

EMAAR

INDUSTRIES & INVESTMENTS



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INVESTMENT GATEWAY OF BAHRAIN

CHAIRMAN'S STATEMENT



Arif Alharmi
Chairman

The region as we know it is undergoing dramatic change – economically and industrially.

The marketplace is rapidly urbanizing, driving the growth of real estate and manufacturing. This in turn is opening up new opportunities for investment. It is an environment of unparalleled potential.

And as an organization that invests in opportunity, we are very well positioned to achieve and maintain our balanced yet ambitious targets.

Our strength lies in our capacity to grow our investments by being open and receptive to new, innovative ideas and technologies. This will enable us stay ahead of the curve and fulfill our responsibility for cultivating the next generation of industry leaders.

For us, the future is more than just promising. It is rich with opportunity and filled with potential.

FROM THE CEO



Nasser Batha
Chief Executive Officer

Since our earliest days, Emaar Industries & Investments (EII) has consistently added value to our investees. Our success has been driven through strategically leveraging the Emaar brand where relevant, while deploying value engineering solutions along with implementing the latest cost optimization techniques and corporate governance best practices. Thereby securing brand recognition and reliability towards our stakeholder.

We give our partners privileged business opportunities and help them secure a strong footing regardless of the economic environment. To this end, we are committed to practicing sound corporate governance across all our investees.

Our investees are our partners and we actively engage with them and the operations to add and derive value. We enhance their capabilities and strengths by achieving operational and financial efficiencies. We are certainly on the right track to empower achievement and deliver success through continuous support and committed portfolio management. With the continued support and strength of Emaar and the EII team, there are no limits on this path to success.



VISION & MISSION

To become the partner of choice for businesses with high growth potential.

To build on our track record of successful partnerships, setting ourselves apart by taking strategic, operational and financial initiatives aimed at strengthening our partner's competitive position.

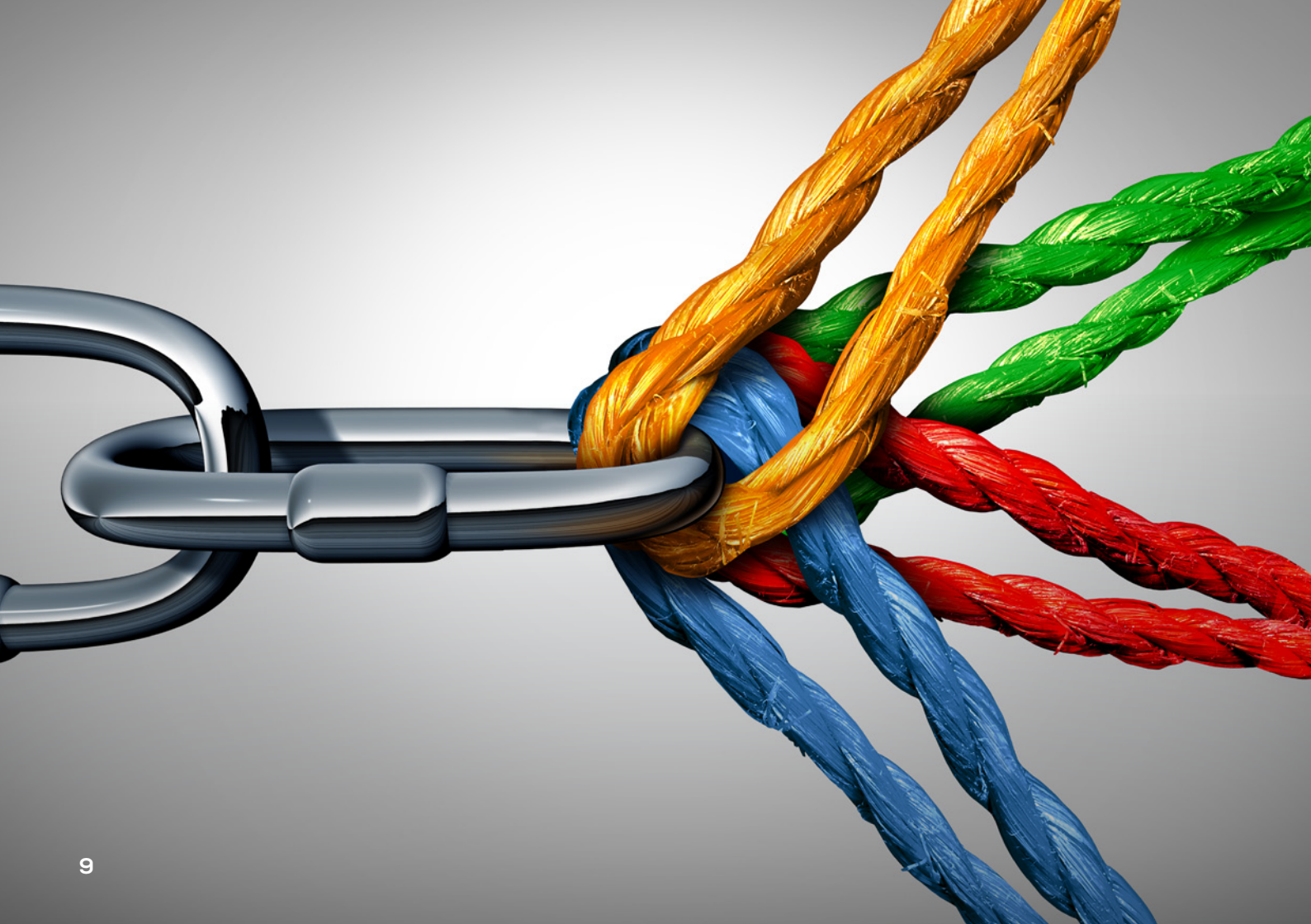
Additionally, our aim is to continuously achieve high risk-managed returns coupled with sustainable value growth to our stakeholders, and to attract, develop and retain the best investment professionals in the region.



