

Sorouh Q2 2010

Fact Book

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# Abu Dhabi - key facts & figures

- The construction sector contributed AED21 billion to Abu Dhabi's GDP in 2008, according to Abu Dhabi Chamber of Commerce.
- GDP per capita of about US\$50,000 is one of the highest in the world and public finances are among the strongest globally. The International Monetary Fund forecasts 1.0 % GDP growth for UAE in 2010
- Abu Dhabi's population is expected to grow by over 300% to 3.1 million people over the next 20 years.
- The UAE has the fastest growing population in the world at 3.68%. With more than half of the population under the age of 30 in 2006, demand from the youth market should help to keep the real estate segment strong over the coming years.
- Currently Abu Dhabi has a major shortage of quality residential accommodation. Investment Boutique, a property consultant, predicts a shortfall of 33,000 units a year until at least 2012.
- Recently, the Government stated that there is a shortfall of about 60,000 homes for Emiratis in Abu Dhabi.
- The Government is investing in infrastructure, with the municipality executing infrastructure projects worth AED19 billion, while over AED 20 billion has been spent on major road works in the past three years
- The Government of Abu Dhabi is actively diversifying the economy. In 2006, the petrochemical sector accounted for 62% of GDP. In 2010, this number was down to 55%.

# Shams Abu Dhabi

Sales Representative  
Obaid Alyammahi

Shams Abu Dhabi, located on the investment-zoned Al Reem Island, is adjacent to the new Central Business District on Al Sowwah Island.

**Location:** Al Reem Island, Abu Dhabi

**Plot area:** 177 hectares

**Approx built up area:** 5.2 million square metres

**Total number of plots:** 178

**Completion date:** 2015

**Expected residents:** 45,000

Shams Abu Dhabi will be the future home of 45,000 residents and features unique projects like the Shams Gate and the Sun and Sky Towers.

Sun and Sky Towers on Shams Abu Dhabi are on schedule for handover in mid-2010, an important milestone for Sorouh and the landmark Shams Abu Dhabi project.

The infrastructure programme for Shams Abu Dhabi is on its final lap, with the majority of the new bridges, roads and utilities under development scheduled to be completed by mid-2010.

# Shams Gate

Comprising Sun and Sky Towers, The Gate, The Arc

Sales Representative  
Jad Fawaz

**Unit type:** 8 towers (Sun, Sky, The Gate (4), The Arc (2))

**Built up area:** 1.2 million square metres

**Plot area:** 106,500 square metres

**Total number of apartments:** 4,687

**Total office space:** 152,725 square metres

**Total retail space:** 25,000 square metres

**Completion:**

- Sun and Sky: Q3 2010
- The Gate: Q4 2012
- The Arc: Q4 2012

## The Gate Towers (incl the Arc)

**Unit type:** Apartments, penthouses and townhouses

**Lifestyle:** City living

**Property Usage:** Residential, retail, commercial and hospitality

The Gate Towers is a mixed-use development comprising six towers (including The Arc) and a retail and leisure podium. In 2009, the development was awarded Best High Rise Development Abu Dhabi by CNBC's Arabia Property Awards.

Gate Towers	Total Units: 3533
Tower 1	802
Tower 2	832
Tower 3	805
Arc	1,078
Townhouses	16

Sales Representative  
Fidal Khalil Warde

## Sun and Sky Towers

Sun and Sky Towers is a mixed-used development comprising 1,154 residential units, 102,000 square metres of office space and "BOUTIK", which offers extensive retail services to residents and occupiers. The project is on course for handover in mid-2010.

The Sun and Sky Towers, part of the Shams Abu Dhabi development on Al Reem Island, topped out in 2009 and are on course for handover in mid-2010.

The two towers enjoy extensive leisure amenities and these, coupled with the retail podium, will create the first "self-contained" destination on Shams Abu Dhabi.

**Unit type:** Apartments, Penthouses

**Lifestyle:** City living

**Property Usage:** Residential, Retail, Commercial

**Built up area:** 517,446 square metres (Sun: 65 storeys, Sky: 74 storeys)

Sun & Sky Towers	Total Units: 1154
Sun units	680
Sky units	474
Penthouse	10



# alghadeer

Sales Representative  
Searina Abdel Kader

A pioneering mixed-use community “at the crossroads of the nation”, alghadeer is located equidistant from Abu Dhabi, Dubai and Al Ain. It is part of Seih Sdeirah, the largest development with investment zone status in the UAE.

