

Company Profile

EZDAN
REAL ESTATE

Board of Directors



H. E. Sheikh
Thani Bin Abdulla Bin Thani Al Thani
Chairman



H. E. Sheikh
Abdulla Bin Thani Al Thani
Deputy Chairman



H. E. Sheikh Doctor
Khaled Bin Thani Al Thani
BOD Member



H. E. Sheikh
Mohamed Bin Thani Al Thani
BOD Member



Mr.
Jaber Al-Haramy
BOD Member



Mr.
Ayed Al Qahtani
BOD Member



Mr.
Ali Al-Obaidli
Managing Director



Eng.
Hesham Al-Sahtari
CEO



Mr.
Abdul Rahman Al-Najjar
Deputy CEO

Vision

We aspire to maintain our distinction in the local market by building the finest architecture, and residential and commercial units, and hotel buildings in tune with Qatar National Vision 2030 entrenching the role of the private sector in the Economy.

To build on our acquis, and upscale the level of architecture used in residential and commercial and hotel buildings, thus giving an aesthetic dimension to the state of Qatar, and contribute in the economic development through the provision of real estate units of high quality with affordable costs.

Push forward the development in the country by means of participating in the provision of various real estate modules, thus entrenching our lead amongst the real estate development companies in the region

Mission



Provide the best units and real estate services in the local market matching the highest international standards within the most competitive prices. As well as moving forward in contributing in the provision of housing for the middle-income. To ensure curbing inflation and the stability of living costs without compromising our constants that is based on

- Building residential, commercial and hotel units based on quality as a key and only standard,
- Building an interactive relationship based on mutual trust with customers,
- Contributing to further advancement of architecture in the State of Qatar.
- Adopting an architecture model compatible with environment-friendly construction patterns,
- Taking into account modern construction styles that does not conflict with the identity of architecture in Qatar,
- Building a long-term relationship with our partners in development,
- Ensuring the shareholders rights and maximizing their wealth ,(stakes) in the company.
- Strengthening the capabilities of our staff by way of enrolling them in specialized courses.
- Entrenching ties with stakeholders; and keep them informed about our latest news through the media.
- Contributing in interpreting Qatar National Vision 2030 and strengthen our role in the society and development.
- Actively participating in sponsoring conferences, events and tournaments hosted by the State of Qatar (Ezdan agreed with the FIFA and Qatar Bid 2022, to provide 50 thousand units to be provided to host Qatar's visitors in 2022.
- Exploring new investment opportunities that serve shareholders.

Ezdan Real Estate Company ... Components

Ezdan Real Estate Company holds full ownership of five companies that contribute in strengthening the cash flow of the Holding Company. They also play a key role in diversifying the sources of income and cutting down costs.

The five companies each specializes in a different field to benefit from experiences cumulated as a result from this specialization, in a way that achieves integration between the subsidiary companies and the holding company:

Ezdan Trading and Contracting Company

Ezdan Trading & contracting Company (sole proprietor company) was established with a paid up capital of 200,000 Qatari Riyal.

The company's scope of work is General construction works for buildings and roads, in addition to trading in building materials and equipment and electrical and maintenance works.

Ezdan Hotel Suites Company

Ezdan Hotel Suites Company (sole proprietor company) was established with a paid up capital of 200,000 Qatari Riyals.

The company is in the business of managing hotels, hotel suites and restaurants.

Ezdan Mall Company

Ezdan Mall Company (sole proprietor company) was established with a paid up capital of 200,000 Qatari Riyals.

The company is in the business of managing markets and shopping centers (malls)

Ezdan Services Management Company

Ezdan Services Management Company (sole proprietor company) was established with a paid up capital of 200,000 Qatari Riyals.

The company is specialized in providing real estate maintenance services.



Capital Development

Ezdan capital began to grow rapidly during the past years; the growth coincided with the company's growing needs for finance and expansion. Ezdan is eager to rely on resources in the first degree to finance its expansion in order to develop the quality of its operations.

Ezdan is the materialization of an ambitious idea of Sheikh Thani bin Abdullah Al Thani. It started as a real estate company founded by Sheikh Thani in a building he got from his father, which was built in 1960 in Abdullah bin Thani Street. Ezdan was known then by the name of its founder Sheikh Thani bin Abdullah Al Thani, as one of the deep-rooted establishments working in the real estate sector in the Arab region. It grew to be one of the shining real estate establishments in Qatar and the GCC.

His Excellency, Sheikh Thani bin Abdullah Al Thani vision contributed at the time of incorporating the company in transforming his ambition and will into success that benefited from the growth opportunities provided by the Qatari real estate sector, as H.E. sensed that the state of Qatar is on the verge of a wide economic and urban renaissance. He believed in the importance of building a relationship based on mutual trust between his small venture and all end-users that lead to creating a reputation that echoed all through fifty years. The company grew and gained more confidence. Clients became more aware of his Excellency's role in the development of real estate sector in Qatar.

