



Golden Diamond
Estate Investment



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**Company
Profile**



Introduction

We wish to introduce ourselves as **golden diamond** estate investment certified company in a bu dhabi since 2008 with a prime motive to render Full facility management fields. golden diamond estate investment under the dirction of the Diamond group is owned by H.E saleh bin nasrah al sherefi al amri since 2002 start operation in contracting and maintenance, since it's establishment we continue to be a customer-driven, innovative and cost-effective organization which delivers value to its customers. our experience is in a vast range of operating knowledge, combined with technological, commercials, and management expertise. over the years we have built on this invaluable inheritance.

With decades of experience in the facility management field golden diamond estate investment has acquired the expertise and caliber to undertake major projects in any field of its specialization.

The company is well equipped with a highly skilled and well-experienced technician and professionally qualified Staff a and professional engineers. it ensures a high standard and quality of excellence in its field of operation . we are very much proud of the exemplary growth rate of the company at the same time we are fully aware of the escalating responsibility. it instigates us for further improvement and continues the drive for assurance of quality and reliability.



Our company's continued growth and success lie in the abilities of our employees and to support this commitment and in line with our diversity & equal opportunities policy. access to training and development is available to all as a building support services company we are totally committed to delivering total customer satisfaction. golden diamond is fully committed to developing highly trained and qualified workforce that are able to perform complete facility management to the highest possible quality, on time, on spec and on budget and always in a promotional and safe manner



About us

GOLDEN DIAMOND is a leading diversified professional service and investment management company. With operations in UAE , our more than 15,00 enterprising people work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 13 years, our experienced leadership team.

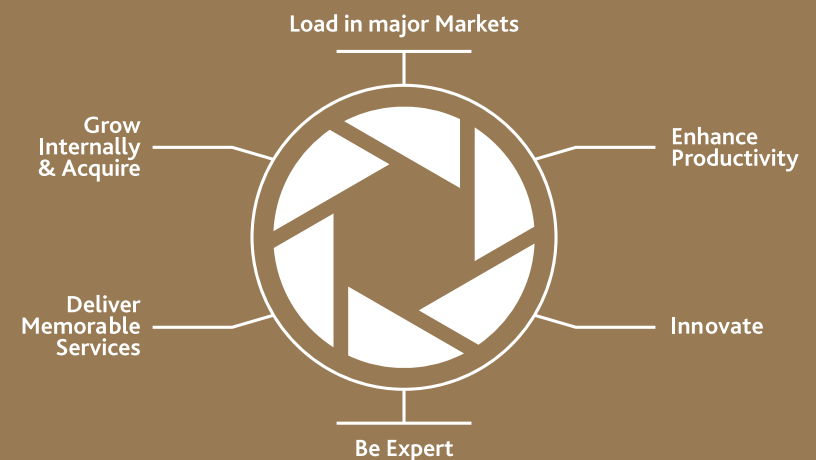
Our Strategy

We are at the forefront of the real estate industry, leading the way and backed by an exceptional record of success. We are building for our future and yours.

We strive to build our business at a competitive pace by augmenting internal growth with smart strategic acquisitions that increase market share, expand services offerings and extend our geographic reach for the benefit of our clients.

For more than 20 years, Golden Diamond has created value for clients that has resulted in superior returns and industry growth. Our people also own significant equity in our business, which brings pride of ownership to everything we do.

Our six-part strategy will enable us to double the company size by 2025





Our Principles

- I. **Golden Diamond** Standard represents the global real estate benchmark for value creation, integrity, services, and quality for all clients.
- II. All **Golden Diamond** products and services are of the highest standard as appropriate for the mission.
- III. **Golden Diamond** employee is the greatest example of the G.D.E.I standard and the company's most valuable asset.
- IV. **Golden Diamond** is committed to fostering an inclusive culture where diversity is respected and valued.
- V. We will continually strive to be the industry leader in sustainability and the premier real estate company in UAE.



Our Vision

"To be the best real estate investor, partner and manager in the Middle East"



Our Services

I. Real Estate Management Services

Optimise your property management

Successful management of your real estate requires skilful stewardship of the physical space, tenant relationships and your reputation in the marketplace. Our team of real estate management experts is one of the largest in UAE, with Millions of square feet under management. By partnering with Golden diamond, you will have the attention of best-in-class advisors who will manage the ever-changing needs of your property to maximise value and tenant retention, freeing you up to focus on your business.

