

INVESTMENT OPPORTUNITY: LAS VENTANAS S.A.R.L. PROJECT

UNLOCKING THE POTENTIAL OF TANGIER'S PRIME

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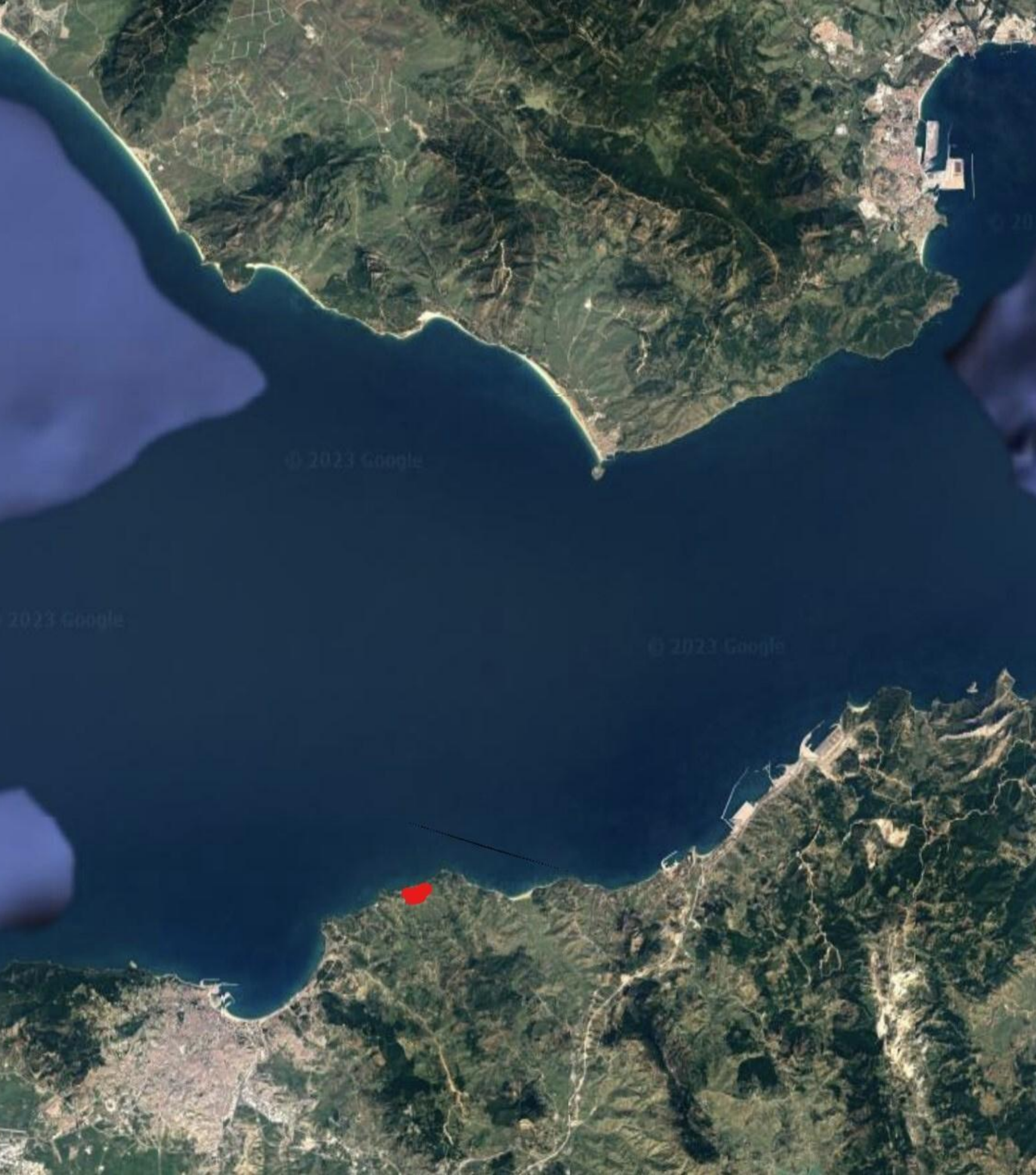
DISCOVER TANGIER & LAS VENTANAS S.A.R.L. VISION

Welcome to Tangier, a city of unparalleled beauty and historical significance, and home to the ambitious LAS VENTANAS S.A.R.L. project. This project aims to offer a unique and high-quality product in the local real estate market, with the objective of providing a residential complex that stands out for its security, tranquility, and array of leisure services, all while offering exceptional views of the bay of Tangier and the Strait of Gibraltar.

STRATEGIC LOCATION & PRIME SITUATION

Tangier's strategic location serves as a gateway to cultures and international markets. The project is situated within the urban perimeter of Tangier, in proximity to Cap Malabata, covering an area of **13ha40a60ca** with a **150m** linear façade at the level of the Mediterranean Sea.





PHARE MALABATA —————



MNAR PARK —————



LAS VENTANAS S.A.R.L.:

A COMPREHENSIVE PROGRAM

The project envisions the creation of a **5* hotel** and a diversified residential zone, including apartments and villas of different types, along with amenities like pools and a clubhouse, contributing to the development of Tanger's tourist offering. The project will comprise **160 apartments**, **11 villas**, **1 5* hotel**, and leisure facilities, built on a ground area of **12,839 m²**, with a covered floor area of **54,730 m²**.



