

ريبورتاج العقارية

Reportage. Properties

REPORTAGE PROPERTIES LLC
CORPORATE BROCHURE

REPORTAGE PROPERTIES LLC
YOUR FUTURE INVESTMENT





WHY INVEST IN ABU DHABI

Abu Dhabi is one of the most attractive investment destinations in the world. As the capital of the United Arab Emirates, Abu Dhabi offers investors a vibrant economy, stable political system and business-friendly regulatory environment. Abu Dhabi's location is at the heart of the Middle East and the crossroads of Europe, Asia and Africa opportunities to local, regional and international players.

Abu Dhabi is the largest of the seven Emirates that make up the UAE and covers around %80 of the country's total land area. With a population of around 3 million people, Abu Dhabi is one of the most diverse and progressive communities in the Gulf region, with people from over 200 nationalities living here. It is one of the safest cities in the world (Abu Dhabi has recently been named the safest city in the world for the second year running by NUMBEO, and is committed to maintaining its social harmony and domestic security

While the petrochemical sector has historically dominated economic development, a growing diversification in the Emirate's economy has been evident in recent years as Abu Dhabi strives for a more sustainable and diversified economy as formulated in its Economic Vision 2030. This aims to reduce the oil and gas sector's contribution to the GDP from %59 in 2005 to %36 by 2030, and create business opportunities in other expanding sectors, expand the Emirate's infrastructure and transport network, improve environmental

sustainability, and optimize government operations while developing its social and human resource. The implementation of Abu Dhabi's Economic Vision 2030 aims to create numerous opportunities for local and international investors in many sectors.

The UAE attracts various regional and international companies and is a favorite destination for employees from around the world. With its unmatched quality of life, Abu Dhabi's secure and hospitable perspective has resulted in many foreigners calling it home. Everyone can enjoy a unique lifestyle in Abu Dhabi, given its rich culture and heritage, excellent educational and health services, and an infrastructure that matches the world's largest capitals and cities.

The UAE offers endless choices of business premises and locations. According to your business activity, you are at liberty to choose a place appropriate for operation whether on the mainland or in a free zone. Abu Dhabi is a model of political stability. Since its formation in 1971, the UAE has been a successful constitutional monarchy and continues to be so. This is because of the belief system of the UAE's Founding Fathers in peace and justice and the continued belief of the present political system and government in the same.

The UAE Government places a strong emphasis on tolerance in the society. Moderation and acceptance of others are innate in the UAE culture.



WHY INVEST IN DUBAI

Dubai is a tax-free city, with no income or capital gains tax. This makes it extremely attractive for people from all around the world to come and work in Dubai, as well as invest in property. Foreign investors are attracted to Dubai due to the various Free Zones as well as the relaxed visa rules. Purchasing a property worth at least Dh1 million now allows the investor to apply for a residency permit. In May 2018, the country implemented a law that allows 100% foreign ownership of companies, followed by the introduction of a 10 year residency visa for investors and specialists.

Dubai universally offers significantly much higher yields, with an average yield of 7% it is remarkably better than the average yield in most international property markets such as Hong Kong (3%) and Singapore (4%).

Dubai's real estate market is one of the best-regulated and most transparent in

the GCC with the government having adopted several measures such as the escrow regulation, rental cap, rental increase calculator, and a rental dispute settlement center. Coupled with its diversified economy, the non-oil sectors generate 70% of the UAE's GDP however this is expected to reach 80% by 2021. Dubai's non-oil sector contribution alone has already reached 95% securing its place as one of the most attractive cities to invest in.

The UAE remains proudly politically stable due to its visionary leadership that works towards development in economic, social, cultural, environmental and political domains. Because of this Dubai maintains unprecedented global connectivity and has become a leading multimodal transport hub, catering to 8.2 million passengers per year. Dubai International Airport is among the world's busiest, welcoming tourists and residents seamlessly throughout the year.

OVERVIEW

Established as a single entity in 2014, by shareholders with more than 30 years of international experience in property development and construction, Reportage Group started their first project in Abu Dhabi and have subsequently grown in structure, size and number of projects. Now, Reportage is one the largest private developers in the United Arab Emirates. With several projects under construction in Abu Dhabi and Dubai, their first project Leonardo Residences, was successfully handed over in 2018.

