



Down town Phase 2

China Pak Golf Estates

Invest safely and
securely in Gwadar,
the symbol of
emerging Pakistan



Do you want to enjoy your own piece of Emerging Pakistan?

Whether you are Investing for your family's future, looking to retire to the homeland or wanting to help Pakistan reach its prosperous potential, CPIC has an offer for you.

Pakistan's award winning real estate developer CPIC are bringing new standards to community development in Pakistan. An international organisation with offices in New York, London, Dubai and Karachi CPIC are revolutionising Pakistan's real estate sector by introducing international best practices of trust transparency and sincerity.

The Location

Gwadar – the Gateway to Emerging Pakistan

Gwadar, once a little-known fishing village on the shores of Arabian Sea, is now emerging as a major global port city, due to its prime location at the gateway to the China Pakistan Economic Corridor.

With an estimated \$4.5 Billion investment from the Chinese, Gwadar is experiencing fast paced and transformational development and there is still much more growth to come.

Gwadar will link China with markets in Central and South Asia and with a free zone spread over 923 hectares of land, 500,000 professionals are expected to arrive in Gwadar by 2023.

Gwadar shares many similarities with the Chinese city of Shenzhen, the world's fastest growing city in the 80's and 90's. Both started as small fishing villages, experienced huge investment in infrastructure and their ports and have been given special economic status. Today Shenzhen is an economic powerhouse and it is expected that Gwadar will experience a similar expansion, which is why it is seen as an exciting investment opportunity.

At CPIC we are proud to be at the forefront of this growth story and will work tirelessly to deliver the social infrastructure required to fuel this exciting new chapter in Pakistan's future.



Gwadar's Freezone Business Centre was officially inaugurated in January 2018.

Gwadar for Business

PWC predict that Pakistan will be the 20th largest economy in 2030.

With the sixth largest population in the world and an ever-growing middle-class population, Pakistan has huge potential for investors. Gwadar, as the Gateway to the China Pakistan Economic Corridor, is expected to grow even faster.

China Overseas Ports Holding Company (COPHC) in Pakistan, the operator of Gwadar port, has said more than 30 firms related to banking, fish processing and hospitality committed around \$500 million of direct investments in the zone.

A sum of \$300 million has already been invested in the mega project, while another \$200 million (approximately) will be spent on phase-II for which the feasibility report is already complete,"



Zhang Baozhong
Chairman | China Overseas Ports Holding Company Pakistan



China takes the Project of the Century to Pakistan"