**Location:** Seih Sdeirah, border Abu Dhabi and Dubai

**Unit type:** Apartments, terraced apartments, townhouses and villas

**Lifestyle:** Urban Modern Lifestyle

**Property Usage:** Community, residential

**Built up area:** 257, 468 square metres

**Plot area:** 643, 246 square metres

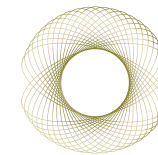
**Total number of villas and townhouses:** 672

**Total number of apartments:** 1,460

**Completion date:** End of 2012

alghadeer comprises 2,132 units (villas, townhouses and apartments), of which 1,901 units have already been sold. Residents will have access to a community retail area, dedicated medical facilities, landscaped public areas, clubhouses and a school dedicated to the development.

Villas	Townhouses	Terraced apartments	Apartments
3 BR:154	2 BR: 355 3 BR: 163	1 BR: 266 2 BR: 266 3 BR: 266	Studio: 242 1 BR: 278 2 BR: 142



# Lulu Island

Sales Representative  
Rasheed Harold Chahal

Lulu Island remains one of the most cherished of over 200 natural and man-made islands that form part of Abu Dhabi’s coastline. Located just 500 metres offshore from Abu Dhabi’s Corniche, Lulu Island encompasses some of the most important and strategically located real estate in the Middle East.

**Location:** 500 metres off Abu Dhabi’s Corniche

**Residential Types:** Choice of villas, townhouses, penthouses, apartments and home office lofts located in premium marina, canal, park-front or Gulf-fronting neighbourhoods. Lulu Island’s investment zone status presents a range of ownership forms.

**Lifestyle:** Authentic island living – a self-sufficient island community minutes from the UAE’s burgeoning capital city.

**Land Usage:** 80% residential with a complimentary mix of hotels/ resorts, retail, office and marinas supported by a range of community and civic facilities to create a self sufficient island community.

**Built up area:** Approximately 5 million square metres

**Plot area:** Approximately 5 million square metres

**Completion date:** Multi-phased project to be built over the next 15 years

**Expected residents:** Approx 33,000 people

Lulu Island is a premier low-rise mixed-use residential resort island development with investment zone status. The island will consist of 15 different neighbourhoods – each designed to be walkable, sustainable and with its own distinct character and features. 40% of Lulu Island will be open space in the form of landscaped parks, beaches and canals. Lulu Island will be a great place to live and a memorable place to visit.



# al rayyana

Sales Representative  
Searina Abdel Kader

An apartment-style tower development that will contribute to Sorouh's growing rental portfolio.

**Location:** Next to the Abu Dhabi Golf Club

**Unit type:** Apartments

**Lifestyle:** Business Lifestyle, Luxury Lifestyle, City Life

**Property Usage:** Community, residential

**Built up area:** 333,183 square metres

**Plot area:** 124,505 square metres

**Total number of apartments:** 1,537

**Completion date:** August 2011

al rayyana, which is adjacent to Sorouh's other delivered development Golf Gardens, is an apartment-style development, that is scheduled to be completed in the next two years. It will offer all the benefits of villa-community lifestyle, with amenities including sporting and recreational facilities.

## Apartments

1 BR: 517  
2 BR: 634  
3 BR: 386



# Watani

Sales Representative  
Rasheed Harold Chahal

A master-planned community developed for UAE nationals. The first phase commenced in January 2010.

**Location:** Next to the Abu Dhabi Golf Club

**Unit type:** 1,372 villas

**Lifestyle:** Luxury villa community for Emirati citizens

**Property Usage:** Community, residential

**Built up area:** 890,760 square metres

**Plot area:** 1.8 million square metres

**Total number of apartments:** 1,537

**Completion date:** 2012

- Phase 1: Aug 2011
- Phase 2: Mar 2012
- Phase 3: Dec 2012

Watani, Sorouh's first master-planned community dedicated to Emirati citizens, is located close to Al Raha Mall and the Abu Dhabi Golf Club. This villa community, which is being constructed to meet the standards and requirements of UAE national family living, will offer a superb range of amenities, including mosques and retail facilities housed within a mall. Construction on Watani has already started, and the development of 1,370 luxury villas will be completed in 2012.

## Villas

4 BR: 1,162  
5 BR: 210

# Shamkha

A master-planned community developed for UAE nationals. The first phase is due to commence in Q4 2010.

**Location:** East of Capital City  
**Unit type:** Mixed-use development, 5,072 villas, 1036 apartments, 345 townhouses  
**Lifestyle:** Luxury villa community for Emirati citizens  
**Property Usage:** Community, residential  
**Built up area:** 2,773 000 square metres  
**Completion date:** 2013

Shamkha is one of Sorouh's master-planned communities dedicated to Emirati citizens. This community, which is being constructed to meet the standards and requirements of UAE national family living, will also offer a superb range of amenities, including mosques, schools, a clinic and retail facilities housed within a mall. The focus on Shamkha will be that of lifestyle, combining Emirati tradition with all the benefits of modern, quality living.

