



Y.B.E. - Imobiliária Angola, Lda.

# BRINGING NEW **SPIRIT** TO ENERGY

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Crown Energy is an international company engaged in oil and gas exploration as well as asset development and management in underexplored areas.

Founded in 2010, Crown Energy is a public company listed in the Swedish Stock Exchange.

Crown Energy provides all phases of a project's lifecycle including all construction, property management and other value-added services such as, but not limited to, security, transportation, telecom, insurance, catering, leisure and corporate facilities.



## OUR MISSION

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To provide impeccable international standards & holistic solutions in remote and challenging locations

# **TRUST.** **OUR MOST** **VALUABLE** **RESOURCE.**

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From beginning to end, we give clients the peace of mind that they are looking for, ensuring we are always just a phone call away from impeccable service.





**The further your  
exploration takes you,  
the further we'll  
go to make you  
feel at home.**

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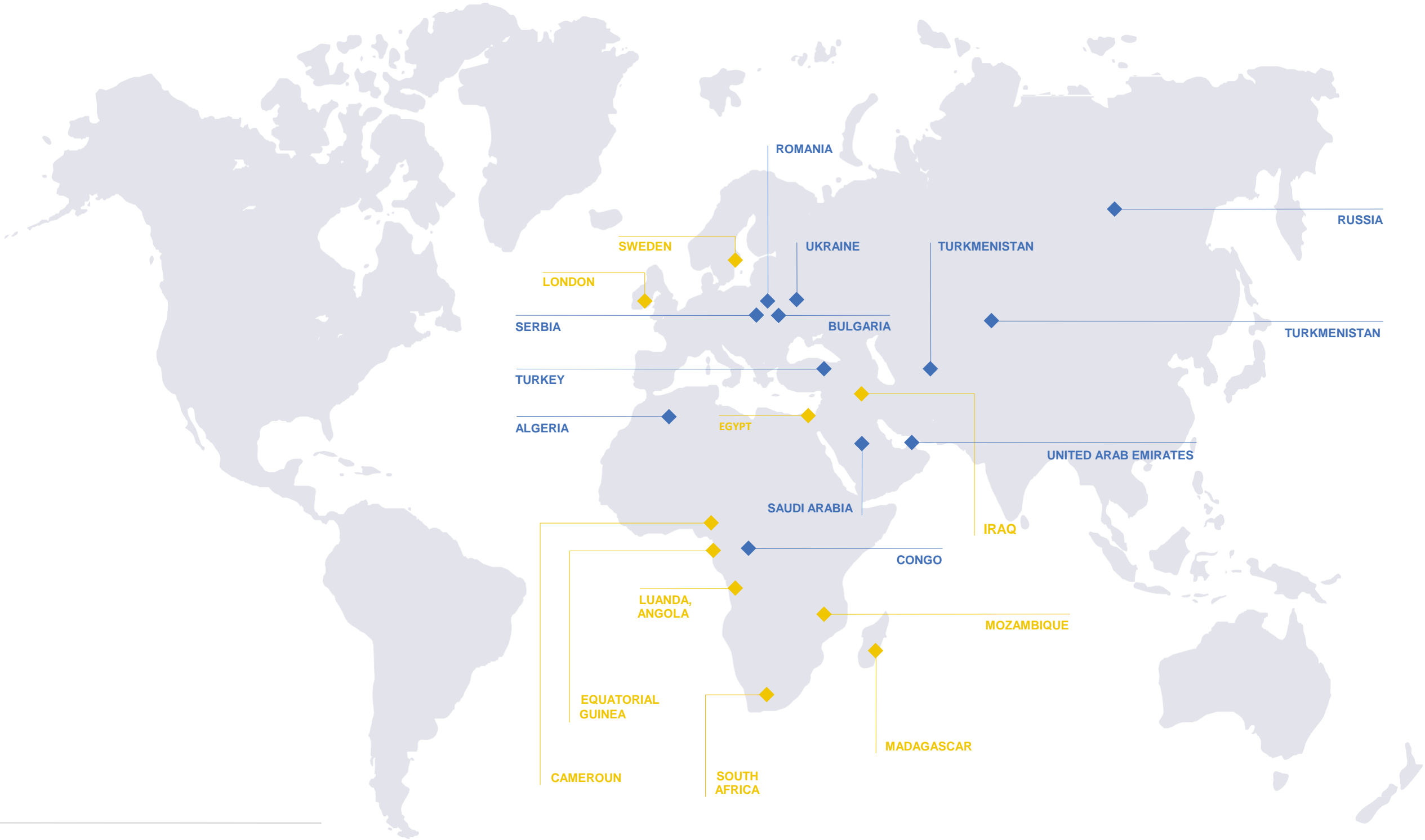


# GLOBAL PRESENCE

We operate in multiple countries worldwide and are present in all regions where our customers are active. By combining extraordinary international service levels and experienced skilled employees, we strive to exceed our customer's expectations and develop long-term relationships based on trust. Over the past 17 years the company has not lost a single customer to competition!



