

ESSENCE OF DILMUNIA

PART OF
AHMED ALQAED
GROUP

-BULLETIN-
SUMMER 2015 NEWSLETTER

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GALLERY





WELCOME

TO THE SUMMER 2015 ESSENCE OF
DILMUNIA NEWSLETTER

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THE ESSENCE OF
INSPIRED LIVING

INTRODUCTORY MESSAGE



“FIRST MILESTONE ACHIEVED, LOOKING FORWARD TO AN
EXCITING YEAR AHEAD. IN THE COMING MONTHS, YOU
WILL SEE AN IMPRESSIVE STRUCTURE RISE FROM
THE GROUND.”

Welcome to the first issue of Essence of Dilmunia quarterly Newsletter, which was created to provide updates and news on the progress of the project. We are tremendously proud of our accomplishments and successes to date and look forward to an exciting year ahead.

I am pleased to report that the first few months of commencing construction on Essence of Dilmunia have been extremely positive with the first major milestone being met, the most crucial and time consuming part of the construction process is the foundation. As in life a good foundation is the guarantor of a good future, it was essential that this phase of the project was carried out cautiously and flawlessly to insure continuing uninterrupted construction progress in the near future.

Our Partner contractors have shown phenomenal progress so far this year, with the commencement of the ground works tell the completion of the foundation. I am very

pleased with the project's progression over the last quarter and this is largely due the hard work and continuous positive attitude of the team and our partners.

GOING FORWARD

Our purpose and commitment to excellence will differentiate Essence of Dilmunia from other Projects. Our ambition to create the highest-quality residential development will ensure that we will build an enduring legacy for Bahrain. No doubt the coming months will be challenging, however, we will continue to execute highest- quality work to support your development and investment.

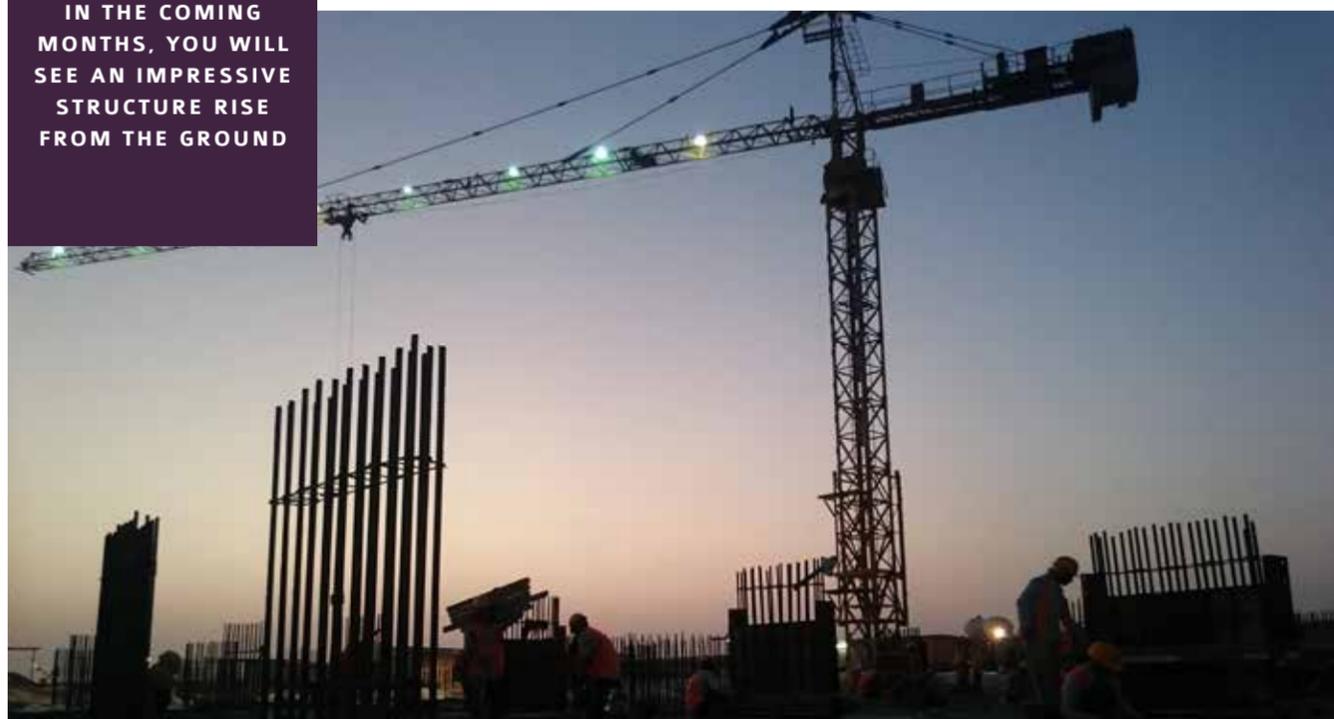
AHMED ALQAED

CONSTRUCTION PROGRESS UPDATE



CONSTRUCTION PROGRESS UPDATE

IN THE COMING MONTHS, YOU WILL SEE AN IMPRESSIVE STRUCTURE RISE FROM THE GROUND



Moving on the right track, Work will now really begin to accelerate from this point forward.

