



FUTURE GROUP

R.O. Future Group PLC

May 2007



Disclaimer

All forward-looking statements are subject to certain risks, uncertainties and assumptions. If one or more of these risks or uncertainties materialize, or if underlying assumptions prove incorrect, The Company's actual results, performance or achievements could differ materially from those expressed in, or implied by, any such forward-looking statements or results which are based upon such assumptions. Important factors that could cause or contribute to such differences include, among others, changes in general economic and business conditions, changes in currency exchange rates and interest rates, difficulties or delays or reduced prices in selling apartments and/or other inventory, delays by constructors, change in constructions prices, delays in receiving building permits and/or authorizations, changes in business strategy and various other factors, including those discussed the Company's prospectus in the chapter of 'Risk Factors'.

The Group is very active in Romania in the fields of construction and initiating Real Estate projects.

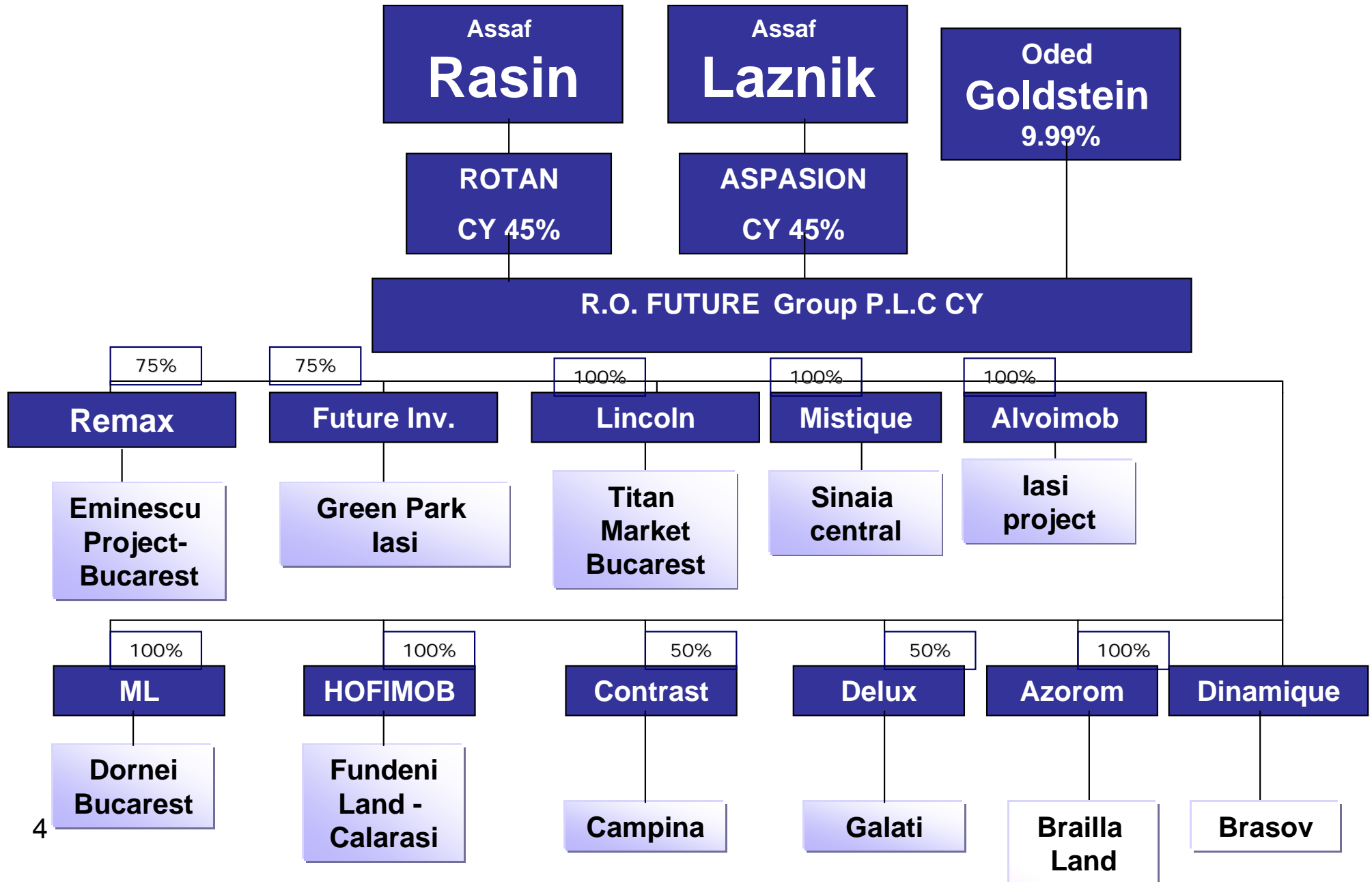
Existing projects – about 400,000 sqm for construction – mainly residential.

