



MAZAYA .. AIM TO LEAD



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## About Al Mazaya

Al Mazaya Holding Co. is considered one of the leading companies in its line of business. the company focuses on real estate developments & investments in the region. Al Mazaya was established in 1998 and started operations as Al Mazaya Holding Company in 2004.

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 in real estate developments and investments in the region.

Since its inception, Mazaya adopted a balanced expansion strategy that allowed for mitigating risk, while maximizing investment return and witnessing strong growth. By maintaining diversified business allocations within the real estate development in the region, the company has been able to maintain a steady growth in its net profits as a result if such a strategy.



The company was established in 1998 and started operations as AL Mazaya Holding Company in 2004.

### Capital Structure:

Capital	KD 68,827,896
Number of Shares	688,278,956

### Major Shareholders Structure:

NAME OF SHAREHOLDER	TYPE
Gimbal Holding Company	Company





## Listing:

Al Mazaya Co. is listed both in the Kuwait Stock Exchange & on the Dubai Financial Market.

Kuwait Stock Exchange



Kuwait  
Stock  
Exchange



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 +) ) . .

Dubai Stock Exchange



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



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## BOARD OF DIRECTORS



Mr. Rasheed Al Nafisi  
Chairman



Mr. Abdulrahman M. Rashed Alshared  
Vice Chairman



Mrs. Rasha A. Al-Qenaei  
Board Member



Mr. Abdul Hamid Mihrez  
Board Member



Mr. Mohammad K. Al-Othman  
Board Member

## EXECUTIVE MANAGEMENT



Eng. Ibrahim A. Al Soqabi  
Mazaya Holding Group CEO



Eng. Salwa Malhas  
Chief BD,  
Marketing & Sales  
Officer



Mr. Ahmed Harfoush  
Chief Financial  
Officer



Dr. Abdulaziz Jarkas  
Chief Projects  
Officer



Eng. Abdulla Al Sultan  
Chief Property  
Mgmt. Officer



Mr. Shlash Al Hajraf  
Chief Legal Officer



Mr. Khaled Abdulatif  
Acting CEO  
Mazaya Dubai



Mr. Cem Yolcu  
CEO -  
Mazaya Turkey



## Al Mazaya Headquarters:

KUWAIT			<b>MAZAYA TOWERS @ KUWAIT CITY</b> Al Murqab Area, Block 3 Al Mutanabi Street
KUWAIT			<b>CLOVER CENTER</b> Jabriya, 4th Ring Road, Block 1A Next to Champion's Gym 17th Floor
DUBAI			<b>BUSINESS AVENUE</b> Jumeirah Lake Towers AA1 Tower, 45th Floor
ANKARA			<b>TURKEY OFFICE</b> Cevizli Street. Zuhul Avenue. Ritim İstanbul A3 Block No:46 C 169 Maltepe İstanbul



## Al Mazaya Subsidiaries:







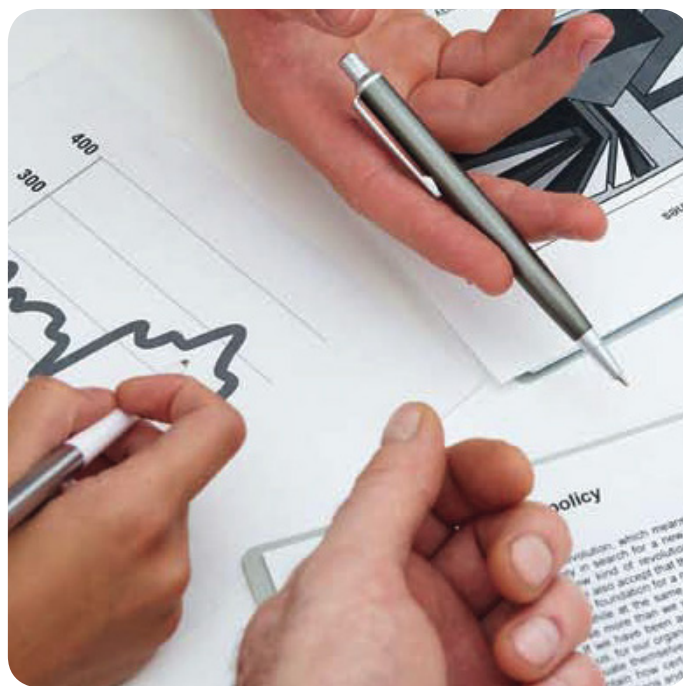
Real Estate Development  
& Project Management



Property Management



Portfolio Management



Real Estate Valuation



Marketing & Mazaya  
Research



Al Mazaya Real Estate  
Brokerage





# Al Mazaya Real Estate Projects in Kuwait



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## MAZAYA TOWERS @ KUWAIT CITY

### Mazaya Towers

A unique concept to Kuwait as it offers a fully integrated development for executive commercial use. Towers 1, 2 & 3 are exclusively owned by Al Mazaya and are fully dedicated to serve various business sectors and initiate many business opportunities. The towers are assured to set the futuristic business trend in Kuwait.



Location	Al Murqab - Kuwait City
Sector	Commercial Buildings & Office Spaces
Size of Investment	\$ 135 million





## Clover Center

Clover Center is Al Mazaya's first investment into Kuwait's medical sector. Soaring to 19 floors high, this project is on an area of 4,000 sq.m, located in Al Jabriya area. The project currently is completed and fully operational.



Location	Jabriyya
Sector	Medical Clinics
Size of Investment	\$ 30 million







## Seven Zones

Seven Zones Design Center is a concept undertaken by Al Mazaya to create a breathtaking design center that caters to the needs of consumers by having a “depot of diversity” under one roof. The design center has been exclusively designed to provide rentable showrooms and office spaces to leading related companies with an emphasis on high-end brands.

