



A world class Resort & Spa
encompassing an exclusive 5/6* Superior Luxury Hotel,
Shopping Mall and Tourist Facilities.

No ordinary resort



PHOENIX PARK

CONTENTS

3	Phoenix Park	11	Residential	20	Introduction to Financial Analysis
4	A Brief History	12	Retail	21	Capital Expenditure
5	The Mission	13	Landscaping & Garden Features	22	Provisional Investment Figures
6	Who is behind Phoenix Park	14	Amphitheatre	23	Provisional Investment Figures cont.
7	The Location	15	Wellness, Beauty & Spa	24	Marketing Thoughts
8	Overview	16	Virtual Reality	25	About this Report
9	The scheme	17	Wedding Venue	26	Our Offer To Tier 1 Investment
10	Hotel	18	Gastronomic Indulgence	27	FYI - Investment in Cyprus
		19	Further Insights	28	To Conclude



PHOENIX PARK

Phoenix Park aspires to create an incredible tourist resort implementing our innovative ideas and including attractions and retail facilities not available in any Cyprus resort to date. To entice a new wave of tourist and to create employment opportunities and encourage local growth in the region.

To mix adventure, attractions and activity to opulence, creativity and luxury.

A brief history of
PHOENIX PARK
(conceptually and formally Potamos Park)



Zouvanis Kouzalis had a vision to create a resort in his region of birth, in Cyprus. He has spent the last 5 years purchasing this incredible land and has accumulated close to 280,000sqm (69 acres) with 'Options' to buy more, in an attempt to create a most stunning Tourist Centre.

His original thoughts were to build a luxury leisure resort. 3 years ago our visionary Mr. Kouzalis was approached by investors, whom wanted to create a Tennis Academy and Tourist centre.

Marriott Property Investments were invited to take a closer look at what was proposed. Our ideas were for luxury, for innovation, virtual reality, opulence and a 5*& 6* Hotel, Resort and Luxury Spa. After a 4 month study we believe we have created the formula for success of great magnitude. We aim to create a resort with facilities and activities not yet seen in Cyprus or indeed the whole of the Mediterranean.

This is our new concept.

The Mission

PHOENIX PARK



We are seeking Investors as financial partners to develop this exclusive and unique offering for Cyprus. This project is by far the most exciting we have ever offered and will be built to the highest standards.

At this stage and whilst closing no doors to discussion we are willing to speak to all and any interested parties to establish the most effective solutions for both development and monetary benefit. All enquiries will be considered and in strict confidence. This development will encourage both wealth, tourism and employment into this magnificent region of Cyprus.

Massive Gas and Oil finds off the East Coast of Cyprus make this the perfect time to invest in this stunning Mediterranean Island, the favourite destination for many global and especially European tourists. This is why, Marriott Property Investments believe, that the style, type, demographic and timing of this concept is absolutely perfect.

So often said . . . so often true . . . Location, location, location

Location is of course paramount, but in addition this Resort Complex will offer ideas and innovation as well as exceptional potential income streams not yet seen on one resort anywhere in Cyprus . . .and possibly worldwide.

Who is behind

PHOENIX PARK

Marriott Property Investments are collaborating and working extremely closely with the developer and land owner of this unique, incredible and inspirational concept.

We are privileged to have the constant support and knowledge of Architects Thrassou. Harris and Alkis Thrassou and much of their work has helped with this overview.

We aim to build an incredible Village with 'State of the Art' Luxury Hotel facilities, accommodation and amenities of the highest quality with extreme attention to detail.

MPI is already in discussions at this early stage to sound out potential Management Teams.

Interior and Exterior Design consultants	Flight Operators	Boating and Marine Sales
Contract Cleaning and Maintenance	Retail Management	Fine wines, champagne
Landscaping and Gardening	Brand Development , sales and marketing	Bakery and Patisserie Specialists
Accountancy and Taxation	After Sales , memberships and rewards	Global Sports Teams
Procurement	Food and Beverage Experts	Business Conference Organisers
Hotel Management	Entertainment and Event Organisers	IT specialist
Wedding Planners and Organisers	Car Hire and Manufacturers	
Travel, tourism and Excursion Co-ordinators	Sports Equipment Sales and Hire	

Each one of these teams, and others, as we build this incredible opportunity will enable greater income growth for the Investors and a smoothly run exceptional resort for the visitors. Inspiring recommendation and repeat visitors year after year.

The Land Owners

Zouvanis Kouzalis - Z.Kouzalis Developers (Potamos Park) Ltd - www.kouzalisdevelopers.com

Telephone • +357 23 811588 email • sales@kouzalisdevelopers.com

Founded over 30 years ago but with a young, knowledgeable team committed to customer satisfaction, Zouvanis Kouzalis Developers Ltd. is one of the most respected companies in its field. Over the past 5 years the company has gone from strength to strength. A combination of building excellence and being in the right place at the right time has enabled them to deliver superb projects on time and on budget.

Managing Consultants

Marriott Property Investments - www.marriottpropertyinvestments.co.uk

Investment House, Goffs Lane, Goffs Oak - Herts, EN7 5EN, UK. Telephone: +44 (0)8000 199 683 email • info@cypro.co.uk

Based in the UK, MPI is a team with massive resources, successfully sourcing property in Mediterranean island of Cyprus. Investment solutions - whether you are seeking direct property or a managed solution for hands-off investment, MPI provide unwavering dedicated professional support.

Visual Communication Consultants

Pyxel Studios - www.pyxelstudios.com

Imperial House • office 302 Kalitheas 4, 3086 - Lemesos (P.O.Box 51457 - Lemesos 3505) Cyprus. Telephone: +357 25 870 487 email • pyxel@pyxelstudios.com

Architects

Architects Thrassou - www.thrassoubros.com

Griva Digeni Avenue & October 28th Avenue No.1 Nicosia, Cyprus. Telephone: +357-22-464-464 email • thrassou.brothers@cytanet.com.cy

Legal Advisors to MPI

A & G Kouzali Law Office - Giovanis Kouzalis (Lawyer) - advisors for all Legal matters for MPI

169, 1st April Ave., P.O. Box 34328, 5402, Paralimni, Cyprus. Telephone: +357-23811788

Consultants

Xenis Yianagou

Overview of PHOENIX PARK

The aim

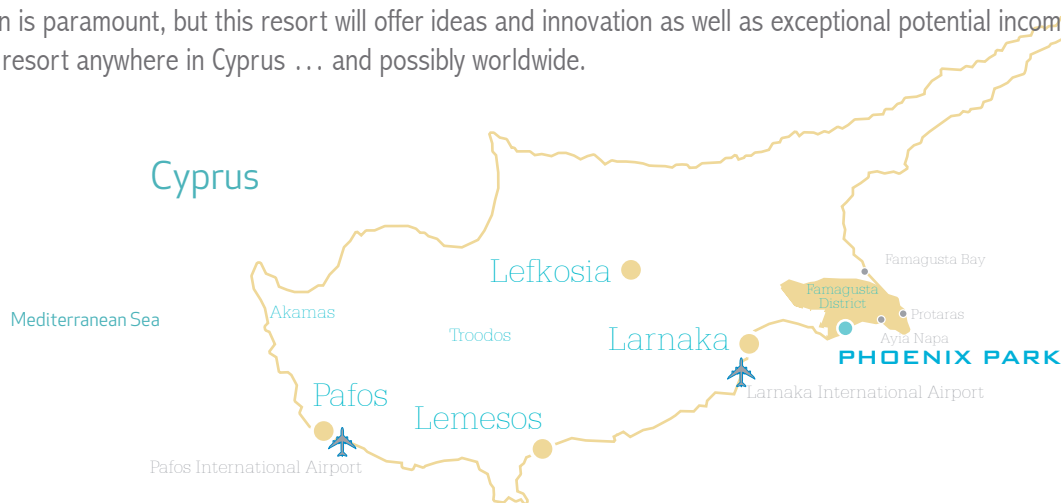
The aim of the project is to create an incredible Tourist Resort implementing our innovative ideas and including attractions and Retail facilities not available on any resort in Cyprus to date. To entice a new wave of Tourists and to create employment opportunities and encourage local growth in the Region. To mix adventure, attractions and activity to opulence and creativity and luxury.