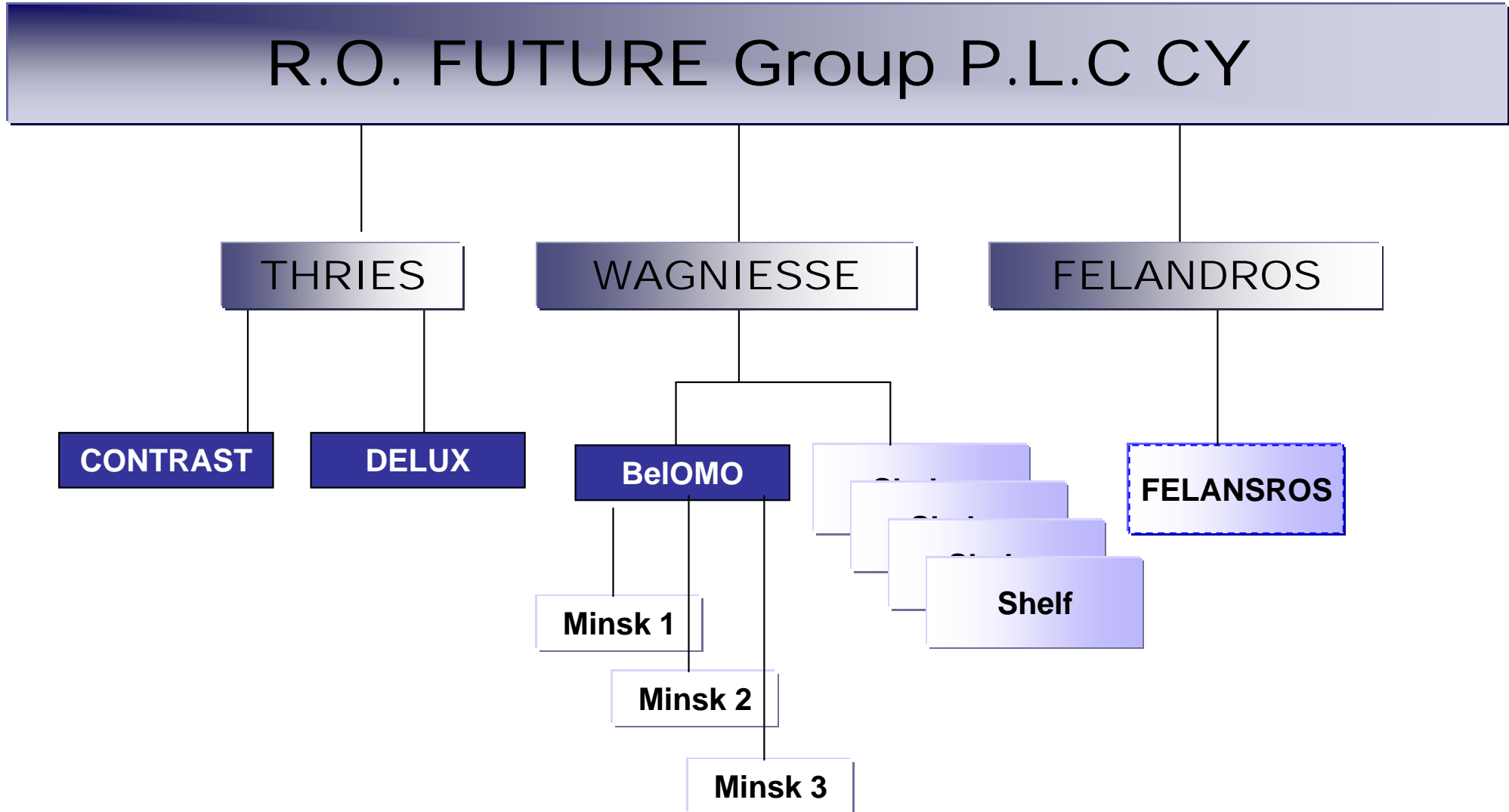
The Company is the only Residential Real Estate Platform of the Rasin and Laznik families in Romania.

