



propertyservices



**Services for a new generation
of real estate investors, developers and companies**

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Services for a new generation of real estate investors

Summer, 2011

Investment Services

Our core business is investing venture capital into Spain, new emerging and frontier real estate markets in South America and Africa. The personalized service we offer allows investors to use one office as a point of communication to exploit a full development cycle and to manage their risk in the international markets.

For Investors and Fund Managers

Founded in 1991 in the recession, the Crest Group's successful relationship with investors began through the acquisition of distressed and repossessed property in Spain. (www.crestgroupinternational.com)

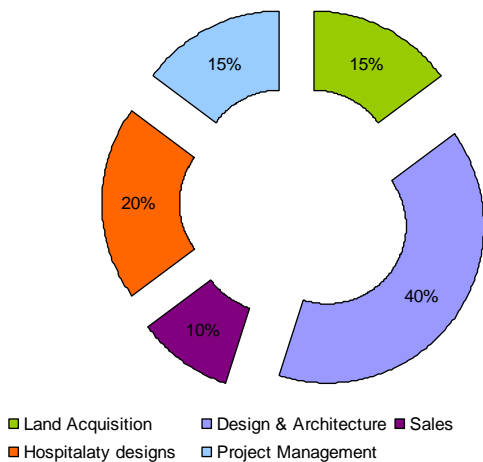
Bank Repossession

Our services are available in Spain, Tanzania, Zanzibar, Morocco and Brazil for tourist residential sites, resorts, hotels, commercial, national housing and city "mixed use" projects.

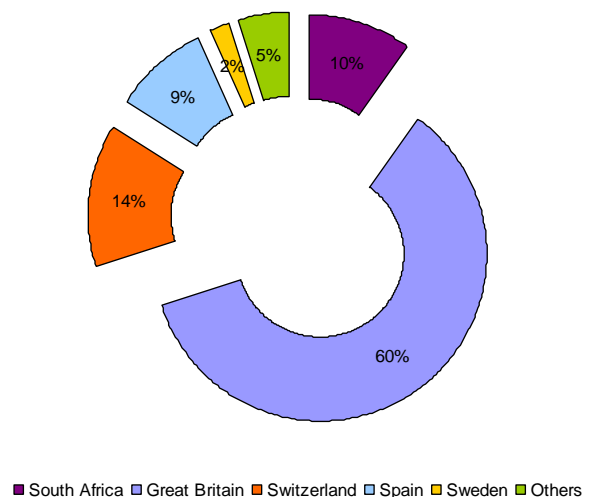
Acquiring licensed sites

We source and acquire land, but if required can manage the development cycle from design to disposal, with a historic performance higher than standard property funds. In Spain we offer special services for acquiring discounted real estate.

Sectors of work by percentage turnover



Origin of Clients



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DesignTechnical

This department (www.cresthomesarchitecture.com) is a fundamental cornerstone in the successful strategy of managing our projects on behalf of investors.

Crest Homes Architecture and
Crest Homes Project
Management

The company has an established property design studio with International Awards for Best Spanish Villa, 2006 and 2005, Best Landscape 2005, and Best Development and Architecture Morocco 2007, 2008, and 2009 at the CNBC Arabian Property Awards.

Crest Homes develops residential sales and project management software; which is operational in a number of large developments that enables projects to offer a personalized service of individual designs to their clients, increasing sales, tracking projects on time and on budget and managing risk.

Residential Real Estate Software
to achieve higher sales

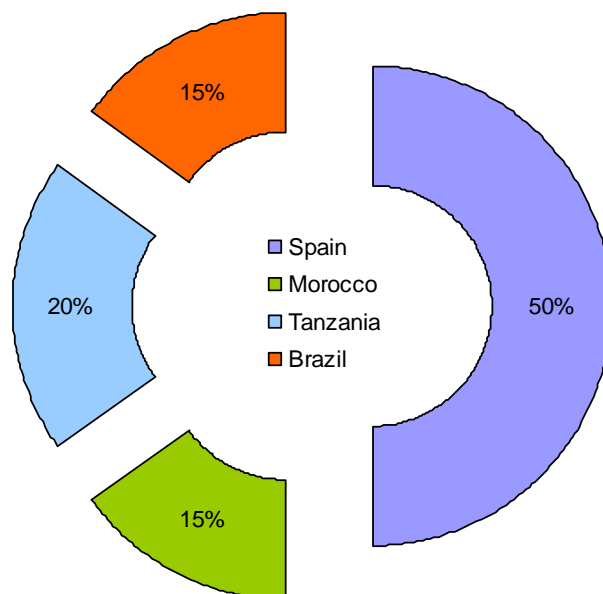
The work undertaken covers the spectrum of macro urban planning to submissions of licenses for individual houses.