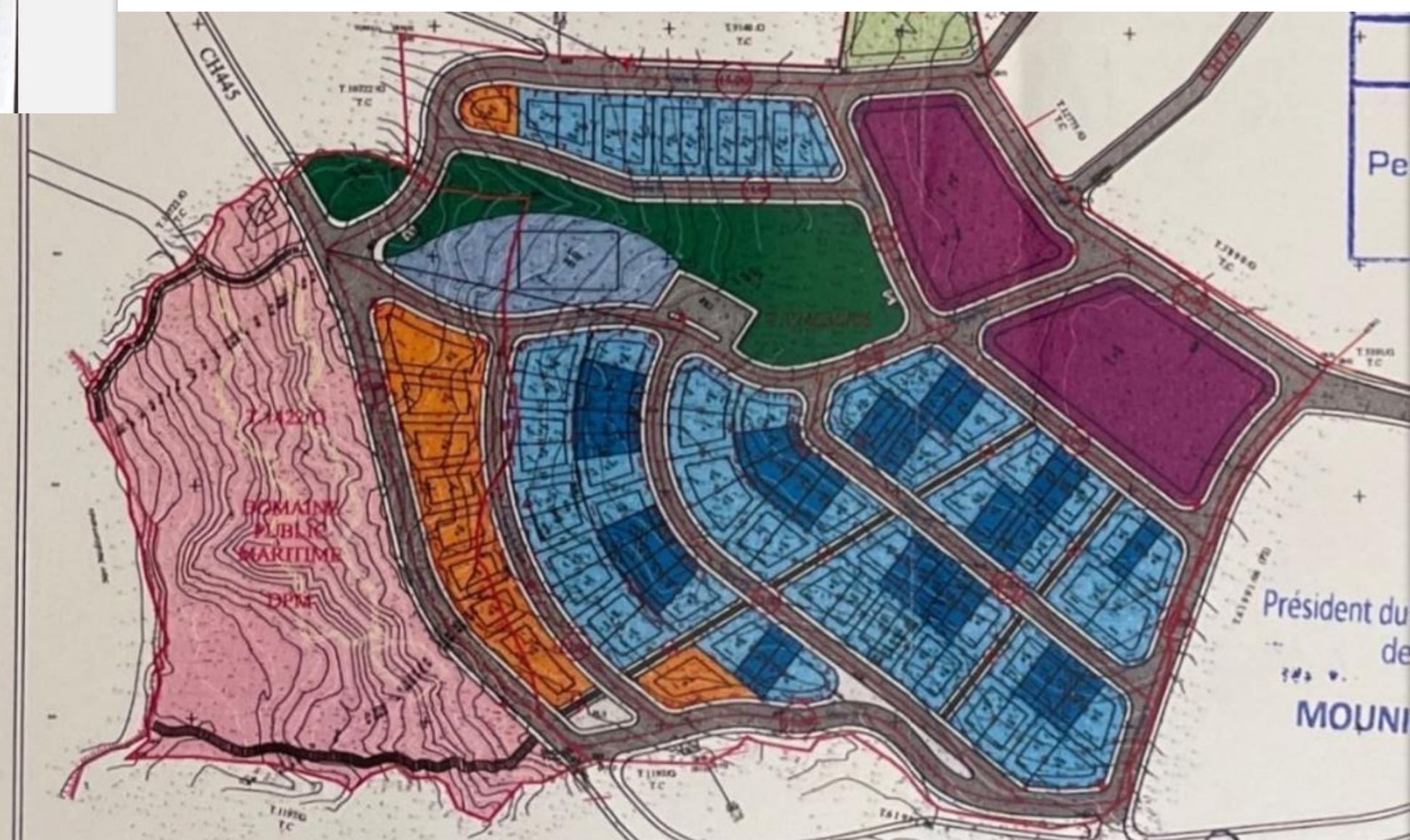
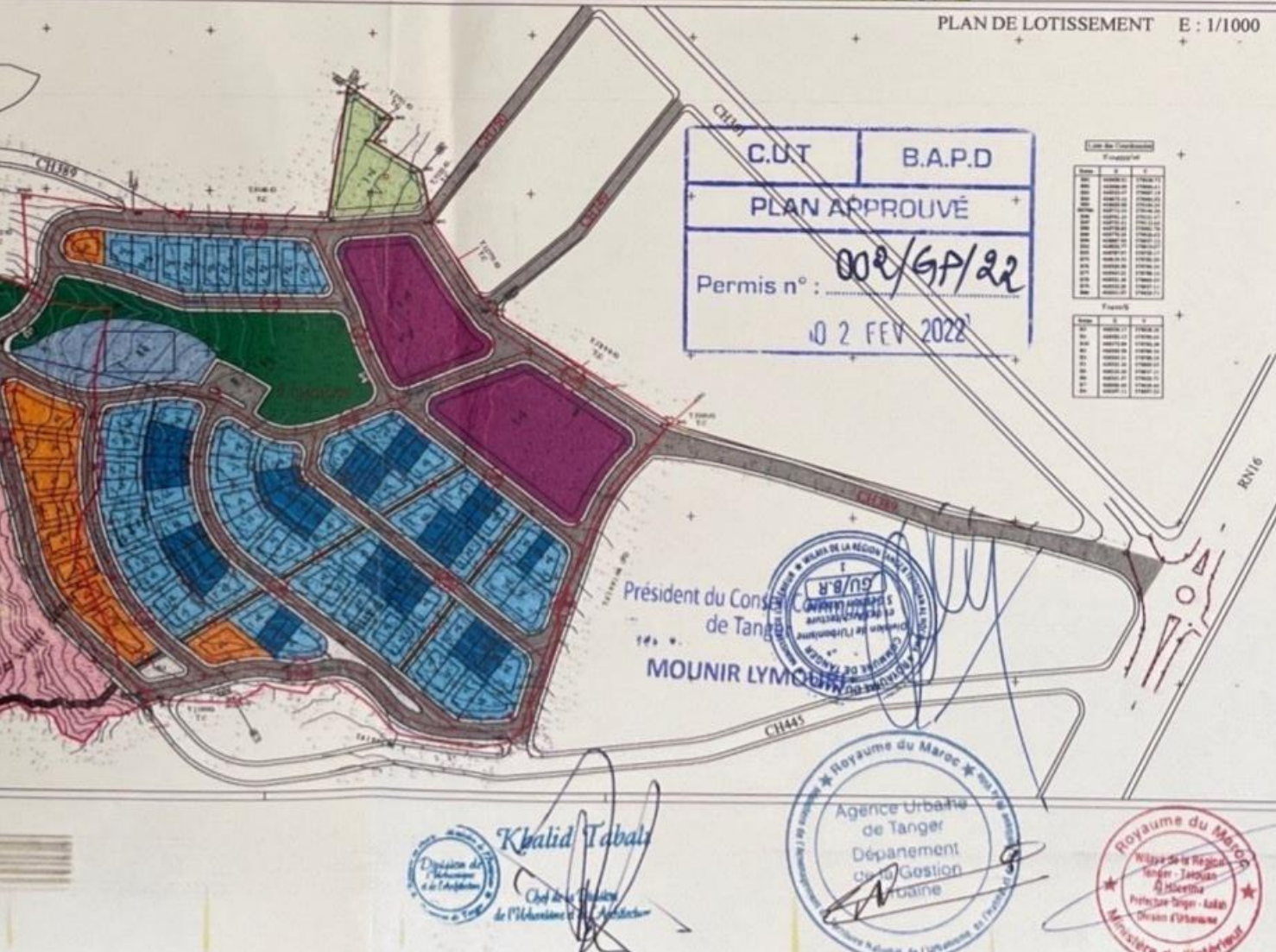
PRINCIPLES OF DEVELOPMENT, REGULATORY COMPLIANCE & PROJECT READINESS

