



# CHINA PAK

GOLF ESTATES GWADAR



**CPIC**

Building tomorrow's  
communities together





# CHINA PAK

GOLF ESTATES GWADAR

Gateway City to

**\$62**  
billion

CPEC Project

Flagship project of the

**\$5**  
trillion

'One Belt One Road'  
initiative

GDA Approved

**1<sup>st</sup>**

Luxury Golf  
Community

**5.8%**

GDP growth in  
Pakistan 2017-18

**6**  
miles

from Zero Point  
Gwadar

**6.7**  
Million

Square Feet of Prime  
Residential & Commercial  
Real Estate

门户城市  
620 亿美元  
中巴经济走廊  
计画

5万亿美元规  
模的“一带一  
路”倡议的旗  
舰项目

第一个获得瓜  
达尔发展局批  
准的豪华高尔  
夫社区

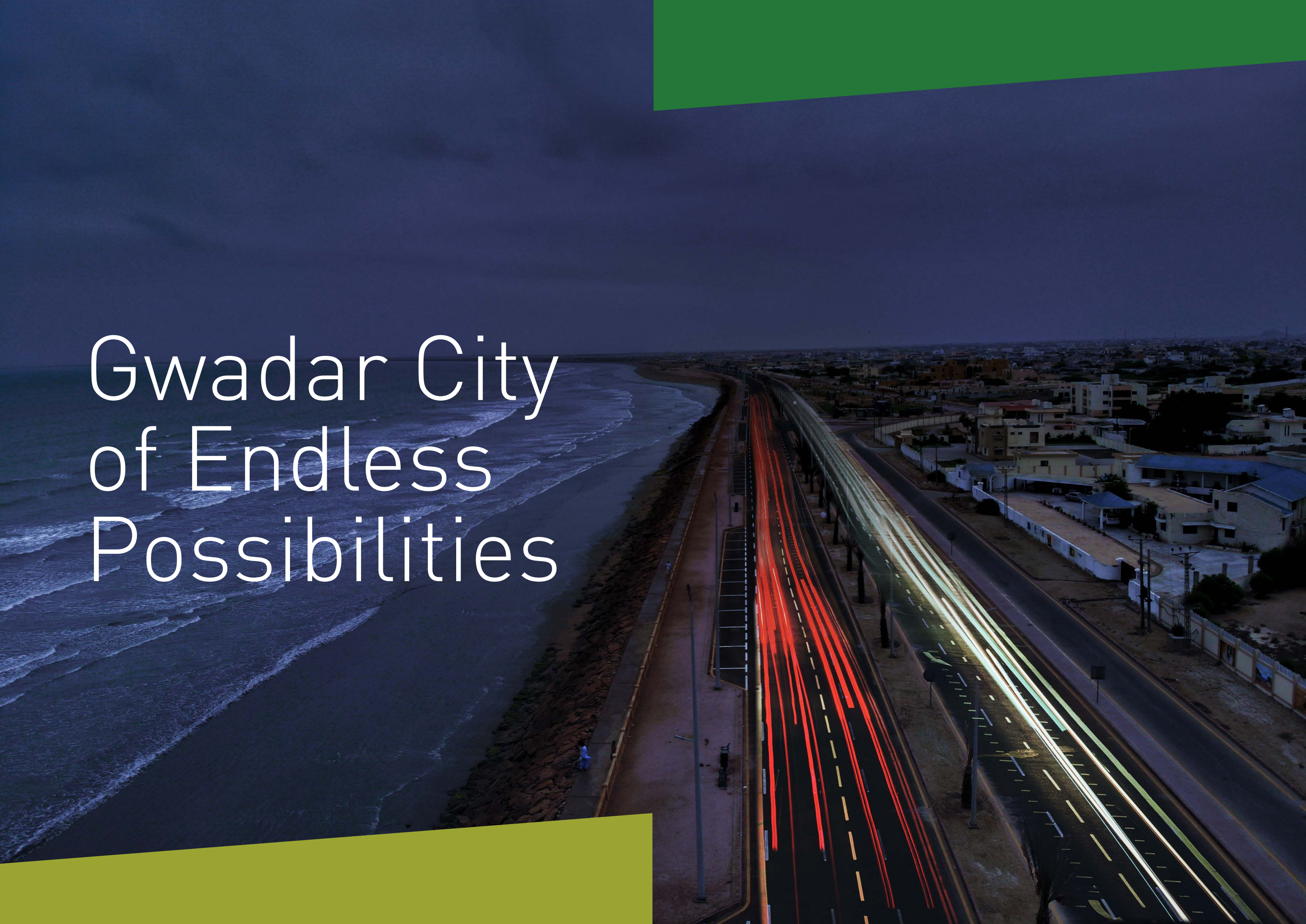
巴基斯坦2017  
年至2018年度  
GDP增长了  
5.8%

瓜达尔项目  
从零点绵延6英  
里

670万平方英尺  
的  
高端住宅及商业  
地产







# Gwadar City of Endless Possibilities





CHINA PAK

GOLF ESTATES GWADAR

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“China takes the project of the century to Pakistan”  
「中国为巴基斯坦带来本世纪最受瞩目的发展计划」

Morgan Stanley

“May 2017: Pakistan officially upgraded to Emerging Market Status”  
「2017五月:巴基斯坦正式成为新兴市场国家」

“We will always support Pakistan. I remember the time when China was all alone in the world and Pakistan supported us.”

**President Xi Jinping of China.**

「我们将一直支持巴基斯坦。我记得中国在上世界上孤立无援时，巴基斯坦向我们伸出援手」中国国家主席习近平

“Pakistan has the economic capability to transform into the next ‘Asian Tiger’.”

**President Xi Jinping of China.**

「巴基斯坦具有成为下一个亚洲虎的经济潜能」中国国家主席习近平





# Introduction

China Pak Golf Estates is a 'first of its kind' gated community offered by leading Gwadar developers CPIC. With a \$265 Million luxury gated golf community spread across 6.7 million square feet, China Pak Golf Estates Gwadar is set to become 'the most desirable residential and lifestyle address in Gwadar'. It has a location to be envied - occupying the most prominent position by straddling both sides of the N-10 Coastal Highway - the 653 Kilometer highway which serves as Gwadar's main artery and extends along Pakistan's Arabian Sea coast all the way to the Financial Hub of Karachi.

China Pak Golf Estates is the first GDA approved luxury Golf Community in Gwadar, the Gateway city to the \$62 Billion China Pakistan Economic Corridor project which is set to become amongst 'The most important Port Cities in the World from both an Economic and Geo-Political perspective'.

## 项目简介

中巴高尔夫庄园是瓜达尔房地产开发商中巴投资公司推出的第一个全安保封闭式高尚社区。坐拥价值2.65亿美元的豪华高尔夫庄园，占地670万平方英尺，瓜达尔中巴高尔夫庄园将成为“瓜达尔最理想的居住和生活方式”。项目地理位置十分引人注目——它横跨N-10海岸公路两侧，占据了最显著位置。长达653公里的N-10高速公路将成为瓜达尔的主要干道，并沿着巴基斯坦阿拉伯海岸延伸到卡拉奇金融中心。

瓜达尔中巴高尔夫庄园是第一个获得瓜达尔发展局批准的豪华高尔夫社区，瓜达尔是投资高达620亿美元的中巴经济走廊项目的首要门户城市。从经济和地缘政治角度来看。这里将成为世界上最重要的港口城市之一。



“China takes the project of the century to Pakistan”

「中国为巴基斯坦带来本世纪最受瞩目的发展计划」



# Gwadar

Gwadar is a natural deep sea port city strategically located in the Arabian Sea at the opening of the Strait of Hormuz and is the heart beat of the \$62 Billion China Pakistan Economic Corridor.

The port has been leased to China Overseas Port Holding Company, a Chinese state-owned port operator for a term of 40 years and is being redeveloped under the economic model of Shenzhen in China. In 1979 Shenzhen was a market town of 30,000 people and through economic development and the establishment of the city as a Special Economic Zone, Shenzhen became the fastest growing city in the world, averaging a growth rate of 40% per annum in the 80's and 90's. Today Shenzhen is the 4th largest city in China and an economic powerhouse with a GDP in excess of \$294 billion.

Construction began in June 2016 on the Gwadar Special Economic Zone, which is being built on a 2,292 acre site adjacent to Gwadar's port. The swathe of land was handed to China in November 2015 as part of a 43-year lease.

“China plan to spend \$4.5 billion on roads, power, hotels and other utilities for the industrial zone as well as other projects in Gwadar.”

**Zhang Baozhong Chairman of China Overseas Port Holding Company**

## 瓜达尔

瓜达尔为一天然深水港口城市，其位于阿拉伯海的霍尔木兹海峡口，且是620亿美元中巴经济走廊计划的核心地带。此港口的40年经营权已租给中国国有的中国海外港口控股公司，并将以中国深圳为模板进行再建设。1979年前，深圳仅是一个拥有30,000人口的小城。然而在经济特区的规划下，深圳成为80至90年代发展最快速的都市之一，其成长速度更是高达年平均40%。现今深圳作为中国第四大城市，其经济地位不可抹灭，并每年为中国挹注2,940亿美元的国内生产总值。

邻近瓜达尔港的瓜达尔经济特区占地2,292英亩，并已于2016年6月动工。作为43年租赁合约的一部分，这块土地已于2015年11月交给中国。中国计划投资超过45亿美元在经济特区内的道路、电力、旅馆、基础建设和其他瓜达尔市内的计划。

中国计划投资超过45亿美元在经济特区内的道路、电力、旅馆、基础建设和其他瓜达尔市内的计划。张保中  
中国海外港口控股公司首席

Gwadar is being redeveloped under the model of China's Shenzhen with Special Economic Zone Status.

