



MARYAH PLAZA

AL MARYAH ISLAND
ABU DHABI



INVESTMENT OPPORTUNITY

ABU DHABI'S NEWEST LIFESTYLE DESTINATION


MARYAH PLAZA
AL MARYAH ISLAND
ABU DHABI

Cleveland Clinic
Abu Dhabi

Rosewood Hotel

The Galleria Mall

Al Maryah Central

Abu Dhabi
Global Market

Four Seasons Hotel





Al Maryah Island is Abu Dhabi's vibrant business and lifestyle destination, a place to experience the city at its most dynamic

SHOP & DINE

Al Maryah Island is home to an exceptional selection of luxury boutiques and contemporary brands and a wide array of dining experiences to suit any occasion

LIVE & STAY

Al Maryah Island is home to two five-star world-class hotels, Rosewood Abu Dhabi and Four Seasons Hotel Abu Dhabi

HEALTH & WELLNESS

Cleveland Clinic Abu Dhabi is a multi-specialty world-class hospital that provides direct access to the world's best healthcare providers in the UAE

INVESTMENT & BUSINESS

Home to Abu Dhabi Global Market, the world's newest international financial center and four award-winning Grade A towers, Al Maryah Island is a sought-after business address in Abu Dhabi



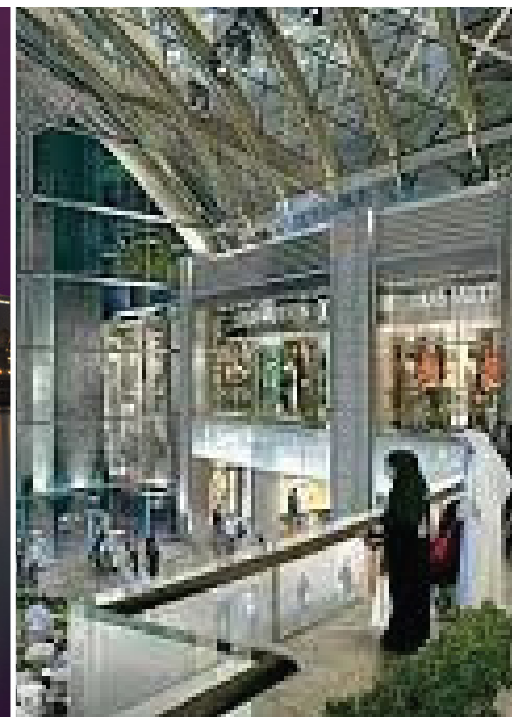


TOP-QUALITY INVESTMENT OPPORTUNITY



Opportunity Overview:

- **The opportunity to invest in the most highly valued development area in Abu Dhabi.**
 - The only Financial Free Zone located in the heart of the UAE's Capital.
 - Political and economic stability, providing investors with confidence and peace of mind investing in the safest haven in the Middle East. The sky is the limit when it comes to Abu Dhabi's growth potential.
- **Prime Location in the most prestigious district of Abu Dhabi.**
 - Strategically located in the capital's Central Business District, where foreign investors can enjoy leasehold ownership.
 - The site area spanning 182,415 square feet, within which four neighboring towers will be constructed in stages accounting for 3,228,000 square feet total gross floor area.
 - Al Maryah Island, the "Manhattan of the Middle East" is Abu Dhabi's business and lifestyle destination hosting the most esteemed businesses in the world and offering an ultimate in entertainment, leisure and healthcare facilities: Abu Dhabi Global Market, Cleveland Clinic, Galleria Mall, Al Maryah Central Mall, Rosewood and Four Seasons Hotels.
- **Highly anticipated Global Icon**
 - Maryah Plaza is the debut project of The Stirling and Pritzker prize winners, Lord Richard Rogers, his firm, Rogers Stirk Harbour, and their partners in the Middle East. Their incredible design achievement, One Hyde Park, has become the benchmark of luxury residential development in London.
- **Including land purchase, the total cost for the building is around 1.5 billion USD. It is a sizable equity investment opportunity.**
 - Current selling price per square foot is 683USD, this compared with other high-end properties globally, is much lower, increasing ROI.



