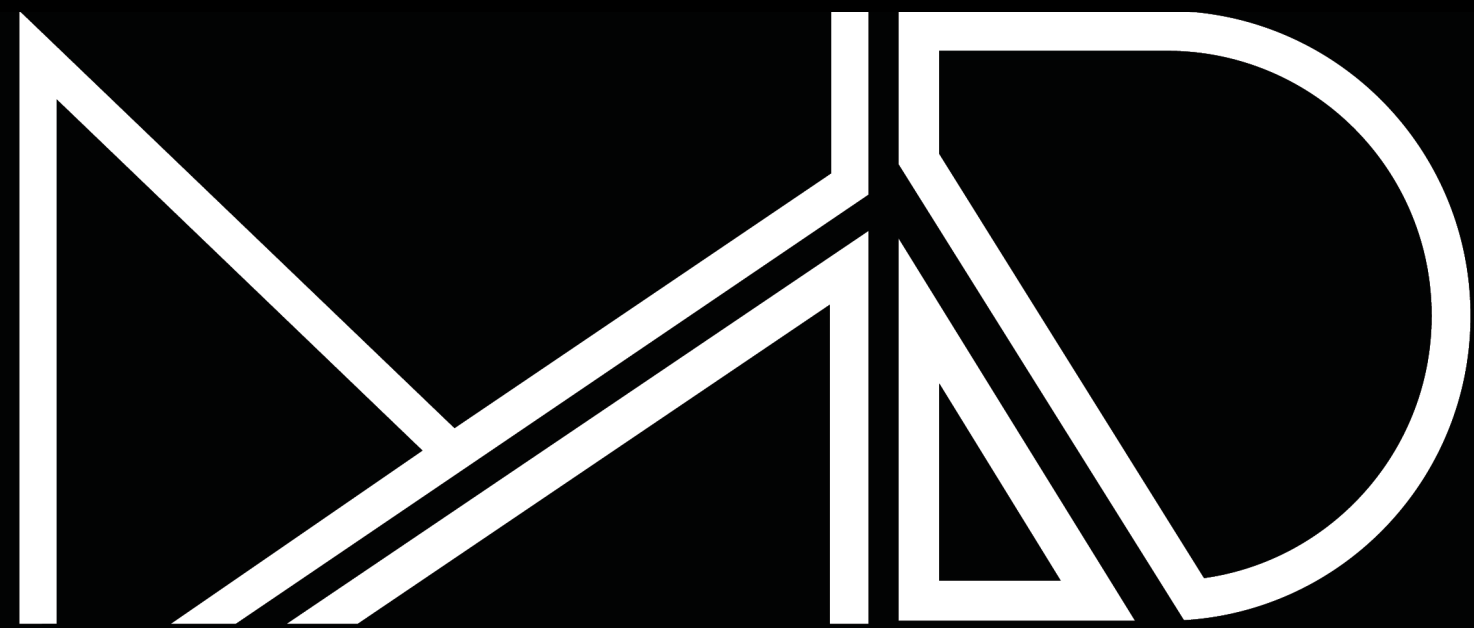




MALIK DEVELOPMENTS



PART

1

Redefining Luxury Development in Oman

Developing an impressive portfolio of residential, office, retail, hospitality, and mixed-use properties that have revolutionized Muscat.

PART

2

Corporate Overview

One of the industry’s most experienced full-service development teams.

PART

3

Our Philosophy

Raising the benchmarks of quality, design, and achievement in real estate development.

PART

4

Our Portfolio

A collection of addresses that define the luxury marketplace in Oman, Toronto and other premier locations across the globe.

Redefining Luxury Development in the Sultanate of Oman

Over the last decade, Malik Developments has introduced some of the Sultanate’s most premium residential, office, retail, hospitality, and mixed-use destinations. It has done this by strategically partnering with the nation’s most eminent real estate development destination – Muscat Hills Golf & Country Club.





Chairman’s Message

“In the pursuit of our success story, it is vital to remember that success requires the highest standards of corporate ethics towards everyone we work with, the communities we serve, and the environment we impact.

This is the road we at Malik Developments take to sustainable, profitable growth in order to create long-term value for our people, business partners, and customers”.

