

October 5, 2011:

Qatari Diar hands over the first building in the highly-anticipated Khartoum development

Qatari Diar Real Estate Investment Company, an international leader in sustainable development, has delivered the first of eight high-end residential towers in its prestigious Mushaireb mixed-use community development, located in the heart of downtown Khartoum. The delivery of the Al Bidaa building sets a new benchmark for the property market in Khartoum, with the Mushaireb project promising to be one of the city's most distinguished developments.

"The opening of our first building marks an important step in bringing the Mushaireb project to life. We extend a heartfelt welcome to our first residents as they make their home in Mushaireb, where they will enjoy a sophisticated urban lifestyle in a unique living environment that joins the best of contemporary and Islamic architecture and design with all the luxuries of the modern age," commented Mr. Hamad Al Marri, Project Management Office Director-Africa for Qatari Diar.

"We are very much looking forward to living by the Nile and enjoying this beautiful flat finished to Qatari Diar's standards," said a member of one of the first families to receive keys to their new Mushaireb residence.

"I decided to purchase a home in Mushaireb because of its location and the promising future of the area," said another new resident.

The first residential tower in the Mushaireb development, named Al Bidaa building, was delivered to investors in August 2011 and includes 49 units. Residents of Al Bidaa have begun moving in to their new homes, where they have access to a range of amenities designed to ensure a comfortable and secure living environment, including private underground parking and fully-integrated safety systems. The redevelopment of the corniche adjacent to Al Bidaa building is expected to be completed in December of this year, as construction on three additional residential towers and the rest of the development's extensive corniche is well underway.

The Mushaireb project includes ample landscaped green spaces and waterfront boardwalks on the banks of the Nile. Its proximity to the business district and Khartoum International Airport makes Mushaireb a highly sought-after destination for business, tourism and high-end living. Mushaireb mixes contemporary and Islamic architecture within a secured urban landscape, and will include a 5-star hotel, 8 residential towers and a dedicated retail boulevard, in addition to future investment opportunities to develop commercial and residential towers. As part of the project, the majestic waterfront corniche area along the Nile will be redeveloped into a family-friendly entertainment area.

The Mushaireb development stretches over 206,000 sqm at the convergence of the Blue and

White Nile rivers. A total of 483 residential units and around 6,000 sqm of retail space will be available at the development, which expects to welcome around 20,000 residents and visitors upon completion.

Devised by the master developer Qatari Diar Real Estate Investment Company, Mushaireb incorporates the highest international standards of quality and design. The masterplan has been carefully designed to maximize waterfront views and access, provide open and green public spaces, and allow pedestrians safe and comfortable walking routes throughout the retail and residential areas on site. Special care has been taken to ensure that the Mushaireb project will serve as a complement to other developments in the area, and will support the future growth of Khartoum.