THE ART OF REAL ESTATE

DEVELOPMENT & INVESTMENT. WORLDWIDE.
At the heart of Qatari Diar’s philosophy on designing, developing and investing in world class real estate, is a recognition of the value of art and architecture. We have a strong desire to ensure the cultural fabric of society is woven into every one of our developments across the world.
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qatar Vision 2030</td>
<td>04</td>
</tr>
<tr>
<td>Qatari Diar History</td>
<td>06</td>
</tr>
<tr>
<td>Vision &amp; Mission</td>
<td>08</td>
</tr>
<tr>
<td>Our Developments Worldwide</td>
<td>09</td>
</tr>
<tr>
<td>Qatar</td>
<td>10</td>
</tr>
<tr>
<td>Europe</td>
<td>22</td>
</tr>
<tr>
<td>Asia</td>
<td>44</td>
</tr>
<tr>
<td>Africa</td>
<td>52</td>
</tr>
<tr>
<td>Americas</td>
<td>60</td>
</tr>
</tbody>
</table>
Qatar Vision 2030

Guided by the progressive and forward-looking vision of His Highness the Emir Sheikh Hamad Bin Khalifa Al-Thani and His Highness the Heir Apparent Sheikh Tamim Bin Hamad Al-Thani, Qatar has developed the Qatar National Vision 2030, which provides for the long-term benefit of its people and future generations by creating an advanced society capable of sustaining its development and providing a high standard of living for all.

Since its launch in 2005, Qatari Diar has been dedicated to bringing these ambitious goals to life. More than just a real estate investor and developer, Qatari Diar is the organization proudly entrusted with realizing our country’s vision for a beautifully built environment, new sustainable communities and developments that catch the imagination of a world audience.
Qatari Diar History

Qatari Diar Real Estate Company was established in 2005 by the Qatar Investment Authority, the sovereign wealth fund of the State of Qatar, to support the country’s economic development and to coordinate the country’s real estate development priorities. The company’s first project, Lusail City, was launched in December of that year and quickly went on to gain tremendous praise for its innovative approach to real estate. The progressive, self-contained city which is currently under construction in the State of Qatar, and although it is currently under construction, Lusail already signifies Qatar’s progress on a grand scale, reflecting the vision and quality that have become synonymous to Qatari Diar. The Lusail Real Estate Development Company was established in September 2008 with a dedication to the development, construction and ongoing operations of the visionary Lusail City development.

In November 2009, Qatari Diar reached another significant milestone in its history with the establishment of the Qatar Railways Development Company. This company was created to bring Qatar’s vision for developing Qatar’s extensive national railway network, and the region’s first fully integrated railway system, to life.

Parallel to its significant infrastructure developments within Qatar, the company has been committed since its founding to bringing the Qatari Diar vision, one for real estate that improves quality of life and contributes to the community, onto the international stage. Today, Qatari Diar has established itself as one of the world’s most trusted and respected real estate companies because of its commitment to quality, local community, partnership and hallmark sustainability.

As of January 2012, Qatari Diar is capitalised at US$4 billion and has more than 49 projects under development or planning in Qatar and in 29 countries around the world with a combined value of over US$35 billion.
Our Developments Worldwide

Vision
To be the world’s premier real estate investment company dedicated to capturing the hearts and imaginations of the communities we enter by creating visionary beacons of friendship and prosperity.

Mission
To promote a better quality of life for the people of Qatar and around the world by creating distinguished developments on a grand scale incorporating best practice industry standards.
Qatar

Qatar is home not only to Qatar Diar’s headquarters, but also to the company’s vision for real estate development that captures hearts and imaginations on a global scale. This vision, guided by the Qatar National Vision 2030, is embodied in a range of development projects that create a brighter and more sustainable future for the people of Qatar and its future generations.
Qatar

Lusail City is Qatar Diar’s flagship project. More than just another development, it is a self-contained and comprehensively planned city signifying Qatar’s progress on a grand scale.

Created by Lusail Real Estate Development Company on behalf of Qatar Diar, Lusail City is the largest single development to be undertaken in the State of Qatar. It embodies Qatar’s National Vision 2030 in the field of real estate development.

More than 200,000 residents will live in Lusail's scenic surroundings, with 170,000 people expected to work in the city's different districts and 80,000 expected to visit its entertainment and recreation facilities. Lusail City's 19 districts will encompass not only new residential, commercial, hospitality, and retail opportunities, but a full array of community needs, complete with schools, mosques, medical facilities, sport, entertainment and shopping centres.

The city of the future boasts a light rail network, a water taxi transportation system, cycle and pedestrian network. Construction work on the 38 square kilometre progressive world-class development is well underway.

