

# Following China's \$4 Trillion Belt and Road Initiative (BRI)

## Investment Guide



**CPEC PROPERTY**  
**INVESTMENT SEMINAR**

presented by  **CPIC Global**

# // Intro

Are you interested in investing in emerging markets real estate but don't know where to start?

The Emerging Markets Property Seminars are here to educate you on one of the most exciting developments in the world.

An investment expert will talk about the BRI, its flagship project the \$62 billion China-Pakistan Economic Corridor (CPEC), strategic ports being developed under the program and how you can follow the Chinese dragon to be a part of this phenomenal growth story.

## Who is presenting the seminar?

Meet our Real Estate Investment Expert Speaker: Sam Kandil

Sam Kandil is a leading property expert having over 32 years' experience in the real estate investment industry. Sam has worked across the globe including being at the forefront of Dubai's property boom in the 2000's and spear heading sales operations for Knight Frank in Australia. Sam is an avid emerging markets property investor with significant interests in markets such as Egypt.

## What is this brochure about?

This brochure is the perfect resource for you to learn about emerging market property.

Whether you are reading this before, during or after one of our seminars, this brochure will tell you everything you need to know to get you started.

We want to educate you as much as possible about this exciting opportunity so please take the brochure home with you, read it as many times as necessary, and share it with your friends.

If you have any questions please ask one of the staff at the seminar or get in touch with us at any time. Contact details can be found on the back cover.



# Belt and Road Initiative (BRI)

Dubbed the 'Project of the Century' and the world's biggest infrastructure project, the Belt and Road Initiative (BRI) will deliver a reinvigorated and modernised Silk Road, reconnecting countries and continents.

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

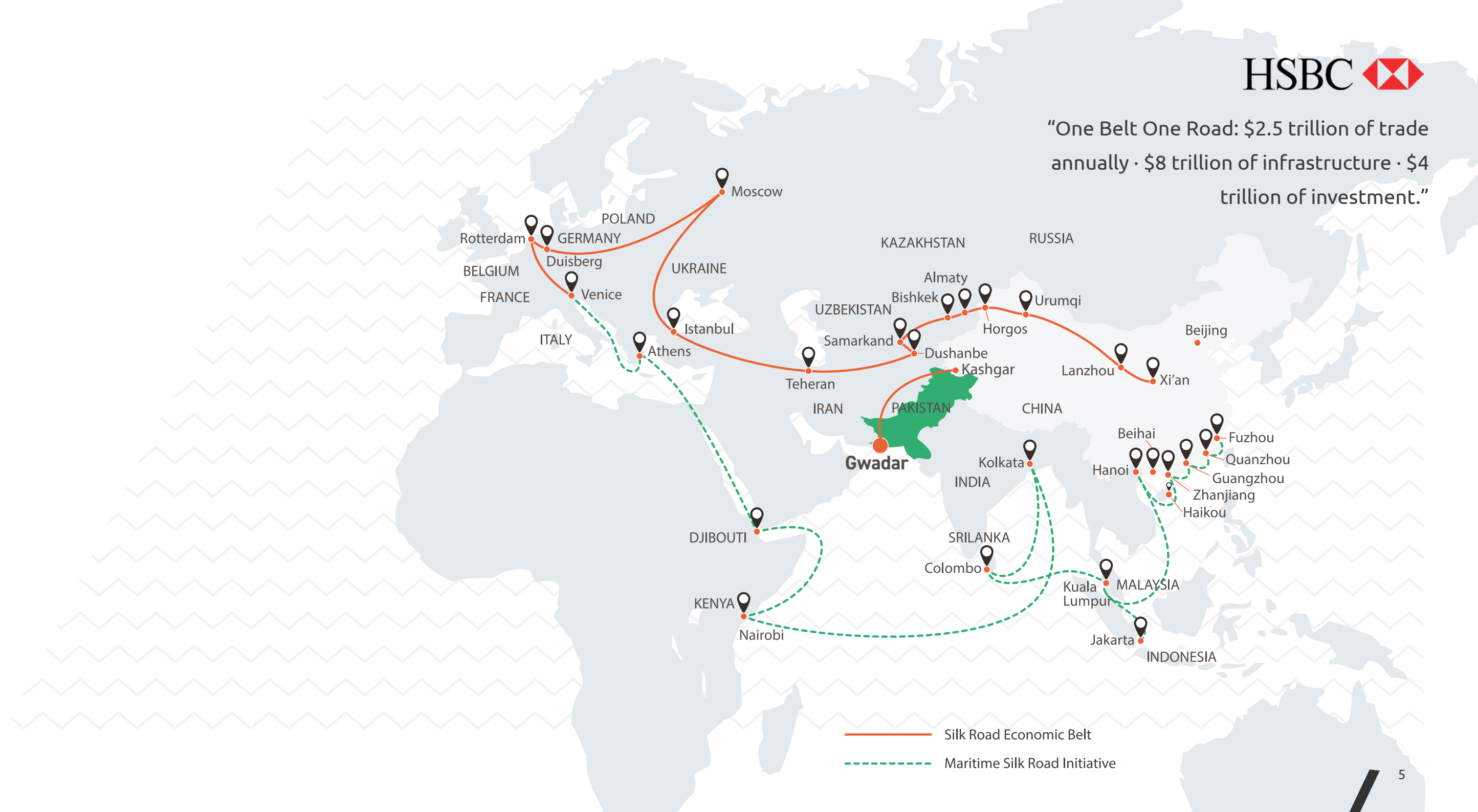
Nearly \$500 billion worth of projects and Merger and Acquisition deals were announced in 2016 across seven infrastructure sectors including utilities and telecoms.