The last few months have been an exciting time in the construction of EOD. With the completion of the foundations, a major milestone has been achieved. Work will now really begin to accelerate from this point forward.

Upon the completion of the ground and soil investigations, site preparations and mobilization started by mid-April 2015, clearing the way for the piling works to begin on site. KELLER Group Plc, the world's largest independent ground engineering specialists, installed structural piles and testing piles in accordance with the design

requirements and following best practices and international standards. Foundations are critical and need a high level of precision, accuracy and attention to details.

As the piling works progressed, excavation works started simultaneously to expedite the overall progress of the project. Excavation works continued to the pile cut off levels allowing pile trimming simultaneously with the excavation. To protect the integrity of the piles and achieve the desired level of precision, the piles were trimmed manually and re-profiled with special self-leveling non-shrink grout.

By the beginning of June 2015, the site was ready for pile cap construction which involves blockwork, waterproofing, reinforcement and finally concreting the pile caps.

The success of this massive undertaking was the result of the remarkable efforts and collaboration of all parties involved. Now that the full foundation has been cast, work can begin on the ground floor and main floors above. As you drive past the project in the coming weeks and months, you will start to see this impressive structure rise from the ground.

FROM THE START STEP BY STEP



SITE PREPARATION	1
PILING WORKS	2
EXCAVATION	3
PILE CAP & STEEL WORK	4
CONCRETING	5

CONSTRUCTION GALLERY

PILING

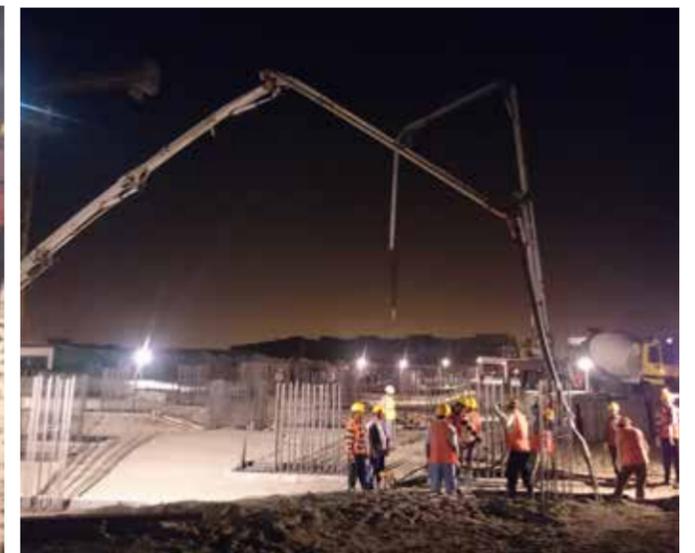
EXCAVATION





PILE CAP & STEEL WORK

CONCRETING





DILMUNIA ISLAND INFRASTRUCTURE PROGRESS

DILMUNIA ISLAND INFRASTRUCTURE UPDATE

As Bahrain moves towards another hot summer and with restrictions on working hours just around the corner, Dilmunia Island is entering a new chapter in its development. Phase 1 of the infrastructure is near completion.

As the phase 1 completion date draws closer more roads are asphalted. The Island has a large percentage of roads completed and kerbing is well advanced with street lights installed. The sewer network came closer to completion with all major works finalized, including the excavation of sewer trenches and manholes construction. The majority of the

manholes falling within the Phase 1 scope of works have also been completed.