Mr. Eliahu Rasin and Mr. Mario Laznik operate in Romania since 1992, beginning shortly after the 1989 revolution.

Mr. Rasin and Mr. Laznik are well known throughout the real estate market in Romania and have an excellent record among project financing institutions.

THE GROUP'S STRUCTURE







- Mr. Eliyahu Rasin – has experience of over 30 years of Real Estate activity in the Real Entrepreneurship. Mr. Rasin started his Romanian activity in 1992 and was very much involved in the Romanian real property market ever since. Mr. Rasin operates from Bucharest mainly in the fields of Real Estate, Hotel Business, Industry and Infrastructure.
- Mr. Mario Laznik – has experience of 30 years of real estate activity in Israel and of some 12 years international experience. At the 90's Mr. Laznik was the entrepreneur and constructor of 10,000 residential units (part of which built with partners) and was also active in the commercial and Industrial real properties markets. Mr. Laznik started his activity in Romania together with the Rasin family in 1992.

The following are some examples for projects which were built by Rasin & Laznik families in Romania (before joining forces within Future Group):

Sitraco Center – The first modern offices building ever to be built in Bucharest after the revolution. About 15,000 sqm – offices.

Sitraco Twins – Office buildings about 8,000 sqm.

Europe House – one of the leading office building in Bucharest - 14,000 sqm offices and 1,000 sqm commerce.

Résidential - Rasin – residential units of approximately 20,000 sqm.

Laznik – involved in construction of hundreds of apartments in Bucharest.

Sitraco Center



The first modern office building in Bucharest after the 1989 revolution
.c.15.000 sqm.

EUROPE HOUSE



RESIDENTIAL BUILDINGS



Europe House :One of the Leading office buildings in Bucharest. c. 14,000 sqm offices and c. 1,000 sqm commercial space

The Rasin Family and the Laznik Family combined proven abilities, experience and reputation into one joint business platform – R.O. Future Group PLC.

The Company constitutes Rasin and Laznik families sole residential real estate platform in Romania.

Mr. Eliyahu Rasin and Mr. Mario Laznik have jointly undertaken, to act exclusively through the Company in their residential real property activities in Romania.