WHO WE ARE

Emaar Industries & Investments (EII), is a private joint stock company (PJSC) formed in 2005. As an associate of Emaar Properties (PJSC), EII drives strategic investments in the manufacturing sector focused on the construction industry and recently has expanded its interests into other sectors including real estate, construction services, hospitality as well as other related services. Along with Emaar, EII has an impressive investor base including Zabeel Investments, members of the royal family of Dubai as well as prominent HNWI's who share its ambition and vision to drive the future of construction and real estate development.

Over the years, EII has emerged as the investment and growth partner of choice across the Middle East and North Africa (MENA) and South Asia region, by identifying, investing and invigorating the potential of ambitious, enterprising and driven entrepreneurs.



WHAT WE DO

Ell is a strategic investor in both growing as well as mature companies across the UAE that operate under the various sectors within Emaar's Ecosystem. With the rapid expansion of Emaar over the years, this now includes an impressive 15 sub-sectors within the pre and post construction, hospitality, malls, and related sectors.

The value proposition that Ell offers to its investees includes expansion of their opportunity horizon, capital injection to accelerate growth, and access to industry best practices across its operations.



HOW WE DO IT

Emaar is undeniably one of the fastest growing real estate developers in the world and presents unparalleled opportunities for startups and enterprises to grow through partnerships. EII is committed to providing unmatched market access to its investees along with deployment of cost optimization and value engineering solution(s), adoption of corporate governance best practices and strategic advice in terms of market and sector expertise.

Overall bonding a relationship between EII and its investees that helps delivering successful exits yielding impressive IRR's.