Gwadar will be the largest shipping port in South Asia by 2022" COPHC

CHINA PAK



The Development

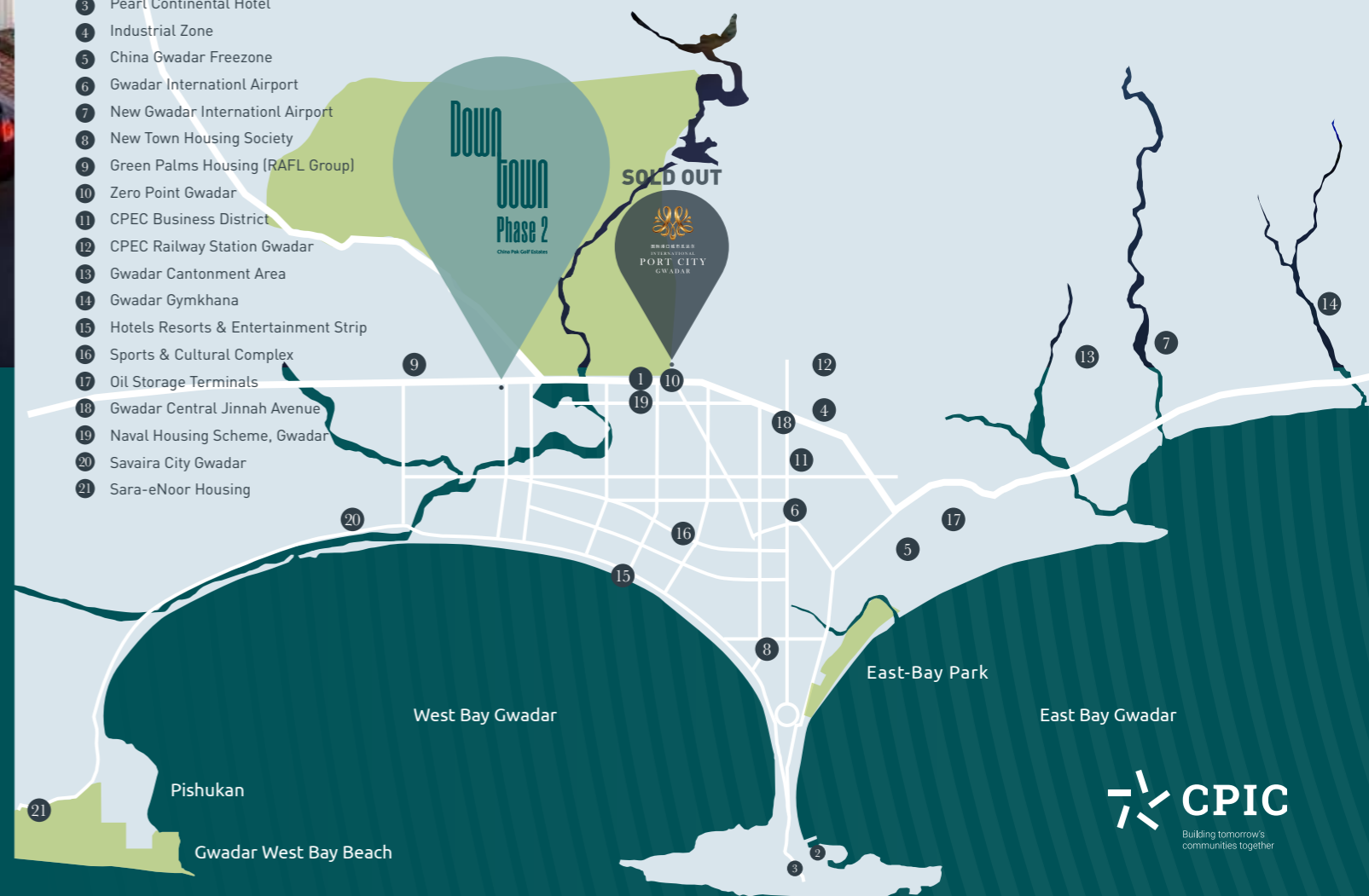
China Pak Golf Estates

China Pak Golf Estates is the first development of its kind in Gwadar. It is a \$265 Million gated community spanning 6.7 million square feet and delivering modern and luxurious living. It provides all of the amenities and facilities needed for a quality lifestyle and is set to become the most desirable residential and lifestyle address in Gwadar.

Everything is provided within the community to enable residents to live, work and play, and there is something for everyone. Golf

enthusiasts will be able to indulge their passion at the Residents Golf Course and those who like to explore will be superbly situated with easy access to the CPEC Coastal Highway, just four Miles to the beach and resorts, eight Miles to Gwadar International Airport and ten Miles to New Town Gwadar. China Pak Golf Estates has its own International Shopping Mall, a Multi-Plex Cinema, community parks, the China Pak Medical Centre, the China Pak High School and a state of the art, Eco-Zone Recycling Centre.

- 1 CPEC Highway N10
- 2 Gwadar Port
- 3 Pearl Continental Hotel
- 4 Industrial Zone
- 5 China Gwadar Freezone
- 6 Gwadar International Airport
- 7 New Gwadar International Airport
- 8 New Town Housing Society
- 9 Green Palms Housing (RAFL Group)
- 10 Zero Point Gwadar
- 11 CPEC Business District
- 12 CPEC Railway Station Gwadar
- 13 Gwadar Cantonment Area
- 14 Gwadar Gymkhana
- 15 Hotels Resorts & Entertainment Strip
- 16 Sports & Cultural Complex
- 17 Oil Storage Terminals
- 18 Gwadar Central Jinnah Avenue
- 19 Naval Housing Scheme, Gwadar
- 20 Savaira City Gwadar
- 21 Sara-e-Noor Housing





CPIC
Building tomorrow's communities together

Downtown, Gwadar

Downtown, Gwadar

Downtown, Gwadar benefits from its prime location alongside the CPEC Highway and is the commercial heart of Gwadar.