Town Planning

Crest had in 2008 over 2200 units on the drawing tables. These units were distributed in Spain, Morocco, Antigua, St Lucia and Brazil. The company has managed the technical elements for real estate projects with a GDV of more than €500,000,000 over recent years. This dropped during the recession but by the end 2011 new work in Africa will have regenerated this sector of the Company

Architecture, designed for
market demands

Origen of projects



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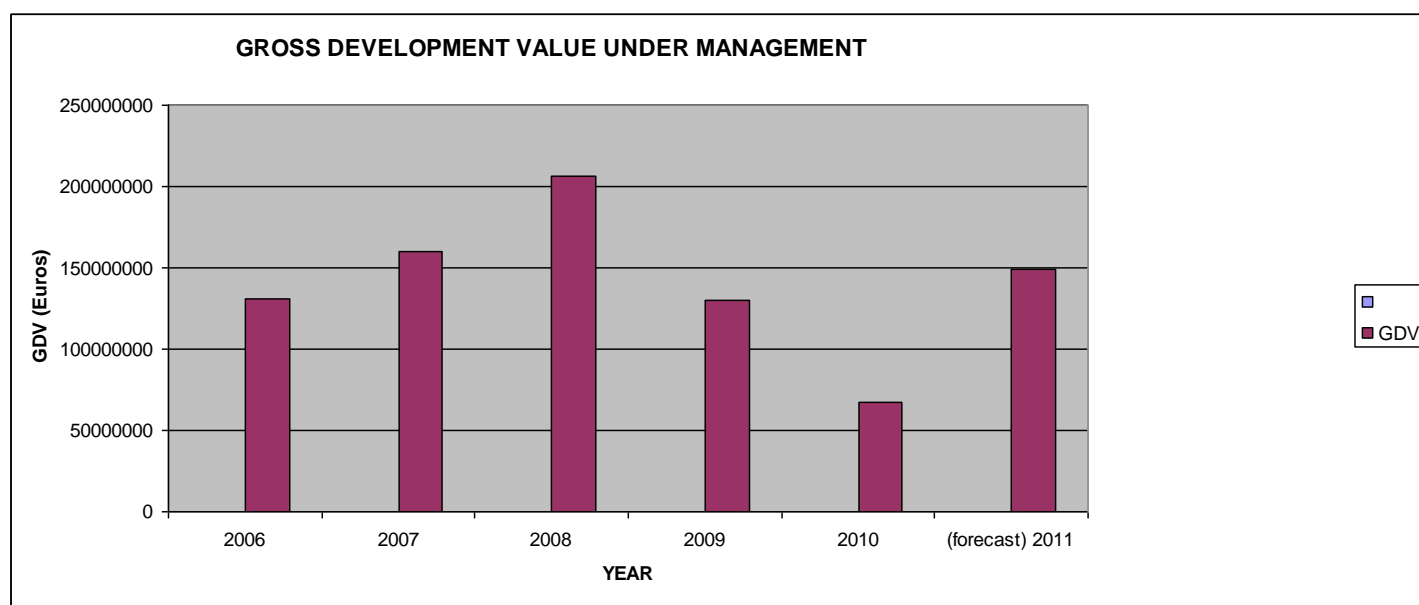
constructionmanagement

For Property
Developers

Having developed exclusively villas for HNWI up until 2006, the Company moved into hospitality projects and resorts. By 2008 the Group had over 200,000,000€ of real estate under management.

Turnover

The projects have been recognized by international awards from OPP, Homes Overseas, and Arabian Awards.



ProjectManagement

For Property Owners

In 2008 a Project Management department was developed. Clients can choose to have a real-time software service hosted on a web. This is custom made for the client who travels or is busy with their own business. This allows the client to monitor and track work in "real time" at their own convenience and while travelling on their normal business activities.

