

AN AMAZING PROPERTY ACQUISITION OPPORTUNITY IN NEWPORT SOUTH WALES. THAT HAS PHENOMENAL POTENTIAL FOR BOTH GROWTH AND RENTAL YIELDS.

JANUARY 27 2004

"Newport deal Complete with 10% Discount"

Negotiated for SURE HOLDINGS CLUB MEMBERS

Overview

SURE HOLDINGS are pleased to present an exciting "Off - Plan" development opportunity in Newport. South Wales, United Kingdom. These 3 +1 Bedroom Townhouses are located in a place called Newport South Wales, UK.

Situated just a short walk from Newport City centre, and only 15 minutes drive from Cardiff City Centre and 25 minutes from Bristol City, making this a good commuter location.

Newly built to a modern design, the development is situated around a central, secure courtyard, with all properties benefiting from secure parking spaces, entered via a private access gate.

SURE HOLDINGS have negotiated a 10% discount on the properties priced £125,000. They are being developed to a high specification by a local developer who specializes in good quality housing development.

The prices of the units are also slightly undervalued when compared with other developments in the area. Newport, which has just been given City Status, is undergoing major redevelopment within the region to bring it up to the same levels as Bristol and Cardiff.

For a full listing of the units available visit Property Deal on the Members section of the website.

Location of Newport, UK



NEWPORT IS WIDELY KNOWN FOR ITS LIVELY AND DIVERSE ARTISTIC, LEISURE, SPORTING & CULTURAL SCENE WHICH MAKE IT APPEALING TO ALL AGES & TASTES

Introduction to Wales



From the glamour of Cardiff to the sublime natural beauty of the Brecon Beacons, Wales is a region of contrasts to enliven the senses.

With more than 400 castles and ancient monuments, Wales is a melting pot of cultural and historical splendour. And with some of the most beautiful mountains, woodland and coastline in the UK, the views are spectacular whether you prefer to admire them on foot, on bike or on horseback.

For those who love the great outdoors, Wales is paradise. From its mountainous regions, you'll be able to see for miles - and for a different kind of highlife there's little to rival the vibrant cities of Cardiff, Newport and Swansea.

Newport

Newport is home to one of the largest complexes of championship golf courses in Europe, the Celtic Manor Resort, which will host the Ryder Cup in 2010

<http://www.celtic-manor.com>

In addition, there is a choice of over 30 golf courses in the surrounding area.



Standing at the 'gateway between England and Wales, Newport is a vibrant, forward-thinking place steeped in a rich industrial heritage, dating from the nineteenth century when its important strategic location was first recognised.

But for all its historic interest, Newport has more than it's past to commend it. It is widely known for its lively and diverse artistic, leisure, sporting and cultural scene, appealing to all ages and all tastes.

After losing some of its core industries, Newport is successfully proving that it can re-establish and adapt itself as a centre of modern industry and commerce.

The city is known for its nightlife, containing many pubs, bars and nightclubs in a relatively small area. The most famous of these is probably TJ's, an alternative music club where it is rumored that Kurt Cobain proposed to Courtney Love.

Newport is home to the University of Wales, Newport which has two campuses in the city one in Caerleon and the other in Allt-yr-yn. The university can trace its roots back to the founding of the Newport Mechanics Institute in 1841. The Newport School of Art was one of the first Schools to be awarded degree status in 1963 and enjoyed a high reputation in Painting and Sculpture throughout the 1960s and 1970s.

SOUTH WALES IS RENOWNED FOR IT'S SPORTING HISTORY, WITH RUGBY BEING ITS NATIONAL SPORT & HOME TO THE WORLD FAMOUS MILLENIUM STADIUM.

Leisure

The city has a formidable sporting reputation, owed mainly to the exploits of Newport Rugby Club. One of the few clubs to have beaten all the major southern hemisphere touring sides, they were the only side to beat the Invincible All Blacks of 1962 - 63. Amongst the names associated with the club are Arthur 'Monkey' Gould, the first Rugby Union superstar, and David Watkins, the only man to have captained Great Britain at Rugby Union and Rugby League.

