

CHESTERTONS

تشيسترتنس Since 1805



CHESTERTONS MENA
Capability Statement

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Established over 200 years ago in 1805 by Charles Chesterton, we are an international company with a global reach. We fully embrace our role as the local real estate services company in each of the communities we serve.

As a founding member of the Royal Institution on Chartered Surveyors (RICS), we focus on delivering excellent service to our clients adopting modern methodology and years of international best practice.

Chestertons is an agency that understands the ebbs and flows of property. With over 200 years in the business and over 100 international offices, Chestertons is the global real estate partner you have been looking for.



Premier Property Consultants and Estate Agents

Chestertons MENA

The first Chestertons MENA office opened in Abu Dhabi in 2008, followed by the official Head Office in Downtown, Dubai two years later.

Today, there are 3 MENA offices: 2 in Dubai, 1 in Abu Dhabi, with over 150 employees serving in agency and professional services divisions.

MENA HEAD OFFICE

Dubai - Boulevard Plaza

Valuations
Advisory & Research
Plant & Machinery Appraisal
International Residential Sales

DUBAI

Al Barsha

Sales and Leasing
Property Management

ADU DHABI

Sales and Leasing
Valuations

QATAR

Doha

Sales and Leasing
Valuations
Plant and Machinery
Research
Property Management



Our success isn't simply a result of our presence. Our Chairman and shareholders emanate from the region; our Directors have extensive experience in the area and have therefore built one of the strongest brands. We are part of the culture and speak their language.



100+ Offices, 19 Countries, 5 Continents

Chestertons International

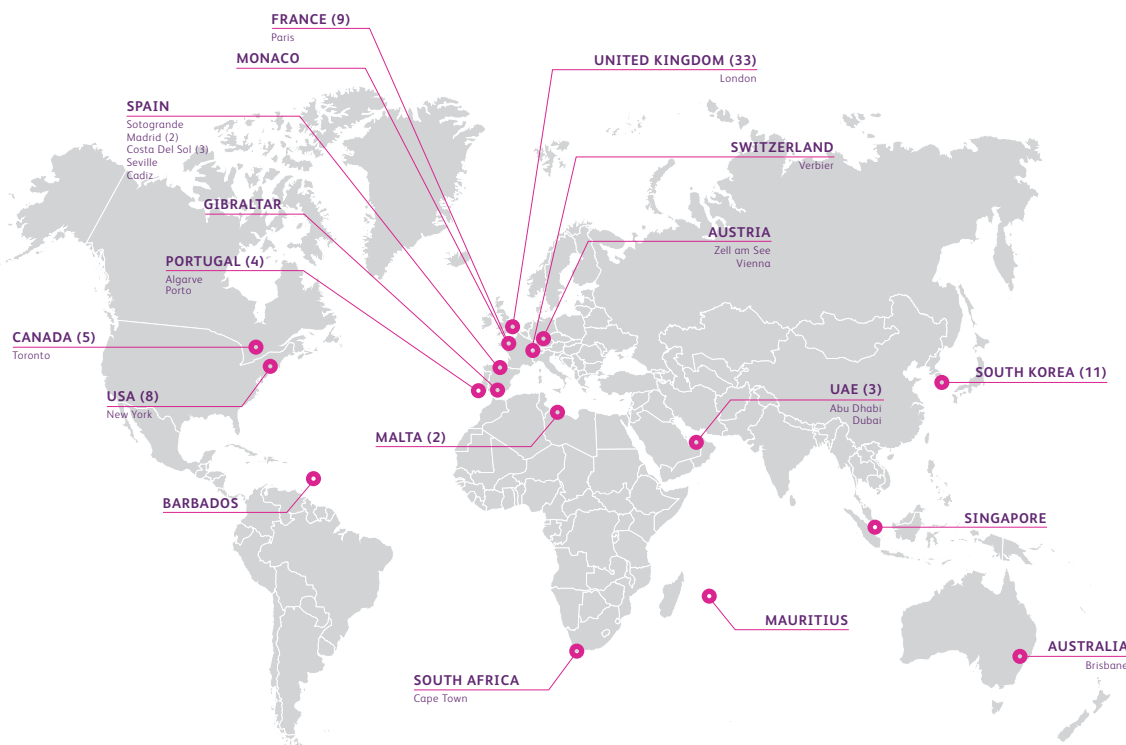
Chestertons is a global property specialist with over 100 office locations worldwide. We help thousands of clients manage their property needs every year, with a focus on delivering excellent service by adopting modern methodology and years of international best practice.

As an international company, we fully embrace our role as the local agent in each of the communities we serve. Our local associates are authentic property experts who are supported by international teams in Dubai, London, New York, and Spain – essentially covering the Middle East, Europe, North Americas, Southeast Asia, and Oceania.