On budget and on time

EquityFunding

For Specialist
Opportunities

In 2011 the Company have developed finance and funding. Currently offers are being closed on Morocco and East Africa

Loans and Finance

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For Developers or
Agencies

Investment Products

Having successfully experienced the early 1990s recession in Spain, Crest Group are uniquely positioned with bank networks, local house builders and judicial auctioneers for successful acquisition of the best-repossessed and discounted real estate.

Bank Repossessed Properties

We can provide immediate saleable investments secured on real estate in Spain, Tanzania and Brazil. These products are specifically designed by our designers and investment consultants in collaboration with the marketing division to replace "off plan" sales with a secure and genuine investment.

Investment product lines

salesmarketing

The exit for secure risk management

Marketing and Distribution
Network



The Crest Group offers a bespoke real estate service in the form of World Property Warehouse. World Property Warehouse operates from the group's Head Offices, based in Spain and it employs a unique operational expertise of nearly 20 years in the local market. This experience has aided the correct property purchase decisions for a large number of individual and corporate investors from small apartments through to multi-million euro villas. The property business acumen contained within the World Property Warehouse team also means that they are able to identify the best real estate investment opportunities on an international scale: the UK, Brazil, Morocco, East Africa, South Africa, etc.

[Villa Turnkey System](#) is a unique marketing system designed to [increase sales for high net worth villa projects](#). It uniquely enables a client to choose fitments and fittings from a menu and have a custom design made within four working days defined to targeted profit levels. This software has been successfully used in El Capitan (www.elcapitanmarbella.com), and La Perla Living International). Suitable for luxury developments.

Bespoke Villa Service

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Team of Experts

Each specialized service has a partner from the Group whose sole responsibility is providing the "know how" locally or in a specialist technical area.

Know how

This team is further supported with experts in financing, real estate investment and legal matters.

Senior Partners
and Board

Ian Waudby	Senior Partner and Chairman
Chris North	Senior Partner
Gerthy Baars	Senior Partner
Kanj Muhando	Business Director East Africa
Inne Beyens	Director Design and Technical Services
Geoff North	Senior Partner USA
Renata Matos	Director Brazil and South America
Francisco Robles	Senior Partner Architecture and Project Management
Jenny Seed	Brand Marketing Management

Whitebridge (www.whitebridge.com) provides all hospitality services and marketing surveys. They also provide the service for the appointment of branded operators and assist in funding.

Specialist Partners and
Consultants

Chris North acts as our consultant for investments in larger projects and resorts bringing his experience over the last 20 years in our industry


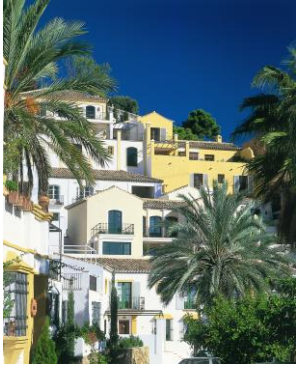


Ruediger Meyer (www.assetgate.com) provides all consultancy services for asset management.

Citadel Trustees (www.citadeltrustees.com) , based in Camberley, Surrey, was formed to provide specialized trustee services in a variety of areas such as stakeholder activities, conveyance services, shared ownership, investment clubs, private residence clubs and probate administration.

Sol Bank bank provides all secure banking services for the conveyance of clients payments when purchasing. Jyske Bank Gib.Ltd (www.jyskebank.gi) provide all corporate international banking services.

Fiduciary Group (www.fiduciarygroup.com) in Gibraltar provide all corporate and legal services.





Juan Carlos Robles (www.rdasesores.com) is the judicial expert in repossessed properties, he provides due diligence work for the courts with companies in administration and introduces networks providing opportunities .