Ezdan continued its journey steadily throughout the sixties of the last century overcoming various challenges and achieving successes inspired from its vision and mission built on planting seeds of trust and reaching out to its clients and community, and to become today the biggest

Qatari shareholding company with regard to the size of its capital, Ezdan's capital grew steadily over the last decades, Ezdan's growth coincided with the needs for financing for expansion. For a company that relies on its own resources to finance its expansion and achieve aspirations to uplift the quality of its operations, especially after Sheikh Thani vision materialized the country's population doubled more than once, increasing in demand for commercial and residential units mirrored in the immense growth in the fields of construction and building, and projects and works associated with urban boom

The company started its operations as a sole proprietor establishment since sixties until 1993, before it became a limited liability company and then a public shareholding company, so it can be enlisted in Qatar Exchange and become one of the largest companies listed in the exchange market in terms of market value. Ezdan Real Estate Company (Public Shareholding Company) capital developed since it was incorporated as a limited liability company in 1993 dramatically, where as it started with a capital of 200,000 QAR.

During 2006, that witnessed Doha hosting the Asian Games, the commercial name of the company was changed to Iskan Company. In 2007, the company name changed from "Iskan" to "Ezdan Real Estate" and was listed in Doha Exchange (formerly Doha Stock Market). Since its shares were enlisted in Doha Exchange, the market value of the company made a quantum leap that resulted in doubling the said value. This decision came in order to meet the financing requirements in light of the rapid growth of the country and the construction boom witnessed by Qatar.

By the end of 2009, the company witnessed major developments with regards to its capital, as it

completed a merger with the International Housing Group. The restructuring process was coherent with "Ezdan" objectives seeking to strengthen its shareholders interests and uplift its competitiveness making Ezdan capital 26.525 billion QAR after the acquisition, the largest capital nominal value of a company listed in the Stock Exchange Qatar

The increase in the size of the company and its capital increased its insistence on providing increased added-value to the real estate sector in Qatar, to meet the increasing demand for all sorts and sizes of real estate units.

In the past few years, Ezdan managed to accomplish a large number of projects spread over different cities in Qatar. In last year alone, Ezdan managed to launch a pack of luxury housing projects targeted at middle-income people, despite the challenges brought by the global financial crisis.

In this regard, the company reaffirms its role in developing the local real estate sector in different cities around Qatar, as it strongly believes it is important not to focus its investments in Doha, a city that enjoys a distinct commercial and economic value. Other regions in the country should enjoy more of real estate development attention. The company interpreted this trend by investing in Al Wakra, Al Wukair, Al Gharafah and other areas inside and outside Doha.

Five Decades of Giving

Evolution (Chronology)

Ezdan completed its fifth decade in the year 2010, and continues to develop its products and services to take the helm of leadership of real estate development companies in the region.

The sixties of last century witnessed the transformation of an ambitious initiative launched by Sheikh Thani bin Abdullah Al Thani to a top real estate firm locally and regionally.

The vision of His Excellency, Sheikh Thani bin Abdullah Al Thani contributed at the time of incorporating the company, in realizing its successes at a later stage. He believed in the importance of building a relationship based on mutual trust between his small venture and all end-users that lead to creating a reputation that echoed all through fifty years. The company grew and gained more confidence. Clients became more aware of his Excellency's role in the development of real estate sector in Qatar.

The company drew its path over past years steadily overcoming a number of challenges and achieving greater successes inspired by its vision and mission built on creating

trust and bridges with its clients and its local community, making it today the largest Qatari share holding sharing company in terms of nominal value of capital.

Ezdan is one of the well established business enterprises working in the real estate sector in the Arab region. It was incorporated in the sixties of the last century to benefit from the growth opportunities provided by the real estate sector, as His Excellency believed, Qatar is about to witness a vast economic and urban economic renaissance.

His Excellency' vision materialized, when the number of citizens and expatriates living in the State of Qatar doubled more than once, increasing the demand for housing and commercial buildings. The increase in demand coincided with the immense growth in the building and construction sectors in addition to projects and works connected to the urban development of the country. The increase in the size of the company and its capital will increase its insistence on providing increased added-value to the real estate sector in Qatar, to meet the increasing demand for all sorts and sizes of real estate units.

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Behind Every Success There Is A Concrete Plan

Ezdan Real Estate Company is moving persistently towards achieving its strategy to strengthen its presence as one of the top real estate developers locally and regionally, as an influential player in the real estate arena in Qatar, through building more options to meet the growing needs in the Qatari market, supported by its strong financial solvency to fund its residential and commercial projects, and launch more projects that keep pace with the Qatar National Vision 2030 and strategic development of the state set by His Highness Sheikh Hamad bin Khalifa Al Thani, the Emir and Heir Apparent H.H. Sheikh Tamim bin Hamad Al Thani.