Chestertons is renowned for its 200-year pedigree but we also pride ourselves for being

a dynamic, forward-thinking, and innovative company. We explore new ways of tapping into the talent of our employees and embrace technological advances that will benefit our clients. This is at the core of our continued success that we marry with our values: Expert, Dynamic, Long-term, Simplicity, Service, Independent, Social, and Community.

Chestertons is a company that understands the ebbs and flows of property. With over 200 years in the business and over 100 international offices, Chestertons is a global real estate partner with local market expertise.



Chestertons MENA Service Lines

Real Estate Agency

Sales and leasing across the following sectors:

- Residential
- Industrial
- Warehouses

Valuations

- Mortgage and Secured Lending
- Portfolio
- Plant and Machinery Appraisals

Advisory and Research

- Financial Feasibilities
- Highest and Best Use Studies
- Market Research
- Conceptual Advisory and Project Positioning Studies
- Project Redevelopment and Repositioning Advisory
- Investment Strategies
- Divestment Strategies

Plant and Machinery Appraisal

- Industrial
- Stock
- Power Plants
- Power Generating Equipment Vehicles
- Heavy Equipment

Property and Facilities Management

- Commercial
- Residential
- Mixed-use

International Properties

London Residential Sales

- Project Marketing
- Digital Marketing
- Social Media
- Mass Direct Messaging
- Project Launch Events
- Public Relations
- Above-the-line
- Marketing Collateral Creatives
- Branded Events

Real Estate Agency



Residential and Commercial Sales and Leasing

Chestertons offers its clients the full range of brokerage services in both residential and commercial sectors. With over 200 years of international and 10 years local expertise in the Middle East real estate market, Chestertons is a market leader in providing the most effective services to its clients.

Chestertons utilises its extensive branch network, as well as a variety of different marketing techniques to generate as much exposure as possible for all of our clients. The strategies employed by Chestertons guarantee effective results within a timely manner.

Chestertons has significant experience in assisting both buyers and sellers searching for offices, retail, residential, industrial, and hospitality assets throughout the UAE and Middle East.

Our agents work on behalf of local, regional and international funds, institutions, property companies, and private clients. We undertake negotiations on behalf of clients and liaise with legal advisors to ensure transactions are completed within the agreed timelines.

Chestertons MENA is well placed via its international network of offices to provide in-depth advice on investment options across all asset classes, with a particular emphasis on the Middle East and North Africa region.

Due to the increase in international property transactions from Middle Eastern clients, Chestertons can now offer international real estate advice from a dedicated team right here in Dubai.

Valuations



Asset Classes

Our MENA-wide Valuations team has experience in valuing most asset classes:

- Residential
- Commercial: Offices, Retail, Shopping Malls
- Industrial: Factories, Warehouses, Labour Camps, Logistics
- Hospitality: Hotel & Resorts, Serviced Apartments
- Schools
- Hospitals
- Development Land
- On-going Development Projects

Valuation Purposes

We carry out valuations to suit our clients' varied requirements including accounting, acquisition, loan security, corporate strategy, receiverships, disputes, expert witness, and performance measurement.

Reporting

Our clients benefit from our reports which focus on accuracy and clarity and our peer review system ensures rigorous quality control standards are applied. All our reports are fully compliant with the Royal Institution of Chartered Surveyors (RICS) and International Valuations Standards (IVS). All of our valuers have extensive regional and international experience and are suitably qualified.

Advisory and Research



Feasibility Studies

Assessment of the financial viability of a proposed concept is conducted, taking into account market conditions, development costs, financing, and absorption rates, while making sure that the highest industry standards and professional integrity are applied.

Highest and Best Use Studies

We provide a detailed analysis of the best use of a land plot assessing and balancing all the necessary inputs and constraints, making detailed recommendations on development mix and phasing.

For both types of study we prepare a detailed financial analysis of the scheme and calculating performance indicators such as project IRR, equity IRR, NPV, etc.

Market Research

An in-depth knowledge of the global, regional, and local markets is applied to accurately assess the parameters that will affect a particular project or market segment.

An analysis of the relevant market dynamics influencing demand and supply, together with the analysis of the demographics and socio-economic profile is conducted, to determine and forecast market dynamics. Our advisory services cover all market sectors including residential, offices, retail, industrial, hospitality, development land, and specialist properties.

Plant and Machinery Appraisal



The range of our Plant and Machinery Appraisal services includes:

Industrial

Our industry experts provide appraisals for factories, production facilities, small and large scale industries including chemicals and petrochemicals, aluminum, steel, food and dairy, consumer products, healthcare, hygiene, electronics and electrical, and the general manufacturing sector.

Stock

We undertake the appraisal of stock in trade and transit, inventories deployed in industrial environments, retail and commercial goods, trading items, and general commodities.