When it comes to real estate management, we adhere to two key operating philosophies; putting your interests first and providing value added expertise. We take care to understand your ownership goals and short- and long-term plans for your property.





Real Estate Management Services includes :

- Property Management
- Building Operations & Maintenance
- Facilities Management
- Lease Administration
- Rent Collection
- Property Accounting & Financial Reporting
- Contract Management & Lease Administration
- Product Marketing & Leasing
- Construction Management
- Annual Operating Budget Preparation
- Supplier Contract Management



Top questions about Real Estate Management

Here are answers to the top questions you might have about our real estate management Services.

I. What do Golden Diamond Real Estate Management Services include?

Real estate management services include property management, building operations and maintenance, facilities management, lease administration, property accounting and financial reporting, contract management and construction management.

II. How experienced is the team that will be managing my asset?

The team consists of highly skilled experts with a strong knowledge of the market and your specific asset type. The team gather data from similar properties locally and internationally to provide you with in-depth advice.

III. Do you provide property accounting and financial reporting?

We provide full support to clients with the necessary reporting and internal controls to exceed industry standards. We can provide annual budget analysis as well as detailed financial statements. Our financial services also include, rent collection and administration of all payments.

II. Landlord Representation Services

Our Landlord Representation Services team can help you increase your property's potential by understanding your unique space and delivering expertise on the market and the leasing techniques that will showcase your property's best qualities. Our experts will position your property in a way that attracts and secures the right tenants for you.

Attract top tenants to your property

Every property has a story — a unique combination of history and strengths that a property owner or landlord can leverage to maximise a building's value.

Our Landlord Representation Services team can help you unlock your property's potential by developing a deep understanding of your unique space and delivering expertise on the market and the marketing techniques that will showcase your property's best qualities. Our experts will position your property in a way that attracts and secures the right tenants for you — all while helping you avoid the common pitfalls of the leasing process.



III. Tenant representation services

It's more than just space for your office, retail or industrial requirements. It's your business. Leasing the right space in the right location can elevate your brand, streamline your operations, attract leading talent and make a meaningful impact on your bottom line.

A lease also represents a significant commitment of time and financial resources. We partner with you to ensure your lease is not just a line item — it's a competitive advantage. We do this by bringing together our specialised market knowledge with a deep understanding of your business strategy to achieve your goals.

What do Golden Diamond Tenant Representation services include?

Our Tenant Representation services experts will provide you with a range of services, including lease negotiation and renewal, in-depth location analysis and workplace design.

If your needs include multi-market real estate matters, ongoing outsourced services or other complexities, you might be interested in exploring our other services and specialisations



VI. Retail Advisory Services :

Our Retail Advisory Services team is centred around our clients' needs, allowing us to deliver a complete range of services required to make sound real estate decisions. We have dedicated specialised teams in tenant representation, landlord representation, investment and retail. When you work with one of our teams, you will have access to a wealth of knowledge.

In the retail industry your real estate decisions can mean the difference between success and failure. GOLDEN DIAMOND is recognised as an industry leader in providing a broad range of retail advisory services to landlords, developers and retailers. With a team of experienced and dedicated retail leasing specialists, we work in partnership with your company to meet your goals.

Our experts provide creative solutions to the challenging requirements for landlords/developers through market research, technology and intimate knowledge of the communities they serve. We designate a single point of contact for each client, aimed at ensuring that clients' properties achieve the highest possible market rates to the most suitable quality of tenants. GOLDEN DIAMOND can assist owners to achieve their leading objectives by developing and implementing strategic leasing campaigns.

Brand Representation

Golden diamond Retail Services experts understand that finding the right location, at the right time, plays a key role in building and strengthening your brand with specialized industry knowledge that leverages proprietary analytics to provide you with tailored recommendations to meet your specific needs, goals and timelines.





Residential Services

Our residential team offers a comprehensive advisory and agency service to developers, landowners, tenants and investors on all aspects of residential development and investment. We specialise in the sale and acquisition of residential opportunities throughout the UAE.

Our clients benefit from our broad spectrum of services and sectors, enabling us to provide accurate information across all property types and client requirements. Our other residential services include corporate leasing, valuation and research.





