

Progress Report

(Fourth Quarter 2015)

Rubik 1709 Project

A Progress Newsletter from Trusthold Development Group SAL (TDG)

Rubik 1709 Progress 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 Progress;
- Site Photos;
- Sales summary;
- Upcoming Targets;
- News;
- Ongoing Project;

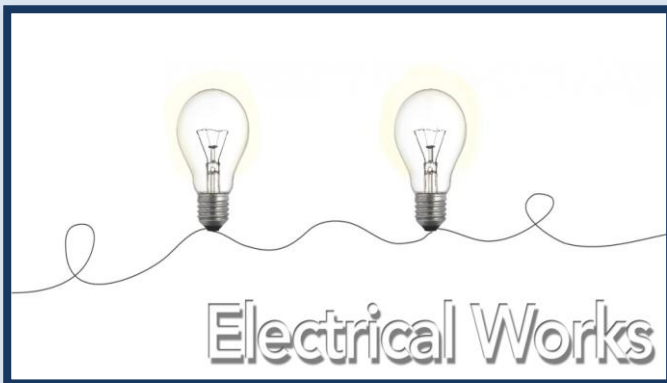
General Overview



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

- ✚ 60% of the Project has been sold.
- ✚ Concrete works has been completed.
- ✚ Finishing and MEP works have been awarded to IMAR.
- ✚ Installation of Elevators are in progress by Mitsulift.
- ✚ Landscaping Works will be awarded to Exotica.

Construction Progress



Electrical Works:

- Electrical Works in lobbies and shafts are in progress.
- Cable trays installation are completed.
- Lighting Fixtures design/supply was awarded to ETS. Noura Hakim (Italian Product).



Mechanical Works:

- Installation of drainage and vent risers are all in progress.
- Installation of firefighting grid & pipes are in progress.
- Installation of basement ducts has been completed.
- Sanitary Fixtures for the common toilet per floor are being installed.



Elevation Works:

- Facade preparation including concrete repair , plaster works, block works, waterproofing works & aluminum works are in progress.
- All masonry works are done except for mezzanine.