Power Plants and Power Generating Equipment

Our plant and equipment experts also appraise power plant assets, including generation and transmission equipment. Particular attention is paid to the operational characteristics of power plants, including variable start-up times and costs, control response time lags, minimum generating levels, non-linear output functions, and structural limitations on ramp rates.

Auto and Heavy Equipment

Our specialist team responds to increasing demand from banks and leasing companies for the appraisal of automobiles, construction equipment, trucks and trailers, and earth-moving machinery. They have the expert knowledge and technical know-how of engine specifications, body capacities, chassis types, and the make and model required for their assessments.

Property Management



Our property management teams provide comprehensive management services for all property types across the region. The professional management of your property will help ensure high occupancy and regular income streams. Our highly professional operation is scalable from a single unit, to block, and portfolio management. Our aim is to provide incident-free management for our owners and occupiers and our appointment will ensure the smooth running of client's asset.

We initiate our management contracts carrying out a compliance check to ensure regulations and laws are being adhered to and address matters such as health and

safety, repair, and sustainability. Furthermore, we aim to identify risks and initiate an appropriate management strategy. Our service levels are audited to ascertain where improvements can be introduced. Timely rent collection, accounting, and regular reporting service are provided to suit our clients' requirements.

In addition, we run service-charge budgets, provide for planned preventive maintenance, and provide advice on improving the performance of the asset.

Project Marketing



We launch sales and marketing campaigns for different types of projects through our 109 office locations across the world.

This puts our projects in a unique position to receive marketing and promotions from all corners of the world, while still receiving the comprehensive, down-to-the-detail real estate service that has made Chestertons successful for over 200 years.

We are experts in leveraging digital media, social media, ATL/BTL, as well as PR and event marketing campaigns.

- Digital Marketing: Website Features, Microsite/Landing Pages, Portal Takeovers
- Social Media: Facebook, LinkedIn, Twitter, Instagram, Youtube
- Mass Direct Messaging: Emails and SMS
- Project Launch Events
- Public Relations
- Above-the-Line: Newspaper Ads, Magazine Wraps, Transit Ads, Radio, TV Ads
- Marketing Collateral Creatives: Print and Digital Flyers, Videos, 3D Renderings, etc.

International Properties



Chestertons has a dedicated team on hand to advise clients looking to buy or sell property overseas. In addition to having one of the largest networks of offices in Central London, our clients also benefit from our substantial international network, which stretches across 100 offices, 5 continents, and 19 countries.

Our dedicated international department in London and Dubai act as the focal point of the network providing the following:

- Marketing property from around the world to UK and International HNWI's and UHNWI's
- Administration and co-ordination of referrals across the network
- Promoting international developments directly with residential developers
- Maintaining a CRM system with direct links to all the different Chestertons website and property portals

International Residential Developments



Our International Residential Development team specialises in marketing, selling, and advising of off-plan residential developments throughout the UK, offering advice to buyers, sellers, and developers. The team is headquartered in London with sales and marketing teams in London, the Middle East and Singapore.

Our expert consultants are constantly in touch with investors and end-users to keep them abreast about off-plan developments in the UK and the rest of the world. Our team can offer clients a complete end-to-end service including property sourcing, legal and compliance, mortgage lending, tax advice, foreign currency transfer and property management.

Why Buy a New Build Property?

Set out below is a list highlighting some of the benefits of buying a new build property direct from a developer, be it for investment or owner-occupation.

- Capital growth potential during the off-plan period
- Ideal rental investments
- Long leasehold interests in the case of apartments
- Warranties extending from 2 to 10 years
- Exceptional specifications, often with a choice of finishes
- Many developments offer extensive amenities such as on-site gyms and pools
- Modern construction techniques provide energy efficient, low maintenance dwellings

Key Personnel

Nick Witty, BSc (Hons) MRICS

Managing Director - MENA

International Properties

Neville Page

Director of International

Valuations and Advisory – MENA

Adam Wilson, BSc (Hons) MRICS

Director, Head of International Valuations and Advisory

Mamoon Durrani

Director, Valuations and Advisory - Dubai

Vladimir Cvetinovic, MRICS

Associate Director / Head of Valuations - Abu Dhabi

Khizar Hayat

Head of Plant and Machinery - UAE

Ivana Vucinic

Head of Advisory and Research - UAE

Property Management – UAE

Ellen Sleutjes

Head of Property and Facilities Management - UAE

Agency – UAE

Russell Owen

Head of Agency - UAE

International Residential Sales

Martin Ashkuri

Managing Director - International Residential Developments



Nick Witty, BSc (Hons) MRICS

Managing Director – MENA

Nick Witty holds 20 years of MENA property market expertise.

Nick is the Managing Director for Chestertons, based in Dubai, and has over twenty-eight years experience in real estate advisory, including acquisition and disposal, development feasibility, facilities and property management, leasing, marketing, and valuations. He has been permanently based in the Middle East since 1998, including 5 years in Jeddah, KSA.