瓜达尔将以中国深圳为模板进行再开发规划成经济特区。



Shenzhen in 1970  
1970年的深圳



Shenzhen in 2015  
2015年的深圳



# One Belt and One Road Initiative (OBOR)



“One Belt One Road: \$2.5 trillion of trade annually · \$8 trillion of utilities · \$4 trillion of investment.”

一条皮带单程: 每年2.5 美元的贸易 · 8美元的  
基础设施 · 4美元的投资。

Dubbed the ‘Project of the Century’ and the world’s biggest utilities project, the ‘One Belt and One Road Initiative’ (OBOR) will deliver a reinvigorated and modernised Silk Road, reconnecting countries and continents.

The impressive investment program estimated at \$5 trillion, is focussed on strengthening utilities across 52 countries spanning Asia, the Middle East, Europe, and Africa. By increasing connectivity between the Asian, European and African continents, OBOR will enhance trade flows for China and spur long-term regional economic growth and development, benefiting all those involved.

Nearly \$500 billion worth of projects and Merger and Acquisition deals were announced in 2016 across seven utilities sectors including telecoms.

**The flagship projects include:**

- The \$46 billion ‘China-Pakistan Economic corridor’, which will directly benefit Gwadar and is expected to vastly improve Pakistan’s economy and connectivity in South Asia.
- A 3,000km high-speed railway connecting China and Singapore.
- Gas pipelines across central Asia.

OBOR has entered countries as far as New Zealand, Britain and even the Arctic. By 2019, Britain will have its very own Asian Business Port in the Royal Albert Dock in London, which is being developed by the Chinese to boost trade between the UK and China.

一带一路倡议

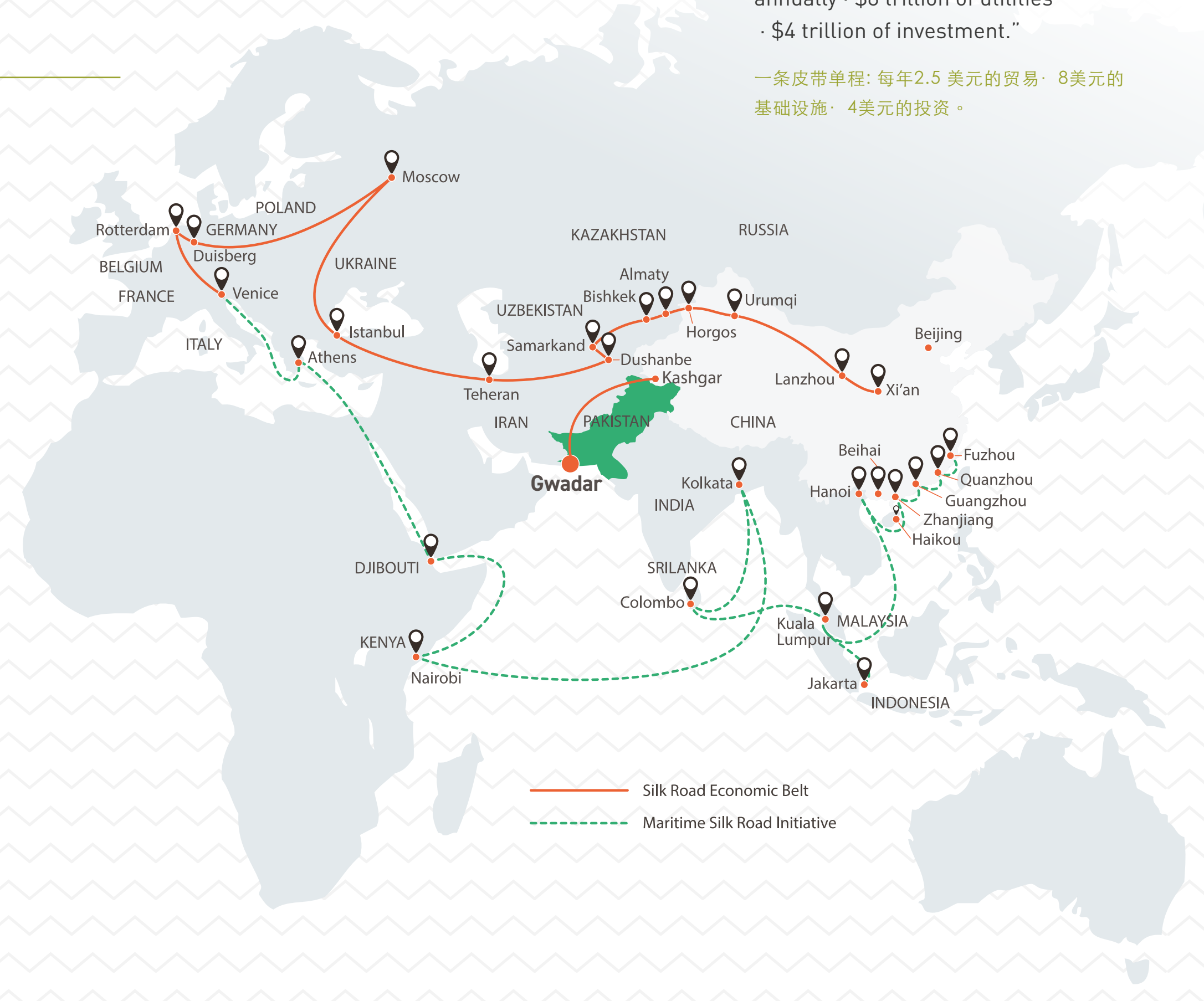
“一带一路倡议”被誉为“世纪工程”和世界上最大的基础设施项目。一带一路将带来现代化丝绸之路的全面复兴，重新连接亚欧非各大洲沿线各国。

这一令人印象深刻的伟大项目投资规模高达5万亿美元，主要用于加强横跨亚洲、中东、欧洲和非洲的52个国家的基础设施建设。通过加强亚洲、欧洲和非洲大陆之间的互联互通，“一带一路”倡议将促进中国贸易流量，长期促进区域经济增长发展，惠及所有参与者。

在2016年，发生在公用事业和电信行业等7个基础设施领域的投资并购交易规模高达5000亿美元。

旗舰项目包括:

- 460亿美元的“中巴经济走廊”，将直接造福瓜达尔，有望大大改善巴基斯坦的经济和南亚的连通性。
  - 连接中国和新加坡的3,000km 高速铁路，横跨中亚的天然气管道。
- 这条腰带和道路倡议已经进入了新西兰、英国甚至北极的国家。到 2019年, 英国将在伦敦皇家阿尔伯特码头拥有自己的亚洲商业港口，中国正在开发该港，以促进英国和中国之间的贸易。





# China Pakistan Economic Corridor (CPEC)

The largest unilateral foreign direct investment from one nation into another, China Pakistan Economic Corridor (CPEC) is set to catapult Pakistan's stature as a key global trade and economic hub.

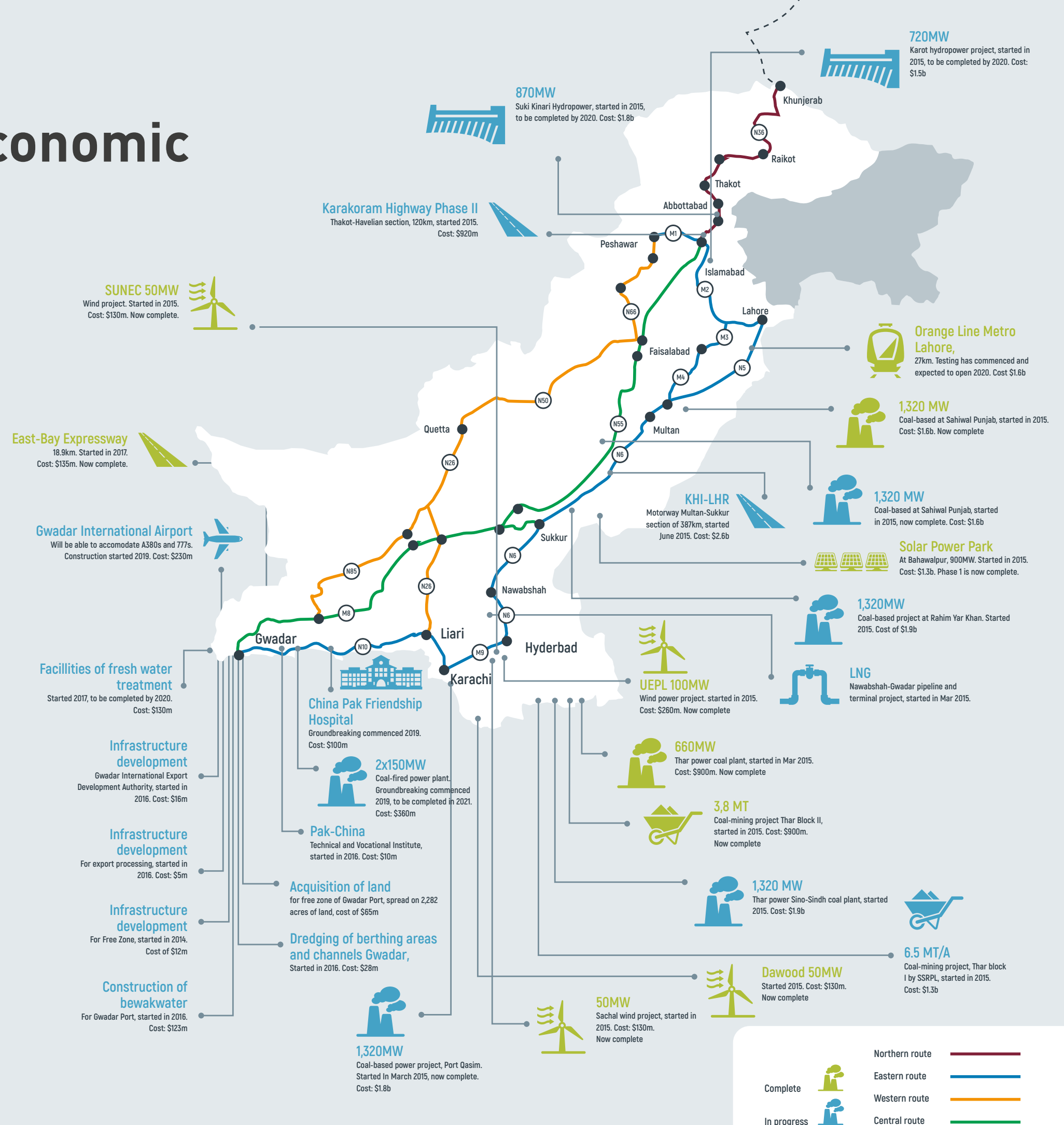
Valued at \$62 billion, CPEC includes a number of projects which aim to improve Pakistani infrastructure and to deepen the economic and political ties between China and Pakistan.