Lusail City is where the Art of Real Estate comes to life and best illustrates our values and commitment to the communities served by Qatar Diar.
Marina District
Fox Hills North and South District
Qatar Entertainment City
Entertainment Island
Qetaifan Islands
Seef Lusail
Waterfront Residential
Waterfront Residential West Villas & Northern Residential Villas
Al Kharaej Towers
Golf District
Al Erkyah
Education & Medical District
Commercial Boulevard
Lusail Towers - Lusail Plaza
Energy City Qatar - Corporate
Energy City Qatar - Residential
District under Planning Study
District under Planning Study

Lusail City
Sheraton Park

Also in Doha, the Sheraton Park is the creation of a renewed public green space covering the area from the Doha Bay to the Sheraton Hotel. The public park will separate the Corniche Road, the main boulevard of Doha, from the Financial Centre and Diplomatic Area in the West Bay.

The project includes the design and creation of a public park, a two-storey underground car-park accommodating around 2,000 vehicles, in addition to a tunnel connection leading to the convention centre being constructed adjacent to the Sheraton Park.

The project will also house a service warehouse and control tower for the Doha Metro.
The Doha Exhibition and Convention Centre (DECC) is another gem in Qatar Diar’s list of Qatar-based visual icons.

The Exhibition Centre is destined to become an important regional and international exhibition location, with expansive retail area dedicated to luxury brands and exhibition space.

With parking for nearly 5,000 vehicles and a multi-function hall, the Convention Centre spans an area of 90,000 sqm.

Located in the lively West Bay area of Doha, the Doha Exhibition and Convention Centre will be connected to the Sheraton Park through an underground tunnel that will bring visitors to the naturally crescent-shaped Doha Corniche.
Ultimate sophisticated living meets serene surroundings at the Qutaifiya Lagoon, which is situated in the upmarket and trendy West Bay area of Doha. Managed by Qatari Diar, Qutaifiya Lagoon property smoothly incorporates the lagoon’s ample waterfront with a private neighbourhood setting replete with green spaces. Located on a man-made large blue water lagoon with natural characteristics and islands, Qutaifiya Lagoon is home to a variety of villa designs that reflect the unique Islamic and Gulf architectural sensibilities.

The environmentally-friendly project encompasses a private residential development on the shores of the lagoon. All the islands were constructed without eroding the essence of the surrounding land, or sea.

Features include private beaches and gardens, playgrounds, sports fields, gazebos, medical facilities, local shops, and community mosques.
Qatari Diar’s projects in Europe span from the United Kingdom, home to the company’s largest number of projects, to the Swiss capital of Bern and the Mediterranean hotspot Montenegro.
The former barracks presents an opportunity to create a new cosmopolitan community. It is Qatari Diar’s largest residential development in Europe in terms of value.

The key aspirations identified by the Masterplan team in conjunction with a public consultation process, include a street plan reminiscent of Georgian London with garden squares and a balance between building height and the surrounding architecture.

The Masterplan concept for Chelsea Barracks merges this old military site in Chelsea with the surrounding Belgravia neighbourhood through a modern and vivid residential area, which combines houses with additional apartment buildings, as well as local shops and community facilities; all spanning over the 52,000 sqm site.
In 2011, Qatari Diar and Canary Wharf Group signed an agreement with Shell International Limited to redevelop the Shell Centre site. Located next to the London Eye and on the south bank of the River Thames, the mixed-used development will comprise of office, retail and residential space. The well-known 1950’s, 27-storey tower in the middle of the Shell Centre will be preserved and retained by Shell.
Situated on the doorstep of The Queen Elizabeth Olympic Park, the East Village, London E20 is the first leading legacy neighbourhood for London.

The exciting new neighbourhood will initially deliver 2,818 new homes ready for residents to move into in 2013. In addition to 1,439 private homes predominantly to rent, there will be 1,379 affordable homes aimed at people with a varied income levels.

Combining inspiring design by a number of the world’s leading architects, East Village is set to provide more accessibility, space, stability, security and world-class facilities than any other London residential development.

Residents moving into this new neighbourhood will enjoy living in one of the capital’s best-connected areas. Canary Wharf can be reached in 12 minutes, the West End in 20 minutes and St Pancras International in just 6 minutes.
An urban village and a residential community in its own right, Grosvenor Waterside stretches across a site area of 25,000 sqm in west London. Located next to the River Thames, and close to the fashionable neighbourhoods of Chelsea, Knightsbridge and Belgravia, Grosvenor Waterside features three buildings owned by Qatari Diar: Caro Point, Bramah House, and Moore House.