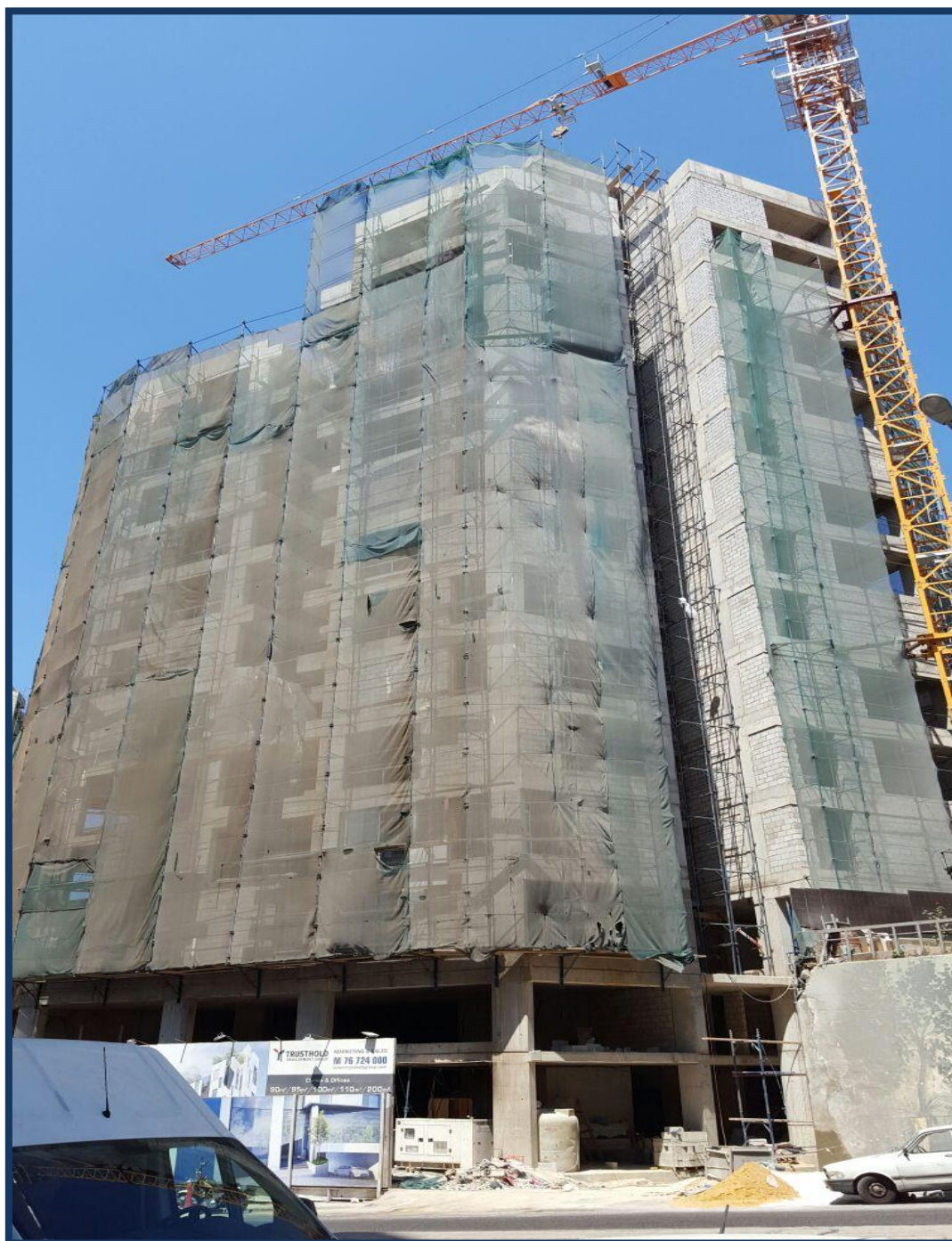
Mitsulift 
Elevating Standards

Elevators:

- Materials and equipment for elevators are delivered to site and being installed by Mitsulift.