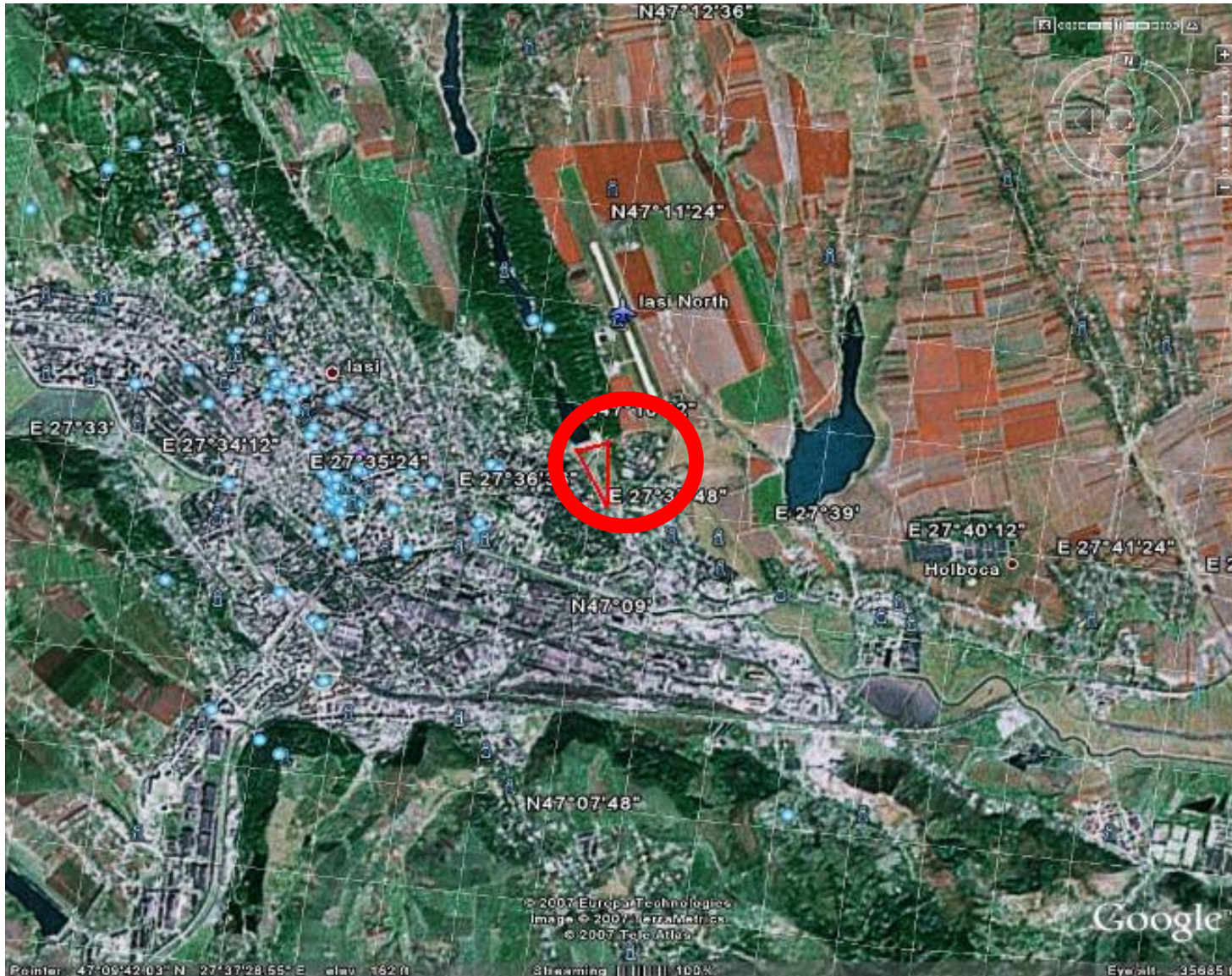




Green Park

- This project is the first outcome of the Company's strategic decision to exploit real property opportunities outside the Capital city of Bucharest.
- It is a model of the Company's entrepreneurship ability.