Grosvenor Waterside is now recognised as a major contributor to London’s urban green environment; Caro Point has earned a ‘Very Good’ rating under the BREEAM EcoHomes assessment system.

A round-the-clock concierge service arranges taxi, restaurant and theatre reservations; journey planning; flight/rail tickets; dry-cleaning and grocery-shopping; car hire; key-holding; porterage; emergency maintenance, cleaning and other services.
The existing building was constructed in the late 19th Century as the Hotel Majestic and enjoyed around 40 years as one of Paris’ most famous landmarks. It was then converted into a headquarters for the French Ministry of Foreign Affairs, where it was used to host high profile events, including the conclusion of the peace treaty between the US and North Vietnam, signed by Henry Kissinger.

The new Peninsula Paris hotel will reinstate the building’s reputation as the leading hotel in Paris. Its 200 rooms will include 46 suites – amongst them a ‘Historic’ suite, complete with period decoration, three restaurants, scores of meeting rooms, and a spa and swimming pool.

While Qatari Diar conducted the redevelopment of the hotel, it is owned by Qatar National Hotels Company.
Moving to mainland Europe, Qatari Diar boasts two of Europe’s most iconic hotels in Paris.

Le Royal Monceau, Qatari Diar’s debut in the French capital, and was re-opened in October 2010 following a dramatic refurbishment overseen by a creative team that included the renowned designer Philippe Starck.

Le Royal Monceau is the realisation of somewhere different amid the familiar beauty of Paris; a place where art lives in harmony with hospitality. The hotel, an iconic property, French, but universal. Elegant, but accessible.

The hotel features an art library, recording facilities, a state-of-the-art screening room plus a personal art concierge.

Qatari Diar redeveloped the landmark hotel, which is owned by Qatar National Hotels Company.
Qatari Diar is introducing new levels of style and class in the city of fashion, Milan, as redevelopment enables the hotel to reinvent luxury.

The newly-refurbished Excelsior Hotel Gallia will continue the tradition of the Grand Hotel and will be a world-class five-star property catering to conferences, business and leisure travellers.

With 238 rooms, Royal and Presidential suites, the hotel also boasts an array of impressive facilities including a full gymnasium, a conference centre, lobby lounge, an all-day restaurant and a rooftop destination beverage outlet as well as a spa.

Qatari Diar undertook the project on behalf of the Qatar National Hotels Company.
Hotel Schweizerhof permeates an ethereal atmosphere so enchanting, Peter Ustinov, Grace Kelly and Elizabeth Taylor regularly indulged when in the Swiss capital. But despite the grandeur of the 150-year-old establishment, the hotel was starting to show its age and became slightly dated. Following a two-year refurbishment, Qatari Diar celebrated the reopening of the Hotel Schweizerhof in summer of 2011 during a star-studded ceremony. The fully renovated five-star hotel has been designed to combine the hotel’s traditional luxury with contemporary flair, classic design and world-class service. It offers 99 rooms and suites, an 800 sqm conference and business centre, a ballroom and a wellness zone.

Antiques from the inventory of the Schweizerhof and items of restored furniture from Bern’s golden years have been incorporated into the hotel’s décor. It is now owned by the Qatar National Hotels Company.
In this Mediterranean hotspot of Montenegro, Qatari Diar is overseeing a leisure development that will go on to grace the city’s horizon with astonishing luminescence.

The leisure development of Beyond Horizon will feature a five-star hotel complete with world-class amenities, as well as mixed-use units on a project spanning 34,000 sqm in total.

The property will be managed by Qatari Diar Hotel and Property Investment, Montenegro.
In Spain, Qatari Diar purchased Port Tarraco Marina, one of the few existing marinas in the western Mediterranean to offer deep water berthing for large, sophisticated super, mega and giga yachts.

Located on Spain’s Costa Dorada, or “Golden Coast”, 95 km south of Barcelona, the marina offers visitors a chance to explore the rich local Catalan culture, visit the area’s many beaches, or travel to nearby mountains for hiking or skiing.

The marina is positioned in close proximity to an airfield and is centrally located for immediate access to all major cruising destinations in the western Mediterranean. It is exclusively designed to provide large yachts with the best possible services and facilities, and boasts an array of leading amenities and excellent accessibility.

Port Tarraco Marina
Spain
4342
Whether it’s our Dushanbe undertaking in Tajikistan—a high-quality integrated project facing the presidential palace; the first master-planned city of Rawabi in Palestine; stunning units on dramatic cliff edges of Al Rayyan Hills in Yemen; or the Ataköy coastal development on Marmara Sea in Turkey, Qatari Diar’s projects are redefining the language of architecture, enriching lives of the local communities and contributing to the well-being of host societies.
Diar Dushanbe is an integrated community development that stretches across 68,000 sqm on the idyllic waterfront of the Gissar Canal overlooking the Kuli Javonon Lake.