Site Photos

Main Facade #1



Main Facade #2



Block Works



Fire Sprinklers Inside Units



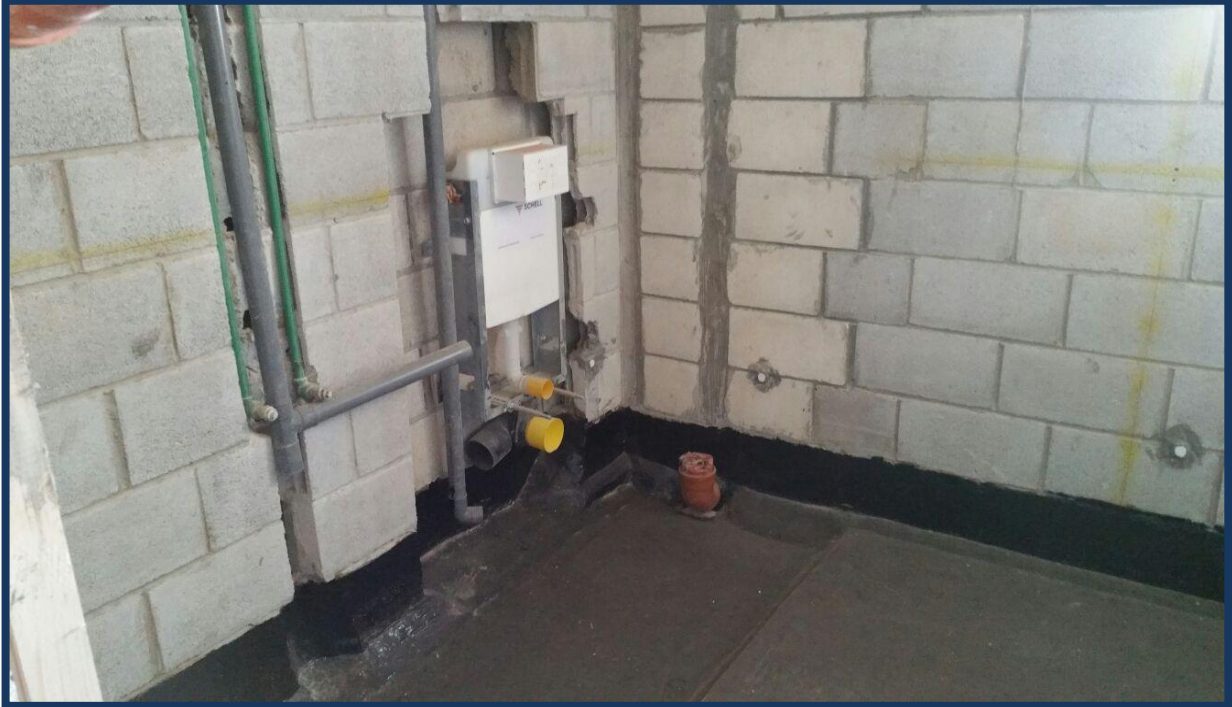
MEP Works Above False Ceiling



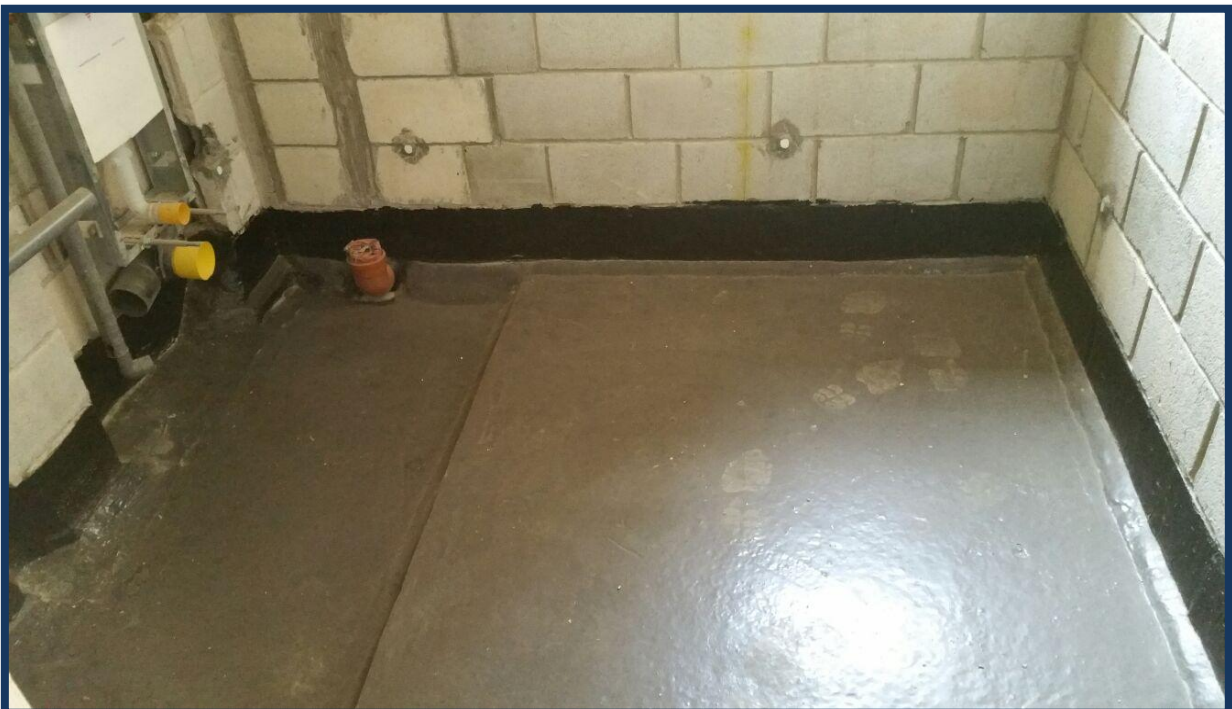
Cable Trays



Built-In Water Tank



Waterproofing For Bathrooms



Waterproofing For Flower Beds



Waterproofing At Top Of Roof



Thermal Insulation At Top Of Roof



Water Tanks



Basement Works



Milestone Schedule Progress

The construction of "RUBIK 1709 Project" will be performed in several stages and will include the following main Milestone Activities as shown in the below table:

<u>Activity Description</u>	<u>Start</u>	<u>Finish</u>
Start of the project	2-Apr-12	
Acquisition of Shoring Permit	2-Apr-12	31-Jan-13
Architectural and Structural Drawings	2-Jul-12	30-Apr-13
Start of Shoring & Excavation works	1-Feb-13	
Shoring & Excavation works	1-Feb-13	30-Nov-13
Tender File(Package I)	1-May-13	1-Nov-13
Budget	1-May-13	29-Jun-13
Master Schedule	1-May-13	1-Apr-14
Tender Launch /Evaluation/Tender Award	1-Oct-13	13-Feb-14
Start Mobilization and Construction works	14-Feb-14	
Reaching Ground Floor	14-Feb-14	15-Oct-14
Reaching 5th Floor	16-Oct-14	16-Jan-15
End Of Structural Concrete works	17-Jan-15	1-Jun-15
Completion of Common Area and Elevation Works	2-Jun-15	1-Apr-16
Registration of Units	During 2016	
	December 2013	

	Completed Activities
	On-Progress Activities

Sales Summary

Floor	Unit #	Area (m2)	Price/m2	Total Sale Price
Basement #1	Showroom #1	292		SOLD
Ground Floor & Mezzanine	Showroom #2	101 / 58	\$6,000 / \$6,000	\$954,000