Green Park

- About 100,000 sqm construction for c. 1150 residential units, 500 small student units and 2,500 sqm commercial area.
- 5` phases.
- A British Real Estate Fund bought 459 apartments.
- Signed agreements with contractors for Phases A to C



GREEN PARK IASI





GREEN PARK





GREEN PARK - IASI

| Phase D | Phase C Sold to a fund | Phase B | Phase A |  |
|--|--------------------------------------|---------------|--------------|---|
| 447 | 460 | 168 | 154 | Units |
| 0 | 460 | 148 | 140 | Sold |
|  | TV 9.07 12.07 TV 2.09 10.09 | 4.07 10.08 | 5.06 5.08 | Start Finish |



GREEN PARK - ALL PHASES

| Commercial | Students residential | All residential | |
|----------------|----------------------|-----------------|-----------------|
| 2,500 Sqm. | 500 units | 1,229 units | Inventory |
| 0 | 0 | 748 | Sold |
| not determined | not determined | 2010 | Start Finish |



GREEN PARK - IASI

| | Phase A | Phase B | Phase C | Phase D |
|------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Total apt. build area | 13.308 sqm | 13.308 sqm | 32.922 sqm | 38.926 sqm |
| Number of sqm. apt. | 154 | 168 | 460 | 447 |
| Expenses | 8.922.383 EUR | 9.956.708 EUR | 23.135.969 EUR | 33.904.740 EUR |
| Income | 10.558.650 EUR | 11.988.000 EUR | 28.459.870 EUR | 43.522.300 EUR |
| Profit | 1.636.267 EUR | 2.031.292 EUR | 5.323.901 EUR | 9.617.560 EUR |
| FG's part (75%) | 1.227.200 EUR | 1.523.469 EUR | 3.992.925 EUR | 7.213.170 EUR |



GREEN PARK - STUDENTS

| | Students + Commercial |
|-------------------|------------------------------|
| Land area | 8.000 sqm |
| Residence | 15.360 sqm |
| commercial | 2.500 |

*Land Value 250 Eu/sqm
= 2,000,000 Eu*

- Land in an area of 16,197 sqm.
- Located near Green Park Project. Designated for construction of a high quality premium project.
- Planned delay of construction due to an expected upgrade of the area.
- In final phase of plan approval.



| <i>Type</i> | <i>Residence</i> |
|---|-------------------------------------|
| Apartments Parking places and Storerooms | 33,000 sqm 8,000 sqm |
| Number of Residential Units | About 330 |
| Expected Beginning Expected Completion | To be decided by the end of 2008 |

Alvoimob lasi



| | |
|--------------------------------------|----------------------|
| Total build area | 41.000 sqm |
| Total brut area of apartments | 33.000 sqm |
| No. of apartments | 330 |
| First Phase | |
| Expenses | 34.995.243 Eu |
| Income | 41.250.000 Eu |
| profit | 6.254.757 EUR |

BUCHAREST: EMINESCO PROJECT

| <i>Type</i> | <i>Residence</i> |
|--|-------------------------------------|
| Apartments Commerce and Offices Parking places and Storerooms | 5,174 sqm 2,824 sqm 3,878 sqm |
| Number of Residential Units | 69 |
| Expected Beginning Expected Completion | Started Beginning of 2009 |

- A project in a scope of 12,801 sqm designated for residence (69 residential units) and offices (about 3,000 sqm).
- An excellent location in Mihai Eminesco St., in the center of town.
- All apartments were sold to a British real property fund.



| | |
|------------------------------|----------------------|
| Total brut build area | 14.046 sqm |
| offices | 2.824 sqm |
| Apartments | 7.344 sqm |
| Expenses | |
| | 10.815.491 EUR |
| Income | |
| | 17.542.720 EUR |
| Profit | |
| | 6.727.229 EUR |
| FG' part (75%) | 5.045.422 EUR |

*BUCHAREST:
TITAN MARKET*

| | |
|--------|--------------------|
| 17,123 | Residential |
| 1,556 | Commercial |
| 8,759 | Garage and storage |
| 11.08 | Start |
| 11.10 | Finish |