- The LAS VENTANAS S.A.R.L. project is anchored in principles of non-aggressive architecture, high-standard residential offerings, and common leisure facilities, ensuring a harmonious and enriching living experience. It complies with the zoning regulations of a T2 zone, adhering to the stipulated occupation and constructible surface coefficients.
- We are pleased to inform that the project has already received **approved plans**, which implies that the construction site can commence immediately. However, there is flexibility for modifications by the architect to align with the interests and visions of the investors, allowing for customization and optimization of the project.



TABLEAU DES MODIFICATIONS

N°	Date	Description



DETAILED FINANCIAL BREAKDOWN & PROJECTIONS

1. Land Acquisition:

- $130,400 \text{ m}^2 \times 1,200 \text{ Dhs/m}^2 = 156,480,000 \text{ Dhs}$ (\$15,648,000)

2. Construction Costs:

- High-Standard Building:

- $35,843 \text{ m}^2 \times 5,000 \text{ Dhs/m}^2 = 179,215,000 \text{ Dhs}$

(\$17,921,500) - High-Standard Villas:

- $6,902 \text{ m}^2 \times 6,000 \text{ Dhs/m}^2 = 41,412,000 \text{ Dhs}$ (\$4,141,200)

- 5* Hotel:

- $11,820 \text{ m}^2 \times 8,000 \text{ Dhs/m}^2 = 94,560,000 \text{ Dhs}$ (\$9,456,000)

- Club House:

- $165 \text{ m}^2 \times 9,000 \text{ Dhs/m}^2 = 1,485,000 \text{ Dhs}$ (\$148,500)

3. Total Construction Cost:

- $179,215,000 + 41,412,000 + 94,560,000 + 1,485,000 \text{ Dhs} = 316,672,000 \text{ Dhs}$ (\$31,667,200)

4. External Works Cost: *(About 8% of the construction cost)*

- $0.08 \times 316,672,000 \text{ Dhs} = 25,333,760 \text{ Dhs}$ (\$2,533,376)

5. Total Construction Cost (After External Works):

- 316,672,000 + 25,333,760 Dhs = 342,005,760 Dhs (\$34,200,576)

6. Estimated Revenue:

- **High-Standard Building (Excluding Parking):** "The price of the parking is calculated at \$600 x the area of the parking space."

- 18,000 Dhs/m² X 35,843 m² = 644,574,000 Dhs (\$64,457,400)

- **High-Standard Villas:**

- 15,000 Dhs/m² X 6,902 m² = 103,530,000 Dhs (\$10,353,000)

7. Projected Profitability (Before Taxes):

- 747,104,000 - 342,005,760 - 156,480,000 Dhs = 248,618,240 Dhs (\$24,861,824)

It should be noted that the pricing outlined herein is subject to fluctuations. The profitability projections provided are pre-tax estimates. The timeline for the project realization is anticipated to span approximately 3 to 4 years, with an estimated average return on investment nearing 30%.

All prices are displayed in Dhs with immediate conversion in \$ (1\$ = 10 Dhs).



A UNIQUE OPPORTUNITY: BE PART OF TANGER'S GROWTH

- The LAS VENTANAS S.A.R.L. project represents a unique opportunity to invest in Tanger's flourishing future. We invite visionary investors to join us in shaping a new standard of living and contributing to the city's development. Seize this unparalleled opportunity and be a part of something exceptional!

- We appreciate your interest in the LAS VENTANAS S.A.R.L. project and look forward to potential collaborations that will contribute to the success of this venture and the development of Tanger.

This presentation aims to provide a comprehensive overview of the LAS VENTANAS S.A.R.L. project, highlighting its uniqueness, strategic location, financial prospects, and the investment opportunity it represents. The detailed financial breakdown and the indicative forecasts are designed to offer transparency and insight into the project's potential profitability. The objective is to engage and collaborate with visionary investors to contribute to the development of Tanger and to offer a high-standard living experience.



