

iHolding LLP: Investment Conduit for Large-Scale Projects

iHolding LLP is an international investment platform implementing strategic projects in real estate, tourism, urban development, and innovation. We build investment alliances that bring together global investors, government entities, and private sector partners.

Scale and Regional Impact - These are currently the largest development projects in Kazakhstan and Central Asia. • Total construction area: 15,000,000 square meters • Total land area: 2,500 hectares

 **by I Holding Group**

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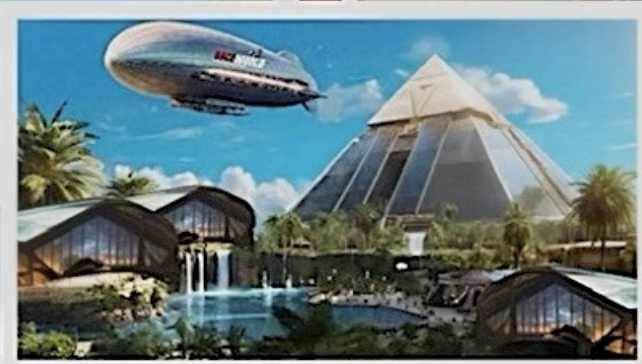
RACEWORLD™



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RACEWORLD





Our Flagship Projects



RaceWorld™

An international motorsport center with Formula 2/3-grade tracks, racing academy, and commercial zones.



Trump Tower

A multifunctional A+ skyscraper with premium offices, luxury hotel, and high-end residences.



Trump City

A large-scale smart city with residential districts, educational institutions, and IT infrastructure.



La Ville De La Lune

A premium tourism cluster on Lake Kapchagay inspired by the French Riviera.

RaceWorld™ : Ultimate Entertainment Destination

1

Formula 1 Racetrack

World-class racing circuit designed for international competitions.

2

Theme Park

Centered around velocity/speed and extraterrestrial encounters.

3

All-Weather Environment

Futuristically designed for year-round tourism.

4

Comprehensive Facilities

Hotels, malls, museums, concert venues, and film studios.

RaceWorld™ - The Circuit



RaceWorld™



RaceWorld™



RaceWorld Sokol International



YouTube

Sokol Race Track Pors...

2:07.58



YouTube

Time Attack | Toyota G...

Onboard video from Toyota GT86 during Time Attack...

The RaceWorld™ Sokol Circuit is a motorsport race track 76 km northwest of Almaty, Kazakhstan. The 4.495 km circuit was designed by Hermann Tilke.

RaceWorld™ - The Reality TV series



'First & Fastest' Reality TV
Series



'First & Fastest' Reality TV
TRAILER



'First & Fastest' Reality TV
Series

[Click here](#)

PROJECT OVERVIEW KAZAKHSTAN

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

RaceWorld™ is the ultimate entertainment and sports destination. As well as featuring a well-designed Formula 1 racetrack, it is complemented by a top-tier theme park centered around velocity/speed (First and Fastest) and extraterrestrial encounters inspired by "Chariots of the Gods".

RaceWorld™ theme park will take visitors beyond the present concept of the popular Disney theme park attractions into the realm of extraordinary immersive entertainment and alternate realities. This complete family experience will also encompass hotels, malls, museums, a hippodrome, concert venues, a large multipurpose stadium, film studios, a concept park, Olympic Village, smart city innovations, monorail system, camping, extreme sport area, technical training institute, and more ... with most of the attractions within a unique and futuristically designed all-weather environment for the attendance of year-round tourism.

For immediate marketing and visibility, RaceWorld™ will be involved with well-known international foundations and strategic corporate partnerships associated with iconic personalities, music and film celebrities, and famous sports figures. Through our broadcast and top marketing affiliates, our specially devised international media campaigns (along with social networking), global attention will be focused on RaceWorld™ which will benefit the regional community with employment plus increase tourism internationally for the country.

ERICH VON DÄNIKEN'S
**CHARIOTS
OF THE
GODS**

THE PROJECT KAZAKHSTAN

RaceWorld™ is a thrilling project that combines the excitement of motorsports with immersive entertainment experiences.

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

Below is how we market and promote RaceWorld™ to maximize its visibility and attract visitors:

- 1. Create Compelling Marketing Collateral:** Develop visually appealing brochures, videos, and online content that showcase the various attractions and experiences offered at RaceWorld™. Highlight the unique features such as the Formula 1 racetrack, theme park, Alien encounters, and other amenities.
- 2. Social Media Campaigns:** Leverage popular social media platforms such as Facebook, Instagram, Twitter, and YouTube to engage with potential visitors. Share behind-the-scenes footage, sneak peeks of attractions, and user-generated content to generate excitement and anticipation.
- 3. Partnerships and Collaborations:** Forge partnerships with international foundations, corporate sponsors, music and film celebrities, and sports figures to lend credibility and star power to RaceWorld™. Collaborate on promotional events, endorsements, and joint marketing campaigns to reach a wider audience.
- 4. International Media Coverage:** Work with top marketing affiliates and media outlets to generate extensive coverage and publicity for RaceWorld™. Organize press conferences, media tours, and exclusive previews to attract the attention of journalists, bloggers, and influencers from around the world.
- 5. Targeted Advertising:** Identify key demographics and target markets for RaceWorld™, such as families, motorsports enthusiasts, thrill-seekers, and tourists. Tailor advertising campaigns to appeal to these audiences through online ads, print media, TV commercials, and outdoor billboards.
- 6. Community Engagement:** Engage with the local community in Almaty by hosting outreach events, sponsoring local initiatives, and offering discounted tickets or special promotions for residents. Build positive relationships with stakeholders and demonstrate a commitment to supporting the regional economy and tourism industry.
- 7. Online Ticketing and Booking:** Make it easy for visitors to purchase tickets, book accommodations, and plan their visit to RaceWorld™ through a user-friendly website and mobile app. Offer special packages, discounts, and incentives for early bookings and group reservations.
- 8. Event Sponsorships and Endorsements:** Sponsor major events, festivals, and sports competitions to raise awareness and promote RaceWorld™ to a captive audience. Partner with organizers to integrate RaceWorld™ branding and messaging into the event experience.
- 9. Word of Mouth and Referral Programs:** Encourage satisfied visitors to spread the word about their experiences at RaceWorld™ through word of mouth, online reviews, and social sharing. Implement referral programs or loyalty rewards to incentivize repeat visits and recommendations.
- 10. Continuous Innovation and Expansion:** Keep RaceWorld™ fresh and exciting by regularly introducing new attractions, events, and experiences to attract repeat visitors and maintain interest over time. Listen to feedback from guests and adapt offerings to meet evolving preferences and trends in entertainment and leisure.



CONCEPT

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

- By the **RACEWORLD™** Project enhancing and creating many new revenue streams plus unique attractions, this circuit and location will become a top international tourist destination.
- The **RACEWORLD™** construction would be staged with significant revenue streams starting from the first year including second year revenue from on-site sustainable eco-friendly energy, utility, and water treatment applications with smart city technology integral to the **RACEWORLD™** Project.
- An initial acquisition of the circuit plus peripheral land is desired but several alternatives and options exist, the estimated initial cost would be in the region of €300 mil with a total project build-cost of approximately €3 bil but developed in stages with major strategic partnership sponsors assimilating a large portion of the overall cost.
- Note: **RACEWORLD™** can be revenue active immediately with new attractions completing in intervals of 18 months and total completion in 5 years with simultaneous construction and finance.

KAZAKHSTAN

RaceWorld™ Film, Animation, and Music Studios



'The Land of Kaz'

RaceWorld™ Animation Studios

Kazakhstan

[Click here](#)



'The Land of Kaz' Characters

RaceWorld™ Animation Studios

Kazakhstan

[Click here](#)



Exclusive Characters, Animations and Films for also Theme Park 'Branding' for international youth appeal and marketing. Merchandising Licenses for online and POS retail distribution.

Collaborations, associations, partnerships, productions and licensing affiliations





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SPACEWORLD



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KAZAKHSTAN

Themed Hotel & Resort



Space Exploration | G-Force Flight Simulation



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SPACEWORLD

Themed Hotel & Resort

- The themed hotel is a landmark in itself. A spectacular architecture is based on the idea of timeless shapes and the architectural evolution of the last 5.000 years houses luxurious rooms, suites, and all modern amenities perfected with sumptuous wellness, health and spa areas.
- The different areas and floors of the hotel are artistically themed and architecturally inspired by the most magnificent ancient civilizations.
- The retail, dining and entertainment area offers a vast selection of daytime entertainment and buzzing nightlife at highest standards, which can be visited by guests without entering the park.
- The most excellent entertainment offers you could wish for are combined with exquisite shopping, nightclubs, cinemas, bars, and the finest selection of restaurants.

