

FACT SHEET

About Capitala

Established in Abu Dhabi in 2008, Capitala is a strategic real estate master developer that is committed to designing, building and managing world-class, integrated communities in Abu Dhabi.

Capitala will develop integrated mixed use developments, in line with 'Plan Abu Dhabi 2030', creating living and vibrant communities that offer extensive amenities and services to residents and visitors, integrating seamlessly with the thriving local culture.

Capitala's flagship project Arzanah is a 1.4 million square metre fully integrated, mixed use development surrounding Zayed Stadium and includes two kilometres of prime, natural beachfront connected to the main site by two convenient land bridges. Its prime location on Abu Dhabi island in the Grand Mosque District is just minutes away from Abu Dhabi city centre, the Abu Dhabi International Exhibition Centre and the Central Business District. It is one of the few remaining parcels of prime real estate on Abu Dhabi island.

About Arzanah

Arzanah, with a visionary master plan that was conceived by award winning firms Sasaki of the USA and SMC Alsop of the UK, is a 1.4 million square metre fully integrated development that is strategically located at the gateway point to the island of Abu Dhabi in the Grand Mosque District. Arzanah incorporates two parcels of land surrounding Zayed Main Stadium and the exclusive two kilometre beach front across the Khaleej Al Arabi Road – both vicinities will be linked by two new pedestrian bridges.

Arzanah is being developed in phases and offers an exceptional blend of quality residential properties including luxurious apartment towers, villas and modern lofts complemented by leisure, sports and retail amenities. Facilities will include an exclusive club, a picturesque canal flowing through the development, communal gardens and extensive walking and cycling trails.



Waterfront Living

Arzanah offers a range of exceptional quality built homes that take full advantage of the surrounding environment including a two kilometre stretch of natural beachfront, and a striking canal at its heart. Accommodation includes luxury waterfront villas, high rise apartments, penthouses and modern lofts that provide endless lifestyle choices; whether its views to the waterfront, parkland or the Grand Mosque; intelligently planned and flexible living spaces; or courtyards and gardens that provides seclusion and privacy.

Parks & Gardens

One of Arzanah's unique features is its undulating topography which was one of the key aspects of the landscape design and master plan developed by Sasaki Associates. Careful consideration was given to the landscape design to ensure that both public and private spaces are engaging, visually stunning, practical and above all, sustainable given the climate in the UAE. Community parks and playground areas, walking and cycling tracks and lush landscaping are complemented by a stunning central canal, water features and eye catching public art.

Retail & Dining

Residents and visitors will be able to enjoy extensive retail and dining amenities in a precinct covering 150,000 square metres with a dynamic new shopping mall, developed by the Majid Al Futtaim Group, at its core, plus outdoor shopping areas that have climate control technology; high street boutique shops; cafes, bars and restaurants all conveniently accessed by boardwalks connecting pathways and public transport.

Sports & Leisure

Arzanah's emphasis on an active, healthy lifestyle is featured throughout the development and highlighted by an outstanding range of sports and leisure facilities that will be available to Arzanah's residents and the community at large.

The Zayed Stadium, located in the heart of Arzanah, has already achieved iconic status as a landmark for Abu Dhabi as well as the UAE. In addition to the stadium, a number of leading world-class sports facilities such as the ATP standard Abu Dhabi International Tennis Complex, the 40-lane international standard Khalifa International Bowling Centre, the Abu Dhabi Ice Rink and a state-of-the-art aquatic centre and indoor sports arena will serve to ensure that Arzanah becomes a leading leisure and community sports hub within the UAE.

Health

Aimed at addressing a significant demand for specialist medical treatment in the region, Arzanah will provide a sophisticated range of cutting edge, multi-disciplinary health care facilities.

The Mubadala owned Arzanah Medical Complex will house three healthcare facilities: Wooridul Spine Centre which will provide expert care for patients with spinal injuries; the Abu Dhabi Knee and Sports Medicine Centre, the first healthcare facility in the Middle East to specialise in the diagnosis and treatment of patients with knee and sports related injuries; and a Wellness and Diagnostic Centre offering an extensive range of services including dentistry, dermatology, general practice and paediatrics.

Education

Students of all ages will be able to enrol in a school offering an internationally recognised syllabus with high quality, accredited education with access to Arzanah's unrivalled sports and leisure facilities at their doorstep.