# GLOBAL PRESENCE



► Offices

► Representation Offices







# CROWN ENERGY ASSET DEVELOPMENT & MANAGEMENT

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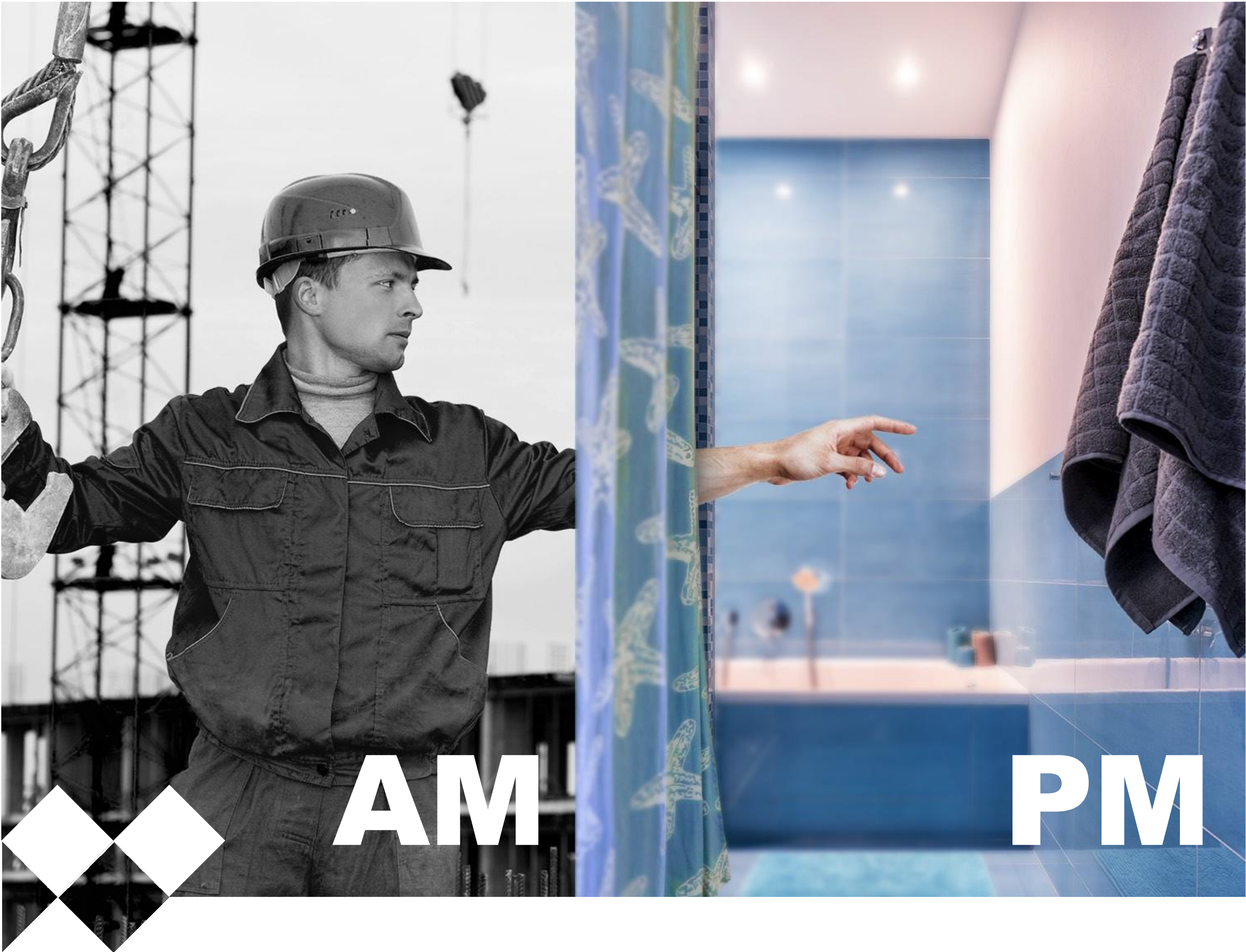
As part of the Crown Energy 360 approach, we provide world-class, tailor-made corporate accommodation and office services, as well as post-development property management and ancillary services, to multinational companies, the oil & gas industry and diplomatic delegations in remote and challenging locations around the world.