The aim is to provide innovative, environmentally sustainable housing solutions by developing and delivering property in Abu Dhabi which offer our investors outstanding value, completed over a timely delivery and creating homes with unrivalled standards of living from a household brand you can rely on. Each project that the Reportage Group develop is executed after a thorough market research, in which customer preferences and tastes are established, accommodating customer needs during the design stage. The planning, attention to detail and excellent designs are evident in the project developments hence this is how they have established themselves as

prime property in Abu Dhabi. The residential and commercial properties designed by the group are considered to be real estate landmarks and have proven to be secure and sound investments for all our investors and have helped gain the satisfaction and trust of all stakeholders. The Reportage Group offer dedication, professionalism, value for money, expertise, innovative design techniques, creative ideas, and tested highly functional processes in all projects.

Commitment to investors begins with a flexible monthly payment plan, tailored to fit the needs of each individual-coordinating every detail during the development stage, making it easy for updates and information to be distributed to clients every step of the way. Our communications team are always on hand to assist you.

The Reportage Group provide consistency by being built on a foundation of partnerships which optimizes results, keeping all necessary activities 'in-house' from land assessment, to land acquisition, to planning, architectural designing and construction with highly effective management teams overseeing the diverse project portfolio.



VISION

To create real estate opportunities where we help investors to help themselves.

MISSION

To work with a purpose, skillfully developing real estate projects that make investing a possibility for any budget. Reportage Properties aims to improve and continuously drive stakeholder value.

PHILOSOPHY

To appoint reputable contractors, supervised by well-respected consultants and led by a strong management team to ensure meticulous finishing and timely delivery of projects. The aim is always to exceed customers' expectations when developing well-designed, cost efficient apartments that are tailored for investors and residents alike.

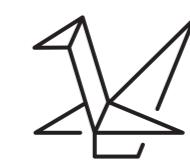
VALUES



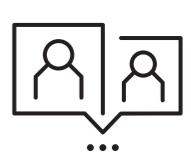
PRACTICAL



PRAGMATIC



FLEXIBLE



ACCESSIBLE

COME AND MEET

OUR LEADERSHIP TEAM



**MR. AREF
ISMAEIL AL
KHOORI**
CHAIRMAN



**MR. NASSER
AL KHAMIS**
CEO | WEBRIDGE
PROPERTIES LLC



**MR. ISMAEIL
MOHAMED ISMAEIL
ABBAS AL KHOORI**
FINANCE AND
COMMERCIAL DIRECTOR



**MR. ISLAM
HAMDY**
CEO
REPORTAGE GROUP



**MR. JOSEPH
BEJJANI**
CEO
ELIGE REAL ESTATE



**ENG. MOSTAFA
AL ASKALANY**
AREA MANAGER
REPORTAGE GROUP

Aref Ismaeil Al Khoori, Chairman of the Board, has extensive experience in the banking and insurance fields, and was among the pioneers who established and promoted Islamic banking practices in the UAE. Throughout his previous experience, Mr. Al Khoori has adopted a holistic view of the local business market, including the real estate sector, with a wide network of local and regional relationships in the business field. Thanks to his leadership and professional network, Mr. Khoori's contribution has proven to be essential to the company's pool of core assets.

Webridge Properties LLC is a partnership between Sama Emirates Holding and Nasser Al Khamis. The Company is established to facilitate property development and real estate trading. Mr. Al Khamis has a vast knowledge of real estate developments in UAE and abroad. Mr. Al Khamis brings a profound understanding of what makes a property investment successful and to convert those opportunities into real growth. Mr Al Khamis will be providing leadership and direction to the organisation by sponsoring strategic plans, developing critical relationships and partnerships with internal and external stakeholders and championing the mission and values of the organisation to deliver world class results.

Ismaeil Mohamed Ismaeil Abbas Al Khoori, has a wealth of expertise in the fields of finance administration having graduated with a degree in Finance from the University of Colorado. He has spent the last 9 years working in the real estate development industry, Mr. Khoori's experience is invaluable as he currently oversees the sales of the groups' projects in Masdar City and the upcoming developments on Al Raha Beach.

Mr Islam has worked in the Middle East for over 15 years and in this time has acquired a wealth of experience and expertise in all aspects relating to Real Estate Development. Highly qualified in Architecture and Engineering he was ranked within the top ten during his tertiary education. Mr Islam's roles have included working as the head of engineering for one of the Middle East's largest developers and overseeing and coordinating with various consultants and contractors for the successful completion of some of Dubai and Abu Dhabi's most outstanding projects. Mr Islam's dedication, drive and passion for Real Estate development has seen him contribute successfully to all spheres of the organization.

