

Progress Report

Fourth Quarter 2015

Spears 1858 Project

A Progress Newsletter from Trusthold Development Group SAL (TDG)

Spears 1858 Progress Report is a newsletter distributed to all Project's Tenants. It is brief news that jointly describes all project's aspects including Project Management, Construction Management, Marketing & Sales and Financial Management.

This issue contains:

- General Overview;
- Construction Progress;
- Site Photos;
- Sales Summary;
- Milestone Schedule Progress;
- Upcoming Targets;
- News
- Ongoing Project;

General Overview



Spears 1858, so far ,has concluded the following achievements:

- 85% of the Project has been sold.
- MEP & Finishing Works inside units are in progress.
- Facade Works have been completed.
- Basement Works are in progress.
- Water well has been finalized.
- Landscaping Works are awarded to Exotica.

Construction Progress

Structural Works

- All concrete elements have been poured including the internal stairs.
- Casting of roof, planters and parapets.

Architectural Works

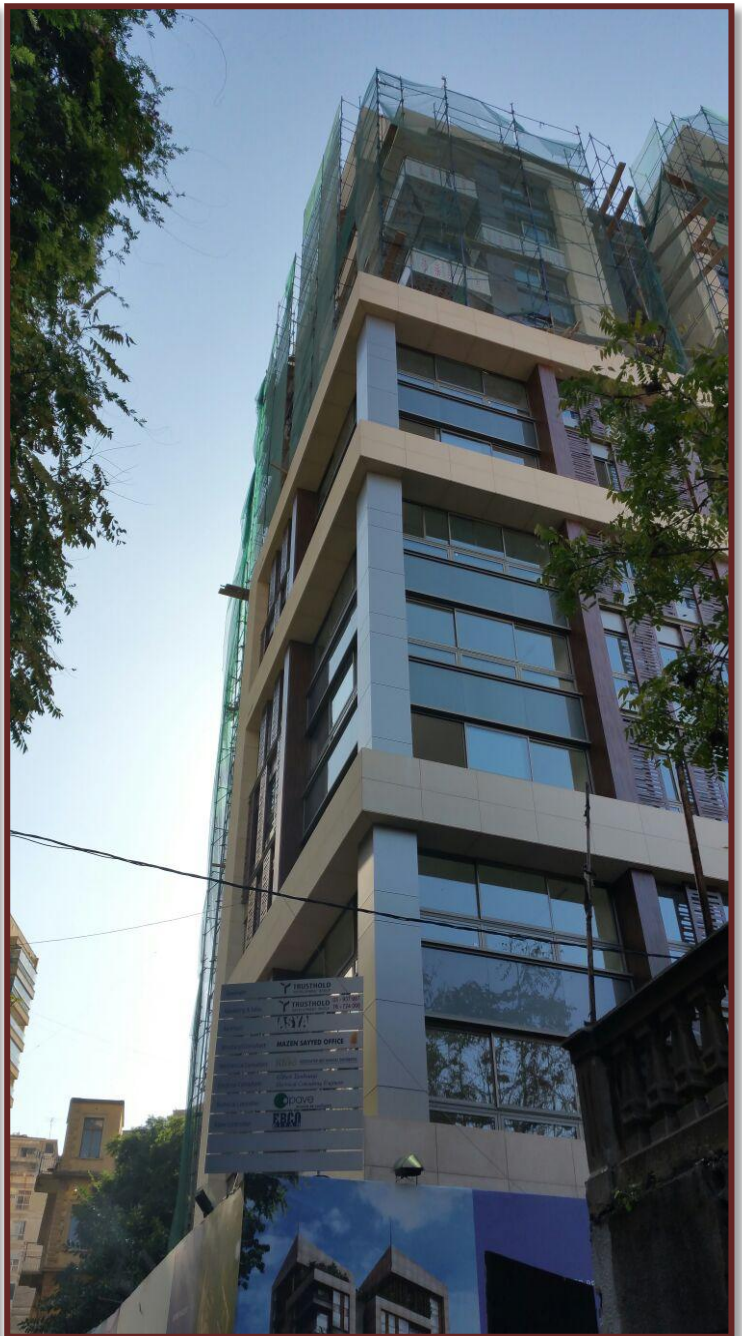
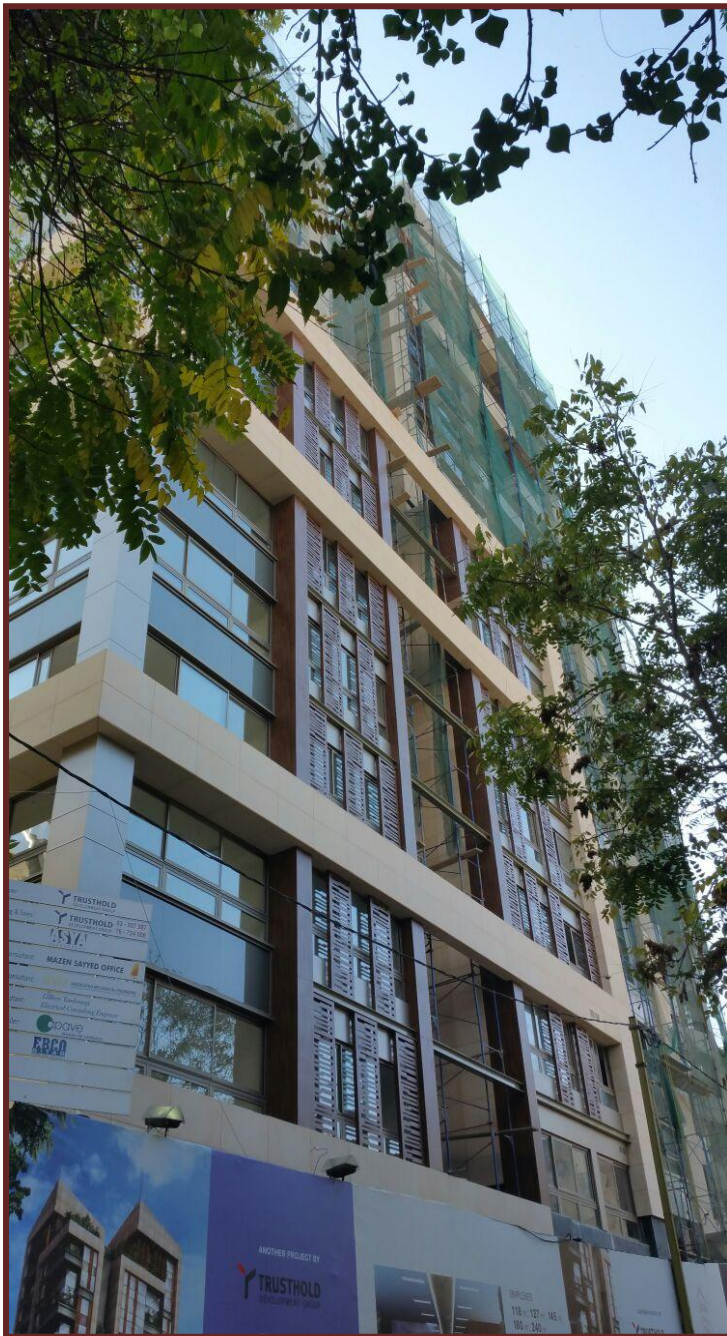
- Ground Floor works have been launched.
- Roof and terraces waterproofing (PU-geotextile), covered by an extruded polystyrene sheets layer are completed.
- Service rooms and storage rooms are finalized.
- Masonry and plaster works are completed.
- Main Façade finishing items finalized for 90%(wood composite cladding, industrial stone cladding, spandrels with rock wool insulation, aluminum windows and glazing, decorative steel I-beams, aluminum composite panels.)