We are open to discussions and collaborations with interested investors. For inquiries, discussions, or further information about the LAS VENTANAS S.A.R.L. project, please contact:

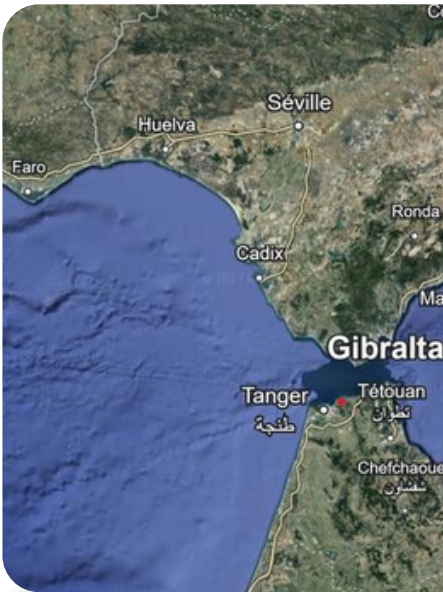
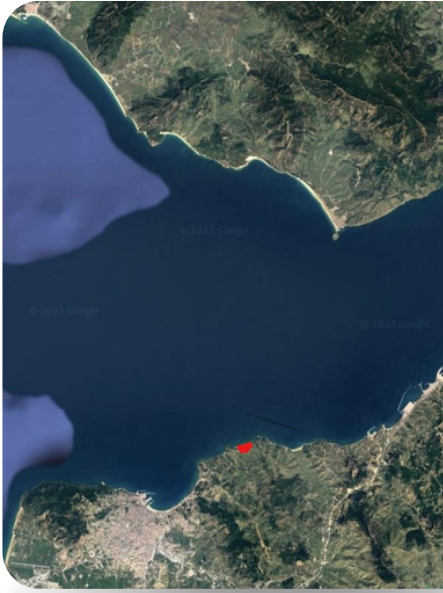
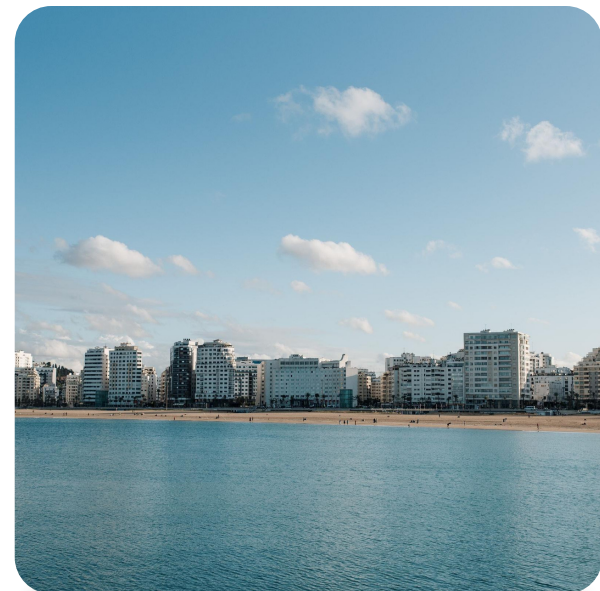


