

**EMIRATES MALL
& RESIDENCY**



Biggest Project of Al-kabir Downtown A Project by the kings developments



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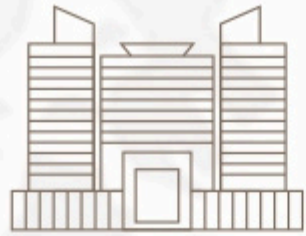


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The business plan future contains several future financial projections and forecasts. These estimated projections are based on numerous assumptions and hypothetical scenarios and Sponsor(s) explicitly makes no representation or warranty of any kind with respect to any financial projections or forecast delivered in connection with the Offering or any of the Occupations underlying them. This business plan further contains performance data that represents past performance. Past performance does not guarantee further results. Current performance may be lower to higher than the performance data presented. All returns examples provided are based on assumptions and expectations in light of currently available information, industry trends and comparisons to competitor's financials. Therefore, actual performance may, and most likely will, substantially differ from these projections and no guarantee is presented or implied as to the accuracy of specific forecasts projections or predictive statements contained in the Business Plan. The Sponsor further makes no representations or warranties that any investor will, or is likely to, achieve profits to similar to those shown in the pro-formas or other financial projections. These prices are subject to USD conversion fluctuations against the PKR which are prevalent within the international market. The revenue figure based on the most conservative rates currently within the market. The occupancy figures within the revenue have been projected at 200 days per annum. The sublet contracts will be for renewal annually and prices may vary. This business plan contains privilege and confidential information and unauthorized use of this information in any manner is strictly prohibited. If you are not the intended recipient, please notify the sender immediately. This business plan is for informational purposes and not intended to be a general solicitation or securities offering of any kind. The information contained herein is from source believed to be reliable, however no repetitions by sponsor(s), either expressed or implied, is made as to the accuracy of any information on this property and all investors should conduct their own research to determine the accuracy of any statements made. An investment in the offering will be speculative investment and subject to significant risks and therefore investors are encouraged to consult with personal legal and tax advisor. Neither the sponsor(s), nor their representatives, officers, employees, affiliates, sub-contractors or vendors provide tax, legal or investment advice. Nothing in this document is intended to be or should be or should be construed as such advice.





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THE PREMIUM HOT SPOT



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The three step process:

Invest

Make the right decision

Acquire

Get possession

Retain

Start generating income





Real Estate being the most **Sustainable** class of assets in Pakistan, retains the most value and drives consistent growth, thus, making it the perfect investment opportunity.



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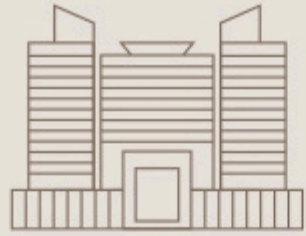
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EMIRATES MALL & RESIDENCY



GROUND FLOOR / SHOWROOMS

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

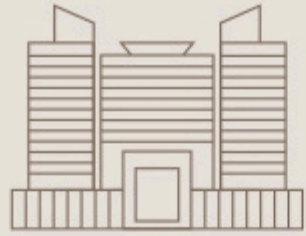
Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
Showroom	891	MB/CORNER	40,074,750	8,014,950	4,007,475	208,723	1,502,803	6,011,213
Showroom	800	MB/CORNER	36,000,000	7,200,000	3,600,000	187,500	1,350,000	5,400,000
Showroom	718	MB	32,289,300	6,457,860	3,228,930	168,173	1,210,849	4,843,395
Showroom	715	MB/CORNER	32,173,200	6,434,640	3,217,320	167,569	1,206,495	4,825,980
Showroom	681	MB	30,623,850	6,124,770	3,062,385	159,499	1,148,394	4,593,578
Showroom	678	MB/CORNER	30,507,750	6,101,550	3,050,775	158,895	1,144,041	4,576,163
Showroom	617	MB	27,787,050	5,557,410	2,778,705	144,724	1,042,014	4,168,058
Showroom	421	MB	18,932,850	3,786,570	1,893,285	98,609	709,982	2,839,928
Showroom	373	MB	16,771,050	3,354,210	1,677,105	87,349	628,914	2,515,658
Showroom	342	MB	15,383,250	3,076,650	1,538,325	80,121	576,872	2,307,488
Showroom	330	MB	14,867,550	2,973,510	1,486,755	77,435	557,533	2,230,133