Joseph Bejjani, CEO, comes with a background in regional real estate development and a record of successful developments in Lebanon and Qatar. Mr. Bejjani's hands-on approach and vast experience in design and construction management including personal leadership on legal and contractual aspects coupled with previous collaborations with top international architects, consultants and regional contractors is the main force behind the company's drive to grow and promote the vision set by our Board of Directors.

Mr. Mostafa has more than 17 Years of experience in senior management positions throughout various commercial, engineering and construction companies in the Gulf Countries as well as furnishing and interior design of the mixed use projects. He is talented in details, deliverability and value engineering. As head of Italian Job General Contracting LLC, his responsibilities include managing the overall commercial, engineering and procurement process in line with Reportage Properties' business standards. His goal is to achieve the highest optimum solution which mixes refinement and luxury bringing a unique taste to all his endeavours. Mr. Mostafa always accepts challenges and is a firm believer that the team work make the biggest difference.

COME AND MEET

PARTNERS



WEBRIDGE
PROPERTIES LLC .



THE ITALIAN
JOB GENERAL
CONTRACTING
LLC.



ARNCON
PROPERTY
MANAGEMENT LLC.

WEBRIDGE PROPERTIES is a %60 Emirates holding subsidiary dedicated to the complete development process of all our projects. Architectural, structure and electromechanical design is all managed in-house, while the interior design team exceed the expectations of even the most demanding clients. The workload is shared equally between intergroup activity and external clients. Specializing in property and real estate development.

The Italian Job (TIJ), a partner of Reportage General Trading, focuses on interior, fit out and decoration works across all residential, corporate and hospitality services. First established in Italy, The Italian Job now works throughout the United Arab Emirates providing full design services.

A sister company controlled by Reportage Properties at %65, ARNCON was born with the vision of managing the Reportage Group's property portfolio, by providing a boutique post sale suite of services. ARNCON's aim is to minimize the service charges of our investors and deliver the best in class products in order to maximize the return on investment.





LEONARDO RESIDENCES

MASDAR CITY

📍 ABU DHABI

HANDED OVER IN 2018

Situated in Masdar City, one of the world's most sustainable urban communities, Leonardo Residences development has a 3 Pearl building rating for exceeding Estidama energy and sustainability regulations. Located on a landscaped central boulevard in the heart of Masdar City, the development is in close proximity to the IRENA Headquarters and the Masdar Institute of Technology. Surrounded by pedestrian walkways and running tracks, this premium location allows easy access to neighbouring residential buildings, a shopping mall, school and mosque. The residences also enjoy direct access to the 'green finger', an expansive landscape park

area offering numerous recreational and cultural facilities.

Spread over six stories, Leonardo Residences consists of 177 apartments, including: studios, one, two and three-bedroom dwellings with ample parking for all apartments. The ground level features a landscaped communal recreational area with a swimming pool, gymnasium, children's playground and barbecue areas.

As a result of the development's eco-friendly materials, residents will benefit will get to experience a healthier lifestyle with lower energy consumption and maintenance costs.





OASIS RESIDENCES 1

MASDAR CITY

ABU DHABI

Ideally situated, this development takes pride of place on the 'green finger', a luscious landscaped area which carves through the center of the residential district of Masdar City. Situated between this green oasis and the shopping mall, the location lends itself to all the recreational and leisure facilities that Masdar City has to offer.

As with Leonardo Residences, this development prides itself on being awarded a 3 Pearl building rating for surpassing Estidama Energy and Sustainability regulations. One of the most highly regarded residential developments in the region, Oasis Residences are instantly recognizable, with the cantilever roof structure maximizing shading and thereby reducing energy use and consumption costs as a result.

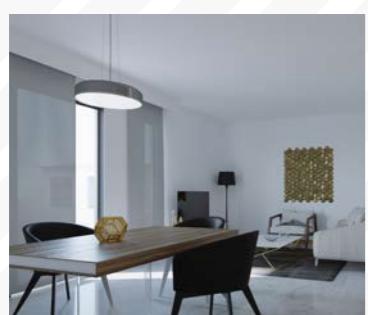
With proximity to Abu Dhabi International Airport and the leisure activities of Yas Island, the geographical location of Masdar City is equally desirable to residents and visitors to both Abu Dhabi city and Dubai. In addition to the attraction of neighbouring destinations, Masdar City is also home to a number of

multinational companies, including Siemens, IRENA, General Electric and Mitsubishi.