Ezdan buildings (20), (21) and (22)

Ezdan buildings projects is one of the company's modern engineering development projects, construction works has started in Musherib-Doha. Comprised of 8 buildings, haveing 914 units each consists of (2 basements, ground floor and 10 stories) apart form 914 parking lots. The project's built up area is 127,142 square meters.





Asia Towers

Ezdan Towers 2 project (Asia Towers) in West Bay area in Doha, is one of the future projects of Ezdan Real Estate Company, which it plans to start soon. It will be built on an area of up to 29,375 square meters and will consist of four towers, one of which will comprise of (3 basements, ground floor, 2 mezzanine and 33 floors) while the other three towers will consist of (3 basements, ground floor, 2 mezzanine and 23 floors).

This is a joint venture that will be carried out by Ezdan in cooperation with other Qatari public shareholding companies diversifying the sources of income.



Ezdan Mall 1



In order to diversify its investments and provide a special addition to the economy, Ezdan decided to enter in full force the sectors of shopping centers and mall management. Ezdan Mall 1, set to open in 2012 in Al-Gharafa, is the company's first project in the field of commercial centers in tune with its objectives and strategy drawn by H.E. Sheikh Thani bin Abdullah Al-Thani, the Chairman of the Board, and that is diversification of investments for the benefit of its shareholders.

Ezdan Mall 1 is characterized by its geo-strategic location. It is situated in an economically important area, Al-Gharafa. Alongside the North Road and in the heart of the main shopping area engulfed by other shopping malls and hypermarkets as well as other facilities that attract over 50,000 shoppers and visitors per day.

Ezdan Mall 1 is expected to play a significant role in domestic tourism, apart from hosting a large number of international brands and famous stores, as well as world-renowned restaurants, the Mall has been designed and developed to be more than just a shopping mall and become a preferred family destination and outlet, an attraction for different age groups, with special attention given to environmental space providing green spaces within the Mall. The finest area of Mall is the external water pond that will welcome the shoppers and visitors with a beautiful aquatic art-board.





Ezdan Mall (2) and (3)

Located in Al-Wakra city, opposite the Hamad Medical Corporation Hospital, the new Mall is a massive commercial complex and will be the first of its kind in this region witnessing a growing population. It comes as a result of the successive openings of Ezdan Villages in Al-Wakra and Al-Wukair. The Mall stretches over an area of over 75,600 square meters.

Ezdan Mall 2, being built in line with the company's future development plans, is considered one of the key examples of urban and architectural development in the construction of malls in Qatar, as it puts creativity and innovation on the top of its engineering priorities that simulate the traditional Arab architecture as well as modern architecture.

Ezdan Mall will include lots of shops and premium recreational places as well as all other public facilities; the residents will take advantage of them, and would be a breathing space for them.

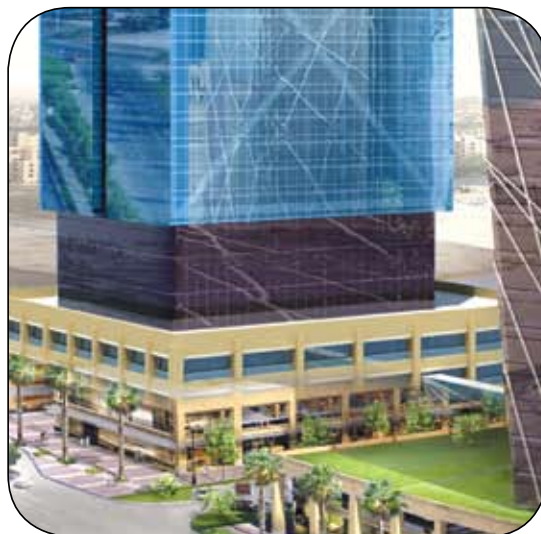




White Square Tower

White Square Tower project is one of a series of towers Ezdan Real is building in the area overlooking the West Bay area “Dafna”, leading to a great development in the company’s presence in the real estate arena, and entrenching its presence as one of the real estate developers in Qatar.

White Square Tower will be a landmark for engineering excellence, reflecting the modern vision of a new style of future projects for the company. The project which started to materialize on the ground is expected to be completed within two years.





Al Wahab Tower

Al Wahab tower project in West Bay, "Dafna" area is an excellent architectural and engineering module, which is considered to be the tallest tower among those which "Ezdan" is planning to build, as it will consist of (2 basements, ground floor, and 38 floors), and works on this project is expected to start soon.