## The flagship projects include:

- The \$62 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.

BRI 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.

"One Belt One Road: \$2.5 trillion of trade annually · \$8 trillion of infrastructure · \$4 trillion of investment."

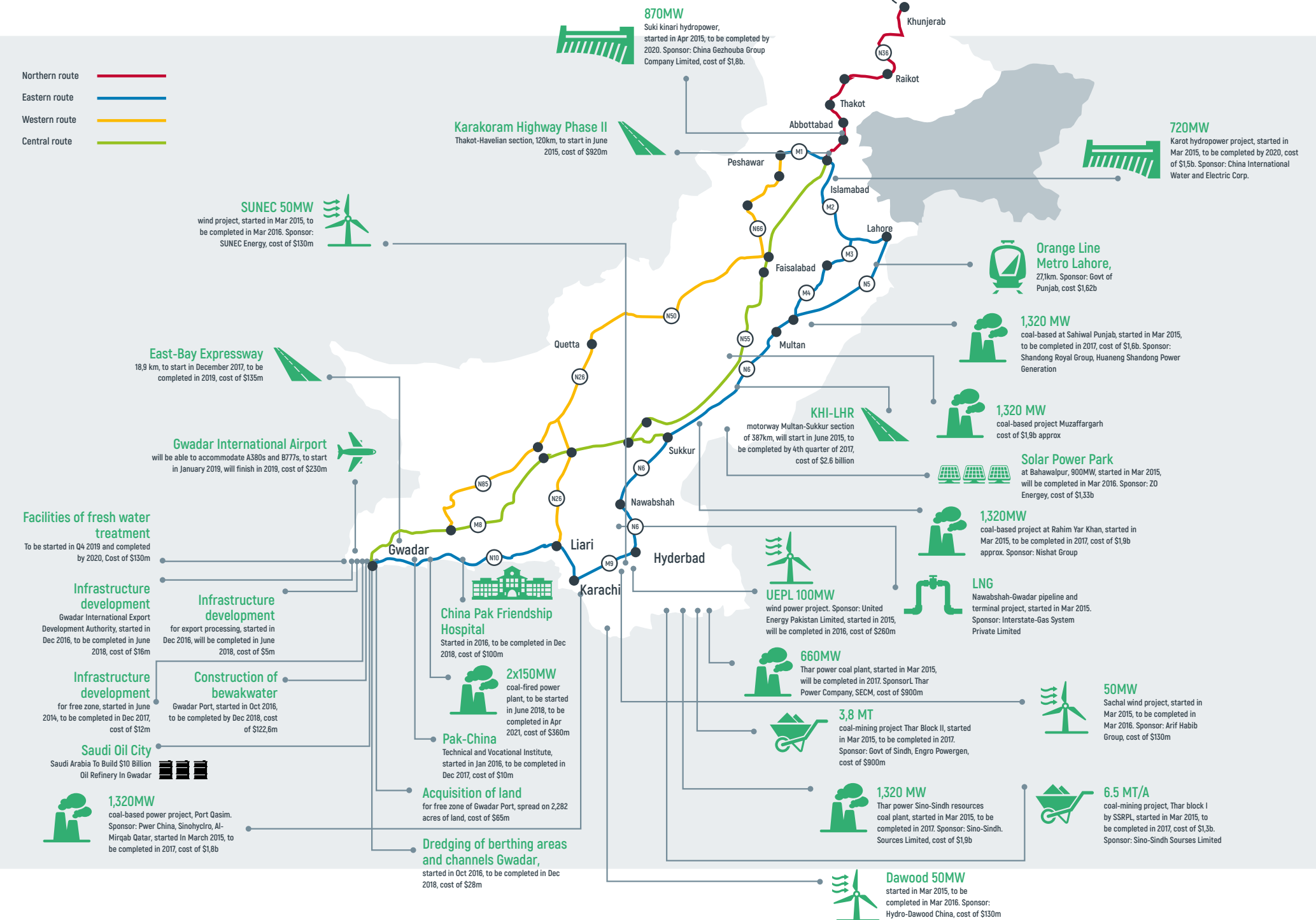


# China Pakistan Economic Corridor

The largest unilateral Foreign Direct Investment from one nation into another, the 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 vast array of projects, presently under construction, which aim to improve Pakistani infrastructure and to deepen the economic and political ties between China and Pakistan.

CPEC is set to create a 2000-mile economic corridor between Gwadar Port to China's North Western region of Xinjiang through a 2,700 km long highway from Kashgar to Gwadar, railway links for freight trains, oil and gas pipelines and an optical fibre link. The economic impact of CPEC is projected to be in excess of \$200 Billion and the project will create over 700,000 new jobs and adding 2.5% to Pakistan's annual growth rate changing the country's destiny.

"Pakistan: the most important stretch of the Belt & Road Initiative."