## Summary:

- ✓ A 2000 mile economic corridor between Gwadar Port to China's North Western region of Xinjiang
- ✓ A 2,700 km long highway linking Kashgar to Gwadar
- ✓ Railway links for freight trains
- ✓ Oil and gas pipelines
- ✓ An optical fibre link

The economic impact of CPEC is projected to be in excess of \$200 billion. It will create over 700,000 new jobs, and add 2.5% to Pakistan's annual growth rate changing the country's destiny.

**“Pakistan: the most important stretch of the Belt & Road Initiative.”**  
- Standard Chartered







Actual sea routes from Arabian Gulf



**12,900km  
Beijing**

Proposed China-Pakistan Economic corridor



**Gwadar-Kashgar  
2,000km**





# Gwadar

## 瓜达尔

Gwadar is a deep-sea port strategically positioned in the Arabian Sea, at the mouth of The World's Busiest Oil Shipping Route 'The Strait of Hormuz'. In 2015 Gwadar Port and the adjoining 22,000 acres of land were leased to China for 42 years and declared a Tax Freezone.

China are connecting Gwadar via 3 economic corridors to their Western landlocked province of Xinjiang which will reduce shipping times between China and the Middle East by 85%, China and East Africa by 75% and Europe by 60%.

Gwadar is a flagship project of Chinese President Xi Jinping's One Belt One Road initiative and China are spending \$4.8 Billion on developing Gwadar as a smart port and freezone city. The first phase of Gwadar Freezone became operational in January 2018 and the New Gwadar Smart Port City Masterplan was released in 2020.

**2 MILLION POPULATION**

**THE REGIONS FIRST TAX-FREE CITY**

**\$5 BILLION INVESTMENT INTO POWER GENERATION**

**250,000+ NEW HOMES REQUIRED**

**BUSIEST SHIPPING PORT IN SOUTH ASIA  
- 192 MILLION TONNES THROUGHPUT  
PER ANNUM**

**1.2 MILLION HIGH PAID JOBS  
\$1 BILLION INVESTMENT INTO WATER  
DESALINATION**

**LUXURY RESORTS, WATERFRONT GOLF  
COURSES & SHOPPING MALLS**

**\$30 BILLION ECONOMY WITH A GDP PER  
CAPITA 10X THE REGION**

**A COSMOPOLITAN CITY - 80%  
EXPATRIATE POPULATION**

**THE REGIONS FIRST WEAPON-FREE CITY**





## Gwadar Today

Gwadar Port became formally operational in November 2016, when the highway from Kashgar in China to Gwadar was put into service, with 160 containers from Kashgar travelling the 1,935 mile CPEC route and arriving at Gwadar port on the 12th of November. The cargo was loaded on two vessels berthed on the multipurpose berth at Gwadar port, the next day these goods were dispatched to countries in the Middle East and Africa.

## Projects

- Gwadar East-Bay Expressway
- New Gwadar International Airport
- 2 x 150 Megawatt Coal Power Plants
- Major Expansion of Port (70,000 tonnes)
- Liquefied Natural Gas Terminal
- 2300 Acre Special Economic Zone (Freezone)
- Fresh Water Treatment Plant
- Pak China Friendship Hospital

### 今日的瓜达尔

2016年在中国喀什通往瓜达尔的高速公路启用后，160个货柜透过1935英里的中巴经济走廊的运输于11月12日抵达瓜达尔港，并正式宣告该港的启用。隔天，两艘装载货物的货轮已驶离瓜德尔港的多功能泊位，前往中东和非洲各国。

### 计划

- 瓜达尔东湾高速公路
- 新瓜德尔国际机场
- 2×150兆瓦煤电厂
- 港口重大扩张(70,000吨) • 液化天然气终端
- 2300英亩经济特区(经济自由区) • 淡水处理厂
- 中巴友谊医院

## The climate in Gwadar

Gwadar is elevated at 0-300 meters above sea level and the climate is dry and hot. It has a “warm summer and mild winter” although the oceanic influence keeps the temperature lower than inland Balochistan in summer and higher in winter.

瓜達爾在海拔0-300米高以上，氣候是乾燥炎熱。  
雖然海洋影響保持溫度低於內陸俾路支省在夏天和更高的冬季，瓜達爾夏天溫暖冬天溫和的。







Legend

- ML Military land
- Fence of Planning Area
- High speed Train Link
- Checkpoint
- Urban Emergency Command Center
- S Safety Training Bases (Police Training Academy)
- Police Departament / Branch of Police Department



Infrastructure

- Gas fired powerplants
- Telecommunication central office
- Waste incineration plant
- IDC building
- Water treatment plant
- Seawater desalination plant
- Powerplant
- New Gwadar International Airport
- Seawater treatment plant
- Coal fired powerplant 300 MW
- Gas receiving station
- Waster treatment plant
- CPEC Railway Station Gwadar
- CPEC Highway N10
- Gwadar Port
- China Gwadar Freezone
- Gwadar Internationl Airport

Statutory service

- Police Training College
- Youth Cultural Activity & Science and Techology Exchange Center
- City Public Library
- International Exhibition Center
- Cultural and Art Exchange Center
- Planning Exhibition Hall & History Museum
- Administrative Service Center
- District and Provincial Office Complex/University
- University City
- University of Turbat
- GBA Hospital
- Pak-China technology and vocation institute
- DHQ hospital
- Pearl Continental Hotel
- Gwadar Gymkhana

Housing Projects

- 1 New Town Housing Society
- 2 Green Palms Housing (RAFL Group)
- 3 Gwadar Central Jinnah Avenue
- 4 Naval Housing Scheme, Gwadar
- 5 Savaira City Gwadar
- 6 Sara-eNoor Housing
- 7 Naval Anchorage Gwadar
- 8 Blue Ocean Residency
- 9 Ocean Marina Gwadar
- 10 Canadian City
- 11 Gwadar Golf City
- 12 Marina Enclave

Life Style & Entertainment

- 1 Amusement Park
- 2 Art and Culture Museum
- 3 Urban Planning Exhibition Gallery & History Museum
- 4 Public Library
- 5 Grand Theater
- 6 Concert Hall
- 7 Gwadar Tower
- 8 International Expo Center
- 9 Cultural Exchange Center
- 10 Lakeside Shopping Center
- 11 Gwadar Walk
- 12 Gwadar Park
- 13 Lakeside Office Area
- 14 Gwadar Botanical Garden
- 15 Sports Park

- 16 Youth Cultural Activities & Science and Technology Exchange Centre
- 17 Riverside Commercial Street
- 18 Sculpture Park
- 19 Liberty Park
- 20 Plants Beach
- 21 Crescent Beach Park
- 22 Street Park
- 23 Gwadar Harbour Resort Hotel
- 24 Harbour Shopping Centre
- 25 Lakeside Business / Commercial Town



Superbly located on the  
main CPEC highway.







View Full  
Construction  
Updates







# China Pak Golf Estates, Gwadar

China Pak Golf Estates is a \$265 Million mega development and Gwadar’s first luxury golf community. Located at the heart of Gwadar and occupying the prominent position of straddling both sides of the N-10 Coastal Highway, Gwadar’s main artery which extends along Pakistan’s Arabian Sea coast, all the way to the Financial Hub of Karachi.

Tailor-made for both Pakistani and Chinese executives working in Gwadar, China Pak Golf Estates – the first of its kind in Gwadar – offers an all-encompassing lifestyle to live, work and play within a secure gated community. Based at the heart of the city, the development will cater for both local and

expatriate professionals working and living in this emerging global city.

The China Pak Golf Estates will put sustainability at the heart of its design, delivering a dedicated water desalination plant, an eco-zone recycling centre and public amenities accounting for over 50% of the total development.

China Pak Golf Estates will set a new benchmark for developing real estate communities in Pakistan.

