



IGT Jewelry Shopping Mall

IGT INTERNATIONAL GEM TOWER
50 WEST 47TH STREET, NEW YORK



IGT Jewelry Shopping Mall

DIAMOND DISTRICT

The Diamond District is the world's largest shopping district for diamonds of all shapes and sizes and fine jewelry with tremendous value. When you shop for diamonds and fine jewelry, this is the first and the only place to visit.

Facts:

- > U.S. is the world's largest consumer market for diamonds
- > Over 90% of diamonds that enter the country go through the district
- > More than 2,600 independent jewelry related businesses
- > Located on West 47th Street between 5th and 6th Avenue
- > Walking distance from many attractions, including Rockefeller Center, Radio City Music Hall, St. Patrick's Cathedral and Broadway Theater District in Times Square.

The Crown Jewel of New York's Diamond District

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IGT
Jewelry Shopping Mall



FOREIGN TRADE ZONE AWARDS NEW YORK FOREIGN TRADE ZONE DIAMOND LINE NEW YORK

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PROJECT OVERVIEW

Located in the heart of New York's Diamond District, IGT Jewelry Shopping Mall is attracting retailers and wholesalers to its superb location.

In its 16,000 sq. ft. premises are 3 floors and 50 shops and offices that offer a great opportunity to our tenants for evaluating their businesses in a professional and constructive trade environment.

The Gulaylar Group, a leading gold and diamond retailer and investor based in Istanbul, Turkey, will create a state-of-the-art jewelry shopping mall in the new space.

This building brings tremendous prestige to Manhattan's Diamond District, and The Gulaylar Group's new generation jewelry shopping mall will benefit greatly from the prestigious address and exposure to our tenants and their customers.

Some of the most important companies in the diamond and gem industry—the Gemological Institute of America (GIA), A.S. Diamonds, Eurostar and Kuperman Bros. Diamonds USA—have already acquired spaces in the 34-story building.

IGT Jewelry Shopping Mall in the Heart of New York City



DIAMOND LINE NEW YORK

FOREIGN TRADE ZONE

DIAMOND LINE NEW YORK




FOREIGN TRADE

IGT Jewelry Shopping Mall







New York's Diamond District's first class diamond shopping mall will offer the highest level of services and amenities

IGT Jewelry Shopping Mall

FEATURES & AMENITIES

- > Prime Retail Opportunities
- > Foreign Trade Zone Designation
- > State-of-the-art Interior Design
- > Fully furnished: Vaults, Showcases, Tables, Chairs, Lightings
- > Phone & Internet Access
- > Two individual high-end elevators only for shopping mall tenant's use
- > World Class Vault Facility
- > Private Health & Fitness Center
- > Underground Parking Floors
- > Secure Valet Parking
- > Bike Storage
- > Modern infrastructure for light jewelry manufacturing, including industry-specific ventilation and filtration system

WORKING HOURS

- > Monday through Saturday - 09:00 AM to 6:00 PM
- > Extended holiday hours from Thanksgiving to Christmas
- > Monday through Saturday - 08:30 AM to 7:30 PM
- > Sunday – 10:00 AM to 5:00 PM

HOLIDAYS

- > Closed on Sundays and national holidays – Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Day and New Year's Eve
- > Closed for Diamond District Holiday during the first 2 weeks of July

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FOREIGN TRADE ZONE

The Foreign-Trade Zones Board of the U.S. Department of Commerce has approved The International Gem Tower as a Foreign Trade Zone (FTZ). Generally this designation provides the opportunity for Unit Owners who activate within the FTZ to import foreign merchandise without Customs entry or the payment of U.S. duties until the goods are removed from the zone for sale in the U.S.

A PRIMER ON FTZs

- The FTZ program was created through federal legislation in 1934.
- To access the programs benefits, companies must be located within a designated FTZ.
- There is no on-site Customs presence in an FTZ, although the facility is subject to annual spot checks.
- FTZ users are not audited more frequently than importers at large.
- FTZ users are not required to have a greater overall reporting accuracy.
- There are over 200 approved general purpose Foreign Trade Zones and over 400 approved subzones in the United States.

ACTIVITIES PERMITTED IN FTZs

- Merchandise may be assembled, exhibited, cleaned, manipulated, manufactured, mixed, processed, relabeled, repackaged, repaired, salvaged, sampled, stored, tested, displayed and/or destroyed.

FTZ BENEFITS

- **Duty Deferral** – Imported products admitted to the FTZ are not entered into the Customs territory until their withdrawal from the FTZ. Therefore, users obtain a cash flow savings by deferring Customs duties until the merchandise leaves the FTZ for consumption in the U.S.
- **Duty Elimination** – Imported products admitted to the FTZ and subsequently destroyed in the FTZ or exported from the FTZ are not subject to Customs duties.
- **Duty Reduction** – Imported products can be placed in a special status that allows the merchandise to be classified and appraised in its condition as withdrawn from the FTZ. This means that an imported component with a higher rate of duty can be classified and appraised in its finished product form, with a potentially lower rate of duty.
- **Zone-to-Zone Transfer** – If the company utilizes more than one FTZ, merchandise may be transferred from zone to zone in order to extend the deferral benefits.
- **Direct Delivery and weekly Entry/Export Users** may obtain permission from Customs to move merchandise directly from the port of arrival to the FTZ avoiding delays at congested ports and minimizing exams. On the outgoing side, users may obtain permission to ship unrestricted weekly (24 hours per day, 7 days per week) based on an estimate approved by Customs before the start of the business week. To better understand how operating in an FTZ might benefit your business, please inquire about the opportunity for a cost-free, customized FTZ feasibility analysis.



