

Marina Bay Towers C2 & C3

Dear Investors,

We are pleased to bring you the 2015 second quarter project update covering the construction activities taking place in Marina Bay 1 and 2 Towers.

Our team visited Marina Bay 1 and 2 Towers development site during the last half of June 2015. We were pleased to note that progress has been made in all aspects of the ongoing works. The information below provides a detailed summary of our observations.

ARCHITECTURAL WORKS:

Following our site visit, we are happy to report many areas of progress taking place in all architectural works as mentioned below:

- Tiling works are 100% completed
- Precast copping is 100% completed at level 06
- Door installation is 98% completed
- Kitchen cabinets & wardrobes shutters are 100% completed
- Internal painting works are 100% completed

FAÇADE

We are glad to report 100% completion for all façade works, including the balcony aluminum cladding panels (ACP) and sliding doors. Also the installation for the crown façade is 100% completed, while the podium façade work is at its final stage and we are expecting to share with you more progress in this area in our upcoming project update.

SWIMMING POOLS & LANDSCAPING:

As for the swimming pool works, the site engineer has reported to us that the work in this area is progressing rapidly and reached 100% completion, while the planting and timber works are progressing actively at the podium level.

Regarding the landscaping works, we are glad to inform you that the Kerb stone fixing and paving tiles road works are progressively handed over to M/S GDL, and they have reported to us that all landscaping related works are under progress including the Kerb stone fixing and palm tree planting at the sea side, the timber trellis installation, softcape plants planting and lateral drainage piping works.

PROGRESS IN PHOTOS



Marina Bay 1 (C2)



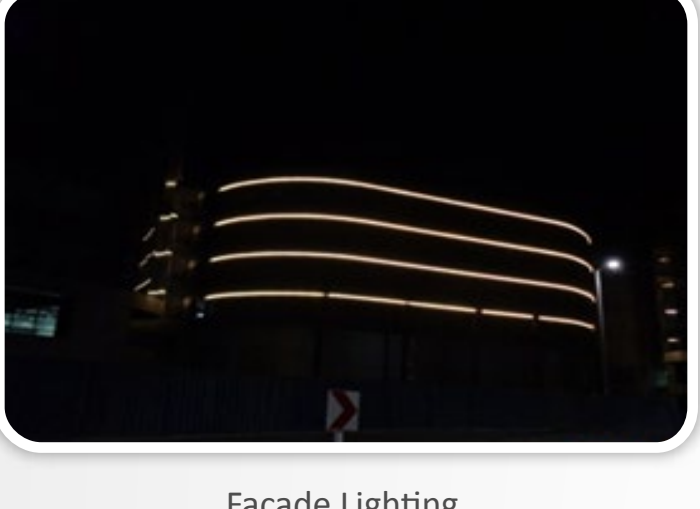
Marina Bay 2 (C3)



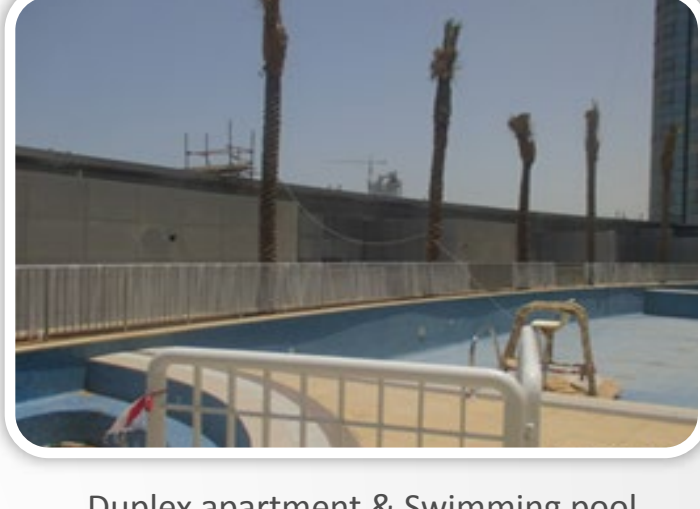
(ACP) Panels & Sliding doors at the Promenade