PROJECT/Company	SERVICES USED
<p>Los Arqueros Golf, Benahavís, Málaga, Spain 1991</p> 	<p>Acquisition of bankrupt stock prior to sale of project to Taylor Woodrow on behalf of private investors</p> <p>Retail value 12,000,000 €</p> <p>All units were sold in private exhibitions in Hong Kong and South Africa</p>
<p>La Heredia and Las Colinas, Benahavís, Málaga, Spain 1991</p> 	<p>Acquisition of bankrupt stock prior to purchase of La Perla Living. Previous owners had been Prima Inmobiliaria S.A.(a division of the Kuwait Investment Office)</p> <p>Retail value 10,000,000€</p> <p>All units were sold in private exhibitions in Hong Kong, South Africa and the UK</p>
<p>Marina Bay, Estepona, Málaga, Spain 1992</p> 	<p>Acquisition of Swedish owned bankrupt stock in Spain from Securum AB. 4 front line sea apartment blocks</p> <p>120 units</p>
<p>Las Cascadas Golf, Marbella, Málaga, Spain 1993 – 1996</p> 	<p>Acquisition, design, project management and marketing of a cluster development of individual homes on behalf of the Penta Group.</p> <p>13,000,000€ GDV</p>

Selection of projects




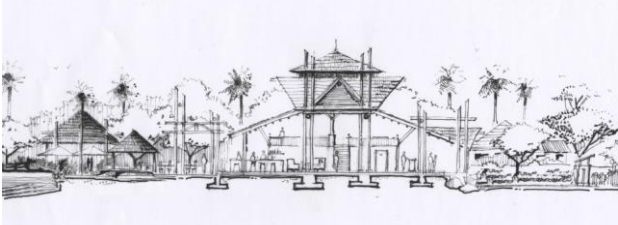
PROJECT/Company	SERVICES USED
<p>Aldea Dorada, Marbella, Málaga, Spain 1995 to 1997</p> 	<p>Acquisition, design, project management and marketing of a "village concept" of 38 units on behalf of Penta Group.</p> <p>15,000,000€ GDV</p>
<p>El Madroñal , Benahavís, Málaga, Spain 1996</p> 	<p>Construction and project management two luxury villas</p> <p>2,000,000€ GDV</p>
<p>Los Arqueros, Benahavís, Málaga, Spain 1997 to 2002</p> 	<p>Five luxury villas on the Taylor Woodrow Project in Spain for Springbok Homes. Services provided were the full cycle including sales and acquisition</p> <p>5,300,000€ GDV</p>
<p>Sierra Blanca, Marbella, Málaga, Spain 1997 to 2000</p> 	<p>The first projects for the Group Swiss Made started in Marbella</p> <p>Design, construction and project management</p> <p>3,200,000 € GDV</p>
<p>Marbella, Málaga, Spain 1998 to 2001</p> 	<p>10 luxury villas for various private investors and end user owners. Design, construction and sales</p> <p>7,400,000 GDV</p>

PROJECT/Company	SERVICES USED
<p>Sierra Blanca Country Club, Istán, Málaga, Spain 1999 to present</p> 	<p>Acquisition, design, licensing for the Company Swiss Made. Large site for mixed use for 600 units.</p> <p>90,000,000€ GDV</p> <p>www.swissmadehomes.com</p>
<p>Cortijo los Flamings, Marbella, Málaga, Spain 2000 to 2003</p> 	<p>Cluster of 12 homes for a British private developer. Design and architecture</p> <p>9,000,000€ GDV</p>
<p>El Capitán, Benahavís, Málaga, Spain 2001 to present</p> 	<p>50 villa plots using the design software to create custom houses. Since 2008 these designs are using green technology. 15 luxury villas are completed</p> <p>50,000,000€ GDV</p> <p>www.elcapitanmarbella.com</p>
<p>Monte Halcones, Benahavís, Málaga, Spain 2003</p> 	<p>Two villas for Natsuna BY S.L., a Swedish based Company. Design, construction, project management and sales</p> <p>Award Best House Spain 2005</p>
<p>El Madroñal, Benahavís, Málaga, Spain 2003 to 2005</p> 	<p>For La Perla Living</p> <p>Sales system for custom designed high net worth villas</p>





