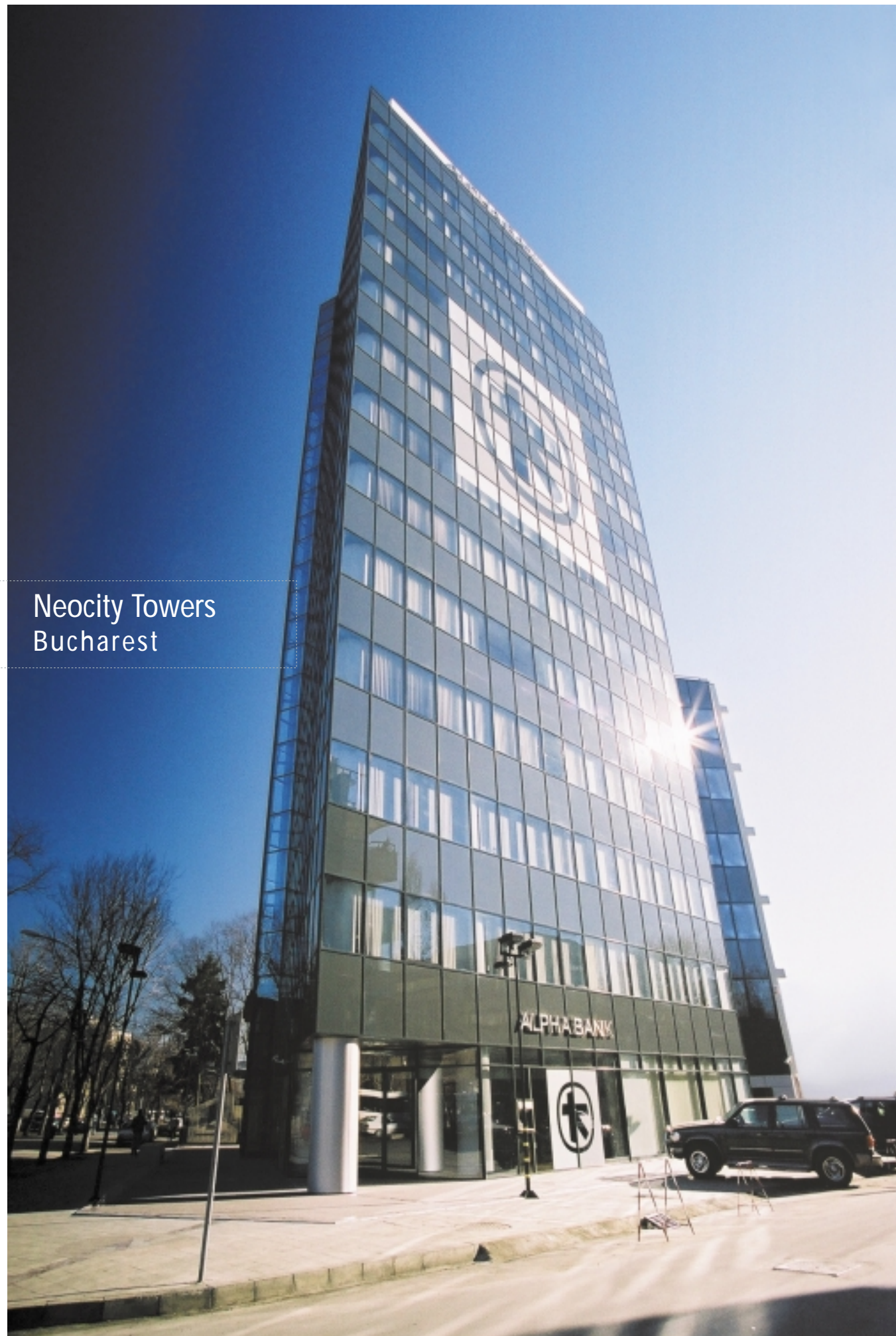




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New horizons. Solid foundations



Neocity Towers
Bucharest



Management (standing from left to right): Danny Daniel, Nimrod Ben-Ami, Arie Burstein - C.E.O., Vered Michels, Yoav Bar-Nes, Oded Ber, Eyal Koren
Directors: Yoav Moran, Ehud BenShach - chairman, Sabi Bar Noy, Eddie Ardity

Building new horizons

Neocity Group is a real estate investment and development company focused on residential and commercial real estate opportunities in both Eastern and Central Europe, and Israel. **Neocity's** team is highly experienced and dedicated to finding a broad spectrum of real estate opportunities that deliver the highest possible returns. This is the most important factor in the company's success.