Ilyas Malik
Founder & Chairman

Corporate Overview

Malik Developments is a privately-held real estate development and investment firm based across Muscat, Oman and Toronto, Canada. We specialize in land acquisition, holding, and construction of mixed-use properties, and have extensive experience in re-zoning to ensure the most efficient use of a property. Our foundation in real estate is rooted across two generations dating back to 1998.

Since then, we have developed, owned, and managed more than 5 million square feet of office, residential, hotel, and retail properties across the Sultanate of Oman and Toronto, Canada. Together with our international partners, we currently control a portfolio of properties valued at \$150,000,000 (sales value), which is due to be developed over the next five years. All the while, we are always actively sourcing new build-ready and rezone capable projects to add to our long-term land bank.

Over our two-decade history, we have become synonymous with developing first-class projects, repositioning older buildings, and providing first-rate services that enhance value for our investors and tenants. Our properties are thriving, highly regarded places that sustain their appeal and profitability over time. In each property we acquire, in each project we undertake, our unwavering core value is quality over quantity.

600+
Units Delivered

5M+
Gross SQFT
Land Developed

1998
Established

Our Vision

Our vision to always be a premier global real estate company by developing, owning, operating and financing superior projects in each of our market segments, thereby maximizing the benefits for our owners, partners, customers, communities and employees. Offer a challenge and a dynamic work environment for our employees. Be at the forefront of developing innovative solutions to the challenges that impact our business and the environment. Create a legacy of positive social, economic and physical impacts for all stakeholders. Sustain and enhance our already pre-eminent reputation within the industry.

Mission Statement

Our mission is to be a premium global luxury developer focused on providing high quality and highly customizable freehold properties, resorts and commercial districts with the utmost level of quality in hospitality. To ensure this, we make it our goal to forge unique alliances with international power houses and leading names to offer our investors, customers and sub-developers a ‘limited edition’ living experience.



Our Team

Our executive team oversees every aspect of each project, from conception to completion, devoting the time, energy, and resources necessary to deliver on our commitments. Our teams are trained to evaluate risk and respond quickly to opportunities, constantly mindful of a project’s bottom line. Our track record of success is a direct result of our ability to produce buildings of enduring value and maximum profitability.

Acquisitions

Our acquisitions group is highly skilled at identifying underutilized real estate and maximizing its potential through ground-up development, redevelopment, asset repositioning, and creative financing. Our team of seasoned professionals possesses a thorough knowledge of current and emerging markets and can quickly evaluate, negotiate, and close on acquisition opportunities.

Development

Our development executives set the strategic plan and manage the projects from conception through completion while addressing the diverse interests and viewpoints of the many public and private stakeholders along the way. The final product is conceived, created, and delivered through their guidance, including design, construction, budget, marketing, and sales.

Finance

Malik Developments has structured multiple transactions with both domestic and international capital partners and debt providers. Our strong network of relationships with banks and investors ensures access to the capital necessary to execute on any given investment strategy. These successful relationships are a testament to Malik Development’s status as a premier real estate developer.

Design

Our design team, in collaboration with worldrenowned architects, interior designers, and artists, helps envision the architectural and interior concept for each development. The Malik Development team studies innovative designs and products from around the globe and incorporates them into our projects. Every detail is scrutinized, from the curtain wall design to floor plans and the luxurious interior finishes.

Our Services

“AS A COMPANY, WHAT SETS US APART FROM THE
COMPETITION IS THE

STRENGTH

AND

DEPTH

OF

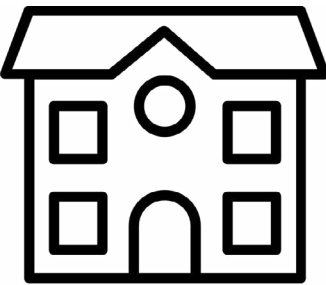
OUR IN-HOUSE

CAPABILITIES.”

