



# AL MAZAYA PROFILE



## TABLE OF CONTENTS

|       |  |    |
|-------|--|----|
| I.    | Name of Company                        | 01 |
| II.   | Company Overview                       | 02 |
| III.  | Legal Structure                        | 03 |
| IV.   | Al Mazaya Head Quarters                | 04 |
| V.    | Key Activities                         | 05 |
| VI.   | Subsidiaries                           | 06 |
| VII.  | Mazaya Projects                        | 07 |
| VIII. | Mazaya Land Bank                       | 10 |
| IX.   | Projects Under Management by Al Mazaya | 11 |
| X.    | The Size of the Regional Projects      | 12 |



## I. NAME OF COMPANY

### I.1. THE DEVELOPMENT LEADER : AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C



MAZAYA

AIM TO LEAD

**Al Mazaya Real Estate Development** Company was established in 2004 and is a full subsidiary of Al Mazaya Holding Company that is a Kuwaiti Shareholding Company working in the field of real estate covering a diversified market in the Gulf & the Region.

The company has developed over \$ 2.5 Billion worth of projects.

**Al Mazaya** is based in Kuwait, Dubai and Turkey operating projects in KSA , LEBANON , ABU DHABI , OMAN , QATAR , and BAHRAIN.

**Al Mazaya** sustained a strong copyright for the company with an exclusive intent to provide superior realestate services through the region and MENA market.

**Al Mazaya** provides various comprehensive real estate products and services in several fields, among them housing projects such as deluxe villas and high-class residential buildings, commercial projects such as office and retail buildings, and health projects such as medical centers. Al Mazaya also handles the purchasing and apportionment as well as the development of large spaces in selected areas.



MAZAYA

AIM TO LEAD

## II. COMPANY OVERVIEW

### II.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

**Al Mazaya** is widely recognized as one of the most important and highly thought-of real estate development companies in the Middle East market, with numerous impressive projects. The company came about through a belief in the need for strong, rigorous investment in the region, and has prevailed in creating and maintaining the trust of large-scale investors in the Kuwaiti market and abroad.

Al Mazaya is engaged in several other real estate fields, such as purchasing, ownership, and selling of land and its development for the company inside and outside of Kuwait. Furthermore, Al Mazaya handles the management of third parties' properties and management, operation and investment, leasing and rent of hotels, health clubs, recreational parks, gardens, exhibition grounds, restaurants, residential and commercial complexes, and tourist and health resorts.

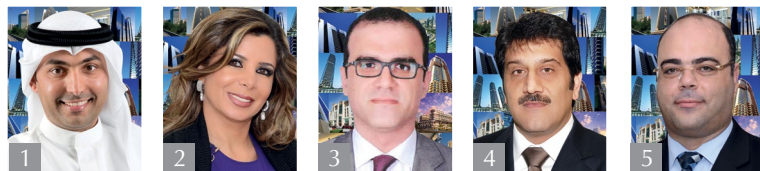
#### BOARD OF DIRECTORS

- |                                  |               |
|----------------------------------|---------------|
| 1- Mr. Rashid Al Nafisi          | Chairman      |
| 2- Mr. Abdulrahman M. Alshared   | Vice Chairman |
| 3- Mr. Abdul Hamid Mihrez        | Board Member  |
| 4- Mrs. Rasha Abdullah Al-Qenaei | Board Member  |
| 5- Mr. Mohammad K. Al-Othman     | Board Member  |



#### EXECUTIVE MANAGEMENT

- |                              |                             |
|------------------------------|-----------------------------|
| 1- Eng. Ibrahim A. Al Soqabi | Mazaya Holding GROUP CEO    |
| 2- Eng. Salwa Malhas         | Chief Operating Officer     |
| 3- Mr. Ahmed Harfoush        | Chief Financial Officer     |
| 4- Dr. Abdulaziz Jarkas      | Chief Projects Officer      |
| 5- Mr. Khaled Abdulatif      | CEO - Mazaya Real Estate FZ |



### III. LEGAL STRUCTURE

#### III.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

**Al Mazaya Real Estate Development Company** is considered the real estate development arm of Al Mazaya Holding Company that was established in 1998 and started operations as Al Mazaya Holding Company in 2004 with a paid up capital of KD 15 million which has increased to reach KD 68.8 million. Al Mazaya Holding Company is listed in both the Kuwait stock exchange and in the Dubai Financial Market.

