



Luri River Waterfront Development Company overview November 2011

A pioneering, ambitious and exciting mixed use property development has recently been launched, in Juba, by Luri River Development Company. Luri River Waterfront was conceptualized by directors, Frank Cawkwell and Tim Carson in 2007, when they were both working for Agility Logistics, supplying fuel to the United Nations. At the time they were assessing the depth of the Nile in and around Juba in order to find an appropriate place for discharging of fuel without the need to separate barges. The northern part of the Luri River Waterfront site where the river is approximately 4 meters deep seemed to be a perfect site for this.

As the discussions commenced with the North Bari Community, the concept of a residential and commercial property development evolved and when the agreements with the community were signed in April 2009, the vision of a safe, secure, spacious and fully serviced mixed use waterfront development started becoming a reality.

In addition to paying the Bari North Community a quarterly rental and percentage of Luri River Waterfront profit, The Luri River Development Company will be supplying Bari North Community with a community centre, water and electricity. The community have embraced this concept realizing that their lives will be transformed by this income and service supply.

Frank Cawkwell captures the essence of the site by saying that the abundance of native trees, mixed together with mango trees running the edges of the Nile make the location spectacular. The area also contains a large and varied number of bird species and wildlife.

With such a professional team driving the project, proper management and design this idyllic environment can be maintained, making LRD the place of choice to live, work and develop into a high standard subdivision and a commercial / industrial park with all amenities on location.

Electricity, water, sewage, internet, telephones, street lights, foot paths, security, a park, shopping centers, banks, real estate offices, a small marina, boat trips, sundowner cruises, restaurants, bars, sport facilities all either delivered to your own plot or within a short stroll. Frank believes that attractive offering will make Luri River Waterfront the only place to be.

Having launched Luri River Waterfront on Tuesday 23 November, there has already been considerable interest with 4 residential plots measuring a total of \$ 6 456 square meters, having been sold for a development of an upmarket Apartment block and 5 riverfront residential plots, averaging in size of 950 square meters each, sold at a purchase price of \$ 150 000 each or a cash price of \$ 120 000 each.

Tim Carson, one of the Directors of Luri River Development Companies, believes that, LRW provides a unique opportunity for investors to secure a share of Africa's fastest growing city. A professional management company, attractive rental yields and huge capital growth potential make LRW a compelling investment opportunity

Mike Kabigendi, Managing Director of Rubix Energy, who have secured all 33 acres of commercial / industrial offering on the northern site of the plot communicated, "Rubix Energy sees LRW as the investment opportunity that it has been looking for in Southern Sudan. Providing what is effectively a one stop shop for all of our needs as a heavy investor in the region. We believe that this is the future of development as far as Southern Sudan is concerned"

The directors of LRW are confident about the upcoming referendum as feel that the outcome will be positive as a result of political maturity from all parties and the feeling that there is no appetite for further conflict. The results of independence will create an atmosphere conducive to large scale projects and developments from both local and international investors.

Presidential Adviser, H.E. Martin Alier, spoke at the launch and welcomed the willingness of the Bari North Community to work with investors and support long term sustainable development. In addition to this, he reinforced that this project was in keeping with Goss's long term vision of enabling southern Sudanese citizens to develop and own their own houses. He also re-iterated the importance of working together to encourage further local and international investment.