Mixed Use

Mixed-use development combines multiple property uses within a single building or development. Our professionals understand the inter-relationship of property types and specialise in leasing, development, investment sales and management of mixed-use assets leveraging the attributes of each property type for the benefit of all.

Our experts provide developers, landlords and tenants with insight, advisory, transaction and management services maximising the benefits of complex properties





Offices Services

Our Offices team provides an unrivalled in-depth knowledge across the region along with access to a coherent global platform. Offering specialised occupier and landlord representation services throughout the region, we are the leading service provider in UAE markets

Whether the challenge is acquiring, letting, selling or developing offices, you can expect to receive the highest level of service across the region.

With our broad global reach, we can effectively market your property to a worldwide audience and identify target occupiers.





Development Solutions services

Transform your ideas into reality

Our Development Solutions team comprises of internationally experienced economic and destination development specialists. We offer our clients, investors and developers a truly comprehensive set of solutions to their real estate challenges. Mixed-use developments are increasingly complex; overlapping real estate sectors combining with demographic, cultural and all-important technological pressures. We work with our clients to consider all angles to maximise relevancy and returns.

- City and Town Centres
- Waterfronts, Marinas and Ports
- Airport Cities
- Hotels, Resorts, Golf Courses and Spas
- Sports Stadia
- Healthcare and Education
- Workplaces
- Community Developments

Our core services include

- Highest and Best Use Studies
- Financial Feasibility Analysis
- Project Concept Definition and Design Coordination
- Development and Repositioning Strategies
- Development Project Management
- Project's Audits and Investor's Reports
- Equity and Debt Raise





Advisory and Valuation Services

Each client is unique and each project is unique; thereby requiring customised analysis, recommendations and reports. We strive to provide the highest quality reports and best possible advice with tangible and actionable advice to our clients.

Our Advisory Services include:

- Market Study
- Destination Strategy
- Business Plan and Roll-Out Strategy
- Highest and Best Use Analysis
- Concept Development
- Financial Feasibility Studies
- RICS Valuation



Building and Cost Consultancy Services

As specialist construction consultants we provide Cost Consultancy & Building Surveying services. Our success is based on two simple principles:

- Construction advisory that is tailored to each client, based on the knowledge of our staff whom first and foremost are construction people.
- Our services ensure risks are eliminated, quality of design and construction is delivered, optimum program timelines are achieved, all at the lowest price possible.



◆ Cost and Commercial Management

Cost is a key indicator of a project's success. We know that cost control is critical because margins are small and the viability of a project can be very sensitive to small changes in cost elements.

DEVELOPMENT PROJECTS ARE RISKY, COSTLY AND TIME CONSUMING

A good Cost Consultant will lead and co-ordinate all elements of a project's budget and cost throughout its life cycle; including project brief, planning, design, construction, commissioning, pre-opening and in use.

A good Cost Consultant acts as the client's trusted independent advisor, the single source of responsibility for the complete Cost Management and Cost Control.

Colliers will take the lead to work with all consultants engaged in the project, ensuring final costs achieve original target budget.

Services our Cost Consultancy division provide includes:

- Cost Modelling & Benchmarking
- Tendering & Evaluation
- Cost Planning/Management/ Control
- Tender Documentation & Bills of Quantities
- Risk Appraisal
- Contract Documentation & Administration
- Life Cycle Costing
- Procurement Strategy & Advice
- Value Engineering



◆ Building Surveying

Acting on behalf of a wide range of Developer, Investor, Landlord, Home Buyer and Tenant clients, we provide a tailored due diligence building survey service, offering succinct, detailed survey reports across all property sectors and building types.

We undertake pre-acquisition building surveys for Freehold and Leasehold purchases. We also produce vendor surveys in connection with sales and for bank/lending re-financing purposes. We have extensive experience in coordinating and undertaking large portfolio instructions.

Our reports are easy to read and written in clear language providing concise technical and commercial advice. Executive summaries at the head of our reports provide a snapshot of the main pertinent issues, with traffic light ratings allowing findings to be placed into context.

Our reports identify problems and solutions, with large quality photographs documented within the report, clearly explaining each issue. Major anticipated repair costs are identified, and categorised to state where responsibility lies. In addition to highlighting building defects, we provide summary comment on useful life analysis, statutory compliance issues and deleterious materials.