Newport also has a famous (association) football club, Newport County: although currently a non-league club, it has an enviable reputation in Welsh football, citing three internationals in its squad. Newport also has a speedway track and is home to one of the few indoor velodromes in Britain.

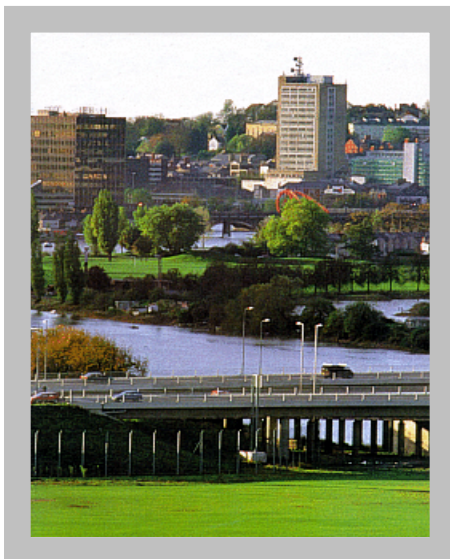


Education & Schooling

Newport has an abundance of schools in the area as well as a University and adult education centre. The education in South Wales is catered for all ages and abilities.

There are plans to centralise the university in a new £60m city centre campus as part of the riverside regeneration plans by the urban regeneration corporation Newport Unlimited.

Public Transport



Newport is served by excellent road, rail, sea and air services making it an ideal strategic business location. London is 2½ hours drive to the east along the M4 motorway, which has six junctions serving the city. The M4/M5 interchange is 25 miles to the east of Newport providing the principal regional route to the Midlands and South West. The city is on the main rail line between London and South Wales. Trains depart every 30 minutes to London, the journey taking 110 minutes. A nearby new road/rail terminal provides intermodal freight services. London's Heathrow Airport is 2 hours drive to the east of Newport along the M4. Nearby regional airports at Cardiff and Bristol have services to major UK and European cities. A transatlantic service will operate from Bristol in 2005. The city has a deepwater port taking ships of 35,000 tonnes.

ONE OF FIVE PERMANENT MEMBERS OF THE UN SECURITY COUNCIL ALSO FOUNDER MEMBERS OF NATO AND OF THE COMMONWEALTH.

"Report & Demographics of the United Kingdom"

Location of UK



Location of United Kingdom:

Western Europe, islands including the northern one-sixth of the island of Ireland between the North Atlantic Ocean and the North Sea, northwest of France

Historical Overview

Great Britain, the dominant industrial and maritime power of the 19th century, played a leading role in developing parliamentary democracy and in advancing literature and science. At its zenith, the British Empire stretched over one-fourth of the earth's surface.

The first half of the 20th century saw the UK's strength seriously depleted in two World Wars. The second half witnessed the dismantling of the Empire and the UK rebuilding itself into a modern and prosperous European nation.

As one of five permanent members of the UN Security Council, a founding member of NATO, and of the Commonwealth, the UK pursues a global approach to foreign policy; it currently is weighing the degree of its integration with continental Europe. A member of the EU, it chose to remain outside the European Monetary Union for the time being.

Constitutional reform is also a significant issue in the UK. The Scottish Parliament, the National Assembly for Wales, and the Northern Ireland Assembly were established in 1999.

United Kingdom Head of State:
Queen ELIZABETH II

United Kingdom Government Type:
Constitutional Monarchy

United Kingdom Legal System:
Common law tradition with early Roman and modern continental influences; no judicial review of Acts of Parliament; accepts compulsory ICJ jurisdiction, with reservations; British courts and legislation are increasingly subject to review by European Union

Largest City in United Kingdom: London

London Population: 7,639,000

THE UK IS STILL EXPERIENCING AN ECONOMIC UPTURN WHICH BEGAN AS FAR BACK AS 1992 THE LONGEST PERIOD OF UNINTERRUPTED GROWTH ON RECORD

"Overview of the UK Economy"

The UK, a leading trading power and financial center, is one of the quartets of trillion dollar economies of Western Europe. Over the past two decades the government has greatly reduced public ownership and contained the growth of social welfare programs. Agriculture is intensive, highly mechanized, and efficient by European standards, producing about 60% of food needs with only 1% of the labor force.