Prior to joining Chestertons, Nick was Head of Real Estate (Northern Gulf) for Deloitte and Regional Managing Director for DTZ (Cushman Wakefield), based in Doha.

Nick's key clients include banks, developers, government departments, multi-national corporates, and investors located around the wider Gulf region including Bahrain, Egypt, Kuwait, Libya, Oman, KSA, and the UAE.

Nick qualified as a Chartered Surveyor in 1992 whilst working for DTZ in London and is also a Registered Valuer of the Royal Institution of Chartered Surveyors.



Neville Page

Director of International

Neville Page has been involved in high-level marketing for multiple companies since 1997, including from 2006 to 2012 where he served as Marketing Director for Chestertons. Afterwards, he spent 2 years as International Marketing Director for Savills where he successfully brought the company to new international heights before returning to Chestertons as the International Director in 2014 – focusing on forging new partnerships and franchises all over the world. To date, Chestertons International has grown to be over 100 locations spread across North America, Europe, Africa, Asia, and Oceania.



Adam Wilson, BSc (Hons) MRICS

Director, Head of International Valuations and Advisory

Adam is Director and Head of International Valuations for Chestertons, based in Dubai and has over 3 years experience working in the MENA region. His current role includes undertaking valuations for developers, financiers, institutional investors and private clients throughout the MENA region.

Adam has over 13 years of broad property and real estate valuation experience that includes the UK, UAE, Egyptian, KSA and Oman markets. Prior to joining Chestertons, Adam spent 3 years working as an Associate for Jones Lang LaSalle in Dubai where his experience included valuations of substantial property portfolios, land banks, development land and various operating assets including retail, offices, industrial, staff accommodation and residential communities. Key regional clients have included Dubai Holding, Emaar Properties PJSC, Majid Al Futtaim and a number of local, regional and international banks. Adam was a Team Leader for the recent Emaar Development IPO.

Prior to joining JLL, Adam spent 10 years working as an Associate Director for FHP Property Consultants in the UK where he undertook valuations on a varied range

of property assets and land. His client base included a large number of lending institutions, property investors and company clients. The valuation work was typically for loan security/finance, transaction, balance sheet/IFRS, and regulated purposes. A key area of Adam's work was in acting as Expert Witness and Single Joint Expert, primarily for professional negligence claims but also on other disputes and litigation matters. Adam also identified a need to provide valuation advice to an emerging education sector and helped FHP to become one of the most active firms of surveyors in this property sector.

Adam holds a Bachelor of Science (BSc Hons) in Real Estate Management from Nottingham Trent University where he graduated with a 2:1 Honours Degree in 2005. Adam has been a Member of the Royal Institution of Chartered Surveyors (RICS) since 2007 and is also an Associate Member of the Chartered Institute of Arbitrators (ACI Arb).



Mamoon Durrani, MSc
Valuations Director – Dubai

Mamoon oversees the provision of Valuations and Advisory Services to our banking and financial institution client base. He has over ten years experience in the real estate market dealing with commercial, residential, and industrial valuations and consultancy work predominantly for banks, financial institutions, and corporations.

Prior to joining Chestertons, Mamoon worked in Hamptons International as Head of Mortgage Valuations and later joined 3D Appraisal International, Dubai, as a business partner.

Mamoon has personally conducted and supervised more than 6,000 valuations of all types of properties in the UAE and GCC, including commercial, residential, industrial,

hotel, leisure, specialized, and vacant land – both portfolios and individual properties. He has carried out work for more than 30 banks for mortgage valuations and other consultancy tasks since 2004 throughout the UAE, GCC countries, Egypt, Iran, and Pakistan.

Mamoon has a Masters in Computer Sciences from Pakistan and has obtained a Post-Graduate Diploma in Real Estate Surveying from the College of Estate Management, Reading University, UK. In 2016, he successfully completed the Certified Training for Real Estate Valuers at the Dubai Real Estate Institute of the Land Department, Government of Dubai.



Vladimir Cvetinovic, MRICS

Associate Director / Head of Valuations - Abu Dhabi

Vladimir is an Associate Director and Head of Abu Dhabi Valuations. At present, he undertakes valuations of residential and commercial properties, as well as hospitality and development appraisals across Abu Dhabi for secured lending purposes for a number of banks, financial institutions, and private clients.

Vladimir's professional career started in 2006 at EFG Property Services in Belgrade, Serbia, where he carried out valuations of different types of properties, including office, retail, residential, hotels, and development appraisals. Subsequently, he gained experience at Delta Sport where he worked as a Project Manager for several big projects. From 2009 until 2011, he was employed in the Falkensteiner Michaeler Tourism Group where he worked on the Falkensteiner Hotel

and Office Project in Belgrade. In 2012, Vladimir joined NAI Atrium, Belgrade, as Director of Valuation and Advisory Services, dealing with property valuation, market research studies, and investment advisory services.