Promenade façade and landscape



Façade Lighting



Duplex apartment & Swimming pool



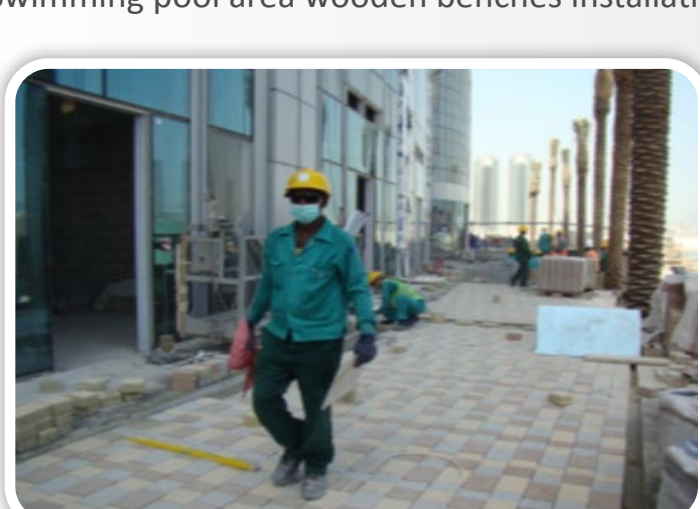
Swimming pool timber trellis installation



Swimming pool area wooden benches installation



Landscape works for promenade



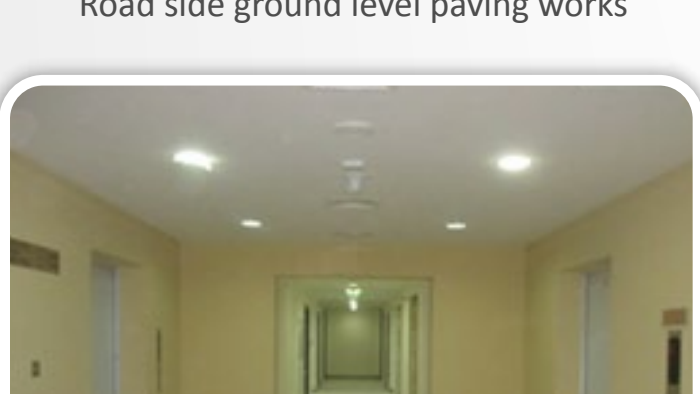
Landscape palm tree planting & paving tiles - Sea side



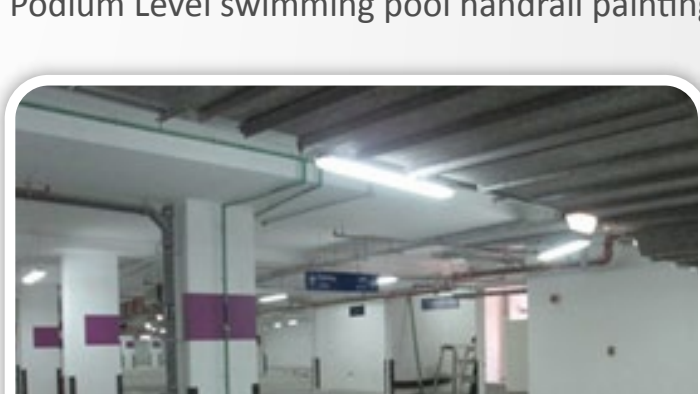
Road side ground level paving works



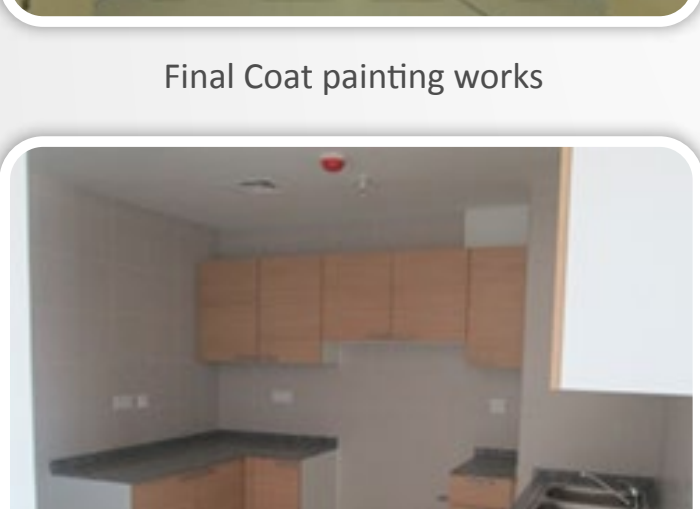
Podium Level swimming pool handrail painting