We have the skills to

DEVELOP,
DELIVER
&
MANAGE

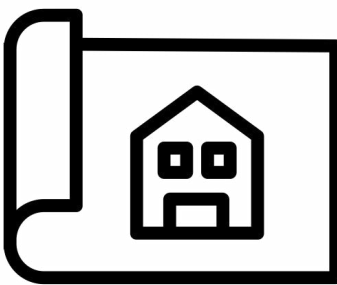
a wide range of services, including:



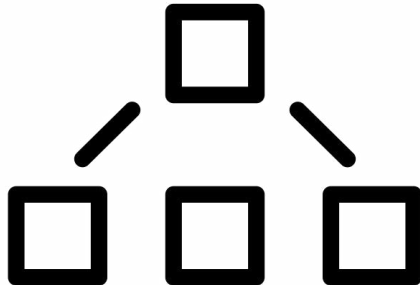
RESIDENTIAL &
COMMERCIAL



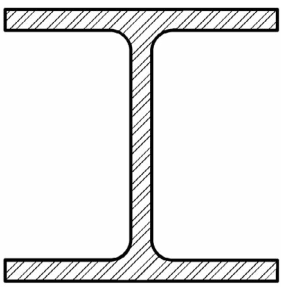
MIXED-USE
DEVELOPMENT



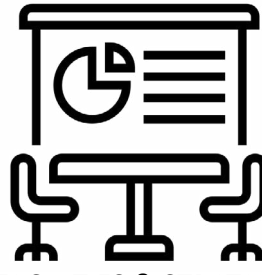
MASTER COMMUNITY
PLANNING & DESIGN



DESIGN & PROJECT
MANAGEMENT



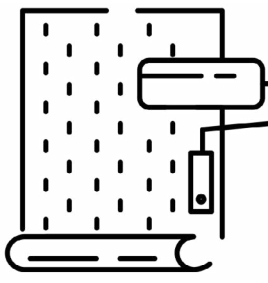
STRUCTURAL
DESIGN



FACILITIES & STRATA
MANAGEMENT



MECHANICAL, ELECTRICAL &
PLUMBING MAINTENANCE



INTERIOR DESIGN &
DECORATION



COMMUNITY
AMMEITIES



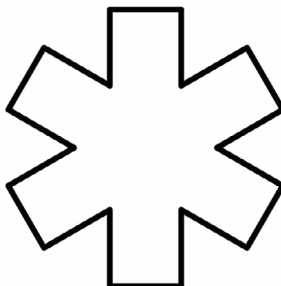
HEALTH & SAFETY



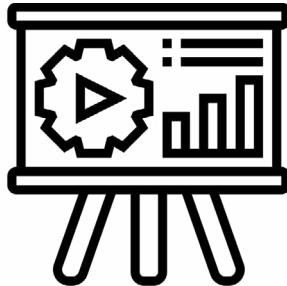
FIRE PREVENTION



SECURITY



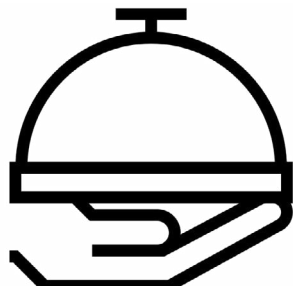
EMERGENCY
PLANNING



MARKETING, CORPORATE
COMMUNICATIONS & STRATEGY



FINANCIAL CONTROLS &
INVOICING



HOSPITALITY



Quality

Malik Developments creates real estate for those who value impeccable design, superior craftsmanship, and the finest appointments. Each and every one of our developments embodies the true definition of quality, from customized finishes and thoughtful floor plans to the elevated offerings of the amenity programming.



Choice

True luxury is a matter of choice. The Malik Development Choice is widely recognized as a unique value proposition allowing buyers to choose from a sophisticated selection of fine finishes, design, and layouts to tailor homes to their individual tastes. Choice extends beyond the tangibles to include views, flexible floor plans, and unrivaled amenities. the true definition of quality, from customized finishes and thoughtful floor plans to the elevated offerings of the amenity programming.



Excellence

Excellence comes from our commitment to working with talented professionals. We collaborate with world-renowned architects, designers, consultants, and amenity operators. Our in-house teams oversee every aspect, from conception to completion, devoting the time, energy, and resources needed to deliver the finest products and services. the tangibles to include views, flexible floor plans, and unrivaled amenities. the true definition of quality, from customized finishes and thoughtful floor plans to the elevated offerings of the amenity programming.



The Malik Developments Philosophy



The Malik Developments Difference

The philosophy of perfection elevates and distinguishes every one of our developments. We are guided by a focus on delivering timeless craftsmanship, and every aspect of every project is considered. The sites and locations are optimal. The materials and finishes are hand-selected and sourced from around the world to deliver the finest product. The floor plans are intelligently planned to maximize light, views, and functionality. Our attention to detail is apparent, from the distinctive glass and brick façades, to the custom fixtures, hardware, stone, metals, and millwork, to the welcoming arrivals. These are properties that will be appreciated by generations.