## 概览

中巴高尔夫庄园是耗资2.65亿美元的大型开发项目，是瓜达尔第一个豪华高尔夫社区。庄园位于瓜达尔核心地带，横跨N-10海岸公路两侧，占据了最显著位置。长达653公里的N-10高速公路将成为瓜达尔的主要干道，并沿着巴基斯坦阿拉伯海岸延伸到卡拉奇金融中心。

中巴高尔夫庄园是首个为在瓜达尔工作的巴基斯坦和中国高管们量身定制的居所项目，入驻精英将在非常安全的全安保

封闭式高端社区内生活、工作和娱乐，享受精彩纷呈的生活方式。鉴于庄园所处的城市中心优越位置，本项目将会为生活在这个新兴全球城市的本地和海外人士提供全方位的美食体验和齐备服务。

中巴高尔夫庄园将把可持续发展作为其核心设计理念，专属海水淡化厂、生态循环回收中心和公共设施的建设将占总体开发投入的50%以上。

中巴高尔夫庄园将成为巴基斯坦房地产的新标杆和典范

## Amenities

- Residents Golf Course
- Clubhouse with Restaurant & Golf Shop
- Gwadar Central Business District
- International Shopping Mall
- Multi-Plex Cinema
- China Pak Medical Centre
- China Pak High School
- Shopping Boulevard
- Community Parks
- Water Desalination Plant
- Eco-zone Recycling Centre

## 主要设施

- 社区高尔夫球场
- 会所、餐厅及高尔夫球商店
- 瓜达尔中央商务区
- 国际购物中心
- 多功能厅电影院
- 中巴医疗中心
- 中巴高中学校
- 购物街
- 社区公园
- 海水淡化厂
- 生态循环回收中心

## Location

- 4 miles from Gwadar Beach and Marine Drive
- 5 miles from Gwadar Central Business District
- 6 miles from Zero Point Gwadar
- 7 miles from Gwadar Tourism District
- 9 miles from Gwadar International Airport
- 12 miles from Gwadar Freezone
- 15 miles from Gwadar Port
- 23 miles from New Gwadar International Airport











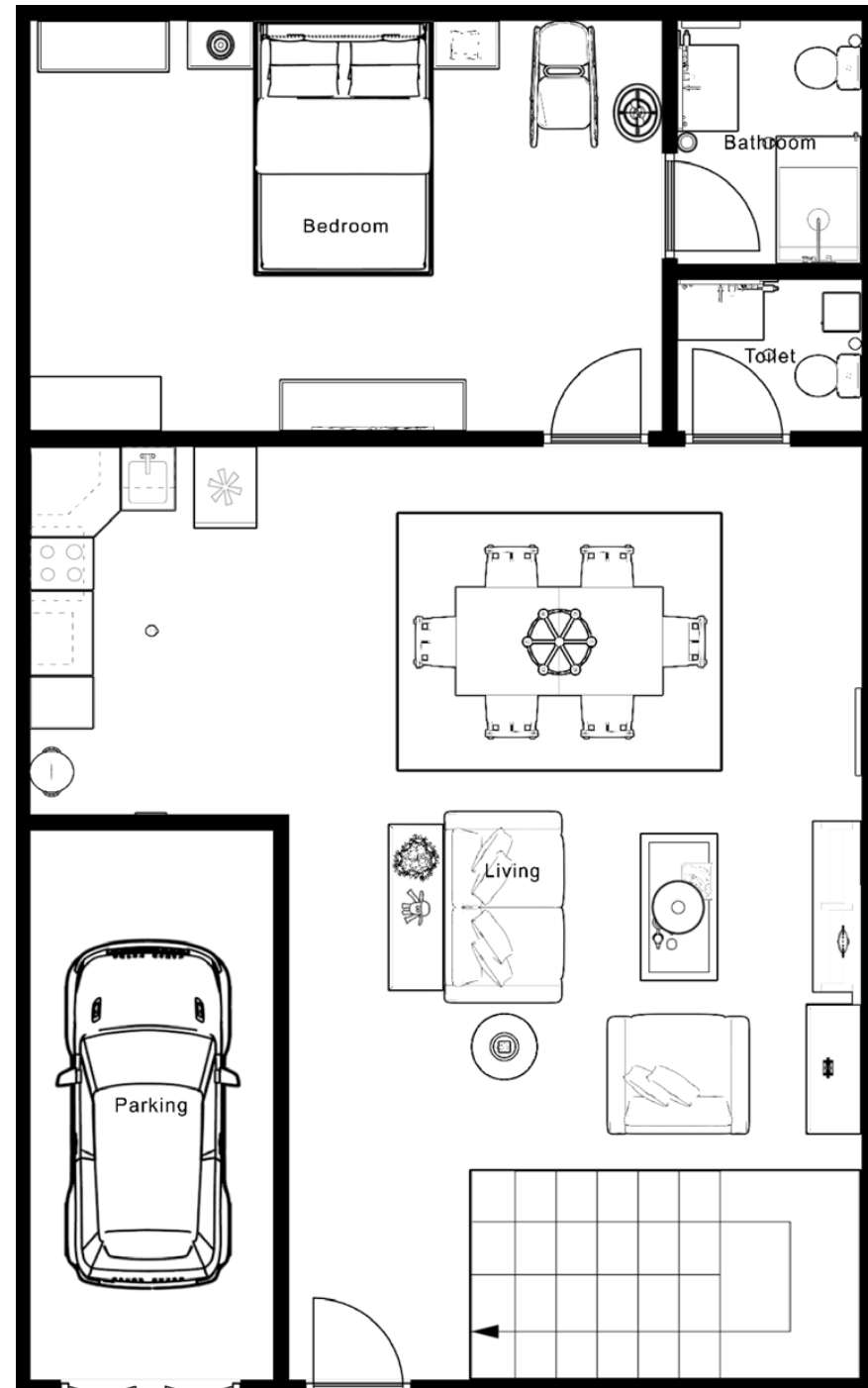




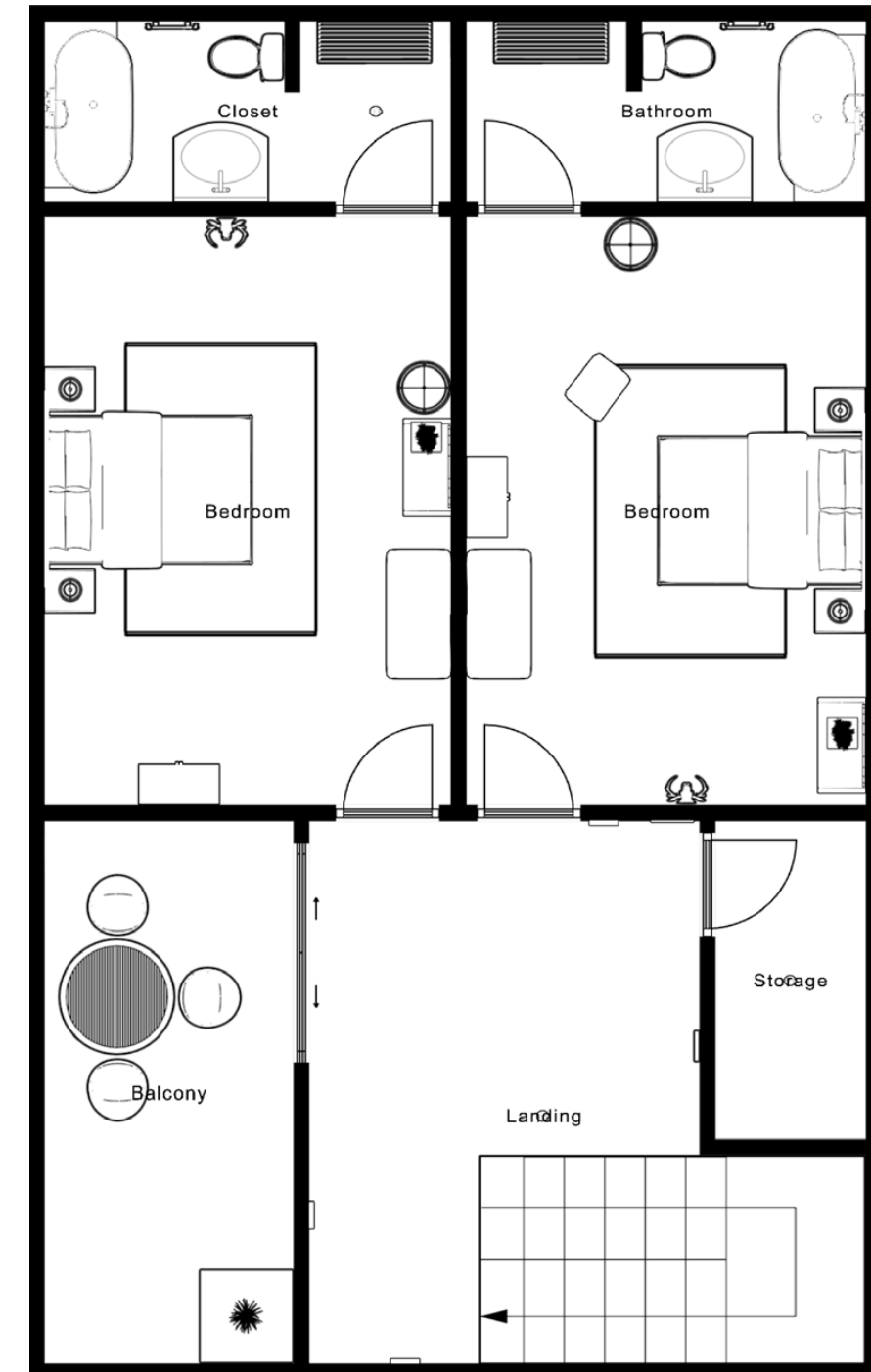


CHINA PAK

GOLF ESTATES GWADAR



GROUND FLOOR



TOP FLOOR

TYPICAL FLOOR PLAN

## RESIDENTIAL VILLA

125 Square Yard (GROUND + TOP FLOOR)





# Financial Projections

## 财务预测

### 10 Year Projections GBP | RESIDENTIAL

125 Square Yard Plot Price:	£16,000
Infrastructure Cost:	£5,000
Total Investment:	£21,000
Expected Value in 2025:	£46,200
Return on Investment (5 years):	120%
Profit:	£25,200
Expected Value in 2030:	£63,000
Return on Investment (10 years):	200%
Profit:	£42,000

### Rental Projections GBP

Villa Construction in 2025:	£40,000
Total Investment:	£61,000
Annual Rental:	£12,878
Return on Investment:	21%

## PAYMENT PLANS GBP

### 125 Square Yard | Residential

125 Square Yard Plot Price:	£16,000
Infrastructure:	£5,000
Total Investment:	£21,000

### Cash

Down Payment - 50% of Plot Price and Infrastructure:	£10,500
Balance 50% of the Plot Price and Infrastructure over 12 months (90 days from the date of reservation):	£875

### 52 Month Payment Plan

Down Payment - 30% of the Plot Price:	£4,800
Infrastructure (30 days from date of reservation) for 15 months:	£333.33
Balance 70% of Plot Price over 36 months (starting 480 days from date of reservation):	£311.11

Note: Prices at China Pak Golf Estates are expected to value at a premium due to the construction quality and gated development offering an all-encompassing community lifestyle within a secure environment. The above projections are only for illustration purposes and are based on previous and current performance. Please be aware that prices of properties can go down as well as up.