Mechanical & Electrical Works

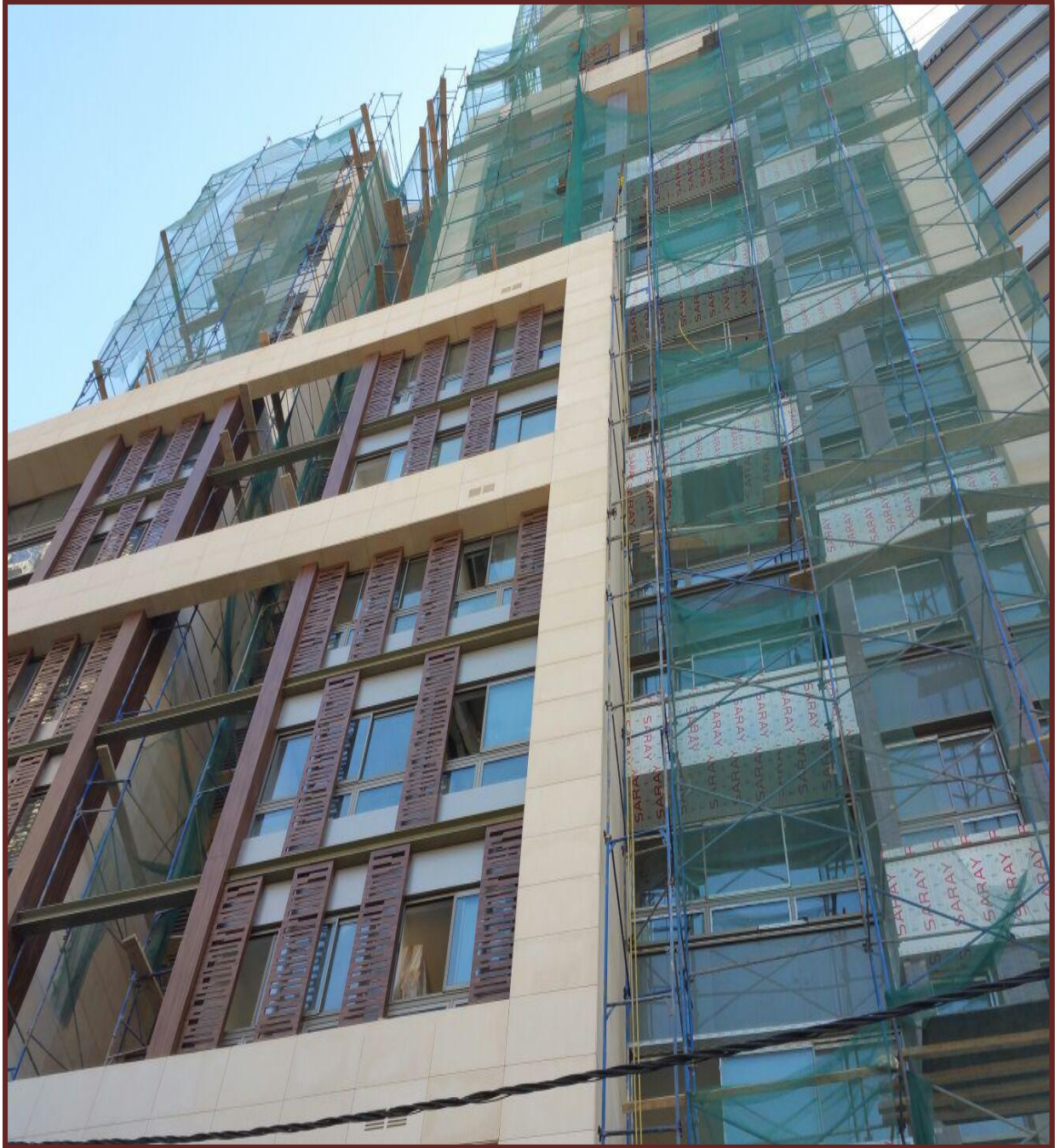
- Wet riser for the fire hose cabinets from the basement 4 up to the GF.
- Determination of Videophone and interphone operating scenarios .
- Start of the utility connections works : excavation and coordination with the sub-contractor.
- Electric water heaters are all installed.
- Generator's room progress of works: sound insulation (rock wool),silencers , fire dampers, drainage pipes.
- Selection of lighting fixtures for apartments and common areas has been finalized.
- Shafts' main cables are installed.