Space Exploration | G-Force Flight Simulation

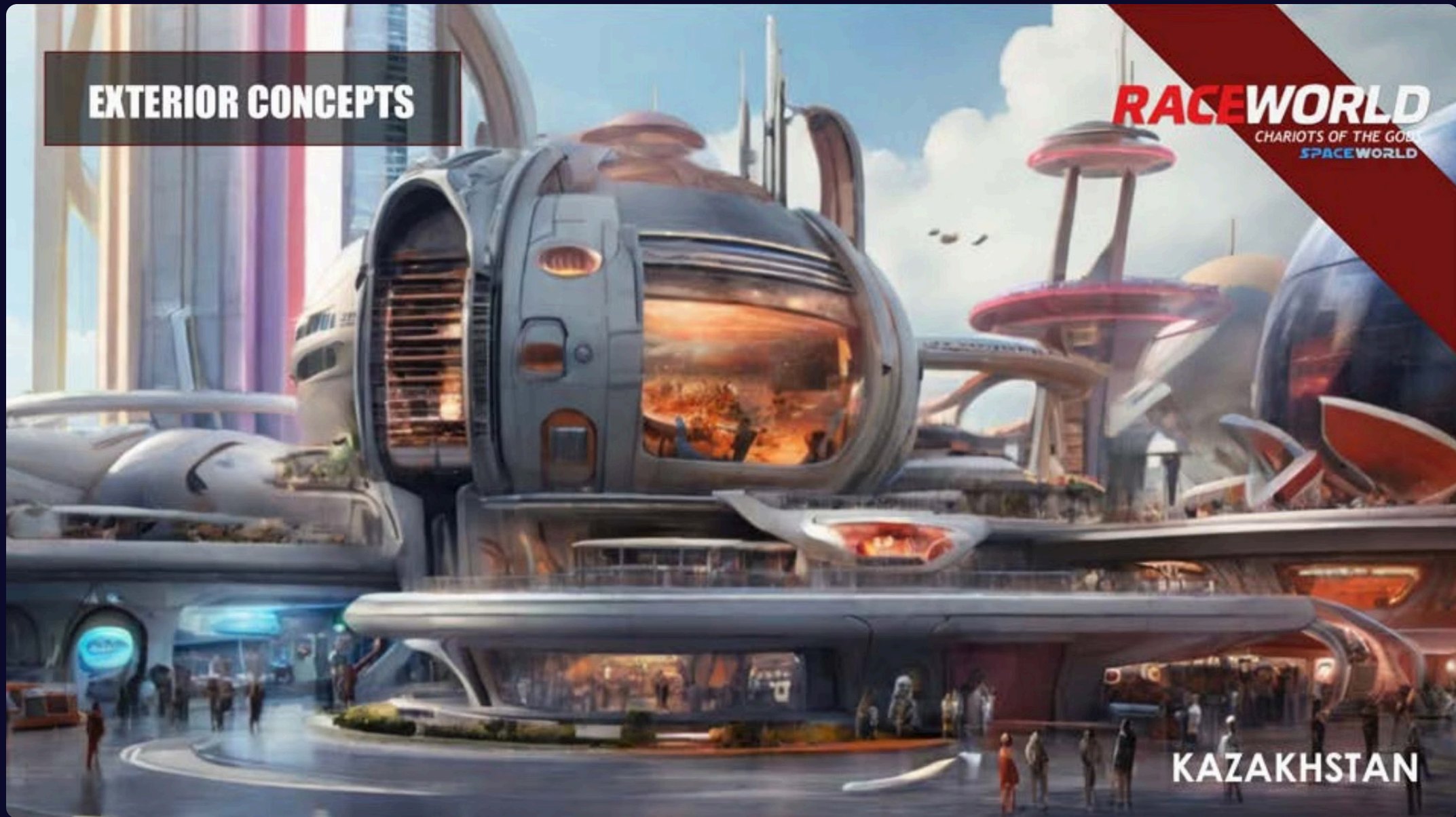
- Attractions Indoor
- G-Force Flight Simulator
- Interactive Space Center
- Area 51 Immersive Transporter
- Virtual Reality Experience



EXTERIOR CONCEPTS

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INTERIOR CONCEPTS

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INTERIOR CONCEPTS

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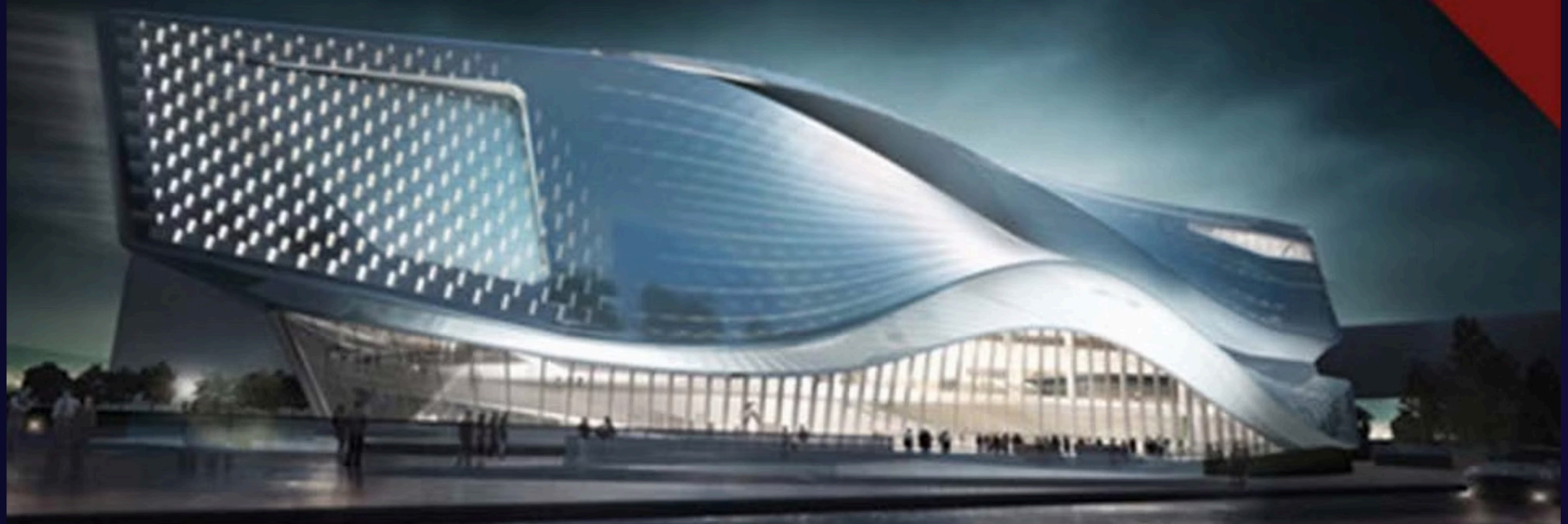


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SPACEWORLD

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HENRY FORD MUSEUM

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD



KAZAKHSTAN

HENRY FORD MUSEUM

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GODS™

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Special Attractions | Flying Theater



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Special Attractions | Flying Theater

- True Flight Movement® provides an unparalleled, real flying sensation
- No. 1 Attraction in major cities and theme parks around the world
- Reaches the largest demographic of riders, age 4 to 85
- Pivot, Surge, Heave and Pitch motion
- Fully immersive including onboard effects like wind, fog, vibration, scents, water-spritz, etc.
- Highest resolution projectors and top-of-the-line surround sound system
- 720 people hourly capacity

Special Attractions | Zeppelin Space Ship

- An amazing and completely different real-flight experience never seen before in any other Theme Park
- An overwhelming experience of floating slowly and calmly through the air, impossible with airplanes or helicopters
- You can see the park from high above and enjoying the amazing landscape around
- Exclusive Dinner Arrangements and VIP flights, perfect for special events
- Shuttle Flights
- The Zeppelin Space Ship is also part of the Night-Time Lagoon Show. Guests can enjoy the show and fireworks high up from the sky

Themed Hotel & Resort

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SPACEWORLD



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- » The most excellent entertainment offers you could wish for are combined with exquisite shopping, nightclubs, cinemas, bars, and the finest selection of restaurants.

Themed Areas & Mysteries

Egypt

The Pharaoh's Journey with immersive 4D dark ride and wing roller coaster.

China

The First Emperor's Tomb featuring hyper coaster and interactive water dark ride.



Stonehenge

The Celestial Sphere featuring high thrill launch coaster and motion theatre.