This nine-storey residential building consists of more than 600 apartments, including: studios, one, two and three-bedroom dwellings with ample parking for all apartments. These exceptionally designed apartments feature a limited number of two-level duplexes showcasing an innovative design - the first of its kind in Abu Dhabi.

Residents wishing to experience this multi-level design have a choice of townhouses, on the ground floor; and sky-homes on the upper floor, some of which have their own large private terrace and plunge pool.

The communal ground level features a landscaped recreational area with a swimming pool, gymnasium, children's playground and barbecue areas. Each apartment enjoys their own private terrace or balcony and a fully fitted kitchen. Under construction, with handover scheduled for Q2 of 2021.





OASIS RESIDENCES 2

MASDAR CITY

📍 ABU DHABI

The different typologies of apartments give the residents the possibility of choosing according to their own needs and preferences. Oasis 2 offers contemporary fully equipped studios with flexible and smartly designed interiors in order to suit every type of user. The other simplex typologies range from one, two and three bedrooms all with their own shaded balcony. Directly facing the park, the penthouses vary in number of rooms and provide large terraces with direct views towards the landscape.

In addition to these options, this residential complex offers the duplex typology which provides plenty of room for family life. With the choice of one, two or three bedrooms, the apartments propose a dynamic

distribution that includes a roof top terrace or a private garden and garage, according to each typology and position.

This is a residential building located in Masdar City on a plot area of 6,458 m². It has a GFA of 18,500m² and built up area of 6454m².

This consists of two basements, GF and nine storeys with 304 apartments. Landscaped with swimming pool, gymnasium, and children's playground all located within the central courtyard.

The development is currently under the design and approval phase, with construction scheduled to start in Q3 of 2019 and handover scheduled for Q2 of 2022





THE GATE

MASDAR CITY

ABU DHABI

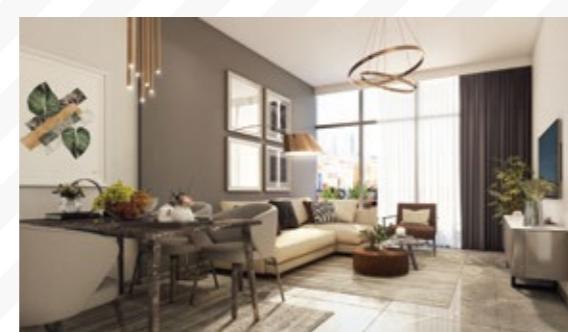
An exciting collaboration of beautifully designed residential units. The units have been designed according to the European standards already widely implemented by Reportage properties in their other projects.