The Diar Dushanbe mixed-use development includes five luxury residential buildings, hospitality components, and three commercial buildings with extensive retail and office space. The development will also provide sports and leisure facilities, a shopping centre, and a waterfront promenade surrounded by ample green spaces and landscaped gardens.
Rawabi is the first master-planned city in the heart of Palestine and truly emphasises Qatar’s mission of enriching the quality of people lives.

The project has garnered unparalleled international attention since commencement by such high profile visitors such as The Lord Mayor of the city of London, Alderman Michael Bear and Chairman of US Senate Foreign Relations Committee, Senator John Kerry, among many others.

Located 9 km north of Ramallah, 20 km north of Jerusalem and 25 km south of Nablus, Rawabi is being built as a modern, high-tech city with gleaming high-rise buildings, green parks and shopping areas.
Qatari Diar passionately believes in the vibrancy and long term economic growth of Africa. We have a number of projects in Africa stretching from east to west and north to south.
The Nile Corniche project is one of a number of significant Qatari Diar projects in Egypt. Located on the banks of Nile River in Cairo, the Nile Corniche is a high-end complex featuring two majestic towers and a retail atrium.

The St. Regis Hotel marks the ultimate expression of contemporary luxury in Egypt’s thriving capital city and will be an important component of a high-rise hospitality and residential complex. As a full-service ultra-premium hotel and serviced apartments, the St. Regis Hotel will be well positioned to provide first-class hospitality and amenities in this rapidly developing part of the world. The hotel will also offer stimulating meeting spaces encompassing a space of 2,339 sqm, including a main 963 sqm ballroom, indoor and outdoor swimming pools and a health centre.
Situated at the convergence of the Blue and White Nile rivers in Khartoum, Sudan, the Mushaireb development combines contemporary and Islamic architecture within a secure urban landscape. Its proximity to the presidential palace, business district and Khartoum International Airport makes the project a highly sought-after destination for business, tourism and high-end living.

The Mushaireb development stretches over 206,000 sqm and offers around 500 residential units, and over 6,000 sqm of retail space through eight residential towers, a 5-star hotel and a commercial arcade. It expects to welcome around 20,000 residents and visitors upon completion.
Endowed with protected forest and beautiful surroundings while simultaneously catering to a modern lifestyle is Qatar Diar’s Al Houara development just outside Tangier and overlooking the Atlantic Ocean.

Covering an astonishing 2,340,000 sqm of coastline, the resort offers a variety of ultra-luxurious accommodation, from hotels and apartments, magnificent beaches, golf villas to town homes, an 18 hole signature golf course to a Moroccan spa and a country club.

This luxury tourist resort will include a convention centre, extensive meeting and banqueting facilities as well as a variety of fantastic restaurants. It is set to become the top destination for tourists from Europe, Middle East and North Africa.
Americas
North and South America are important markets in Qatari Diar’s international portfolio, with key projects in the US capital, Washington D.C., Panama and Cuba.
Qatari Diar’s first significant investment in the US property market spans over 148,000 sqm. Designed by Foster + Partners, the London-based architect practice, City Center D.C. is in the heart of downtown Washington and is the largest such development under way in the US.

The first phase comprises six buildings containing 458 rental apartments and 216 condominiums, as well as 48,000 sqm of office space and more than 17,000 sqm of retail.
Grand Paraiso is among a number of Qatari Diar projects in the Americas and puts the company’s efforts to promote sustainable tourism in the spotlight. Located on an isolated and small island of Cayo Largo del Sur, 50 km southwest of Cuba on a 285,000 sqm parcel of land, the development contains an ultra-luxury resort with 220 rooms. Reflecting the traditions and customs of the local Cuban culture, Cayo Largo del Sur, the new luxury resort hotel and spa will also feature world-class amenities, including a spa and fitness centre. The development will be complemented by retail facilities. As Qatari Diar’s first major venture into Cuba, the key development will spur economic growth on a local level and offer quality accommodation to international visitors.
Better living conditions produce brighter communities.

Research has proven that poor housing conditions have a negative impact on communities. Markedly affecting children by impairing their ability to learn. In turn, this has a lasting impact on a child's chances of succeeding. Robbing future generations of a fair chance in life.

A dilemma Qatari Diar is addressing by providing comfortable homes in countries off the radar of most real estate developers.

Investing in regions where the quality of life is vastly improved by advancing the standard of living.

Because we believe there is no greater return on investment than the appreciation of a new generation.

A future vision and applied wisdom we call The Art of Real Estate.

www.qatariyar.com