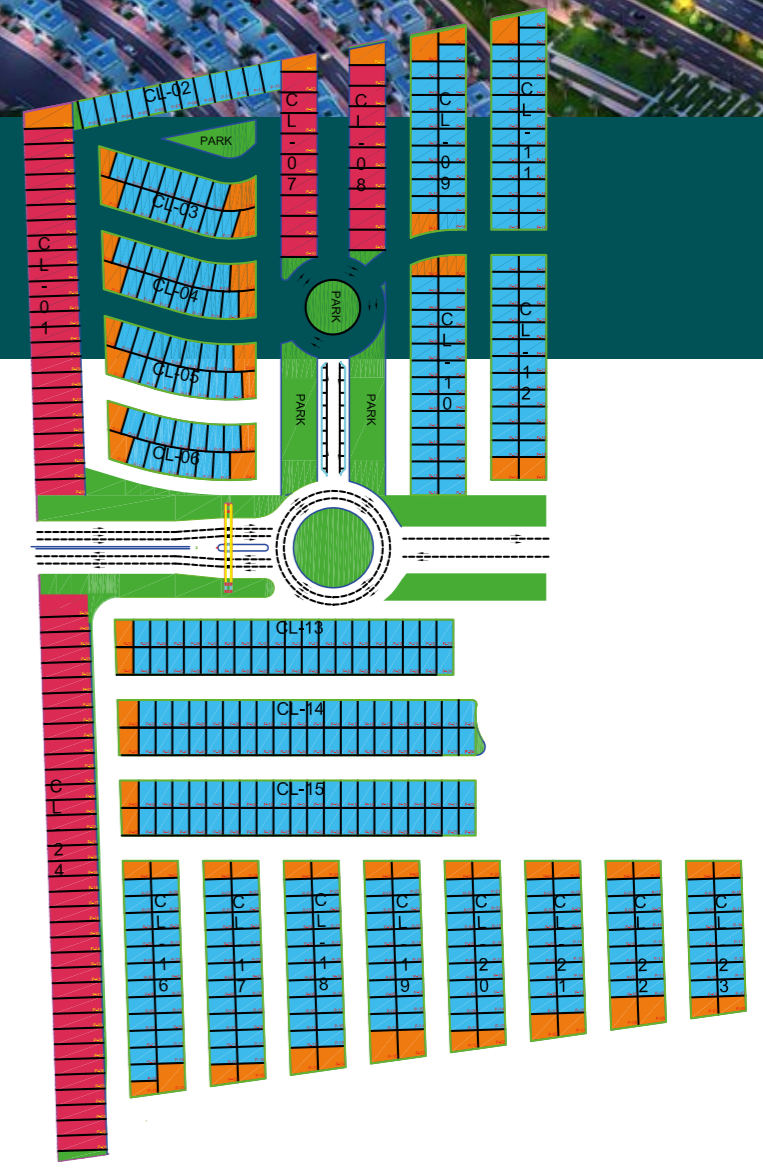
We are offering:

- Commercial plots on the main CPEC highway
- Residential plots within Downtown
- Flexible payment plan
- Exclusive Incentives on the day
- 200%+ Capital Appreciation Projected*

*GDA Approved Project with valid NOC



- Green / Park
- Commercial (200 SQ YD)
- Variable SQ YD plots residential
- 125 SQ YD plots





Beifang Investigation, Design and Research (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. It 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.