Vladimir graduated from the Faculty of Civil Engineering in Belgrade, Serbia and subsequently obtained his Master's degree in the Faculty of Civil Engineering in Subotica, University of Novi Sad. He is a Member of the Royal Institution of Chartered Surveyors and an RICS Registered Valuer. Furthermore, he is a member of TEGoVA, holding a REV (Recognized European Valuer) certificate.



Khizar Hayat, MSc

Head of Plant and Machinery - UAE

Khizar joined Chestertons in 2012 and manages our Plant and Machinery team specializing in industrial plant, heavy machinery, and construction vehicles.

The scope of industrial valuations assignments conducted by Khizar ranges across the region including UAE, KSA, Bahrain, Syria, Yemen, Oman, Egypt, Pakistan, Iraq, and Kazakhstan.

Among the types of plant and machinery he has worked on are:

- Heavy Machinery, Drilling Rigs, Cranes, Shovels, Excavators, Concrete Batching Plants, Crusher Plants
- Cement Manufacturing Plants, Tank Farms Crude Oil Refining Units, Tank Farms Oil Re-Cycling Units
- Chemical and Petro-Chemical

Industries Oil Terminals

- Glass, Metal, Wood, Water Processing Industries
- Gypsum Processing and Gypsum Board Production Facilities, Iron and Steel Plant / Rolling Mills, Melt Shops
- Multi-Wall Paper Sacks Manufacturing Plants, Packaging/Printing Industries Spinning Mill (Textile)

Khizar is a Member of the UAE Society of Engineers. He completed his first degree in Mechanical Engineering at the University of Engineering and Technology Peshawar in Pakistan and has an MSc in Manufacturing Management from the Wolfson School of Mechanical and Manufacturing Engineering, University of Loughborough, Leicestershire, UK.



Ivana Gazivoda Vucinic, CMD, CLS
Head of Advisory and Research - UAE

Ivana oversees the Advisory and Research Department in Chestertons UAE.

She has over 8 years of international experience focusing on the following key areas of expertise: retail development and operational advisory, commercial real estate advisory, real estate valuation, and property management.

Her primary duties in the past have been: market and financial feasibility studies, development programming, management of operating shopping centre assets, valuations, etc.

Ivana's initial career focus was on retail assets from both the consultancy and developer side. This subsequently evolved into wider real estate advisory and valuation to include commercial, industrial, and residential asset classes.

She has held managerial positions at different companies (Colliers International, Confluence Property Management, McArthur + Company, Al Ghurair Real Estate, CNC Valuations) in 3 different countries . She

has advised and managed a retail portfolio exceeding 6m sq. ft. of GLA, and provided advisory and valuation reports for different classes of developments which were valued in excess of 5b USD.

Ivana holds the following certifications from International Council of Shopping Centers (ICSC):

- Certified Marketing Director (CMD)
- Certified Leasing Specialist (CLS)

Jury Member for:

- MENA Community Support Awards 2014 and 2015
- Canada and Asian Pacific Community Support Awards 2015 (ICSC Foundation)

She was featured on the cover page of the Retail People Magazine, May 2015 edition.

Ivana holds a Bachelor in Economics and is currently pursuing a Masters in Real Estate Investment Finance at Oxford Brookes University.



Ellen Sleutjes

Head of Property and Facilities Management- UAE

Ellen is the Head of Property and Facilities Management.

With a solid Real Estate background extending over more than 10 years in both the UK and UAE, Ellen has gained experience in many aspects of the real estate industry, including Asset Management, Association Management, Estate and Facilities Management, Property Management, Sales and Leasing, as well as Business Development and Marketing.

Ellen started her career in Sales and Leasing but subsequently moved into Property and Asset Management, which is where her expertise lies.

Over her career, she has managed some of the largest residential and commercial portfolios in the region, owned by high net worth individuals and large corporate multinational organizations.

She has established and restructured property management departments for the likes of Al Habtoor and Emaar and has led the Estate and Association management of luxury developments such as the St. Regis Residences in Abu Dhabi.

Prior to Chestertons, Ellen led the Property Management team at the St. Regis Residences for CBRE and was Director of Property Management and Leasing at Driven Properties. She was Head of Property Management at Hamptons International LCC (Emaar), as well as being a former Director of Property Management for Habtoor Properties LLC.



Russell Owen

Head of Agency - UAE

Russell oversees sales and leasing operations across the whole of UAE, with a focus on acquiring exclusive projects to ensure future growth and expansion. He is also involved with our international affiliates in Austria, Spain, Switzerland, the USA, and London to promote international properties to local investors and to introduce Middle-Eastern investors into those markets.

