

CAPITALA FAQs

Who is Capitala?

- Capitala is an Abu Dhabi based strategic real estate master developer that is committed to designing, building, managing and maintaining world-class, integrated communities that will transform the way people live, work and play in Abu Dhabi.
- Capitala is a strategic and long term committed partner that is fully involved throughout the entire lifespan of its projects.
- Capitala is a joint venture between Mubadala and Capitaland who hold a 51% and 49% stake, respectively.
- Mubadala invests in a wide range of strategic sectors including real estate, utilities, energy, public-private partnerships, basic industries and services so as to diversify and further develop the rapidly growing economy of Abu Dhabi.
- Capitaland is one of the largest real estate companies in Asia (and the largest in South East Asia) with core businesses in real estate, hospitality and real estate financial services.

Why are Capitaland and Mubadala joining forces now?

- Abu Dhabi has risen to become one of the world's leading investment markets, with an estimated USD one trillion invested worldwide in Abu Dhabi, accounting for 29% of all future planning in the entire Gulf region.
- Being the largest real estate company in Asia (and the largest in South East Asia), Capitaland has the ability to leverage its considerable real estate development and management expertise to bring significant experience to this region, which is one of the fastest growing real estate markets in the world today.

- Abu Dhabi is a very attractive business and leisure destination with strong investment opportunities and progressive local authorities with visionary plans for the future urban environments in Abu Dhabi.

What is the rationale behind the JV?

- Mubadala and CapitaLand established Capitala to identify new and significant real estate opportunities in Abu Dhabi.
- Through its projects Capitala will set the highest standards for development, leading urban design and sustainability by utilising the industry expertise and domain strength of both partners.

Why was the company set up?

Capitala will create and deliver innovative, sustainable large scale master developments. Its maiden venture, the landmark development Arzanah, is an integrated project encompassing residential, retail, commercial, healthcare, sports, and leisure components. Arzanah is being developed in phases and incorporates 2 parcels of land including the area surrounding Zayed Main Stadium and two kilometres of prime beachfront across the Khaleej Al Arabi Road. Both vicinities will be linked by two new pedestrian bridges.

- One of Capitala's core objective is to create value for the community. We do this by ensuring that our developments are more than mere functional property spaces but are actually living, vibrant and integrated communities that meet the evolving needs of the people in Abu Dhabi.

What is unique about Capitala?

- The strength and domain knowledge of its founding partners - Mubadala and CapitaLand.
- The long term commitment of Capitala, ensuring the delivery of the highest standards throughout the lifespan of its projects – from design and construction to delivery and maintenance of the grounds.

What is Capitala's Mission/ Vision?

- **Vision**

Capitala is an Abu Dhabi based strategic real estate master developer that is committed to designing, building, managing and maintaining world-class, integrated communities that will transform the way people live, work and play within Abu Dhabi.

- **Mission**

Capitala will create and deliver innovative, sustainable large scale master developments. Capitala is dedicated to setting the highest standards for community development and leading urban design, to continually meet and exceed the expectations of residents, visitors, owners and investors.

Who will be heading the company?

- Capitala's CEO Mr Heang Fine Wong.

Where can I find out more about the company?

- More information can be found on the company website: www.capitala.ae

What opportunities are there for investors?

- Capitala will provide strong investment opportunities for both individual and corporate investors, spanning commercial and residential offerings.
- Arzanah will be developed in phases and each provides investment opportunities. The first phase of Arzanah, Rihan Heights, was launched in September 2008 with construction currently underway. Homes at Rihan Heights will be gradually handed over to their owners first quarter 2011.

Will the company be focusing its efforts on projects within Abu Dhabi or throughout the region?

- For the immediate future, the main focus is to deliver our project, Arzanah, in Abu Dhabi.

What are the aims of the company and what types of projects will it take on?

- Leveraging the strengths of its two partners, Capitala will deliver a mixed use development that encompasses residential, retail, commercial and leisure components, Arzanah being its maiden development.

Does Capitala have an environmental policy?

- Capitala is dedicated to setting the highest standards for sustainable community development and leading urban design including safeguarding the environment for the long term benefit of the communities in which it operates. Its shareholders have an exceptional commitment for eco-sustainable buildings and practices, many of which have been recognised and awarded by leading environmental bodies in Asia.

Mubadala Questions

Who is Mubadala?