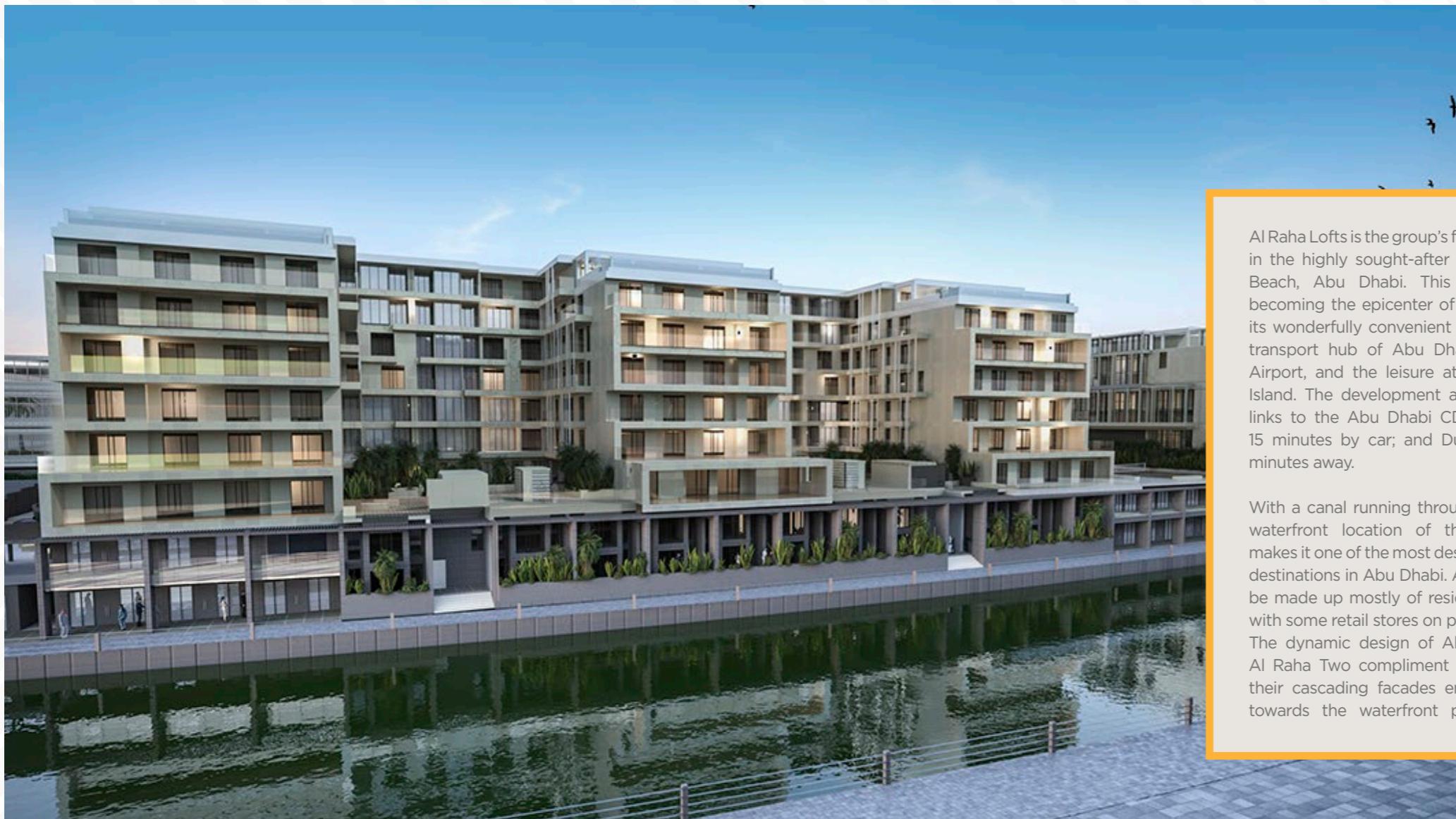
There will be more than 600 residential units. The project will be situated in a vibrant convenient location within Masdar city with

access to spectacular amenities and facilities such as pools and gyms as well as world class food and beverages.

The development is currently under the design and approval phase, with construction scheduled to start in Q4, of 2019.

handover scheduled for Q4, of 2022





AL RAHA LOFTS ONE

AL RAHA BEACH

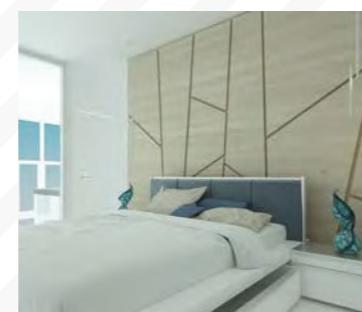
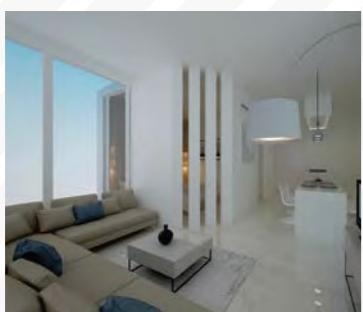
ABU DHABI

Al Raha Lofts is the group's first development in the highly sought-after area of Al Raha Beach, Abu Dhabi. This district is fast becoming the epicenter of Abu Dhabi with its wonderfully convenient proximity to the transport hub of Abu Dhabi International Airport, and the leisure attractions of Yas Island. The development also enjoys close links to the Abu Dhabi CDB which is just 15 minutes by car; and Dubai, a mere 45 minutes away.

With a canal running through the area, the waterfront location of the development makes it one of the most desirable residential destinations in Abu Dhabi. Al Raha Lofts will be made up mostly of residential dwellings with some retail stores on promenade levels. The dynamic design of Al Raha One and Al Raha Two compliment each other with their cascading facades enticing residents towards the waterfront promenade. The

niche incorporation of New York Loft Style architecture has allowed Reportage Properties to explore a new style of living, setting the trend for innovative developments. Al Raha Lofts One stands at six storeys high, consisting of mostly residential properties with over 164 apartments, including: studios, one, two, three and four-bedroom properties as well as 233 parking spaces.

