



Kampala Tower

Investment Plan



Projects in Kampala, Uganda

tower with offices, hotel, restaurants, business area, and shopping area

Amber is a registered company in Uganda, Kampala with a trading license, and mineral dealer license for the year 2024.

Amber is also working closely with the mine owners inside Uganda and importing gold from the East African countries in transit for export to different countries and governments such as Turkey, UAE, Qatar, Hong Kong and Taiwan.

Amber is involved in different kinds of business in Uganda such as trading some items, and is studying some investment projects in agriculture and some tourist projects.



INTRODUCTION ABOUT THE PROJECT IN KAMPALA:

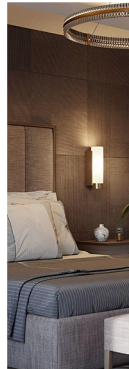
A LAND OF THE SIZE OF 4085 SQM CONSISTS OF A HIGH-CLASS RESTAURANT, A HIGH-CLASS BIG HOTEL WITH 375 ROOMS AND SUITES. A WELL-EQUIPPED BUSINESS CENTER FOR ALL KINDS OF MEETINGS, LECTURES, FORUMS, SEMINARS, TEACHING, AND DISCUSSIONS. A WELL-EQUIPPED OFFICE AS A HEAD QUARTER OF THE MANAGING COMPANY THAT OFFERS SERVICES OF INSPECTING GOODS, LOGISTIC AND LEGALIZING BUSINESS. THE LAND WILL ALSO HAVE THE WAREHOUSE FOR PRECIOUS METALS ESPECIALLY GOLD AND IT WILL HAVE A REFINERY AND A LAB FOR TESTING AND CERTIFYING THE PRODUCT.



THIS PROJECT WILL BE ESTABLISHED TOGETHER WITH NEC AS A JV. NEC OFFERS THE LAND WHILE AMBER & NEC WILL DO THE CONSTRUCTIONS AND THE MANAGEMENT. AMBER WILL BE IN CHARGE OF ARRANGING THE FUND FOR THE PROJECT BY BOTH INTERNAL INVESTMENT FROM AMBER AND OPEN THE INVESTMENT PROGRAM FOR THOSE WHO ARE INTERESTED IN SUCH PROJECTS AND INVESTMENTS.

NEC NATIONAL ENTERPRISE CORPORATION IS A GOVERNMENT ESTABLISHMENT UNDER THE MINISTRY OF DEFENSE IN UGANDA. AMBER INTERNATIONAL GROUP LTD HAS A JOINT VENTURE WITH NEC IN THIS PROJECT AND HAS SOME OTHER BUSINESS SHARING IT TOGETHER.

THE TOWER PROJECT WILL BE MONITORED AND ESTABLISHED WITH THE FULL CORPORATION BETWEEN NEC AND AMBER.



AMBER AND NEC ALREADY VISITED THE LAND LOCATED AT JOHN BABIHA (ACACIA) AVE, KAMPALA, UGANDA. THE LAND IS 4085 SQM.

THE LOCATION OF THE LAND IS ONE OF THE BEST LOCATIONS IN ALL OF KAMPALA; IT IS NEAR THE BIGGEST MALL IN TOWN, EASY TO REACH, HIGH-CLASS AREA, AND VERY WELL-KNOWN AREA.

THIS PROJECT WILL BE THE BIGGEST IN ALL OF UGANDA AND IT MAY EVEN BE THE BIGGEST IN ALL OF THE EAST AFRICA. WE BELIEVE THAT ALL THE EMBASSIES, BANKS HIGH-CLASS BRANDS, RESTAURANTS, AND THE TOP FIVE-STAR HOTELS WILL BE VERY INTERESTED IN LEASING INSIDE THE TOWER.

THE ESTIMATED TIME FOR FINISHING THE WHOLE PROJECT IS NOT MORE THAN 36 MONTHS FROM THE DAY WE START THE CONSTRUCTION.

WE HAVE NOT YET DECIDED WHICH COMPANY WILL DO THE CONSTRUCTION WORK; HOWEVER WE ARE INTERESTED IN ONE OF THE UAE LOCAL CONSTRUCTION COMPANIES TO BUILD IT DUE TO THEIR LONG TIME EXPERIENCES IN THESE KIND OF CONSTRUCTIONS.

WE ARE OPENING THIS PROJECT FOR INVESTMENT PLANS BECAUSE WE ARE SURE THAT IT WILL BE A GOOD AND SUCCESSFUL EXPERIENCE, WHICH WILL OPEN NEW DOORS FOR INVESTORS IN UAE TO INVEST IN AFRICA THIS WILL BE THE FIRST BUT NOT THE LAST PROJECT WE DO TOGETHER WITH THE COOPERATION WITH NEC



ESTIMATED AND EXPECTED BUILD AREAS (SUBJECT TO FINAL DECISION AFTER THE CONSULTATIONS).