The location

Phoenix Park is set within a popular tourist location in the heart of the Mediterranean and on the cross roads of three major continents; Europe, Middle East & Africa.

An exciting project, totalling over 279.000 sq.m situated on South-East coast of Cyprus, near the lively town of Ayia Napa. Just 3km from the newly announced €200m - 600berth Marina of Ayia Napa, designed to enrich this tourist location that the region is renowned for.

Location is paramount, but this resort will offer ideas and innovation as well as exceptional potential income streams not yet seen on one resort anywhere in Cyprus ... and possibly worldwide.



We are just minutes from the €200million - 600 Berth marina in Ayia Napa - Close to new proposed signature golf in Ayia Napa
Short drive to Nissi Beach (amazing white sandy beaches on the island)

Close to:

Cape Grecko
Ayia Thekla
Archeological site at Marikonossos
Fishing village & Harbour
Only 30km to Larnaka International Airport

Just a short drive to:

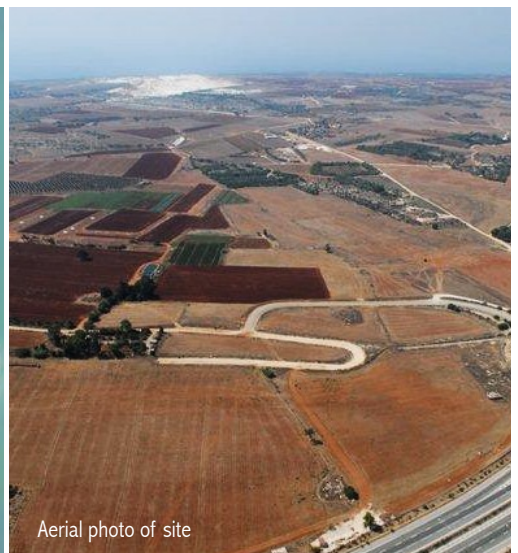
Xylafagou Forest
Water World
Go karting track
2 Local market (hosted Wednesday and Sunday)
Some of the most stunning coastline in Cyprus

Also within easy reach by car to the tourist attractions in:

Protaras - 20km
Pernera - 25km
Paralimni - 15km
Ayia Napa - 10km
Ayia Triada - 20km
Kapparis - 20km



Plan of New Marina at Ayia Napa



Aerial photo of site

Brief overview of the concept

Harris and Alkis Thrassou and much of their work is encapsulated within this New Study. We aim to build an incredible Village with 'State of the Art' Luxury Hotel facilities, accommodation and amenities of the highest quality with extreme attention to detail.

'We emphasis once again, this will be no ordinary Resort'

We have identified many areas of profitability and income streams for potential investors and can see with much clarity the direction that the industry and especially Cyprus needs to take us from 2012 and beyond. Our research, a culmination of much due diligence and discovery hours have given rise to what we believe WILL be the most complete investment package and spectacular Resort anywhere in the world. As a preliminary Concept we offer the following development platform with Architectural designs and drawings, extensive study and due diligence in constant progress, to create perfection and excellence for all corners of the concept.

The main features have been listed in our concept enhanced by the following:

- 250 x Rooms 5* Star Hotel
- 75 x 6* Superior Luxury Suites
- Wellness & Beauty Centre & Superior Luxury Spa
- Housing Resort
- 'Dubai Style' Shopping Mall
- 1000 seater Amphitheatre Concert Hall
- Virtual Reality... HD Golf , Flight and F1 simulators
- High Profile Wedding Venue
- 'State of the Art' Gymnasium and Sports Courts and facilities
- Heli - pad
- Planetarium
- Wedding facilities and venue in on site chapel
- Aquarium
- Exotic bird sanctuary
- Electric buggies to aid movement around the resort
- Bike hire
- Jumbo-tron in amphitheatre
- Indoor and outdoor heated superior luxury swimming pools
- Organised high profile events for amphitheatre
- Beach volleyball facilities on man made beach
- Finest luxury spa and therapy, hot tubs and massage facilities
- Cosmetic procedures
- Holistics hair and beauty and self improvement facilities
- Water features and fountains, walkways, bridges
- Extensive and extended green areas with high quality designed landscaping throughout the complex
- Stunning lighting to enhance the appearance of the site and pool areas also with the latest pool heating technology
- Extensive Solar and renewable energy considerations
- Eco Solutions in all areas with constant attention to viability

Features of our master plan

No other development in the world will offer all of this ... And possibly allow investors the opportunity to share in every potential revenue stream we create !

No longer offering for sale any property on the complex, as was the suggestion in the previous studies. We plan to retain ownership of the Hotel and every residential and commercial unit we build.

- To form a PLC and sell shares in that new company
- The potential make these shares available to Global investors, with view to float the company on the UK Stock Exchange.
- To create an investment package for Tier 2 participation, thus offering an immediate potential return on Tier 1 Investment, without waiting for final build and operations to take effect and revenue streams to begin similar projects in Cyprus
- To create a better build density coefficient and increasing the amount of units and therefore potential visitors to the resort
- To build more than 200 units of varying degrees of style and size but always to the highest standards possible and within budget
- We aim to provide eco-friendly solutions in terms of build, solar energy and bio-fuel requirements all under review
- We aim to create a power system that will enable us to have heating and lighting for all units at a much reduced cost than any other similar project in Cyprus.

The scheme key features:

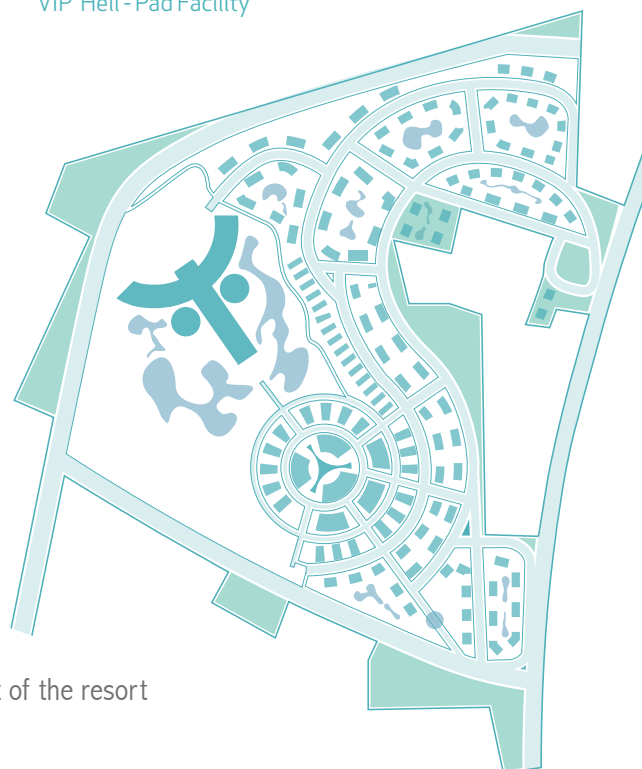
As a preliminary concept it is assumed that the development will include:

- €190 Million Resort and Complex
- Most Innovative And Eco-Friendly Cyprus Has Ever Seen , Incorporating Solar And Renewable Energy
- Incredible Investment Opportunity
- Tourist Centre
- 204 x Mixed Units Of Apartments, Bungalows, Villas And Superior Luxury Villas
- Conference Centre
- Superior Luxury swimming pools
- 3000 - 5000 Sq.m Of Retail / Shopping Zone - High Quality Brands In An Innovative 'Dubai' Style Mall.
- Emphasis On Wedding And High Profile Events
- Superior Luxury Swimming Pools
- Extensive Cosmetic Procedure, Beauty, Spa And Therapy Facilities
- 1000 Seater Amphitheatre For Pop Concert, Opera And High Profile Displays And Tournaments
- On Site Bakery, Patisserie And Chocolatier
- Worldwide Cuisine, Restaurants, Bars And Exclusive Pool Club Facilities
- Landscaping, Water Features, Exotic Plants And Trees With Exceptional Gardens
- Resort To Be Open 360 Days Per Year
- Encouraging Investment, Tourism And Employment To This Beautiful Region With Exceptional Coastline
- VIP Heli - Pad Facility