Take advantage of
opportune market
timing



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SECURITY & VAULTS

A team of industry leading professionals has designed a meticulously calculated building security plan for IGT. State-of-the-art system and features have been incorporated throughout the design and infrastructure of the tower, offering only the highest level of security.

Shopping Mall is monitored 24/7 by DGA.

Owner And Visitor Security

- > Fully-integrated, credential-based card access, security alarm monitoring and web-based visitor management system
- > Building Management System controlling critical building support and life safety
- > Centralized closed circuit TV (CCTV)

Package Security

- > Secure underground loading docks with direct access to service elevators
- > Package Intercept Program for all non-uniformed deliveries

Guards

- > Uniformed and non-uniformed guards on duty on a 24/7 basis
- > Guard service to be staffed by an industry leading provider

Emergency Generators

- > Emergency backup for life safety, security and critical system

The International Gem Tower offers the most secure business environment on 47th Street.

Establish your permanent
presence in the
Diamond District



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ARCHITECTURE & DESIGN

- > State-of-the-art Interior Design and Modern Infrastructure
- > 25 ft. high finished ceiling
- > Efficient floor plates for optimized retail, wholesale, office layouts
- > Effective light appliances for jewelry sector
- > Registered for LEED certification

With Gulaylar Group's 90 years of experience in jewelry industry, the shopping mall, designed by world class architects, will bring the highest quality of service to New York City.

IGT is more than a
showcase for
the jewelry trade;
it's the face of
the industry's future