THE UNDERGROUND AREA WILL BE AROUND 2500 SQM.

THE BUILD AREA FOR THE MAIN BUILDING WILL BE 1300 SQM X 50 FLOORS

A ONE FLOOR WITH THE SIZE OF 1000 SQM FOR AMBER REFINERY.

A HELICOPTER BASE AT THE ROOF IF APPROVED BY THE GOVERNMENT.

ANOTHER BUILDING WITH THE SIZE OF 120 SQM X FIVE FLOORS.

A SMALL KIOSK AROUND THE BUILDING FOR LIGHT REFRESHMENT AND BEVERAGES.

A SHOP WITH THE SIZE OF 80 SQM X 2 FLOORS FOR MEDITERRANEAN PRODUCTS.

A TWO FLOORS UNDERGROUND AREA AS BIG AS IT CAN BE.



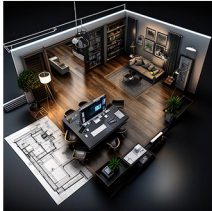
FIRST PHASE: BUILDING DETAILS

MAIN BUILDING

THE MAIN BUILDING CONSISTS OF THE FOLLOWING:

- PARKING THAT COVERS ALL THE NEEDED SPACE FOR CARS FOR THE WHOLE PROJECT.

- A SEPARATED ONE FLOOR BUILDING WITH FULL FACILITY AREA FOR THE GOLD BUSINESS INCLUDING WAREHOUSE, REFINERY, LAB FOR TESTING, AND PERSONAL SAFETY BOXES FOR THE CLIENTS.
(THIS PART IS OWNED BY AMBER TOTALLY BUT USING THE FACILITIES OF NEC).



- FROM THE EIGHTH FLOOR TO THE NINETEENTH FLOOR, IT WILL BE BUSINESS OFFICES SUCH AS COMPANIES, BANKS, EMBASSIES, AND SO ON. THESE OFFICES ARE TO BE LEASED (RENT AND OR SALE) FOR COMPANIES WHILE THE GROUND FLOOR WILL BE THE SHARED LOBBY UP TO THE NINETEENTH FLOOR.
- THE HEAD OFFICE OF AMBER WILL BE IN THE EIGHTEENTH FLOOR.
- NINETEENTH FLOOR WILL BE FOR NEC.



- LUNDRY FOR THE WHOLE BUILDING.
- FROM THE FIRST FLOOR TO THE SEVENTH FLOOR, ENTERTAINMENT AND FACILITIES FLOORS.
- LOBBY, COFFEE SHOP, MINI MARKET, AND SITTING AREA.
- TRAVEL AGENCY.
- SPA & BATH.
- FITNESS FOR THE WHOLE BUILDING.
- SWIMMING BALL FOR THE WHOLE BUILDING.
- DENTAL CLINIC.
- CLINICS FOR GENERAL MEDICAL ISSUES.
- CLINIC FOR PHYSICAL THERAPY WITH ENERGY HEALINGS.
- BEAUTY SALON.
- CLINIC FOR BEAUTY AND SIMPLE SURGERIES.
- BARBER.
- PRAYER ROOM.





- TWENTIETH FLOOR WILL BE THE LOBBY OF THE HOTEL AND THE HOTEL WILL BE FROM THE TWENTIETH FLOOR TO THE FORTY SEVENTH FLOOR TOTALLY WILL BE 360 ROOMS, 10 SUITES AND 5 ROYAL SUITES.
- THE TWENTY-FIRST FLOOR WILL BE THE RESTAURANT OF THE HOTEL FOR SERVING THE BREAKFAST AND THE ROOM SERVICE.
- THE FORTY-EIGHTH FLOOR WILL BE HIGH- CLASS FAR-EAST ASIAN RESTAURANTS OPENED FOR PUBLIC.
- THE FORTY-NINTH FLOOR WILL BE HIGH- CLASS MEDITERRANEAN RESTAURANTS OPENED FOR PUBLIC.
- THE FIFTEENTH FLOOR WILL BE THE BANQUETTE FOR WEDDINGS AND OTHER OCCASIONS.
- IF POSSIBLE AND APPROVED, WILL HAVE THE ROOF AS A PRIVATE HELICOPTER'S BASE FOR NEC, AMBER, GOVERNMENT, AND FOR MEDICAL OR EMERGENCY PURPOSES.

