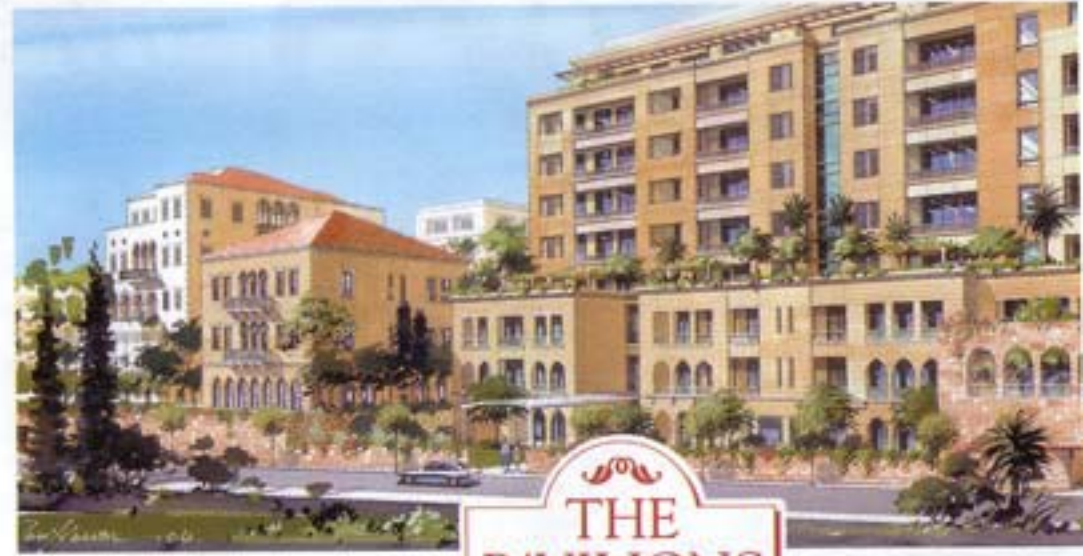


VISIT US AT THE PLANET LEBANON 2004

DOWNTOWN BEIRUT, BIEL ON JULY 20 - 22, 2004



The Capital Gardens



YOUR HOME... YOUR CHOICE IN THE HEART OF BEIRUT

Hunting for a home is time consuming if you want to make the right decision. That's why Mouawad Projects offers you the unique opportunity to explore a great variety of options all in one visit. At Mouawad Projects, we make sure there is something for everyone. With a wide range of luxurious choices, all located in the heart of stylish Beirut, you will surely find your home.

The key to your dream is in your hand!

MOUAWAD PROJECTS, ARCHITECTS OF LIFE

MOUAWAD INVESTMENT GROUP INVESTS IN THREE RESIDENTIAL PROJECTS IN THE HEART OF BCD AND SAIFI

To satisfy a real-estate growing demand for residential projects in Downtown Beirut, one of Lebanon's most important building contractors has decided to devote 37 million Dollars to two prominent residential projects in Beirut Central District, and 15 million dollars to a project in the Saifi zone.



The Capital Gardens

The Capital Gardens is a 7-floor residential building conceived by Erga Group. It is currently under development over a 1,500 sqm land and will encompass a total constructed surface area of 10,000 sqm. This project consists of 23 apartments of various surface areas ranging from 170 to 300 sqm, and one duplex of 650 sqm in addition to 3 ground-floor retail spaces. The total cost of the project amounts

to approximately 12 million Dollars, according to M. Mouawad. Works are set to start in March while delivery is for mid 2006.



Located in Wadi Abu Jmil, the second project, The Pavilions, is of a larger scale. This 25 million Dollars residential building will occupy a 3,400 sqm land and will encompass a total constructed surface area of 16,000 sqm. It consists of a 2,000 sqm independent villa, 4

pavilions ranging from 400 to 600 sqm, and 21 apartments ranging from 200 to 700 sqm, and a penthouse of 1,000 sqm. Conceived by the architect Rachid Karam, this project will start in August 2004 to be finished mid 2007.

Equally luxurious, Saifi Pearl, the third residential project, will be located at the entrance of BCD. The 11-storey complex will occupy a 1,610 sqm land and will comprise apartments ranging from 140 to 500 sqm, and a penthouse of 1,000 sqm, encompassing a total constructed surface area of 16,000 sqm. Also conceived by the architect, Rachid Karam, the project is set to start in September 2004 to be finished mid 2007.

In charge of the construction, communication, and marketing of the three projects, Mouawad Investment Group has established a selling price per sqm ranging from \$

1,500 to \$ 4,500. Most apartments vary between 200 and 350 sqm. While the market tends to offer 500 and 600 sqm apartments at prices exceeding 1 million Dollars, Joseph



Mouawad firmly believes that there is a great demand for medium size apartments.

The 2 Beirut Central District residential projects target Lebanese expatriates, whom according to Mouawad are interested in owning a pied-à-terre, as well as Arabs who are looking for a second residence.