The UK has large coal, natural gas, and oil reserves; primary energy production accounts for 10% of GDP, one of the highest shares of any industrial nation. Services, particularly banking, insurance, and business services, account by far for the largest proportion of GDP while industry continues to decline in importance. GDP growth slipped in 2001 as the global downturn, the high value of the pound, and the bursting of the "new economy" bubble hurt manufacturing and exports. Still, the economy is one of the strongest in Europe; inflation, interest rates, and unemployment remain low.

Believe it or not, the UK is still experiencing an economic upturn which began as far back as 1992 the longest period of uninterrupted growth on record.

While the pace of that growth has slowed considerably, the economy has proved to be more resilient than have most of its European neighbours.

The UK government is forecasting growth in gross domestic product of 2.5-3% for the year ahead, while the CBI (Centre for the Promotion of Imports) has a more conservative estimate of 2.4%. This outlook compares favourably with France and Germany the UK's two main rivals for foreign investment into Europe.

Although the French government is predicting 2.5% growth, the figure is being seen as ambitious. Meanwhile, the German government is forecasting growth of just 1.5% for its own economy.

Britain is in good shape for a recovery, according to the CBI. "The rebound in global demand in 2002 has been anemic, but the UK has weathered the storm better than other leading industrial nations and we still expect a decent recovery in the course of the year," says CBI chief economist Ian McCafferty.





International Property Club

PROPERTY DEVELOPMENT & Country Report

THE UK HAS A POPULATION OF NEARLY 60 MILLION PEOPLE WITH ANNUAL NATURAL POPULATION GROWTH OF 61,000 PEOPLE

"Country & Population Statistics"

GDP

GDP Growth Rate:
2.40 %

GDP of Agriculture:
1.70 %

GDP of Industry:
24.90 %

GDP of Services:
73.40 %

United Kingdom Inflation Rate:
1.80 %

United Kingdom Population in Poverty:
17.00 %

United Kingdom Unemployment Rate:
5.10 %

United Kingdom Tourism:
25.5 MILLION visitors each year

United Kingdom Primary Industries:
machine tools, electric power equipment, automation equipment, railroad equipment, shipbuilding, aircraft, motor vehicles and parts, electronics and communications equipment, metals, chemicals, coal, petroleum, paper and paper products, food processing.

Industrial Growth Rate in United Kingdom:
-1.60 %

Import & Export

United Kingdom Primary Imports:
\$337 MILLION USD - manufactured goods, machinery, fuels; foodstuffs

Import Partners:
EU 48% (Germany 11%, France 7%, Netherlands 6%), US 13%, Japan 5%

United Kingdom Primary Exports:
\$287,000,000,000 USD - manufactured goods, fuels, chemicals; food, beverages, tobacco

Export Partners:
EU 54% (Germany 11%, France 9%, Netherlands 7%, Ireland 7%), US 15%

Gini Index:
36.10 %

Currency

United Kingdom GDP:
\$1.5 TRILLION USD

United Kingdom Currency:
British pound

GDP per Capita:
\$24,700 USD

Currency Code:
GBP

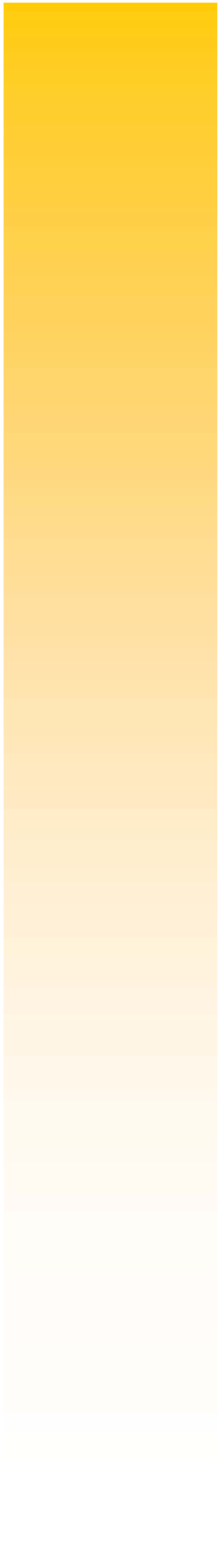
One \$USD Equals:
0.54984 GBP (January 2004)