**Al Mazaya Holding Company** is considered one of the leading companies in its line of business. The company focuses on real estate developments and investments in the region.

#### Capital Structure

|                        |               |
|------------------------|---------------|
| Paid up Capital .....  | KD 68,827,896 |
| Number of Shares ..... | 688,278,956   |

#### LISTING

##### Borsa Kuwait



**Al Mazaya Holding Company's** great success in the real estate sector was revealed through the company's listing in **the Kuwait Stock Exchange** in **2005**.

#### Major Shareholders Structure

| NAME OF SHAREHOLDER    | TYPE    |
|------------------------|---------|
| Gimbal Holding Company | Company |

##### Dubai Financial Market



**In February 2006**, Mazaya Holding Company was listed on the **Dubai Financial Market** in an effort to become a regional company.



## IV. Al Mazaya Head Quarters

### IV.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C



AL MAZAYA is headquartered in **Kuwait in Mazaya Towers & Clover Center**. Moreover other operation offices are located in **Mazaya Business Avenue in Dubai and Turkey**.

MAZAYA TOWERS  
@ KUWAIT CITY

#### MAZAYA TOWERS - KUWAIT

Al Murqab Area, Block 3  
Al Mutanabi Street - Floor 25



#### CLOVER CENTER - KUWAIT

Jabriya, 4th Ring Road, Block 1A



AVENUE  
MAZAYA BUSINESS AVENUE

#### BUSINESS AVENUE - DUBAI

Jumeirah Lake Towers, AA1 Tower,  
Floor 45



#### TURKEY OFFICE

Cevizli Mah.Zuhal Cad.  
Ritim stanbul A1 Block  
No:46 |A Floor:36  
Maltepe | stanbul