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**EMIRATES MALL
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GROUND FLOOR / SHOPS / KIOSK

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	CATEGORY	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
SHOP	333	STANDARD	14,972,850	2,994,570	1,497,285	77,984	561,482	2,245,928
SHOP	316	STANDARD	14,200,650	2,840,130	1,420,065	73,962	532,524	2,130,098
SHOP	296	STANDARD	13,315,500	2,663,100	1,331,550	69,352	499,331	1,997,325
SHOP	292	STANDARD	13,146,750	2,629,350	1,314,675	68,473	493,003	1,972,013
SHOP	229	STANDARD	10,294,200	2,058,840	1,029,420	53,616	386,033	1,544,130
SHOP	206	CORNER LOBBY	9,258,750	1,851,750	925,875	48,223	347,203	1,388,813
SHOP	206	STANDARD	9,258,750	1,851,750	925,875	48,223	347,203	1,388,813
SHOP	181	STANDARD LOBBY	8,148,150	1,629,630	814,815	42,438	305,556	1,222,223
SHOP	175	STANDARD LOBBY	7,881,750	1,576,350	788,175	41,051	295,566	1,182,263
SHOP	174	CORNER LOBBY	7,847,100	1,569,420	784,710	40,870	294,266	1,177,065
SHOP	174	STANDARD LOBBY	7,829,100	1,565,820	782,910	40,777	293,591	1,174,365
SHOP	173	STANDARD	7,791,750	1,558,350	779,175	40,582	292,191	1,168,763
SHOP	169	STANDARD	7,588,350	1,517,670	758,835	39,523	284,563	1,138,253
SHOP	167	CORNER LOBBY	7,528,050	1,505,610	752,805	39,209	282,302	1,129,208
SHOP	167	STANDARD LOBBY	7,528,050	1,505,610	752,805	39,209	282,302	1,129,208
SHOP	157	STANDARD	7,083,450	1,416,690	708,345	36,893	265,629	1,062,518
SHOP	145	STANDARD LOBBY	6,539,400	1,307,880	653,940	34,059	245,228	980,910
SHOP	138	CORNER LOBBY	6,220,350	1,244,070	622,035	32,398	233,263	933,053
SHOP	107	STANDARD LOBBY	4,817,250	963,450	481,725	25,090	180,647	722,588
SHOP	101	CORNER LOBBY	4,557,150	911,430	455,715	23,735	170,893	683,573

Type	Area		Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
KIOSK	57		2,262,400	452,480	226,240	11,783	84,840	339,360