- SERVICE BUILDING

THE SECOND BUILDING WILL BE USED MAINLY FOR THE STAFF AND THE SUPERVISORS. THIS BUILDING IS 120 SQM WITH FIVE FLOORS. IT WILL ALL BE FLATS FOR THE STAFF AND THE SUPERVISORS.

- KIOSK

THE KIOSK IS A SMALL VENDER FOR COFFEE, TEA, ICE CREAM, AND SO ON. IT IS IN THE OPENED AREA AND IT HAS CHAIRS AROUND FOR WHOEVER WANTS TO SIT IN AN OPENED AREA.

- THE SHOP

THE SHOP WILL BE 80 SQM X TWO FLOORS. IT IS FOR ALL DIFFERENT KINDS OF THE IMPORTED PRODUCT FROM DIFFERENT PLACES OF THE WORLD.

- THE REFINERY

A ONE FLOOR WITH THE SIZE OF 1000 SQM FOR AMBER REFINERY, AND WAREHOUSE.



NOTE:

WE WILL BE USING THE HIGHEST TECHNOLOGY OF SOLAR, TURBINE, AND OTHER NATURE POWER ENERGY WITH THE UNIQUE LED TECHNOLOGY FROM TAIWAN FOR THE WHOLE PROJECT. MOSTLY WE NEED NOT TO USE THE ELECTRIC POWER FROM THE GOVERNMENT.



SECOND PHASE:

DETAILS OF THE COST AND CAPITAL:

THE TOWER WILL BE A TOP ONE IN UGANDA. USING THE BEST QUALITY OF MATERIALS, WILL USE THE HIGHEST TECHNOLOGY IN THIS PROJECT.

OUR COMPANY IN UAE, GOLDENWAY WILL BE THE LEGAL REPRESENTATIVE OF THIS PROJECT IN DUBAI AND ABU DHABI. WE WILL GUIDE ALL THE INTERESTED INVESTORS TO THE BEST DECISIONS AND RESULTS.

UPON STARTING, WE WILL OFFER THE LAYOUT AND THE FLOOR PLAN ALONG WITH THE ANTHROPOMORPHIC OF THE WHOLE PROJECT FOR THE CLIENTS. INVESTORS ARE WELCOME TO VISIT THE SIGHT AND TO SEE ALL THE RELATED DOCUMENTS AND LICENSES.

CONSTRUCTION AREA SIZE AND COST:

THE WHOLE SIZE OF THE LAND IS 4085 SQM.

THE UNDERGROUND CONSTRUCTED AREA IS 2500 SQM.

THE UPPER CONSTRUCTED AREA IS 66800 SQM.

TOTAL CONSTRUCTED AREA IS 69300 SQM.

THE ESTIMATED COST FOR PREPARING AND MANAGING THE LAND TO MAKE IT READY FOR CONSTRUCTION FOR ONE SQUARE METER WITH HIGHEST TECHNOLOGY IN UGANDA IS AROUND \$400 USD. TOTAL \$1,634,000 USD
THE ESTIMATED COST FOR CONSTRUCTING ONE UNDERGROUND (PARKING) SQUARE METER WITH TOP MATERIALS IN UGANDA IS AROUND \$800 USD. TOTAL \$2,000,000 USD

THE ESTIMATED COST FOR CONSTRUCTING ONE SQUARE METER WITH TOP MATERIALS IN UGANDA IS AROUND \$1700 USD. TOTAL \$113,560,000 USD

THEREFORE, THE ESTIMATED COST OF THE WHOLE PROJECT IS \$115,560,000 USD.

THIRD PHASE:

EXPECTED TURN OVER, INCOME AND PROFITS:

THE PROJECT IS OPENED FOR INVESTORS TO BECOME PART OF IT. HOWEVER NEC AND AMBER WILL GET THEIR OWN BENEFIT FROM THE PROJECT ITSELF PLUS THE PERCENTAGE SHARING FROM THE TOTAL PROFIT YEARLY, THIS PERCENTAGE IS 40% FROM THE TOTAL PROFIT THAT COMES TO THE INVESTORS INSIDE THE TOWER.

THE CALCULATION FOR THE REMAIN AREA FOR LEASING OR SELLING IS AS THE FOLLOWING.

LEASING BASES:

IF THIS TOWER IS FOR LEASING ONLY, THE EXPECTED MONTHLY RENT OF EACH ONE SQUARE METER WILL NOT BE LESS THAN \$150 USD PER ONE SQUARE METER INCLUDING THE EXTRA SPACES SUCH AS LOBBY, ELEVATORS, AND CORRIDORS. THE PARKING AREA WILL NOT BE CALCULATED.