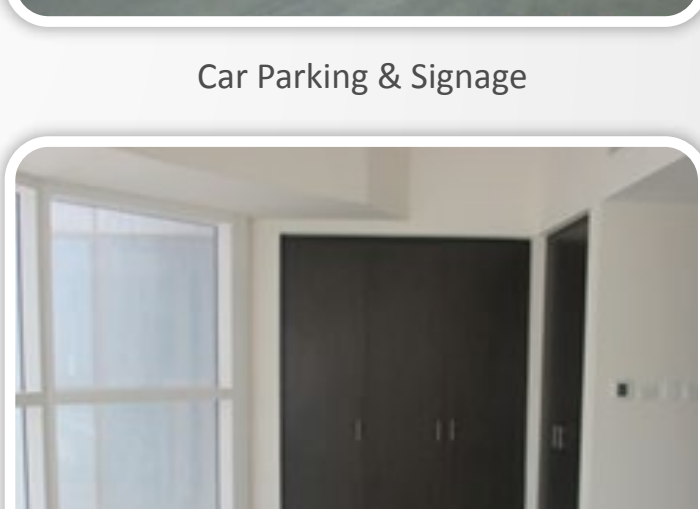
Final Coat painting works



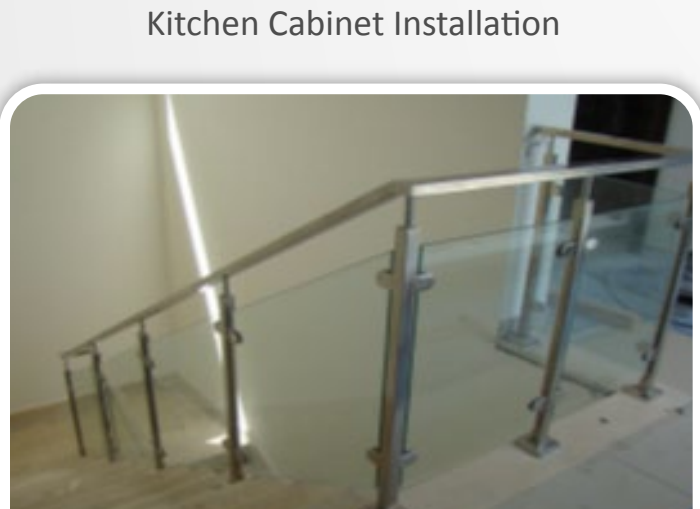
Car Parking & Signage



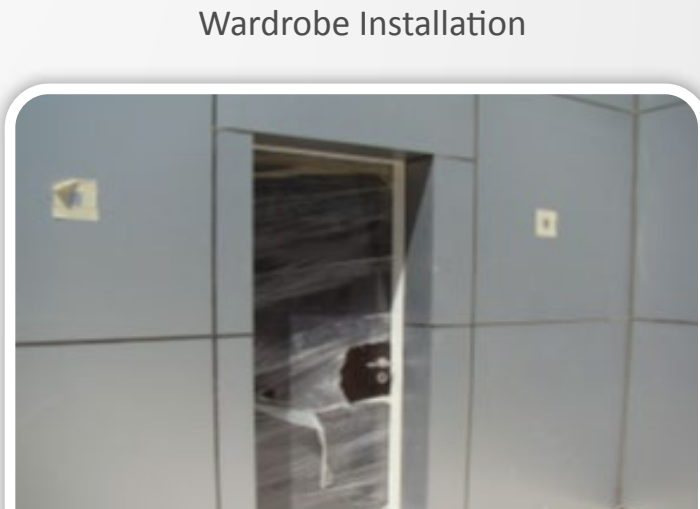
Kitchen Cabinet Installation



Wardrobe Installation



Duplex Apartments L6 Podium Handrails Installed



Doors fixed at Duplex apartments at Level 6

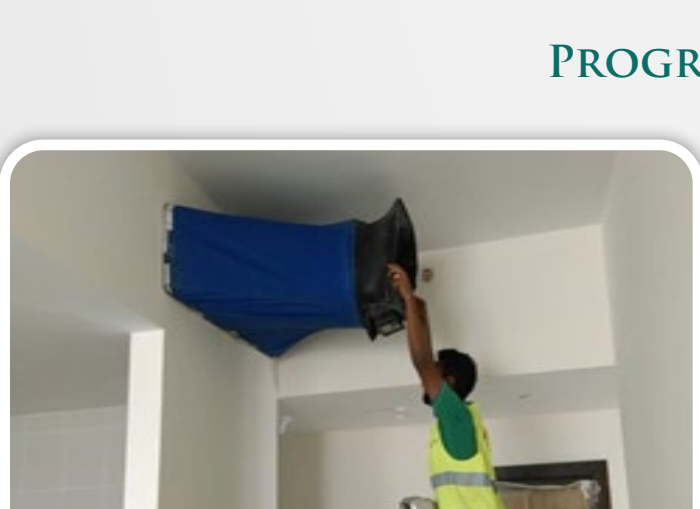
MECHANICAL, ELECTRICAL & PLUMBING (MEP) EQUIPMENT INSTALLATION WORKS:

In this stage of the project the technical specialists have been to ensure that all MEP equipments installation is completed and along with the progress that have been made during the 2015 first quarter we are very glad to note the following progress:

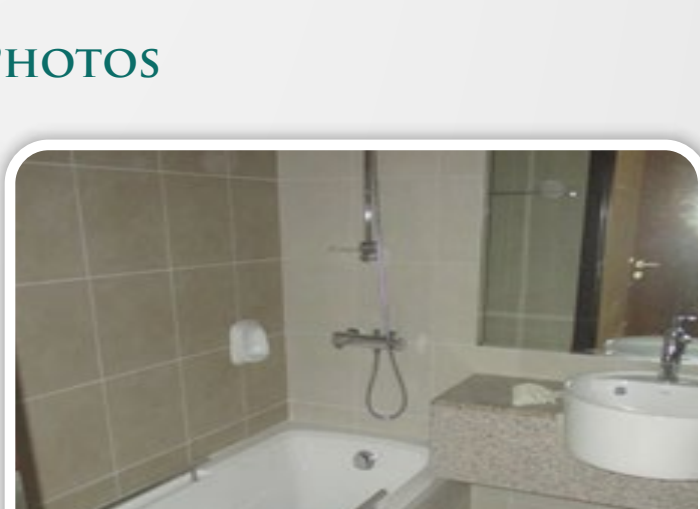
- Ceramic tiles installation is 100% completed
- Marble & granites installation is 100% completed
- Life safety fans & car park fans testing and balancing are under progress
- Sanitary ware installations are 100% completed except town house area

As for MEP final fix works, we are glad to report that the work is 100% completed, while testing and commissioning works are on-going in both Towers and we are expecting to mention more progress in our upcoming project update.

PROGRESS IN PHOTOS



Fan Cooling Unit Supply Air Grill Balancing



Sanitary Wares Installation

We hope this project update has been informative. There are many activities taking place within the Project and we will share more details with you in our next update which is due for release in early October 2015. In the meantime, we welcome your comments and your continued support for our projects. Please feel free to visit our offices or contact us via any of the methods shown below.

Best regards from,
The Customer Service Team
Mismak Properties LLC

MISMAK
PROPERTIES



Tel: +971 2 635 4444
Fax: +971 2 635 4995



customercare@mismak.ae



www.mismak.ae

Disclaimer:

The data contained herein are only estimated and such data and images are subject to further modification and change without any notice.