PHOENIX PARK conceptual master plan

LAND SIZE 279.000 sq.m

3,003,131 Sq.ft
68.94 Acres
27.9 Hectare
208.5 Donams (Skala)



Timing - schedule of scheme phased development

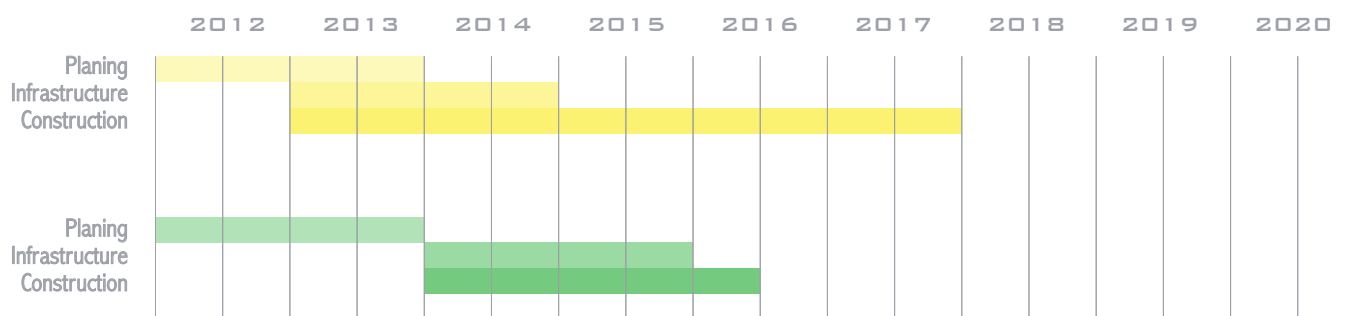
Outlined below are the timing assumptions regarding the development of the resort

Phased Development

It has been assumed that the construction of the Project will be completed in two phases:

Phase 1: Hotel, Residential & Spa

Phase 2: Shopping mall, retail, restaurants and bars
Landscaping, water features and exotic gardens



PHASE 1: HOTEL AND RESIDENTIAL **PHASE 2:** SHOPPING MALL, LANDSCAPING, WATER FEATURES AND EXOTIC GARDENS



HOTEL

Our concept includes a 5* quality hotel with 250 rooms and a further 75 Superior luxury suites within a secluded 6* resort. Our initial discussions have stated that the hotel shall occupy a space of approximately 30,000sq.m. Integrating its core around a state of the art IT system.







RETAIL

From high street brands to luxury labels, food court to cafe lounges. Phoenix Park aims to encompass a broad spectrum of facilities within this 'Dubai' style mall.





LANDSCAPING,
WATER FEATURES & GARDENS.





AMPHITHEATRE

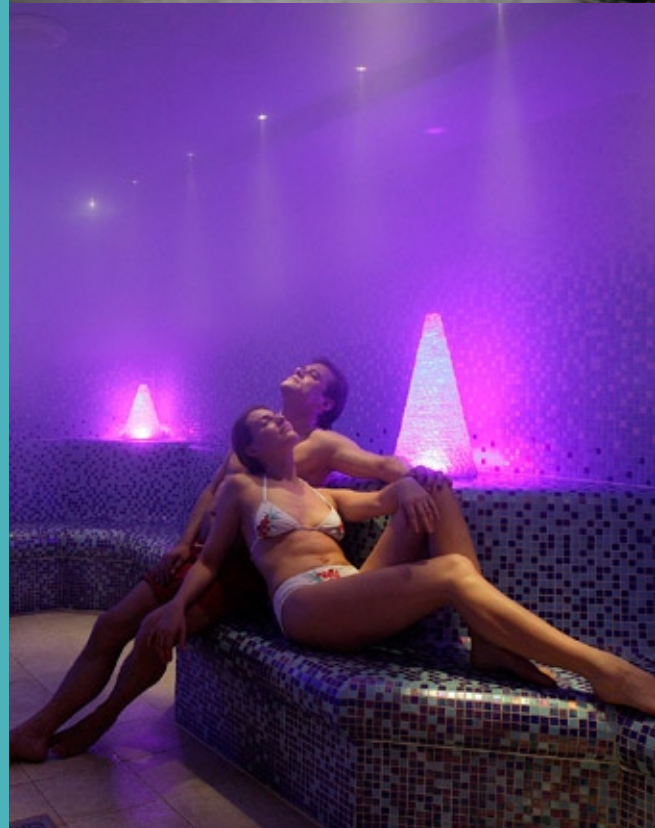
A 1000 seater Amphitheatre is planned for the Resort. As the usage has much scope and not possible to discuss in depth in this report we can make educated and considered assumptions. However the full magnitude of what is available in terms of revenue is on restricted by our own imagination.



A growing Trend - Five years ago, the health and wellness industry in the US alone was worth \$200 billion dollars in sales. Recently, this wellness business has grown to over \$500 billion in sales, and it is projected to continue growing and reach \$1 trillion for the next five years.

WELLNESS, BEAUTY CENTRE & SUPERIOR LUXURY SPA

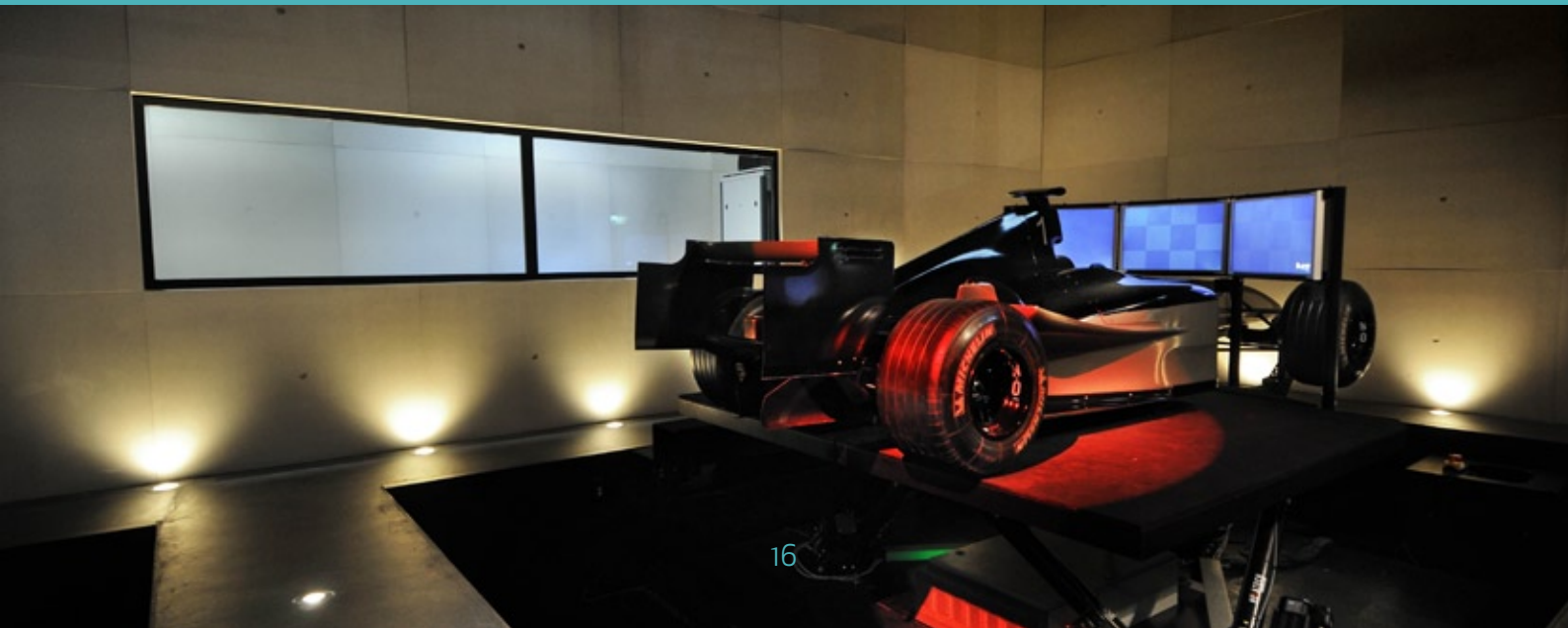
The Cyprus Tourism Organisation aiming at the sustainable and balanced development of tourism in Cyprus, has re-calibrated its strategy to support the development of new tourism products and services, which also includes the wellness tourism products and services.