Neocity researches the most creative methods to ensure success in today's competitive marketplace and employs a systematic process to neutralize speculation and minimize risk - elements that are typically of concern in real estate. This process delivers enormous strategic benefits.

Solid foundations

The Neocity Group stands on the solid foundations laid down by its strong shareholders and management, and their proven records of success. Joining forces to create Neocity, each team member has one major goal in mind, which is to make Neocity a leading force in its field. The three founding groups are:



Petrolgas Group, Mr. Ehud Benschach is the Chairman of Petrolgas Group and Neocity Group. Ehud is a graduate of the Hebrew University in Jerusalem and Harvard Business School. Petrolgas Group was founded in the 1950's, owned and managed by the BenShach family. The group is a leading energy company in Israel. Petroglas and Pazgas currently controls 40% of Israel's domestic gas market, following its merger with Pazgas. In the 1990's, Petrolgas Group expanded its activities into the real-estate industry, and since 1998, has been active in various commercial, industrial and real estate developments and investments worldwide, with a focus on France, Romania and Israel.



Eumor International Ltd. is a privately held company established by Mr. Haim Moran and his son, Mr. Yoav Moran who, until recently, were 50% shareholders of Mivney Gazit, a leading and well-established real estate company in Israel that has constructed and sold over 10,000 residential units for the public and private sectors. With vast entrepreneurial business experience in Israel, Romania, Hungary and Canada, Eumor is deeply rooted in the real estate markets, both in Israel and overseas.



Mr. Eddie Ardity and Mr. Sabi Bar Noy, are co-owners of the Nairda Group, a company that has developed a wide range of large-scale multi-million dollar ventures in various industries including the oil, hospitality, and financial sectors. Nairda specializes in the management and execution of major, technology-intensive projects, including joint ventures with leading international companies.

Strong management

Arie Burstein – C.E.O of Neocity Group Ltd., has vast professional experience with large-scale commercial and real estate projects in Israel and abroad, and a long record of highly successful activities. For 12 years Mr. Burstein was C.E.O. of Minrav Engineering Ltd., a leading construction company involved in some of Israel's largest and most complex construction projects.

Nimrod Ben-Ami – C.E.O of Neocity Group Romania and vice president of Neocity Group Ltd. He formerly served as the manager of the real estate division at the Petrolgas Group. Nimrod is a graduate of the Technion in Haifa.

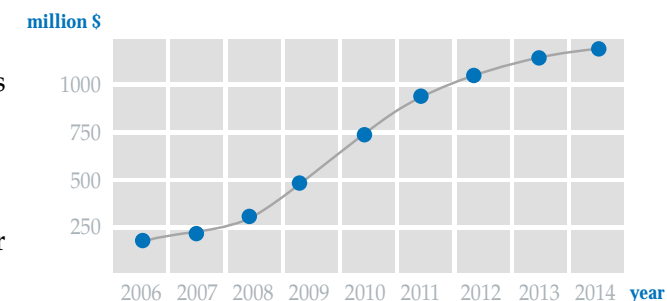
Eyal Koren - C.F.O of Neocity Group Ltd. M.A in finance from the Hebrew University of Jerusalem. His past positions include C.F.O of Alumayer Ltd. a public Israeli company, Finance Manager of Shikun ve Pituah Ltd one of the biggest Real Estate Companies in Israel and Economist in the Budget Department at the Treasury Ministry – Israeli Government.

Financial strength



Neocity and "Poalim Capital Markets", a 100% subsidiary of "Bank Hapoalim", Israel's largest financial group, and one of the top 130 banks in the world, joined together to found "Poalim Real Estate", a private real estate fund. "Poalim Real Estate" **has raised \$ 92,000,000** to be invested in prime real estate projects in Israel and Eastern Europe, and is currently involved in projects, undertaken by local subsidiaries, in Israel, Romania, Hungary and the Czech Republic. The fund manages extensive development activities in Central and Eastern Europe, and Israel, with a total estimated revenue exceeding **\$ 1 billion**. This includes an estimated **10,000** residential units and **140,000** sqm of commercial space. The Neocity Group is both the manager and the main shareholder in the Poalim Real Estate fund.

