



PROJECTED INVESTMENT RETURN - TENNISON HOLDINGS BVI LTD (AED & ZAR)

Capital Gain Based on:
Cash Investment per shareholder:

AED
AED 6,918,125
AED 173,543

	Year 1 2008	Year 2 2009	Year 3 2010	Year 4 2011	Year 5 2012
Annual Gain	22.00%	22.00%	15.00%	15.00%	15.00%
AED Capital Gain	AED 1,521,988	AED 1,856,825	AED 1,544,541	AED 1,776,222	AED 2,042,655
AED Market Value Estimate	AED 8,440,113	AED 10,296,937	AED 11,841,478	AED 13,617,700	AED 15,660,354
AED Add Net profit	AED 0	AED 0	AED 496,195	AED 1,042,010	AED 1,642,405
AED Distributable funds	AED 8,440,113	AED 10,296,937	AED 12,337,673	AED 14,659,709	AED 17,302,760
AED Distributable SH funds per 1.92% SH	AED 162,050	AED 197,701	AED 236,883	AED 281,466	AED 332,213
AED Less initial AED173,543 deposit	-AED 11,493	AED 24,158	AED 63,340	AED 107,923	AED 158,669
% Growth	-7%	14%	36%	62%	91%

Summary of Transaction

- 1) Rental Income increase of 10% from year 4
- 2) Levy increase of 10% from year 4
- 3) Capital growth projections based on estimates from the current market place
- 4) Properties sold at AED 15,660,354 as per Projected Investment Scenario - Capital Gain calculation as indicated in the illustration
- 5) 'NIL' Balance Sheet after Year 5
- 6) Shareholders will get their invested money back shown as a Loan with their Capital Gain after year 5 and 6 monthly Dividends from year 3
- 7) The figures are based on projections.
- 8) The figures do not form part of any agreement or contract
- 9) The value of the property may increase or decrease depending on various market situations.
- 10) The benefit/deficit of an increase/decrease in currency variances, capital growth, levies, rental income etc will be for the company and shareholder's account.