Location	Al Shuwaikh
Sector	Commercial & Office Spaces
Size of Investment	\$ 36 million





## Al Maha Villas

Al Maha Villas is a residential project valuably located along the Gulf Road in Salwa, Block 9. The project consists of 8 plots, each 840 sq.m. On these 8 plots, 30 villas are built that are either for sale or lease.

Location	Salwa
Sector	Residential
Size of Investment	\$ 30 million





## Al Roya Residential Complex

Al Roya project is a residential complex located in Al Mahboulah area, it consists of 61 residential units that vary in area and interior design to attract clients looking for a particular apartment or villa.

Location	Al Mahbula
Sector	Residential
Size of Investment	\$ 30 million





## Al Mazaya Villas

Surra Villas are individual located in different areas in Surra area with chosen prime locations. Each villa portrays an authentic style and is built with specific engineering and architectural detail that works in accordance with the highest class specifications including swimming pools and beautiful garden surroundings.

Location	Different Places in Kuwait
Sector	Residential
Size of Investment	\$ 5 million





## Global Tower

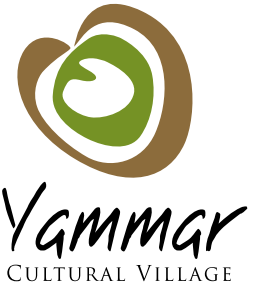
Global Tower is a business tower strategically located in Sharq, in close proximity to other business ventures in Kuwait City. The tower consists of 22 levels offering luxurious office spaces. Al Mazaya had developed the project and sell it out.

Location	Sharq - Kuwait City
Sector	Commercial Building & Office Spaces
Size of Investment	\$ 22 million



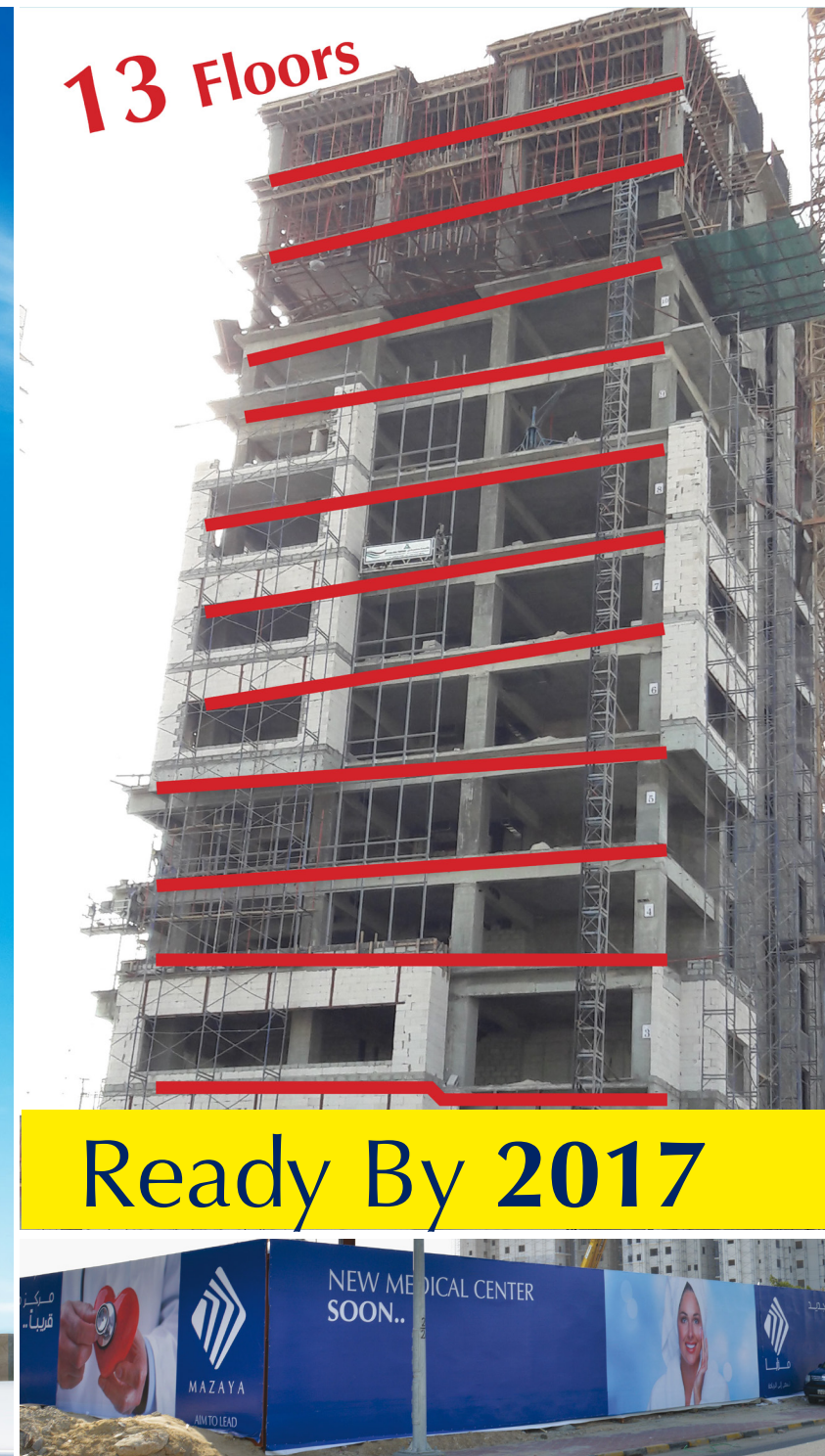


Neira & Yammar



It is an idea suggested by Al Mazaya to develop an ambitious real estate project to turn Kuwait into a new financial center. The project is inspired by and in accordance with the desire of the Amir of Kuwait, in order to turn Kuwait into a hub that will attract many investments, both locally and internationally, in addition to a culture and civilization center.





## Clover Sabah Al Salem

Clover Sabah Al Salem is the second development for Al Mazaya in the medical sector in Kuwait. The project is fully designed on a land size of 2,000 m2 and consist of 17 floors that serve more than 40 clinics.