He has over 13 years of experience working in the industry ranging from small, privately-owned companies to large, multinational organisations in the UK and the UAE. As a broker, he successfully closed transactions in over 10 different countries and was awarded a Hall of Fame Award at one of Dubai's

top agencies for achieving sales valued at over AED 120 million for 3 successive years, between 2011 to 2013.

He holds numerous property qualifications and is a member of a number of professional associations, including RICS (Royal Institution of Chartered Surveyors), ARLA (Association of Residential Lettings Agents), NAEA (National Association of Estate Agents), NFOPP (National Federation of Property Professionals), and RERA (Real Estate Regulatory Agency).



Martin Ashkuri

Managing Director - International Residential Developments

Martin has a total of twenty-years property sales and marketing experience and founded Downtown International in 2011.

Working previously at Dubai Lifestyle City, a subsidiary of the ETA Ascon Star Group of Companies and developer of branded residential communities, provided Martin the perfect platform to launch Downtown International.

Prior to this, he managed the market leading brokerage, Cirrus Real Estate, after finishing a successful term at First Gulf Bank's Freehold Property Division as their Head of International. Preceding FGB, Martin spent two years with MiNC Property Enterprises as

UK Sales Manager responsible for the sales and marketing of London-based investment properties across Africa, Asia, and the Middle East. He has an extensive network and knowledge base of both international and domestic property sales and has executed numerous property launches with consistently positive results.

Upon the acquisition of Downtown International by Chestertons, Martin took over as Managing Director of International Residential Developments to head up development sales worldwide.

Chestertons MENA Experience



Market Research and Financial Feasibility Study for Arabian Gate, Dubai Silicon Oasis, Dubai - UAE

Chestertons was instructed by Amlak Finance to undertake a Market Research and Financial Feasibility study for a plot located in Dubai Silicon Oasis, Dubai. The plot was zoned for residential with commercial use.



Property and Facilities Management for the Burj Khalifa, Downtown Dubai - UAE

The Burj Khalifa was awarded to our facilities management team in 2009, to commence services as part of the pre-opening and handover from construction to operations. The contract had two principal parts – interim services and a three-year service contract – to undertake the operations and maintenance of the electrical, mechanical, and HVAC systems in the tower.



Retail Portfolio Valuation and Assets Appraisal, Dubai (UAE) and Oman

A private company instructed Chestertons to value their retail assets, warehouses, and land together with their fleet of commercial vehicles across Dubai and Oman. This valuation exercise was conducted for their internal restructuring.



Financial Feasibility and Property Valuations for Amlak Finance, Dubai - UAE

Chestertons was instructed by Amlak Finance to undertake several financial feasibility assignments and property valuations for secured lending purposes.



Market Research and Financial Feasibility study for City Apartments, Jumeirah Village Circle, Dubai - UAE

Chestertons was instructed by a confidential client to undertake a Market Research and Financial Feasibility study in relation to a plot located in Jumeirah Village Circle (JVC), Dubai. The proposed development consisted of residential units with a retail component.



Market Research and Financial Feasibility Study for Park One, Jumeirah Village Triangle, Dubai - UAE

Chestertons was instructed by a local financial institution to undertake a Market Research and Financial Feasibility study for a plot located in Jumeirah Village Triangle, Dubai. The proposed development will comprise four floors of residential set above ground floor retail component.



Feasibility Study for a Commercial Tower in Sheikh Zayed Road, Dubai - UAE

Chestertons was instructed to undertake a highest and best use feasibility study for a private client for acquisition purposes.



Property and Facilities Management for Aldar HQ, Abu Dhabi - UAE

A three-year contract to provide a full range of facilities services to the prestigious Aldar HQ building was awarded to the Property and Facilities Management Team.



Strategic Advice and Market Valuation for Abu Dhabi Municipality - UAE

Chestertons was appointed to provide strategic advice and valuation services for a three-month period to Abu Dhabi Municipality.



Valuation and Asset Appraisal of Two Chiller Plants in Soraya and Reem Island, Abu Dhabi - UAE

Chestertons was instructed to undertake the valuation of two new chiller plants in Soraya and Reem Island for corporate financing purpose, including their current and future market value.



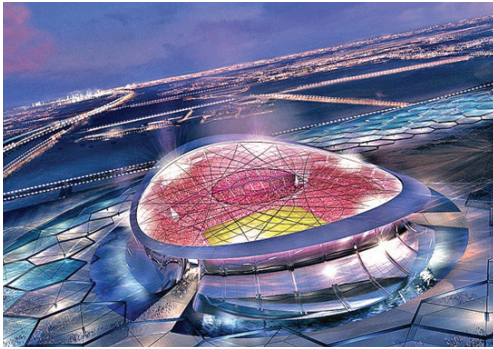
Extensive Research Across the Western Region for Al Wifaq Property Abu Dhabi - UAE

Chestertons was instructed by Al Wifaq Properties LLC to conduct extensive research across the Western Region (Abu Dhabi). The study covered residential, hospitality, industrial, and an oil and gas market overview.