Both Residences have expansive views over either the canal, or the main boulevard and offer ample parking for all the apartments. The ground level features a landscaped communal recreational area with a swimming pool, gymnasium, children's playground and barbecue areas. Each apartment enjoys their own private terrace or balcony and a fully fitted kitchen. The completion and handover date for Al Raha Lofts One will be Q2 of 2021.





AL RAHA LOFTS TWO

AL RAHA BEACH

ABU DHABI

Al Raha Lofts is the group's first development in the highly sought-after area of Al Raha Beach, Abu Dhabi. This district is fast becoming the epicenter of Abu Dhabi with its wonderfully close proximity to the transport hub of Abu Dhabi International Airport, and the leisure attractions of Yas Island. The development also enjoys close links to Abu Dhabi CDB, just 15 minutes by car; and Dubai, a mere 45 minutes away.

With a canal running through the area, the waterfront location of the development makes it one of the most desirable residential destinations in Abu Dhabi. Al Raha Lofts will be made up mostly of residential dwellings with some retail stores on promenade levels. The dynamic design of Al Raha One and Al Raha Two compliment each other with their cascading facades enticing residents towards the waterfront promenade. The

niche incorporation of New York Loft Style architecture has allowed Reportage Properties to explore a new style of living, setting the trend for innovative developments.

Al Raha Lofts Two is positioned directly alongside Al Raha One and enjoys the same canal location which will see the two residences operate as one community, each benefiting from the common areas and leisure facilities on offer. Al Raha Lofts Tow stands at six storeys high, consisting of mostly residential properties with over 120 apartments, including: studios, one, two, three and four-bedroom properties. And 155 parking spaces. Al Raha Two has its own private luxury jacuzzis. Currently under construction, with handover scheduled for the Q1 of 2021.