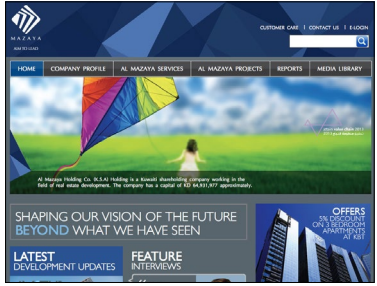
# V. KEY ACTIVITIES

## V.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

### REAL ESTATE DEVELOPMENT & INVESTMENT



### MARKETING & SALES MANAGEMENT



### REAL ESTATE PORTFOLIO MANAGEMENT



### REAL ESTATE VALUATION



### PROJECT MANAGEMENT & CONSULTANCY



### PROPERTY MANAGEMENT



### REAL ESTATE BROKERAGE



### AL MAZAYA RESEARCH



## VI. AL Mazaya Subsidiaries & Associates

### VI.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

| SUBSIDIARY COMPANIES |  |
|----------------------|--|
| <b>KUWAIT</b>        | Al Mazaya Real Estate Development Co. K.S.C.C.                   |
|                      | Gulf Turkey for General Trading W.L.L.                           |
|                      | First Dubai Real Estate Development Company K.S.C.               |
|                      | Seven Zones Real Estate Company K.S.C.C.                         |
|                      | Future International Project Management W.L.L.                   |
|                      | Waterfront Real Estate Company K.S.C.C.                          |
|                      | Mezzan Combined For General Trading W.L.L.                       |
|                      | United Circle General Contracting and Building Company O.P.C     |
|                      | Al Yammar Kuwaiti Agriculture Co. O.P.C.                         |
| <b>UAE – DUBAI</b>   | Al Mazaya Real Estate FZ W.L.L.                                  |
|                      | Al Wahda Real Estate Investments Limited                         |
|                      | Advantage General Trading O.P.C.                                 |
|                      | Al Dana Real Estate Limited                                      |
|                      | Al Rayhan Real Estate Limited                                    |
|                      | Al Mazaya Emirates Real Estate Development O.P.C.                |
|                      | Al Mazaya Real Estate DMCC                                       |
|                      | Flaw less properties limited company                             |
|                      | Varitety Plus properties limited company                         |
|                      | Concerto investments limited company                             |
|                      | CT& J properties limited company                                 |
|                      | AL Madar Gulf Limited  |
|                      | AlTelal Alkhadraa Real Estate Co. L.L.C-SO                       |
|                      | Almurooj Alkhadraa Real Estate Co. L.L.C-SO                      |
|                      | Feature Point Real Estate Development Co. L.L.C-SO               |
|                      | View Point Real Estate Development Co. L.L.C-SO                  |
| <b>LEBANON</b>       | Al Mazaya Lebanon S.A.L. (Holding)                               |
|                      | Al Mazaya Lamartin S.A.L.  |
| <b>SAUDI ARABIA</b>  | Kuwaiti Saudi Real Estate Limited Co. W.L.L.                     |
|                      | Al Mazaya Grand Real Estate Co. W.L.L.                           |
| <b>TURKEY</b>        | Mazaya Real Estate Turkey GAYRIMENKUL YATIRIMLARI ANONIM SIRKETI |
|                      | Ritim Istanbul INSAAT ANONIM SIRKETI                             |
| <b>OMAN</b>          | Mazaya Real Estate Development W.L.L.                            |
| <b>BAHRAIN</b>       | Bilsaan Real estate O.P.C  |





## VII. AL MAZAYA PROJECTS

## VII.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

Al Mazaya has a wide experience in developing Mega Projects locally, regionally & internationally.

## AL MAZAYA PROJECTS IN KUWAIT

| Project   | Sector  | Value          | Picture  |
|---|---|----------------|--|
| <br>DESIGN CENTER                                      | COMMERCIAL,<br>OFFICE SPACES,<br>& EDUCATION            | \$ 36 million  |    |
| <br>الرؤى العقارية                                     | RESIDENTIAL   | \$ 30 million  |    |
| <br>Your Clinic... Your Way                            | HEALTH  | \$ 30 million  |    |
| MAZAYA TOWERS<br>@ KUWAIT CITY  | COMMERCIAL<br>BUILDINGS &<br>OFFICE SPACES              | \$ 135 million |   |
| <br>الشمس العقارية                                   | RESIDENTIAL   | \$ 30 million  |  |
| <br>بيت الاستثمار العالمي<br>Global Investment House | OFFICE SPACE  | \$ 22 million  |  |
| <br>Mazaya Villas                                    | RESIDENTIAL   | \$ 5 million   |  |
| <br>neira FINANCIAL HUB<br>Yammar CULTURAL VILLAG    | RESIDENTIAL &<br>COMMERCIAL<br>OFFICE SPACE &<br>RETAIL | Initiative     |  |
| <br>MAZAYA<br>DOWNTOWN                               | MEDICAL-<br>RESTAURANTS<br>SERVICED<br>APARTMENTS       | \$ 70 million  |  |
| <br>Your Clinic... Your Way                          | HEALTH<br>(Sabah AlSalem)                               | \$ 24 million  |  |
| <br>MAZAYA<br>CLINIC                                 | HEALTH<br>(Beind Al Qar)                                | \$ 00 million  |  |
| The Total Size of the projects in Kuwait  |   | \$382 million  |  |