Location	Sabah Al Salem
Sector	Health
Size of Investment	\$ 24 million





## Sharq land

The land is located in the Heart of Kuwait city, Specifically in SHARQ district. The land is situated on one of the main streets of the capital, Al Shuhada Street. On the opposite side of Al Shuhada Street is one of the most significant land marks the State of Kuwait "Al-Hamra Tower".

Location	Sharq land
Sector	Medical- Restaurants Serviced Apartments
Size of Investment	\$ 70 million



The Size of Al Mazaya Real Estate Projects in Kuwait	
Mazaya Towers	\$ 135 million
Clover Center	\$ 30 million
Seven Zones	\$ 36 million
Al Maha Villas	\$ 30 million
Al Roya Residential Complex	\$ 30 million
Mazaya Villas	\$ 5 million
Global Tower	\$ 22 million
Clover Sabah Al Salem	\$ 24 million
Sharq Land	\$ 70 million
The Total Size of the Projects in Kuwait	\$ 382 million



# Al Mazaya Real Estate Projects in Dubai



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## Dubai Healthcare City

Mazaya developed 7 medical buildings in the Dubai Healthcare City - DHCC. The DHCC site comprises of 500 acres and offers all forms of medical facilities, disease prevention centers, as well as wellness amenities. The services provided serve residents from the UAE, GCC, and surrounding regions.

Location	Dubai Healthcare City
Sector	Medical - Residential
Size of Investment	\$ 65 million





The Icon

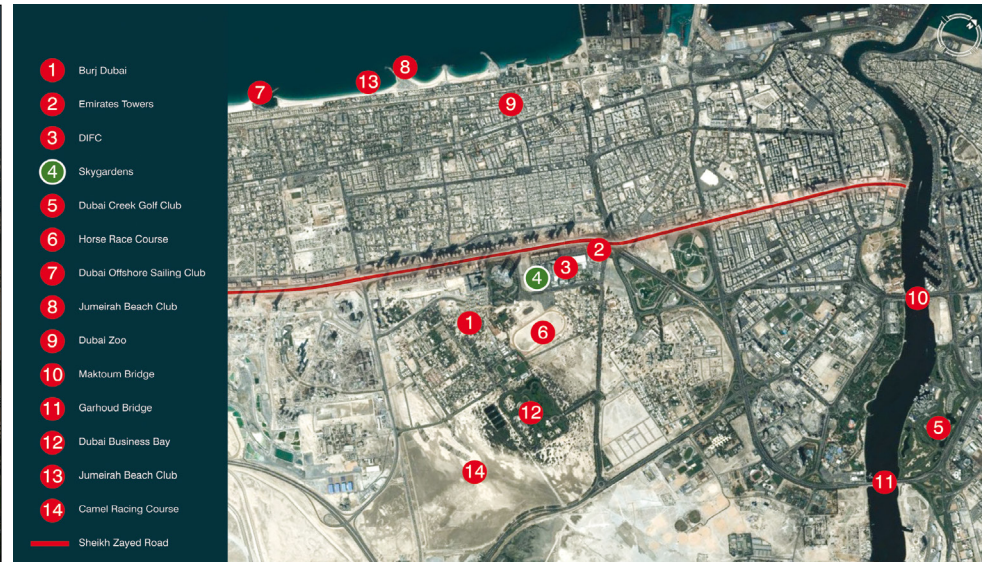
The Icon Towers 1 and 2 in Jumeirah Lakes are a residential tower that consist of up to 400 units that vary in area and interior design. The towers has a wonderful lake view from one side and a spectacular view of Jumeirah Islands from the other side.



Location	Jumeirah Lakes
Sector	Residential
Size of Investment	\$ 90 million







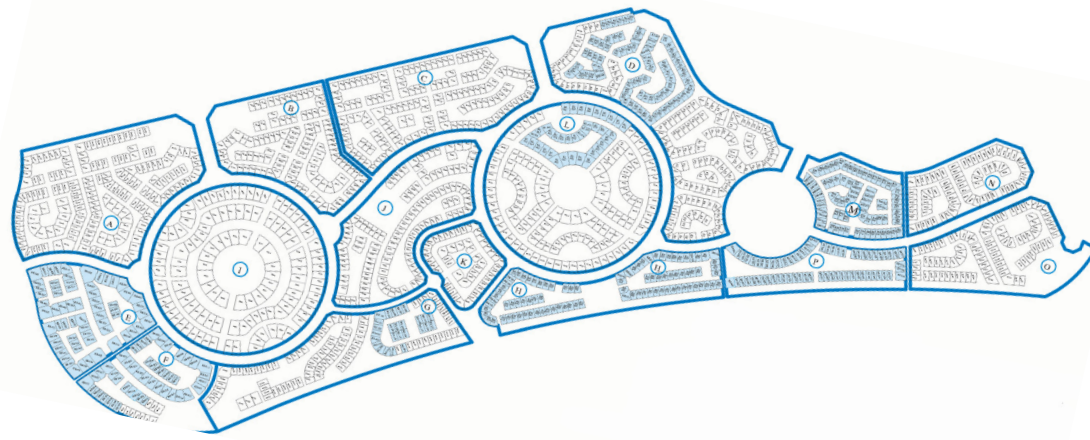
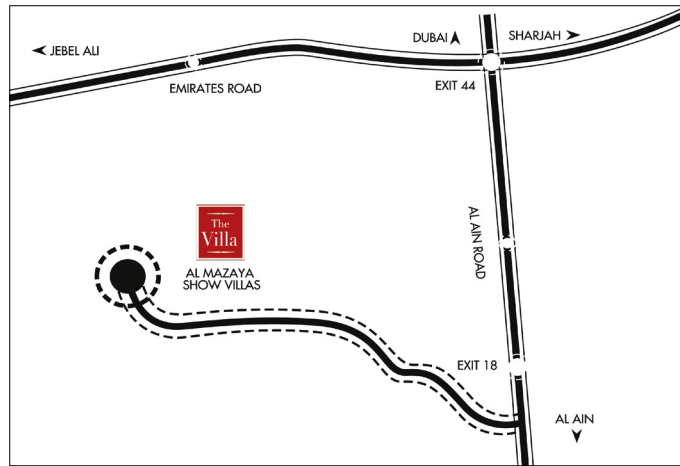
## Sky Gardens

sky)(gardens  
PARK AVENUE DIFC

Sky Gardens, a luxurious residential tower, is uniquely located at the entry to the prestigious Dubai International Financial Center (DIFC), south of the Dubai Emirates Towers. Sky Gardens consists of 40 floors of luxurious apartments.