Titan Market - Bucarsti





*BUCHAREST:
TITAN MARKET*

| | |
|------------------------------------|----------------------|
| Total brut build area | 24.000 sqm |
| Total brut area- apartments | 14.500 sqm |
| Total brut area underground | 8.000 sqm |
| commercial | 1.500 sqm |
| No. of apartments | 200 units |
| Expenses | 21.242.992 EUR |
| Income | 26.986.000 EUR |
| profit | 5.743.008 EUR |

BUCHAREST: DORNEI

| | |
|-------------------------|-----------------------------------|
| 16,488 מ"ר 2,812 מ"ר | Residential Garage and storage |
| 179 | Units |
| started 11.09 | Start Finish |





| | Phase A (8A) | Phase B (6A) | TOTAL |
|--|---------------------|---------------------|-------------------|
| Total brut build area above | 11.092 sqm | 5.396 sqm | 16.488 sqm |
| Total brut build area underground | 2.010 sqm | 802 sqm | 2.812 sqm |
| No. of apartments | 121 | 58 | 179 |
| Expenses | | | |
| | 12.411.297 EUR | 5.419.246 EUR | 17.830.543 EUR |
| Income | | | |
| | 15.799.600 EUR | 8.244.960 EUR | 24.044.560 EUR |
| Profit | | | |
| | 3.388.303 EUR | 2.825.714 EUR | 6.214.017 EUR |



SINAIA - CENTRAL



| | |
|--|-----------------|
| 263 | Units |
| to be decided by the end of 2008 | Start Finish |



Video from Hotel Sinaia



| | |
|-------------------------------|----------------|
| Total brut build area | 24.170 sqm |
| Total brut area of apartments | 15.795 sqm |
| No of apartments | 263 |
| Expenses | 27.198.975 EUR |
| Income | 37.981.000 EUR |
| Profit | 10.782.025 EUR |





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BRAILA

- The company purchased a company which owns 161'027 Sqm. Between Braila and Galti.
- Current value = 66 Eu/sqm. = **10.630.000 Eu.**



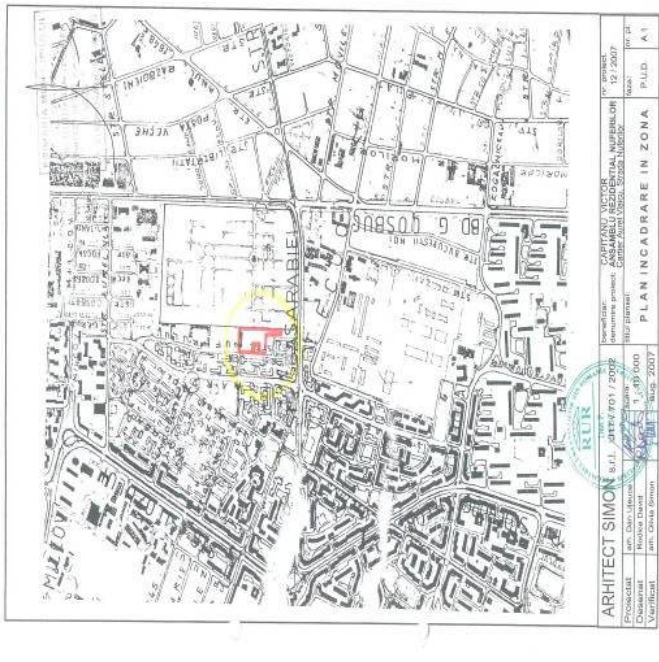
Video from main road



BRAILA - GALATI MAP



Residential project
 (FG's part - 50% of the project)
 Land – 14,000 sqm.