- Established in October 2002, Mubadala Development Company is among the leading entities expanding and diversifying the economy of Abu Dhabi through key interests in healthcare, technology, aerospace, energy, industry, infrastructure and real estate.
- At the core of its business, Mubadala makes financially sound investments, creates partnerships and builds new businesses, both locally and globally, ensuring the highest quality standards and services across all sectors.

Why are you partnering with CapitaLand?

- Both Mubadala and CapitaLand are industry leaders who share a common vision to create quality and sustainable real estate developments in Abu Dhabi. CapitaLand has over three decades of real estate experience and a strong track record – not only as a developer but throughout the entire value chain (eg investor, developer, manager, operator, financial services). CapitaLand's real estate and hospitality portfolio spans about 120 cities in over 20 countries in Asia Pacific, Europe and the Gulf Cooperation Council (GCC) countries.
- Utilising each of its partners' respective domain strengths, Capitala is a leading real estate company, through which world class integrated projects will be developed.

What experience does Mubadala have in the real estate sector?

- Mubadala has extensive local market expertise and strategic development competencies through its growing portfolio of best-in-class partnerships. This is complemented by the drive to realise a vision of strategic developments which will ultimately translate into the highest standard of living for the community of Abu Dhabi.

Does Mubadala have any other similar JVs?

- Mubadala has partnered with local and international companies such as The John Buck Company to create a new specialized commercial real estate development and services company named John Buck International. Each of its joint ventures is highly specialised in its respective disciplines and all contribute to achieving Mubadala’s mandate within the real estate sector. In addition, Mubadala owns a 17% percent stake in ALDAR.

What do you aim to gain through this JV?

- Capitala’s core value is primarily to create value for the community – we do this by ensuring that our developments are more than mere functional property spaces but are actually living, vibrant and integrated communities, which meet the continually evolving needs of Abu Dhabi.
- Capitala will create and deliver innovative, sustainable large scale master developments encompassing residential, retail, commercial, sports and leisure components.
- Capitala is dedicated to setting the highest standards for community development and leading urban design, to continually meet and exceed the expectations of residents, visitors, owners and investors.

CapitaLand questions

What is CapitaLand?

- CapitaLand is one of Asia's largest real estate companies. The company's real estate and hospitality portfolio spans about 120 cities in over 20 countries.
- 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.

What do you think CapitaLand can bring to this JV?

- With its integrated real estate value chain (investor, developer, manager, operator and financial services) plus an extensive real estate portfolio, CapitaLand can offer its expertise, financial skills and market knowledge to help develop landmark integrated projects in Abu Dhabi.

Doesn't your expertise lie mainly within the Asian market?

- Apart from developments in Asia, CapitaLand has developed various landmark integrated properties in Europe and Australasia, such as, Canary Riverside in London and Freshwater Place in Melbourne, Australia. CapitaLand brings this expertise and track record to bear in our new projects in the GCC region.

Can you tell us about some of your other projects in this region?

- CapitaLand's landmark Raffles City, Bahrain is being developed and is due to be completed in phases from the fourth quarter of 2010. This landmark integrated development - which will offer prime residential and serviced residences, exciting retail and F&B options - is an integral part of the USD 2.5 billion iconic waterfront development project known as Bahrain Bay.
- Through the company's serviced residence arm, The Ascott Group, CapitaLand also has a presence in Doha (Qatar,), Manama (Bahrain) and Dubai (UAE).

**Why did you decide to target the Abu Dhabi region?**

- Through the partnership with Mubadala, CapitaLand will gradually expand its presence in this high potential market, with the goal of becoming one of the first major international real estate developers to have a significant presence in Abu Dhabi and ongoing commitment to the city's growth and development.

Why have you decided to partner with Mubadala?

- Mubadala's achievements and amazing track record in diversifying and developing the rapidly growing economy of Abu Dhabi speaks for itself. This is a unique opportunity to partner with a blue chip, world-class organisation, expand our presence in the GCC and showcase our integrated development expertise in this fast growing region.
- Both Mubadala and CapitaLand are industry leaders who share a common vision of a long term commitment to create quality and sustainable real estate developments in Abu Dhabi. We have complementary strengths – Mubadala with its strong market networks and intimate domain knowledge of Abu Dhabi; and CapitaLand with its expertise and delivery track record in the complete real estate value chain, including development and management of integrated projects.
- CapitaLand is proud to play its part in realising Abu Dhabi's vision of environmentally, socially and economically sustainable community developments.