VIRTUAL REALITY ...

HD GOLF, FLIGHT & FI SIMULATORS

“Inter-activity” is the word of the moment in entertainment. Today’s customers want to be in control of their destiny when it comes to games, rides and leisure experiences. Simulators take inter-activity to the extreme by putting guests in the shoes of a real racing driver using the exact same professional equipment.



HIGH PROFILE WEDDING VENUE

Attention to detail will be unrivalled and we further aim to provide a high profile wedding venue for our visitors.

In a survey carried out by Mintel (a market intelligence company) in 2010, the average wedding abroad price was €7,902.

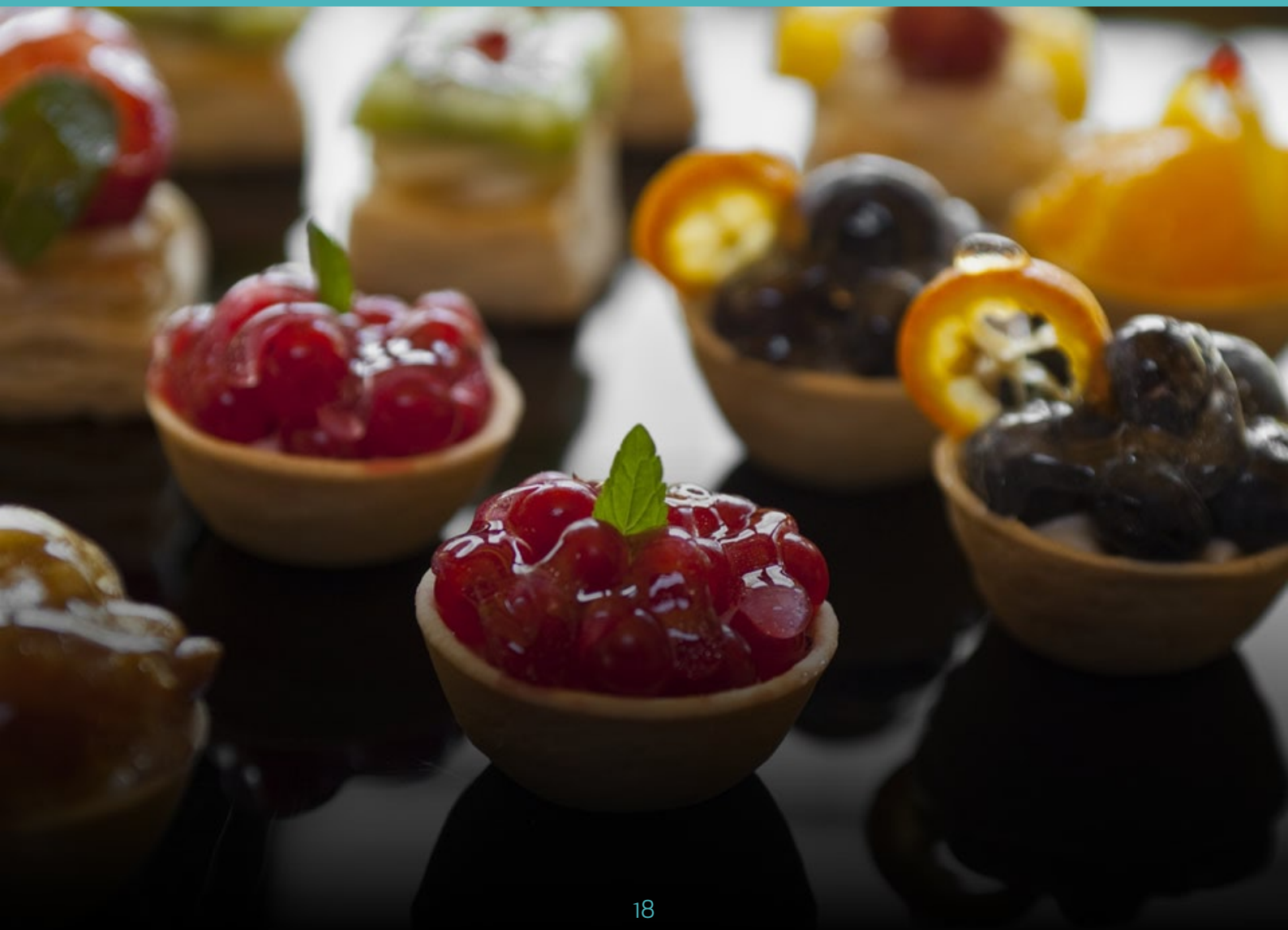


GASTRONOMIC INDULGENCE

Cypriot culture and especially cooking will be at the hub of much here at the Resort. Outside grills, barbecue areas and clay ovens will all have their places within the 280,000 sq.m. Our visitors will be able to relax, enjoy the sun, and taste some of the best cuisines the Mediterranean has to offer.

Within the Hotels and the commercial zones we plan gastronomic exuberance, the mix will be something to savour.

We fully intend to bring all cultures together to experience a real Resort, but REALLY WANT TO EMPHASIS it's all year round community feel and appeal. This approach in terms of investment and visitors is very much different to the 'Summer Season Only' offerings currently available.



Further insights to HOTEL, RETAIL & COMMERCIAL AREAS

Retail shops/outlets brands to be high profile, famous brand shopping zone on site.

To have potential to include famous brands offering on and off line:

- Cosmetics
- Men's and women's clothing
- Children's wear
- Sports equipment
- Sport and outdoor wear
- Jewellery and watches
- Home furnishings
- Shoes, trainers and accessories
- Lingerie
- Swim wear and equipment
- Spa, beauty and treatments
- Perfumes
- And much more !

Our discussions have agreed the potential for on-line shopping for world wide luxury brands, including clothing and for all goods. Please refer to ASOS, to sample a similar style website: www.asos.com

We also will encourage the use of the site for:

- Conferences,
- Meetings and team building
- Martial arts
- Yoga
- Drama and dance
- 'Well being' events and activities
- Local and international entertainment
- Performances and shows

The hotel was to have state of the art technology at the core of it's functionality. In accordance with the Amadeus report we believe that it is essential for us to keep very much ahead of our worldwide competitors in our quest to provide the most incredible resort anywhere in Europe. To fully understand the level of commitment to future technology and excellence we aim to provide

This report encapsulates our desire to make Phoenix Park an exceptional resort with exceptional returns.

Our attention to detail will be unrivalled and we further aim to provide the following for our visitors safety and enjoyment.

Visit: www.amadeus.com/hotelit

High tech but not invasive security measures. Please note all ideas and plans so far are not simply lists they have been well constructed ideas and opportunities and involve many hours of discussion with hotel operators, tour operators and potential business partners. Furthermore, we are in early discussions to develop our own airline for the resort... This possibility has much scope... It is too early to be included in any detail in this report or our up and coming presentation, but it is to this level we wish to provide an investment platform and visitor experience without equal.

To fully understand the level of commitment to future technology and excellence we aim to provide

It is an incredible insight into the hotel industry and some of the things you can expect from us if you visit or invest in our state of the art resort.

We aim to cater for all ages and are very much aware that we need to be sympathetic to all cultures and languages as we expect visitors from all over the world.