TOP-QUALITY INVESTMENT OPPORTUNITY



Investment Highlight:

■ Incomparable location

- Al Maryah Island's Abu Dhabi Global Market square is the world's newest International Financial Center.
- It is the world's 8th Financial Free trade Centre along with New York, London, Geneva, Hong Kong, Tokyo, Dubai and Shanghai.
- Region's leading destination for business, leisure and luxury with a foot step away from Abu Dhabi Global Market, Cleveland Clinic, Rosewood Hotel, Four Seasons Hotel, High-end Galleria Mall and Al Maryah Central Mall.

■ Unprecedented global demands for high-end properties

- Supply is scarce in comparison to the increasingly high demand from investors around the world looking to snap up high-end properties for personal use and wealth retention purposes.
- Excellent location, unrivalled panoramic views, high-end properties, and world-class facilities, satisfying the most demanding buyers.

■ Investing with Farglory Group, Asia's leading developer

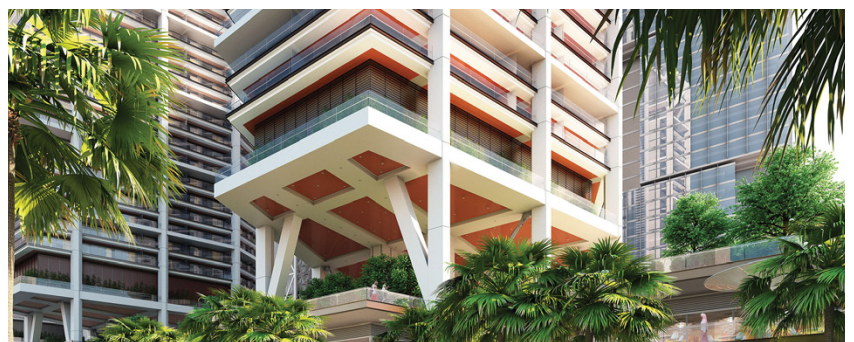
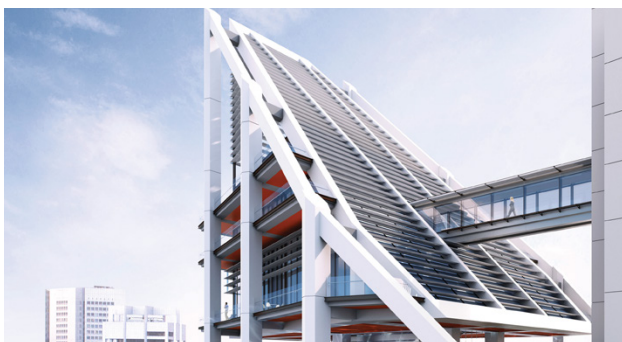
- The Taiwan-based Conglomerate with a capital base of over 15 billion USD.
- A trusted master developer whose total build-up portfolio exceeds 200 million square feet.
- More than 45 years of Excellence and over 700 projects completed.

■ A new Benchmark for 21st century living

- Residences with the highest specifications. Expert craftsmanship, cutting-edge design and finest finishing.
- State-of-the-art facilities including gym, clubhouse, spa, Jacuzzi and zero-edge infinity pool.

■ High Return on Investments

- 0% Tax
- Lowest Price on the Island
- Lowest Price compared to other Luxury properties worldwide
- Significant Potential on Capital Appreciation
- High Rental Yields
- Attractive Payment Plan
- 99 years + 99 years ownership status



TOP-QUALITY INVESTMENT OPPORTUNITY

Comparison with other luxurious properties worldwide

Name: 15 Central Park West
City: New York
Location: Central Park
Attributes: Central Park West Area in Manhattan
Construction Period: 2005-2008
Developers: Arthur Zeckendorf, William Zeckendorf
Architect: Robert A.M. Stern
Building Type: Residential; Retail
Total Story: 43
No. Residential Unit: 202
Unit Size (Approx sqft): 1,292 - 5,609
Asking Price/Sqft (USD): 3,099.5 (2007)
Current Price/sqft (USD): 6,288



Name: One Hyde Park
City: London
Location: Knightsbridge
Attributes: "Lord Richard Rogers's project
Prime location, overlooking Hyde Park "
Construction Period: 2006-2009
Developers: Project Grande (Guernsey) Ltd (PGGL)
Architect: Richard Rogers
Building Type: Residential; Retail
Total Story: 4 buildings respectively: 10; 12; 14; 12
No. Residential Unit: 86
Unit Size (Approx sqft): 988 - 16,000
Asking Price/Sqft (USD): 4,050 (2007)
Current Price/sqft (USD): 10,810