Easter Island

Adventure Land with family shows, rafting rides, and interactive zones.

Atlantis

Magic Lagoon with immersive barge simulation and indoor/outdoor playground.

ATTRACTIONS

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SPACEWORLD



AREAS,
LANDS &
MYSTERIES

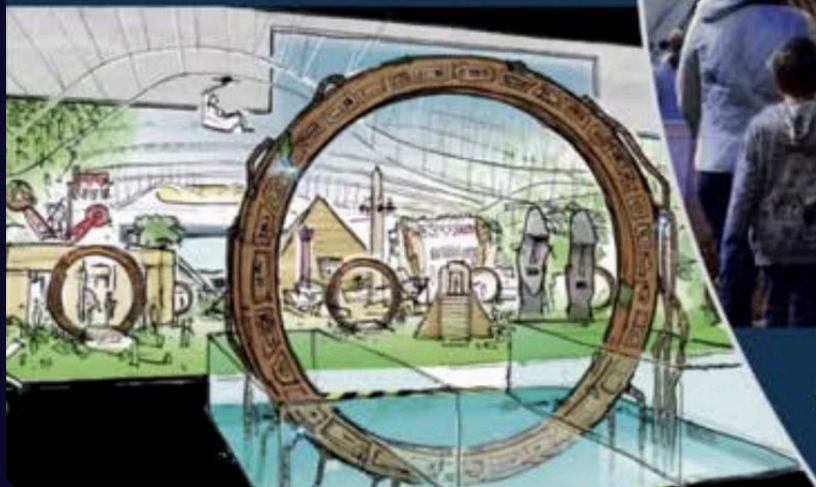
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ATTRACTIONS

Get ready for an exciting journey from the deep past into the distant future, unveiling our planet's greatest mysteries and wonders in one breathtaking destination.

Chariots Of The Gods™ is a fully themed indoor park with the world's most famous ancient mysteries and monuments, combined with spectacular alien and sci-fi elements which will immerse the visitors into enthralling worlds never seen before.

Are we alone in the universe, or have we been visited by extraterrestrials some thousands of years ago?



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A one-of-a-kind indoor theme park concept has been launched!
The world's first entertainment center based on the greatest mysteries of our planet.

Special Attractions | Flying Theater

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- » True Flight Movement® provides an unparalleled, real flying sensation
- » No. 1 Attraction in major cities and theme parks around the world
- » Reaches the largest demographic of riders, age 4 to 85
- » Pivot, Surge, Heave and Pitch motion
- » Fully immersive including onboard effects like wind, fog, vibration, scents, water-spritz, etc.
- » Highest resolution projectors and top-of-the-line surround sound system
- » 720 people hourly capacity

ATTRACTIONS

Are you brave enough? Encounter a nerve-racking and perilous journey through terrifying alien rooms and secret laboratories which don't want to let you go. This next-generation walk-through attraction features elaborate scenery, audio and video components, animatronics, as well as impressive special effects and high-tech motion simulator technology. As a result, guests experience a unique and interactive combination of a dark ride, escape room, maze, and interactive gaming.

WALK THROUGH ESCAPE



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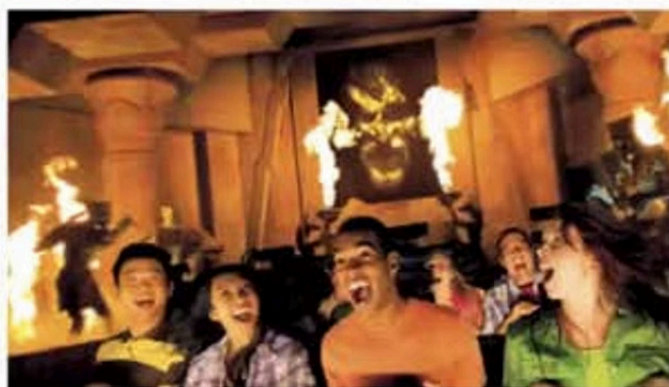
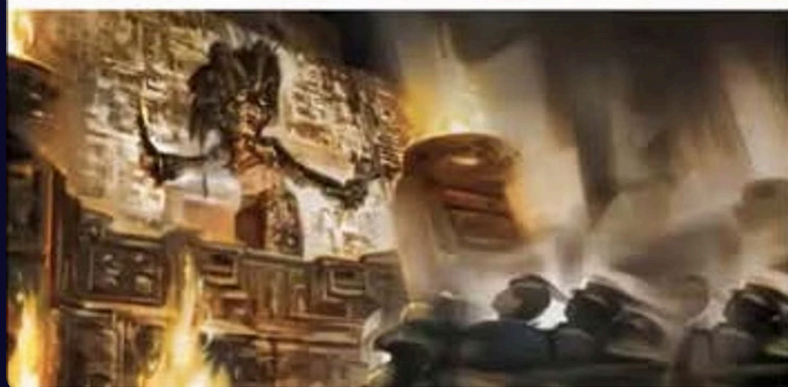
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ATTRACTIONS

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Attractions Indoor | Outdoor

- » High Thrill Launch Coaster
- » Motion Theatre
- » Interactive Adventure Trail

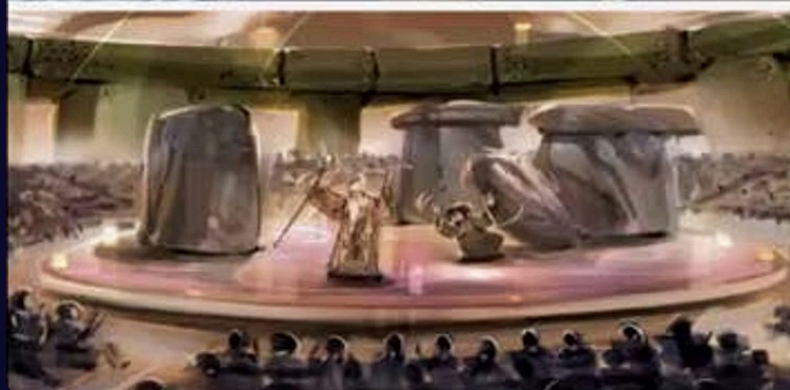
Stonehenge | „The Celestial Sphere“

ATTRACTIONS

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Attractions Indoor | Outdoor

- » Free Fall Tower
- » Explore Stonehenge
- » Special FX Live Show

[China | „The First Emperor's Tomb“

ATTRACTIONS

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Attractions Indoor | Outdoor

- » Hyper Coaster
- » Interactive Water Dark Ride
- » Shaolin Combat
- » Terracotta Army Experience

Easter Island | Adventure Land

ATTRACTIONS

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Attractions Outdoor

- » Family Show
- » Rafting Ride, Raft Race
- » Kids Carousel / Tower / Zipline
- » High Rope Trail
- » Interactive Adventure Land
- » Polynesian Band Stand

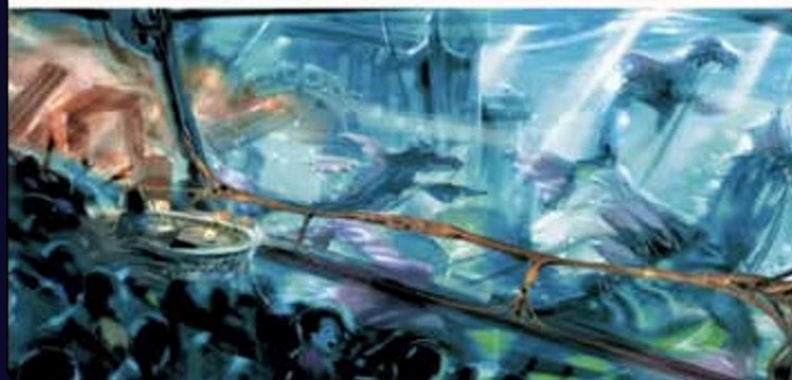
Atlantis | „Magic Lagoon“

ATTRACTIONS

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Attractions Indoor | Outdoor

- » Immersive 180° Barge Simulation
- » Atlantis Maze
- » Carousel
- » Indoor/Outdoor Playground

India | „Battle For Earth“

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Attractions Indoor

- » Interactive Shaft Ride
- » Multi Drop Tower
- » Immersive Simulator
- » Dance and Music Show