A further aim is to provide a unique system making online and offline bookings and purchases as simple as possible... as we move ever closer to start to build our truly sensational resort.

Introduction to our Financial Analysis

Further extensive studies have been carried out in accordance with the requirements of Zouvanis Kouzalis Potamos Ltd. We enclose our report to provide our financial analysis based on industry knowledge and assumptions. These assumptions take into consideration all the details of the new and revised concept, timings, costs and prices of the proposed 5* Hotel and Tourist Resort, known as 'Phoenix Park Resort', in the district of Liopetriou, Famagusta. The scope of our works will be covered in the early part of this report.

We emphasize the fact that much of this feasibility study for the Project is based on general assumptions derived from market indicators, averages and benchmark prices. Hence, the report is limited to a general analysis which does not take into account the precise characteristics of the development, which are not known at this stage.

However, with many hours of research, industry news and trends plus guidance from several exceptional partners and associates, we have ensured that the figures that we are releasing in this study are extremely comprehensive and have been taken in some circumstances from actual figures from 5* hotel operations of most recent times. We note that other similar studies have used data that is some years out of date and in these times we felt that the most up to date information would be far more beneficial for the purpose of this study and our own team of advisors.

To clarify our position for the purpose of this study, and to remain clearly within our information guidelines, we do not guarantee that all statistics are 100% accurate and that they are to act purely as a high quality guidance tool. We stress that a tangible plan, based on actual assumptions provided by other experts, may differ substantially from what is included in this report. What we will confirm is that the hundreds of hours spent on gathering this information leads us to believe that its accuracy is accepted as more than comprehensive for our own standards of integrity, professionalism and accountability and if we were in any doubt about the authenticity of these figures which are in reports written by others, they would not have been accepted for this report.

Our report is for your information only and should not be quoted or referred to, in whole or in part, without prior written consent. The terms of reference for this report have been agreed by you and we will not accept responsibility to any other party to whom the report may be shown or who may acquire a copy of the report.

Our engagement was not planned or performed in contemplation of reliance by other parties or advisors. Therefore, items of possible interest to investors, lenders or advisors may not have specifically been addressed.

Our use of professional judgement in the assessment of various facts or assumptions for the purpose of our work means that matters may have existed that would have been assessed differently for other purposes. Accordingly, our procedures and report were not intended for the benefit of investors, lenders or advisors and are not to be taken to supplant other inquiries or procedures that those parties should undertake for the purpose of considering the transaction described above. As a consequence, we make no representation as to the sufficiency or appropriateness of the information included in our report for the purposes.

In consideration of receiving a copy of this report, and the information contained therein, each recipient agrees that they do not acquire any right as a result of such access that they would not otherwise have had. The recipient(s) also agree that Marriott Property Investments has not assumed any duties or obligations as a result of permitting distribution of this report to the recipient(s) that it (they) would not otherwise have had.

We remain at your disposal for any clarifications or enquiries by you that may arise from this report.

Yours faithfully,

Marc Burns - Partner
Marriott Property Investments

Capital Expenditure Estimated for

PHOENIX PARK

Further information within this section can be viewed in the accounts executive audit

The total cost of construction € 136 million excluding the cost of land. Cost of land is estimated, € 54 million.

We believe this total figure will include all requirements to operate with cash available for all Virtual reality and tournament requirements, right down to the knives, forks and napkins with cash at hand to set up a management team to run all departments, marketing etc.

Assumption has always been 40-45 million Euros for the Hotel construction, No designs other than 3 'wings' have been agreed as yet. Constructor for the Hotel has not been chosen as this depends on style investors would like to see. We have several designers and builders in mind and these will be approached at a later date. However to create a design we could ask all eminent Architects to submit their proposal most attractive, aesthetically and financially will be awarded the contract. Subject to Investor, building control, zoning and owner approval.

General Overview

- In this section we provide information on the anticipated development/ construction cost for each component, as well as for the infrastructure cost of the site
- We wish to highlight, that is was not part of the scope of this assignment to determine the exact construction costs of the proposed resort. We strongly suggest that once the master planners / architects define the final development concept, an analysis of the construction costs is prepared by an experienced quantity surveyor
- The assumptions outlined are based on our experience from similar projects.

Total Construction Cost

- The total direct costs of each component plus infrastructure amount to €136 million.
- According to management, the current cost of land is €54 million.
- In order to derive the total costs of each component it is necessary to apportion the total infrastructure and land costs to each function
- Infrastructure costs, are apportioned to each component based on the weighting of each components direct cost to total direct cost. The apportionment of land cost is based on the actual surface area used for each component. This is merely done in order to present a cash flow analysis per component, as shown further on in this report. The table below shows the breakdown of the total cost for each function:

Budget:

• Land	54 Million
• Infrastructure	6 Million
• Hotel, suites and Business and conference facilities. All retail and shopping mall, Residential, Landscaping, water features and exotic gardens.	130 Million

Total € 190 Million

Overview of provisional returns on investment figures

The project's provisional profit and loss was calculated in comparison with real figures of a 5* hotel in the area based on 67% occupancy for 360 days. Expense were calculated again on real figures for 12 months. Fluctuation of figures only according to the number of projected sold rooms and villas. Average price for rooms €170 per day, suites €350 per day and villas €200 per day.



Figures of Hotel are based upon the following rates:

250	5* HOTEL ROOMS	@ 170 EUROS PER NIGHT
75	6* LUXURY SUITES	@ 350 EUROS PER NIGHT
204	VILLAS ETC...	@ 200 EUROS PER NIGHT

Maximum bed night approx.: 1500

Maximum total revenue on accommodation only = 109,550 per day/night

109,550 X 360 days per year = **39,438,000 million Euros**

This is the potential revenue @ 100% occupancy and accommodation revenue only !

At 67% occupancy as per the latest feasibility study April 2012 = **€30,362,700.00 Million Euros** (formula may alter slightly)

Please note: NO food, beverages, weddings, virtual reality and income from amphitheatre, are included in the figures above. Or, any revenue and profit, from the many other ideas we have now considered and assessed as part of our proposed master plan, has been included in our figures below.

