

Quarterly Report

(Third Quarter 2013)

Rubik 1709 Project

A Quarterly Newsletter from Trusthold Development Group SAL (TDG)

Rubik 1709 Quarterly Report is a newsletter distributed to all Project's Tenants. It is brief news that jointly describes all project's aspects including Project Management, Construction Management, Marketing & Sales and Financial Management.

This issue contains:

- General Overview;
- Construction Brief;
- Progress of Works on Site;
- Upcoming Targets;
- Ongoing Projects;
- TDG Services.

General Overview



Rubik 1709, so far ,has concluded the following achievements:

- 30% of the Project has been sold.
- The Fence, Shoring Permit and Excavation Permit have been attained.
- The Fence (Steel & Plywood and Artwork) has been installed.
- The Construction Permit will be obtained in the 4th Quarter of 2013.
- Shoring and Excavation works is in progress.
- The project's brochure has been issued (As Attached).
- Website www.trustholdgroup.com was launched.

Construction Brief

Professional Team

The Design Consultants team of Rubik 1709 consists of:

- ❖ **Trusthold Development Group:** Developer and responsible for Marketing & Sales.
- ❖ **Asya Architects:** Lead Consultant responsible for Architectural Finishing Works.
- ❖ **Mazen ElSayed Office:** Structural Consultant.
- ❖ **Design Office Mario J. Azzi:** Mechanical, Electrical and Plumbing Consultant.
- ❖ **Spice Design:** Graphical Designer.

Architectural Design & Studies

Asya Architects has produced different perspectives of the project's façade. The preliminary specifications and drawings have been finalized. The Tender File is now being developed. The Tender File has been forwarded to APAVE, the technical controller, for approval.

All Risk insurance

TDG signed CAR and 3rd party liability Insurance Policies for Rubik 1709 project for a total duration of 36 months and one year maintenance. TDG has signed this agreement with AROPE Insurance (As Attached).

Legalization and Permits

As stated earlier, The Shoring and Excavation permits were provided. As such, the Shoring and Excavation Works have been launched.

The Permit File is being finalized with APAVE, in order to be later on submitted to the " Order of Engineers".



Progress of Works on Site

The Shoring and Excavation phase has been launched. Pictures below show the progress we made so far.













Upcoming Targets

Trusthold aims to accomplish the following targets:

- Obtain the Construction Permit.
- Finalize Shoring and Excavation Works.
- Finalize with Asya Architects the Detailed Tender Documents.
- Obtain from APAVE the Technical approval on the Tender Documents.
- Prepare the Master Schedule of the project.



Ongoing Projects Developed By Trusthold

SPEARS 1858 **RESIDENTIAL**

Spears 1858 embraces twin residential towers (A and B). Home to luxurious apartments, the towers are designed as a harmonious entity. The façade brings together natural beige with elements of wood, a medley of glass and a touch of greenery. Subtle yet bold, stylishly contemporary yet heartwarming, the building seems to have various layers and levels. Spears 1858 have different modern living spaces to suit your needs.

Tower A consists of simplexes A (118 m²), B (118 m²), E (170 m²). Tower B consists of simplexes C (145 m²), D (127 m²), F (229 m²).

The two towers are capped with two state of the art duplexes 308 m² and 338 m² with breathtaking views of the Marina and Down Town Beirut.



Ongoing Projects Developed By Trusthold

SPEARS 88 **COMMERCIAL & OFFICES**

Located on the main road of Spears Street, Spears 88 is in the center of Beirut's business and commercial district. It is a 5-minute drive from Hamra Street and Clemenceau area and 200 meters from Beirut Central District and the Central Bank of Lebanon.

Spears 88 is high-end office building that offers businesses a professional and luxurious image. Designed with sophistication in mind, the façade includes three planes of glass and aluminum that intertwine in a crosshatch with greenery and terraces. The interior offices are flexible in space ranging from 95m² to 460m².

On the bottom floor are spaces for banks, high-end cafes and exclusive shops. The entrance of Spears 88 has an easy-access drop-off zone, ample parking spaces for tenants and visitors, in addition to valet parking in the massive 5-floor garage.



Services

Trusthold Development Group Services

PRE-DEVELOPMENT PHASE	DEVELOPMENT PHASE	POST-DEVELOPMENT PHASE
<ul style="list-style-type: none"> Plot acquisition and finalizing the whole deal structuring Managing and monitoring all financing process Business plan and feasibility study preparation Appointment of the Lawyer, Auditor, and Design Consultants 	<ul style="list-style-type: none"> Project organization Design process Budgeting Permitting Tendering/Bidding and award to contractors Project management Financial management Marketing, sales and sales administration 	<ul style="list-style-type: none"> Delivery Handover to clients Permitting (occupancy permits) Property Management Services