Currency Exchange Rate History:
British pounds per US dollar -
0.54984 (January 2004).
0.62188 (2003)
0.6981 (2002)
0.6944 (2001)
0.6596 (2000)

Labour Force

United Kingdom Labor Force:
29,700,000

United Kingdom Labor Force by Occupations:
agriculture 1%, industry 25%, services 74%



THE UK HAS A POPULATION OF NEARLY 60 MILLION PEOPLE WITH ANNUAL NATURAL POPULATION GROWTH OF 61,000 PEOPLE



General Stats

Population:
59,778,002 people
Birth Rate:
11.34 births per 1k people
Population Density:
242.00 people per sq km
Death Rate:
10.30 deaths per 1k people
Population Growth:
0.21 % per year
Fertility Rate:
1.73 babies born per woman

Male Population

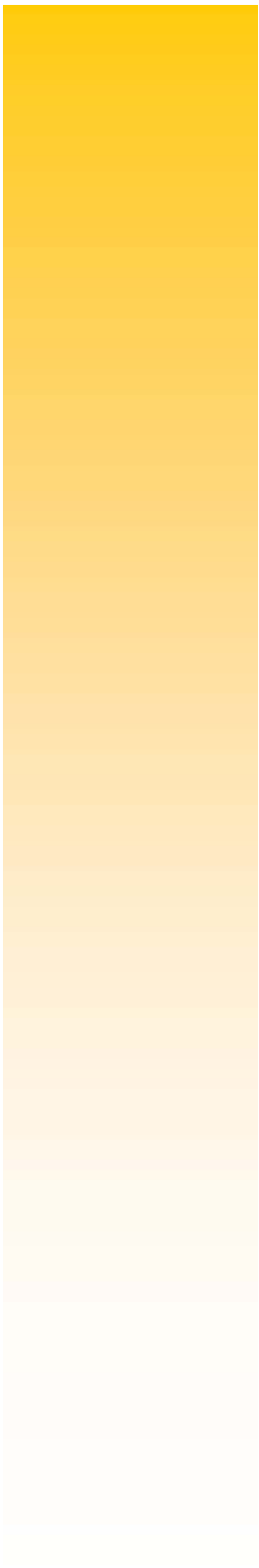
Population Male 0-14:
5,732,385
Population Male 15-64:
19,803,478
Population Male 65+:
3,931,463
Population Male:
48.50 %
Life Expectancy at Birth Male:
75.29 years

Nationalities & Languages

Nationality:
British
Ethnic Groups in United Kingdom:
English 81.5%, Scottish 9.6%, Irish 2.4%, Welsh 1.9%, Ulster 1.8%, West Indian, Indian, Pakistani, and other 2.8%
United Kingdom Primary Language:
English
United Kingdom Other Languages:
English, Welsh (about 26% of the population of Wales), Scottish form of Gaelic (about 60,000 in Scotland)
Primary Religion in United Kingdom:
Anglican and Roman Catholic
Other Religions in United Kingdom:
Anglican and Roman Catholic 40 million, Muslim 1.5 million, Presbyterian 800,000, Methodist 760,000, Sikh 500,000, Hindu 500,000, Jewish 350,000

Fe-male Population

Population Female 0-14:
5,443,900
Population Female 15-64:
19,381,734
Population Female 65+:
5,485,042
Population Female:
51.50 %
Life Expectancy at Birth Female:
80.84 years



THIS SECTION IS A GUIDE ON THE TAXATION IMPLICATIONS ON OWNING PROPERTY IN THE UK, WHEN IT COMES TO STAMP DUTY & CAPITAL GAINS TAX.