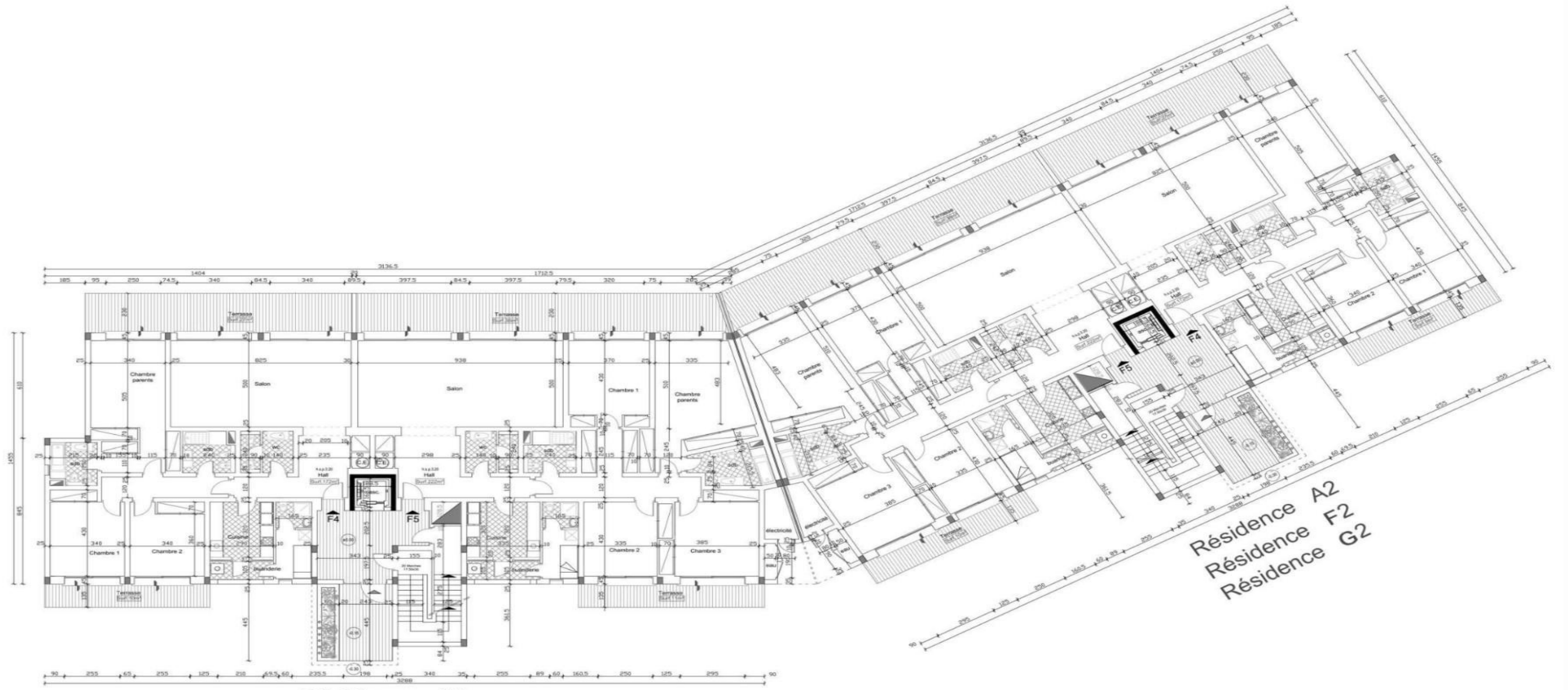
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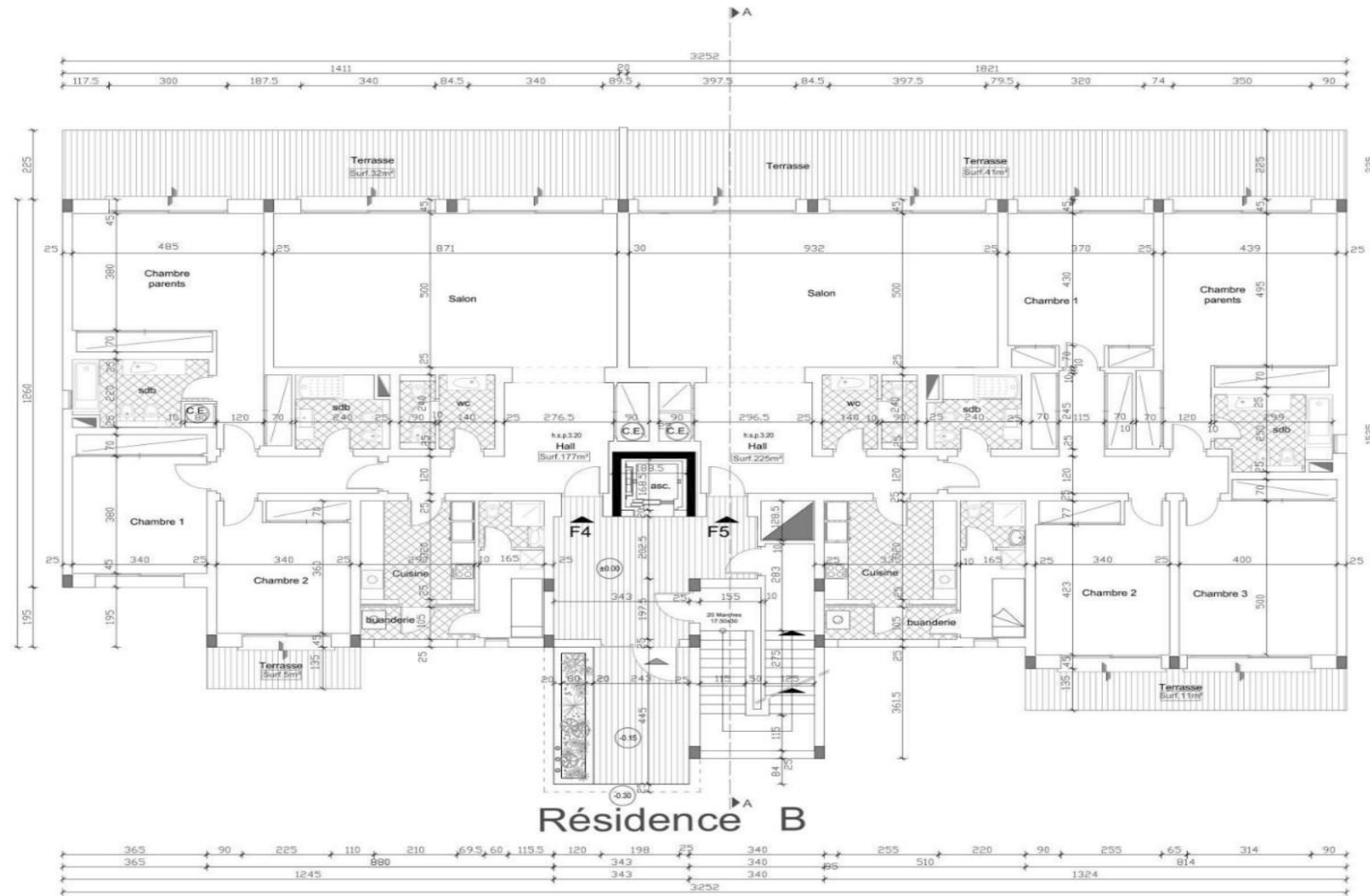