There for when you  
begin, there for when  
you come back

We provide impeccable Western  
standards and holistic solutions in  
remote and challenging locations



# INTERNATIONAL STANDARD PROPERTY DEVELOPMENT MODEL

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In underexplored areas, experience, flexibility and trust are the foundation of what impeccable service entails.

## Our services include:

- ▶ Identifying properties and/or land according to clients' requirements
- ▶ Finance-design-build to clients' standards and specifications
- ▶ Project construction
- ▶ Post construction property management



# INTERNATIONAL STANDARD ASSET MANAGEMENT

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No matter how remote, we provide everything our clients need to enjoy seamless, high-quality living.

## We provide:

- ▶ Basic utilities - electricity, water and sewer systems
- ▶ Electro-mechanic maintenance - elevators, generators, pumps, water treatment and sewer treatment plants
- ▶ General maintenance
- ▶ Safety and security measures in compliance with clients' HSE policy

# INTERNATIONAL STANDARD ACCOMMODATION AND ANCILLARY SERVICES

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Our success is based on a simple truth:  
In countries where getting quality service is difficult,  
somebody who gives excellent services stands out well  
above the others. We offer our clients a complete A-Z of  
services and adjust our offering to match customers'  
requirements and standards.

## Our services include:

- ▶ Fully equipped and furnished accommodations
- ▶ Fully equipped, furnished common areas (lobbies, gym, offices, green areas, parking and more)
- ▶ On-site team - servicing all tenants
- ▶ 24/7 support line and emergency assistance
- ▶ Catering services
- ▶ Security services
- ▶ Leisure and corporate facilities
- ▶ Telecommunication - telephone, cable TV and internet
- ▶ Cleaning, laundry and housekeeping
- ▶ Medical services - paramedics & nurses, emergency evacuation and medical insurance & telemedicine (optional)



# OUR CLIENTS

We have experience of working with people from different nationalities and origins and provide the highest level of service that they have grown to expect in the Western world. Our clients include: multinational oil & gas companies and service companies, NGO's, diplomatic delegations & consulates and international corporate companies.

Technip

BAKER  
HUGHES

Statoil

TOTAL

Schlumberger

subsea 7

FUGRO

Chevron

eni

Cegelec

EDC

CAMERON

Y.B.E.  
Y.B.E. - Imobiliária Angola, Lda.

Crown Energy

# REFERENCE LETTERS FROM SELECTED CLIENTS



To whom it may concern

Luanda, December 19<sup>th</sup>, 2017

Ref: DIR/LET/18033

Subject: Recommendation Letter

Dear Madam, Sir,

During the past eight (8) years, Actemium in Angola have leased apartments and guests houses from YBE Imobiliaria Lda., a subsidiary of ESI Group and continue to do so today.

ESI Group's attention to provide a high standard of accommodation and management services is the prime factor in Actemium's decision in the development of a successful and enduring business relationship with ESI Group in Angola.

All locations provided by ESI Group fully comply with our stringent HSE policy and provide a high standard of security for our expatriate staff. In addition, ESI Group's business model of 'all inclusive' is very easy to work with and saved us an important amount of money usually spent on management and control of service providers.

Accommodation facilities provided by ESI Group include logistics, laundry, housekeeping, security, telecoms, broadband Wifi internet, large screen HD television, general recreation and gymnasia, utilities (water and electricity). It has to be noted that YBE's facilities never suffer from electricity or water shortage which can be a common issue in Angola.

Finally, ESI Group's staff is very experienced, attentive, helpful and really believe and implement the well-known slogan of 'always exceed your customers' expectation'.

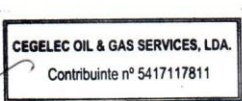
For all these reasons Actemium is recommending YBE Imobiliaria Lda., a subsidiary of ESI Group for its accommodation and general services provided in Angola. Please do not hesitate to contact us should further information would be required.

Sincerely,

Loic Pondauin  
Managing Director  
Actemium Angola  
Luanda, Republic of Angola

Cegelec Oil & Gas Services, Lda.  
Rua Major Kanhangulo, Nº290 – Edifício Monumental – 3ºPiso  
Luanda – República de Angola  
[www.actemium.com](http://www.actemium.com)

NIF/Contribuinte: 541 711 7811



Ref.: 01382-F/L-028/17/CD/ml

Luanda, December 20<sup>th</sup>, 2017

Subject: Recommendation

To whom it may concern

I am pleased to write this reference in support of ESI Group's role in the development, construction, the management & operation services.

ESI has been providing our company in Angola with offices and accommodation as well management & operation services for these establishments for over 5 years now, in Luanda.