11

National Gold Medals/First Prizes

84

National Patents

212

Science and Technology Awards

50

National and Industrial Standards



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3 Year Financial Projections | Commercial

G+4 200 Square Yard Plot Price:	£70,000
Infrastructure Cost:	£15,000
Total Investment:	£85,000
Expected Value on hand over:	£273,427

Profit:	£188,427
Return on Investment:	221.68%

Rental Investment Calculator

G+4 Building Construction:	£104,400
Total Investment:	£189,400
Annual Return:	£81,000

Return on Investment:	42.76%
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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.





Building tomorrow's communities together

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.

Lt. General Sabahat Husain

Previously, Commander of corps and Chairman of the Pakistan Ordnance Factories.

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 2020 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

Integrated Gwadar Smart Port City Master Plan Report (2019-2050)

Gwadar Smart City Master Plan Report (2019-2050)

01.
The centre of economic development in Western Pakistan



02.
Western Pakistan's biggest port



03.
Development of key westward sea routes
Trade routes into western China and beyond will be opened up



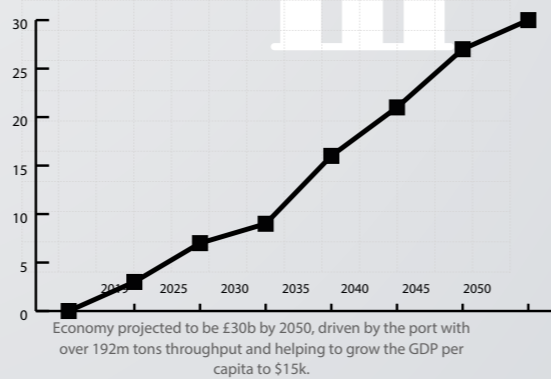
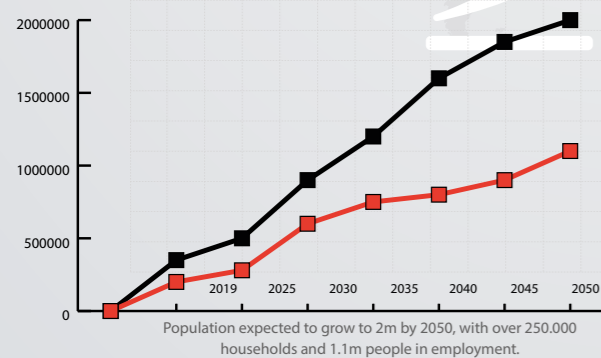
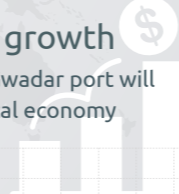
04.
Major infrastructure upgrades
Upgrades planned for transport, communications, electricity, water and more



05.
Rapid population and employment growth



06.
Huge economic growth
The effect of the new Gwadar port will be enormous on the local economy



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| 1. Amusement Park | 10. Lakeside Shopping Center | 20. Sculpture Park |
| 2. Art and Culture Museum | 11. Gwadar Mall | 21. Liberty Park |
| 3. Urban Planning Exhibition Gallery at History Museum | 12. Seaside Resort Hotel | 22. Plants Beach |
| 4. Public Library | 13. Gwadar Walk | 23. Technology Theme Hotel |
| 5. Grand Theater | 14. Gwadar Park | 24. Moon Resort Hotel |
| 6. Concert Hall | 15. Lakeside Office Area | 25. Ocean Theme Park |
| 7. Gwadar Tower | 16. Gwadar Botanical Garden | 26. Crescent Beach Park |
| 8. International Expo Center | 17. Sports Padk (Whiteland) | 27. Sailing Hotel |
| 9. Cultural Exchange Center | 18. Youth Cultural Activities & Science and Technology Exchange Centre | 28. Street Park |
| | 19. Riverside Commercial Street | 29. Gwadar Harbour Resort Hotel |
| | | 30. Harbour Shopping Centre |
| | | 31. Lakeside Business/Commercial Town |

Down TOWN Phase 2

China Pak Golf Estates



CPIC

Building tomorrow's
communities together

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CPIC focusses on real estate investment opportunities within the
\$62 Billion China Pakistan Economic Corridor.