PORTFOLIO

EII handpicks its investments from firms who have displayed high growth potential and operate in Emaar's areas of interest including:

- Real estate development (both pre and postconstruction), hospitality, malls & entertainment

Manufacturing

- Steel
- Plastic
- Building Materials
- Wood Industries
- Fabricated Metals
- Fabricated Glass & Aluminium
- Ceramics, Tiles & Stones
- Kitchenware & Tableware

Services

- Specialized Contracting Activities
- Facilities Services
- Recreational Facility Management
- Personal Services & Sanitation Activities
- Industrial Services (leasing equipment, supplies and support)



**OUR INVESTMENT PORTFOLIO
INCLUDES SOME OF THE MOST
EXCITING VENTURES IN THE REGION**



ABODE INVESTMENTS

Abode Investments Limited (“Abode”) is Ell’s special purpose vehicle that was established in order to acquire and hold its interests in various labor camps in Dubai. Since its inception in 2016, and in line with its current investment strategy, Abode has acquired a number of mid-sized labor camps that are strategically located in Dubai Investments Park (“DIP”).

Abode acquired these assets in order to support the rapid growth requirements of its portfolio companies and to participate in the attractive financial returns that this asset class currently offers. Given the expected increase in the construction activity leading up to EXPO 2020, this particular asset class and especially those located in the vicinity of Dubai South represent an attractive value proposition for strategic investors like Ell.



MEMAAR BUILDING SYSTEMS (MBS)



Memaar is one of the region's largest manufacturers of pre-engineered buildings.

They are currently engaged in the fabrication of pre-engineered steel structures, manufacturing of sandwich panels and trading of raw steel used in the construction and building activities.

Majority of its operations are around the UAE, GCC, Africa, Central Asia and the Indo-Pacific region.

EII stepped into the picture in 2007 after acquiring a majority stake since which Memaar has delivered 10,000 steel buildings to clients around the globe.



STARWOOD INDUSTRIES



Starwood Industries have established themselves as a well-known name in the wood industry.

Operating out of their facility at Dubai Investment Park they specialize in design, production, supply and installation of various wooden products catering to projects markets. Starwood sells its products throughout 3 primary markets: the UAE, KSA & Egypt.

Since Ell's investment in Starwood they have established an additional facility in Egypt to service the demand in the North African region.



LEADERS FORT CONTRACTING (LFC)



LFC are specialists at building and contracting services including flooring, waterproofing, concrete rehabilitation and protective coating services.

Since their inception in 2006, they have been growing rapidly with an impressive range in clientele.

They operate out of branch offices in Ajman and Abu Dhabi.



AASA



AASA was first established in 1992 by Mr. Channana Parambil Mohamed Salih and has since grown through diversification into construction support services. The Group's entire operations are conducted through AASA Group, where the 5 sub divisions are: Civil, Electrical, Steel, Industry Support Services (Man Power) and Information & Communication Technology.

In each of these businesses, AASA Group has proven expertise in securing contracts from governmental entities, leading developers and construction & infrastructure majors. Among notable projects completed include Alain Airport Expo, Mall of the Emirates – Extension, Al Dar Headquarters - Structure work, and Al Ain Airport- hangars, among others.



CAPAROL LLC



An established international player, Caparol deals in manufacturing and sale of paints and insulation products.

Caparol have a production facility located at Dubai Industrial City. Mainly dealing with construction contractors, Caparol is now venturing into the retail segment as well.

Regions of operation include the UAE, Qatar, KSA, Oman, Iraq and Africa.



UNITED ARAB CHEMICAL CARRIERS (UACC)



UACC specializes in transportation of clean petroleum products and liquid chemicals. The company operates various types of ocean going vessels, chemical and product tankers.

Their existing fleet consists of 21 vessels, 9 of which are medium range ("MR") vessels, 4 long-range ("LR") vessels and 8 chemical vessels.

EII invested in UACC based on its long term growth potential.



بوابة الإستثمار - البحرين
INVESTMENT GATEWAY - BAHRAIN



INVESTMENT GATEWAY OF BAHRAIN



بوابة الإستثمار - البحرين
INVESTMENT GATEWAY - BAHRAIN

The Investment Gateway is a project encompassing a mix of zoning uses including commercial, investment, retail, hospitality and residential.

The development consists of three seabed plots totaling to nearly 4.4 million sq. meters.

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