The company does an excellent job, is always punctual and offers competitive rates. The main advantage of working with ESI is their commitment to customer satisfaction.

Angola is not an easy place for ex-patriots but ESI and its team make life a lot easier for us. Starting with securing the top location for custom-built offices and dwellings, their facilities rarely suffer from electricity or water shortages (a common problem in Angola).

Security and general maintenance are also top quality.

Overall, we are completely satisfied and would recommend their services. If you have any question, please do not hesitate to contact me.

Sincerely,

Christophe Delahaye

General Manager  
Technip Angola-Engenharia, Lda.  
Luanda, Republic of Angola



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Web: [www.exprogroup.com](http://www.exprogroup.com)

Luanda, Jan 2018

To whom it may concern:

For a number of recent years – the Expro Group have been leasing apartments from ESI in Angola.

The accommodation provided is of a good standard and comes with a good standard of management and is the main reason Expro continues to lease from ESI. Compliance with our own standards is also a prime factor.

As well as accommodation in various apartments in Luanda – ESI also provide housekeeping services, storage, security, maintenance, TV and internet as part of the lease agreement. The apartments are furnished to a high standard and the buildings also include other amenities – Gym, BBQ, recreation and entertainment areas. Safety features are another concern for Expro and ESI supplies accommodation that comply with our HSE needs as required.

We have found ESI to meet our ongoing accommodation needs continuously, they are very flexible, helpful and experienced and we are happy to recommend ESI as a key supplier for accommodation.

Yours faithfully,  
*For and on behalf of Expro Angola*

John Wright

Area Manager – Angola, South and East Africa.







# HSE SECURITY

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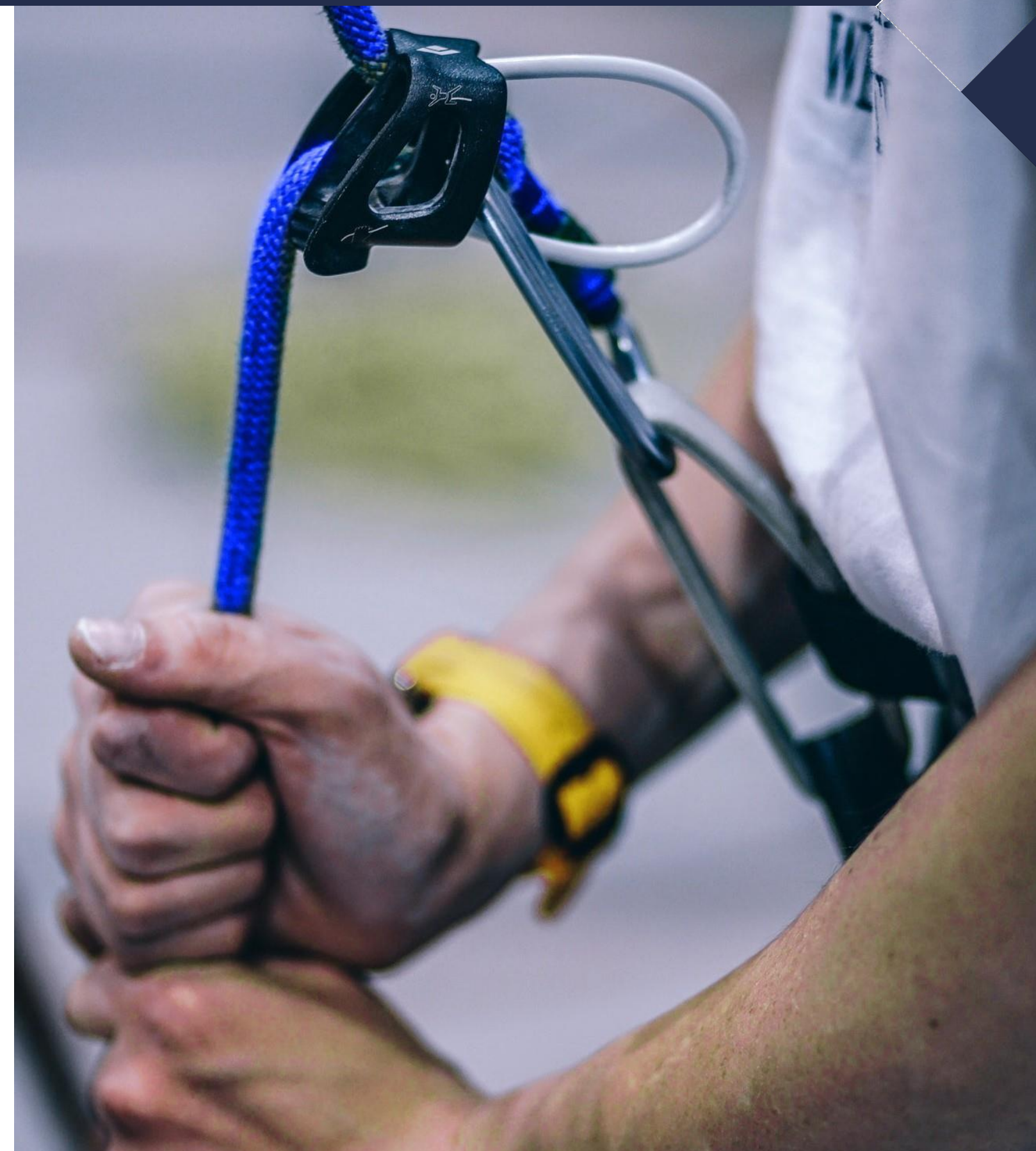
We are committed to pursuing the goal of "no harm to people and environment" using material and energy efficiently to provide our services. We play a leading role in promoting best practice in our industries and promote a culture in which all our employees share this commitment.