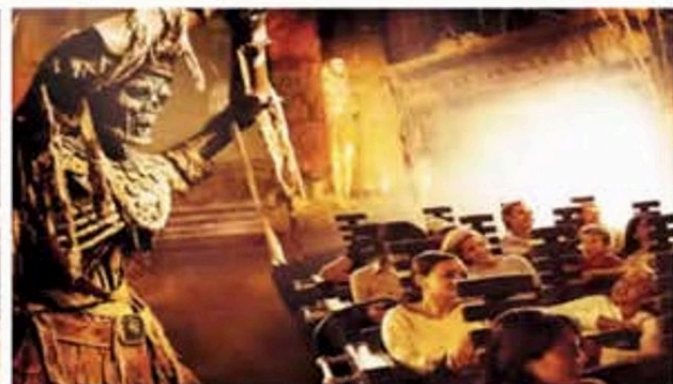
Egypt | „The Pharaoh's Journey“

ATTRACTIONS

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Attractions Indoor | Outdoor

- » Immersive 4D Dark Ride
- » Wing Roller Coaster
- » Explore Ancient Egypt

Look & Feel

ATTRACTIONS

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Look & Feel

ATTRACTIONS

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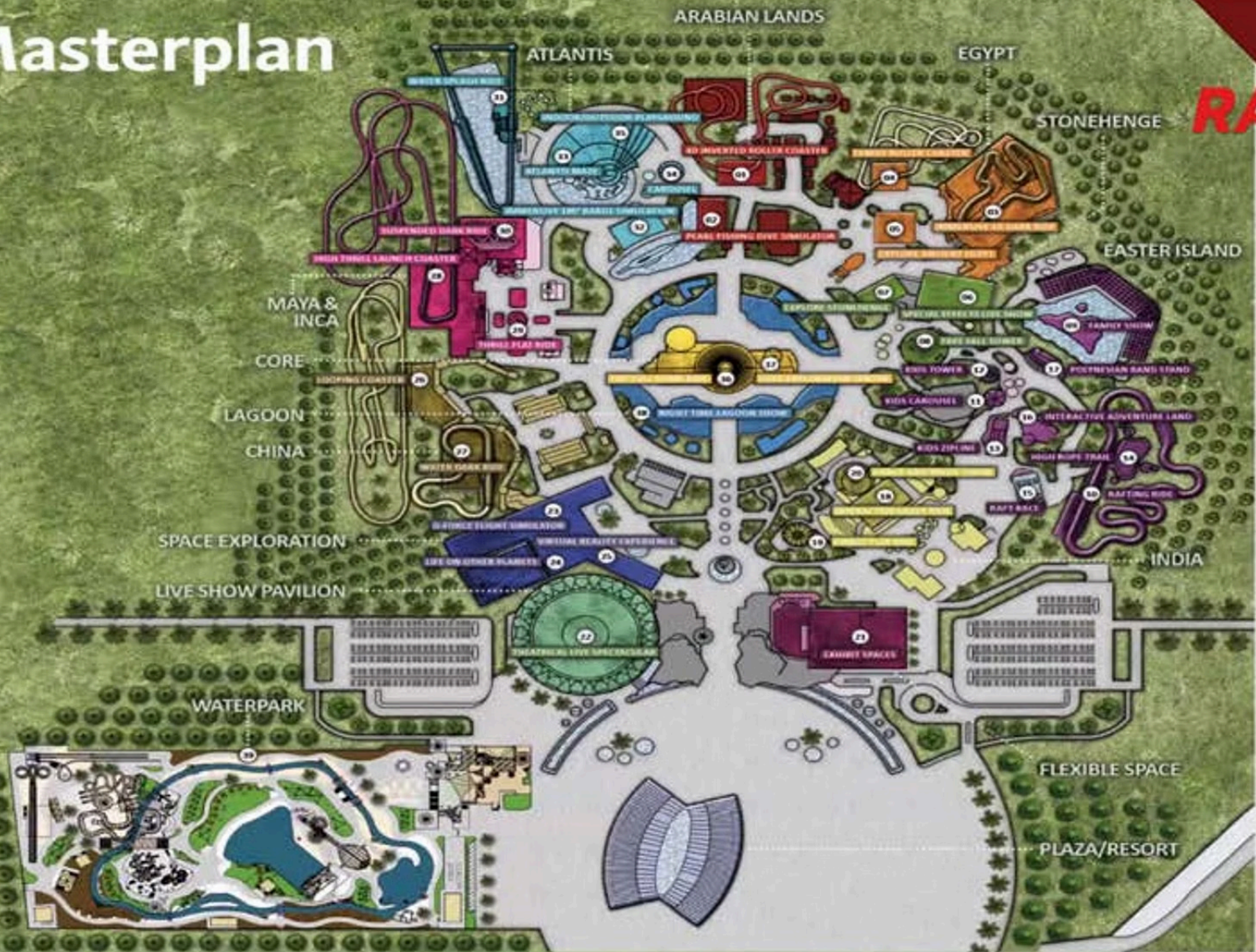
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Masterplan

RACEWORLD

CHARIOTS OF THE GODS
SPACEWORLD



- ACTIONS**
- WATER
 - EXPLORATION
 - STONEHENGE
 - SPECIAL EFFECTS
 - EXPLORE STONEHENGE
 - FREE FALL TOWER
- EASTER ISLAND**
- 01 FAMILY SHOW
 - 02 RAFTING RIDE
 - 03 KIDS CAROUSEL
 - 04 KIDS TOWER
 - 05 KIDS ZIPLINE
 - 06 HIGH ROPE TRAIL
 - 07 RAFT RACE
 - 08 INTERACTIVE ADVENTURE LAND
 - 09 POLYNESIAN BAND STAND
- INDIA**
- 10 INTERACTIVE SHAFT RIDE
 - 11 FAMILY FLAT RIDE
 - 12 DANCE AND MUSIC SHOW
- FLEXIBLE SPACE**
- 13 EXHIBIT SPACES
- LIVE SHOW PAVILION**
- 14 THEATRICAL LIVE SPECTACULAR
- SPACE EXPLORATION**
- 15 0-FORCE FLIGHT SIMULATION
 - 16 LIFE ON OTHER PLANETS
 - 17 VIRTUAL REALITY EXPERIENCE
- KAZAKHSTAN**
- 18 LOOPING COASTER
 - 19 WATER DARK RIDE
- MAYA & INCA**
- 20 HIGH THRILL LAUNCH COASTER
 - 21 THRILL FLAT RIDE
 - 22 SUSPENDED DARK RIDE
- ATLANTIS**
- 23 WATER SPLASH RIDE
 - 24 IMMERSIVE 180° BARGE SIMULATION
 - 25 ATLANTIS MAZE
 - 26 CAROUSEL
 - 27 INDOOR/OUTDOOR PLAYGROUND
- CORE**
- 28 720° FULL DOME RIDE
 - 29 COTG EXPLORATION CENTER
- LAGOON**
- 30 NIGHT TIME LAGOON SHOW
- WATERPARK**
- 31 WATERPARK AREA

Look & Feel

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SPACEWORLD

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Special Attractions | Adventure Land

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- » Fully themed, active entertainment facility for the whole family
- » Rollglider – Combining the thrill of free falling and hang gliding into one ride with a speed up to 31 mph
- » Rope Courses – The ultimate excitement of height while challenging balance, flexibility, strength, and courage
- » Adventure Trail – Challenging tunnels of nets, caves, and obstacles deliver unique emotions, and great adventure
- » Quick Jump – Overcome your fear and jump from different heights up to 46 feet
- » Climbing Walls – Colorful, dynamic and interactive fun walls

Space Exploration | G-Force Flight Simulator

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ATTRACTIONS

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Attractions Indoor

- » G-Force Flight Simulator
- » Interactive Space Center
- » Area 51 Immersive Transporter
- » Virtual Reality Experience

The image is a promotional graphic for the 'Space Station Hotel' at the 'RaceWorld' theme park. It features a large, curved window on the left side that provides a view of a futuristic space station. On the station's deck, a rocket is mounted on a circular launch pad. The station has a modern, metallic design with railings and a control panel. The background shows a vast, cloudy sky. On the right side, there is a dark grey panel with white and red text. At the bottom right, there is a smaller inset image showing the interior of a hotel room, which is designed to look like a spaceship living quarter. The room has a bed with white linens, a small table, and a screen displaying a map of the galaxy. The overall aesthetic is clean, modern, and futuristic.

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SPACE STATION HOTEL

Welcome and hop on board to the one-of-a-kind Space Station Hotel. This themed hotel grants guests the opportunity to travel in style throughout the galaxy from the comfort of their own room. Interactive screens offer guests an opportunity to choose their next destination and explore the Cosmos in this sleek, unique environment.

For the younger guests, a fun and exhilarating room provides a spaceship living quarter's theme. With comfortable pod bunk beds and entertainment available through innovative led touch panel screens for gameplay and movie time!