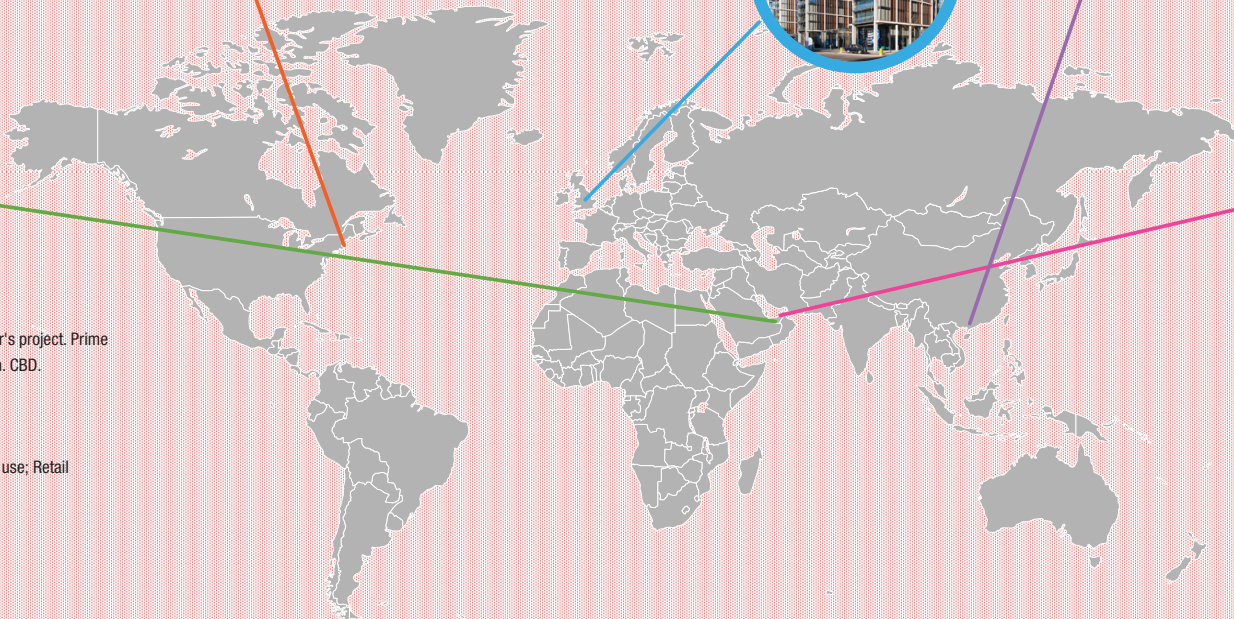
Name: Opus
City: Hong Kong
Location: Mid-Levels East, On Victorial Peak
Attributes: "Gehry's 1st residential project in Asia
Rare location in HK to be on top of a mountain "
Construction Period: 2008-2012
Developers: Swire Properties
Architect: Frank Gehry
Building Type: Residential
Total Story: 12
No. Residential Unit: 12
Unit Size (Approx sqft): 4,819 - 6,200
Asking Price/Sqft (USD): 8,275.41 (2012)
Current Price/sqft (USD): 11,023.74



Name: Maryah Plaza
City: Abu Dhabi
Location: Al Maryah Island
Attributes: Lord Richard Roger's project. Prime
Waterfront location. CBD.
Construction Period: 2016-2020
Developers: Farglory Group
Architect: Richard Rogers
Building Type: Residential; Mixed use; Retail
Total Story: 29
No. Residential Unit: 220 (phase 1)
Unit Size (Approx sqft): 1000 - 2500
Asking Price/Sqft (USD): 683
Current Price/sqft (USD): 683



Name: Burj Khalifa
City: Dubai
Location: Downtown Dubai
Attributes: Tallest building in the world since 2010
Construction Period: 2004-2010
Developers: Emaar
Architect: Adrian Smith
Building Type: Mixed-use
Total Story: 209 (Habitable 163)
No. Residential Unit: 900
Unit Size (Approx sqft): 575 - 4,279
Asking Price/Sqft (USD): 2,970 (2007)
Current Price/sqft (USD): 1,350





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