AL MARYAH VISTA

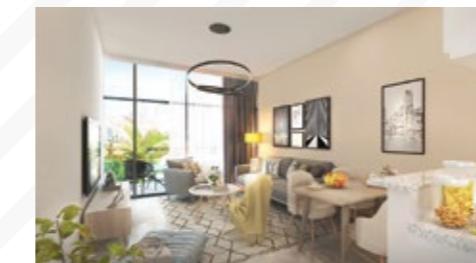
AL MARYAH ISLAND

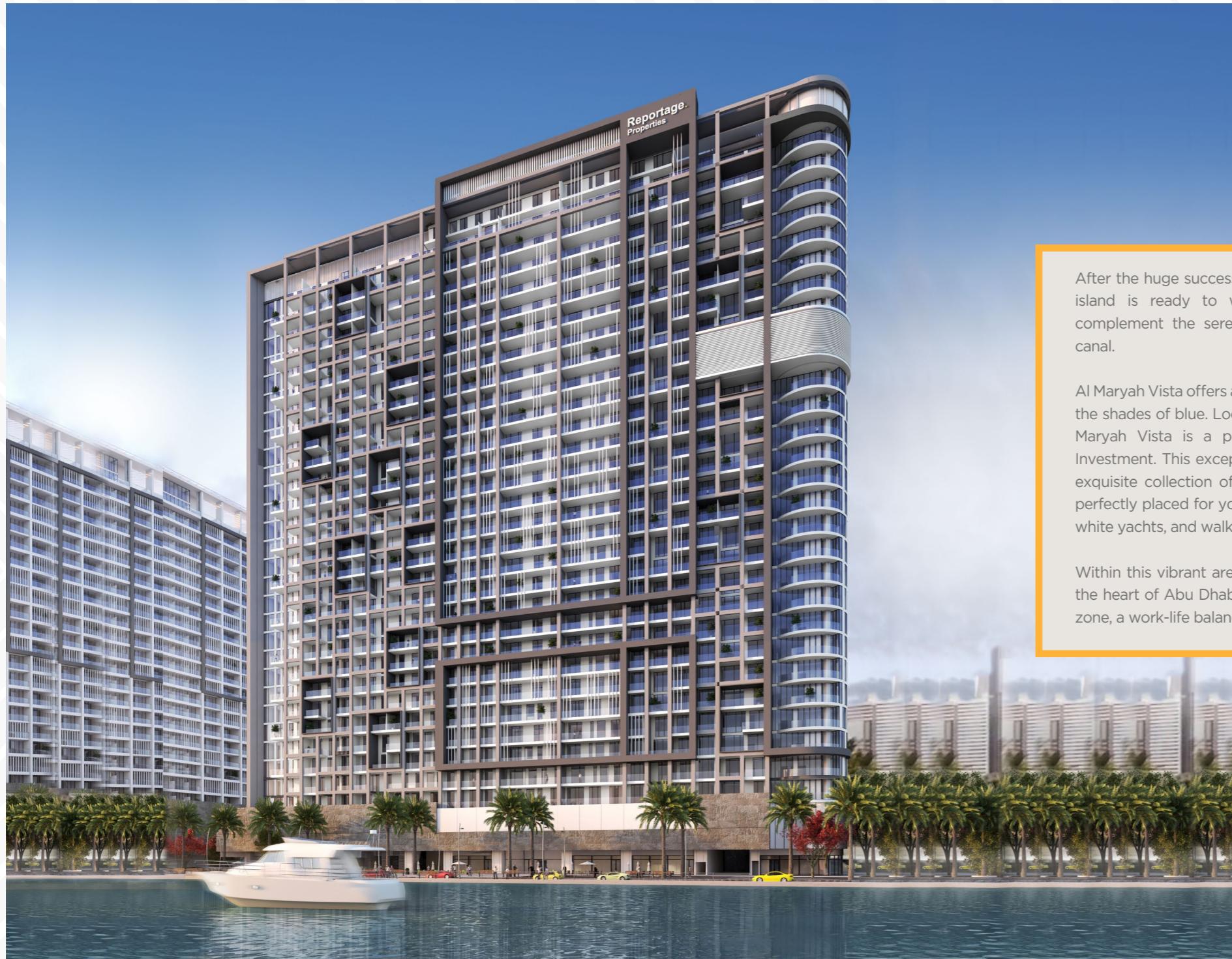
📍 ABU DHABI

We are proud to introduce to you the only residential building in Al Maryah Island.

Al Maryah Vista allows you to experience a “Work, Live, and Play” lifestyle. Located along the lushly landscaped promenade, AL MARYAH VISTA offers a waterfront lifestyle like no other, as it overlooks the same view that fascinated Abu Dhabi’s royalty designed to satiate your craving for an all-round waterfront lifestyle, AL MARYAH VISTA is an exquisite collection of premium homes. Wake up to views of gleaming white yachts and walk up to Abu Dhabi’s longest swimmable canal pool.

Currently under construction with handover scheduled for Q1 of 2024.





AL MARYAH VISTA 2

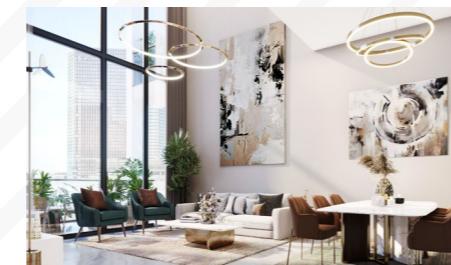
AL MARYAH ISLAND

📍 ABU DHABI

After the huge success of Al Maryah Vista 1, the beautiful island is ready to welcome Al Maryah Vista 2, to complement the serene image reflected on the water canal.

Al Maryah Vista offers an incomparable lifestyle embracing the shades of blue. Located in the heart of a free zone, Al Maryah Vista is a perfect opportunity for living and Investment. This exceptionally designed community is an exquisite collection of premium homes and retail shops perfectly placed for you to wake up to views of gleaming white yachts, and walk up to Abu Dhabi's longest canal.

Within this vibrant area and the resort-like community in the heart of Abu Dhabi and an international financial free zone, a work-life balance is never easier to maintain.





DIVA
YAS ISLAND
📍 DUBAI

DIVA AT THE BAY represent a microcosm of luxury and lifestyle within the world class integrated community at Yas bay . Combined with the utmost privacy, the serene residential spaces offers visitors , tenants and owners the experience of the life time, with a relaxing promenade and wealth of upscale amenities.

Diva at the bay, 13 floor mid rise residential address having a mix of 736 apartments, most of which over look the Crystal Clear Arabian blue seas.



RUKAN LOFTS 1

DUBAI LAND

 DUBAI



Rukan Lofts development has been designed to ensure that residents can thrive in an environment that offers a sense of positivity, inspiration, and community. A place you don't just call home, but truly feel is your home.