	Shop #1	270 / 179	\$12,000 / \$8,000	\$4,672,000
1st	Office A	111		SOLD
	Office B	100		SOLD
	Office C	98		SOLD
	Office D	102		SOLD
Total Area/Floor		411		
2nd	Office A	111		SOLD
	Office B	100		SOLD
	Office C	96		SOLD
	Office D	101		SOLD
Total Area/Floor		408		
3rd	Office A	109		SOLD
	Office B	98		SOLD
	Office C	96		SOLD
	Office D	102		SOLD
Total Area/Floor		405		
4th	Office A	111		SOLD
	Office B	100		SOLD
	Office C	94		SOLD
	Office D	102		SOLD
Total Area/Floor		407		
5th	Office A	111		SOLD
	Office B	100		SOLD
	Office C	96		SOLD
	Office D	101		SOLD
Total Area/Floor		408		
6th	Office A	109		SOLD
	Office B	98		SOLD
	Office C	96		SOLD
	Office D	102		SOLD
Total Area/Floor		405		

7th	Office A	111		SOLD
	Office B	100		SOLD
	Office C	94	\$4,350	\$408,900
	Office D	102	\$4,350	\$443,700
	Total Area/Floor	407		
8th	Office A	111	\$4,450	\$493,950
	Office B	100	\$4,450	\$445,000
	Office C	96	\$4,400	\$422,400
	Office D	101	\$4,400	\$444,400
	Total Area/Floor	408		
9th	Office A	109	\$4,500	\$490,500
	Office B	98	\$4,500	\$441,000
	Office C	96	\$4,450	\$427,200
	Office D	102	\$4,450	\$453,900
	Total Area/Floor	405		
10th	Office B	175	\$4,550	\$796,250
	Office C	142	\$4,550	\$646,100
	Total Area/Floor	317		
11th	Office B	121	\$4,600	\$556,600
	Office C	110	\$4,600	\$506,000
	Total Area/Floor	231		
12th	Office C	175	\$4,650	\$813,750
	Total Area/Floor	175		

Upcoming Targets



TDG aims to accomplish the following targets:

- ✚ Finalization of Finishing & MEP Works.
- ✚ Delivery & Handing Over of Units To the Tenants.
- ✚ Preparation /Starting of Ifraz, Iskan & Occupancy permits .

