The Opportunity

- Possibility to invest and participate in San Lorenzo Island’s real estate, commercial and tourism development.
- Located in front of the Bay of Callao, 3.8 km from the District of La Punta, it has the potential to become a distinctive, unique space, and part of the City of Lima, capital of Peru.
- Privileged view and easy access due to its closeness to Jorge Chávez airport (main airport of Peru), and the main avenues connecting Lima’s major districts.
- 350 ha of land in the island, and a beach front of about 7km with a view of the City of Lima. The concessionaire will have flexibility in terms of the investments to be made in the island.
San Lorenzo is located in front of the Bay of Callao, 3.8 km from the District of La Punta, on parallel: 77°16’-77°11’ (West Longitude) and 12°3.8’–12°5’ (South Latitude).

The island is approximately 8 km long and almost 2 km wide. Total area is of approximately 1,500 hectares, and has marine fauna reserve of the National Institute of Natural Resources, and a naval reserve.

San Lorenzo’s dimensions represent a total area almost 1.5 times larger than districts like San Isidro or Miraflores, and 6 times larger than districts like Lince or Barranco (all important residential districts of the capital).
(*) National Institute of Culture.

(**) Pursuant to Decree Law 17397, the Navy has jurisdiction over and surveils the area as it is considered a matter of National Defense.

The distribution of San Lorenzo Island area is the following:

<table>
<thead>
<tr>
<th>Type</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ecological Reserve</td>
<td>800</td>
</tr>
<tr>
<td>Naval Base</td>
<td>35</td>
</tr>
<tr>
<td>Project Development</td>
<td>350</td>
</tr>
<tr>
<td>Naval Reserve</td>
<td>100</td>
</tr>
<tr>
<td>Marine Fauna Reserve</td>
<td>100</td>
</tr>
<tr>
<td>INC Reserve (*)</td>
<td>100</td>
</tr>
<tr>
<td>Total</td>
<td>1845</td>
</tr>
</tbody>
</table>

- The island is owned by the Peruvian State, assigning in use in favor of the Peruvian Navy (**).
The Transaction

The transaction is comprised of:

(i) **Sale of 350 ha in San Lorenzo Island:**
   Through this sale, interested parties may participate in the real estate, commercial and tourism development of the area, which has a 7 km beach front and overlooks the coast of the City of Lima.

(i) **Bridge Concession:**
   Designing, financing, constructing, equipping and operating a bridge of approximately 7.5 km which connects Callao’s West coast to San Lorenzo Island.
   - Estimated investment: USD 100 million
   - Concession term: To be defined
   - Date of award: 4Q-2009/1Q-2010
The award winner will have freedom to develop the 350 ha that will be sold. The preliminary Master Plan submitted by ProInversión advisor will take into account the following attractions:

- Modern malls.
- 5-star hotels.
- Elegant residential buildings.
- Docks and facilities for small and medium-sized vessels.
- A site museum to exhibit the Island’s rich historical heritage.
- A golf field adjacent to the sea in the southeast area of the island.
Master Plan (pictures)

- Mall and recreational center
- Residential bays
- Entrance Bridge

Preliminary sketch
Complementary Information

- **Access to the island**: Currently, access to the island is by air or sea. The construction of the bridge will facilitate land access (approx. 10 minutes by car).

- **Power/Water**: There are no current power or water services for the development of the island.

- **Rights of use and density**: The island’s right of use within the sold area will include: housing buildings, hotels, shopping centers, recreational areas, among others.

- **Depth and marine current**: Sea depth between Callao and San Lorenzo Island is 50 m – 70 m, and the bridge to connect them would be built through the low tide area. The corresponding bathymetric studies are already underway.
The potential offered by the project will drive the value of the land, which may reach similar or higher levels than those found in developed areas near San Lorenzo (La Punta, el Callao, Miraflores, among others).
Proposed Schedule

- **Project status:**
  Until now, no formal call for tenders has been made as the schedule has yet to be defined. ProInversión’s external advisors are carrying out detailed studies that will provide soil information and population density studies for the prospective master plan and for the land’s rights of use. Additionally, bathymetric surveys for the construction of the island and the bridge are also being carried out. These will all be submitted in the following weeks.

- **Proposed award date:**
  4Q-2009 / 1Q-2010
## Contact Information

<table>
<thead>
<tr>
<th>Jessica Sanchez Seminario</th>
<th>Head of Technical Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Telephone:</strong></td>
<td>(51-1) 612-1200 extension 1218</td>
</tr>
<tr>
<td><strong>E-mail:</strong></td>
<td><a href="mailto:jsanchez@proinversion.gob.pe">jsanchez@proinversion.gob.pe</a></td>
</tr>
</tbody>
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<thead>
<tr>
<th>John Schuler Rauch</th>
<th>Head of Projects for Tourism and Real Estate Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Telephone:</strong></td>
<td>(51-1) 612-1200 extension 1258</td>
</tr>
<tr>
<td><strong>E-mail:</strong></td>
<td><a href="mailto:jschuler@proinversion.gob.pe">jschuler@proinversion.gob.pe</a></td>
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**Notice**

This Executive Summary has been prepared by PROINVERSIÓN for information purposes only, and is to be used by prospective investors to help them define their interest in participating in the bidding process for the San Lorenzo Island project.

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