" Financial obligations for British Citizens and Foreign Investors"

Stamp Duty

As the UK is one of the most transparent countries when it comes to buying property, the requirements for foreign investors is not as restrictive as other countries. Furthermore, there are certain liabilities that you should be made aware of before considering buying in the UK.

Stamp duty is essentially a charge on certain documents, not transactions.

Stamp duty land tax (SDLT) is charged on most land transactions. For acquisitions and lease premiums, rates, charged on the whole consideration, are:

UP TO £60,000 NIL

£60,001 to £250,000 1%

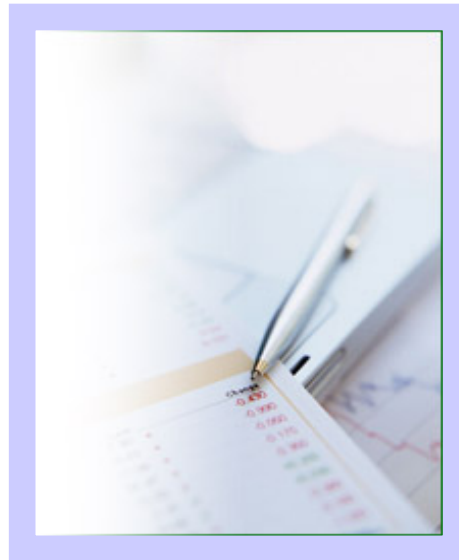
£250,001 TO £500,000 3%

MORE THAN £500,000 4%

***£150,000 for non-residential land.**

In disadvantaged areas, all non-residential property transfers and residential property transfers up to £150,000 are exempt from SDLT.

SDLT is charged on lease rents at 1% of the net present value of rent over the lease term to the extent that this exceeds £60,000 (residential) or £150,000 (commercial).



Domicile & Residence

Domicile, ordinary residence and residence are the main determinants of liability to UK tax. The issues are complex and the rules are under review.

- Basically a person's domicile is the country that the individual regards as his or her natural home. Each person has only one domicile which is normally, but not always the country of birth; it can be changed, usually with some difficulty.
- Ordinary residence is the country where a person normally lives or makes habitual visits, ie visits of three months or more a year over four consecutive years.
- Residence in the UK is normally established by someone who visits the UK for at least six months in any one tax year, or three months a year over four consecutive years.

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Non UK Income

- UK residents pay tax under Sch D Cases IV and V on income from overseas trades, professions, property and investments. Income is calculated similarly to UK income. UK residents who are non-UK domiciled or are UK or Eire citizens not ordinarily resident in the UK, pay tax only on income brought into the UK (remittance basis).

Liability to Capital Gains Tax

CGT is charged on net gains, i.e. total chargeable gains realised during a tax year after deducting total allowable losses realised in the year.

Companies are subject to corporation tax on chargeable gains calculated according to modified CGT rules.

Disposal of Assets

CGT can only arise on the disposal of an asset. Normally this means sale, but it could also mean gift or compensation for loss or damage to an asset.

- The value on which the gain (or loss) is based is normally the consideration received. However, on gifts and certain sales, the open market value is used instead.
- No CGT is payable on death. The beneficiaries of a deceased person's estate are treated as if they had acquired the assets of the deceased at their market value on death.

Registering for Tax in the UK

If you receive income from the letting of a UK property you will in principle be subject to income tax in the UK even if you are also subject to tax on that income in your country of residence. UK tax is collected in one of two ways:

If you register with the Inland Revenue and become a tax-approved landlord, you receive your rental income gross (i.e. without the deduction of tax) and then pay your tax in instalments in January and July of each year.

If you are not registered, your agent or tenant is obliged to deduct the tax from the rent before it is paid to you. Your tax is paid by your agent or tenant direct to the Inland Revenue and this usually leads to overpayment. You can recover the excess but only after you have provided details of your income and expenditure to the Inland Revenue.



Avoiding Double Payment of Tax on your income

If you are subject to domestic tax on the rental income you can find yourself paying tax twice – once in the UK and once in your home territory. It is usually possible to claim relief for UK tax against your domestic tax.