DESCRIPTION	5* Hotel 250 Rooms	5* Hotel 75 Luxury Suites	204 Luxury Villas	TOTAL
INCOME				
Accommodation	€ 10,250,000.00	€ 6,400,000.00	€ 9,000,000.00	€ 5,200,000.00
Food Income Terms Of Stay	€ 2,800,000.00	€ 1,400,000.00	€ 0.00	€ 4,200,000.00
Restaurant Food Income	€ 300,000.00	€ 140,000.00	€ 0.00	€ 440,000.00
Bar Food Income	€ 300,000.00	€ 100,000.00	€ 0.00	€ 400,000.00
Food Income Extras	€ 600,000.00	€ 240,000.00	€ 0.00	€ 840,000.00
Total Food Income	€ 3,400,000.00	€ 1,640,000.00	€ 0.00	€ 5,040,000.00
Rest/Bar Alcoholic Income	€ 290,000.00	€ 175,000.00	€ 0.00	€ 465,000.00
Restaurant Beverage	€ 130,000.00	€ 65,000.00	€ 0.00	€ 195,000.00
Bar Beverage	€ 100,000.00	€ 70,000.00	€ 0.00	€ 170,000.00
Total Beverage Income	€ 520,000.00	€ 310,000.00	€ 0.00	€ 830,000.00
Total Food & Beverage Income	€ 3,920,000.00	€ 1,950,000.00	€ 0.00	€ 5,700,000.00
Mini Bar Beverage Income	€ 18,000.00	€ 30,000.00	€ 0.00	€ 48,000.00
Safe Boxes Income	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Telephone & Faxes Income	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Air condition & Adaptors Income	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Gym & Sports Income	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Rents Receivables Income	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Currency Exchange	€ 25,000.00	€ 20,000.00	€ 15,000.00	€ 60,000.00
Sundry	€ 20,000.00	€ 15,000.00	€ 0.00	€ 35,000.00
Total Other Income	€ 63,000.00	€ 65,000.00	€ 15,000.00	€ 143,000.00
Total Hotel Income	€ 14,233,000.00	€ 8,415,000.00	€ 9,015,000.00	€ 31,663,000.00
COST				
Kitchen Food Cost	€ 1,666,000.00	€ 803,600.00	€ 0.00	€ 2,469,600.00
Kitchen Other Cost	€ 34,000.00	€ 16,400.00	€ 0.00	€ 50,400.00
Rest/Bar Other Expenses	€ 408,000.00	€ 37,200.00	€ 0.00	€ 445,200.00
Staff Cost On Food & Beverage	€ 68,000.00	€ 32,800.00	€ 0.00	€ 100,800.00
Rest Beverage Cost	€ 145,600.00	€ 86,800.00	€ 0.00	€ 232,400.00
Bars Beverage Cost	€ 119,600.00	€ 71,300.00	€ 0.00	€ 190,900.00
Total F&B Operating Cost	€ 2,441,200.00	€ 1,048,100.00	€ 0.00	€ 3,489,300.00
F/O Payroll Cost	€ 140,000.00	€ 90,000.00	€ 0.00	€ 230,000.00
H/K Payroll Cost	€ 260,000.00	€ 120,000.00	€ 190,000.00	€ 570,000.00
Kitchen Payroll Cost	€ 340,000.00	€ 220,000.00	€ 0.00	€ 560,000.00
Rest/Bar Payroll Cost	€ 360,000.00	€ 300,000.00	€ 0.00	€ 660,000.00
Laundry Payroll Cost	€ 75,000.00	€ 0.00	€ 0.00	€ 75,000.00
Maintenance Payroll Cost	€ 180,000.00	€ 55,000.00	€ 40,000.00	€ 275,000.00
Administration Payroll Cost	€ 300,000.00	€ 150,000.00	€ 60,000.00	€ 510,000.00
Renov/Constr/Anim/Gym Payroll	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Annual Leave/Ph/Offs	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Staff Water/ Electricity/Accommod.	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Extra Salary Costs	€ 30,000.00	€ 0.00	€ 0.00	€ 30,000.00
Total Payroll Cost	€ 1,685,000.00	€ 935,000.00	€ 290,000.00	€ 2,910,000.00
Cleaning Materials Cost	€ 70,000.00	€ 55,000.00	€ 70,000.00	€ 195,000.00
Laundry Expenses	€ 65,000.00	€ 40,000.00	€ 35,000.00	€ 140,000.00
Rest. & Kitchen Laundry	€ 6,000.00	€ 6,000.00	€ 0.00	€ 12,000.00
Other H/K Expenses	€ 10,000.00	€ 10,000.00	€ 10,000.00	€ 30,000.00
Total H/K Expenses	€ 151,000.00	€ 111,000.00	€ 115,000.00	€ 377,000.00
Electricity Cost	€ 400,000.00	€ 280,000.00	€ 190,000.00	€ 870,000.00
Water Supply Cost	€ 90,000.00	€ 30,000.00	€ 25,000.00	€ 145,000.00
Fuel - Gas Cost	€ 185,000.00	€ 110,000.00	€ 0.00	€ 295,000.00
Total Electricity/Water/Fuel/Gas	€ 675,000.00	€ 420,000.00	€ 215,000.00	€ 1,310,000.00
Swimming Pool Expenses Cost	€ 5,000.00	€ 5,000.00	€ 0.00	€ 10,000.00
Gardening Cost	€ 4,000.00	€ 4,000.00	€ 4,000.00	€ 12,000.00
Repairs & Maintenance Expenses	€ 10,000.00	€ 10,000.00	€ 20,000.00	€ 40,000.00
Total Maintenance Expenses	€ 19,000.00	€ 19,000.00	€ 24,000.00	€ 62,000.00
Replacements	€ 0.00	€ 0.00	€ 0.00	€ 0.00
Claims/Comp./Over bookings	€ 205,000.00	€ 128,000.00	€ 180,000.00	€ 513,000.00
Miscellaneous Expenses	€ 8,000.00	€ 5,000.00	€ 5,000.00	€ 18,000.00
Entertainment	€ 80,000.00	€ 0.00	€ 0.00	€ 80,000.00
Marketing	€ 15,000.00	€ 15,000.00	€ 0.00	€ 30,000.00
Printing & Stationery	€ 25,000.00	€ 0.00	€ 0.00	€ 25,000.00
Tel./Fax Cost	€ 2,000.00	€ 2,000.00	€ 2,000.00	€ 6,000.00
Total Other Expenses	€ 335,000.00	€ 150,000.00	€ 187,000.00	€ 672,000.00
Total Operating Expenses	€ 5,306,200.00	€ 2,683,100.00	€ 831,000.00	€ 8,820,300.00
Gross Profit	€ 8,926,800.00	€ 5,731,900.00	€ 8,184,000.00	€ 22,842,700.00
INCOME COST PAYROLL GROSS PROFIT				
Shopping Centre	€ 5,600,000.00	€ 3,080,000.00	€ 840,000.00	€ 1,680,000.00
6 Thematic Restaurants	€ 3,500,000.00	€ 1,400,000.00	€ 875,000.00	€ 1,225,000.00
Wellness Centre	€ 1,500,000.00	€ 120,000.00	€ 345,000.00	€ 1,035,000.00
Income From Tennis Tournament				€ 500,000.00
Functions And Entertainment	€ 3,000,000.00	€ 690,000.00		€ 2,310,000.00
Weddings	€ 1,000,000.00	€ 230,000.00		€ 770,000.00
TOTAL GROSS PROFIT			€ 30,362,700.00	

PHOENIX PARK

Our competition in Cyprus

Aphrodite Hills, Hotel Elysium, Le Meridien, Constantinou Brothers, Anassa, Four Seasons, Thalassa Boutique and Spa, Annabelle Hotel, Amathus Beach, Columbia Beach Resort. These are the types and styles of quality 5 star Hotels and Spas that Cyprus offers. Fantastic design, great gardens, superb views and facilities and excellent service and accommodation.

However, none will come close to matching our vision, innovation and income potential.

Calculating the potential of the site and each of its income streams will be a difficult task as the variables are so massive. But the potential really speaks for itself and with absolutely nothing as magnificent and as well planned as this anywhere in Cyprus and possibly Europe.

Marriott Property Investments can fully endorse all aspects of this concept and looks forward to presenting the financial figures that will decide who will ultimately control this Resort.

Comparables:

ANASSA - Pafos, Cyprus
Low - 224 High - 390

ELYSIUM - Pafos, Cyprus
Low - 154 High - 279

LE MERIDIEN - Limassol, Cyprus
Low - 166 High - 308

THALASSA BOUTIQUE - Pafos, Cyprus
Low - 190 High - 277

APHRODITE - Pafos, Cyprus
Low - 176 High - 310

HALCYON HILLS - Samos, Greece
Will be from penthouse suite 120 - 850
3 bed premier villa per room per night in Euros.

**Note: prices above are in Euros, Are the lowest and the highest rates at season 2012 brochure prices.
Rates are: per person, per night ... Not room rates.**

6 & 7 Star Hotels

Some members of the hospitality industry have claimed a six or seven-star rating for their operation. As no organization or formal body awards or recognizes any rating over five-star deluxe, such claims are meaningless and predominantly used for advertising purposes. The Burj Al Arab hotel in Dubai is widely described as a "seven-star" property, but the hotel says the label originates from an unnamed British journalist on a press trip and that they neither encourage its use nor do they use it in their advertising. The Seven Stars Galleria is a hotel located in Milan, Italy. It describes itself for marketing purposes as the world's first seven-star hotel, citing the private inspection company Société Générale de Surveillance, although official star classification in Italy includes no rating higher than five-star. The hotel is a member of luxury hospitality trade organisation The Leading Hotels of the World.