Our Timeline

Malik Developments was established in 1998 as a boutique luxury real estate developer in Karachi, Pakistan. From humble beginnings, the Company has since then grown to become one of the foremost luxury developers with projects spanning the Sultanate of Oman and Canada. Together with its international partners, the Company now develops multi-million square-foot golf course communities, high-end and high-rise private apartment towers, and serviced hotel apartments and fully-fledged five star hotels in collaboration with The InterContinental and Radisson Hotel Group.

1998

Established



2014



Delivery of Muscat Hills' Phase 2 villas start - 80 luxury villas and townhouses. development.



2016



Launch of Radisson Hotel Apartments & Rose Village at Muscat Hills - 200+ luxury residential units.

2019



2013

Malik Developments forms joint venture with Muscat Hills International Development



Launch of Oman's largest InterContinental Hotel Resort with 250 guest rooms.



2015

Launch of The Boulevard, Golf Tower & Office Tower - 1M+ SQFT of mixed-use development.



2018

Construction of 2351 Mississauga Road starts - 7-bedroom luxury mansion in Mississauga's millionaire row.

The Future

We aim to build further on our areas of expertise, but common to all of our developments, at all times, is the emphasis on quality and luxury. With great vision and momentum, Malik Developments is building the next generation of luxury living.



Portfolio



Residential

Muscat Hills Golf & Country Club

The Sultanate's Premium Master Plan Community

Estimated Completion Date: 2015
Design Architect: David Thomas & Associates

Muscat Hills Golf & Country Club is the Sultanate of Oman's first PGA-certified, fully green, 18-hole golf course. Launched in 2006, Muscat Hills was the vision of the late His Highness Kais Bin Tarik Al-Said and was designed by world-renowned golfer and golf course designer Paul Thomas of David Thomas and Associates.

Muscat Hills is uniquely designed over 5 million square feet of land boasting immaculate sea and lake views with a spectacular backdrop of the Al-Hajar Mountains. The 72-par, a 6383-meter championship golf course is landscaped in and around a natural wadi terrain offering generous fairways and challenging shots over the wadi escarpments.

Complementing Muscat Hills' fairways and greens are a selection of 400 luxury mansions, villas, and apartments all offering unparalleled

golf course views. All properties have access to worldclass retail, dining, entertainment and leisure amenities, along with a comfortable clubhouse and a spectacular 400-meter floodlit driving range.

In 2015, Malik Developments partnered with KMH Associates to solely design a selection of luxury bespoke villas on a selection of plots on the fairways of Muscat Hills. These villas consist of different configurations, ranging from 15,000-20,000 SQFT in five-seven bedroom arrangements, on plot sizes of 18,000-30,000 SQFT. All villas are designed to offer spacious interiors, ample parking, lush landscaping, and high-quality finishes.



Golf Tower

Luxury apartments in Muscat’s new downtown

Estimated Completion Date: 2017
Design Architect: VIA Ingegneria

The Golf Tower is an upscale 200-unit apartment complex located on the Boulevard by Muscat. On one side, the tower faces the luscious fairways of Muscat Hills Golf and Country Club. On the other side, the tower faces the shops and restaurants of the Boulevard strip.

The Golf Tower features single, double, and triple bedroom suites. In addition, an entire floor of the complex is dedicated to twelve super-luxurious penthouses with surfaces ranging from 1010 to 3300 SQM, four bedrooms and large and panoramic terraces with jacuzzi. All units boast European fit-outs including Scavolini kitchens, Franke appliances, Manital handles as well as Atlas Concorde flooring.

The Golf Tower also offers free access to a communal swimming pool, a fully equipped gymnasium, basement parking for two cars as well

as a selection of high-end retail shops located on the ground floor of the complex.

The Golf Tower was completed and handed over in the last quarter of 2018. The ownership of the development is open to Omani citizens, GCC nationals and expatriates of different nationalities. Ownership also entitles residency for non-Omani buyers and their immediate family members.

The Golf Tower is a development by Oman based Muscat Hills International Development with Malik Developments being an equity and development partner.