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FIRST FLOOR / SHOPS / KIOSK

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
SHOP	699	MB/CORNER	17,475,000	3,495,000	1,747,500	91,016	655,313	2,621,250
SHOP	560	MB/CORNER	14,000,000	2,800,000	1,400,000	72,917	525,000	2,100,000
SHOP	406	STANDARD LOBBY	10,150,000	2,030,000	1,015,000	52,865	380,625	1,522,500
SHOP	406	MB/CORNER	10,150,000	2,030,000	1,015,000	52,865	380,625	1,522,500
SHOP	400	STANDARD LOBBY	10,000,000	2,000,000	1,000,000	52,083	375,000	1,500,000
SHOP	365	STANDARD LOBBY	9,125,000	1,825,000	912,500	47,526	342,188	1,368,750
SHOP	350	CORNER LOBBY	8,750,000	1,750,000	875,000	45,573	328,125	1,312,500
SHOP	328	STANDARD LOBBY	8,200,000	1,640,000	820,000	42,708	307,500	1,230,000
SHOP	301	STANDARD LOBBY	7,525,000	1,505,000	752,500	39,193	282,188	1,128,750
SHOP	258	STANDARD LOBBY	6,450,000	1,290,000	645,000	33,594	241,875	967,500
SHOP	253	STANDARD LOBBY	6,325,000	1,265,000	632,500	32,943	237,188	948,750
SHOP	252	STANDARD	6,300,000	1,260,000	630,000	32,813	236,250	945,000
SHOP	222	STANDARD LOBBY	5,550,000	1,110,000	555,000	28,906	208,125	832,500
SHOP	218	STANDARD	5,450,000	1,090,000	545,000	28,385	204,375	817,500
SHOP	206	STANDARD	5,150,000	1,030,000	515,000	26,823	193,125	772,500
SHOP	196	STANDARD	4,900,000	980,000	490,000	25,521	183,750	735,000
SHOP	172	STANDARD	4,300,000	860,000	430,000	22,396	161,250	645,000
SHOP	160	STANDARD LOBBY	4,000,000	800,000	400,000	20,833	150,000	600,000
SHOP	151	CORNER LOBBY	3,775,000	755,000	377,500	19,661	141,563	566,250
SHOP	148	CORNER LOBBY	3,700,000	740,000	370,000	19,271	138,750	555,000
SHOP	146	STANDARD LOBBY	3,650,000	730,000	365,000	19,010	136,875	547,500
SHOP	306	STANDARD LOBBY	7,650,000	1,530,000	765,000	39,844	286,875	1,147,500
SHOP	239	STANDARD LOBBY	5,975,000	1,195,000	597,500	31,120	224,063	896,250
SHOP	231	CORNER LOBBY	5,775,000	1,155,000	577,500	30,078	216,563	866,250
SHOP	222	STANDARD LOBBY	5,550,000	1,110,000	555,000	28,906	208,125	832,500
SHOP	214	STANDARD LOBBY	5,350,000	1,070,000	535,000	27,865	200,625	802,500
SHOP	213	CORNER LOBBY	5,325,000	1,065,000	532,500	27,734	199,688	798,750
SHOP	208	CORNER LOBBY	5,200,000	1,040,000	520,000	27,083	195,000	780,000
SHOP	196	STANDARD LOBBY	4,900,000	980,000	490,000	25,521	183,750	735,000
SHOP	186	STANDARD	4,650,000	930,000	465,000	24,219	174,375	697,500
SHOP	160	STANDARD LOBBY	4,000,000	800,000	400,000	20,833	150,000	600,000
SHOP	151	CORNER LOBBY	3,775,000	755,000	377,500	19,661	141,563	566,250

Type	Area		Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
KIOSK	70		1,400,000	280,000	140,000	7,292	52,500	210,000



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SECOND FLOOR / SHOPS / KIOSK