THAT MEANS THE FOLLOWING:

THE TOTAL AREA FOR LEASING IS 65380 SQM THE RENT PER ONE SQUARE METER IS INCLUDING THE EXTRA AREA; THEREFORE, IT WILL BE INCLUDING THE SERVICE OF USING THE LEFT, THE PARKING, AND THE LOBBY. THE TOTAL AMOUNT PER MONTH IS \$9,807,000 USD. WE NEED TO DEDUCT THE AMOUNT OF \$50000 USD THIS WILL BE THE EXPENSES FOR THE SERVICE AREA (PARKING, LOBBY, AND SECURITY STAFF.

ALSO INCLUDING THE ELECTRIC AND THE MATERIALS FOR CLEANING AND MAINTENANCE).

THE ESTIMATED LEASING PER MONTH FOR FULL CAPACITY OF THE TOWER WILL BE \$9,757,000 USD.

THE ESTIMATED YEARLY INCOME VIA LEASING THE BUILDING WILL BE \$117,084,000 USD

SELLING BASES:

IF SOME CLIENTS WOULD LIKE TO BUY THEIR OWN PREMISES, WE ARE WILLING TO SALE.

THE SELLING PRICE WILL BE \$ 3200 USD PER SQM BUT NOT INCLUDING THE PARKING AREA. IF THE CLIENT WOULD LIKE TO BUY THE PARKING, AS WELL THEN THE PRICE OF EACH PARKING WILL BE \$ 12000 USD. BUYING MORE THAN ONE PARKING BASED ON THE AVAILABILITY OF THE SPACE.

THERE WILL BE A MONTHLY FEE OF ONE DOLLAR PER SQUARE METER AS MANAGEMENT FEE TO BE PAID TO NEC AND AMBER.



SELLING BASES:

IF SOME CLIENTS WOULD LIKE TO BUY THEIR OWN PREMISES, WE ARE WILLING TO SALE.
THE SELLING PRICE WILL BE \$ 3200 USD PER SQM BUT NOT INCLUDING THE PARKING AREA. IF THE CLIENT WOULD LIKE TO BUY THE PARKING, AS WELL THEN THE PRICE OF EACH PARKING WILL BE \$ 12000 USD. BUYING MORE THAN ONE PARKING BASED ON THE AVAILABILITY OF THE SPACE. THERE WILL BE A MONTHLY FEE OF ONE DOLLAR PER SQUARE METER AS MANAGEMENT FEE TO BE PAID TO NEC AND AMBER.

FOURTH PHASE:

HOW TO BECOME PART OF THIS PROJECT?
THE CALCULATION IS SIMPLE AND VERY CONVENIENT.
INVESTMENT BASED ON THE TOTAL COST OF THE PROJECT, INCOME WILL BE ALSO CALCULATED AT THE SAME BASES. EXAMPLE: THE TOTAL COST OF THE PROJECT IS \$115,560,000 USD, THEREFORE THIS AMOUNT IS EQUAL TO THE 100% OF THE PROJECT.

YOUR INVESTMENT AMOUNT WILL BE CALCULATED IN PERCENTAGE BASED ON THIS AMOUNT SO IF YOU INVEST \$1,155,600 USD, THIS AMOUNT WILL BE EQUAL TO 1% OF THE PROJECT THEREFORE THE INCOME FOR THIS AMOUNT WILL BE ALSO 1% OF THE PROFIT. THIS ONE PERCENT WILL BE SHARED WITH NEC AND AMBER. THE INVESTOR WILL TAKE 60% AND NEC WHILE AMBER WILL SHARE THE 40%.

IF THE PROFIT FOR THE YEAR WITH FULL CAPACITY OF LEASING IS \$117,084,000 USD AND DEDUCT THE 20% USAGE OF THE BUILDING, EQUIPMENT, AND FURNITURE. THE REMAINING INCOME WILL BECOME \$93,667,200 USD. AFTER DEDUCTING THE 40% FOR NEC AND AMBER, THE REMAINING PROFIT WILL BECOME THE AMOUNT OF \$56,200,320 USD, THE INCOME FOR THE INVESTOR OF ONE PERCENT WILL BE \$562,003 USD.

WE HAVE TO EXPECT FOR ANY REASON LOWER THAN THIS INCOME DEPENDS ON THE BUSINESS AND THE GENERAL SITUATION IN THE COUNTRY.

CONCLUSION:

WE ARE WELCOMING ALL OUR POTENTIAL BUYERS AND INVESTORS TO JOIN THIS UNIQUE PROJECT IN ALL OF THE EAST OF AFRICA.

KINDLY CONTACT US FOR FURTHER INFORMATION.

