



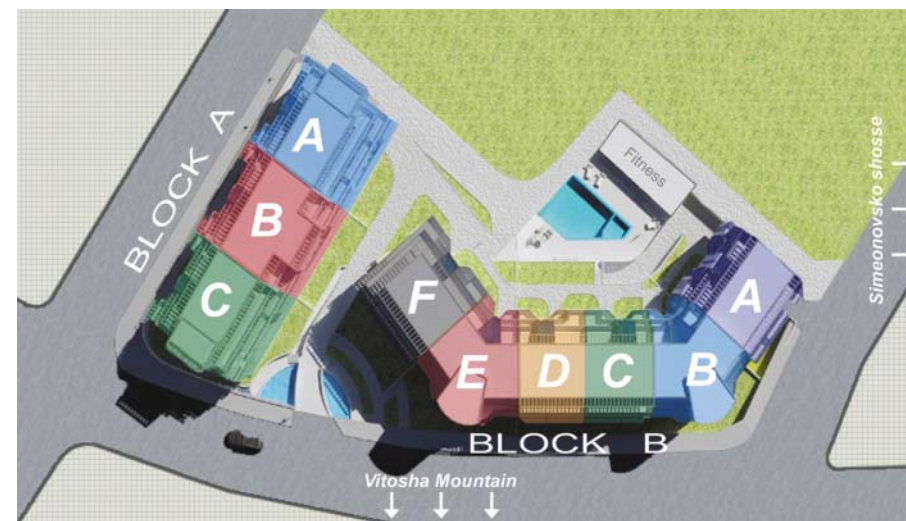


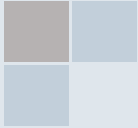
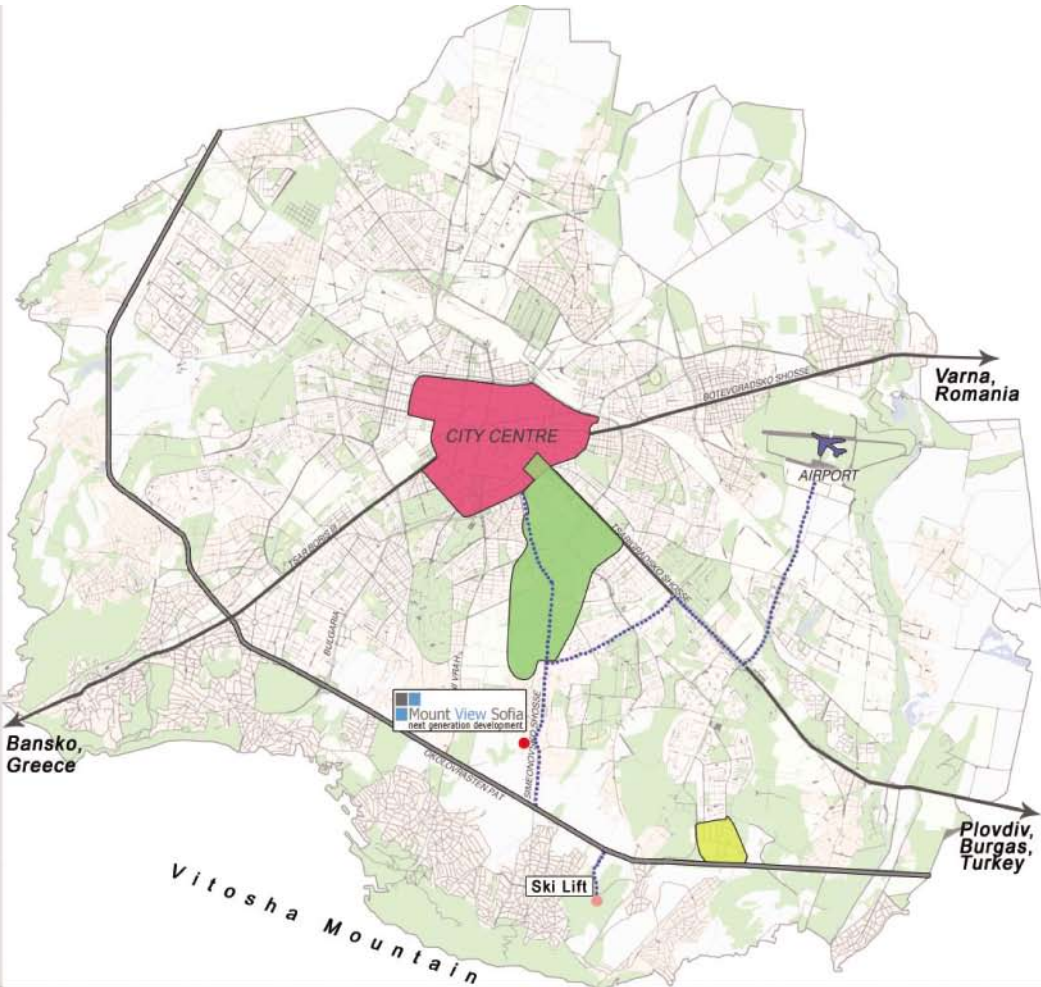
Rising proudly in the middle of Sofia's up-and-coming residential district, Vitosha, Mount View Sofia stands alone in comfort, security and style.