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
SHOP	699	MB/CORNER	15,378,000	3,075,600	1,537,800	80,094	576,675	2,306,700
SHOP	560	MB/CORNER	12,320,000	2,464,000	1,232,000	64,167	462,000	1,848,000
SHOP	406	STANDARD LOBBY	8,932,000	1,786,400	893,200	46,521	334,950	1,339,800
SHOP	406	MB/CORNER	8,932,000	1,786,400	893,200	46,521	334,950	1,339,800
SHOP	400	STANDARD LOBBY	8,800,000	1,760,000	880,000	45,833	330,000	1,320,000
SHOP	365	STANDARD LOBBY	8,030,000	1,606,000	803,000	41,823	301,125	1,204,500
SHOP	350	CORNER LOBBY	7,700,000	1,540,000	770,000	40,104	288,750	1,155,000
SHOP	328	STANDARD LOBBY	7,216,000	1,443,200	721,600	37,583	270,600	1,082,400
SHOP	301	STANDARD LOBBY	6,622,000	1,324,400	662,200	34,490	248,325	993,300
SHOP	258	STANDARD LOBBY	5,676,000	1,135,200	567,600	29,563	212,850	851,400
SHOP	253	STANDARD LOBBY	5,566,000	1,113,200	556,600	28,990	208,725	834,900
SHOP	252	STANDARD	5,544,000	1,108,800	554,400	28,875	207,900	831,600
SHOP	222	STANDARD LOBBY	4,884,000	976,800	488,400	25,438	183,150	732,600
SHOP	218	STANDARD	4,796,000	959,200	479,600	24,979	179,850	719,400
SHOP	206	STANDARD	4,532,000	906,400	453,200	23,604	169,950	679,800
SHOP	196	STANDARD	4,312,000	862,400	431,200	22,458	161,700	646,800
SHOP	172	STANDARD	3,784,000	756,800	378,400	19,708	141,900	567,600
SHOP	160	STANDARD LOBBY	3,520,000	704,000	352,000	18,333	132,000	528,000
SHOP	151	CORNER LOBBY	3,322,000	664,400	332,200	17,302	124,575	498,300
SHOP	148	CORNER LOBBY	3,256,000	651,200	325,600	16,958	122,100	488,400
SHOP	146	STANDARD LOBBY	3,212,000	642,400	321,200	16,729	120,450	481,800
SHOP	306	STANDARD LOBBY	6,732,000	1,346,400	673,200	35,063	252,450	1,009,800
SHOP	239	STANDARD LOBBY	5,258,000	1,051,600	525,800	27,385	197,175	788,700
SHOP	231	CORNER LOBBY	5,082,000	1,016,400	508,200	26,469	190,575	762,300
SHOP	222	STANDARD LOBBY	4,884,000	976,800	488,400	25,438	183,150	732,600
SHOP	214	STANDARD LOBBY	4,708,000	941,600	470,800	24,521	176,550	706,200
SHOP	213	CORNER LOBBY	4,686,000	937,200	468,600	24,406	175,725	702,900
SHOP	208	CORNER LOBBY	4,576,000	915,200	457,600	23,833	171,600	686,400
SHOP	196	STANDARD LOBBY	4,312,000	862,400	431,200	22,458	161,700	646,800
SHOP	186	STANDARD	4,092,000	818,400	409,200	21,313	153,450	613,800
SHOP	160	STANDARD LOBBY	3,520,000	704,000	352,000	18,333	132,000	528,000
SHOP	151	CORNER LOBBY	3,322,000	664,400	332,200	17,302	124,575	498,300

Type	Area		Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
KIOSK	70		1,190,000	238,000	119,000	6,198	44,625	178,500



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THIRD FLOOR / SHOPS / KIOSK

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
Shop	651	MB/CORNER	13,020,000	2,604,000	1,302,000	67,813	488,250	1,953,000
Shop	521	MB/CORNER	10,420,000	2,084,000	1,042,000	54,271	390,750	1,563,000
Shop	378	STANDARD LOBBY	7,560,000	1,512,000	756,000	39,375	283,500	1,134,000
Shop	372	STANDARD LOBBY	7,440,000	1,488,000	744,000	38,750	279,000	1,116,000
Shop	326	CORNER LOBBY	6,520,000	1,304,000	652,000	33,958	244,500	978,000
Shop	285	STANDARD LOBBY	5,700,000	1,140,000	570,000	29,688	213,750	855,000
Shop	280	STANDARD LOBBY	5,600,000	1,120,000	560,000	29,167	210,000	840,000
Shop	260	STANDARD LOBBY	5,200,000	1,040,000	520,000	27,083	195,000	780,000
Shop	240	STANDARD LOBBY	4,800,000	960,000	480,000	25,000	180,000	720,000
Shop	235	STANDARD LOBBY	4,700,000	940,000	470,000	24,479	176,250	705,000
Shop	215	CORNER LOBBY	4,300,000	860,000	430,000	22,396	161,250	645,000
Shop	191	STANDARD LOBBY	3,820,000	764,000	382,000	19,896	143,250	573,000
Shop	182	STANDARD	3,640,000	728,000	364,000	18,958	136,500	546,000
Shop	173	CORNER LOBBY	3,460,000	692,000	346,000	18,021	129,750	519,000
Shop	160	STANDARD	3,200,000	640,000	320,000	16,667	120,000	480,000
Shop	149	STANDARD LOBBY	2,980,000	596,000	298,000	15,521	111,750	447,000
Shop	141	CORNER LOBBY	2,820,000	564,000	282,000	14,688	105,750	423,000
Shop	139	STANDARD LOBBY	2,780,000	556,000	278,000	14,479	104,250	417,000
Shop	135	CORNER LOBBY	2,700,000	540,000	270,000	14,063	101,250	405,000