News



LOFT705



- ✚ TDG has launched a new residential project "Loft 705" located in Achrafieh.
- ✚ An advertisement for Spears 1858, Rubik 1709 and Loft 705 Projects have been published at "L'Orient le Jour" and "Annahar" Newspapers on October 19th, 2015.
- ✚ TDG participated in the Business Opportunities in Lebanon XII Conference and Exhibition held in Phoenicia Hotel on November 2nd and 3rd, 2015.
- ✚ Don't forget to follow our latest news on our :
 - 1) Facebook Page: www.facebook.com/TrustholdGroup
 - 2) Website: www.trustholdgroup.com

Ongoing Project





SPEARS
 1 8 5 8
 A UNIQUE LIFESTYLE

TWIN RESIDENTIAL
TOWERS

Rising in the Heart of Beirut – Spears Street

A breathtaking view

Simplexes of 120 m², 145 m², 180 m², and 240 m²

Duplexes of 300 m² and 350 m²

Four basements for car parkings

Prestigious ground floor with 5 elevators and a water cascade

Fully equipped security systems

TRUSTHOLD
DEVELOPMENT GROUP

Trusthold Development Group is built on the foundations of trust and rooted in professional integrity. A private real-estate development firm, Trusthold invests in real-estate and develops high-end, residential, commercial, and retail projects in Lebanon.

Atrium Building, 3rd Floor, Beirut Central District
 T/F +961 1 999 802 / 3 M +961 76 725 000
 E info@trustholdgroup.com

BUILT ON THE FOUNDATIONS OF TRUST

 www.trustholdgroup.com

Ongoing Project



rubik1709

A STATEMENT OF
PROFESSIONALISM

CLINICS
& OFFICES



Rising in Achrafieh – Next to Hotel Dieu

Spaces of 90 m², 95 m², 100 m², 110 m² and 200 m²

2 showrooms of 290 m² and 445 m²

A drop off zone for valet parking

Five basements for car parkings

Luxurious lobby with 3 elevators

Fully equipped security systems



BUILT ON THE FOUNDATIONS OF TRUST

Trusthold Development Group is built on the foundations of trust and rooted in professional integrity. A private real-estate development firm, Trusthold invests in real-estate and develops high-end, residential, commercial, and retail projects in Lebanon.

Atrium Building, 3rd Floor, Beirut Central District
T/F +961 1 999 802 / 3 M +961 76 725 000
E info@trustholdgroup.com

 www.trustholdgroup.com

Ongoing Project



LOFT705

A BLEND BETWEEN
MODERNITY & HISTORY

LUXURIOUS
DREAM HOME



Rising in Achrafieh – Between Trabaud & Abdul Wahab Str.

Simplexes of 100m², 125m² and 250m²

Duplexes of 200m²

Prestigious Ground Floor with two Elevators

High ceiling of 3.5 meters

Central gas system for chimneys, radiators and daily use

Four Basements for car parking and storage rooms

Private Gym



BUILT ON THE FOUNDATIONS OF TRUST

Trusthold Development Group is built on the foundations of trust and rooted in professional integrity. A private real-estate development firm, Trusthold invests in real-estate and develops high-end, residential, commercial, and retail projects in Lebanon.

Atrium Building, 3rd Floor, Beirut Central District
T/F +961 1 999 802 / 3 M +961 76 725 000
E info@trustholdgroup.com

 www.trustholdgroup.com