Progress of Works on Site

Facade Works



Facade Works



Aluminum Works



Marble Tiles



Gress Tiling



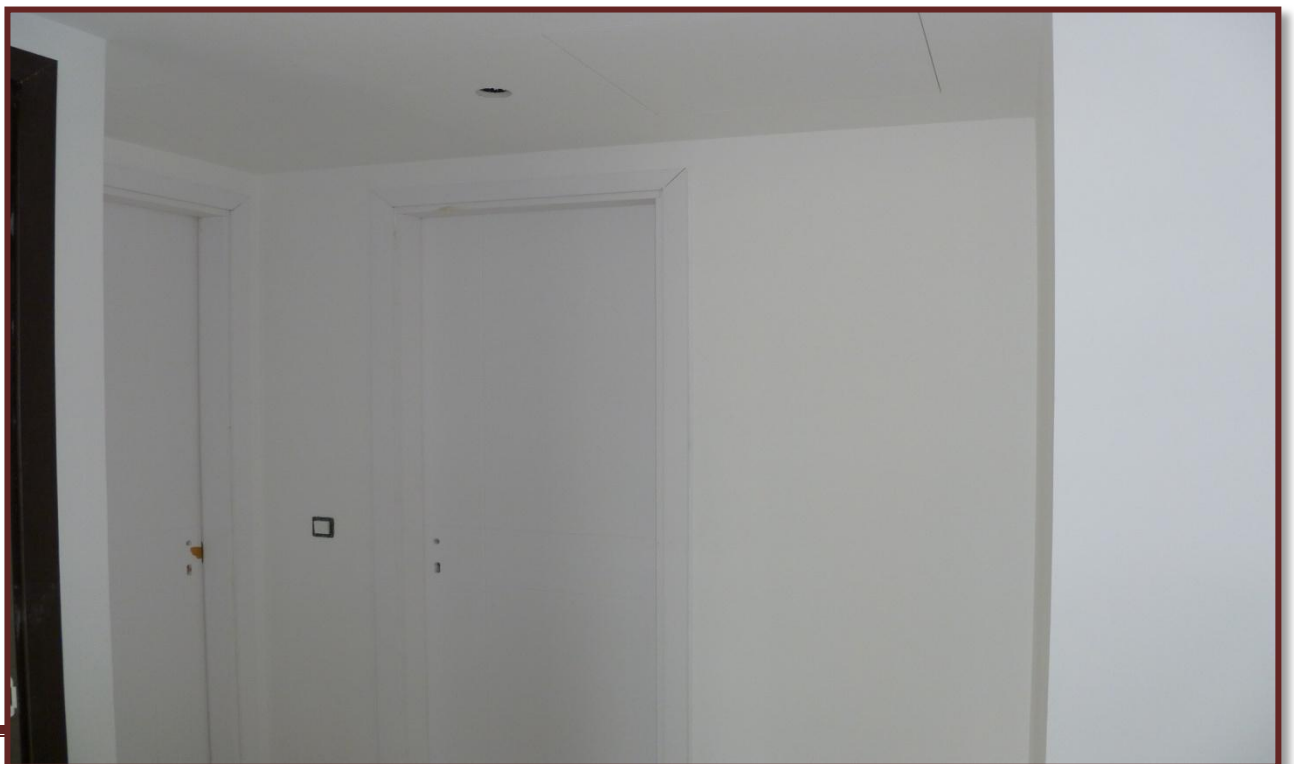
Cove Lighting Works



False Ceiling



White Painted Door





Main Entrance Door
French Oak

Kitchen Cabinets



Indirect Lights



Wall Hang Unit



Sanitary Fixtures #1



Sanitary Fixtures #2



Bathroom Tiling



Panel Board



Fire Hose cabinet



Storages Rooms



Pumps Room



Sand Filtration



Milestone Schedule

<u>Activity Description</u>	<u>Start</u>	<u>Finish</u>
Start of the project	2-Apr-12	
Architectural and Structural Drawings	2-Apr-12	31-Jan-12
Acquisition of Shoring & Excavation Permit	2-Apr-12	30-Aug-12
Start of Shoring & Excavation works	1-Sep-12	
Shoring & Excavation works	1-Sep-12	31-May-12
Tender File	1-Jan-13	1-Jun-13
Budget	1-Jan-13	28-Feb-13
Master Schedule	1-Jan-13	28-Feb-13
Tender Launch /Evaluation/Tender Award	1-Jan-13	31-Aug-13
Start of Construction works	1-Sep-13	
Reaching Ground Floor	1-Sep-13	30-Apr-14
Reaching 7th Floor	1-May-14	25-Aug-14
End Of Structural Concrete works	26-Aug-14	31-Dec-14
Completion of Common Area and Cladding Works	1-Jan-15	1-Aug-15
Completion of Interior works	3-Aug-15	30-Mar-16
Registration of Apartments	During 2016	
Construction Permit	1-Sep-13	