New York's Premier Address for the Diamond, Gem and Jewelry Center



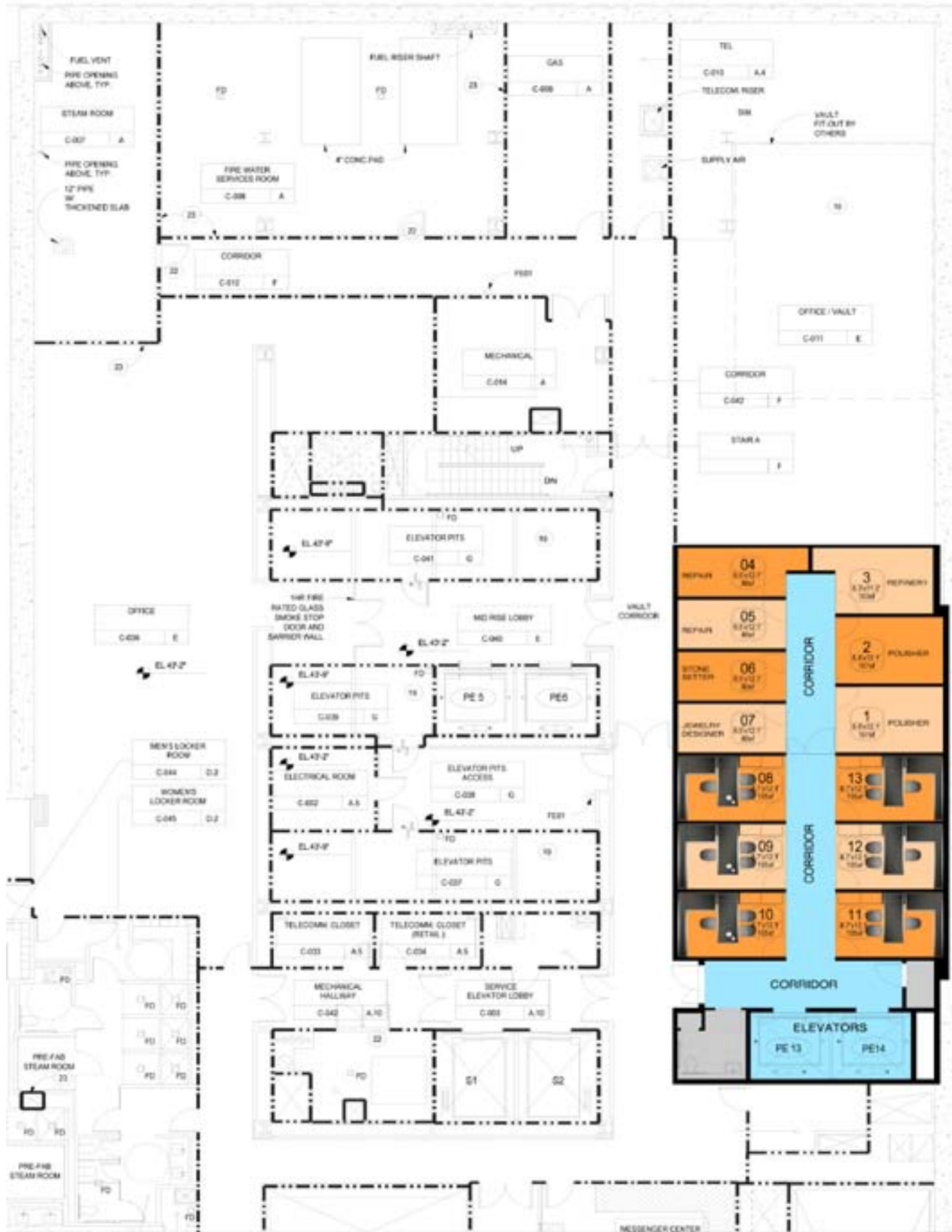
FLOOR PLANS & LAYOUT

GROUND FLOOR PLAN



FLOOR PLANS & LAYOUT

BASEMENT FLOOR PLAN



FLOOR PLANS & LAYOUT

MEZZANINE FLOOR PLAN







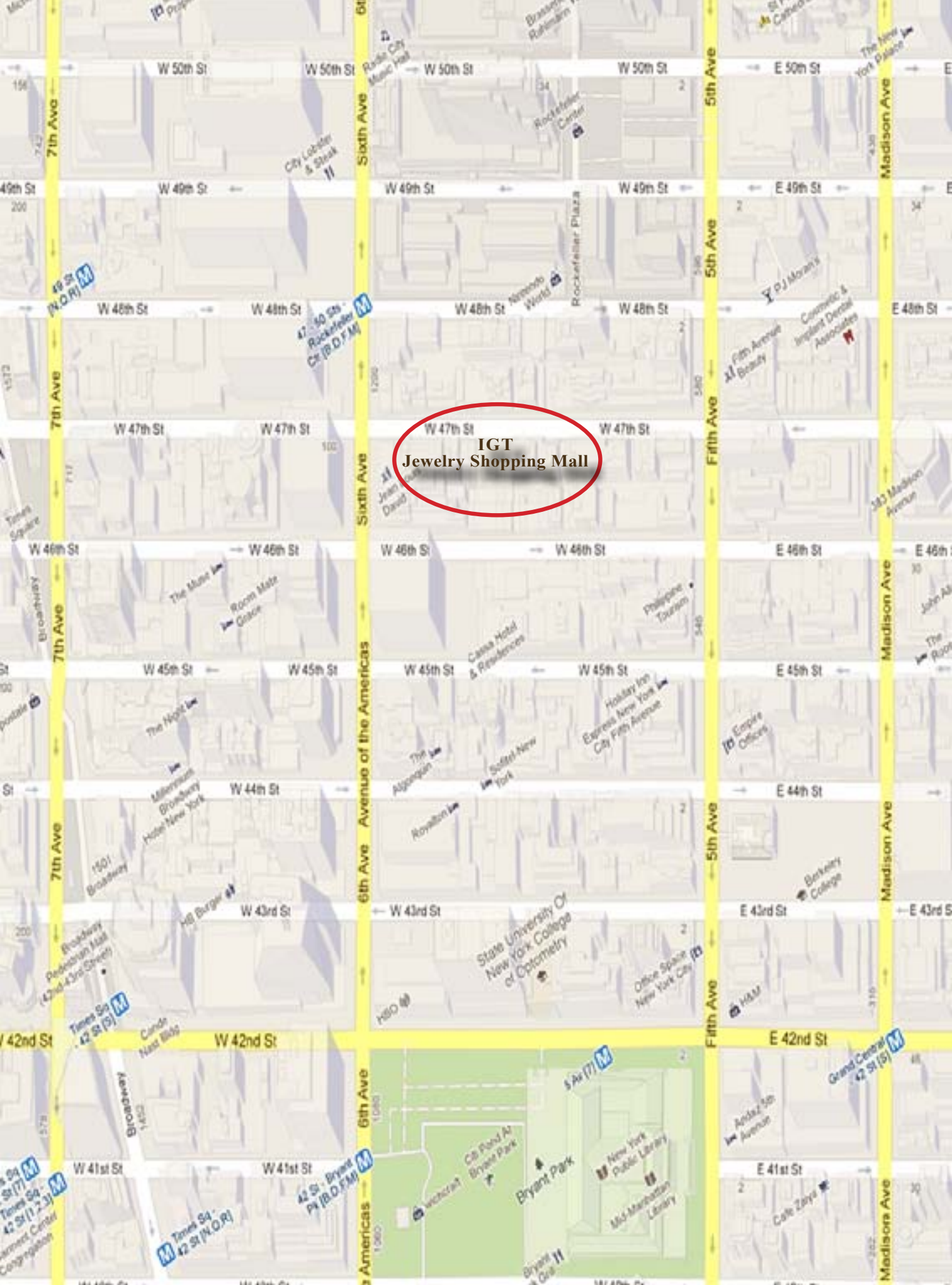




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Visit Our Web Site | www.igtshoppingmall.com

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and significance of
your business

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