Résidence A1
 Résidence F1
 Résidence G1



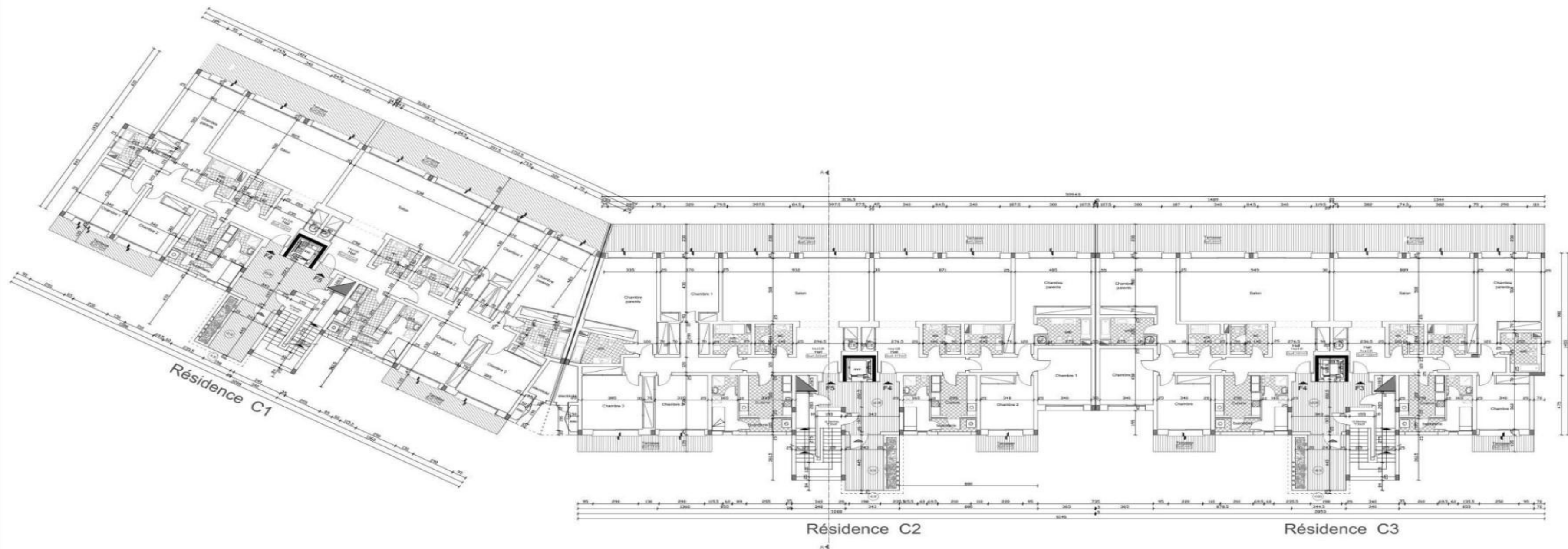
PLAN DU REZ DE CHAUSSEE - BLOCS A-F-G-



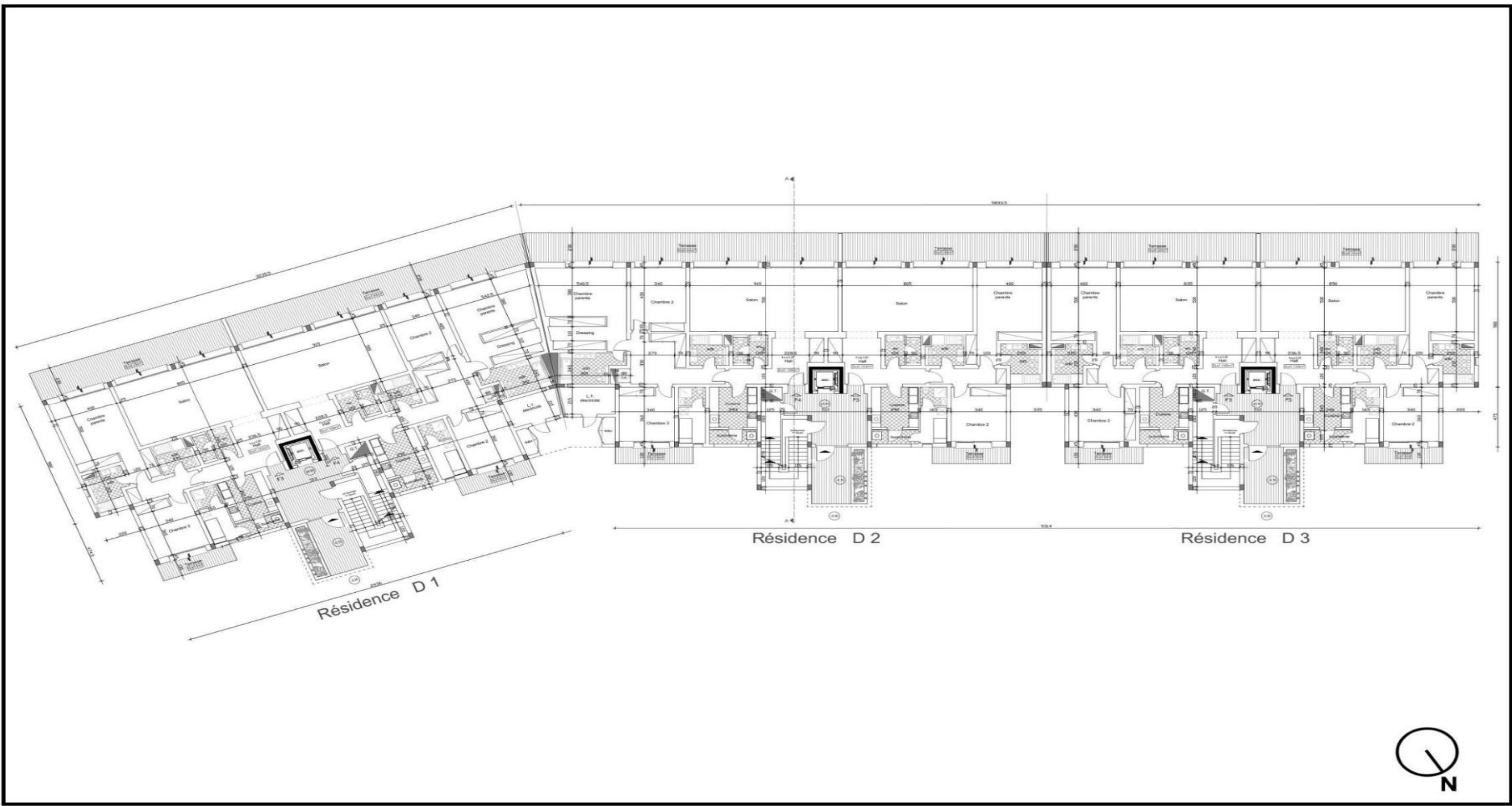
Résidence B



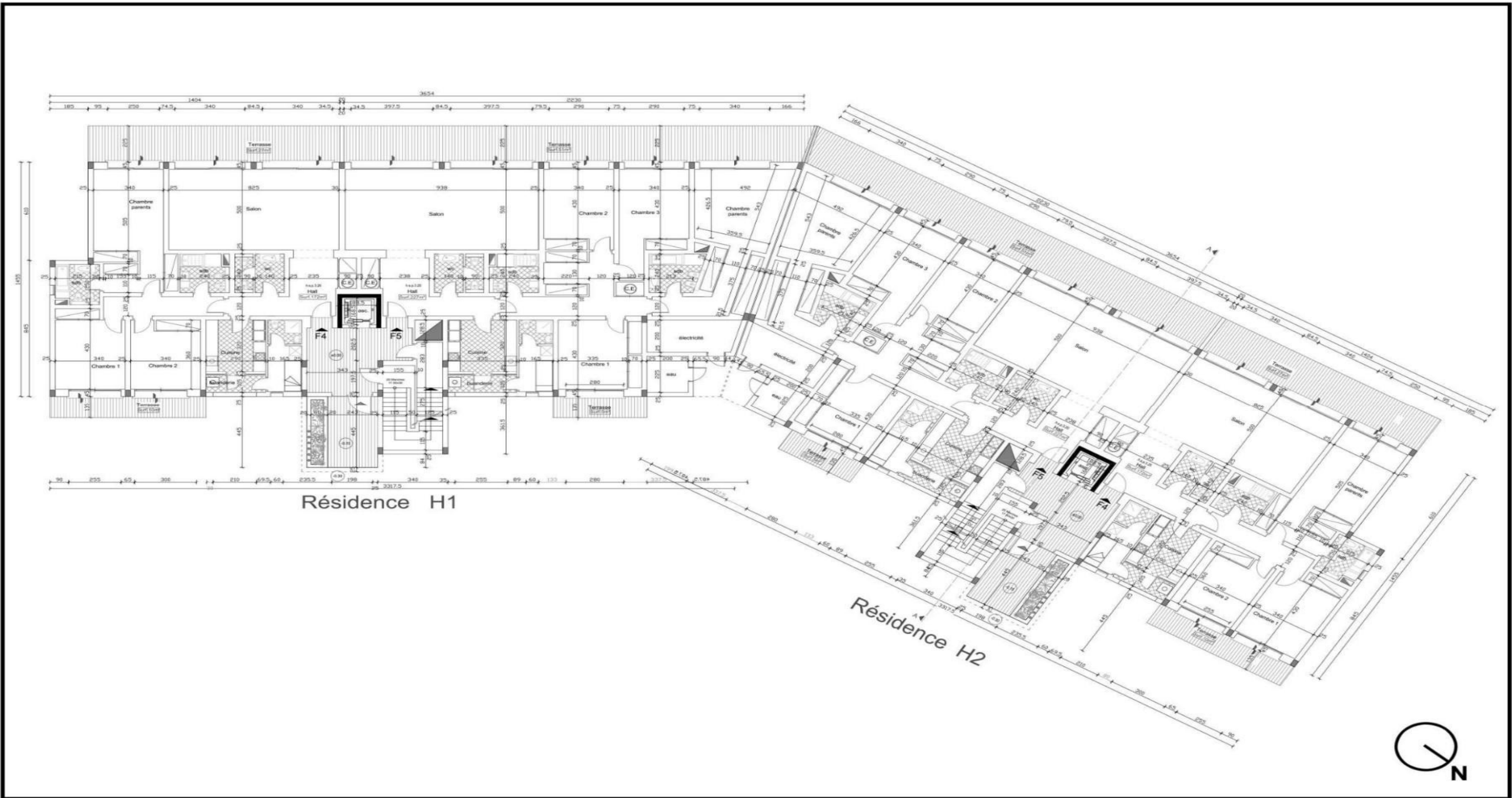