Completed Activities



On-Progress Activities

Sales Summary

<i>Floor</i>	<i>Unit</i>	<i>Type</i>	<i>Nbr Of Bdrs</i>	<i>Total Sellable</i>
1st	1A	Simplex	2	SOLD
	1B	Simplex	2	SOLD
	1C	Simplex	2	SOLD
	1D	Simplex	2	SOLD
2nd	2A	Simplex	2	SOLD
	2B	Simplex	2	SOLD
	2C	Simplex	2	SOLD
	2D	Simplex	2	SOLD
3rd	3A	Simplex	2	SOLD
	3B	Simplex	2	SOLD
	3C	Simplex	2	SOLD
	3D	Simplex	2	SOLD
4th	4A	Simplex	2	SOLD
	4B	Simplex	2	SOLD
	4C	Simplex	2	SOLD
	4D	Simplex	2	SOLD
5th	5A	Simplex	2	SOLD
	5B	Simplex	2	SOLD
	5C	Simplex	2	SOLD
	5D	Simplex	2	SOLD
6th	6A	Simplex	2	SOLD
	6B	Simplex	2	SOLD
	6C	Simplex	2	SOLD
	6D	Simplex	2	SOLD
7th	7A	Simplex	2	123 AVAILABLE
	7B	Simplex	2	SOLD
	7C	Simplex	2	SOLD
	7D	Simplex	2	SOLD
8th	8E	Simplex	2	SOLD
	8F	Simplex	3 ⁺	270 AVAILABLE
9th	9E	Simplex	2	SOLD
	9F	Simplex	3 ⁺	SOLD

10th	10E	Simplex	2		SOLD
	10F	Simplex	3 ⁺		SOLD
11th	11E	Simplex	2 ⁺		SOLD
	11F	Simplex	3 ⁺	236	AVAILABLE
12th	12E	Simplex	2 ⁺	178	AVAILABLE
	12F	Simplex	3 ⁺		SOLD
13th	DUPLEX	Duplex	3	185	AVAILABLE
14th	1			115	
Total				300	
13th	DUPLEX	Duplex	3	214	AVAILABLE
14th	2			133	
Total				357	

Upcoming Targets



TDG aims to accomplish the following targets:

- Finalization of Finishing & MEP Works.
- Delivery & Handing Over of Units To the Tenants.
- Preparation /Starting of Ifraz, Iskan & Occupancy permits .

News



LOFT705



- ✚ TDG has launched a new residential project "Loft 705" located in Achrafieh.
- ✚ An advertisement for Spears 1858 , Rubik 1709 and Loft 705 Projects have been published at "L'Orient le Jour" and "Annahar " Magazine on October 19 , 2015.
- ✚ TDG participate in the Business Opportunities in Lebanon XII Conference and Exhibition held in Phoenicia Hotel on November 2nd and 3rd ,2015 .
- ✚ Don't forget to follow our latest news on our :
 - 1) Facebook Page: www.facebook.com/TrustholdGroup
 - 2) Website: www.trustholdgroup.com

Ongoing Project





SPEARS
1858
A UNIQUE LIFESTYLE

**TWIN RESIDENTIAL
TOWERS**



Rising in the Heart of Beirut – Spears Street
A breathtaking view
Simplexes of 120 m², 145 m², 180 m², and 240 m²
Duplexes of 300 m² and 350 m²
Four basements for car parkings
Prestigious ground floor with 5 elevators and a water cascade
Fully equipped security systems



TRUSTHOLD
DEVELOPMENT GROUP

BUILT ON THE FOUNDATIONS OF TRUST

Trusthold Development Group is built on the foundations of trust and rooted in professional integrity. A private real-estate development firm, Trusthold invests in real-estate and develops high-end, residential, commercial, and retail projects in Lebanon.

Atrium Building, 3rd Floor, Beirut Central District
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Ongoing Project



rubik1709

A STATEMENT OF
PROFESSIONALISM

CLINICS
& OFFICES



Rising in Achrafieh – Next to Hotel Dieu

Spaces of 90 m², 95 m², 100 m², 110 m² and 200 m²

2 showrooms of 290 m² and 445 m²

A drop off zone for valet parking

Five basements for car parkings

Luxurious lobby with 3 elevators

Fully equipped security systems



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Ongoing Project



LOFT705

A BLEND BETWEEN
MODERNITY & HISTORY

LUXURIOUS
DREAM HOME



Rising in Achrafieh – Between Trabaud & Abdul Wahab Str.
Simplexes of 100m², 125m² and 250m²
Duplexes of 200m²
Prestigious Ground Floor with two Elevators
High ceiling of 3.5 meters
Central gas system for chimneys, radiators and daily use
Four Basements for car parking and storage rooms
Private Gym



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