



Dear Valued Clients,

We are delighted to inform you that all construction works in FortyFour project are now substantially completed (cf. pictures attached). Despite the difficult circumstances the country has been going through which created many unforeseen obstacles we had to face along the way, and despite the significant cost increase that was caused by the de facto capital control and which we have covered in its entirety, we have signed the Taking Over Certificates with the main contractor.

Moreover, we would like to proudly share with you the news that FortyFour is now one of the very few buildings in Lebanon to be LEED Gold Certified (cf. certificate attached), a token to our commitment to environment friendly developments.

We would also like to bring to your attention the fact that we have also delivered many upgrades in the project such as:

- 1- A 300m2 furnished & equipped gym for residential units
- 2- A 130m2 indoor fully furnished kids' playground on the 14th floor for the residents.
- 3- A fully equipped outdoor kids' playground at the ground floor for the residents.
- 4- An integrated fibre optic installation that is usually the responsibility of clients.
- 5- A water recycling plant that will produce more than half of the tower water needs for irrigation and flush tanks.
- 6- A replacement of the ceramic tiles with marble tiles in the ground floor main lobbies for both offices and residences.



- 7- A complete liquid propane gas network serving cooktops and boilers in residential units.
- 8- A provision for future connection of photo-voltaic panels on the 24th and 32nd floors,
- 9- A provision for electric cars charging stations in the basement.

As for the issuance of the title deeds, we started the process of the occupation permit on 28/12/2020. Despite the various hurdles along the way due to the strikes in the public sector, the lockdowns, the low attendance at governmental agencies resulting from Covid-19 preventive measures, and most importantly despite the judicial and contractual time extensions of 522 days granted to the public and private sector, we have been actively and diligently following up with the governmental agencies to issue the title deeds at the earliest. We now expect to title deeds to be issued by December 2021.

With respect to the State power supply, we have acquired the approval of EDL on the transformers room and succeeded in installing one transformer to serve the fire pumps and common area. Additional transformers will be installed following the submission of each unit owner a request for private meters.

Moreover, Operators Facility Management are now in charge of the building property & facility management including tenant fit out management. Should you need further information, do not hesitate to contact Mr. Rabih Kfoury on 70-291923 who will be your primary contact.

Best regards,

DN2 s.a.l. Management