# ALL-INCLUSIVE BILL

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We save management time for our clients using a revolutionary single bill which includes all the services provided: Rent, asset management, maintenance, security, utilities and catering, telecoms, laundry and many more.





# CROWN ENERGY MANAGEMENT

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The company's experienced management team brings proven success in a wide array of development, logistics and services fields.

Combining business acumen and technical savvy, Crown Energy's executive management guides their teams of first rate employees in creating and delivering innovative services and solutions with unparalleled customer satisfaction.



# CORPORATE SOCIAL RESPONSIBILITY

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We believe that successful businesses have an obligation to give back to the communities in which they are active.

## We operate:

- ▶ Responsible business practices that empower local communities including having a majority of women in local management positions
- ▶ Tailored social investment plans
- ▶ Safe, secure and positive environment for all employees
- ▶ Environmental programs



# Services included in the proposals

## MSC - Scope of services included

- ▶ Gardening of communal areas;
- ▶ Security in the building 24/7;
- ▶ Payment of all utilities (e.g. ENDE, EPAL, ELISAL);
- ▶ Support telephone line available during normal daytime hours;
- ▶ Access and use of all Common facilities, fully equipped terrace with BBQ including garden furniture; fully equipped gym , Etc.;
- ▶ All required and necessary infrastructure including, municipal electrical connection; back-up generator; water storage tank; water pressurizing system and filters; vehicle Parking spaces;
- ▶ Supply of all fuels, lubricants, maintenance etc; to ensure continued service of all mains utility systems and back-up generator;
- ▶ Maintenance of all electro mechanical units (elevator , generator, water pumping system) including Full technical and professional backup;
- ▶ Maintenance of AC's in all areas, public and inside the apartments;
- ▶ Periodical painting of public areas, according to need;
- ▶ Standby generator for emergency in addition for building's generator;
- ▶ Extinguishers in all public areas with proper signage;
- ▶ Internet and TV subscription;
- ▶ Cleaning and Laundry services inside the apartment 5.5 days per week (Optional for an additional price);
- ▶ Safety always: ESI technical team is executing a periodical inspection to the property, with checklist of all electro mechanic systems including safety apparatus, this report is inspected by our engineer & management to make sure all systems are working in good order and in safe mode.
- ▶ Love & Care by our property management team!

# Soho building

## The Property:

**Soho** building is located in Cruzeiro district and consists with 9 floors containing 1 underground parking, 1 ground floor with a lobby and gym, 1 offices floor, 6 residential floors (consisting of 10 T3 apartments, 10 T2 apartments and 1 T5 penthouse), 1 terrace that includes communal areas BBQ etc.

The building has 1 passengers elevator and all the supportive electro-mechanics.

## Prices:

- ▶ Fully furnished T5 Penthouse apartment– AKZ 3,300,000 rent + AKZ 300,000 services per month.
- ▶ Fully furnished Offices floor (460Sqm) – AKZ 10,000,000 rent + AKZ 1,000,000 services per month.





