

Overview

*Our purpose is to maximize the value of our services in
Real estate development.*

ICON Development Group is a Mexican development firm dedicated to the administration of investment projects in the Real Estate industry. It focuses primarily on the high-end tourist and residential market, offering innovating opportunities for buyers and investors according the present market conditions.

ICON Development Group has over \$500 million dollars in forecast sales, encompassing more than 1,100 units available in the projects being developed in Punta de Mita, Puebla, Rosarito (Baja), Puerto Cancun and Playa del Carmen.

ICON provides day to day coordination and evaluation of all activities regarding land, product, licenses, financing, construction, sales, marketing, delivery and after-sale of each one of the developments. ICON performs the services required by each project with due diligence, quality standards and efficiency.

Mission

To develop residential real estate projects, providing control and complete strategic handling, in order to guarantee the efficiency of the operation and maximization of the quality of our products and profitability of our investments.

Vision

To complement our experience and growth in a gradual and controlled manner, generating a professional and specialized structure, using the best practices in order to achieve a culture of constant learning and to be a socially responsible company engaged with the development and wellbeing of its collaborators, clients, investors and suppliers.

Values

Our families and their wellbeing, our friends, our business.
Recognize that the costumer is always right.
Encourage integrity by always doing the right thing.

Strategic Partners

ICON Development Group has partnered with Walton Street Capital, an internationally recognized firm that sponsors a series of performance based, private equity real estate investment funds. The Funds have received total equity commitments of \$3.4 billion dollars from public and corporate pension funds, foreign institutions, insurance companies and banks, endowments and foundations, trusts and high net worth individuals.

Our projects

ICON Development Group is developing the following developments in Mexico.

Los Veneros

Los Veneros is located within the gated community of Costa Banderas, spread out over 15.5 hectares of privileged land and on one of the most exclusive beaches in Punta de Mita.

The development proposes high end condominiums totaling 251 units. Los Veneros will also have a Condo hotel, and an exclusive beach club which will include a world class spa, full gymnasium, tennis courts, restaurant, deli, medical center and amazing walking trails.

The 2, 3, and 4 bedroom condos will be distributed in eight modules, each one with breathtaking ocean views and private pools.

La Vista Towers Puebla

Located inside La Vista Country Club and Golf Course in Puebla, *La Vista Towers* presents 288 condominiums of the highest level, distributed in 3 towers with 25 stories each.

Built over 2.9 hectares, each one of the condos will have a membership to La Vista Country Club and golf Course, as well as the following amenities within the development: pools, tennis and paddel courts, gym, kids club, multipurpose salon, concierge and business center.

La Vista Towers has condos with 2,3, and 4 bedrooms.

Puerto Cancun

The two towers envisioned in the project are located in the new development of Puerto Cancun, which has its own marina, golf course, shopping center and ecological reserve.

There are a total of 163 units, distributed in two towers with 20 stories each. All apartments have stunning ocean and golf course views.

Each unit will have access to the pools, tennis courts, multipurpose salon, gym, palapa bar, restaurant, business center and a mini market.

There will be units that with 2, 3, and 4 bedrooms.

El Milagro

Located 20 minutes from Ensenada and 30 minutes from the San Diego border, *El Milagro* is a residential project that contemplates 394 units, composed of villas, casitas and condominiums, as well as a Condo hotel

The development will include a World class beach club with pools, jacuzzis, Spa, Health club, tennis courts, practice green, walking trails, magnificent garden, restaurant, bar and commercial zone.

El Milagro presents units with 1, 2 or 3 bedrooms..

Las Palapas (In process)

Located in Playa del Carmen, Quintana Roo, Las Palapas will present approximately 200 units, 70 hotel rooms and all the amenities of a world class resort.

Our team

ICON Development Group was created by a team of Mexican businessmen who combine their full experience in business and Real Estate. They are supported by a team of young directors with previous experience in real estate development, construction, tourism, sales, and marketing background.

Adolfo Fastlicht K, Founding Partner and CEO

Mr. Fastlicht was a Co-Founder and Co-Director General of *Grupo Cinemex*, from its inception in 1994 until 2005. Currently, Mr. Fastlicht is a strategic advisor to the Company.

From 2000 to 2004, Mr. Fastlicht served as a President of the *Asociación de Desarrolladores Inmobiliarios (ADI)*, a non-profit association that has as its members, the most prominent companies involved in real estate development in México.

Mr. Fastlicht is a CEO and Chairman of the Board of ICON Group, a real estate development company involved in residential development throughout México.

Currently Mr. Fastlicht is a shareholder, executive and board member of *Fondo Hotelero Mexicano, Fondo Comercial Mexicano* and *La Vista Country Club*.

In addition, Mr. Fastlicht is a member of the fund raising committee of Comunidad Bet-el, and a Board Member of Centro de Diseño, Cine y Televisión.

Adolfo Benjamin Fastlicht Kurian is a graduate of the ASF class of 1984. From July 1984 through May 1985, he lived in Israel, where he was enrolled at the Institute for Youth Leaders From Abroad in Jerusalem. He obtained his Bachelor in Science *Sum Cumma Laude*, in Hotel Administration from Boston

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University in 1989. Mr. Fastlicht has a MBA from Harvard University, where he graduated in 1993.

Simón Galante, Founding Partner

Simón Galante is founder and CEO of Grupo GDI, a company active in the development and servicing of real estate, hotels, shopping centers and corporate buildings.