Location	Dubai International Financial Central
Sector	Residential
Land Area sq.ft	64,476 sq.ft
Builtup Area sq.ft	1,097,520 sq.ft
Building Type	Residential Tower Contains of 40 Floors
Size of Investment	\$ 270 million





## The Villa

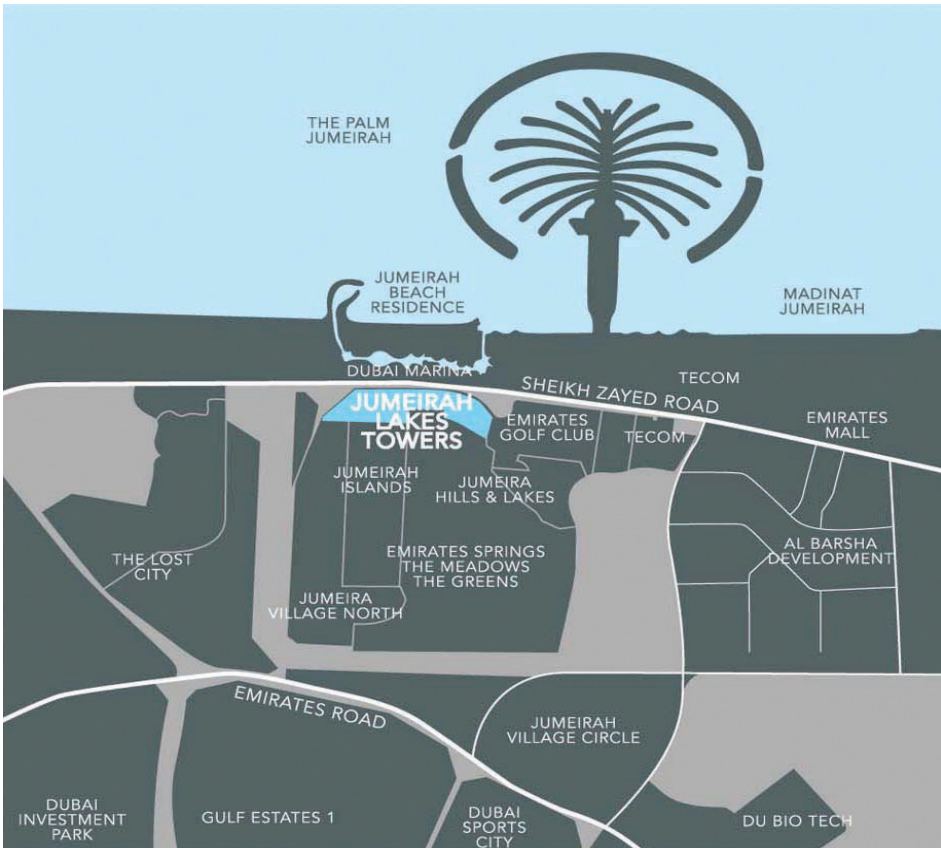
The Villa project is situated just off the Emirates Road at the North East Corner of Dubailand. It is considered to be “the Ultimate Spanish Lifestyle”, inspired by generous spaces for outdoor living, including expert landscaping and the coolness and tranquility of Spanish style courtyard housing.



Location	Dubailand
Sector	Residential
No. of Villas	492 Residential Villas
Building Type	Residential Villas (2 Floors)
Size of Investment	\$ 260 million







Mazaya Business Avenue

Mazaya Business Avenue comprises of three commercial towers, each one rising to an imposing 45 storey building. The development contains ultra modern offices business centers, state of the art recreational centers, meeting rooms, retail plazas, cafes and more.



Location	Jumeirah Lakes
Sector	Commercial Building & Office Spaces
No. of Plots	3 Plots
Building Type	3 Towers with 45 Floors
Size of Investment	\$ 273 million





Al Liwan

Queue Point

**QUEUE POINT**  
FOR THOSE WHO VALUE GOOD LIVING AT LIWAN

The Queue Point project is located throughout Liwan, which is ideally located in Dubailand, at the junction of Emirates Road and Al Ain Road. Queue Point consists of one, two, and three bedroom freehold apartments as well as office spaces of various sizes.

Location	Dubailand (Emirates Road)
Sector	Residential Commercial
No. of Plots	52 Plots
Building Type	Mid Type Residential Sector
Size of Investment	\$ 490 million





Q-line R054 - R064



Q-line is a medium housing project that consists of 4 buildings located in Liwan, which is ideally located In Dubai land at the junction of SH Mohammed Bin Zayed Road and Al Ain Road. Q-line consists of Studio ,one and two bedroom freehold apartments with a wide selection of areas & views.

Location	Dubailand (Emirates Road)
Sector	Residential Commercial
Size of Investment	\$ 36.5 million





**Ready By 2016**



## Q-line R010 - R085



Q-line is a medium housing project that consists of 4 buildings located in Liwan, which is ideally located in Dubai land at the junction of SH Mohammed Bin Zayed Road and Al Ain Road. Q-line consists of Studio, one and two bedroom freehold apartments with a wide selection of areas & views.