PROJECT/Company	SERVICES USED
<p>Monte Mayor, La Heredia village, Benahavís, Málaga 2004</p> 	<p>For La Perla Living. Design concept work and product positioning for a traditional Andalusia village style project, Monte Mayor</p> <p>www.laperlainternationalliving.com</p>
<p>Los Monteros and El Conde del Luque, Benahavís, Málaga 2004</p> 	<p>Design, construction and project management of 5 luxury villas for the Dutch Group of Muller Estates.</p> <p>Award Best House Spain 2006</p> <p>www.marbelladreamvillas.com</p>
<p>Oasis Beach and Golf Resort, Mediterranean Saidia, Morocco. 2005 to present</p> 	<p>Three sites in the complex of Saidia on behalf of a British investment group. Acquisition, design, architecture, project management</p> <p>www.oasismorocco.com</p> <p>53,000,000€ GDV</p>
<p>Radisson Hotel, Mediterranean Saidia, Morocco 2006 to present</p> 	<p>On behalf of Property Logic a front line beach hotel and villa complex. Acquisition, design, architecture and project management</p> <p>www.property-logic.com www.lejardindefleur.com</p> <p>120,000,000€ GDV</p>
<p>David Lloyd Resorts, Mediterranean Saidia, Morocco 2006 to present</p> 	<p>96 Town house and attached villas for David Lloyd Resorts. Designer and architecture services</p> <p>26,000,000€ GDV</p> <p>www.davidlloydgroup.com</p>

PROJECT/Company	SERVICES USED
<p>Le Jardin de Fleur, Mediterranean Saidia, Morocco 2005 to present.</p> 	<p>Property Logic have created a wide selection of properties in 10 plots. Over 700 properties, varying between villas to apartments. (acquisition, architecture and licensing, project management)</p> <p>www.lejardindefleur.com</p>
<p>Ilha de Cajaiba, Bahia, Brazil 2006 to present</p> 	<p>Acquired on behalf of Property Logic, an island resort on the Bahia coastline. Master planning and resort design.</p> <p>www.property-logic.com</p>
<p>Vista Hermosa, Costa Esuri, Ayamonte, Huelva, Spain 2006</p> 	<p>Frinver is a Madrid based property Group. The architecture and project management was handled by ourselves</p> <p>www.frinverpromociones.com</p>
<p>Touros Village Beach Resort, Rio Grande do Norte, Brazil 2008</p> 	<p>Acquired for the real estate division of Peer Group (Lola Racing) a mixed site of 277 apartments and villas. Full architecture services</p> <p>www.touros-beachresort.com</p>
<p>Los Monteros, Marbella, Málaga 2009</p> 	<p>Architecture and construction: New villa in Los Monteros. Contemporary Cape Town style. 6,000,000€ GDV</p> <p>www.marbelladreamvillas.com</p>

Selection of projects

PROJECT/Company	SERVICES USED
<p>Arusha, Tanzania, 2010</p> 	<p>Arusha Skyline Hyatt Hotel.</p> <p>200 room conference and five star hotel facility with Casino. Full architecture and project management services</p> <p>GDV 70,000,000USD.</p>
<p>Salama Waterfront, Dar Es Salaam, 2010</p> 	<p>A master plan for a new Business district reclaimed from the City harbour with two five star and one seven star hotel.</p>
<p>Zanzibar, 2011, Saffron Beach Village</p> 	<p>Concept design and commercial business plan. Resort for 270 residential units for a vocational points resort chain.</p> <p>GDV 90,000,000 USD</p>
<p>Zanzibar, 2011 Kenwa Resort</p> 	<p>Concept Design and commercial business plan. Beach Lodge for high end fractional sales. 60 units.</p>

Selection of projects

PROJECT/Company	SERVICES USED
<p>Brazil, 2011 Olympic Sailing Village Concept</p> 	<p>A collaborative design concept for the Brazilian Olympic Games.</p> <p>This presentation was made for the sailing competition and presented to the Organisers in January 2011.</p> <p>This project was joint project with European architects to secure the design of the village</p>
<p>Natal, Brazil 2010-2011</p> 	<p>National housing for Natal residents in middle class condominium projects.</p> <p>These compact luxury villas are designed for the client's personal requirements and accommodation needs.</p> <p>These architecture services are available with project management</p>
<p>Mwanza, Lake Victoria, Tanzania.2011</p> 	<p>National housing for a new satellite town in the mining town of Mwanza. GDV \$160,000,000.</p> <p>General contractor and project managers</p>
<p>Katavi Agriculture University Tanzania 2011</p> 	<p>General Contractors and architects for the new agriculture university in Tanzania in Mpanda. GDV is \$200,000,000</p>