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- » Immersive hotel experience where multiple contents can be played and changed throughout the guest's stay
- » Interactive projection technology / LED panels
- » Interactive Headboard Canopy
- » Sophisticated and unique design



ATTRACTIONS

All that has ever been discovered about Aliens can be found in this one-of-a-kind place. Discover a crazy-themed bar and restaurant with an eclectic mix of impressive props and alien artifacts combined with stunning high-tech displays and animatronics. An outer-worldly aesthetic and the unique "Rollercoaster" serving system make this restaurant the most incredible place to be. Rainforest Café and Planet Hollywood meet Space 220 in an ultimate Alien setup.

THE ULTIMATE DINING EXPERIENCE FROM OUTER SPACE!

ALIEN DINER™

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ATTRACTIONS



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- » Fully themed bar and restaurant
- » Breathtaking "Rollercoaster" service
- » A one-of-a-kind place of fun, adventure, and discovery
- » Hourly special effects show
- » Educational exploration tours
- » Parties and special events
- » Healthy and organic food



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ATTRACTIONS

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ATTRACTIONS

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Immersive Attractions



Flying Theater

True Flight Movement® provides an unparalleled flying sensation with pivot, surge, heave and pitch motion.



Zeppelin Space Ship

A calm floating experience with exclusive dinner arrangements and VIP flights.



Dome Ride Theater®

World's most immersive ride with 720° sphere experience and rotating platform.

ATTRACTIONS

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FLYING
THEATRE

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ATTRACTIONS

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SPACEWORLD

28 M
HEIGHT

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ATTRACTIONS

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CHARIOTS OF THE GODS™
ATTRACTIONS & RIDES

LEAD BY THE GODS
**CHARIOTS
OF THE
GODS**

CHARIOTS OF THE GODS™ ATTRACTIONS & RIDES

CHARIOTS
OF THE
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ATTRACTIONS

The patented Dome Ride Theater® is one of the most advanced media-based attractions nowadays. The attraction itself merges a full-dome experience in which visitors are entirely immersed in a captivating audio-visually themed environment. Once the center floor descends, the theater becomes an entire 720° sphere.

During the ride, visitors sit in a seats' ring platform that is rotating and tilting up and down to +/-30 degrees. This full-sphere ride experience is truly spectacular since the audience is wholly surrounded by seamless imagery while experiencing thrilling motion, sound, and special effects.



DOMERIDE THEATER®

- » World's most Immersive ride
- » 17 m transparent LED screen with two times 6K resolution > 75 Mio Pixels
- » Unique Ride System with rotating & tilt in a full media sphere for 80 people
- » Different viewing experience for every seat
- » 4D effects like wind, scent, vibration, and unique sound system in-seat

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**360°
DOME PROJECTION**

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ATTRACTIONS



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- » Ride system / Thrill Ride Shot'n Drop from 43 to 58 m
- » 360° projection screen
- » Powerful multi-channel audio and audio SFX
- » Show SFX incl. special blast zone SFX
- » Lighting SFX
- » Pre-show AVL and SFX

ATTRACTIONS

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INTERIOR CONCEPTS

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ATTRACTIONS

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WATER RIDE

Rather than a standard ride where the boat simply follows the water path, this more dynamic experience combines floating with various elements allowing the boat to thrust forward and reverse, rotate, heave up, tilt forward, or even slide sideways via different conveyor belt systems and through switches.

The ride system is designed to be operated indoors, using a through path moving between various media-based and animatic scenes. The effects are amplified with the use of offboard elements such as wind, mist, heat, scent, and water-based effects such as rapids, waves, waterfalls, whirlpools, underwater projection, geysers, and water tunnels.



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SUSTAINABLE COMMUNITY AND INTERNATIONAL PROGRAMS

RACEWORLD
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SPACEWORLD

INITIATIVES AND PROGRAMS

- The **RACEWORLD**™ Asia Racing Village and Olympic Village International HQ
- Girls and Boys Clubs HQ
- TalentDiscovery™ International Program
- PlayerDevelopment™ International Program
- International Exchange 'On-Job' Training Programs
- The **RACEWORLD**™ Asia Research and Development Institute
- Community Business, Vendor and Supplier Program
- Annual Community and Regional Fairs
- Annual International Awards Presentation and Conventions
- and more

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EDUCATION AND TRAINING

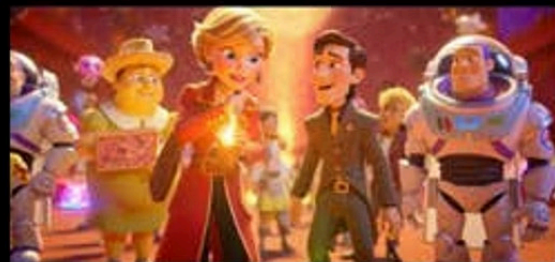
RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

EDUCATION THROUGH INSPIRATION

- Unique mentoring and educational training techniques will inspire youth through the direct involvement of famous celebrities and sport superstars associated with the **RACEWORLD™** Asia Foundation(s)
- International educational exchange programs
- On-hand and on-job training
- Training 'while you work' programs
- Girl and Boys Clubs programs
- TalentDiscovery™ programs
- PlayerDevelopment™ programs
- Scholarship and Grants program

KAZAKHSTAN

FILM PRODUCTION COMPLEX HOME ENTERTAINMENT DIVISION



RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

- **RACEWORLD™** Asia Metaverse racing will be a new experience to traditional racing games. Out of season, racing enthusiasts can enjoy the racing experience in their own home with new technology in Metaverse racing, eSports and eGaming. This also market 'live' spectator events at **RACEWORLD™**
- Reality Television
- TalentDiscovery™



FILM STUDIOS, SOUND STAGES, AUDIO RECORDING STUDIOS

- Movie production studios/broadcast facilities will function full time with an experienced, award-winning staff.
- Sound stages will be contracted to other major international film production and advertising companies as a lower cost, competitive alternative
- Major editing suites and post production facilities will be available with large capacity recording studios



KAZAKHSTAN

POLLUTION AND ENERGY CONSERVATION

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

RACEWORLD™ Asia will develop, construction and implement a series of local conservation and sustainable energy projects which includes:

- a water purification plant
- 'smart city' and 'smart circuit' technology
- substantially lower CO2 emission technology with cost reductions within for local communities with lower greenhouse emissions for improvements in air quality
- sustainable energy programs in solar, wind, electric, and hydrogen powered technology
- eco-friendly and environmentally conscious design and architecture in building and all construction

ENVIRONMENTAL CONSCIOUSNESS

- **RACEWORLD™** Asia understands and will improve key sustainability issues associated with the area
- **RACEWORLD™** Asia will engage with the government on environmental topics and implement messages through media to improve public awareness

KAZAKHSTAN

HEALTH & SAFETY

GENERAL

- Mobility safety improvements for the workforce and guests
- Management and facility improvements to reduce injury, illness or accidents
- Implementing new innovative safety procedures and regulations

CIRCUIT

- FIA license in place.
- Through simulation processes, the FIA very carefully assess the consistency of the curve trajectory, the deceleration zones and the impact-absorbing trackside protection with the safety levels required by the FIA standards.

SECURITY

- The best security teams will be used to coordinate crowd control and to enforce health & safety regulations.

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD



KAZAKHSTAN

RACEWORLD
CHARIOTS OF THE GODS
SPACEWORLD

KAZAKHSTAN

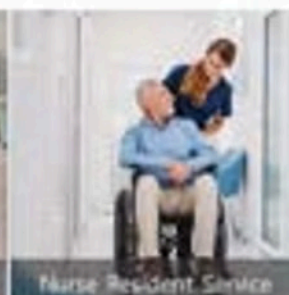
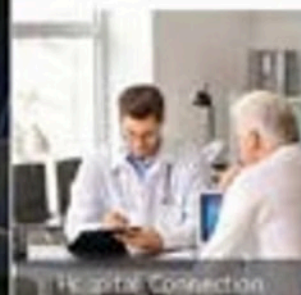
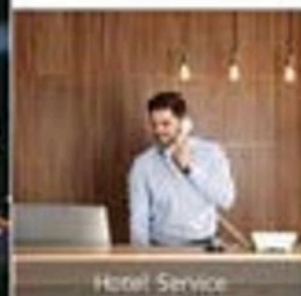


2. Trump Tower: Architectural Flagship



Senior Town Layout Plan & Service Strategy (시니어타운 배치계획 및 서비스전략)