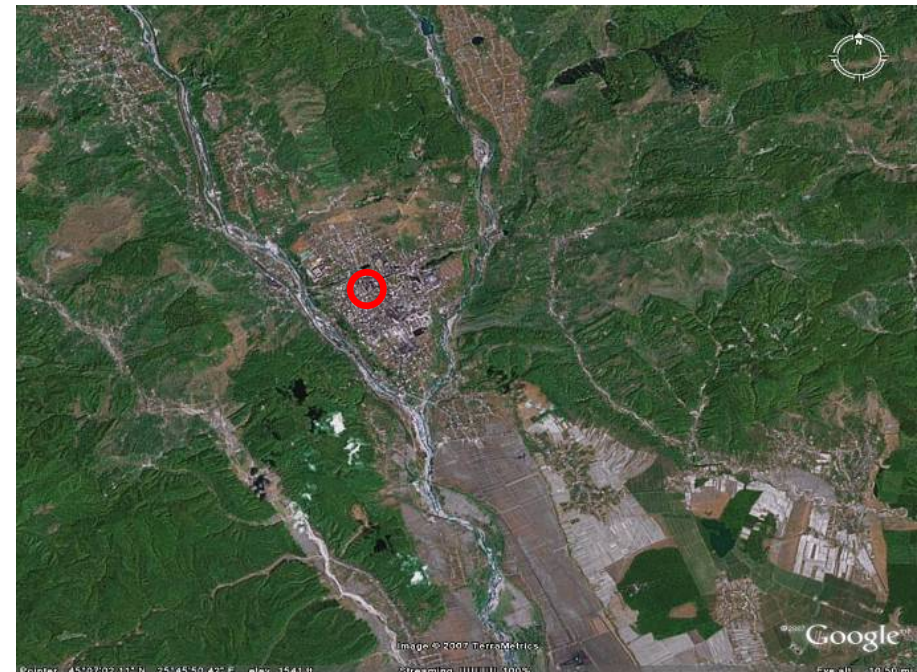


| | |
|--------|-----------|
| Units | 1320 |
| Start | I 7.08 |
| | II 3.09 |
| | III 1.10 |
| | IV 10.10 |
| Finish | I 4.10 |
| | II 12.10 |
| | III 10.11 |
| | IV 7.12 |



| | |
|--------------------------------------|-----------------------|
| Total brut build area | 102.000 sqm |
| Total area- apartments | 88.000 sqm |
| Total brut area underground | 14.000 sqm |
| No. of apartments | 1.320 |
| Expenses | |
| | 92.803.620 EUR |
| Income | |
| | 110.200.000 EUR |
| Profit | |
| | 17.396.380 EUR |
| FG's part of the profit (50%) | 8.698.190 EUR |

- The land size is c. 14,000 sqm.
- App. 900 apartments





| | |
|--------------------------------------|----------------------|
| Total brut build area | 69.998 sqm |
| Total brut area- apartments | 55.998 sqm |
| Total brut area underground | 14.000 sqm |
| No. of apartments | App. 700 – 900 |
| Expenses | |
| Expenses | 54.587.151 EUR |
| Income | |
| Income | 68.437.700 EUR |
| Profit | |
| Profit | 13.850.549 Eu |
| FG's part of the profit (50%) | 6,925,274 Eu |

Sinaia Greenhouses

- The land size is c. 10,000 sqm.
- App. 320 apartments
- C. 28,000 sqm. built.



| | |
|--------------------------------------|----------------|
| Total brut build area | 28.000 sqm |
| Total brut area- apartments | 20.000 sqm |
| Total brut area underground | 8.000 sqm |
| No. of apartments | 320 |
| Expenses | |
| Income | 30.260.134 EUR |
| Profit | 38.200.000 EUR |
| FG's part of the profit (50%) | 7.939.866 Eu |
| | 3.969.933 Eu |

- The land size is c. 3,000 sqm.
- App. 170 apartments
- C. 15,000 sqm. built



| | |
|--------------------------------------|---------------------|
| Total brut build area | 15.000 sqm |
| Total brut area- apartments | 13.600 sqm |
| No. of apartments | App. 170 |
| Expenses | |
| | 20.000.209 EUR |
| Income | |
| | 24.280.000 EUR |
| Profit | |
| | 4.279.791 Eu |
| FG's part of the profit (50%) | 2.139.896 Eu |