MVS is brought to the market by a team of vastly experienced and international developers. With development experience from Auckland to London, LS Property is the perfect developer to deliver the highest quality development in the Vitosha district. Also developing in Croatia and Romania, LS Property is the company behind the already famous Bulgaria Mall, which will be built on Bulgaria boulevard.

Mount View Sofia lies on a 5,300 sqm plot of land and offers residents 128 large apartments. Built in 2 residential buildings on 6 floors, the gated complex is comprised of 15,000 sqm of high-quality apartments.

Vitosha district is set to experience a boom in residential development and MVS will set the new bar in quality and comfort. With big apartments, numerous facilities, international property management and a gated complex, this development is ideal families and business working class types alike.







Key Location Point:

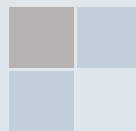
- Student s town: 5 minutes walk (bars, clubs, restaurant, supermarket, etc.,).
- Lift: 5 minutes to Simeonovo ski lift: 18 km of slopes so far (overhauled at the moment).
- Business park: 5-10 minutes drive to business Park (employs 10,000 people).
- City center: 10 minutes to city center.
- Airport: 15 minutes to airport.
- Ring road: Fast access to the improved ring road (4 lane).
- Highways: Convenient access through the ring road to the Hemus (going to Varna) and Trakia highway (to Burgas).

The Vitosha district is set in the picturesque shadows of Mt. Vitosha in the southern part of Sofia. Set just off a main boulevard (Simeonovsko Shousse), MVS is conveniently located to all major points of interest Sofia has to offer while, at the same time, maintaining the peace and quite a home should have.

The international airport is only 20 minutes from MVS, and that is even accounting for traffic. Find the charm of the Sofia's city center in only 15 minutes. With the rapid expansion of the ring road, residents of MVS can be at the ski-lift in five minutes or at their desk at the Business Park Sofia in 10 minutes. Shopping, sports and leisure, and entertaining night life can be found in the legendary Students Town, only a five minute walk away.

Vitosha, with its more open spaces, less pollution, parking facilities is the new up and coming area of Sofia at the moment.







Due to the emerging middle class with sufficient purchasing power and the increase in business activity in the city, high-end residential assets will offer the best returns for investors in the coming years and the location for Mount View has been chosen accordingly.

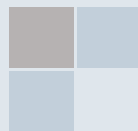
The apartments in MVS are bigger than the average apartment for sale in Sofia, which makes it a truly unique development. With one-bedroom apartments averaging 75 square meters net and two-bedroom apartments averaging 105 square meters MVS gives end-users ample space to relax and enjoy their home life. Each apartment will offer exceptional finishing throughout, including kitchens (with white appliances), bathrooms and light fittings. Interior furniture packs across a range of budgets will be offered to buyers.

Security is of paramount concern for the developers of MVS and this is achieved, among other locations throughout the development, inside each individual apartment. All units will have video controlled access at the front doors. Additionally, each tenant will be able to access the CCTV feed directly through their home television set. The CCTV cameras will display live footage of both entrances to the complex, the underground garage and the common grounds including the fitness center, children's play area and swimming pool.