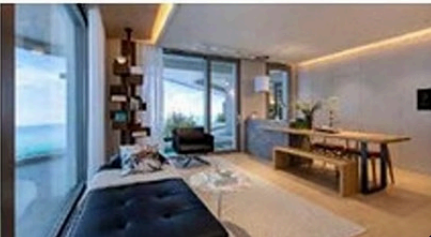
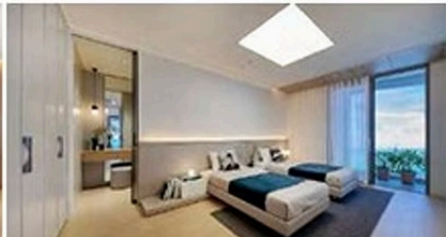
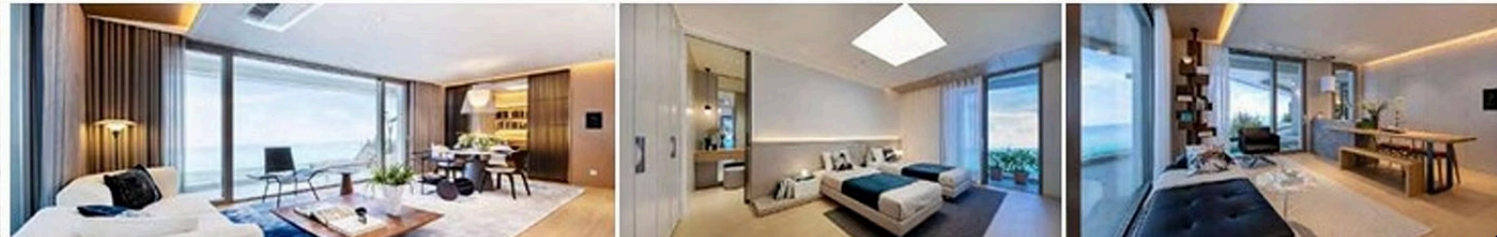
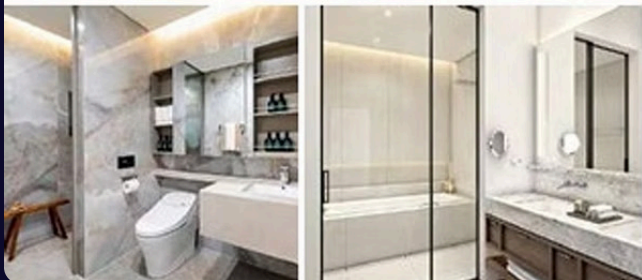
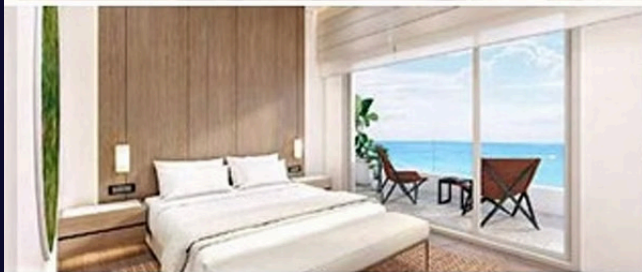
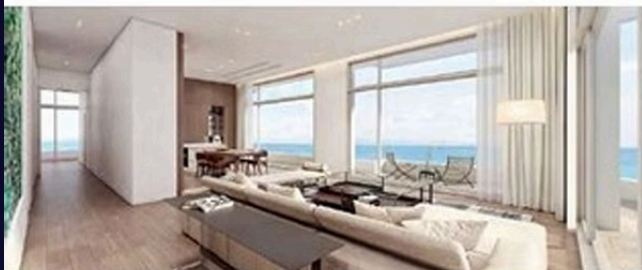
Zone 3



Senior Residence (시니어 주거단지)

- Site Area (대지면적) : 50,000 m² (15,000평)
- Total Floor Area (연면적) : 100,000 m² (30,000평)
- B3F - 18F 4 Buildings
- Unit Plan : 6Type / 530 Households

Zone 3

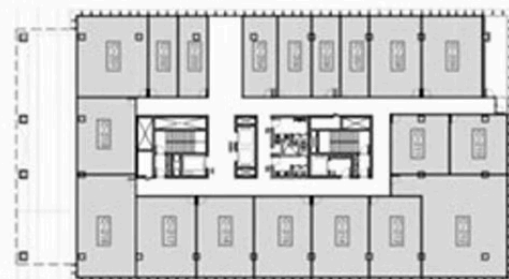


Medical Center (단지내 의료센터) Medical center With in the complex

Professional clinics

Dentistry, Ophthalmology, Dermatology, Internal medicine, Neuropsychiatry

- Site Area (대지면적) : 50,000 m² (15,000평)
- Total Floor Area (연면적) : 20,000 m² (6,000평)
- 2F - 8F 1 Buildings
- 125 Rooms



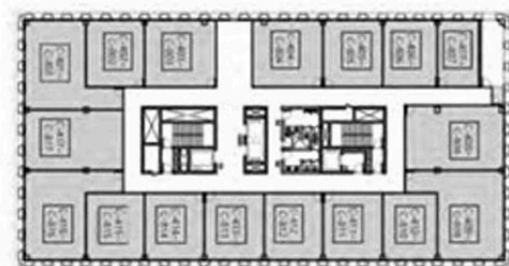
2F 19개실

용 면적			
1,180㎡ (35평)	1,347㎡ (40평)	2,527㎡ (76평)	46.7%



3F 21개실

용 면적			
1,331㎡ (40평)	1,521㎡ (46평)	2,852㎡ (86평)	46.7%



4F-8F 85개실 (1개층 17개실)

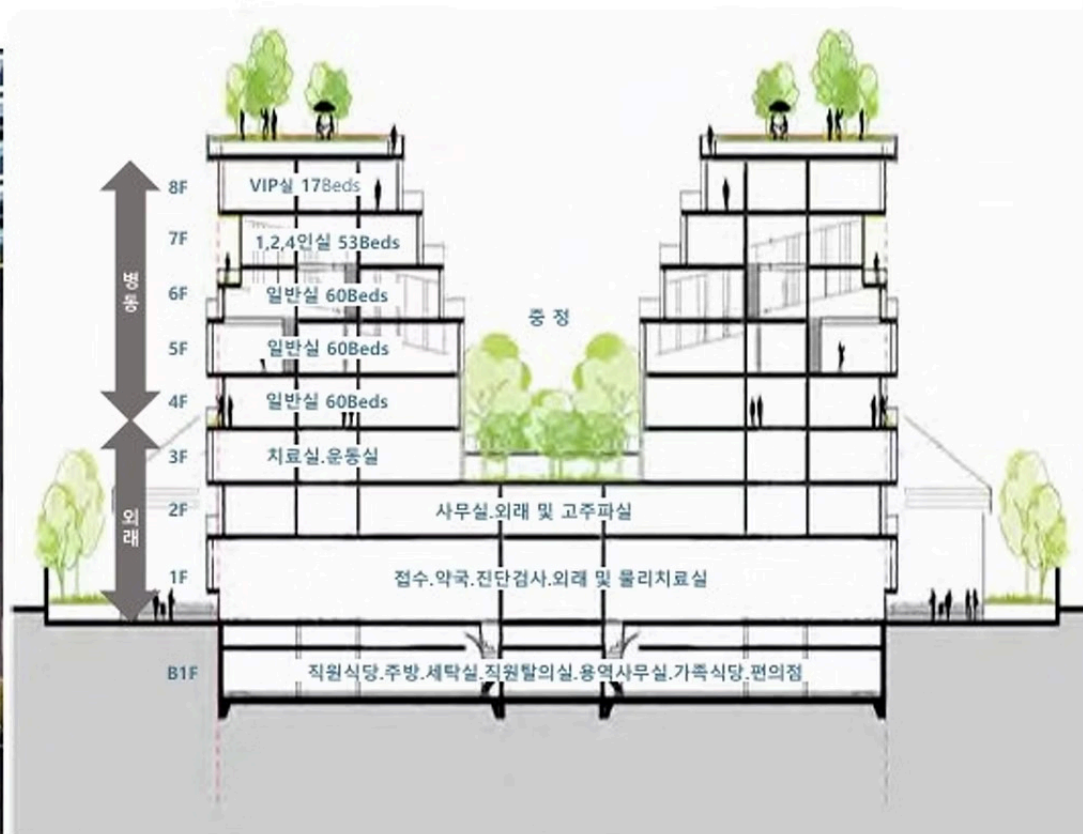
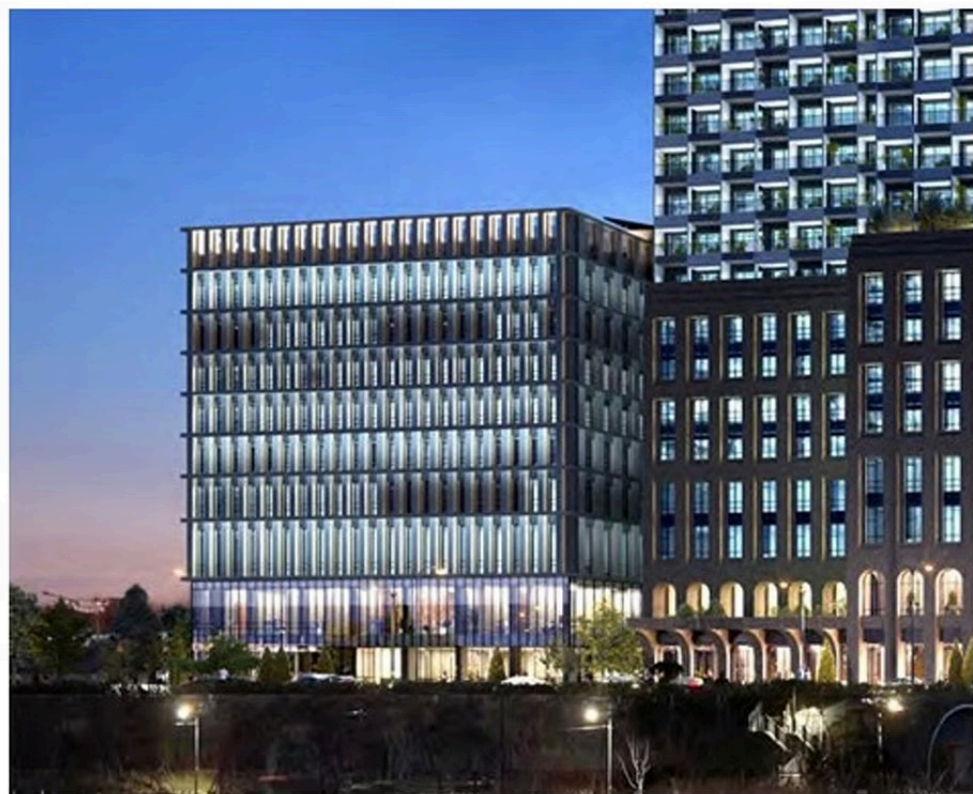
용 면적			
1,331㎡ (40평)	1,521㎡ (46평)	2,852㎡ (86평)	46.7%