# Lease and Services proposal – Maria building - Maculusso

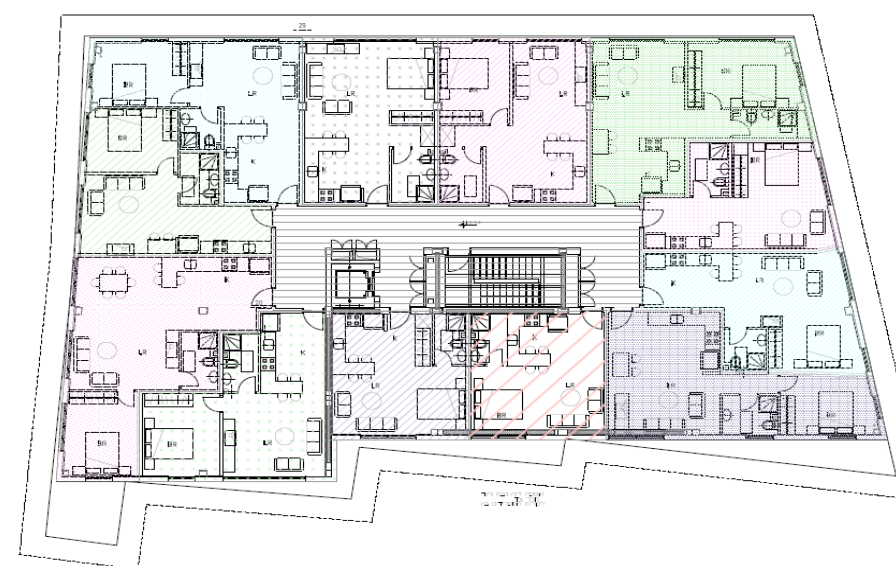
## The Property:

**Maria** building consists of ground floor parking, entrance lobby , terrace floor and 6 full floors, 2 of the residential. It has 16 T1 apartments and 8 studio apartments, with a beautiful social terrace for the use of the tenants.

Availability: 14 T1, 8 Studio

- ▶ Fully furnished T0 apartment– AKZ 450,000 rent + AKZ 100,000 services per month.
- ▶ Fully furnished T1 apartment– AKZ 550,000 rent + AKZ 130,000 services per month.
- ▶ Offices (850 Sqm)– AKZ 20,000/Sqm rent + services per month.

\* Additional cleaning and laundry services inside the apartments: AKZ 100,000 per person.



# Lease and Services proposal for – Abel1 building - Alvalade

## The Property:

**Abel 1** building consists of ground floor parking, entrance lobby , a gymnasium on terrace floor and 5 full floors with 20 apartments (T1 and T2), with a beautiful social terrace for the use of the tenants.

Availability: 5 T1,3 T2

- ▶ Fully furnished T1 apartment– AKZ 700,000 rent + AKZ 130,000 services per month.
- ▶ Fully furnished T2 apartment– AKZ 800,000 rent + AKZ 150,000 services per month.

\* Additional cleaning and laundry services inside the apartments: AKZ 100,000 per person.





# Lease and Services proposal – Park Avenue building - Miramar

## The Property:

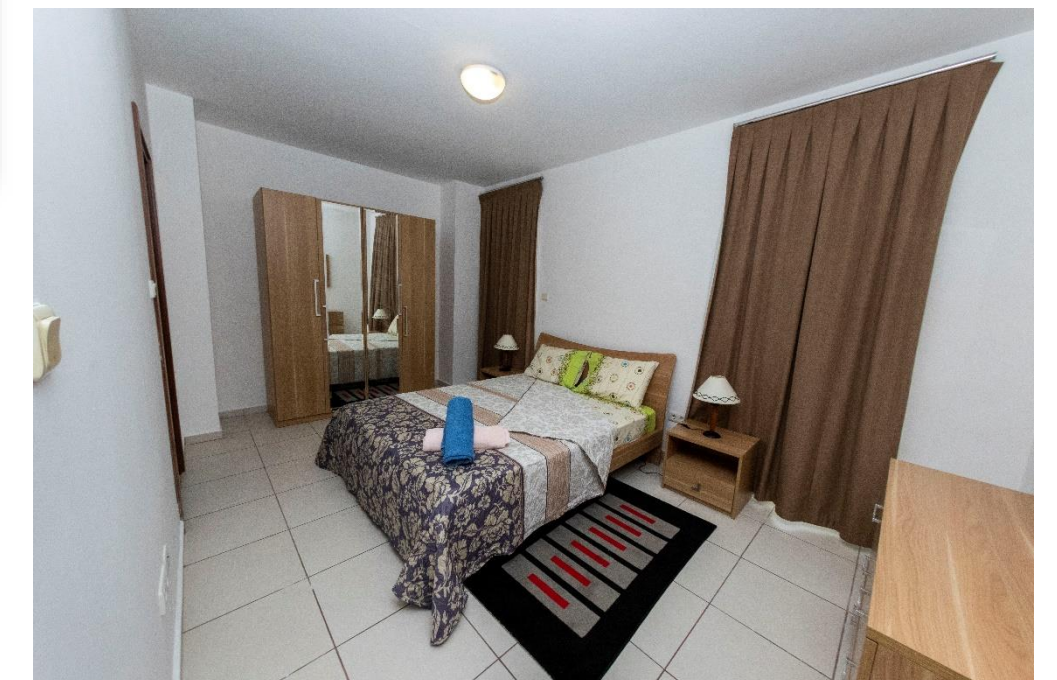
**Park Avenue** building is located in Miramar district , near the American embassy and contains 10 floors containing 1 underground parking ,1 ground floor with a lobby and gym , 8 residential floors, 1 terrace that includes communal areas BBQ etc.