Feasibility and Highest Best Use Study of 5 Mixed Use Plots in Tripoli, Libya

Chestertons was instructed to undertake a feasibility and highest best use study of 5 mixed-use plots across Libya, predominantly in Tripoli. The plots were mainly zoned for hotel and commercial use, and ranged in size from 30,000 sq. ft. to 200,000 sq. ft.



Lusail Stadium District Qatar

Advice on master planning, feasibility and product mix for this 1 million m² site which includes the Foster and Partners designed stadium. The advice was supported by a market research brief including primary research on the entertainment sector.



Banana Island Qatar

A valuation and feasibility study of this ultra luxurious 22 hectare island hotel and resort site, embarkation terminal and supply terminal was commissioned by the owner.



The Pearl Qatar

A valuation and feasibility study of a retail plot was commissioned by UDC. A study into the timing and density of the current development proposals was undertaken as part of this project.



Precinct 5 Stadium Al Dafna Doha, Qatar

A highest and best use study of the stadium site of 140,000 m² and recommendations to commercialise the development by the addition of a retail and commercial precinct and consideration of the large stadium parking requirement was awarded to Chestertons.



The Pearl Qatar

A feasibility study, valuation and marketing plan for a 670 unit part constructed waterside development of high end apartments and villas in a gated community was undertaken by Chestertons. The total built up area of the scheme amounted to 145,000 m².



Al Wa'ab City Doha, Qatar

A valuation and feasibility study of this strategic 1 million m² site, which when fully developed will comprise an extensive retail offer, high end villas, apartments and offices.

Chestertons were commissioned by Al Wa'ab City to undertake annual revaluation of the partially completed development which extends to an area of approximately 1.25 km².



Countrywide Residential Research Qatar

Chestertons were awarded a three month research project into all aspects of the residential property market in Qatar, including assessment of current residential unit numbers, the development pipeline and consideration of this against demographics to provide gap analyses.

Detailed research was carried out into the master development projects inventory.



Marina District Lusail City Doha, Qatar

A highest and best use study of an 11,000 m² mixed use plot with permitted uses of office and residential.



Highest and Best Use Study for Al Mashria Al Oula in Riyadh, KSA

Chestertons provided a highest best use study for a mixed-use development in North Riyadh, comprising a residential, retail, and hospitality component.



Appraisal of Plant and Machinery in Havelock AHI WLL. Manama, Bahrain

Chestertons was appointed by the client to value their plant and machinery equipment in their factory in Manama, Kingdom of Bahrain for internal accounting purposes.



Valuation of Piling Rigs, Crawler Cranes, Hydraulic/Mechanical Grabs, and Trench Cutter - DPCE Jeddah, KSA

DPCE Jeddah instructed Chestertons to value their portfolio of heavy equipment for financing purposes.



Rental Solutions and Services (RSS) – Physical status assessment of generators in Riyadh, Wasit, Dhahran, Dammam, and Al Khobar, KSA

Chestertons was instructed to undertake the physical status assessment of more than 50 generators in Riyadh, Wasit, Dharan, Dammam, and Al Khobar in Saudi Arabia for loan purposes.



Valuation of Sand Washing Plant
and Concrete Batching Plant -
International Power Projects Co. Ltd.
- Jeddah, KSA

Chestertons was instructed to value the entire portfolio for disposal purposes.



Valuation of Assets for SIDC Metal
Coating Company - Jeddah, KSA

The client instructed Chestertons to value their factory assets for internal accounting purposes.



JUMEIRAH LAKE TOWERS, DUBAI, UAE

Our Clients

United Arab Emirates



Saudi Arabia



United Kingdom



Key UAE Agency Projects



Executive Tower G

Business Bay, Dubai

- Project Type: Residential Apartments – 155 units (1 bedroom, 2 bedrooms, 3 bedrooms, Penthouses, Garden Apartments, and Terraced Apartments)
- Project Status: Ready Property
- Pricing Range: 2,000,000 AED to 8,000,000 AED
- Date Launched: November, 2013
- Completely SOLD OUT



Clover Bay

Business Bay, Dubai

- Project Type: Commercial Offices - 80 units
- Project Status: Ready Property (Sizes: 700 sq. ft. to 8,000 sq. ft.)
- Pricing Range: 750 AED per sq. ft. to 825 AED per sq. ft.
- Date Launched: December, 2013
- Full Project SOLD OUT by February, 2014



Amwaj Tower 1 and 2

Al Khalidiya, Abu Dhabi

- Project Type: Residential Units Amwaj 1 - 200 Units (Rentals), Amwaj 2 - 200 Units (Sales)
- Project Status: Ready
- Pricing Range: Rentals - 90,000 AED to 210,000 AED; Sales - 1200/sq. ft. to 1450/sq. ft.
- Date Launched: November, 2013
- Work in progress