Type	Area		Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
KIOSK	65		975,000	195,000	97,500	5,078	36,563	146,250





EMIRATES MALL & RESIDENCY



SMART OFFICES

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
Office	96	STANDARD VIEW	1,248,000	249,600	124,800	6,500	46,800	187,200
Office	108	STANDARD VIEW	1,404,000	280,800	140,400	7,313	52,650	210,600
Office	150	STANDARD VIEW	1,950,000	390,000	195,000	10,156	73,125	292,500
Office	158	STANDARD VIEW	2,054,000	410,800	205,400	10,698	77,025	308,100
Office	161	STANDARD VIEW	2,093,000	418,600	209,300	10,901	78,488	313,950
Office	169	FOUNTAIN VIEW	2,197,000	439,400	219,700	11,443	82,388	329,550
Office	176	STANDARD VIEW	2,288,000	457,600	228,800	11,917	85,800	343,200
Office	189	STANDARD VIEW	2,457,000	491,400	245,700	12,797	92,138	368,550
Office	248	STANDARD VIEW	3,224,000	644,800	322,400	16,792	120,900	483,600



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SIGNATURE APARTMENTS

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
Apartment	421	STUDIO	5,473,000	1,094,600	547,300	28,505	205,238	820,950
Apartment	443	ONE BED	5,759,000	1,151,800	575,900	29,995	215,963	863,850
Apartment	492	ONE BED	6,396,000	1,279,200	639,600	33,313	239,850	959,400
Apartment	511	ONE BED	6,643,000	1,328,600	664,300	34,599	249,113	996,450
Apartment	550	ONE BED	7,150,000	1,430,000	715,000	37,240	268,125	1,072,500
Apartment	638	ONE BED	8,294,000	1,658,800	829,400	43,198	311,025	1,244,100
Apartment	642	ONE BED	8,346,000	1,669,200	834,600	43,469	312,975	1,251,900
Apartment	654	ONE BED	8,502,000	1,700,400	850,200	44,281	318,825	1,275,300
Apartment	680	TWO BEDS	8,840,000	1,768,000	884,000	46,042	331,500	1,326,000
Apartment	878	TWO BEDS	11,414,000	2,282,800	1,141,400	59,448	428,025	1,712,100
Apartment	1,236	TWO BEDS	16,068,000	3,213,600	1,606,800	83,688	602,550	2,410,200



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**EMIRATES MALL
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HOTEL SUITES

PRE LAUNCH RATES

LOCATION CHARGES WILL BE APPLIED

Type	Area	Category	Total Price	Booking 20%	Payment at Digging (10%)	48 Montly Installments	8 Quaterly Installments	Payment at Possession 15%
Apartment	296	HOTEL SUITES	3,848,000	769,600	384,800	20,042	144,300	577,200
Apartment	303	HOTEL SUITES	3,939,000	787,800	393,900	20,516	147,713	590,850
Apartment	313	HOTEL SUITES	4,069,000	813,800	406,900	21,193	152,588	610,350
Apartment	317	HOTEL SUITES	4,121,000	824,200	412,100	21,464	154,538	618,150
Apartment	338	HOTEL SUITES	4,394,000	878,800	439,400	22,885	164,775	659,100
Apartment	342	HOTEL SUITES	4,446,000	889,200	444,600	23,156	166,725	666,900
Apartment	451	HOTEL SUITES	5,863,000	1,172,600	586,300	30,536	219,863	879,450
Apartment	469	HOTEL SUITES	6,097,000	1,219,400	609,700	31,755	228,638	914,550
Apartment	634	2-BED HOTEL SUITES	8,242,000	1,648,400	824,200	42,927	309,075	1,236,300
Apartment	793	2-BED HOTEL SUITES	10,309,000	2,061,800	1,030,900	53,693	386,588	1,546,350

Note:

- A corner factor of 10% will be applied where applicable.
- Main Boulevard factor 10% where applicable.
- Actual measurements of Showrooms, offices, apartment & Hotel Suites will be available after completion and prices will be adjusted accordingly.
- Prices are subject to change without prior notice.



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