

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.

Email us at:
degrubenc@apipcorp.com

Inside this issue:

Mongolian Property facts **Pg.2**

Our latest development **Pg.2**

The Regency Residence **Pg.3**

Prices and Conditions **Pg.3**

An opportunity not to be missed **Pg.4**

Visit Ulaanbaatar **Pg.4**

Contact us **Pg.4**



Mongolian Properties

Issue 4 December 2005

www.mongolianproperties.com

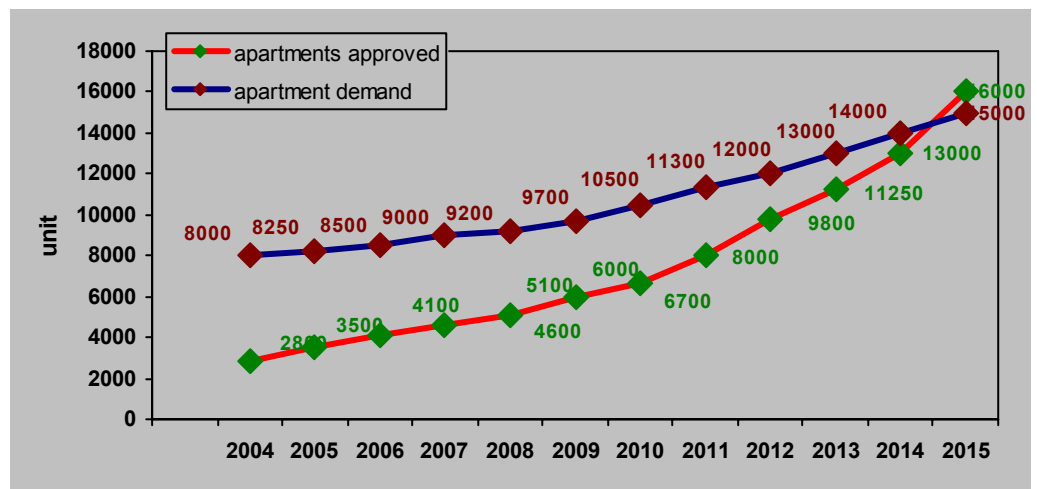
Boom in the Mongolian Property market...

The strong growth being experienced in Mongolia has not gone unnoticed and sophisticated property investors have recently started making investments into property developments in the capital city.

During the last two years the apartment prices per square meter have been growing by approximately 18- 27% and the growth looks set to continue over the next decade as the resource boom, led by gold discoveries continues to be developed.

The net return on investment in Mongolian Real Estate due to low taxes and high asset appreciation offers and excellent return on investment and when coupled with rental income the return on investment becomes significantly higher than that being offered in more developed markets.

Apartment demand against approved apartments. Source: Mongolian National Statistics Office



Foreigners buying in Mongolia, what is the law?

Foreigners are allowed to own property however they are not entitled to own land.

Therefore most foreigners purchase apartments that come with an ownership certificate.

There are no real estate taxes per say however there is a sales tax of 2% when a property is sold.

Repatriation of capital is not a problem, the currency is freely convertible however if

a company is set up in Mongolia and then invest in property dividends would have to be paid .

We cover all of the necessary paperwork including the legal services.



President Bush visits Mongolia in November 2005



Mongolian Property facts

- 74% of the population is under 35 years old.
 - There are 541,100 households.
- 1,800 households do not own their own apartments.
 - Below international standard by 15-38%.
 - Mongolia will hit 3.6 million by 2010 and the households will rise to 700,000
- The real estate need is much higher than the population growth
- Recently the government approved a project called public housing development project to assist people to move into their own apartments.
 - Contracted to build 4,000 household apartments and renovate Mongolia's domestic building materials industry.
 - There is currently 221,155 square meters of space and 4,000 apartments in 9 micro districts

Our latest development...

“there are not enough apartments to house them in and therefore the rental yields in Mongolia are about 15-17% per annum”

Following the recent discovery of gold and large amounts of minerals, Mongolia's economy has developed and grown enormously over the past few years and this it is expected to keep growing at phenomenal rate.

Mongolia is quickly becoming their future source of resources for the growing Chinese economy. This has brought in many mining companies almost all of which are increasing their number of foreign personnel.

At the moment there are not enough apartments to house them in and therefore the rental yields in Mongolia are about 15-17% per annum. The property and real estate market in Ulaanbaatar is thriving, demand by far exceeds supply.

In the heart of the city lies the embassy district, beating anew with exciting developments, landscaping and clean air while offering the best views of the mountains and easy access to the central business district.

In the heart of it will be our latest and most exciting development.

The Regency Residence will be the most luxurious and unique property in Mongolia upon its completion at the end of 2007.

Interested?
Visit us at:

www.mongolianproperties.com

Or email us at:
degrubenc@apipcorp.com

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.

Prices and conditions

The current price per square meter is **USD775** for the apartments and **USD1300** for the penthouses. The original price was **USD700** and is expected to reach up to and above **USD950** upon completion of the building. A 3.5% agency fee is applicable on all purchases.

A 10% deposit is required upon completion of the reservation agreement. The seller thereby agrees that the purchase price upon payment of the deposit is hereafter guaranteed to be the final purchase price

The depositor will be entitled to 10 nights of free stay at the Serviced Apartment Section of the complex (not valid in July). Should the serviced apartments be sold to a third party, Mongolian Properties will not be responsible for the continuance of this entitlement.

The depositor will be entitled to a free Country Club Membership at the Mongolian Resorts Holiday Lodge and a 50% discount on all accommodation and 15% discount on all activities and food services items.

The Regency Residence
front elevation



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

The Regency
Residence,
side elevation



**Interested?
Visit us at:**
[www.mongolianproperties.com
m/indexrr.htm](http://www.mongolianproperties.com/indexrr.htm)

Or email us at:
degrubenc@apipcorp.com

Offices Address:**Head Office**

**Suite 13, Building #48
Seoul Street,
Ulaanbaatar Mongolia**

**Office Tel:
976-11-324545**

**Office Fax:
976-11-311558**

London Office:

**Office Tel:
(0044)7799412506**

**Office Fax:
(0044) 2078032032**

**Email:
degrubenc@apipcorp.com**

Interested?

**Visit us at:
www.mongolianproperties.com**

**Or email us at:
degrubenc@apipcorp.com**

**An opportunity not to be missed****1.) Ground Floor Opportunity**

Get in at the beginning of the resource and economic expansion in Mongolia

2.) Tremendous Value

Own for considerably less than you would in other cities in Asia, North America or Europe

3.) Easy Access and Security

Located in the city centre with high security for a comfortable safe environment for your family

4.) The Great Outdoors, Right Outside Your Door

Located beneath the Bogd Khaan Mountain Range and just 35 kilometres from the Mongolian Resorts Lodge

5.) An Experienced Development Team

With the local hand on expertise of Mongolian Properties and Asia Pacific Investment Partners coupled with the design dynamo of Harold Thompson and Min Woo the Regency Development will have proper leadership.

6.) Excellent Timing

You're in a position to get in on the ground floor of this opportunity before word gets out about the Regency Residence.

7.) Quality Design

Quality Craftsmanship Appealing Central Asian inspired architecture, quality construction and beautiful interior finishes combine to create an enduring legacy.

8.) Interior Design and Furnishing Options with Full Management

Various interior design and furnishing options will be made available as well as management of apartments for overseas investors by the Mongolian Properties Corporation.

9.) High Capital Gain and Rental Yield Potential

Current low prices and economic growth in Mongolia underpin a strong property market and current demand for rental apartments create a good opportunity for income

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.