Location	Dubailand (Emirates Road)
Sector	Residential Commercial
Size of Investment	\$ 36.5 million





Q-Zone MU 005- 006



Q-Zone is a medium housing project located in Liwan, which is ideally located In Dubai land at the junction of SH Mohammed Bin Zayed Road and Al Ain Road. Q-zone consists of Studio, one and two bedroom freehold apartments with a wide selection of areas & views.

Location	Dubailand (Emirates Road)
Sector	Residential
Size of Investment	\$ 50 million







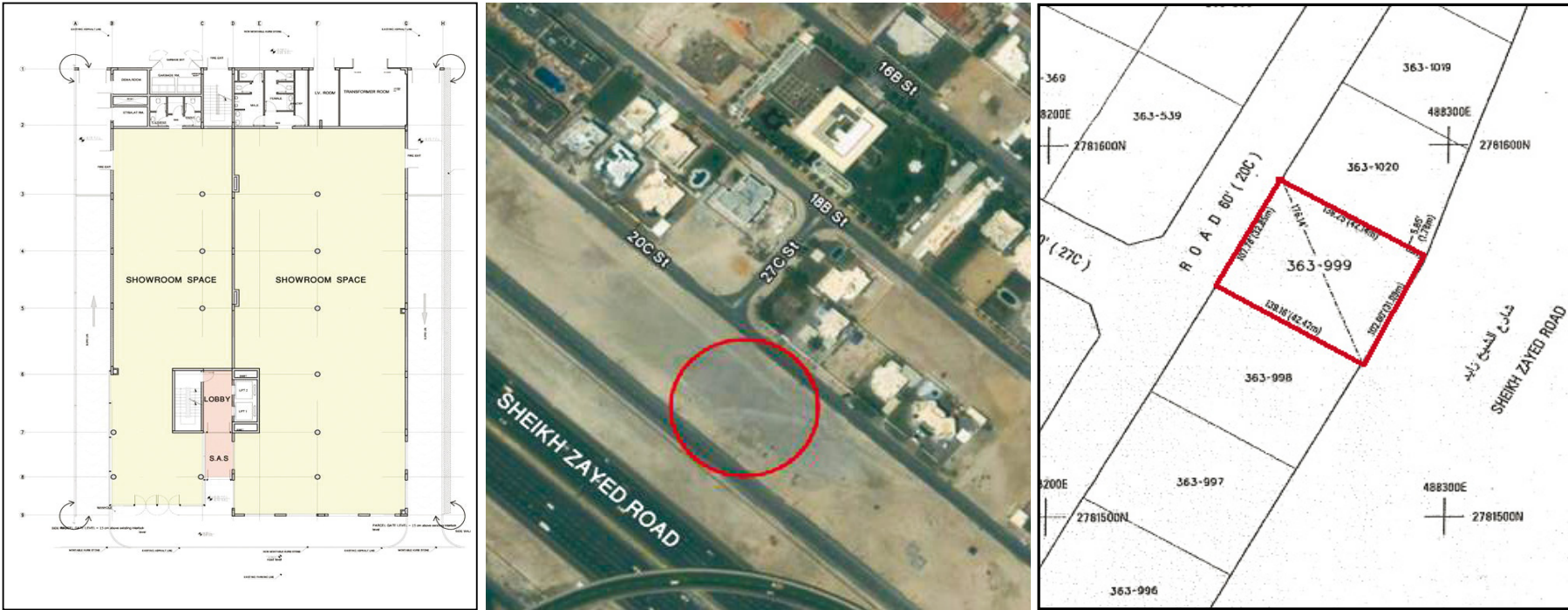
Q-Zone MU 007



Q-Zone is a medium housing project located in Liwan, which is ideally located In Dubai land at the junction of SH Mohammed Bin Zayed Road and Al Ain Road. Q-zone consists of Studio, one and two bedroom freehold apartments with a wide selection of areas & views.

Location	Dubailand (Emirates Road)
Sector	Residential
Size of Investment	\$ 21million





Indigo

Located at Al Manara and Al Safa, positioned either side of Interchange 3 in Sheikh Zayed Road. Indigo is an office and retail use building registered with the Dubai Lands Department as Freehold for GCC citizens and companies.

Location	Al Sheikh Zayed Road
Sector	Commercial - Offices
Size of Investment	\$ 16 million





The Size of Al Mazaya Real Estate Projects & Lands in Dubai	
Dubai Healthcare City	\$ 65 million
The Icon	\$ 90 million
Sky Gardens	\$ 270 million
The Villa	\$ 260 million
Mazaya Business Avenue	\$ 273 million
Queue Point	\$ 490 million
Q-line	\$ 73 million
Q-Zone	\$ 71 million
Indigo	\$ 16 million
The Total Size of the Projects & Lands in Dubai	\$ 1.61 billion