Centrally located in Wadi El Safa, Dubai Land, Rukan is just a stone's throw away from the Arabian Ranches and within close proximity to key shopping malls, golf courses and entertainment complexes. Spanning across approximately 2,600,000 sq ft, the space is made up of over %70 vast open public realms and greenery creating the perfect relaxing, tranquil home environment for you and your family. When it comes to a home, we understand everyone's needs are unique, which is why we have developed a range of residential options to suit every lifestyle from twin houses, town houses and apartments. The entire project has been thoughtfully designed to work in harmony with the surrounding nature and communal areas. Vast green spaces, cycling tracks and walking paths are upon your doorstep, creating a sense of spaciousness and freedom.

Currently under construction with handover scheduled for the Q1 of 2022.



RUKAN LOFTS 2

DUBAI LAND

 DUBAI



Remaining true to its Arabian roots, Rukan pays homage to both East and West offering a space filled with vibrant culture, contemporary style and traditional tranquility.

Comprising of retail areas, recreational facilities and residential homes, the development offers a new community-inspired way to live in Dubai surrounded by lush greenery, shopping centres, cycling trails and quaint picnic areas.

Featuring twin houses, town houses and apartments, each home has been designed to offer both functionality and contemporary modernity for its residents.





RUKAN TOWER

DUBAI LAND

DUBAI

Rukan Tower is in a completely well serviced community fully equipped to cater to the residents every need. Surrounded by Rukan Lofts, large parks, shopping centres, cycling tracks and a swimming pool, Rukan Tower offers an 'airy' feel inspired by the nature and greenery that surrounds it. Due to its location in Dubai Land, it also provides residents excellent connectivity to many other key areas such as Downtown Dubai, Dubai Creek Harbour and Dubai Marina.





ALEXIS TOWER

JEBEL ALI

DUBAI

A vibrant community designed for how people want to live, Downtown Jebel Ali represents a renaissance in the lost art of urban planning. Every aspect of the masterplan is defined by the needs of the people who will live and work here.

Comprising of residential and office buildings, along with many restaurants, shops and amenities, Downtown Jebel Ali is divided into four zones, covering a total area of 2 million square metres. Featuring three districts: the Urban Centre, the Trellis District and the Medina.

Around 200,000 people will be able to walk to work, shop and enjoy a variety of cultural,

arts and social destinations, as well as relax in expansive shaded, landscaped outdoor spaces. Situated on Sheikh Zayed Road, and located just minutes from the EXPO 2020 exhibition venue, close to Al Maktoum International Airport and Jebel Ali Free Zone, Downtown Jabel Ali offers a compelling blend of investment opportunities.

This is a sixteen-storey building consisting of 370 apartments, including studios, one and two-bedroom with ample car parking for all apartments.

The communal ground level features landscaped recreational areas with a swimming pool, gymnasium and children's play areas. Currently under construction with handover scheduled for the Q1 of 2022.





MONTENAPOLEONE

NEW CAIRO

📍 EGYPT

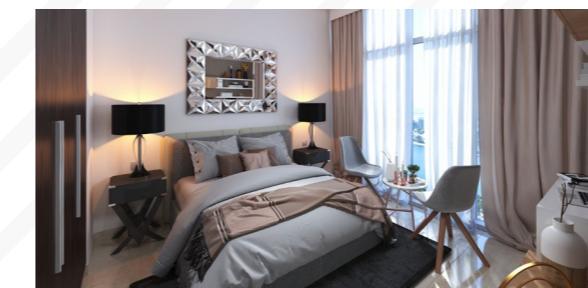
A one of its kind community inspired by Italy's original home of upscale fashion, the street of Montenapoleone in Milan. At Montenapoleone you will experience a new definition to the meaning of luxury that will last for a lifetime.

The spectacular collection of apartments and villas right in the heart of New Cairo, amid greenery and serenity, is one of the most charming locations in Egypt. These stylish and modern homes define elegant living. The recreational and essential facilities here are a delight - you will find everything from retail stores with the best products to fancy restaurants.

Life at Montenapoleone is all about enjoying the benefits of community-living. It is as much about sharing and socializing as it is about privacy and exclusivity. A place where extraordinary is the new standard of living.
A luxury you can afford.

Surrounded by enchanting nature and a lively lifestyle, this place will surely make you feel like a paradise. With a view like this, you will never ever want to leave this place.
The best future place to live.

Everything you need is right here at Montenapoleone!



رِيپُورتاج العقارية
Reportage.
Properties

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