

**From:** News <news@ukcapitalinvestments.com>  
**Subject:** **IMPORTANT NOTICE TO ALL BERKELEY ESTATES CLIENT'S**  
**Date:** July 3, 2008 5:38:22 AM GMT-06:00  
2 Attachments, 2.0 MB

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Dear Valued Customer

As a valued client of UK Capital Investments Group ("UKCIG"), we are writing to announce a number of exciting developments that will benefit our investors and business partners.

### **Berkeley Estates**

Over the past year, UKCIG has successfully launched two luxury off plan projects in Dubai - our flagship waterside development 'Marina Star' and 'Metropolis Lofts' in Jumeirah Village with sales in the UK through its exclusive sales agent Berkeley Estates.

Whilst we continue to expand our project development throughout the United Arab Emirates we have decided to select a new sales and marketing agent in the UK. We are writing to inform you that your UK agent contact with regard to your purchase of a UKCIG property will no longer be Berkeley Estates but will now be property consultancy Portmill Estates.

Portmill Estates is a truly international property company that embodies a robust selection process, based on its experience and knowledge of global real estate markets to offer investors the best investment opportunities in the UK and abroad.

As an established client of Berkeley Estates and UKCIG this change will not affect you or your level of service. In fact, we expect the change to be a positive one for you as Portmill Estates is a larger organisation with strict client servicing procedures.

### **UK Capital Investments Group receives RERA's Seal of Approval**

We would like to take this opportunity to inform you that we are now fully RERA registered in Dubai. In addition, we have appointed a new escrow account manager, Tamweel PJSC, for our projects.

Established in 2004, Tamweel is one of the UAE's leading providers of real estate finance, having financed property worth over AED 9 billion. UKCIG has signed up to use Tamweel's unparalleled escrow management services to give its clients the best account management available. Tamweel now has over 300 partners, branches in Dubai, Sharjah and Abu Dhabi, and has plans for further expansion moving towards its goal of being the region's leader in real estate finance.

Tamweel's Escrow Management Services provide transparency to clients. This is in accordance with the regulations of the Government of Dubai, ensuring your money is safe at all times.

Please be advised that all payments should now be paid directly to UKCIG's Tamweel Escrow Account, details of which are set out below:

Bank Name:	ABN AMRO Bank
Address:	Khaleed Bin Waleed Street, P.O. Box: 2567
Branch:	Dubai, United Arab Emirates
SWIFT Code:	ABNAAEAD
For A/C Name:	Tamweel PJSC
A/C No.:	22790756
RERA Project Registration No.	50801
Project Name:	Metropolis Lofts

Please remember, to quote your Project Name, Unit Number which will start with the prefix "MTTR", your Reference Number and RERA Project Registration Number when making any payments. If you are unsure of any of this information, please do not hesitate to contact Portmill Estates for clarification.

### **Metropolis Lofts: Construction Update**

We have made land payments equal to 30% of the total land cost confirming ownership of the land under Dubai law. UKCIG has site access for project consultancy purposes. On official receipt for its recent payment, UKCIG will have on-site construction access. The construction team leading the piling and infrastructure is the Dutch Foundation, the same company we are currently using for our development in the Dubai Marina.

As you can see, a number of initiatives and progress are taking place across our network. We will endeavour to keep you apprised of

developments about your investment concerning Metropolis Lofts and will be announcing the formal start of enabling works in the very near future.

### **Portmill Estates**

From today all future written correspondence in the UK should be to Portmill Estates' address set out below.

Portmill Estates  
First Floor  
18 Soho Square  
London W1D 3QL  
Tel: +44 (0) 20 7025 8355

We would like to thank you for your custom to date and we hope in the future that UKCIG and its new sales agent Portmill Estates can assist you in further property investment opportunities.

### **The Cavendish**

We are delighted to attach details of our latest exciting opportunity in the upcoming region of Ajman in the United Arab Emirates, "The Cavendish".

Ajman is booming with development and is looking to become a significant player in the Gulf Region. Last year alone Ajman invested AED 580 million in upgrading its infrastructure with shopping malls, hospital, schools, commercial and residential towers springing up all over Ajman. With the planned construction of Ajman International Airport due to commence in the second half of 2008, this opportunity is not to be missed.

Prices in The Cavendish start at only £38,000, making it an extremely affordable purchase for both experienced and first time investors.

If you have any immediate questions or general enquiries on anything raised here, please feel free to contact Portmill Estates on +44 (0) 20 7025 8355.

Kind regards

Customer Service Department



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