Villas	Townhouses	Apartments
5,072 four, five and six BR villas	3 BR: 345	1,036 apartments



# Golf Gardens

Sales Representative  
Fahad Al Salman

A completed 395 villa and townhouse community located next to the Abu Dhabi Golf Club and close to Khalifa City.

**Location:** Next to the Abu Dhabi Golf Club  
**Unit type:** 395 villas and townhouses  
**Lifestyle:** Luxury and outdoor living  
**Property Usage:** Community, residential  
**Built up area:** 140,000 square metres  
**Plot area:** 347,000 square metres  
**Completion date:** 2009 - fully handed over

Golf Gardens is a premium residential community bordering the lush greens of Abu Dhabi Golf Club. The project comprises 395 beautifully finished villas and townhouses, and a large retail and entertainment area.

Each home has access to the central lawns surrounding the Gardens Club, which is the heart of the development, with amenities including a swimming pool, clubhouse, sports centre, boutiques and a retail zone.

Villas
4-6 bed: 395

# Saraya

Sales Representative  
Obaid Alyammahi

A high-end residential development with modern offices, lush gardens, parks and leisure facilities, located along Abu Dhabi's Corniche and behind the Sheraton Hotel.

**Location:** Abu Dhabi Island

**Expected residents:** 8,346

**Lifestyle:** City living

**Property Usage:** Residential and commercial

**Built up area:** 738,181 square metres

**Plot area:** 136,000 square metres

**Total number of plots:** 31

**Completion date:** End 2015

# Sas Al Nakhl

A self-contained leased residential community comprising 588 modern villas, Sas Al Nakhl is conveniently located with easy access to the centre of Abu Dhabi and Dubai. Part of Sorouh's investment property portfolio.

**Location:** Um Al Nar, near Abu Dhabi Golf Club

**Unit type:** 588 Villas

**Lifestyle:** Family living

**Property Usage:** Residential

**Built up area:** 171,000 square metres

**Completion date:** 2009 - fully leased

Sas Al Nakhl is a beautifully designed compound, featuring 588 modern villas and a range of recreational and leisure facilities. This community offers 3, 4 and 5 bedroom villas, each with a private garden and assigned parking.

The recreational facilities centre around a community clubhouse, which features swimming pool and deck, a fully equipped gym, sauna and steam room, tennis and squash courts and games room. The community is conveniently situated close to the Abu Dhabi Golf Club and Abu Dhabi Cricket Stadium, and boasts its own mosque and convenience store.

## Villas

3 BR: 307

4 BR: 244

5 BR: 37

# Al Oyouun Village

A residential community located on the outskirts of Al Ain. Part of Sorouh's investment property portfolio.

**Location:** Al Ain, Close to the Al Ain Club  
**Unit type:** 148 Villas  
**Lifestyle:** Family living  
**Property Usage:** Residential  
**Completion date:** 2006 - fully leased

## Villas

3 BR: 128  
4 BR: 16  
5 BR: 4

# Khalidiya Village

A residential community in central Abu Dhabi, comprising 150 modern villas. Part of Sorouh's investment property portfolio.

**Location:** Abu Dhabi Island - Khalidiya  
**Unit type:** 150 Villas  
**Lifestyle:** City living  
**Property Usage:** Residential  
**Built up area:** 43,000 square metres  
**Completion date:** 2006 - fully leased

Khalidiya Village offers 150 comfortable and spacious villas, with modern styling and superb facilities, featuring quality maintenance services and even a local prayer room, all located conveniently close to central Abu Dhabi.

The village offers a number of amenities for residents, including a clubhouse, private swimming pools, fully equipped gym, sauna and steam room, playgrounds and outdoor sports area.

## Villas

4 BR: 69  
5 BR: 69  
6 BR: 12



Tilal Liwa Hotel

# Tilal Liwa Hotel

Located in the Western Region and developed by Sorouh using pioneering techniques.

**Location:** Liwa, Million Dollar Street

**Unit type:** Hotel

**Total number of hotel rooms:** 111

**Built up area:** 11,684 square metres

**Plot area:** 1,000,000 square metres

**Completion date:** Operational since end of 2009

Sorouh's first hospitality development, Tilal Liwa Hotel in the Western Region was completed in a record 10 months in 2009.

# Mall in Al Ain

Located close to Al Oyouun Village and close to the Al Ain Club in Al Ain

**Location:** Near the Al Ain Club Stadium

**Unit type:** Shopping mall

**Property Usage:** Retail

**Built up area:** 130,643 square metres

**Plot area:** 25,081 square metres

**Completion date:** 2011

Sorouh's Mall in Al Ain will be a modern multi-level mall with a traditional theme. It will be rich with Arabian architectural influences, and will include all the latest brands and retail outlets, restaurants and services to offer visitors a rewarding experience. For the discerning shopper, Sorouh's Mall will be a destination that inspires shoppers and delivers more than just stores.



