm				
		Financial Model				
		INCOME COLLECTION				
		Finance Brokerage Commission				
		Crowdfunding Platform white Label				
	PLANNING ORGANIZATION	Legal Consultancy Firm				
		PLANNING				
		ORGANIZATION				

COST CATEGORY	SECTION	ITEM		CROWDFUNDING INVESTEMENT	ISLAMIC FINANCE	TOTAL INVESTMENT
	LEGAL & ADMIN	WORKS DELIVER FOLLOWING	0.23%	0	0	201,354
		MATERIALS PURCHASE MANAGEMENT OPERATION				
		MOU Strategic Partnership with 16 Top Real Estate Firms Worldwide				
	ENGINEERING	Engineering Consultancy Firm (Design, Supervision)	53.48%	0	0	46,982,490
		Project Management Company				
		Financial Consultancy Company				
		QS and VE Consultancy Company				
		Master Plan				
		3D Perspectives				
		Interior Design				
		3D Animation Film 3 Languages				
	Mockup 3D Printer					
	MARKETING	Marketing Consultancy Company	0.15%	0	0	134,236
			100%	0	0	87,857,256
SOFT COST - MARKETING COST	MARKETING	Events, Press Release	100.00%	0	0	36,001,083
		Advertising Campaign				
		Digital Marketing				
		Print Brochures				
		Market Research From JLL				
			100%	0	0	36,001,083

COST CATEGORY	SECTION	ITEM		CROWDFUNDING INVESTEMENT	ISLAMIC FINANCE	TOTAL INVESTMENT
SOFT COST - FEES	FEES	Payment For Utilities and Permits Fees	100.00%	0	0	18,452,445
			100%	0	0	18,452,445
HARD COST	CONSTRUCTION	Payment For The Contractors, Infrastructure, Furniture and Suppliers	100.00%	134,235,687	335,589,217	671,178,435
			100%	134,235,687	335,589,217	671,178,435
TOTAL				134,235,687	335,589,218	982,905,617



PROJECT FINANCING STRATEGY

FINANCING THE PROJECT

The Project Can Be Financed, God
Willing, Through Many Options, And
They Could Be Also All Together Or
Mixed.



13 OPTIONS FOR PROJECT FINANCING

- 1 ROADMAP FUNDING
- 2 **MIXED FUNDING**
- 3 **CROWDFUNDING**
- 4 **FINTECH FUNDING**
- 5 **OFF SALES FUNDING**
- 6 **BULK BUYERS FUNDING**
- 7 **ISLAMIC FINANCE**
- 8 **INCENTIVES PROGRAM**
- 9 **JOINT VENTURE**
- 10 **BRIDGE FINANCING**
- 11 **TRIANGLE DEAL**
- 12 **RENT TO OWN**
- 13 **FRACTIONAL OWNERSHIP**

وَمَا يَكْفُرُ
بِآيَاتِنَا إِلَّا
الْقَوْمُ الْكَافِرُونَ