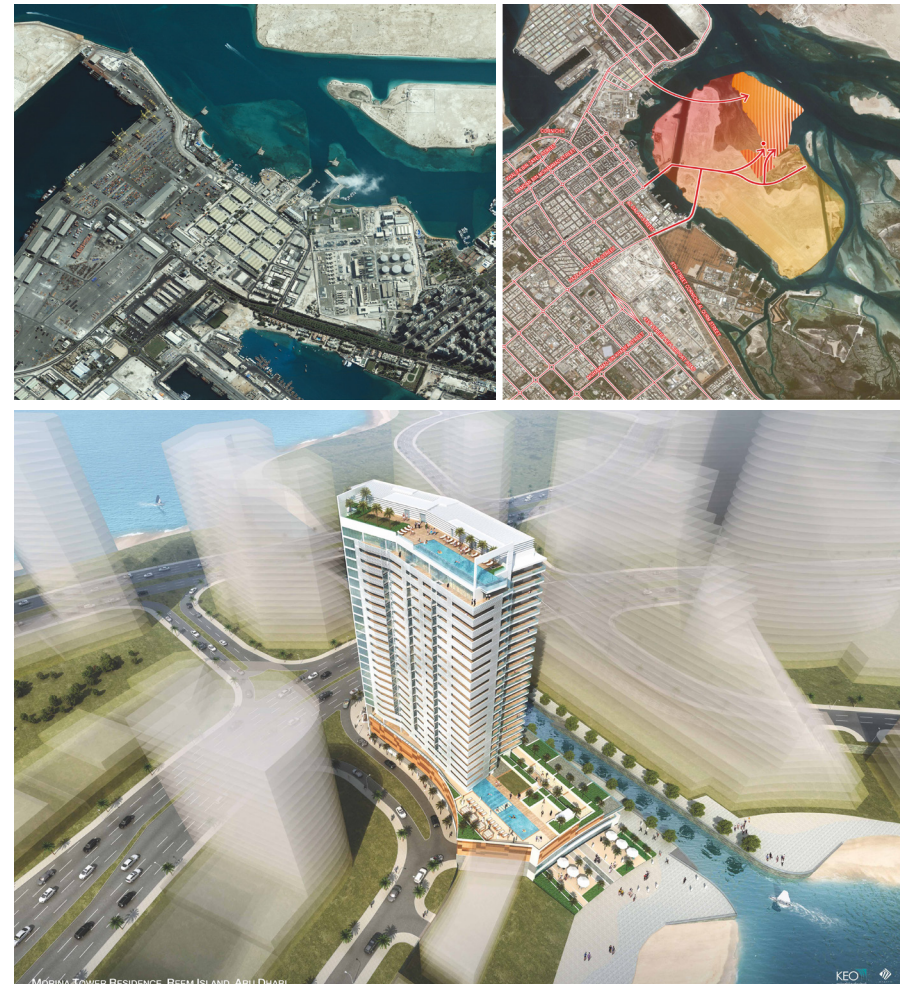
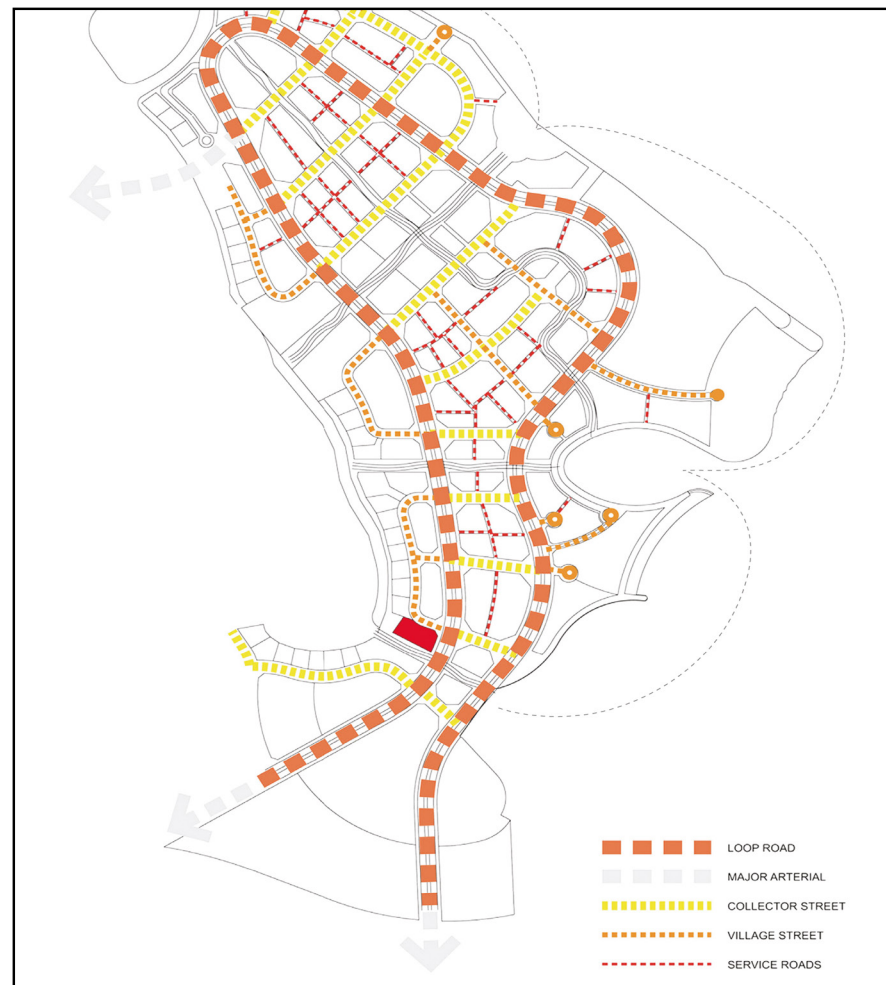
# Al Mazaya Regional Real Estate Projects



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## Morina

Al Mazaya owns a residential land in Shams Abu Dhabi project through one of its subsidiaries; First Dubai Real Estate. Al Mazaya Aims to build a residential project contains of apartments and villas on Al Reem Island's lakes.



Location	Shams Abu Dhabi - Al Reem Island
Sector	Residential
Land Area sq.ft	63,572 sq.ft
Builtup Area sq.ft	382,356 sq.ft
Building Type	Residential Complex
Current Status	Vacan Land
Size of Investment	\$ 92 million





AL Ma'athar Towers

AL MA'ATHAR

The project is located in one of the most important commercial streets in the city of Riyadh, where the majority of banks and investment companies in the city are based. The tower is a complex of three towers with a unique design & architectural features. It is considered as a landmark in the vicinity.