Estimated revenue scope in million \$



With a total estimated revenue exceeding 1 billion \$.

Neocity Group founders- a proven record of success

Only a unique course of action has enabled the outstanding achievements of each and every one of Neocity's three founding groups.

The projects shown below are just a few of our projects, the tip of the iceberg of many successful ventures undertaken with an uncompromising commitment to excellence.



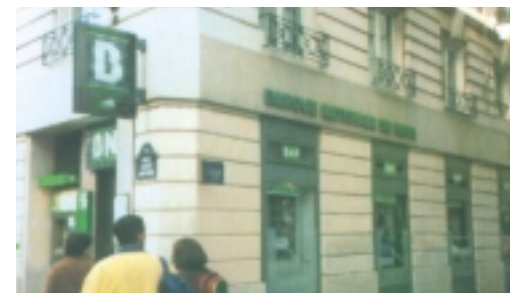
Neocity Towers, Bucharest, ROMANIA
12,000 sqm of luxurious office space.



Gazit-Paz Building, Tel Aviv, ISRAEL
21,000 sqm of modern office building.



Petrolgas Group, ISRAEL
Petrolgas group is active in the areas of petroleum and construction.
Together with Pazgas they control 40% of Israel's domestic gas market and turnover in excess of \$1 billion annually.



Petrolgas Group, FRANCE
Petrolgas Group has been active in France's real estate sector since 1998.
130 shops and a hotel in Paris. A residential building and 60,000 sqm of warehouse and office space in the first ring adjacent to Paris.



Kiryat Bialik Mall, ISRAEL
Mivney Gazit
35,000 sqm of shopping mall and 400 housing units.



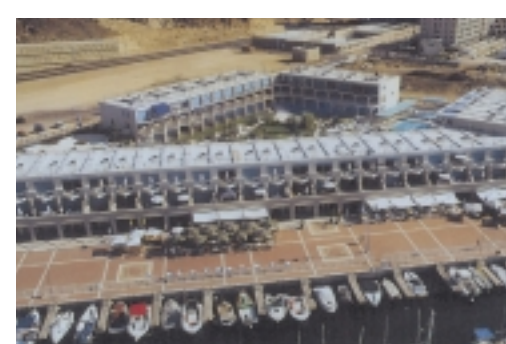
Ofakim, ISRAEL
Mivney Gazit
858 apartments in two neighborhoods.



EUMOR, Montreal, CANADA
La Closerie
A unique 97 units residential project.



EUMOR, Budapest, HUNGARY
Central Park
860 housing units and 7,500 sqm of commercial area.



Marina Village, Herzliya Marina, ISRAEL
Mivney Ofarim / Mivney Gazit
120 residential and vacation units.



House & Country, Givat Shmuel, ISRAEL
Mivney Ofarim / Mivney Gazit
500 private residential units.

City Park Mall of Constanta



25,000 sqm of shopping, leisure and entertainment area.

City Park Mall of Constanta will be located in a highly populated area in the northern part of Constanta, leading to Mamaia Resort. Its natural setting by Tabacariei Park and Lake, is an attraction point of the project, resulting in extra traffic values offered by the park visitors. Access to the location is both quick and convenient by public transport or car. The design concept is based on extensive market research and the expertise of its famous architect. The mall integrates the best opportunities for shopping, dining and entertainment, and will be developed on two levels. The Lake Level and the Park Level combined will have a total built area of about 55,000 sqm.

Approximately 25,000 sqm will be leasable space, with the rest consisting of public areas, and parking accommodating over 1,000 cars. In the future, two multi-storey buildings are planned for commercial and/or residential use. With a population close to **400,000**, Constanta is Romania's second largest city after Bucharest. The famous resorts along the coast line brings over **1,000,000** tourists to the area each year, and the regional population of **800,000** also ensures a constant flow of traffic. The city has an international airport and the fourth largest seaport in Europe, benefiting the one million tourists that visit the city.