Oriental Medicine Hospital (한방병원)

Oriental medicine hospital for well aging
Improve immunity / Spine and Joint center / Anti-aging program

- Site Area (대지면적) : 50,000 m² (15,000평)
- Total Floor Area (연면적) : 30,000 m² (9,000평)
- B1F – 8F 1 Buildings
- 250 Beds

Zone 3



Shops and Living Amenities (상가 및 생활편의시설)

Zone 3

Tea house / Café / Bakery / Lifestyle & Cultural facilities / Kids café / Beer pub etc.

- Site Area (대지면적) : 50,000 m² (15,000평)
- Total Floor Area (연면적) : 10,000 m² (3,000평)
- B1F - 2F



B1F 28개실

평 면적		
1,455㎡ (44평)	2,700㎡ (80평)	53.9%



1F-2F 67개실

평 면적		
3,935㎡ (1,19평)	7,300㎡ (2,20평)	53.9%

3. Trump City: Smart Urban Development

1

Residential Districts

Modern living spaces designed for comfort and convenience with smart home technologies.

2

Educational Institutions

International schools and research centers fostering innovation and knowledge.

3

Green Infrastructure

Sustainable parks and eco-friendly systems creating a balanced environment.

4

IT & Logistics Hubs

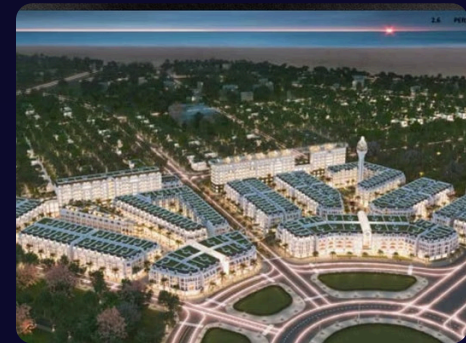
Advanced technology centers and efficient transportation networks.

University Image Photo (국제대학 이미지사진)

Zone 5



4. La Ville De La Lune: Premium Tourism Cluster



Inspired by the French Riviera, this premium destination on Lake Kapchagay features boutique hotels, private villas, beaches, a yacht club, and cultural venues.

La Ville De La Lune











iholding



Investment Scale & Impact

\$8.5B

Total Investment
Committed by GEIH for
flagship projects

15M m²

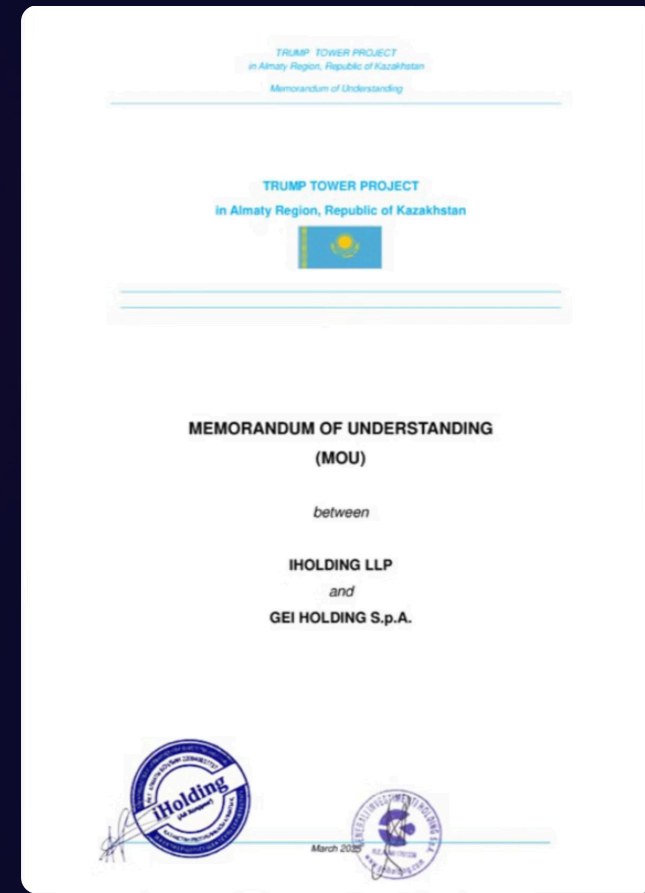
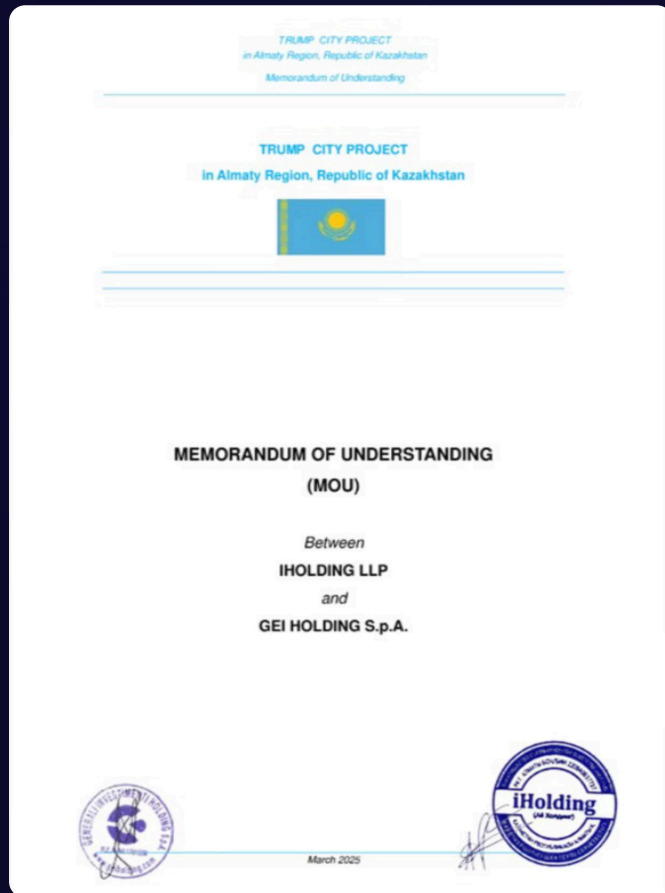
Construction Area
Total development footprint

2,500

Land Area
(hectares)

Across all projects

General Investments Holding S.P.A. (GEIH) has entered into a financial signed agreement and strategic partnership memorandum with iHolding LLP, a wholly-owned subsidiary of GEIH. The agreement outlines a total investment commitment of up to USD 8.5 billion, which will be utilised to fund iHolding LLP's flagship projects in Kazakhstan and Europe.