# Gwadar Special Economic Zone

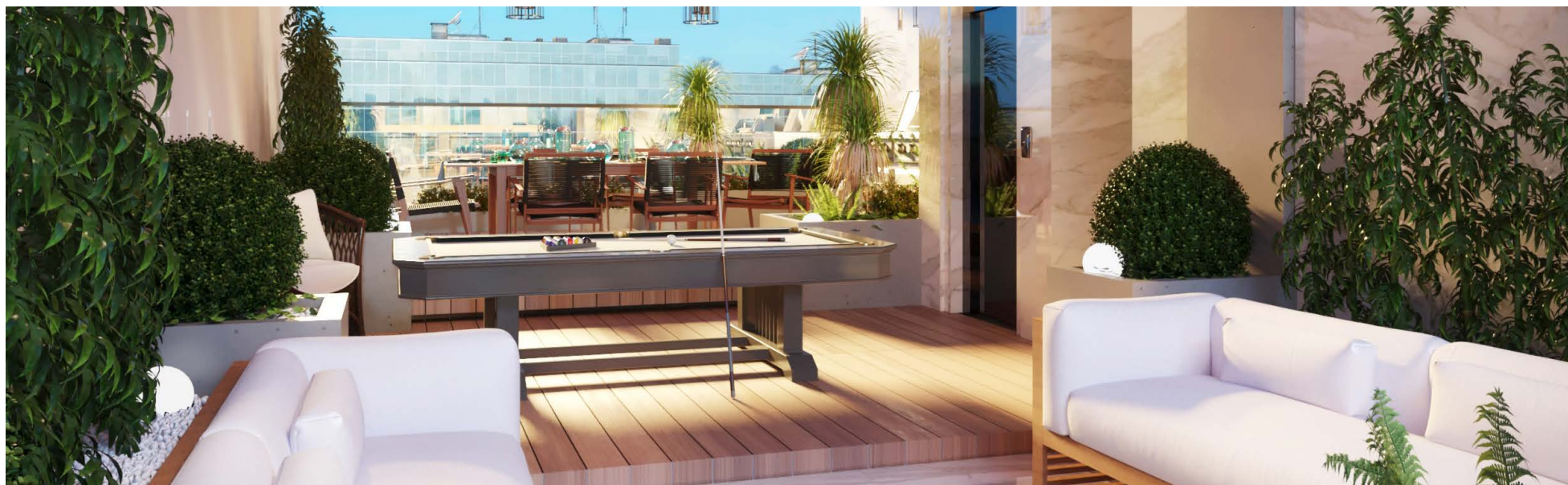
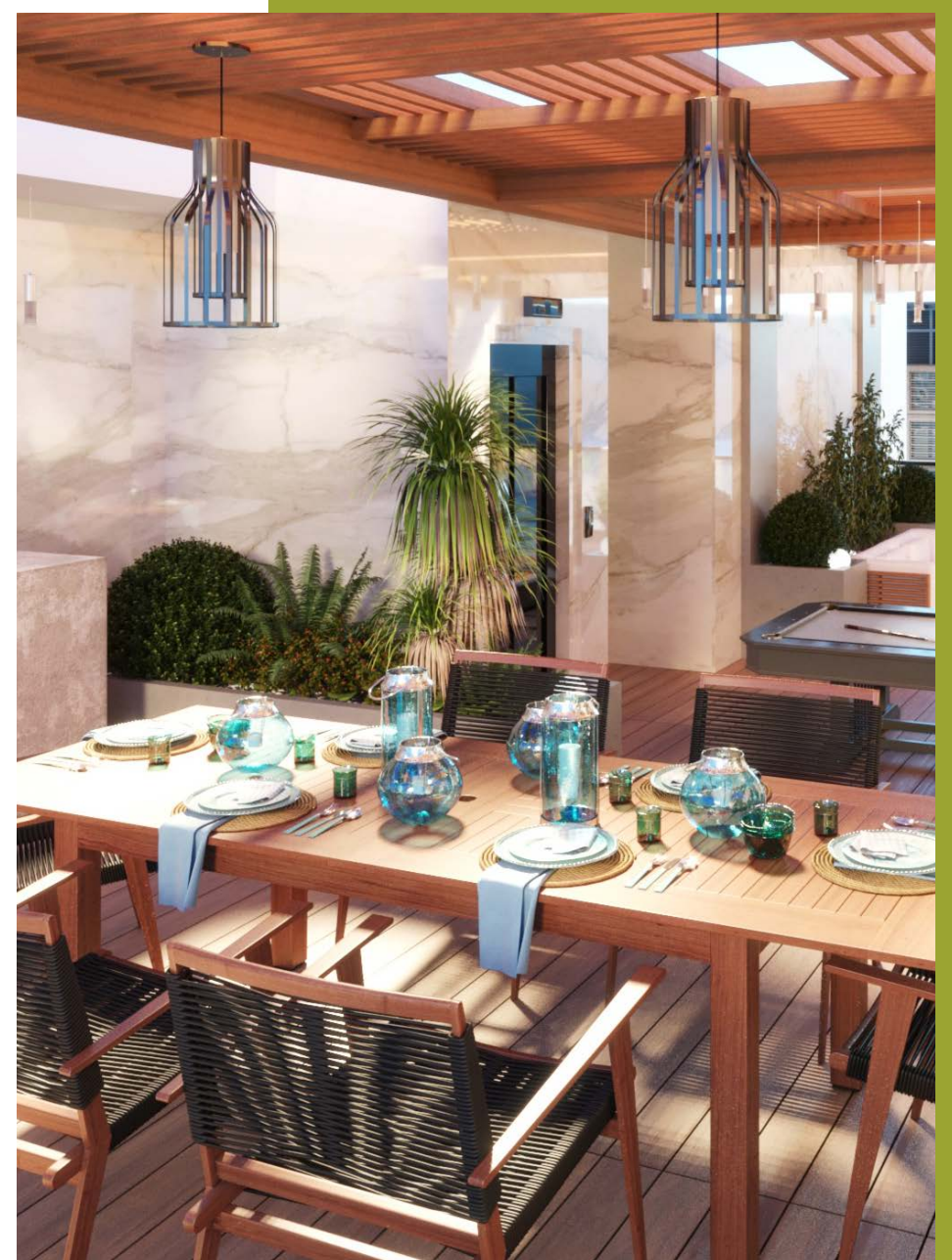
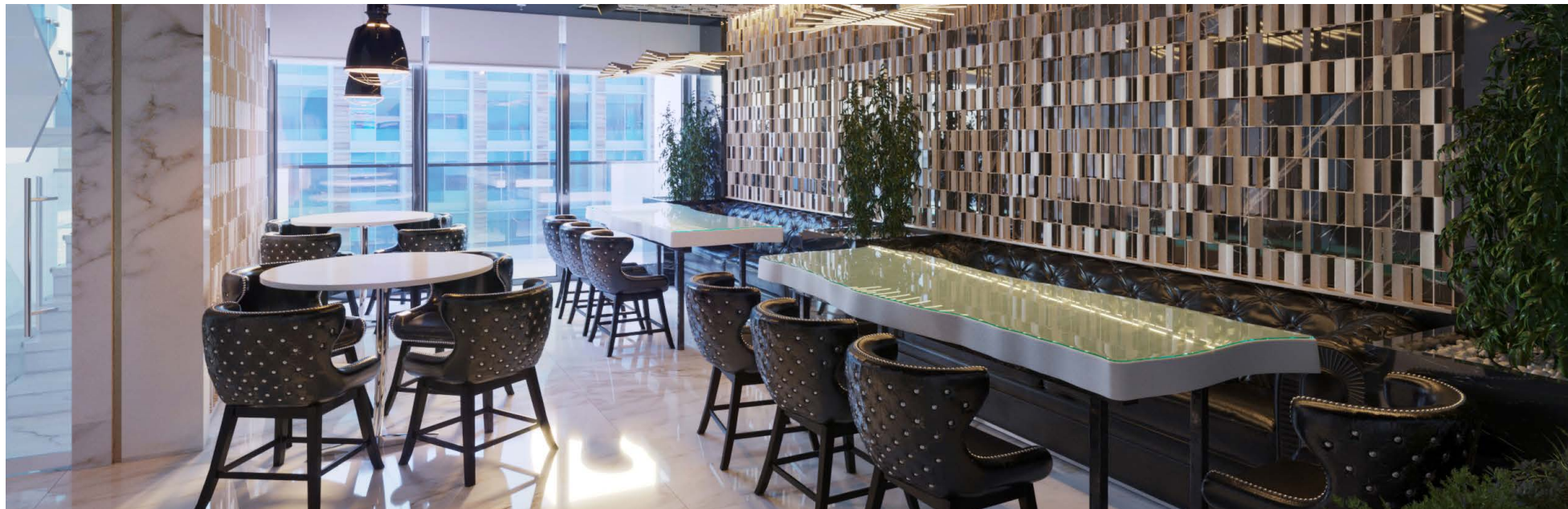
500,000 professionals are expected in Gwadar by 2023, leading to a massive housing shortage, unparalleled demand, and expected increase in capital appreciation over the next 3 years.

