

ABOUT US:

Mongolian Properties is a real estate agency that specializes in assisting local and international property investors with their investments and property management needs in Mongolia.

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Mongolian Properties

www.mongolia-realestate.com/

Issue 5 January 2006

www.mongolianproperties.com

Mongolian Properties wishes everyone a Happy 2006...

The year 2005 was an exciting year for Mongolian Properties as more international mining companies and service providers continued to move into the country. It was a busy year as the supply of grade A residential apartment space continued to be in short supply and Mongolian Properties opened their second office this year to help with the flow of new customers. The Company also launched the first ever Real Estate



Investment Trust in the country with investors from a number of countries including the US, Singapore, Japan, The Netherlands and Mongolia. Within the development division the company made further progress on the completion of The Park View Residence, the company's second cooperative residential building. The Park View is expected to be

completed in February of 2006 and will be managed by Mongolian Properties. The company also expanded to open a new office in London. We have no doubt that 2006 will be an even busier year.

Champagne reception in Central London

To celebrate the new year and our new developments we hosted a champagne reception with a short presentation about Mongolia and our projects in Central London on the 17th of January.

The event was a great success, many agents, industry advertisers, existing and future investors attended.

The Mongolian economy, real estate markets as well as the mining industries were talked about at length during the presentation and the following Q&A sessions.

Many strong contacts were formed which resulted in the direct sale of over 10 apartments and penthouses



Should you wish to receive a presentation or the supporting documentation please email us at:
degrubenc@apipcorp.com



UN Secretary-General Kofi Annan inspecting the troops in Ulaanbaatar.

"This is a rough neighbourhood, with rough neighbours," says a Western diplomat in Ulan Bator. "No former Soviet state has come so far, and no former communist country in Asia has shown as much commitment to reform as Mongolia."

The Changing face of Mongolia

Until recently, change happened slowly in Mongolia. Fifty years ago there were few buildings in the capital over five floors high and the population was under 50,000. At the beginning of the 21st century, new hotels, restaurants and supermarkets have transformed the city from a fairly sleepy trading town into a thriving modern metropolis. The population of UB has reached the 1 million level in 2003.

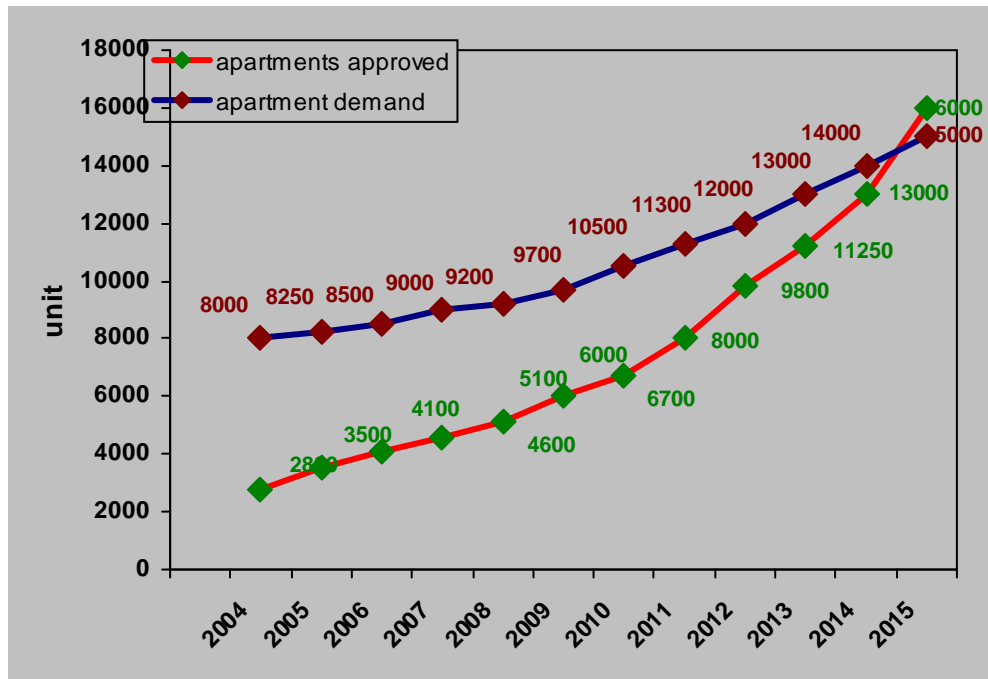
What remains of the old Soviet architecture looks out of place among French bistros, German brew pubs and a popular lunch spot's catering for the increasing amount of expats and the sophisticated Mongolians.

The Very Real Estate opportunities



CTIC bank in Ulaanbaatar

Interested?
email us at:
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Source: Mongolian National Statistical Office



Future potential project by Mongolian Properties to build the MITIC Towers in Ulaanbaatar.

There is an expansion in the real estate industry due to the scarcity of large upscale apartments. Prices have been rising steadily as developers struggle to meet new demand.