SOROUH'S TOWER  
at Danet Abu Dhabi

# Sorouh's Tower at Danet Abu Dhabi

Sales Representative  
Khadija Al Neaimi

Quality master-planned 23-floor mixed-use development, conveniently located in the centre of Abu Dhabi Island.

**Location:** Danet Abu Dhabi, Abu Dhabi Island

**Unit type:** Apartments

**Lifestyle:** City living

**Property Usage:** Residential, commercial and hospitality

**Built up area:** 45,000 square metres

**Plot area:** 4,398 square metres

**Completion date:** 2010

Sorouh's Tower at Danet, Abu Dhabi represents an exciting landmark real estate project that will raise the bar in well-appointed modern living. Centrally located, the development boasts a 23-storey mixed-use tower, 252 residential apartments above two levels of exclusive retail and office space; all set amongst green pocket parks, a luxurious hotel and exceptional entertainment facilities.

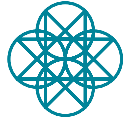
## Villas

Studio: 42

1 BR: 84

2 BR: 84

3 BR: 42



AGORA  
MADINA & RESORT

# Agora Madinat & Resort

**Location:** Marrakech, Morocco

**Plot area:** 2 million square metres

**Built up area:** 497,274 square metres

**Total number of villas, townhouses and apartments:** 1,763

**Total number of hotels:** 3 (800 rooms)

**Total number of retail area:** 114,000 square metres

**Expected residents:** 5,500

# Tala Tower

Sales Representative  
Fidal Khalil Warde

Tala Tower, developed by Tamouh, offers 375 quality apartments that are supported by luxurious amenities. These include a gym, a spa, a ladies' lounge, swimming pool, games room, a prayer room and function rooms.

**Location:** Al Reem Island  
**Unit type:** Apartments  
**Lifestyle:** City living  
**Property usage:** Residential  
**Completion:** 2010

## Apartments

1 BR - 209  
2 BR - 80  
3 BR - 86

# Abubaker Seddiq Al Khouri

Abubaker has more than 13 years of experience in the fields of finance and private equity in Western Europe, Eastern Europe and Asia.

Prior to joining Sorouh, Abubaker worked as an Assistant Director at Abu Dhabi Investment Authority (ADIA), where his role was to oversee ADIA's Private Equities Portfolio. He was also in charge of the department's daily operation and its investments globally. After four years, he was seconded by ADIA to Advent International in the UK and the United States for six months.

Abubaker served as a director on various private equity fund boards in the US, Europe and Asia. He represented ADIA and the Abu Dhabi Government on several of these boards.

Abubaker has a Bachelor's Degree in Finance from Linfield College in McMinnville, Oregon, USA. He is a Certified Financial Analyst (CFA) and a member of AIMR. He completed the Executive Business Program at the Harvard Business School in 2001.



## Richard Amos

Richard has more than 25 years of experience in the field of finance and private banking in North America, UK, Australia, and most recently, the UAE.

Prior to joining Sorouh, Richard headed up the finance function at TDIC, reporting to the CEO. Prior to TDIC, he was the General Manager, Investment Banking Division, at the National Bank of Abu Dhabi, and prior to that, he worked as the Chief Executive of Credit Suisse (UK) Limited and Managing Director, Head of Private Banking, Credit Suisse First Boston, London.

Richard started his career at Barclays in 1981 where he held several key positions in Australia, the United States and England, including four years as CEO of Barclays Private Bank.

Richard has a Master's Degree in Modern Languages and Linguistics from Cambridge. In 1980 he became an Associate of the Chartered Institute of Bankers and completed the Executive Program at the University of Michigan in 1995.



## Gurjit Singh

Gurjit has more than 25 years experience in developing resort, commercial, retail, leisure and residential developments in the United Arab Emirates, Malaysia and Singapore.

Prior to joining Sorouh, Gurjit worked with numerous publicly listed, diversified multinationals, including the Sime Darby Group, one of Malaysia's largest multinationals, and the Sentosa Leisure Group in Singapore, where he was Group Director for the Property Division. Gurjit was also responsible for the overall destination development implementation of the US\$ 8 billion business plan for the Sentosa Resort, including the new integrated resort and the prestigious Sentosa Cove residential waterfront development on Sentosa in Singapore.

Gurjit is a graduate of the University of Cambridge, England. In 1994, he was named the Malaysian Young Manager of the Year. Gurjit is a Fellow of the Royal Institute of Chartered Surveyors, a Fellow of the Institute of Place Management, Fellow of the Land Institute United Kingdom and Fellow of the Institution of Surveyors Malaysia. He is also a Member the Singapore Institute of Surveyors and Valuers, a Member of the Association of Property and Facilities Management Singapore, an Associate Member of the Singapore Institute of Planners as well as a Registered Property Valuer and Estate Agent.



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