Addax Tower

Al Reem Island, Abu Dhabi

- Project Type: Commercial Units, 57 Floors Shell and Core Office Spaces
- Project Status: Ready
- Pricing Range : Price starting from 1,900,000 AED
- Date Launched: August, 2015
- Work in progress



Executive Tower C

Business Bay, Dubai

- Project Type: Residential Apartments – 132 units (1 bedroom, 2 bedrooms, 3 bedrooms, Penthouses, Garden Apartments, and Terraced Apartments)
- Project Status: Ready Property
- Pricing Range: 2,000,000 AED to 9,000,000 AED
- Date Launched: April, 2014
- 80% SOLD by February, 2015



Safer Tower 1

Business Bay, Dubai

- Project Type: Residential Apartments – 156 units (Studio, 1 Bedroom, and 2 Bedrooms)
- Project Status: Off-Plan Property
- Launched: November, 2013
- Pricing Range: 700,000 AED to 2,200,000 AED
- Date Launched: November, 2014
- 90% SOLD by February, 2015

London Exclusive Projects



Lyons Place

Edgware Road, London W2

Lyons Place is an innovative mixed tenure housing and retail development. It is a collection of 24 private apartments and 5 townhouses located on the Edgware Road in W2.

Lyons Place is situated in a high profile position with Little Venice and St. Johns Wood immediately to the North, Paddington and the West End to the South, Regents Park to the East, and Bayswater to the West, with excellent transport links within a short walking distance of the site.

Due for completion in late 2019, all the apartments and townhouses will be built to the very highest specifications. Additionally, the introduction of an attractive retail frontage and the reinstatement of a petrol station will enhance the scheme and reinvigorate the area.



Chelsea Waterfront

Lots Road, London SW10 0QH

Chelsea Waterfront is one of London's most desirable residential addresses.

It is a spectacular new development on London's River Thames – the first of its type on the north bank in Chelsea in over a hundred years. It offers unrivalled views over London, exquisite apartments on the river's edge, incomparable restaurants, bars, shops, and health and fitness facilities, including a swimming pool, a sauna, a steam room and a gymnasium.

Masterplanned by leading architect Sir Terry Farrell, the development is an eclectic mix of new and traditional styles. Most apartments offer a river or creek view and all have a balcony or outside private space.



London City Island

Docklands, London E14 0JW

London City Island is a new neighbourhood on the Leamouth Peninsula by Canary Wharf. The 12-acre site, surrounded by water, and connected by a specially-commissioned bridge, is thoughtfully landscaped and will be home to the English National Ballet.

The apartments are designed with a warehouse aesthetic, generous open-plan living spaces, and loft-style features. London City Island's apartments offer timeless quality with an urban feel.

With membership at the exclusive City Island Arts Club comes access to a range of elegantly designed private facilities such as a clubhouse, a concierge, a grocer, a gymnasium, spa and treatment rooms, a screening room, pools, and gardens.



Royal Arsenal Riverside

Woolwich, London SE18 6FR

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames with a forthcoming on-site Crossrail Station and buzzing retail.

It offers a stunning selection of 1, 2, and 3-bedroom apartments and Penthouses with a Manhattan feel. Ideally located for the forthcoming on-site Crossrail station, it benefits from convenient transport links eg. on-site Thames Clipper, and the National and DLR station are just 300m away. This magnificent development boasts beautifully crafted interiors by CID Interieur and first-class architecture by Allies and Morrison.

The University of Greenwich, Temple College, King's College, and Goldsmiths University of London are all nearby. Royal Arsenal Riverside is conveniently located for Canary Wharf and the forthcoming Royal Docks Business District, with on-site amenities such as Marks and Spencers, Tesco Express, Sainsburys supermarket, cafe, Young's Pub, and Diningare to be added shortly.



Battersea Power Station

Nine Elms, London SW8 5BN

Sitting as the cornerstone of Nine Elms, a huge, 200-acre, Central London regeneration zone, Battersea Power Station is one of the most significant real estate developments in the world. Its regeneration creates over 3 million sq. ft. of space for shops, restaurants, cafés, and offices, as well as approximately 4,000 new homes across a 42-acre riverfront site. It is one of the most eagerly anticipated new urban developments in London.

Battersea Power Station is a flagship development, comprising of a combination of 20 separate projects covering 560 acres, with 254 homes above and within the power

station itself. There will be c. 950,000 sq. ft. of commercial space which includes three levels of retail, a 2,000 capacity auditorium, a cinema, restaurants, conference spaces, a boutique hotel, and six floors of offices for around 5,000 people. There will be a huge central atrium and a new park and public realm designed by LDA Design, connecting the Power Station to the Thames riverside promenade.



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