Location	Riyadh - Saudi Arabia
Sector	Commercial & Office Spaces
Size of Investment	\$ 30 million



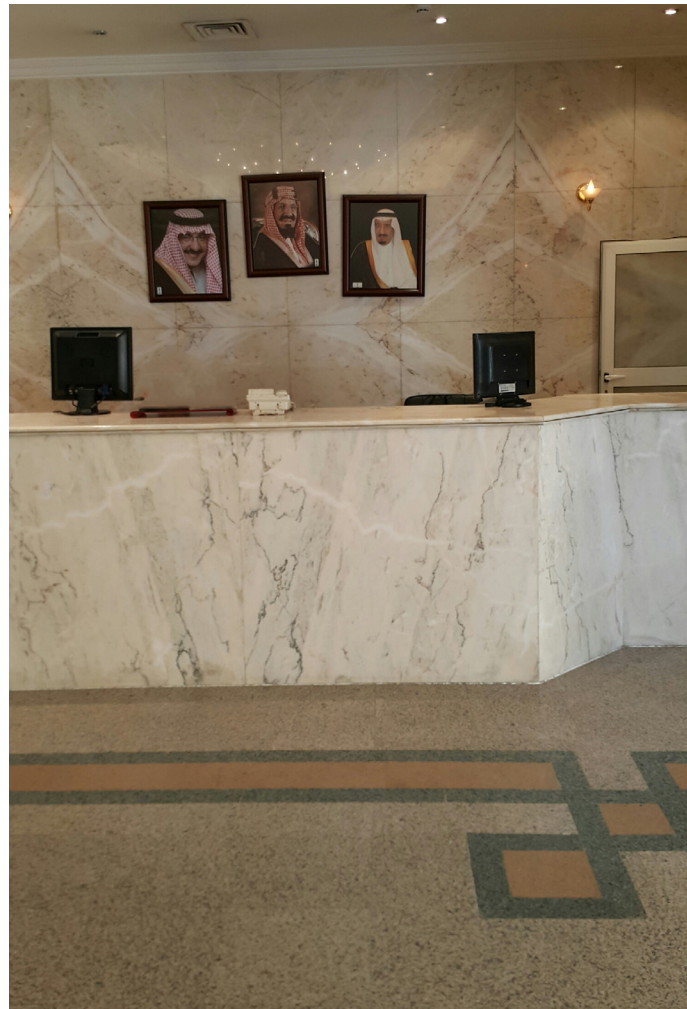




## MAZAYA OLAYA TOWERS

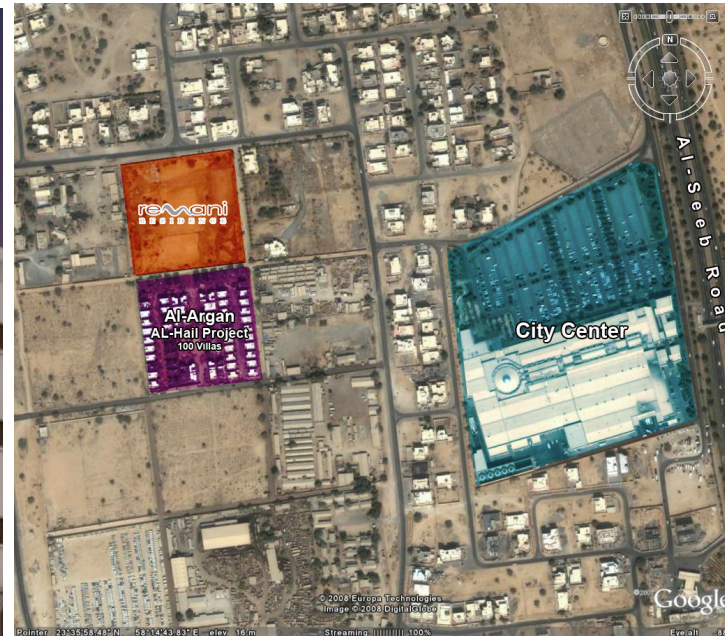
Al Mazaya Holding Group has purchased a new tower servicing the office and commercial sector and occupying an area of 2,160m<sup>2</sup> in Al Olaya district, Riyadh, KSA. Riyadh is one of the most important and promising real estate markets in the Gulf region. The tower is distinguished by its strategic location on General Olaya Road, parallel to King Fahd Road, in one of the busiest areas of Riyadh, two kilometers from Cairo Square. The tower is close to a range of vital commercial centers and sites, including Al Faisaliah Tower and Riyadh Gallery Complex.

The built area of the tower is fourteen thousand square meters in size. It consists of a ground floor, which includes three trading stores, and seven other floors that include 55 business offices and contains a health club and a prayer room for personnel, as well as a car parking lot that accommodates some 55 cars.



Location	Riyadh - Saudi Arabia
Sector	Commercial & Office Spaces
Size of Investment	\$ 35 million





## Mazaya Residence - Zone 1

Mazaya Residence is strategically located in Al Seeb province, Muscat near the new commercial centers and behind Muscat City Center with a total of 23,194 sq.m. The project consists of residential & retail units that have wide selection of Areas and the residential units comprises of 1,2,3 bedrooms that are set for sale and rent. The project will include a beautiful pool surrounded by gardens and kids playground.

Location	Muscat - Oman
Sector	Residential & Commercial
Size of Investment	\$ 21 million