When looking at the competition in Cyprus and some of the beautiful, luxury and very tasteful Hotels that are referred to in this study and report we clearly see that our concept, complex and Resort ideas simply go that one step further. It is clear that Luxury in 5* Hotels shines through the whole Island offering some desirable destinations for the Global travellers and their high demands in such establishments.

However, when making comparisons with Aphrodite Hills and alike our Resort is many years ahead of its time. We are creating a tourist masterpiece worthy of the extra star as we have included as much adventure, activity and technology as we can to create the ultimate luxury Tourist experience.

Nothing compares, nothing is as innovative... it has no equal... and to designate it 5* SIMPLY WOULD NOT DO IT JUSTICE!

About this report

This report is aimed at Investment and Hedge Funds, HNWI's and Financial Institutions who are always looking for spectacular, safe and high yielding vehicles to place either their own or clients funds. These funds must be deployed with extra caution since 2008 and the Financial meltdown that was experienced across the Globe.

The contents of this Report has been the culmination of 3 months of extensive research by Marriott Property Investments who are, Exclusive Marketing Agents, Consultants, Potential shareholders, Project Managers and procurements specialists as well as appointed World Wide Ambassadors for the is incredible complex and concept.

We are absolutely convinced by our research and due diligence that this is the most spectacular project of it's type in Cyprus and could potentially have no equal in terms of size facilities, revenue potential, ROI Capital Growth, anywhere in Europe.

Please note this information is not put together as a sales brochure. It is vital that as suggested within the report that all assumptions are nothing more than that and that all links provided are included to allow the interested parties to further expand their knowledge of where and how we have arrived at some of our figures and financial assessments and forecasts.

This is very much a Tier1 investment research paper and it will not be in anyway assumed that Tier 2 investment will be sort or required at any point. However MPI are of the opinion that inviting the 2nd Tier will be an excellent way to acquire ROI before any build commences.

This subject will be for consideration in a future paper if required.

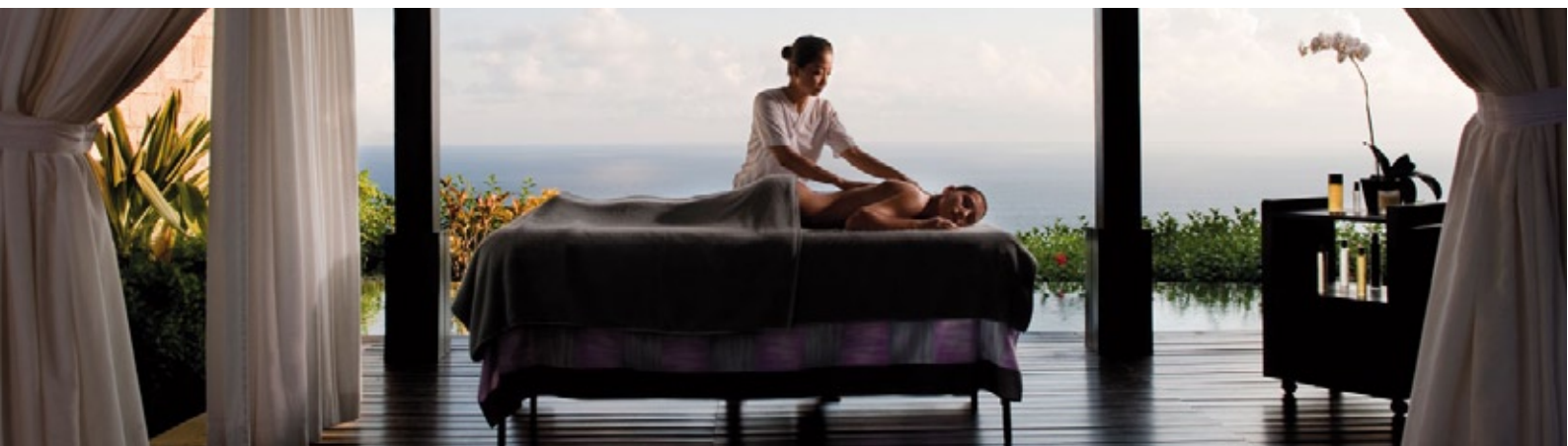
Features of our master plan for 2012 and beyond

No other development in the world will offer all of this... And possibly allow tier 2 investors the opportunity to share in every potential revenue stream !

- No longer are we offering for sale any property on site and so. We plan to retain ownership of the hotel and every residential and commercial unit we create
- To create a better build density coefficient and increasing the amount of units and therefore potential visitors to the resort
- To build more than 200 units of varying degrees of style and size but always to the highest standards possible within budget
- We aim to provide eco friendly solutions in terms of build, solar energy renewable and bio fuel requirements all under review
- We aim to create a power system that will enable us to have heating and lighting for all units at a much reduced cost than any other similar project in Cyprus.

Our revenue stream potential has no limits. These ideas below are what we plan to build, create and roll out... not just talk about.

Many developments over the years have promised much in terms of return on investment and felicities that were to be included on site... many Investors are currently very disappointed with the finished product. We plan to offer guarantees every step of the process from investment, to build, to operation.



Innovation, imagination and excellence ... But most importantly attention to detail



OUR OFFER TO TIER 1 INVESTMENT

To create the 'best of the best' resort we will need sufficient investment to create a platform of excellence to pay commissions and fees, set up the PLC, legal costs, cash in hand, promotional and marketing and management team to organise and control all aspects as we move towards opening and operational completion of the site. Taxes, insurances, Leases on equipment and utilities, will all have to be considered in a full analysis, as well as interest paid on the current loan for the land.

It is therefore impossible to be more accurate with the figures we have.

For our preliminary analysis we have not therefore calculated the running of the Hotel in detail but will use the spreadsheet provided as an excellent tool

Land	54 m
Construction	136 m
Total Cost	190 million euros

Our aim will be to issue 190million shares @ 1 euro per share

MPI believe, and with our calculations and indication from our advisors that these shares will be worth 1.8 Euros per share in 5 years.

Therefore, based on our calculations above:

- The ROI will be 16% per year
- The increase of the share value after 5 years will be 80%. i.e. 16% per year

Please note:

The figures have been produced without FULL consideration for the many other income and revenue streams not included or in depth in our revised figures.

These include the main ones as follows:

- Weddings
- Spa and cosmetics
- Property sales office
- Virtual reality per hour
- Bowling alley per hour
- Tennis matches per tournament
- Beach Volleyball per tournament
- Sponsorship deals, naming rights
- Retail Mall income
- On-Line retail
- Amphitheatre revenue... concerts, shows etc...
- **Plus many other revenue options available**

We will assume the following:

- That occupancy could be more than 67% on average over 5 years
- That alternative income streams will be very important to our profitability
- The Shopping Mall will exceed all expectations... which we think is likely
- After loan payments and all other expenses mentioned briefly in this summary...

WE ARE ABLE TO OFFER ROI @ 100% over 5years to TIER 1 Investors

Our proposal is based upon studies over the past 4 months, so we feel very confident that we can achieve a 20% PER ANNUM ROI for the HNWI's or FUND's that INVEST.