◆ LTA and Fund Monitoring

GOLDEN DIAMOND provides Loan Technical Advisory/Fund Monitoring services for Commercial Banks, Pension Funds, Institutional Investors, Corporate Occupiers and Public Sector Clients whom are;

- a.** acting for the equity investor or purchaser who is forward funding/purchasing a real estate development or ..
- b.** acting for the debt provider to the developer, with finance provided through a loan facility.

Loan security is only possible when all the risks are identified. As construction specialists Colliers International act as investigator and advisor to the Lending Institution. Our core function is to protect the Lending Institution's interests and mitigate exposure to risk. Our staff are industry experts and include Development Managers, Project Managers, Engineers and Cost Consultants.

Ideally, we are brought on board at the early stages of a project, where with open dialogue we work cooperatively with the Borrower and his team to ensure a strengthening relationship between the Lending Institution and the Borrower.

Services our division provide **includes:**

- Bank/Financial Institution
- Representation
- Early Warning Advice
- Project Cost Analysis and Advice
- Program Monitoring
- Stage Payment Recommendations
- Quality & Specification Inspections



◆ Contracts and Claims

Golden Diamond provides construction claims management, dispute resolution and litigation support services.

We advise as to how contracts can be set up and managed to avoid claims. We also provide expert services when claims do occur.

Our Services Includes:

- Review and drafting contracts
- Claims avoidance
- Claims management
- Dispute management and resolution
- Claims settlement advice and negotiations
- Forensic analysis
- Delay & Quantum evaluation
- Expert witness

What we do best is foresee risk. Whether that is in the drafting of a contract, dispute management or delay analysis our project controls ensure we identify potential claims and mitigate/eliminate.