Rose Village

39 townhouses on the golf course of Muscat Hills Golf & Country Club

Estimated Completion Date: 2021
Design Architect: Lines & Visions

Named after its surrounding manmade rose garden, Rose Village is one of Oman’s premium upcoming freehold neighborhoods. The development consists of 39 townhouses all situated within Muscat Hills Golf & Country Club– Oman’s first fully green 18-hole PGA certified golf course.

The townhouses are divided into three floors ranging from three to four bedrooms. Each townhouse includes a roof top swimming pool overlooking the golf course, a private garden, a barbecue area, and a private elevator (on request). Furthermore, all townhouses will be equipped with branded kitchens,

bespoke wardrobes, central air-conditioning, a laundry room and a separate room for domestic helpers.

Rose Village is a development by Maysan Properties with Malik Developments being an equity and development partner.



2351 Mississauga Road

Upscale boutique mansion located in Mississauga’s millionaire row

Estimated Completion Date: 2020
Design Architect: Hicks Design Studio

2351 Mississauga Road is an upcoming boutique, upscale mansion in one of the most prestigious neighborhoods of the Greater Toronto Area (GTA). This development sits on a plot of 30,000 SQFT (with an above ground built-up area of 6,200 SQFT) and is conveniently situated on the intersection of Mississauga Road and Doulton Drive – Mississauga’s millionaire row. The location offers close access to Square One, The University of Toronto at Mississauga, the QEW highway and the Clarkson Go Station.

The development is designed by renowned Toronto based architecture firm Hicks Design Studio and has an extensive list of amenities befitting even the best boutique hotel. Once completed, the development will boast a stately grand foyer with 20 ft. ceilings, 7 spacious bedrooms (with en-suite bathrooms), Italian marble flooring sans joints, a sauna, a spa, a

cinema room and a gym. Additional amenities will include a wine room & cellar, a fully finished walkout basement, a three-car garage park, as well as a rec room. All the fit-outs will be from established European brands including Scavolini and Miele.



Commercial

The Boulevard

Be at the center of it all at Muscat's new downtown

Estimated Completion Date: 2020
Design Architect: VIA Ingegneria

The Boulevard is the Sultanate's premium outdoor pedestrian only space, where business meetings, strolling, shopping and dining are integrated into business and community life. The development spans over 850,000 SQFT and is conveniently located in the foothills of Muscat Hills Golf & Country Club.

With a design inspired by the Italian Piazza, the town center is the focal point of the development, surrounded by buildings with distinctive Mediterranean style featuring balconies and courtyards for recreation. Some of the Boulevard's most renowned landmarks include the Ominvest head office, the upcoming Radisson Hotel Apartments, and the Business Tower (Oman's first freehold office property).

The Boulevard's functionality

features include access roads, stairs and ramps for pedestrians as well as asset back sub-division specifications and provision for circulation of emergency vehicles and goods deliveries. An environmentally friendly approach has been a paramount consideration, such as pergolas used for shade, green landscaping and water, to lower the localized temperature, shielding systems of substations, and timed illuminating systems.

The Boulevard is a development by Oman based Muscat Hills International Development with Malik Developments being an equity and development partner.



Office Tower

The Sultanate's first freehold office space located in Muscat's new downtown

Estimated Completion Date: 2020
Design Architect: VIA Ingegneria

For the first time in Oman: Integrated Tourism Complex (ITC) status freehold offices. The Office Tower introduces premium corporate space available for purchase to all nationalities. Located at The Boulevard by Muscat Hills, the office building offers a strikingly modern design consisting of 13 offices over 6 floors. The offices are of different sizes and are fitted in the most modern fashion with raised floors concealing all cables and ducts, suspended ceilings and AC's. Additionally, automatic blinds are fitted in all full glass windows to provide just the right amount of natural light for an optimal working environment. In the basement, there are three floors of underground parking. On the ground floor, as per the norms of The Boulevard, there will be a mixture of restaurants and retail shops.

Ownership at The Office Tower

is open to Omani citizens, GCC nationals and expatriates of different nationalities. Ownership also entitles residency for non-Omani buyers and their immediate family members.

The Office Tower is a development by Oman based Muscat Hills International Development with Malik Developments being an equity, advisory and development partner.