PLAN DU REZ DE CHAUSSEE - BLOC B



PLAN DU REZ DE CHAUSSEE - BLOC C



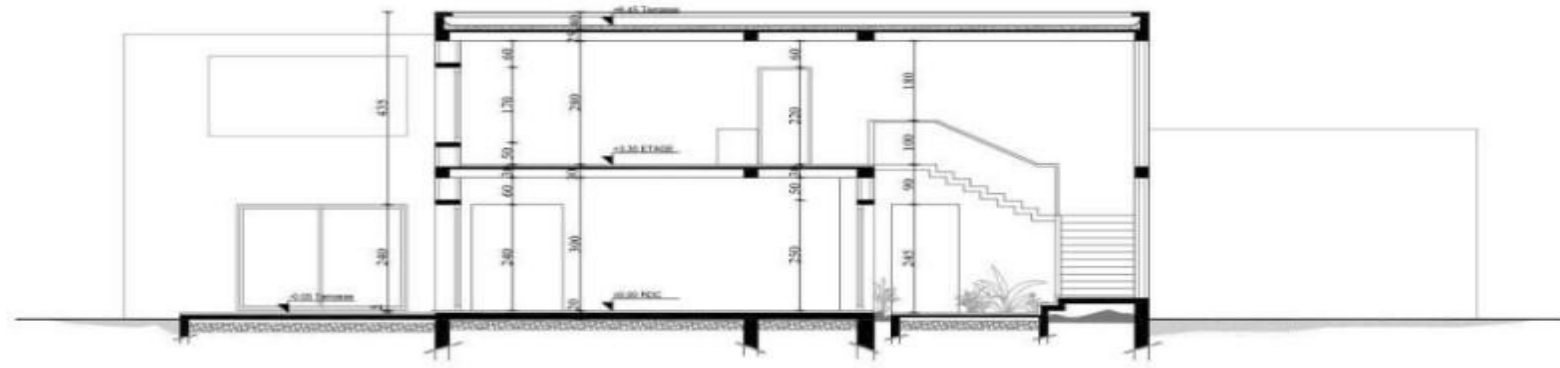
PLAN DU REZ DE CHAUSSEE - BLOCS E-D-I-



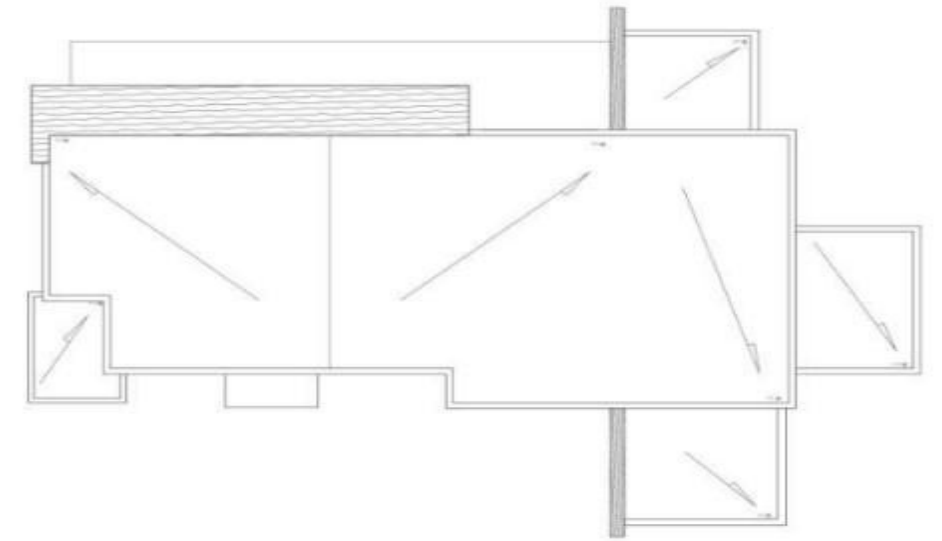
Résidence H1