General Investment Movement in Cyprus

- NOW AGREED €200 million euro Marina and New Signature Golf Course is planned in Ayia Napa - South-East coast of Cyprus
see link : www.news.cyprus-property-buyers.com/2012/04/28/contract-for-marina-at-ayia-napa-signed/id=0011298
- Massive Gas and Oil finds off the East Coast of Cyprus make this the perfect time to invest.
- Triple five plans for huge Cyprus investment on track • LATEST NEWS ON FDI IN CYPRUS - 13 April 2012 10:13
NICOSIA - Plans for a huge investment in Cyprus by Canadian-American conglomerate Triple Five are well on track and include the acquisition of a local bank, The Cyprus Weekly has learnt. A total of seven representatives of the multi-national organisation including its vice- chairman for Europe and the Middle East, George Constantinou, this week had high-level talks in Cyprus regarding investing in tourism, the banking sector and government bonds, as its chairman Nader Ghermezian had announced last month after a meeting with President
- Demetris Christofias at the Presidential Palace.
Informed sources told The Cyprus Weekly that discussions had been held with Cyprus Airways regarding investment in the cash-strapped carrier and cooperating with it to bring tourists to Cyprus. In the first phase, around 80,000-100,000 tourists will be brought to Cyprus in 2012, mainly from Canada, America, Japan and Europe and agreements have been signed with local hotel chains. The Triple Five representatives held talks with the Cyprus Tourism Organisation (CTO) and a delegation of the organisation from Cyprus will fly to the Mall of America for a presentation of the tourism action plan. Triple Five has opened offices to promote tourism to Cyprus at the Mall of America and the Edmonton Mall. The project regarding investment in government bonds is also well on course and the Triple Five representatives on Tuesday flew to London for this purpose. The organisation's investment in the local banking sector will involve the total acquisition of a local bank or a majority share package. Triple Five also plans to invest in Cyprus' energy sector. In an exclusive interview with The Cyprus Weekly, Ghermezian, who is believed to be planning to invest €5b in Cyprus, referred to Cyprus' competitive advantages. "With the recent major gas discoveries in the Mediterranean Sea, including the Cyprus offshore waters, we consider that Cyprus will have the same big opportunities as Israel has in the area." And he added: "Having this in mind, we strongly believe that all these factors will strengthen the chances of the Cyprus economy much more than before." The American-Jewish billionaire who was born in Iran also spoke of Cyprus' geographical advantages: "Cyprus is a promising country to invest in and that is because of its central location between Europe, Middle East and Africa. The infrastructure of the country is excellent and the services at the highest level. "
- CYPRUS MAIL • Published on April 6, 2012
Paphos Airport yesterday welcomed low-cost airline Ryanair's first passengers from Stockholm and Frankfurt with traditional food and drinks. The 400 or so passengers also enjoyed a Cypriot dance and music presentation. "A big dream is becoming a reality with the international use of the airport," said Paphos Mayor Savvas Vergas. Ryan air will use Paphos Airport as its base. The airline, which manages 250 aircraft and covers 1,400 flights daily connecting 160 destinations, will execute 40 weekly flights to and from Paphos, connecting the city with 15 airports in nine towns. Ryan air is expected to transport over 230,000 passengers to and from Cyprus a year.
- "The euro zone crisis is a once in a lifetime opportunity."
The crisis in the euro zone is "a once in a lifetime opportunity" for Gulf investors to snap up trophy assets for knockdown prices, a leading Qatari banker told Arabian Business. As the euro continued to dip and European stocks fell on Tuesday as a result of concerns of a slowdown in China's economy, a leading Qatari bank official said the challenging economic situation in Europe offered great opportunities for his customers.
- Cyprus Oil, Gas Tenders Get 'Positive Reaction,' Minister Says By Paul Tugwell - Mar 28, 2012 1:50 PM GMT -
Cyprus received "a positive reaction" from energy companies seeking to participate in a second round of bidding for licenses to explore offshore for oil and gas, Neoklis Sylikiotis, Cyprus's Commerce and Industry Minister said. "The interest is higher than for the first licensing round," Sylikiotis said at a conference in Athens today, adding that Chinese companies have submitted proposals for construction of a gas facility in Cyprus. The bidding deadline is May 11.
- MIKE DOYLE / FG ONLINE • Fri, Mar 23, 2012 -
FOUR-THOUSAND new jobs are expected to be created in a massive investment at the old Larnaca airport, according to sources close to the deal.
The deal, to be approved by the Government, was announced during a press conference in the presence of Nicos Shacolas honorary president of Hermes and other executives, as well as of Larnaca Mayor Andreas Louroutziatis. Hermes Airports and Far Eastern Phoenix Ltd reached the agreement after months of talks early this afternoon. It is understood that the initial investment will be €600m and involve various Chinese firms.
- Fri Apr 6, 2012 11:11am BST
(Reuters) - Russia's top non-state gas producer Novatek is interested in bidding for licences to explore Cypriot offshore gas deposits, a company spokesman said on Friday. Cyprus reported its first natural gas find in December, when U.S. based Noble Energy said it had discovered an estimated 5-8 trillion cubic feet in a block south of the island. The block lies close to where neighbouring Israel has reported significant discoveries in the past two years.
- FAMAGUSTA GAZETTE • Thu, Dec 22, 2011
A proposed multi million joint development project between Qatar and Cyprus, in the capital Nicosia, will go ahead, Minister of Finance Kikis Kazamias has said. Kazamias visited on Wednesday the military barracks at the entrance of Nicosia, which will be demolished as part of the joint venture between the two countries. He said that the Public Works department will present a time frame concerning the demolition. The land will be sold to Qatar for 50 million euro. "The final agreement provides for a deposit of 50 million euro," Kazamias said, adding that the price may be amended following consultations between the Board of Directors of the venture, comprising representatives of the two countries.
- Christofias: gas prospects 'offer hope' • By Poly Pantelides Published on April 14, 2012
NATURAL gas prospects have given the Cypriot people hope, President Demetris Christofias said in his Easter address. "It's true that we, the Cypriot people, are facing difficulties," Christofias said referring to an ongoing debt crisis which has brought about "a number of serious problems for our state and society. The discovery of natural gas, the second licensing round and investments in the energy field bring about great opportunities," Christofias said. He was referring to the discovery of substantial natural gas deposits in Cyprus' exclusive economic zone and the launching of second licensing round for further offshore hydrocarbons explorations. Christofias said Cyprus could become an energy centre, which would bring about positive changes for the island's economic, political and social life. "The years to come will be a time of financial growth," Christofias said citing "a substantial investment interest", the introduction of fiscal changes and the correction of ongoing issues in the economy. Christofias said there was work still done on health, education, culture and the state mechanism, "laying the foundation stones for the Cyprus we all envision"
- Homesgofast.com • 14/11/2011 - Cyprus and Thailand leap into top ten
The October figures also saw two brand new entrants to the top ten as both Cyprus and Thailand made their debut in the top ten most popular places where online buyers are searching for property. Prices of property in Cyprus fell for the sixth consecutive quarter in October whilst improved title deeds legislation has given more confidence to people looking to buy in the country. Mr Johnson continued: "The flooding may see Thailand's popularity decrease next month, but Cyprus' low prices leave a lot of room for investment as buyers look for familiar markets amid ongoing economic uncertainty."
- Signs of life for the Cyprus property sector? • 03 December, 2011 - Fiona Mullen www.sapientaeconomics.com
After a long drought there could be signs of life in the Cyprus property sector, judging by the latest figures on building permits, which are a leading indicator of economic activity in the construction sector. Although the number of building permits fell again in September, there was an increase in the number of dwellings authorised. Total permits authorised by the municipal authorities and district administration offices fell by 9.6% to 648, but permits for dwellings rose by 3.2% to 932. Similarly, although the value of these permits fell by 13% to EUR 187.8 mln the total area rose by 4.6% to 219,492 square metres. During the period January - September 2011, building permits fell by 13.3% compared with the year earlier to 5,751. The total value of these permits decreased by 21.9% and the total area by 24.2%. The number of dwelling units recorded a decrease of 36.7% in this period.



To conclude

The figures will be based on assumptions as outlined earlier in the report. The figures will be calculated using actual operating figures from existing established 5* Hotels we have sought for advice and clarification.

To fully appreciate the size and scale of this project, it's market position and it's revenue potential, as well as the unique and innovate methods the project will utilise it's available square-meters and superb location, the full report, marketing documents and all links, will all need study from any interested party. It is only once this is absorbed, can anyone begin to fully understand the 5 years of land acquisition and culmination into what we see as a Land Mark resort for Europe and for this incredible Island of Cyprus.



visual communication
www.pyxelstudios.com



PHOENIX PARK

No ordinary resort



marriottpropertyinvestments.co.uk
MARRIOTT PROPERTY INVESTMENTS

+44 (0)8000 199 683
info@cypro.co.uk

Marriott Property Investments
Investment House, Goffs Lane, Goffs Oak - Herts, EN7 5EN, UK.