# The China-Pakistan Economic Corridor is the Great Game of this century





#### 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.

# // Gwadar

Gwadar is a deep-sea port situated on the Arabian Sea in the Balochistan province of Pakistan and is the gateway city to the \$62 Billion China Pakistan Economic Corridor (CPEC) project. The port has been leased to China’s state owned company, China Overseas Port Holding Company Ltd, who are investing in excess of \$4.5 Billion in the redevelopment of Gwadar as a major global port city.

#### Gwadar Today

Gwadar Port officially became 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



# 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**

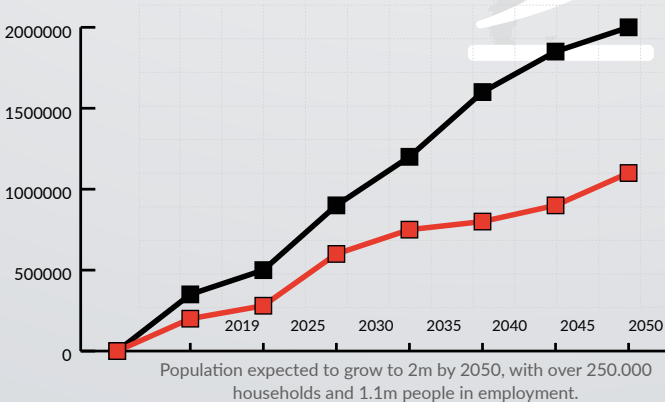


# Integrated Gwadar Smart Port City Master Plan Report (2019-2050)

**01.**  
The centre of economic  
development in Western  
Pakistan

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

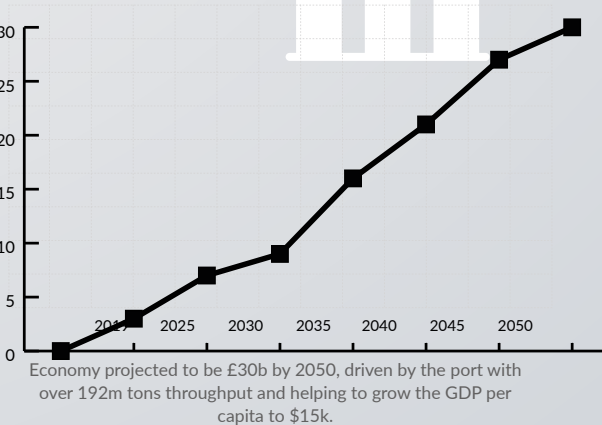
**05.**  
Rapid population and  
employment growth



**02.**  
Western Pakistan's  
biggest port

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

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



## Gwadar Smart City Master Plan Report (2019-2050)



- |  |  |                                       |
|--|--|---------------------------------------|
| 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 |



# Gwadar considered to be the next Shenzhen

Gwadar 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.