Résidence H2

PLAN DU REZ DE CHAUSSEE - BLOC H



COUPE A-A



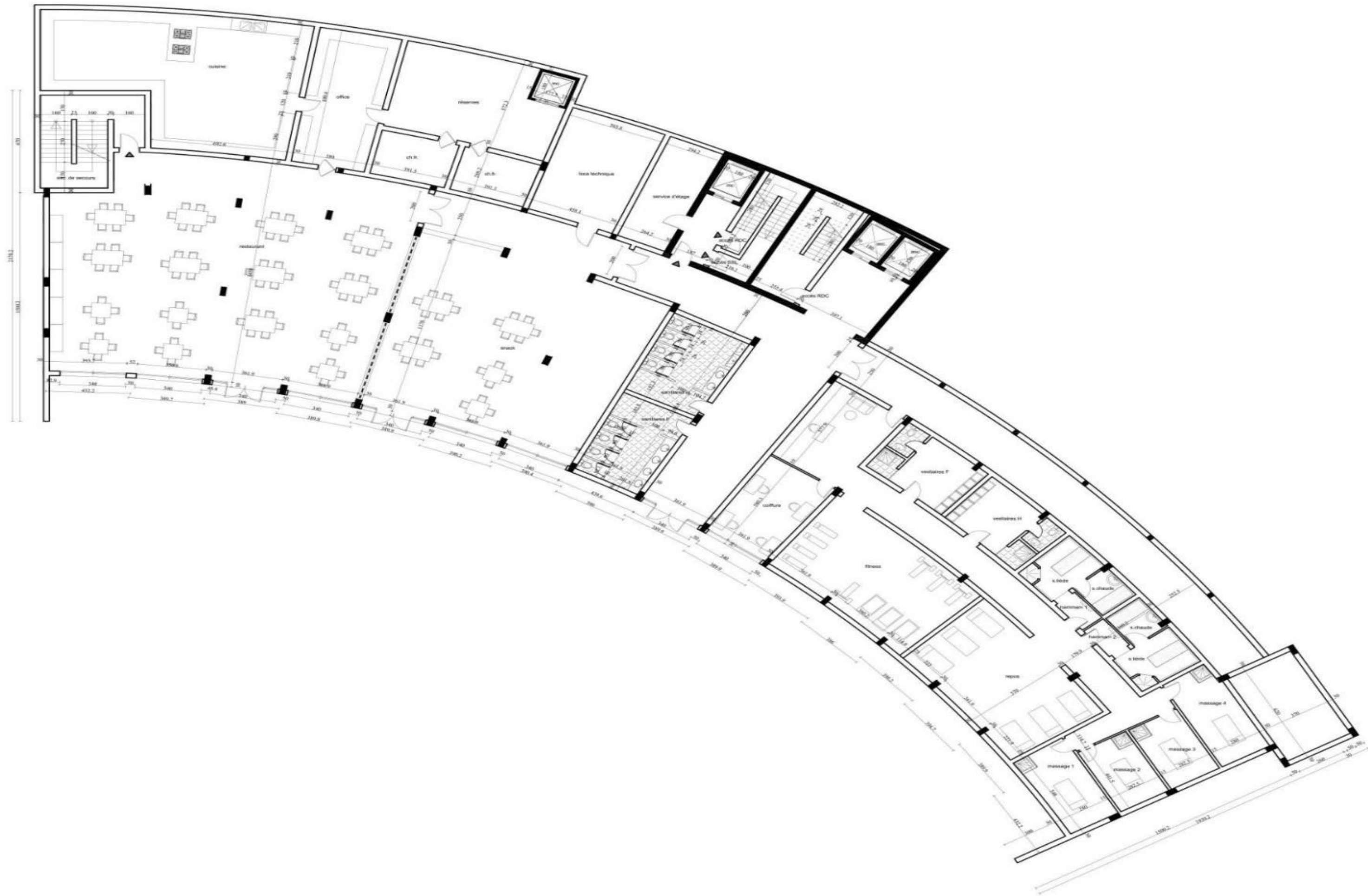
PLAN DE TOITURE



FACADE SUR JARDIN



FACADE LATERALE



PLAN DU REZ DE JARDIN - HOTEL



PLAN DU REZ DE CHAUSSEE - HOTEL