The building has 1 passengers elevator with a capacity of 12 persons and all the supportive electro-mechanics.

Availability: 1 T4, 2 T3, 1 T2.

- ▶ Fully furnished T4 apartment- AKZ 2,000,000 rent + AKZ 200,000 services per month.
- ▶ Fully furnished T2/3 apartment- AKZ 1,200,000 rent + AKZ 150,000 services per month.

\* Additional cleaning and laundry services inside the apartments: AKZ 100,000 per person.





# Lease and Services proposal – Anabela building - Cruzeiro

## The Property:

**Anabela** building consists of ground floor parking, entrance lobby , a gymnasium and 6 full floors with 16 apartments, with a beautiful social terrace for the use of the tenants. The building is located in one of the best urban parts of Luanda.

Availability: 1 small T2

- ▶ Fully furnished small T2 apartment– 900,000 rent + AKZ 150,000 services per month.

\* Additional cleaning and laundry services inside the apartments: AKZ 100,000 per person.





# Ocean Corner building – Ilha

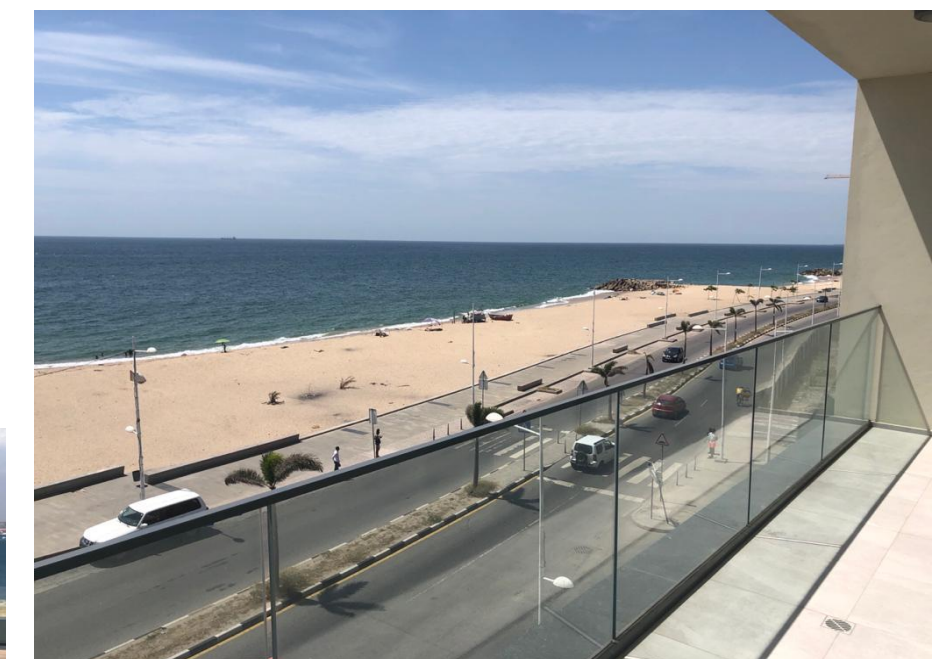
## The Property:

**Ocean Corner** building is located at the entrance to the Ilha at Av. Mortala Mohammed. It's consisted of 10 floors and has spacious common areas, including a swimming pool at the terrace. The apartments have full sea view and they are fully furnished.

Availability: 8 T2, 2 T1 duplex.

- ▶ Fully furnished T1 duplex apartment– 1,100,000 rent + AKZ 100,000 services per month.
- ▶ Fully furnished T2 apartment– 1,800,000 rent + AKZ 150,000 services per month.

\* Additional cleaning and laundry services inside the apartments: AKZ 100,000 per person.





