

Cost and value calculation

7.2 bn USD investment | 2.5 bn USD overall profit

Key Data

- site area 1,2 km² / 126 acres building area
- 3,5 Mio. sqm GFA of building development
- including 460.000 sqm of public facilities buildings
- autonomous technical infrastructure / Green Power
- rd. 35.000 inhabitants & rd. 40.000 workplaces

Total Investment ca. 7,2 bn. USD

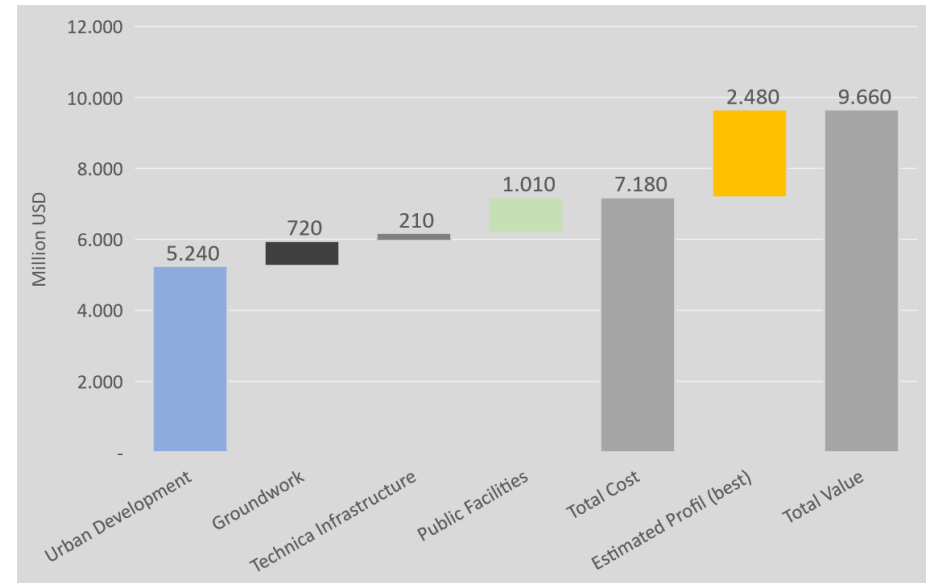
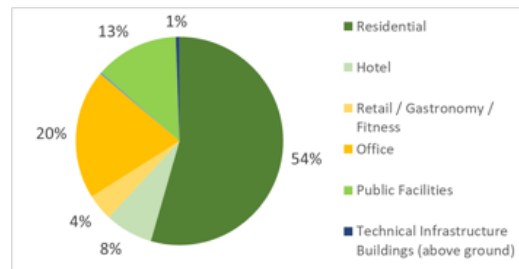
- building development incl. all assets and parking
- land reclamation, demolition and groundwork
- creating a new beach, park and outdoor facilities
- roads and pavement
- technical infrastructure
- stormwater treatment

Development Assets

Total 3,5 mio. USD sqm GFA

Sales Price 3.850 USD

Average per sqm



Total Profit up to rd. 2,5 bn. USD estimate

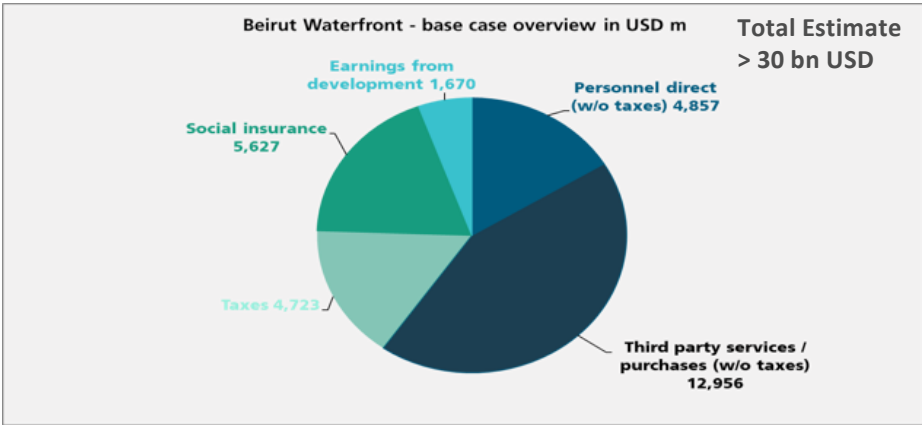
Suggested Use of Development Profit for

- 33 % Harbor Expansion
- 33 % City Renewal
- 33 % Family Living

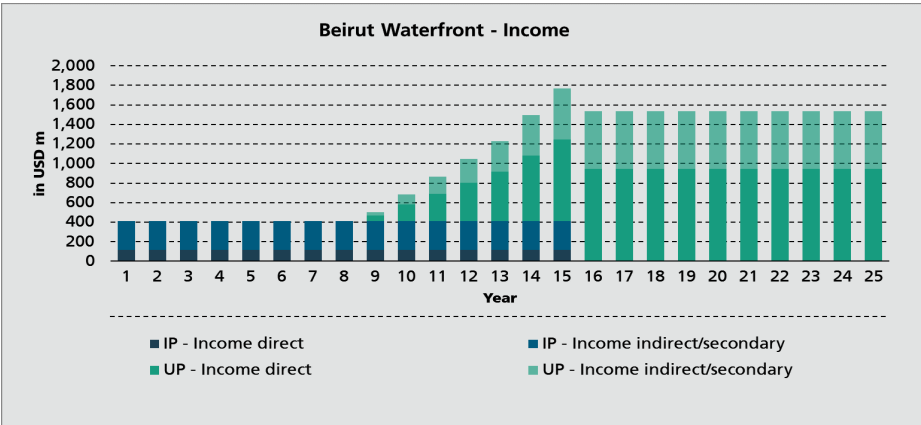


Indirect Profitability | 30 bn USD in 25 years

50.000 permanent employees



IP = Investment phase UP = Utilization phase



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