He is also founder and CEO of Fondo Hotelero Mexicano I and II, both limited Service Hotel development companies. FHM's operating partner is GDI, a leading Mexican limited service hotel developers and its strategic partner is GICSA, Mexico's largest shopping center developer.

Mr. Galante is also a shareholder, executive and board member of Consorcio Residencial Poblano and La Vista Country Club, as well as ICON Development Group.

Prior to GDI and Fondo Hotelero Mexicano, Mr. Galante served as Business Director, CFO and COO of Super Jeans. He is a distinguished participant of the Cornell Hotel Society and has business studies at the IPADE (Instituto Panamericano de la Alta Dirección de Empresas).

Sandor Valner, Founding Partner

Sandor Valner is the CEO of VALOR, a real estate merchant banking firm he founded in 2001. VALOR has structured and taken minority equity positions in a wide variety of real estate projects in Mexico, including: Alttá Homes, ICON Development Group, Fondo Hotelero Mexicano I/II, Fondo Comercial Mexicano, La Vista Golf and Residential Community, Parques Polanco.

As an advisor Mr. Valner has lead over \$20 billion in acquisitions, divestitures, restructurings, public and private placements of Mexican and Latin-American financial transactions.

Mr. Valner is currently a member of the board of Fondo Comercial Mexicano, Fondo Hotelero Mexicano I/II, ICON Development Group, Parques Polanco, Alttá Homes, Corporacion Residencial Poblana (La Vista), Progreseemos (microlending venture), Stanford Business School Alumni Association, Friends of the Weizmann Institute of Science and is an active member of the Young Presidents Organization.

Mr. Valner received an MBA degree and an MS degree in Engineering from Stanford University. He obtained his BS in Engineering Summa Cum Laude from the UAM University in Mexico.

Jeffrey Fastlicht, CFO

Antonio Hernando, COO

Antonio Hernando has more than 20 years experience in the construction and real estate market. Prior to becoming C.O.O at ICON Development Group, he was the Founding Partner and C.E.O. of *APEX Operadora*, a real estate development firm focused on medium and low income housing in Mexico City, as well as residential high-end developments in Playa del Carmen.

Before *APEX*, he was the Commercial Director for *Desarrolladora Metropolitana*, where he was in charge of the promotion, sales, collection and credit management for more than 5,000 houses annually. For more than 5 years prior to this, he was part of *Grupo Financiero Serfín*, where he served at various Directorial positions,

Mr. Hernando has a BA in Business Administration, as well as a Postgraduate Degree in Capital Markets and another one in Finance from the *Instituto Tecnológico Autónomo de México (ITAM)*.

Germán Monroy, Construction Director

With more than 25 years in the construction business, Mr. Monroy served as Construction Director for 12 years at *Cinemex* before becoming Construction Director at ICON Development Group. He supervised and coordinated the construction and opening of more than 450 auditoriums.

Prior to *Cinemex*, Mr. Monroy was Construction Director for *Grupo K*, a company focused on the construction of all housing for the petroleum worker's union, and responsible for more than 1,000 units.

Mr. Monroy holds a BA in Architecture.

Oscar Enriquez, Development and Projects Director

With 15 years experience, Oscar Enriquez is currently the Development and Projects Director for ICON Development Group. Prior to that, he was the Administrative Director for the *Gransur* Shopping Center for 2 years. He was also the Director for *Taller III*, an architecture firm involved in interiors, urbanism, and construction. Between 1997 and 1998 he supervised various projects for IUSA, a recognized development firm.

Oscar Enriquez has a BA in Architecture, a Master's in Construction Techniques and a Doctorate in Urbanism and Environment, both from the ETSAM in Madrid, Spain.

Daniel Baños, Commercial Director

Daniel Baños has more than 14 years experience in the Real Estate industry. Focused on sales, he has coordinated and sold more than 5 major developments in Mexico. Mostly focused on the high end market, Mr. Baños collaborated with Grupo Inmobiliario DINE on the following projects: La Punta (México, D.F.), Punta Ixtapa, (Ixtapa, Zihuatanejo), and Punta Mita (Punta Mita, Nayarit), among others.

Mr. Baños has also participated in various business ventures, such as restaurants and the refurbishing of old buildings and apartments. He holds a BA in Business Administration by the Universidad Iberoamericana in Mexico City.

Juan Carlos Tejado, Legal Director

Prior to joining ICON Development Group as Legal Director, Mr. Tejado was Legal Director at *Umbral Capital*, company that focuses on institutional investment for housing, Mr. Tejado was responsible for overlooking and implementing all contracts for investments. He was also Director of New Projects at the *Ordas and Associates Law Firm* specializing in insurances and deposits.

Mr. Tejado has a degree in Law by the Universidad Iberoamericana in Mexico City and a Master's Degree in Business Administration by the IPADE (Instituto Panamericano de la Alta Dirección de Empresas).

Galia Rosemberg, Marketing Director

Galia Rosemberg has more than 6 years experience in marketing, communications and project management. She was Senior Consultant at *Zimat*, the leading PR firm in Mexico. Prior to that, she was Account Director at one of the top 10 Advertising Agencies in the country. Besides handling consumer goods, she handled the strategic planning, production and implementation of 5 electoral campaigns at a State and Federal level. Ms. Rosemberg also contributed as Project Manager and Department Director at the UN offices in Mexico City.

Ms. Rosemberg holds a BA in International Relations by the Universidad Iberoamericana in Mexico City and a Master's Degree in Mass Media and Communications by the London School of Economics and Political Science.