THIS SECTION IS A GUIDE ON THE TAXATION IMPLICATIONS ON OWNING PROPERTY IN THE UK, WHEN IT COMES TO STAMP DUTY & CAPITAL GAINS TAX.

Rate of Tax

The first £8,200 of an individual's net gains realised during the tax year is free of CGT. The excess is taxed as if it were the top slice of income, at the rates that apply to savings income, namely 10% on the first £2,020, 20% on the next £29,380 and 40% on the balance.

Husbands and wives are subject to CGT separately, each with their own annual exemption and tax rates. Transfers between spouses living together are not liable to CGT.

Deductions

Certain costs are allowable in computing chargeable gains:

- The acquisition cost or market value on 31 March 1982 (if the asset was acquired before that date).
- Costs of acquiring and disposing of the asset.
- Expenditure on enhancing the asset's value.
- Indexation allowance

Relief for Interest

Interest paid can be deducted from business profits or the profits from property letting. The interest must be incurred wholly and exclusively for the purpose of the business or property letting.

Other interest paid by an individual may be deducted from income if the loan has been taken out for a qualifying purpose. Qualifying loans include loans:

Reducing the risk of Inheritance Tax

UK inheritance tax liability may arise if UK assets above a certain value change hands either on death or by gift.

If you die leaving assets of significant value, including property in the UK, your estate may be liable to inheritance tax.

If you transfer ownership of assets this could also lead to an inheritance tax liability.

You can reduce the impact of inheritance tax by carefully planning the ownership and funding of your property.

The Information in this report is intended for guidance only. It is based upon our understanding of current legislation and has been provided by professional accountants and is correct at the time of going to press. No liability is accepted by SURE CORPORATE HOLDINGS SDN BHD for actions taken in reliance upon the information given and it is recommended that appropriate professional advice should be taken prior to undertaking any commitment to purchase property.

THE SCARE STORIES OF THERE BEING A HOUSING CRASH IS WRONG. SURE THER IS GOING TO BE A SLOW DOWN BUT NOTHING LIKE THE EARLY NINETIES

"The UK Property & Housing Market"

Yes, the market is slowing, but that is only to be hoped. However, given the underlying strength of the economy and increasing expectation that interest rates are on the up we seriously doubt any crash. With interest rates expected to peak at 5%, there are not the cash flow problems for the vast majority of borrowers that triggered the recession of the early 1990s.

Britain will need a new city the size of Leeds to be built over the next decade if it is to tackle the chronic housing shortage which leads to rocketing house prices that keep potential first-time buyers off the property ladder.

In a consultation document passed to the government-funded review of the state of Britain's housing supply, the House Builders' Federation (HBF) says that 55,000 more houses a year need to be built to keep up with demand. Over 20 years that would mean more than half a million additional new homes.

The study by the HBF, which represents construction companies that build 80 per cent of homes in England and Wales, says archaic planning laws coupled with what one official described as a virulent 'anti-housing lobby' meant that too many new developments were being blocked.

The figure highlights an acute shortage of affordable housing, pricing families out of the market amid accusations that the Government has repeatedly failed to tackle homelessness.

The findings come four days before the Government publishes the Treasury review into the housing market by Bank of England official Kate Barker. She will say that planning laws need to be streamlined and that 'nimbyism' - the 'not in my back yard' attitude of many communities - must be tackled.



She will admit there is a widespread shortage of housing that is affecting economic growth and the ability of families to live where they choose.

Public service workers are also often priced out of the market in city areas, particularly the South East and London, and have to live a long way from their work.

'To meet the need created simply by the growth in the number of households, housebuilding in England needs to expand by approximately 55,000 dwellings a year to around 190,000 a year, or 215,000 new homes a year in Britain,' the HBF report says.

'It is clear that annual housing supply is well below the levels required. As well as the obvious social consequences of long-term housing under-provision, the damaging economic consequences are now fully appreciated by the Treasury.

'The housing affordability crisis in southern England, a consequence of under-supply over two decades, is having an impact on areas such as health, education and transport, which face serious difficulties recruiting key workers who are unable to afford the high cost of housing.'