Why MVS:

- Prime strategic location: within 15 minutes of each entertainment part of the city.
- Attractive payment plan: one initial deposit of 35%, no further funds until completion.
- The finishing: exceptional finishing throughout, technology proof living for the future.
- Secured allocated underground garage for each apartment (lift).
- High capital return expected: The lack of high-end quality built properties in Sofia will place investors in the best possible option to maximize returns.
- Full professional maintenance services: provided for 8 euros per sqm: 24 hours security, Maintenance of the building, including electricity, water systems and roof, Cleaning public areas, gardening, and payrolls of staff.
- Prices are inclusive of 20% VAT with the full value declared on the Notary Act.

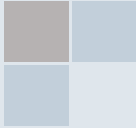






Numerous facilities (focused on the business professional tenants targeted):

- Outdoor pool and separate children's pool for patrons' use year round.
- Fitness center with sauna, children's play area.
- Controlled access underground garage.
- Additional free storage between 4 & 6 m² locate adjacent to each apartments.
- Lifts to all floors including direct access to underground car park.
- Private gated complex with 24-hour security service.
- Private balconies with city and mountain views.
- Professionally landscaped garden, communal BBQ area.
- Broadband connection, cable TV.
- Central controlled air-conditioning system supplying cool air throughout the apartments without the need for a standard localized unit on balcony.
- Gas central heating.
- Onsite property management.
- Car wash bay at the underground parking.





Why BULGARIA?

- Decreasing interest rate trend: from 13% in 2004 to 6.5% in 2008.
- Increased foreign direct and indirect investment : 4.1 billion EUR for 2006, 5.2 billion EUR for 2007.
- Government incentives: corporate tax at 10 %, Income tax cut to 10% (June 2008).
- Stable macroeconomic indicators: strong GDP growth (5.3% on average between 2002 and 2006), unemployment rate at 8.6% in Oct 07 (16% in 2003).
- Highly competitive Business environment: lowest operating costs in eastern Europe.
- Growth potential: stable political and economic environment.

The trend in the real estate market is up for 3 main reason: increasing EU funding and FDI for the 2007 - 2013 period approved by the leaders of EU countries (EUR 11.113 B), increasing average disposable income for Bulgarians (+ 15% in 2006), decreasing interest rates on mortgages (from 14% in 2003 to 7% in 2005).

Why SOFIA?

Sofia is a capital city in the EU which offers the highest returns on investment. The significant increase is propelled by a number of factors: steady domestic demand (steadfast internal migration towards the capital), hefty foreign demand (intensive outsourcing activities of foreign multinational companies) and the interest of Bulgarians working abroad, robust investment growth and GDP growth, rise in mortgage lending (increasing by almost 100 per cent annually).

It still boasts the lowest real estate prices per sqm in Europe. An apartment in the best part of the city would go for 2500 EUR per sqm (5000 EUR in Zagreb, 6000 EUR in Prague, 4000 EUR in Tallinn, 4500 EUR in Budapest, 6000 EUR in Riga, 4500 EUR in Warsaw).

- Growing population: Sofia is home to 1.5 million of Bulgaria's 7.8 million populations. Due to the exceptional growth of the city, demand for housing is healthy.
- Increasing disposable income for the Sofia population: Average salary at 400 EUR per month (twice the national average), booming economy with unemployment at just 2.5%.
- Increasing foreign and EU investments: moving into transport and infrastructure improvements: upgrading ...of the Sofia ring road, new subway system upgrade.
- Increasing office space supply (and demand) for a growing number of international companies setting up branches in Bulgaria: 100% increase in supply over the next 3-5 years.
- High rental yields: EU membership (influx of diplomatic staff and multinational companies to the city), corporate ...lets, migrating Bulgarians are boosting the rental demand.
- Excellent return on investment (Sofia): capital return in 2006 (+22%), in 2007 (+32%), + 15 forecasted for the next 3-5 years.

A bigger rise is forecasted in the prices of the luxurious properties, with good location, built of high quality materials. The segmentation of the market is likely to deepen and the quality will become the main factor when choosing a property in the future.