- The company purchased total of 94.3 H = 943,000 sqm.
- Consideration of app. 3 Eu/sqm.
- Current value = **24,610,000 (DTZ evaluation)**





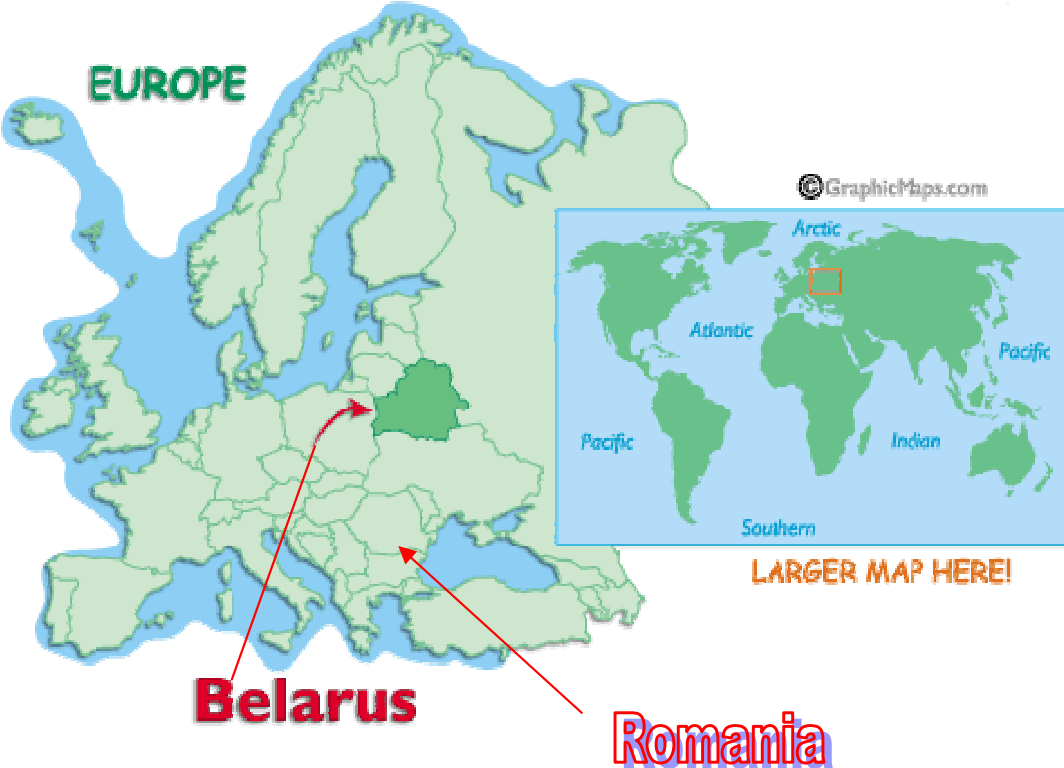
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FUNDENI PROJECT- CALARASI: MAP



Video from the road

Belarus - Minsk



Belarus - Minsk

- 88% of an active engineering company
- The company holds rights for several projects in the city of Minsk

| | | | |
|-------------------|--------------------|-------------|----------------|
| Land size | 5,000 | 7,000 | 10,000 |
| Building type | Mostly residential | Residential | Mostly parking |
| Size sqm. | 11'000 | 10,000 | 17,000 |
| No. of apartments | 153 | 120 | - |

- FUTRURE RO has a land inventory of app. 1,500,000 sqm in Romania on which projects in the area of c. 400,000 sqm. are in various stages of construction or pre-construction.
- Full use of available land banks. Concentrate activities within the affordable apartments market.
- Continuing emphasis on the areas in which demand is developing, especially cities in which number of inhabitants increases 250,000, and touristic areas.
- Leverage of reputation and connections of Rasin and Laznik for the advantage of locating and purchasing lands in a compatible market conditions.