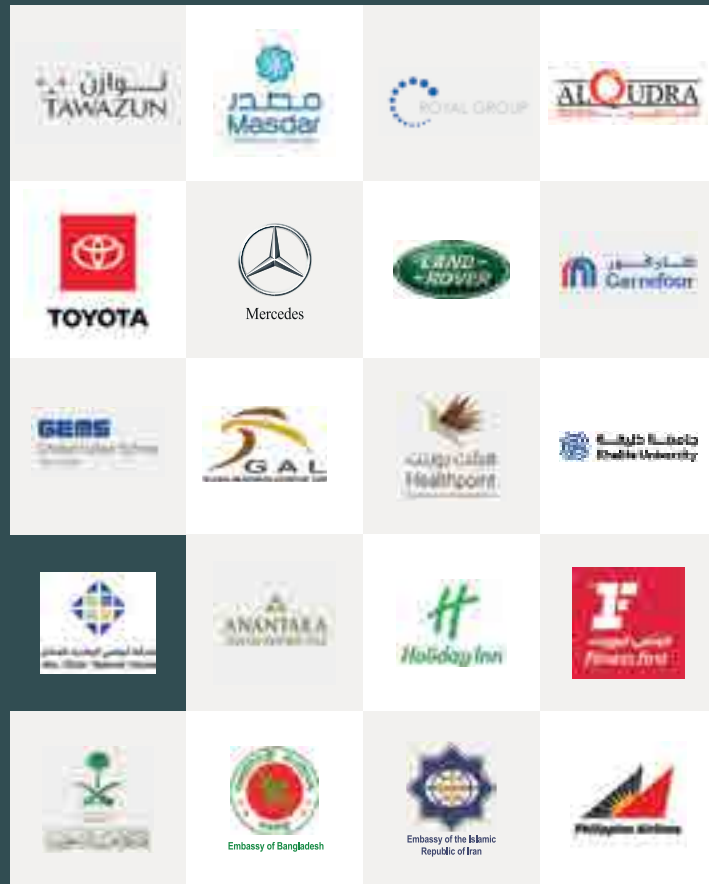


Research Services

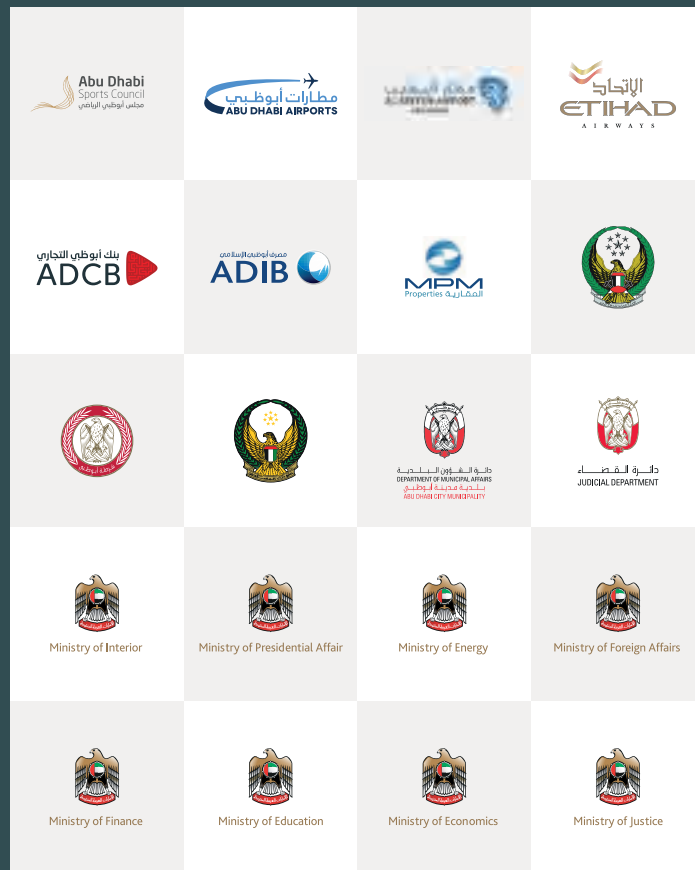
- Knowledge is a critical part of the service we offer our clients; our knowledge comes from experience and research. Our research team works in partnership with our advisory professionals to provide clients with timely, accurate and relevant market intelligence to support their business decisions.
- We provide multi-level support across all real estate sectors ranging from data collection to comprehensive market analysis. Our extensive in-house database provides detailed information on a range of real estate assets including supply, demand, absorption rates and transactions. Using this data, we produce insight into market performances, underlying conditions and directional trends across the Middle east region.
- Our research team publishes forward-looking thought leadership on major industry directions. Based on proprietary data we collect from our regional offices, we combine this with insights from our market professionals and our global research teams. Beyond our industry reports, we also provide tailored research analysis for our clients. From highest and best use studies, market research to feasibility studies, our research provides you with the insight you need to make informed decisions for your business. Numbers provide vital information, but data can be misleading without sufficient context with which to interpret it. We help our clients understand trends to take advantage of the evolving nature of real estate.



Our Clients



Our Clients



◆ Event Production Research Services

Event production always starts with a professional consultation with our experienced event manager. At the consultation, we aim to fully understand your organisation and discuss your needs and goals for the event. Based on your goals we will then create a bespoke event plan that covers every details. Alternatively, if you have an event plan ready, we can be your production partner to strategically implement the event.

Discovery

Our Event Specialist analyse your brand identity and develop initial concepts based on your event goals and objectives

Planning & Designing

Our Events & Production team then works in collaboration with you to customised your event and bring the idea to life.

Event Execution

Our team will engage our curated suppliers and specialists to craft your project. We work on-site to ensure flawless delivery for every job.

Event Evaluation

Every project is being monitored, we assess results & contribution to your business goals so you can have a thorough understanding of the event outcome.



◆ Abu Dhabi Club Projects

Since opening its doors in 2011, Abu Dhabi Club of has revolutionized the shopping experience of hundreds of thousands of visitors a year. A leader in retail, Sports , entertainment and attractions, Abu Dhabi Club is one of the top destinations in Abu Dhabi and is known around the world.

- **SHOPPING**
- **RETAILER**
- **DINING**
- **RESTURANTS**
- **SPA AND RELAX**
- **SPORTS**
- **EVENTS**



◆ Al Ain Ladies Club

MOST PRESTIGIOUS PRIVATE CLUB IN THE COUNTRY

ZAL AIN LADIES CLUB 2ND MOST PRESTIGIOUS PRIVATE CLUB IN THE COUNTRY, SPORTS , SOCIAL , SHOPPING CENTER AND HOME TO AN UNPARALLELED COLLECTION OF MORE THAN 50 BOUTIQUES AND 30 RESTAURANTS. THE CENTER'S SHOPPING AND DINING COLLECTION INCLUDES COVETED FASHION AND LUXURY BOUTIQUES, TOP JEWELERS, CONTEMPORARY BRANDS, SWIMMING POOLS.