Ezdan Hotel and Village (42) North Road

Ezdan Hotel & Village 42 project in the North Road is one of the leading projects in this commercial and strategic area which is promising further growth due to its important geographical location on the North Road where a number of different commercial complexes are available along with economic and qualitative additions that will be provided by Ezdan Mall 1 expected to open in 2012, and which is a project consisting of a hotel and a residential complex with an area of 113,940 square meters while the total number of project's residential units is 891.

It is expected that Ezdan new hotel in this important commercial area, will meet the requirements of businesses and economic development and growth taking place in Al-Gharafa and the surrounding and nearby areas.





Ezdan Villages (18), (37) and (38)

The series of new villages Ezdan continues to build in Al-Wakra and Al-Wukair is consistent with the integrated vision of the real estate projects in the country targeting the middle-income that constitute a large proportion of the market, in order to provide them with standard properties and achieve their expectations while maintaining a certain level of welfare.

In the coming years the construction works of 3 new villages will be completed in Al-Wakra and they are Ezdan villages 18, 37 and 38 comprising a total of 712 fully furnished residential units, which will enhance the opportunities for development and growth of the area which is the closest to the heart of Doha, especially after Ashgal has completed the second half of the new road in 2011, that connects those areas with Doha passing through Abu Hamour.

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2011

2012 an unprecedented
accomplishment



Ezdan Villages

2011 witnessed two major events; the first was the inauguration of Ezdan Village No. 31; and the second was accomplishing a major sports housing project, when Ezdan Real Estate Company, working under the directives of the Chairman of the Board H. E. Sheikh Thani bin Abdullah Al Thani, and coordinating with the Arab Games Organizing Committee, and working as the Games Diamond Sponsor, the company assigned Ezdan Villages 21, 22, 23 and 24 known collectively as the “Games Village” to host 6000 officials and athletes and technicians participating in the 12th Arab Games held in Qatar in late December 2011, making this a quantum leap and a major step forward in supporting sports in Qatar.

The aforementioned villages comprising of 2500 fully furnished units were put for rent in January 2012, and ever since there has been an increasing demand for these units foretelling an increase in Shareholders profits.

The new main road built by Asghal that connecting the “Games Village” with Doha, added an important appealing factor to these villages, making them a few minutes away from Doha main road. On the other hand, these villages are connected with Doha International Airport and Corniche Road by Al Wakra Main Road. They are also strategically located close to all facilities and services such as Al Wakra New Hospital and Ezdan Mall in Al Wakra, the first and biggest fully integrated shopping center in the area.

Ezdan Real Estate Company also expanded Ezdan Village No. 1 located in Al Gharafa, adding 48 housing units and 8 luxurious villas, and expanding supermarket and the mosque. Other facilities and services were also added to secure the well-being of the residents. Providing a perfect environment in an atmosphere of well-being, a closed swimming pool was built, along with a gym and play grounds. An air-conditioned recreation room was built to cater for the children's needs. A fully equipped multi-purpose hall was also built for holding celebrations and all sorts of functions. Also, an open play ground for children was fitted.





ACS School

Ezdan Real Estate Company added another milestone to its urban development achievements. Ezdan built a new educational milestone, a school owned by Ezdan and managed by ACS International Group of Schools and named "ASC International School – Doha. It was officially opened for the academic year 2011/2012-. ACS Group found the school buildings (built by Ezdan in accordance with highest international standards applied in school construction) an appropriate place for its first school outside the UK.

This advanced educational milestone which was built by Ezdan is a model of excellent engineering design that complies with specifications of Supreme Council of Education, and offers an ideal structural unit equipped with various facilities of services, education, sports and entertainment, to ensure a highly educational environment in a high class healthy atmosphere. The school comprises of many buildings equipped with labs and state of the art audio and video display, in addition to sports facilities including football and basketball playgrounds.



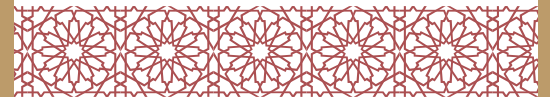


Property Sales Transactions

A part of Ezdan Real Estate Company's plan to diversify its sources of income and finance and maximize its returns on assets, Ezdan sold a number of properties worth 963 million QAR, at a profit of 84 million QAR, for the fiscal year ending December 2011.

Ezdan during the first half of 2011 sold Al Duhail Suq. While in December, Ezdan sold 6 properties in Doha city: Ezdan 6 (Al Mushiri area), Ezdan 7 (Abdul Aziz area), Ezdan 9 (Um Gualina area), Ezdan 10 (Um Gualiana-Abu Baker area), Ezdan 13 (bin Mahmoud area), and Ezdan 18 (Al Ghanem Al-Khabeer area).

In January of 2012, Ezdan Real Estate Company sold 6 buildings located in Musheireb area, which will give the company more resources to finance its future projects and plans and increase its net profits.



EZDAN

REAL ESTATE