瓜达尔经济特区  
预计到 2023年, 瓜达尔将有50万名专业人员, 导致大量住房短缺, 需求无与伦比, 预计未来3年将有 的资本升值。

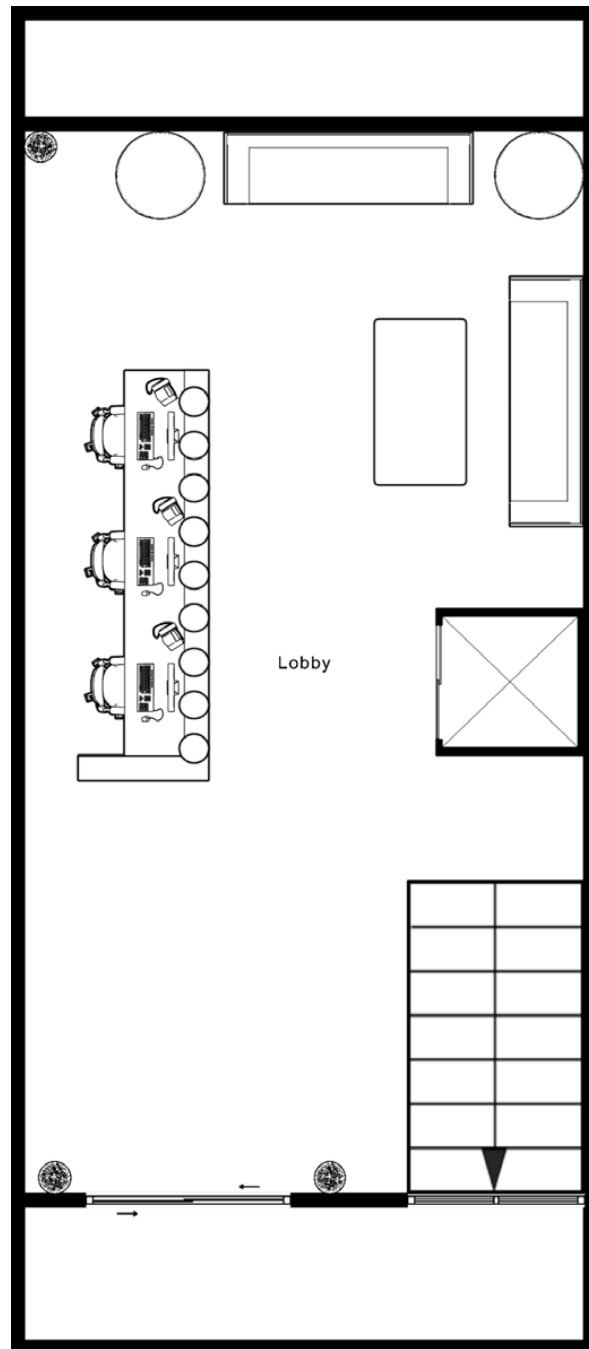




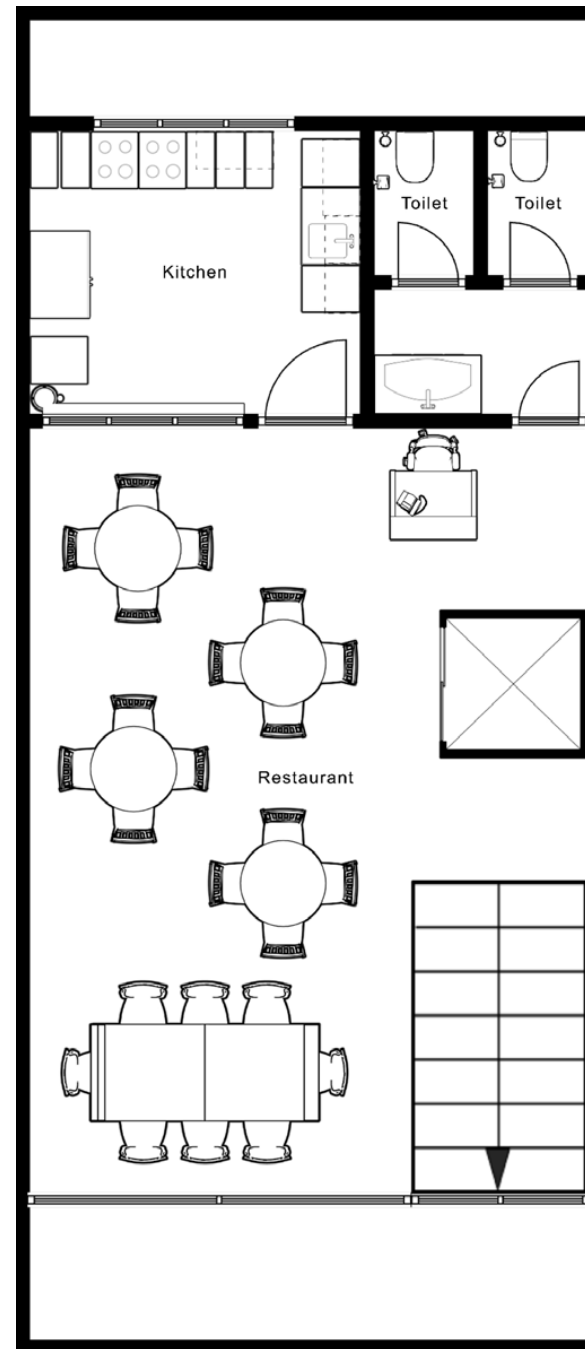




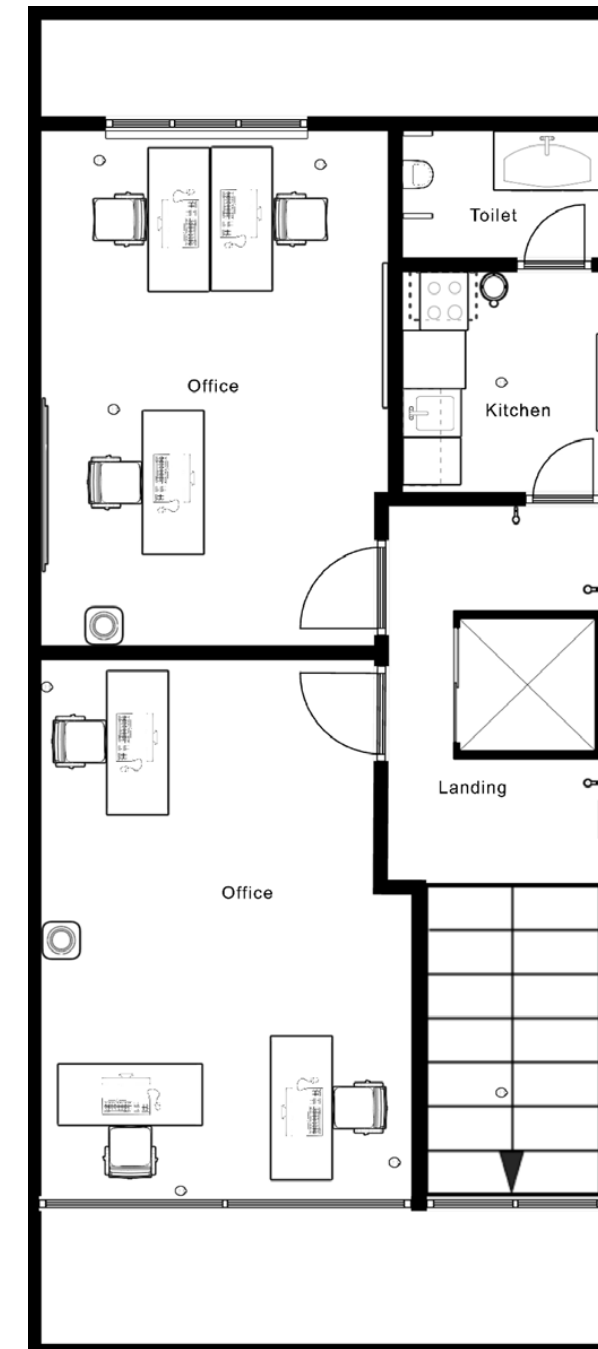




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## TYPICAL FLOOR PLAN

# COMMERCIAL TOWER

100 square yard (G+4)