Saftica Residential Compound ,Bucharest

A project surrounded by green areas & forest

The 500,000 square meter site is located outside Bucharest, about 20 km from downtown, next to Saftica village. Easily accessed from the DN1 highway, the project aims to satisfy sophisticated clients seeking natural surroundings. Total revenue scope: \$ 20 million



Socet Residential Project ,Bucharest

Prime location near the city center

The project is situated near the center of Bucharest, in a prime location for residential development, at the intersection of two main boulevards close to shopping, leisure and fitness facilities. Total revenue scope: \$ 50 million



Filan Residential Project , Bucharest

A well-established residential area surrounded by all the necessary community services

The project will include between 900 and 1,500 spacious residential units developed in two phases in a highly populated area of Bucharest. In close proximity to the site are shopping facilities, schools and a kindergarten. Total revenue scope: \$ 80 million



Colentina Peninsula, Bucharest

Tower building complex

The Peninsula Residential complex is located between the Colentina River and Fundeni Lake, in one of the nicest areas on the east side of Bucharest. The project will comprise a multi-tower building complex with buildings reaching twenty-five stories high. Shopping, leisure opportunities, fitness centers, schools, a kindergarten, hospitals and medical centers are all in the vicinity.

Total revenue scope: \$ 270 million

Neo Riviera, Prague



High standard commercial and residential project on the river bank



Located on one of the last free land parcels along the river, in a quiet area between the river drive and the Valtava River, this project will enjoy one of the most beautiful views in Prague. Neo Riviera will comprise a high standard commercial, shopping and entertainment center, along with a mix of residential units in medium and low-rise buildings and high-rise luxury residential apartments offering the best city views.

Total revenue scope: \$ 200 million



Neo M city, Stodulky, Prague

200 apartments and 2,000 sqm of commercial area

The uniqueness of the project is its location above the Luka metro station, in a heavily populated area. It also enjoys a view to the main park of Prague's 13 district.

Total revenue scope: \$ 22 million

Neo Zlicin, Prague



Unique residential project in prime location



The Neo Zlicin project is located in a calm villa neighborhood surrounded by green space, in a prime location next to Prague 17. It will be completed in two phases, creating together a private neighborhood of approximately 130 residential units and community facilities.

Total revenue scope: \$ 11 million

 HUNGARY

Reviczky Liget, 18th District , Budapest



240 middle-class apartments

The project is located close to the centre of the XVIII district. It will include 6 buildings with 240 middle-class apartments in a nice green residential park in a dynamically developing neighborhood.

Total revenue scope: \$ 15 million

Urom, Budapest

32 plots located at the village Urom, at the border of Budapest, in a newly built, dynamically developing residential area with free standing family houses. The plot is located mostly on the hillside, next to the forest.

Total revenue scope: \$ 3.5 million

Csillaghegy, 3rd District, Budapest

315 high-class residential units located in an upper-middle class neighborhood with freestanding family houses.

Total revenue scope: \$ 20 million

 POLAND

Mokotow, Warsaw



345 apartments in 7 buildings

The project is located in one of the most attractive residential areas in Warsaw, south of the city center in the Mokotow district. The project will include seven, 13-storey buildings with 345 apartments.

Total revenue scope: \$ 55 million

Wola, Warsaw

The project is planned as a tower building complex and will consist of 300 high standard residential apartments. It is located on 30 Karolkowa St. at the corner of Grzybowska, near the city center.

Total revenue scope: \$ 40 million

ISRAEL



Gan Reuven, Yavne

1200 spacious and functional apartments

This project, spanning an area of 320,000 square meters, will include 1,200 residential units, a park and fully landscaped public areas. The neighborhood will consist of 6, 7, 9 and 14 storey buildings, offering a wide range of particularly spacious and functional apartments.

Total revenue scope: \$ 190 million

Neocity's strategy

Real estate markets and different property types are in a state of constant flux. As such, Neocity's strategy is designed to be flexible enough to capitalize on those changes. The company creates value in every transaction it undertakes by combining highly experienced real estate professionals, comprehensive research, and local market knowledge, thereby significantly improving the bottom-line.

Our mission

Based upon our vast past experience and in-depth knowledge of the real estate markets, we declare with confidence that all our projects will adhere to the highest international standards of construction, quality, and to an uncompromising level of professionalism- for the benefit of both our clients and our business partners. We shall always endeavour to lead the real estate market, and reach new heights of excellence every time and every place we undertake a project.

We will adopt the highest international standards of construction, quality, and an uncompromising level of professionalism.

Neocity's activities



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