High interest cost, lack of investment capital and low equity financing is hampering the developers ability to build large scale luxury apartments and thus meet the large demand.

In the coming years it is expected that developer will be able to increase capacity and produce more apartments however the scarcity factor is expected to remain for years to come. UB is one of the only cities in the world where half of its residents are not living in apartments as many citizens remain in the traditional dwellings in the hillside surrounding the city

The Regency Residence

The improvements in the Regency Residence embody so much of what you would expect from a luxury residential complex, including intelligent design with high speed internet access, open spaces for time with family and friends, new places to dine and shop, and a heightened level of customer service.

It will feature restaurants, shops, a gym and sauna, reception and concierge services as well as a children's playground area.

The Regency Residence will consist of 97 luxury apartments and penthouses spread over 13 floors.

The interior design of the Regency Residence will be done by Harold Thompson.

With over 40 years of domestic and international luxury hotel and residential properties design experience, Harold Thompson places great emphasis upon the need to

incorporate the interior design with an understanding of the building operations and their relationship to the technical disciplines.

The architects are Min Woo Architects Inc. with a thirty year history of building unique and innovative structures, Min Woo and his team of architects bring a wide array of experience drawn from structures including luxury residence buildings, resorts, office complexes, monuments and showrooms.

The privileged neighbourhood of the embassy district becomes even richer with the arrival of the Regency Residence.

Unmatched privacy, incomparable service, and exquisite views combine to make this a truly remarkable place to live.

The Regency Residence
front elevation



**“The Regency
Residence
will be the
number 1
luxury apartment
condominium in
Mongolia”**

**Interested?
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The London Office

Asia Pacific Investment Partners has recently opened a new office in London to promote the residential building and other projects on the European market.

Its director, Christopher de Gruben says that *“we are very excited about the project, we believe it has real potential and growth possibilities, we are the leading real estate investment company in Mongolia and have gained great experience, the time is right for such a project, more importantly it is needed now.”*

London and Europe in particular is a wonderful market for the company as there are strong levels of interest in all the new emerging market in Asia. Our European agents are overwhelmed at the demand levels they receive in connection with the Regency Residence.

Mongolia comes to Cannes

Mongolian Properties will be exhibiting at MIPIM- The World's Property Market, from the 14th-17th March in Cannes, France.

MIPIM is the Premier Global Property Market for decision makers in Real Estate. Now in its 17th year over 18,000 delegates are expected and some 5,000 Investors and End-Users.

We would be very pleased to meet any investors who will be present at the exhibition. Our stand will be located on the 3rd floor near to the VIP and End-users village close to the London stand.

mipim 
The world's property market

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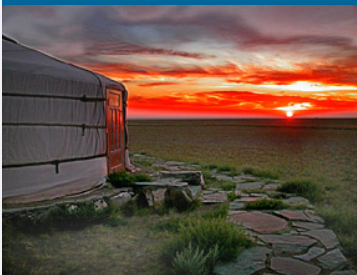
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**Interested?**

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**Mongolian Properties**www.mongolianproperties.com**In other news:****Park View Residence**

The Park View Residence development is nearly complete, it has run on schedule and has proven to be very successful. The prices at the Park view residence were USD450 per sq. meter when we started the sale and it now is at USD780. Only one apartment remains for sale and it is much in demand. A number of investors have decided to sell on for a profit. The property will be completed at the end of February 2006.

**Mongolian properties warmly welcomes our new agents in London**

We are pleased to announce our partnership with themovechannel.com. They are a leading property agent and news agency in Europe and the world with over 200 partners in 50 countries. They will act as our agents in London for many of our new and exciting properties in Mongolia. We look forward to a long and fruitful partnership. They will have a representative present on the 17th of January presentation about Mongolia in London.

**TheMoveChannel.com****Mongolian Resorts**

Due for completion in July of 2006, the Mongolian Resorts Country Club will serve as an added bonus of ownership at The Regency Residence.

Each resident will be entitled to a free annual membership to the Country Club including large discounts on room rates as well as food and service. Whether escaping the city for some well deserved rest or off for an outing into the surrounding mountainside a weekend retreat will be just what the doctor orders. Overlooking the Khairet Khaan mountain range from Plateau Mongolie the stunning sunset will make any thoughts of the city fade away.

Meet new friends in the lodge or cuddle up to the fire with someone special for the evening's cinema

**Why not come to visit us in Ulaanbaatar?**

We can arrange your Mongolian property inspection trip flights, accommodation, airport transfers, appointments and real estate inspection trips to different sites. Moreover, we will provide you a quick tour of the city of Ulaanbaatar, discussions with the most experienced property lawyers, architects and developers of Ulaanbaatar.

All these services are free of charge. In addition, we can arrange a short trip to the countryside to see the Mongolian landscape and nomadic culture for a small fee. Please feel free to contact us if you have any questions about our discovery tour.

There are numerous international flights to Mongolia from North America, Asia, and Europe.