## VII. AL MAZAYA PROJECTS

## VII.2. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

## AL MAZAYA PROJECTS IN DUBAI

| Project   | Sector               | Value                  | Picture  |
|---|----------------------|------------------------|--|
|  sky gardens<br><small>PARK AVENUE DFC</small>                         | RESIDENTIAL & RETAIL | \$ 270 million         |    |
|  AVENUE<br><small>MAZAYA BUSINESS AVENUE</small>                       | OFFICE SPACE         | \$ 273 million         |    |
|  QUEUE POINT<br><small>FOR THOSE WHO VALUE GOOD LIVING AT DUBAI</small> | RESIDENTIAL          | \$ 490 million         |    |
|  Q-line<br><small>A GREAT PLACE TO CALL HOME</small>                 | RESIDENTIAL          | \$ 73 million          |   |
|  Q-Zone<br><small>REAL VALUE IN CHANGING YOUR WORLD</small>          | RESIDENTIAL          | \$ 71 million          |  |
|  The Villa   | RESIDENTIAL          | \$ 260 million         |  |
|  THE ICON  | RESIDENTIAL          | \$ 90 million          |  |
|  DUBAI HEALTHCARE CITY<br><small>A Member of DUBAI HOLDING</small>   | HEALTH               | \$ 65 million          |  |
|  INDIGO  | OFFICE               | \$ 16 million          |  |
| <b>The Total Size of the projects in Dubai</b>  |                      | <b>\$ 1.61 Billion</b> |  |

## VII. AL MAZAYA PROJECTS

## VII.3. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

## AL MAZAYA PROJECTS IN REGION





| Project  | Country | Sector                                    | Value                 | Picture   |
|--|---------|---|-----------------------|---|
| <br>AL MA'ATHAR                       | KSA     | OFFICE SPACE                              | \$ 30 million         |    |
| <br>MAZAYA<br>OLAYA                   | KSA     | OFFICE SPACE                              | \$ 35 million         |    |
| <br>MAZAYA<br>Residence<br>AL MAWALEH | OMAN    | RESIDENTIAL &<br>COMMERCIAL<br>( Zone 1 ) | \$ 21 million         |    |
| <br>badia<br>RESIDENCE              | OMAN    | RESIDENTIAL                               | \$ 18 million         |   |
| <br>MAZAYA<br>LOGISTICS             | BAHRAIN | LOGISTICS                                 | \$ 22 million         |  |
| Ritim<br>İstanbul  | TURKEY  | RESIDENTIAL,<br>OFFICES &<br>COMMERCIAL   | \$ 400 million        |  |
| <b>The Total Size of the Regional projects</b>   |         |   | <b>\$ 618 million</b> |   |



## VIII. AL MAZAYA LAND BANK

### VIII.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C


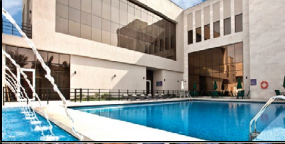



## AL MAZAYA LAND BANK

| LAND  | Country        | Sector                                 | Picture   |
|---|----------------|--|---|
| Waterfront  | UAE - Dubai    | RESIDENTIAL<br>COMMERCIAL &<br>OFFICES |   |
|  | UAE - ABUDHABI | RESIDENTIAL &<br>RETAIL                |   |
| Baalchamy   | Lebanon        | RESIDENTIAL                            |  |

## XI. PROJECTS UNDER MANAGEMENT BY AL MAZAYA

### XI.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

## PROJECTS UNDER MANAGEMENT

| Project  | Country | Sector                             | Picture  |
|--|---------|------------------------------------|--|
| <br>talarésidence                       | QATAR   | RESIDENTIAL                        |  |
| <br>Sidra Village<br>قرية مسفرة السكنية | QATAR   | RESIDENTIAL                        |  |
| <b>MARINA MALL</b>   | QATAR   | RETAIL,<br>COMMERCIAL &<br>OFFICES |  |

## X. The Size of the Regional Projects

### X.1. AL MAZAYA REAL ESTATE DEVELOPMENT COMPANY K.S.C.C

| The Size of the Total Projects        |                        |
|---------------------------------------|------------------------|
| Kuwait                                | \$ 382 million         |
| Dubai                                 | \$ 1.61 Billion        |
| Regional                              | \$ 618 million         |
| <b>The Total Size of the Projects</b> | <b>\$ 2.61 Billion</b> |