DANA TOWER

DANA TOWER IS ONE OF OUR VALUABLE MIXED USED BUILDING (RESIDENTIAL , OFFICES , RETAILERS) INCLUDING 12,334 RENTABLE SQUARE FEET OF OFFICE SPACE , 8000 RENTABLE SQUARE FEET OF RETAILER , OVER THAN 500,000 SQUARE FEET OF FULLY FURBISHED RESIDENTIAL APARTMENT , ALL OUR PROPERTY WITH CONCIERGE SERVICE

OLIVE BUILDING

ONE OF ABU DHABI UNIQUE DESIGNED BUILDING , WHICH INCLUDES MORE THAN 300,000 SQUARE FEET RESIDENTIAL APARTMENT , ALSO WITH ALL AMUNITES FOR OUR GUST , SPA , GYM , SWIIMING POOLS , KIDS PLAY ARE , GARDENS THE MOST FAMOUS RETAILER ` LULU HYPERMARKET WITH 100,000 SQUARE FEET RETAIL.

QUBIC BUILDING

MIXED USED BUILDING WITH MORE THAN 600,000 SQUARE FEET RESIDENTIAL , MORE THAN 200,000 RETAIL AREA , RESTURANTS , SERVICES , SHOPING FOR OUR CMUINTY.



Q BUILDING

Unique design building with attractive view on the canal at Al Reem Beach area, includes more than 700,000 sqft of residential units and more than 200,000 square feet retail

C11 BUILDING

A new vision of residential building with 400,000 square feet residential units

C83 BUILDING

A fully furnished type of residential suits 200,000 square feet suits

C88 BUILDING

The unparalleled design building with 900,000 square feet retail apartment units at the most quiet retail building

C60 BUILDING

1,2 million retail square feet



VILLA COMPOUND

The most valuable compound which is prefer for all local community

AL RABIE SCHOOL

One of the most valuable education institution in UAe wich have a We aspire to be ... A global community of thinkers, creators, innovators, and leaders who have a positive impact on the world of tomorrow.

CROMWELL HOSPITAL

One of the leads health organization in the country witch is specialist in women's and children health care with the latest equipment

RAWHDT 74,75,76 BUILDINGS COMMUNITY

Over than 1 million square feet of residtail units in rawhdat community with is the most valuable green thone in abu dhabi





H.E Saleh Mohammed bin Nasra Al Ameri is the owner of Diamond Group and a well-known economist. He is the Chairman of several real estate companies including Al Shorfa, Ishraq, and Golden Group. Saleh held many diplomatic positions, most notably the former ambassador of the United Arab Emirates to Qatar and the founder of the country's embassy in Sweden in 2004. He also served as the UAE consul in London in 1998, and a representative of the UAE in Geneva.

H.E Saleh Mohammed bin Nasra Al Ameri was born in the city of Al-Ain in 1968, and he began his career journey at a young age, when he was only 14 years old, managing his father's property. Saleh was raised in an environment that taught in him patience, tenacity, and the ability to make the right decision in the right time. He worked in transportation, contracting, and networks companies in the early 1990s in addition to managing the real estate assets he inherited from his father which saw unprecedented growth under his management.

Owing to his long, extensive experience and his exceptional management skills, he succeeded in turning "Diamond" into a leading group in the field of real estate with a variety of projects and activities, with a total investment worth \$ 1bn and a portfolio of more than 17 projects in the UAE.

Chairman of Diamond Group Developments



Eng. Abdel Rahman Agami is the CEO of Diamond Group Developments. Drawing on his extensive planning and business management experience, Eng. Abdel Rahman Agami supervises the day-to-day management of the company, including the business development and the strategic planning. Prior to joining SKY AD. Developments, Eng. Abdel Rahman was the General Manager of NGCC in Al Ain UAE.

An established engineer and expert with more than 25 years of expertise, Eng. Abdel Rahman's professional career began in 1994, as an engineering expert at Ministry of Justice. In January 2012, he became the CEO of Diamond Group, and currently He is the CEO of Diamond Group and Sky AD. Developments with a total investment of 950 million dollars within 8 years.

Abdel Rahman Agami graduated from Assuit University, Faculty of Engineering in 1996 in Egypt and holds an MBA from AUS (American University of Sharjah) School of Business.



CEO of Diamond Group Developments