Connectivity

Arzanah will be easily accessible via a comprehensive road network leading to the development and convenient public transport system which includes the future planned metro system providing residents and visitors with easy access to areas within Arzanah and speedy connectivity to key destinations in and around Abu Dhabi city.

Arzanah Masterplan Facts & Figures:

Site Area:	1.4 million square metres
Master planner:	Sasaki Associates and SMC Alsop
Estimated Number of Residences:	9,000
Projected Number of Residents:	27,000
Completion Date:	2015

Rihan Heights – First Phase of Arzanah

Rihan Heights, the first residential phase of Arzanah, is designed by international award winning architect SMC Alsop.

Situated on the north eastern corner of Arzanah on 38,000 square metres of prime land, Rihan Heights includes five luxurious residential towers with a total of 854 apartments and 14 stunning villas on the sites perimeter. The apartments include a range of one, two and three bedroom units as well as penthouses.

The buildings are surrounded by luxuriant gardens and offer a range of recreational features including swimming pool, children’s playground, gym and fitness suite, clubhouse and state of the art security and management systems.

Construction is underway at all five towers of Rihan Heights namely Tower A, B, C, D and E. There are currently 1,400 workers on-site at Rihan Heights. Homes at Rihan Heights will be gradually handed over to their owners in the first quarter of 2011.

Rihan Heights Facts & Figures:

Land Size:	Approximately 38,000 square metres
Built Up Area:	220,000 square metres
No. of Apartments:	5 Towers – total of 854 units
No. of Villas:	14
Architect:	SMC Alsop
Contractor:	Sunway Construction and Silver Coast Construction & Boring



Capitala's Shareholders

Capitala is a joint venture company between Mubadala Development Company, of Abu Dhabi, with 51% shareholding and CapitalLand, one of Asia's largest real estate companies with 49% shareholding.

Mandated to deliver on strategic real estate objectives for the emirate of Abu Dhabi, Mubadala is at the forefront of establishing value-added services and offering specialist real estate development expertise. Mubadala invests in a wide range of strategic sectors including real estate, utilities, energy, public-private partnerships, basic industries and services.

CapitalLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the multinational company's core businesses in real estate, hospitality and real estate financial services are focused in growth cities in Asia Pacific, Europe and the Gulf Cooperation Council (GCC) countries. The company's real estate and hospitality portfolio spans about 120 cities in over 20 countries.



Approach

- Capitala focuses on creating value; value for community, value for owners and value for investors.
- Capitala's strength stems from its partners' values of passion, innovation, collaboration and building for people and ensures that all its activities and developments provide long term value to:
 - **Residents:** Live in intelligently designed homes and apartments that provide flexibility in the use of interior residential space, extensive amenities, ease of mobility and connectivity to all surrounding elements
 - **Visitors:** Visit communities that provide destination experiences offering attractive cultural, retail, sports and leisure facilities
 - **Owners:** Benefit from high occupancy and rental rates
 - **Investors:** The assets are managed efficiently and professionally by an integrated team of experts who focus on generating sustained long term returns.
- Capitala is a strategic real estate master developer; it is a long term committed partner that is fully involved throughout the entire lifespan of its projects.

Facts & Figures

Company Name: Capitala
 Established: 2008
 Office address: PO Box 30398, Abu Dhabi, UAE
 Employees: 100

Board of
 Directors:

Carlos Obeid
 Chairman, Capitala
 Chief Operating Officer, Mubadala Development Company

John Thomas
 Board Member, Capitala
 Executive Director, Properties Unit, Mubadala

Alexis Dijksterhuis
 Board Member, Capitala Senior Manager, Business Development,
 Mubadala Real Estate & Hospitality

Olivier Lim
 Board Member, Capitala Group Chief Financial Officer, CapitaLand
 Limited

Wen Khai Meng
 Board Member, Capitala Chief Investment Officer, CapitaLand Limited
 Deputy Chairman, CapitaLand Commercial Limited

Senior

Management:

Heang Fine Wong	Chief Executive Officer
Thomas Cherian	Director, Finance
Wilson Chong	Director, Corporate Services
Mirna Hijazi	Director, Marketing & Communication
Sergio Masini	Director, Sales
Ahmad Khalis	Director, Legal
Gregory Whiteside	Director, Master Planning

Ownership Status: Mubadala Development Company, 51% stake
 CapitaLand, 49% stake

Website: www.capitala.ae