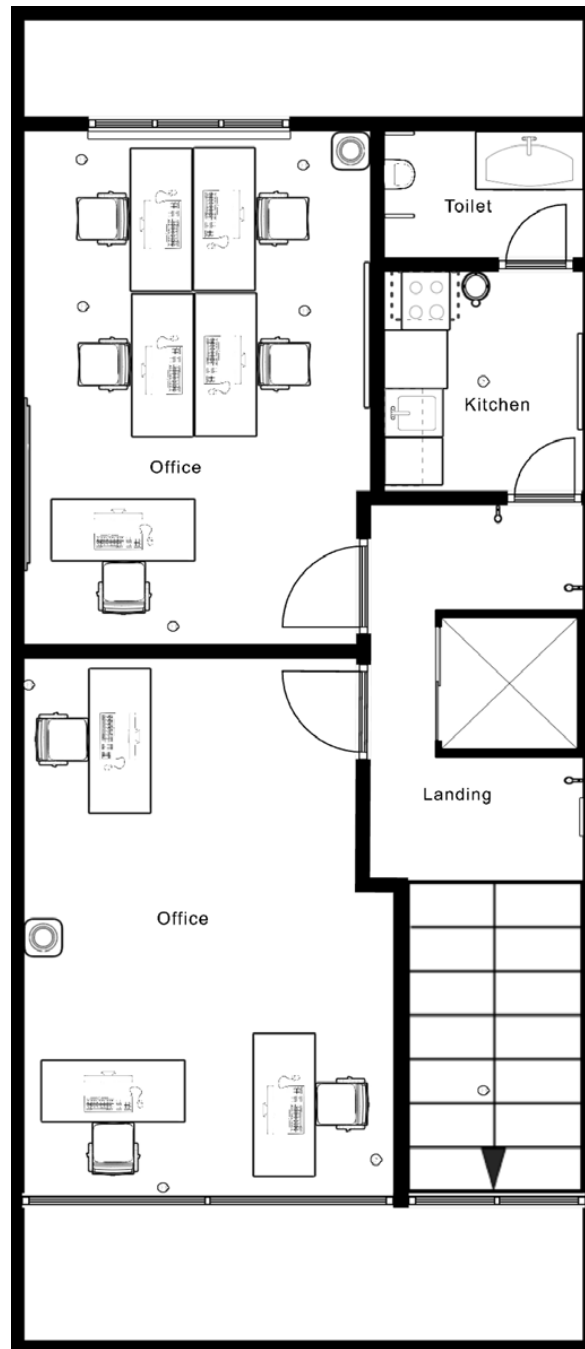


CHINA PAK

GOLF ESTATES GWADAR



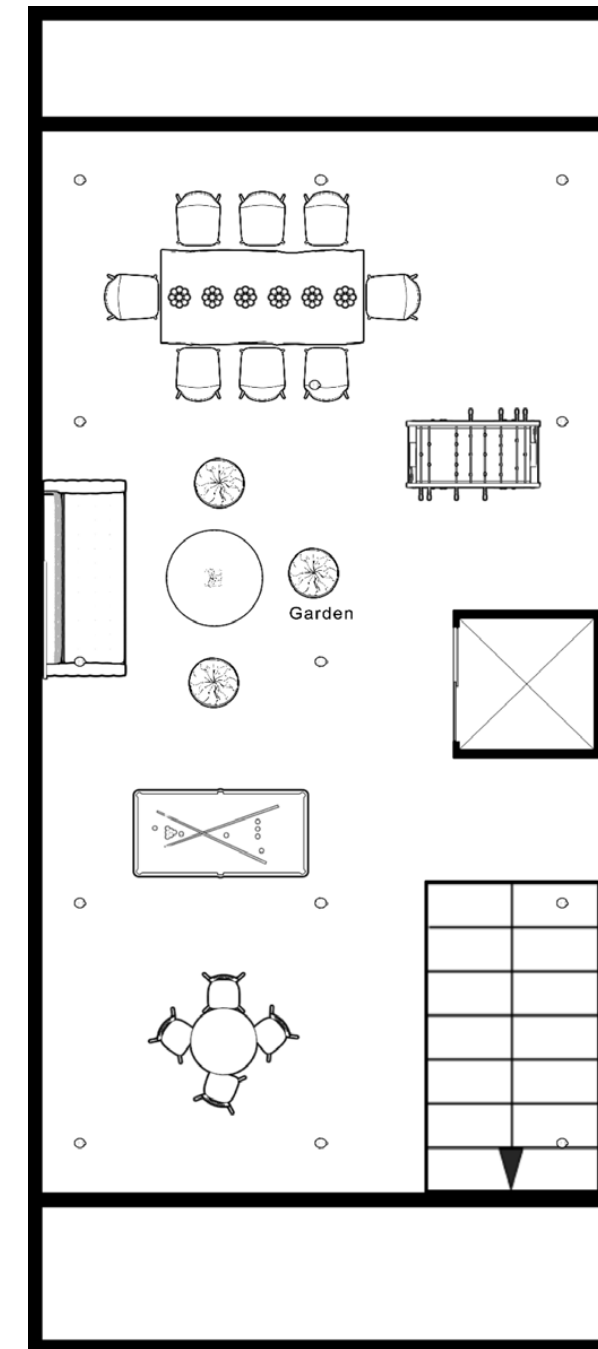




THIRD FLOOR



FOURTH FLOOR



TOP FLOOR

## TYPICAL FLOOR PLAN

# COMMERCIAL TOWER

100 square yard (G+4)



# Financial Projections

## 财务预测

### 10 Year Projections GBP | COMMERCIAL

100 Square Yard Plot Price:	£29,999
Infrastructure Cost:	£7,500
Total Investment:	£37,499
Expected Value in 2025:	£82,497.80
Return on Investment (5 years):	120%
Profit:	£44,998.80
Expected Value in 2030:	£112,497
Return on Investment (10 years):	200%
Profit:	£74,998

### Rental Projections GBP

Commercial Tower Construction in 2025:	£75,000
Total Investment:	£112,499
Annual Rental:	£45,000
Return on Investment:	40%

## PAYMENT PLANS GBP

### 100 Square Yard | Residential

100 SQYD Plot Price:	£29,999
Infrastructure:	£7,500
Total Investment:	£37,499

### Cash

Down Payment - 100%:	£27,499
Infrastructure (90 days from date of reservation) for 9 months:	£833.33

### 39 Month Payment Plan

Down Payment -30% of the Plot Price:	£8,999.70
Infrastructure (90 days from date of reservation) for 12 months:	£625
Balance 70% of Plot Price over 24 months from (starting 450 days from date of reservation):	£874.97

Note: Prices at China Pak Golf Estates are expected to value at a premium due to the construction quality and gated development offering an all-encompassing community lifestyle within a secure environment. The above projections are only for illustration purposes and are based on previous and current performance. Please be aware that prices of properties can go down as well as up.





CPIC Global is the first developer in Gwadar's private sector to have completed development works and handed over plots to their valued clients.







Photo by Christoph Keil









# Gwadar's first GDA approved luxury golf community with an international standard 9 hole Golf Course







# The Developer

CPIC are a privately owned company headquartered in London with regional offices in New York, Houston, Dubai and Karachi.

CPIC specialise in real estate opportunities within the \$62bn China Pakistan Economic Corridor (CPEC).

Comprised of world leading investment and real estate professionals, they deliver international standards of development to Pakistan. CPIC aim to bring positive change through building safe, sustainable communities that encourage cohesion, enable businesses to thrive and offer a positive lifestyle.

## 开发商

CPIC 是一家私人独资公司，总部设在伦敦，在纽约和卡拉奇设有区域办事处。

CPIC 在中国巴基斯坦经济走廊 (CPEC) 620亿美元内专门从事房地产业的机会。

CPIC is a responsible organisation contributing to the economic and social development of Pakistan working alongside local stakeholders and operates by employing a minimum of 50% local work force.

[www.cpicglobal.com](http://www.cpicglobal.com)

他们由世界领先的投资和房地产专业人士组成，向巴基斯坦提供国际发展标准。CPIC 的目标是通过建立安全、可持续的社区，鼓励凝聚力，使企业茁壮成长，提供积极的生活方式，来带来积极的变化。

CPIC 中巴投资公司是一个具有高度社会责任感的机构，为至少50%的本地劳动力提供就业机会，与本地的利益合作伙伴共同协作共享收益，为巴基斯坦的社会经济发展做出了巨大贡献。



Beifang Investigation, Design and Research (BIDR)

中水北方勘测设计研究有限责任公司(BIDR)

For China Pak Golf Estates, CPIC has partnered with Beifang Investigation, Design and Research (BIDR), an investigation and research firm founded in 1954 directly under the Ministry of Water Resources.

BIDR's business activities span many areas including construction, hydropower, scientific research, municipal works and agriculture. A cross-industry, transregional and multinational high-tech enterprise, BIDR is also one of China's Top 100 Design Houses with an AAA+ credit rating. BIDR has numerous projects all over the world including the Gomal Zam Dam and other hydropower projects in Pakistan.

关于中国高尔夫庄园的投资计划，CPIC与中水北方勘测设计研究有限责任公司（BIDR）合作，这是一家勘测设计公司，成立于1954年，隶属于中国国防水利部。

BIDR的业务活动涉及许多领域，包括建筑，水电，科学研究，市政工程和农业项目。身为一间跨行业、跨地区以及跨国高科技企业，BIDR也是中国首100强优质信用评级的设计公司之一。BIDR在世界各地都有许多不同的大型项目，包括高玛赞大坝和巴基斯坦的其他水电项目。

11

National Gold  
Medals/First Prizes

84

National  
Patents

212

Science and  
Technology Awards

50

National and  
Industrial Standards





Dolmen Mall in Karachi completed in 2012.  
卡拉奇的Dolmen购物中心于2012年完工



# Pakistan

## 巴基斯坦

Pakistan is the 24th largest economy in the world in terms of purchasing power parity (PPP), and the 6th largest country in the world with a population of over 190 million.

Pakistan's GDP grew by 5.8% between 2017 - 2018, which was the highest in the last 12 years and fifth straight year of high growth.

巴基斯坦在购买力平价排世界第24大经济体，并拥有全球第6多超过1.9亿的人口。

巴基斯坦的GDP增长了5.8%，在2017-2018之间，这是过去12年来最高的，也是连续第五年的高增长。



“Poverty in Pakistan fell from 64.3% in 2002 to 29.5% in 2014”.

「巴基斯坦贫困人口从2002年的64.3%下降到2014年的29.5%」



Shoppers enjoying dining at the Emporium Mall in Lahore. Consumer spending in Pakistan is amongst the highest in Asia.  
消费者正在拉合尔的Emporium购物中心享用餐点。巴基斯坦的消费支出为亚洲之最。

## Emerging Pakistan - The Next Asian Tiger Economy

巴基斯坦的崛起 — 下一个亚洲虎

Pakistan has achieved an economic milestone — gaining the status of an “emerging market” in Morgan Stanley Capital International's (MSCI) latest review. MSCI added Pakistan to the Emerging Market Index effective May 31, at the market close. Experts expect global funds to come pouring into Pakistan's stock markets as a result.

巴基斯坦在摩根士丹利资本国际(MSCI)最新的审查中被列为「新兴市场」，对其来说是一重大的经济里程碑。MSCI于5月31日在市场收盘时将巴基斯坦加入新兴市场指数。专家预计全球资金将因此涌入巴基斯坦股市。



March 2018: CPIC run 100 bus campaign in Central London dubbed the Most Expensive Campaign Ever to Promote Gwadar.  
2019年3月：CPIC 在世界上最昂贵的伦敦公交车上做广告 瓜达尔



“2016: Karachi Stock Market (KSE100) emerged as the most profitable market in Asia.”