Signed Agreements

FINANCING AGREEMENT

Between IHOLDING LLP and GEI HOLDING S.p.A.

(Projects: TRUMP CITY, TRUMP TOWER, RACE WORLD AND LA VILLE DE LA LUNE)

Almaty / Milan, April 14, 2025

Between the Parties:

1. iHolding LLP (hereinafter referred to as the "Promoter"), a company registered in the city of Almaty, Republic of Kazakhstan, under registration number 220940037737, with its registered address at Tattimbet Street 420, Almaty. Represented by Chairman Mr. Alain Khoueiry (Passport LR 0479479, valid until 31.10.2027) and General Manager Mr. Elias Moubarak (Passport LR 2351515, valid until 10.10.2031). E-mail: ak@iholding.kz

and

2. Generali Investimenti Holding S.p.A. (hereinafter referred to as "GEIH"), a company registered in Milan, Italy, at Piazza del Duomo 20, registered with the Milan Chamber of Commerce under number 1761338, VAT/Tax ID: 04623260967. Represented by Acting Chairman of the Board Mr. Luigi Peressotti (Passport YB 3131487, valid until 27.04.2028). Email: geiholding@pec.it

1. SUBJECT OF THE AGREEMENT

1.1 The Parties have agreed to implement the following investment and construction projects in the Republic of Kazakhstan - Sokol City, Sokol Tower and Konaev Marina

1.2 The total estimated financing amount under this Agreement is approximately USD 8,500,000,000 (eight billion five hundred million US dollars).

2. OBLIGATIONS OF THE PARTIES

2.1 Obligations of GEIH:

- Provide 100% of the funding required for the implementation of the Projects;
- Secure the necessary engagement of banks and/or financial institutions, including the issuance of guarantees and securities;
- Prepare preliminary designs and feasibility studies, including risk analysis, work schedules, and return-on-investment models;
- Engage with international contractors for construction, engineering, and technical oversight;
- Make direct payments to contractors and suppliers from its own accounts;
- Ensure a grace period of three (3) years for the repayment of principal and interest;
- Appoint one representative to the Board of NewCo in a financial oversight role only.



FINANCING AGREEMENT



Signed Agreements

STK Sokol Limited Liability Partnership
BIN 091040005891
E-mail: info@sokolracetrack.kz
040700, Kazakhstan, Almaty region,
Ili district, with. Mezhdurechensk,
76 km section of the highway
Almaty-Karaganda, building 20.
t. +7 727 330 9099



БИН 091040005891
info@sokolracetrack.kz
040700, Казахстан, Алма́тинская
область, Илийский район, с.
Междуреченск, участок 76 км по
автодороге Алматы-
Караганда, строение 20
тел. +7 727 330 9099

Ref. No. 01-03/25-03
Date: "01" March 2025

From: STK Sokol

To: iHolding LLP

CONFIRMATION LETTER ON THE RIGHT TO MANAGE THE TERRITORY

This letter serves as confirmation that STK Sokol grants iHolding LLP the right to manage a 1,700-hectare land plot for the purposes of strategic planning, investment development, and project implementation aimed at enhancing the economic and infrastructural value of the designated area.

Within this scope, iHolding LLP is authorized to:

- Develop a master plan – conduct research, create a development concept for the territory, and design infrastructure, including residential, commercial, industrial, and logistics facilities.
- Attract investments – identify and engage with potential investors, financial institutions, and governmental bodies to secure funding for the development of the area.
- Implement investment projects – oversee the construction, modernization of infrastructure, and development of new facilities in line with the approved concept.
- Engage strategic partners – collaborate with potential partners, contractors, and subcontractors to facilitate various stages of territory development.

Obligations of iHolding LLP

- iHolding LLP undertakes to duly inform STK Sokol of any actions taken concerning the development of the land and investment attraction.
- All key stages of project implementation are subject to approval by STK Sokol to ensure transparency and alignment with mutual strategic interests.

CEO
«STK Sokol» LLP



To whom it may concern

The STK Sokol LLP company was established by private on October 9, 2009 for the purpose of building and operating a complex of racing tracks and has not changed its original purpose to this day.

The sole Founder of STK Sokol LLP is:

Ibragimov Dostan

Sokol Racetrack is a unique motor sports complex. Located in 76 kilometres far from Almaty, the most important city in the south of Kazakhstan, Sokol is a multifunctional complex that includes a road racing track, a karting track and several tracks (Drag racing, drifting, etc), as well as a hotel and museum. Sokol is not only host to all kinds of activities due to the rental services of the facilities (track sessions for motorbikes and cars, official tests for teams and riders/drivers, marketing activities, driving courses, etc.), but also to sports events of different disciplines. The complex offers all kinds of users a space in which to practise motor sports under excellent safety conditions in first class facilities. Sokol is a key element to attract tourism to the area, along with Almaty city, all the beautiful landscapes, lakes, mountains and ski resorts. With regards to the events, the complex will host, the highlights are the international events: the FIM Superbike Championship and the MotoGP World Championship. The complex hosting many of the most important championships in different disciplines. Sokol hosts national and international competitions. As its base there will be activities for children and adult auto sports clubs and schools to improve driving skills; road racing; drifting; drag racing and karting. Sokol sport and tourist complex is a global innovation project. It includes the development of motorsport diversity and motorcycle sports as well as organization of family leisure and recreation.

From the moment of its creation to the present, STK Sokol LLP has been building and operating racing tracks and all the necessary infrastructure on an area of 205 hectares. To date, the following have been built and put into operation: 1. Karting race track with all the necessary infrastructure (grandstands, lighting, boxes for riders and teams, paddock, rental karting, control building, etc.), where championships of the Republic of Kazakhstan are held in various auto sports disciplines. 2. Drift track with all the necessary infrastructure (grandstands, lighting, paddock, etc.) on which the championships of the Republic of Kazakhstan are held. 3. Drag track with all the necessary infrastructure (grandstands, lighting, paddock, etc.) where the championships of the Republic of Kazakhstan are held. 4. Museum of retro cars. 5. Hotel with pools and terraces for 44 rooms. 6. Hostels and houses for staff and guests. 7. Main Race track for international events (MotoGP, Formula, DTM, Superbike, WTCR and others) with all the necessary infrastructure (Pit Building, grandstands, medical center, paddock general office, team buildings, helpads, etc.).

More than 3 million sq.m. have been asphalted on the territory of the Complex (roads, service roads and race tracks)

More than 75000 sq.m. have been built on the territory of the Complex (various buildings and structures equipped with furniture, kitchen and other necessary equipment).

All investments in this project are exclusively private investments, no investments were made by state or government bodies or other companies. There is no assistance from the state (government) or connections with other companies, as confirmed by the information below.

Signed Agreements



Our Mission

To create sustainable, high-yield projects capable of transforming cities, industries, and lives. At iHolding LLP, we are building the economy of the future through visionary, large-scale initiatives.

Signed Agreements

MUTUAL NON-DISCLOSURE AND NON-CIRCUMVENTION AGREEMENT

Regarding Contemplated Project Development
Opportunities in Kazakhstan
(Purpose)

This Mutual Agreement ("Agreement") is executed on this 1st day of February 2025, by iHolding LLP represented by its Director, Mr. Alain Khoueiry ("iHolding"); KEM International, Inc. represented by its Director Mr. James Jeffrey ("KEMI").

iHolding & KEMI are also collectively referred to herein as "Parties", or individually as "Party".

For the mutual promises below and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the parties, the parties agree as follows:

Purpose

This Agreement is concluded for the purpose of mutually beneficial cooperation between the Parties aimed at developing infrastructure and business in the Republic of Kazakhstan. Specifically, the Parties plan to undertake the planning, design, construction management and operations of:

- a.) A luxurious premier-class Trump Hotel and associated Golf Course/Club
- b.) A world-class casino under a mutually acceptable Casino Operator Flag
- c.) An appropriately scaled Disney Land recreational and entertainment park

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

iHolding LLP _____

KEM International, Inc. _____

By:  _____

Alain Khoueiry (Feb 1, 2025 14:49 GMT+5)

Mr. Alain Khoueiry, Director

By:  _____

JAMES JEFFREY (Feb 1, 2025 09:57 CST)

Mr. James Jeffrey