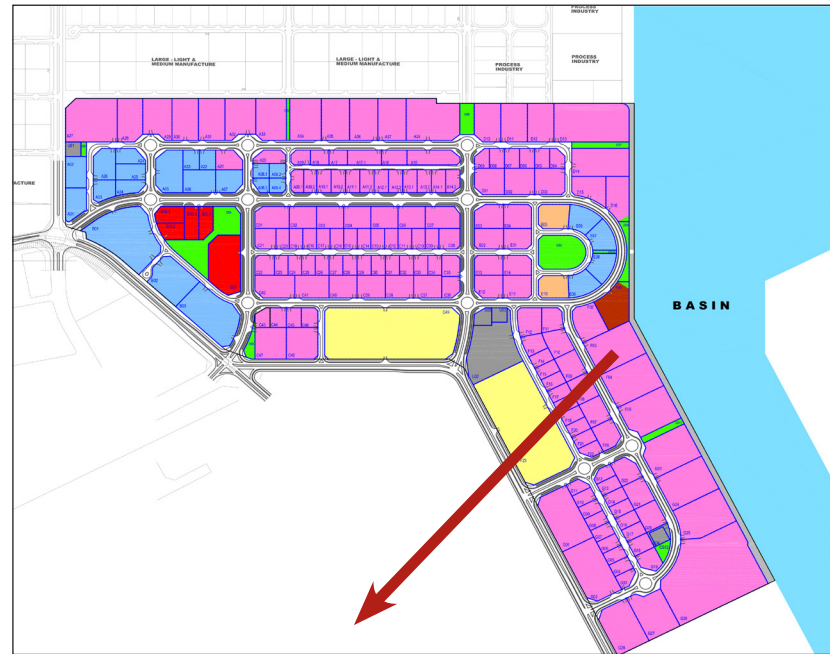
## BADIA

Badia Residence launched by Oman Real Estate Portfolio accommodates a grand total of 73 residential villas with a choice of two different villa types: Type A and type B. In addition, the residence boasts a sports club, and a multi-function hall a clubhouse with an outdoor swimming pool which will be available for all to enjoy.

This residence preserves the strong family ideals that Omanis treasure yet incorporates modern facilities such as spacious, indoor car garages and full time security. The peaceful and tranquil feeling you get when being in this development emanates from the perfect balance between tradition and modernity.

Location	Oman
Sector	Residential & Commercial
Size of Investment	\$ 18 million





## MAZAYA LOGISTICS

BIW plot # B01 is located in the Industrial Hidd Area in Muharrag Island (The Wharf), a newly developed district with a total of around 1.7 million sqm; the Wharf is divided into the following sections: Industrial / Logistics and Warehousing Park, Business and Commercial Park, Residential Areas & Services Areas. Al Mazaya Holding signed a Long-term Lease Agreement on 11 / 04 / 2007 with Bahrain Investment Wharf for 50 years Plot # B01 with total area of 27,605.410 sqm.

Location	Bahrain
Sector	Commercial
Size of Investment	\$ 22 million





RITIM Istanbul

Ritim İstanbul

Ritim Istanbul is the first Real Estate Development for Al Mazaya and partners in Istanbul. The project is located in the Asian side over an area of 39,000 m2 and consists of 863 Residential Units, 363 offices , and 147 commercial units. The project will have the highest restaurant in the Asian side of Istanbul with beautiful views & 3 swimming pools.



Location	Ritim - Turkey
Sector	Residential, Commercial, Offices
Size of Investment	\$ 400 million



The Size of Al Mazaya Real Estate Regional Projects	
Morina Residential	\$ 92 million
Al Ma'azar Towers	\$ 30 million
Mazaya Olaya	\$ 35 million
Mazaya Residence	\$ 21 million
Badia	\$ 18 million
Mazaya Logistics	\$ 22 million
Ritim Istanbul	\$ 400 million
The Total Size of the Regional Projects	\$ 618 million





The Size of the Total Projects	
Kuwait	\$ 382 million
Dubai	\$ 1.61 billion
Regional	\$ 618 million
The Total Size of the Projects	\$ 2.61 billion





Al Mazaya Land Bank



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It's one of Nakheel projects in Dubai, and its located near Jabal Ali International new airport. The Waterfront project includes a huge collection of the lands in all sectors of residential, commercial and investment . Mazaya owned 4 residential plots in order to be developed into residential towers.

Location	Waterfront Project - Al Nakheel Real Estate
Sector	Residential





## Baalchmay

Baalchamy lands zone E located in the border of Dhour Al Obadiah Overlooking to the panoramic view of the Lebanese summering areas and It is next to Bhamdoun. Baalchamy lands containing 12 plots with a total of 65,390 sqm (Residential).

Location	Baalchmay - Lebanon
Sector	Residential



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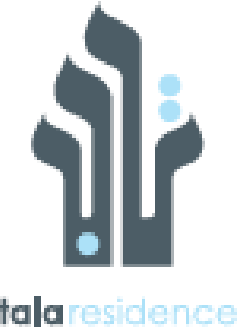
## Projects Under Management



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## Tala Residence

Tala Residence is a 346-unit housing project being developed for the employees of the Qatar National Convention Centre (QNCC) under a Memorandum of Understanding signed in January 2010 between Mazaya Qatar Real Estate Development and the Qatar Foundation for Education, Science and Community Development. It constitutes also of a set of options for conferences, exhibitions and major local and international events.

Location	Tala Residence - Qatar
Sector	Residential





## Sidra Village

A walled community on the outskirts of Doha, Sidra Village provides 1,165 flats for the nursing staff of the new Sidra hospital, as part of the Education City development. The scheme contains a small mosque, community and leisure facilities, restaurants and cafes. Mazaya Qatar Real Estate Development signed a 20 year (BOT) agreement with Qatar Foundation for Education, Science and Community Development to build and manage Sidra Medical and Research Centre's residential project. It consists of 658 one bedroom apartments of approximately 50 square meters each, and 507 two bedroom apartments of approximately 85 square meters each. Public spaces are integrated throughout providing a fully pedestrian route, semi-private courtyards for the residents of each block and private open space in the balconies for each unit.

Location	Sidra Village - Qatar
Sector	Residential





## Marina Mall

Mazaya Qatar Real Estate Development has signed a 30-year agreement with the Qatar Foundation for Education, Science and Community Development to develop and manage the QR1 billion Marina Mall shopping Centre in Lusail, Doha, on a (BOT) basis. Marina Mall characterized by its prime location in the center of the Marina district , on completion, will extend over 57,605 square meters, on two floors plus the ground floor. The project faces the New Marina and yacht club. The property is surrounded by various facilities and services including hotels, office space, commercial and residential units and a variety of leisure and entertainment facilities, as well as a cinema, theatres and an aquarium.

Location	Marina Mall - Qatar
Sector	Retail, Commercial & Offices



## Al Mazaya Monthly Reports



## Al Mazaya Weekly Reports in GCC &amp; Mena Region











76 K



12,4 K



19,4 K



3,428 K