Hospitality

Radisson Hotel Apartments

Muscat’s premium branded hotel apartment suites

Estimated Completion Date: 2021
Design Architect: KMH Associates

The Radisson Hotel Group is one of the world’s largest multi-national hospitality groups with eight distinctive hotel brands under its corporate umbrella. The Group currently has more than 1,400 hotels in operation and under development around the world. Throughout the years, the Radisson brand has become synonymous with delivering Scandinavian inspired hospitality that enables guests to focus on a harmonious work and life balance. The Group is committed to building meaningful, personal relationships with guests and has a “Yes I Can!” attitude to ensure the satisfaction of every guest.

In November 2018, the Radisson Hotel Group and Muscat Hills International Development (MHID) partnered to develop Oman’s first Radisson branded hotel apartment suites. Located at The Boulevard by Muscat Hills, the hotel apartments will span over 300,000 SQFT and

will feature 171 upscale apartments in studio, one and two-bedroom arrangements. Dining options will include an international restaurant. Leisure facilities will feature a gym and outdoor pool – as well as easy access to Muscat Hills Golf Course. The hotel apartments will be in close proximity to Muscat Hills Golf & Country Club, The InterContinental at Muscat Hills, and the Oman Convention & Exhibition Centre. In addition, Muscat International Airport is 11km away and the hotel apartments will be easily accessible through Muscat’s expressways and Sultan Qaboos Street.

Radisson at The Boulevard by Muscat Hills is a development by Oman based Muscat Hills International Development with Malik Developments being an advisory and development partner.



InterContinental at Muscat Hills

The Sultanate's largest InterContinental Hotel Resort located at the center of the golf course.

Estimated Completion Date: 2022
Design Architect: Tom Russel Design

As the world's first international luxury hotel brand, the InterContinental Hotels & Resorts Group (IHG) has been pioneering travel across the globe for more than 70 years. It is proud to share both international know-how and local cultural wisdom with its guests at every one of its hotels — from historic buildings to city landmarks and immersive resorts.

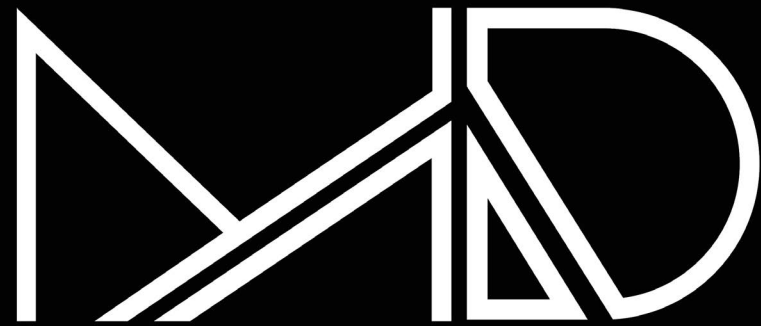
For its latest partnership in the Sultanate of Oman, IHG has strategically chosen Muscat Hills Golf & Country Club to develop its largest InterContinental Hotel Resort in. The resort will span over 500,000 SQFT and will feature 250 guest rooms. It will boast many leisure facilities including: three swimming pools, two tennis courts, spa facilities (with enhanced club house), a fully equipped gymnasium, multiple treatment rooms, multiple restaurants (with world class

cuisines), a ballroom, fully equipped meeting facilities and enhanced business services.

At the InterContinental at Muscat Hills, guests will truly be able to live in unparalleled luxury; soak in the sun next to the pool while your children are entertained at the kids' club; take your pick of the world's finest cuisines at one of our many restaurants before hitting the spa; or even tee off to a round at Muscat Hills' world-class golf club. Wherever you may be at the new InterContinental resort, luxury will follow.

The InterContinental at Muscat Hills is a development by Oman based Muscat Hills Golf Course Project and Canadian Hospitality Group Pacrim with Malik Developments being an advisory and development partner.





MALIK DEVELOPMENTS



Canada

Malik Developments
Suite 1300, 333 Bay Street Toronto,
Ontario, M5H 2R2.

Sultanate of Oman

The Boulevard, Muscat Hills,
Airport Height, Al-Seeb, PC: 111
Muscat.



@MalikDevelopments



@Malik Developments



@MalikDevelopments



@MalikDevs



info@malikdevelopments.ca



www.malikdevelopments.ca