- For investors, Gwadar is destined to be the next Dubai, Singapore, Hong Kong or Shenzhen
- A thriving economy will boost trade and tourism in the area
- Expected returns on investing in residential and commercial land in Gwadar



Shenzhen 1970s



Shenzhen 2019



# // Pakistan



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.



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

## Emerging Pakistan - The Next Asian Tiger Economy

Pakistan has achieved an economic milestone — gaining the status of an “emerging market” in Morgan Stanley Capital Internationals’ (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.



March 2018: CPIC run 100 bus campaign in Central London dubbed the Most Expensive Campaign Ever to Promote Gwadar.



Shoppers enjoying dining at the Emporium Mall in Lahore. Consumer spending in Pakistan is amongst the highest in Asia.

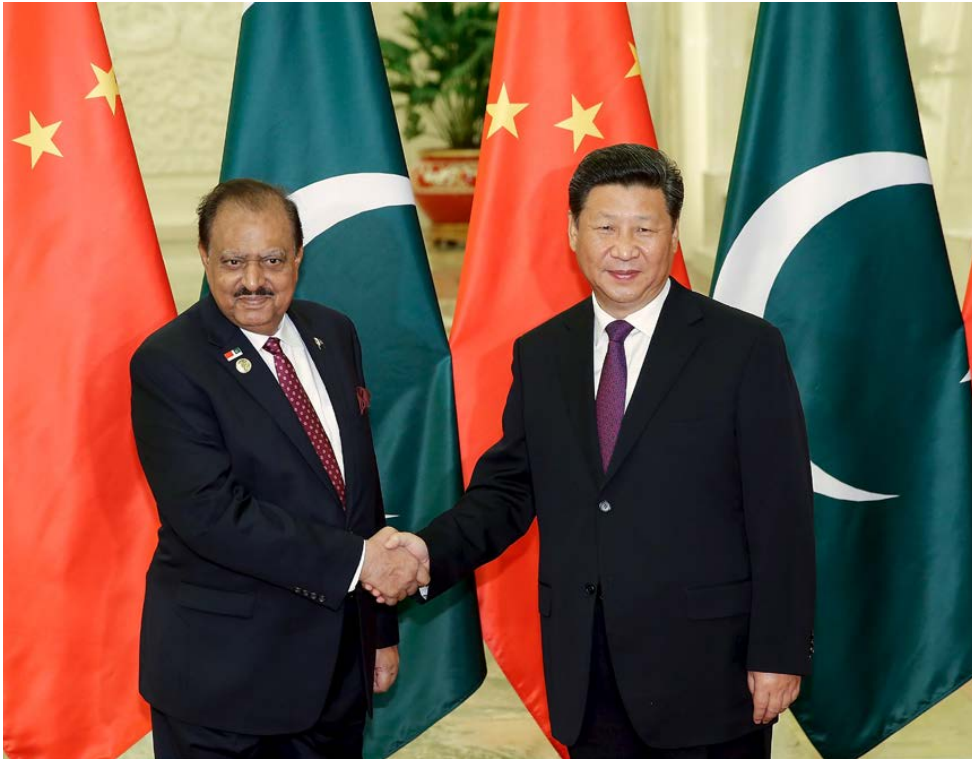


The upgrade puts Pakistan in good company. Other members of MSCI's Emerging Markets Asia Index include China, India, Indonesia, Malaysia, the Philippines, South Korea, Taiwan, and Thailand. This shift will attract foreign investment into Pakistan. The chief reason behind Pakistan's emerging status is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



MCB Tower in Karachi's Financial District.

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.



Chinese President Xi Jinping in Pakistan with President Manoon Hussain inaugurating the China Pakistan Economic Corridor

# The most under rated Economy in the World

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%.

## 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.

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.

## Bloomberg

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



## About our sponsor

CPIC is an award-winning, privately-owned real estate investment firm headquartered in London with offices in New York and Karachi. We specialise in real estate opportunities within the \$62bn China-Pakistan Economic Corridor (CPEC), particularly the rapidly developing port of Gwadar.

CPIC has three core values: building trust, being transparent and acting with sincerity. We want your experience with us to be as easy as possible and make you to feel confident about the investment you are about to make. Comprised of world leading investment and real estate professionals, we deliver international standards of development and are fully NOC approved by the Gwadar Development Authority.

- NOC approved by GDA
- Flexible payment plans
- Securely and transparently purchase plots
- Handing over plots in 24 months





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