# Linda GH – Cruzeiro

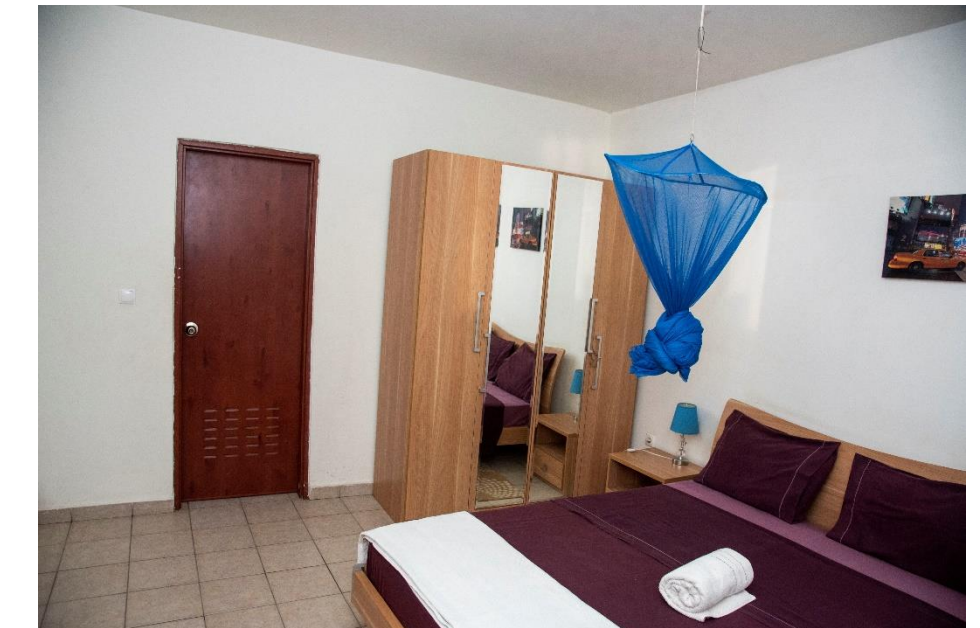
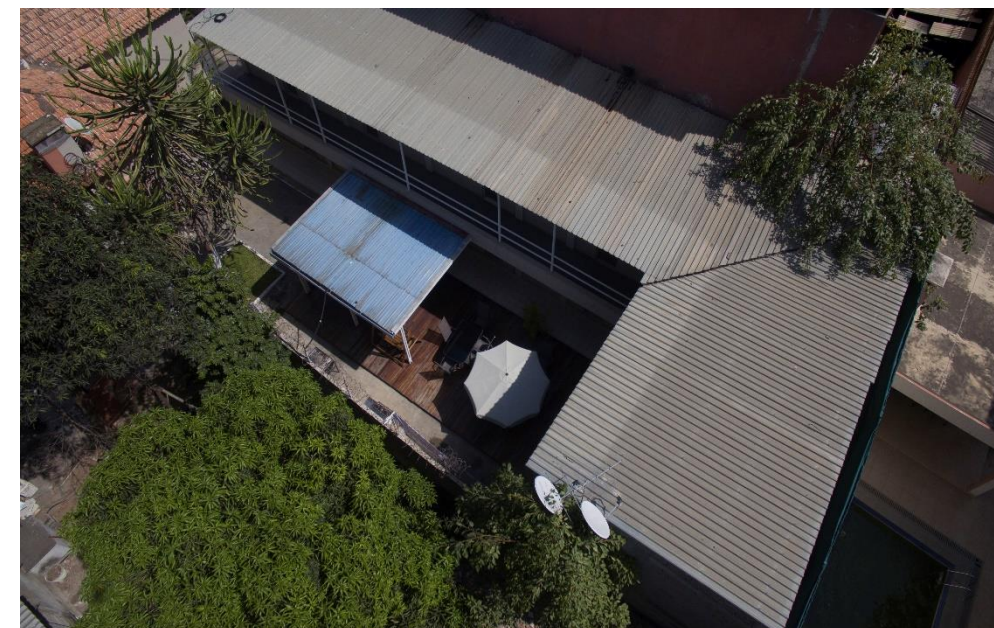
## The Property:

The Guesthouse consists of ground floor parking, entrance lobby, dining hall, and 12 fully furnished suites, with a beautiful social area for the use of the tenants.

All the suites are **fully** furnished

- ▶ Rent + Services (Including cleaning and laundry) price Suite/day: AKZ 35,000.
- ▶ European/American standard 3 meals/day - price per person: AKZ 32,000.

Availability: 12 suites.





# Village2 GH – Vila Alice

## The Property:

The Guesthouse consists of ground floor parking, entrance lobby, dining hall, and 11 fully furnished suites, with a beautiful social area for the use of the tenants.

All the suites are **fully** furnished

- ▶ Rent + Services (Including cleaning and laundry) price Suite/day: AKZ 35,000.
- ▶ European/American standard 3 meals/day - price per person: AKZ 32,000.

Availability: 11 suites.

\* Min duration: 3 months.





**We are looking forward  
to working **with you.****

**Please contact us at**

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