「2016:卡拉奇股市(KSE 100)跃升为亚洲最有利可图 的市场。」

MCB Tower in Karachi's Financial District.  
卡拉奇金融区的MCB大楼

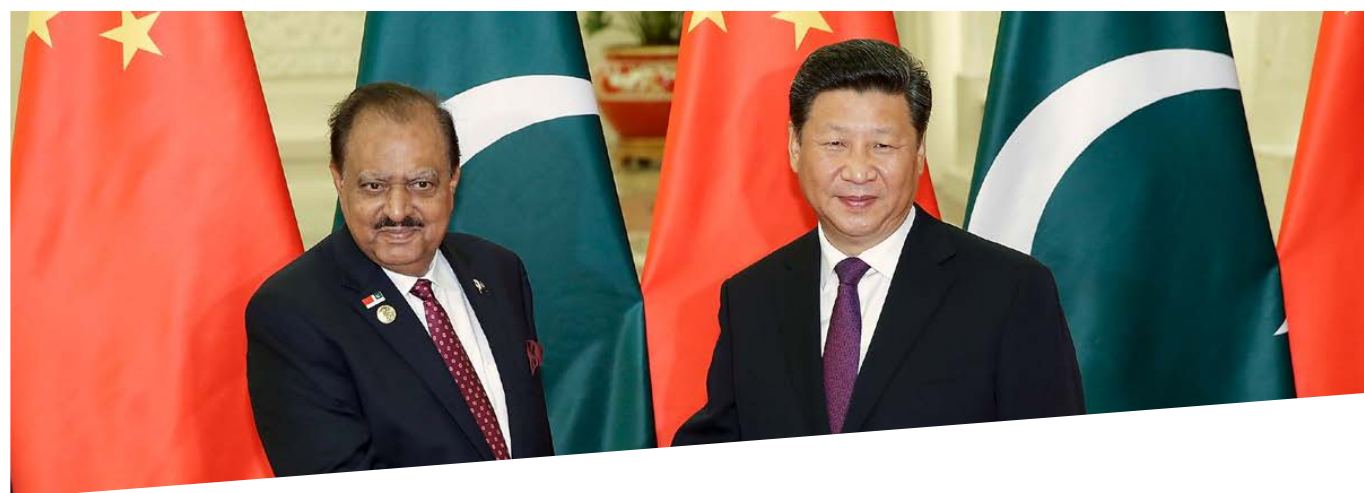


The upgrade puts Pakistan in good company. Other members of MSCI's Emerging Markets Asia Index include China, India, Indonesia, Malaysia, the Philippines, South Korea, Taiwan, and Thailand. This shift will attract foreign investment into Pakistan. The chief reason behind Pakistan's emerging status is China-funded loans and investments made under the umbrella of China-Pakistan Economic Corridor (CPEC), with Pakistan following the pattern of Argentina and Vietnam.

CPEC, as the flagship of China's Belt and Road project, helped rapidly convert Pakistan into an Asian "emerging market." The settling of the balance of payments also helped Pakistan to achieve this status. According to Finance Minister Mohammad Ishaq Dar in his budget speech on May 26, Pakistan would become an "emerging market" effective June 1 on the basis of the performance of the Karachi Stock Market (KSE100), which emerged as the most profitable market in Asia last year.

这次重要的调升使巴基斯坦得以与其他潜力国家并列。MSCI新兴市场亚洲指数的其他国家包括中国，印度，印尼，马来西亚，菲律宾，韩国，台湾和泰国。这样的转变将吸引外资进入巴基斯坦。而巴基斯坦新兴市场地位背后的主要原因正是中国巴基斯坦经济走廊(CPEC)下的中资贷款和投资，试图让巴基斯坦遵循阿根廷和越南的模式。

CPEC作为中国一带一路计划的领头羊，将巴基斯坦在平衡其国际收支后迅速的推入亚洲新兴市场之列。据财政部长穆罕默德·伊萨哈克·达尔在5月26日的预算案演说，巴基斯坦将藉由已成为亚洲最有利可图市场的卡拉奇股市(KSE100)表现，在6月1日起成为「新兴市场」国家。



Chinese President Xi Jinping in Pakistan with President Manoon Hussain inaugurating the China Pakistan Economic Corridor  
中国国家主席习近平在巴基斯坦与总统穆曼·侯赛因共同为中国巴基斯坦经济走廊揭幕

# The most under rated Economy in the World

## 最被低估的经济市场

Gross-domestic-product growth has hovered in the range of 4 percent and now may be reaching 5 percent. Since 2002, the rate of poverty has fallen by more than half, and since 2014 the rate of terrorist incidents has declined by 70%.

巴基斯坦的国内生产总值长期保持在4%之上，且在近期上看5%。自2002年，其贫穷人口已下降超过50%，而恐怖攻击的发生次数也减少了70%。

### What Underrated Looks Like

#### Performance of the Karachi Stock Exchange KSE100 Index



The Karachi Stock Exchange KSE 100 Index has grown over 400% in the last 5 Years.

卡拉奇证券交易所KSE 100指数在过去五年中涨幅超过400%

Consider the comparison with India. India has established a reputation as one of the world's most dynamic and rapidly growing economies. Yet until 2008, Pakistan and India had roughly comparable per capita incomes and Pakistan is pulling close again with many experts predicting Pakistan will exceed India by 2020.

若将巴基斯坦与印度相比较，印度早已被各国视为最具活力和快速增长的经济体之一。然而巴基斯坦的人均收入在2008年已几乎达到印度的水准，并将 在各国专家的预期下于2020年超越印度。

## Bloomberg

“Pakistan's Economy is a Pleasant Surprise: Stocks are up, growth is rising and poverty is falling.”

「巴基斯坦的经济发展是个令人充满期待的惊喜:股市持续走扬，国家发展稳定，贫穷人口逐渐减少。」



# Multinationals operating in Pakistan:

在巴基斯坦经营的跨国公司:





Investors in China Pak Golf Estates will be able to take advantage of investing securely with CPIC, they'll enjoy the 'world class' quality of construction, the all-encompassing lifestyle as well as the beneficial position of Gwadar.

## CPIC'S BOARD MEMBERS ARE:

### Mr Ryan He

Veteran investment expert, International key note speaker and a senior member of a think tank.

### Lord Beaverbrook

Director of the Aitken/Beaverbrook Family Office, Commandant General RAuxAF, with attendance at the Air Force Board.

### Pervaiz Asghar

A Rear Admiral of the Pakistan Navy and previous Director General of the National Centre for Maritime Policy Research.

### Zeeshan Shah

Award winning entrepreneur, founder and CEO of ONE Investments.

### Sir Thomas Harris KBE CMG

A seasoned expert on diplomacy, trade and investment serving as the Vice Chairman Asia of Standard Chartered from 2004 until 2014.

### Kamal Alam

The Pakistan Defence Fellow at The Royal United Services Institute (RUSI) since 2015, using his extensive experience to connect this project to the wider Middle East.

CPIC are pioneers in the global market, informing the world on the opportunities Pakistan offers to today's intelligent investor.

### Our major campaigns include:



Emerging Pakistan Gwadar



Prosperous Pakistan

## AWARDS:

"Best International Real Estate Developer of Pakistan 2018" at Foreign Investment Awards, Karachi, Pakistan.

"Best Real Estate Project for Gwadar 2018" in Shenzhen, China

"Best Real Estate Developer Pakistan 2018" in Shenzhen, China



Press coverage by:





# SUPPORTING LOCAL COMMUNITIES

As of January 2021 CPIC has created job opportunities for 350 people in Balochistan who are working full-time on CPIC projects.

CPIC's operations stem from the three core values of building trust, being transparent and acting with sincerity. An important aspect of this is giving back to the community that has so graciously welcomed us with open arms. In our determination to be a positive catalyst CPIC is focused on the improvement of the social well-being of all individuals and organisations associated with the work we do. We are nothing without our community, and we thank each and every citizen for assisting us in achieving all that we have.

CPIC projects have already created numerous employment opportunities for locals with the number expected to increase considerably in the near future. 100+ labourers are currently employed at the International Port City site. This number will soon rise to 350+ once the construction of China Pak Golf Estates moves from ground preparation works to the development phase.



"If we want to make this great state of Pakistan happy and prosperous, we should wholly and solely concentrate on the well-being of the people."

**Quaid-e-Azam Muhammad Ali Jinnah**





# GWADAR SMART CITY MASTER PLAN

The Pakistan Government have released an impressive and ambitious blueprint for the long-term development of Gwadar.

Entitled “Integrated Gwadar Smart Port City Master Plan (2017-2050)” the document promises the delivery of a glorious future for this seaside corner of Western Pakistan. Among the exciting predictions are that the population of Gwadar Port will explode from around 300,000 to 2 million in the next 30 years.

It is expected the size of the city’s economy will surge from \$0.6bn to \$30bn annually. That growth will be fuelled by a rise in employment from 105,000 to 1.1 million jobs. This in turn will propel the number of households from just under 16,000 to over 250,000. Clearly, land for residential building will be at a premium due to the huge demand from the expected rush of immigrants to Gwadar.

The Master Plan envisages Gwadar becoming the main port in Western Pakistan, servicing China and the five Central Asian countries. It will be the focal point for the trade centres of Afghanistan, South Asia and the neighbouring Middle East. The port’s throughput will rise from 44m tons to nearly 200m pushing the per capita GDP from just \$2000 per year to \$15,000, nearly three times Pakistan’s current rate.

## Among the Master Plan’s highlights are:

- Port development & economic free zone
- International transport links, including international airport
- Infra-structure, including major road-network, electricity & water supply
- Industrial & manufacturing developments
- Commercial developments
- Residential developments
- Utilities, including water, sewage, gas & electricity
- Food production & supply
- Facilities, including healthcare, educational, religious, sports & recreational
- Telecommunications, including high-speed internet
- Security, including storm measures
- Tourism developments
- Sustainability & ecological projects





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