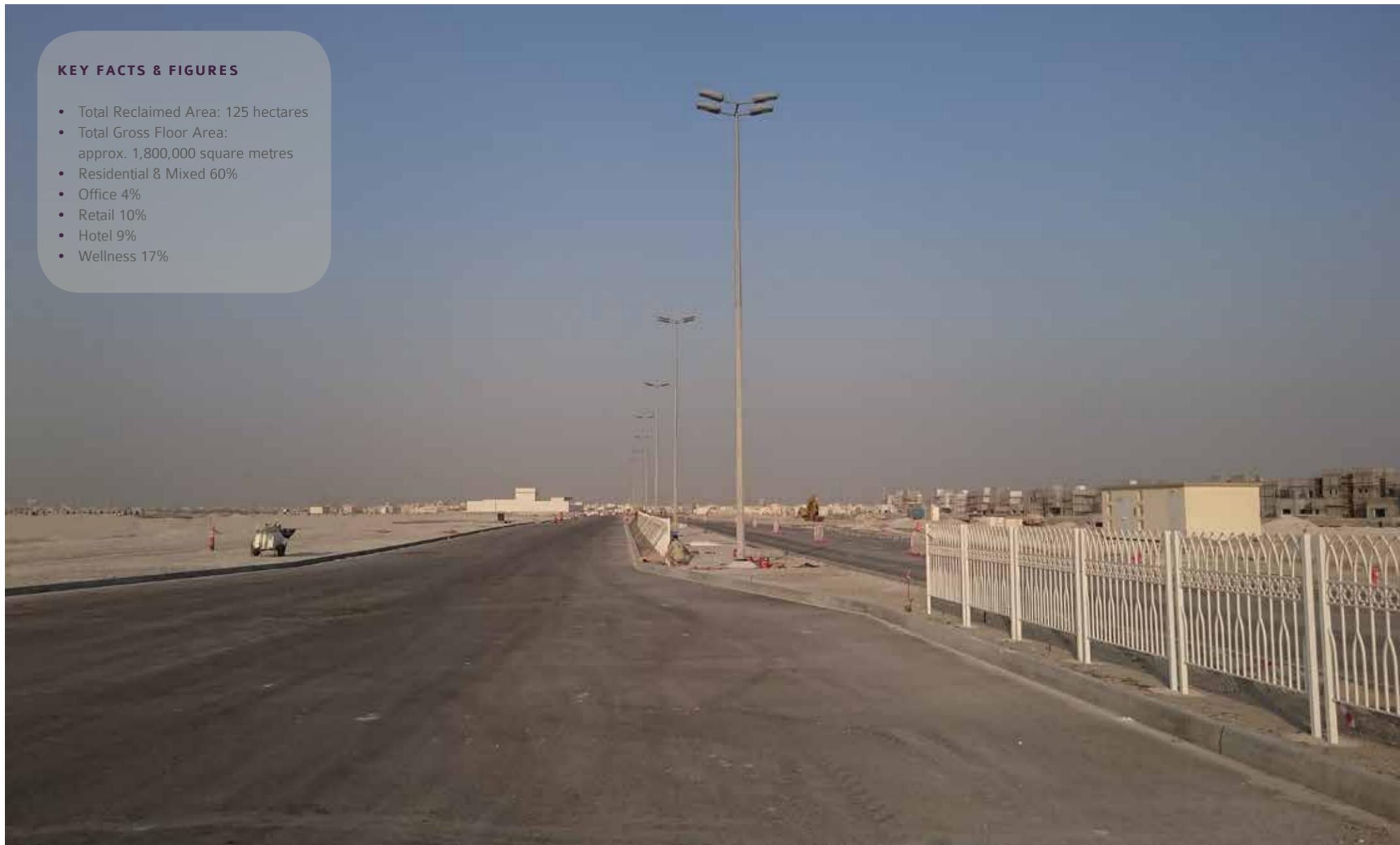
Dilmunia’s electrical power infrastructure development has taken important steps towards becoming a major addition to the national power grid with the signing of a Memorandum of Understanding (“MoU”) with the Electricity and Water Authority (“EWA”) in August 2014. This paved the way for the taking-over of Dilmunia’s 11KV substation by EWA. In addition, the 66KV primary substation was delivered and placed on site in December 2014, while civil works by Cebarco S.P.C. (“Cebarco”) on this important part of the infrastructure

were also completed in December 2014.

Cebarco Bahrain is one of the quarterly largest and most reputable construction companies in the Kingdom. A part of KAR Group, Cebarco Bahrain is known for their work on the Formula One Circuits in both Bahrain and Abu Dhabi, the Bahrain City Center and a number of major infrastructure projects. The contractor working closely with infrastructure designers Mott MacDonald Limited to deliver the services for the landmark Dilmunia project.

KEY FACTS & FIGURES

- Total Reclaimed Area: 125 hectares
- Total Gross Floor Area: approx. 1,800,000 square metres
- Residential & Mixed 60%
- Office 4%
- Retail 10%
- Hotel 9%
- Wellness 17%



MAIN CONTRACTOR AHMED ALQAED CONST.

Over the last 34- years Ahmed AlQaed Construction has emerged as one of the most respected contracting firms in the Kingdom of Bahrain. Again and again, in the arena of commercial, residential and mix-used developments AAQ Const. have proven their ability to take on large, complex projects and complete them on time, on budget, and at the highest levels of quality.

AAQ Const. growing reputation for excellence, resourcefulness and responsiveness is no accident. It is a natural consequence of the values that have guided the company since its founding. These include an energetic enthusiasm for what we do. A sensitivity to the needs of customers. A willingness to accept total responsibility. And a craftsman like pride in knowing that what they build will last for generations.

MAIN CONSULTANT TEBODIN BILFINGER



Tebodin Bilfinger Consultants & Engineers is a leading international engineering and services group. With the technological expertise and experience of its employees, the company offers customized services for industrial facilities and real estate. Established in the period of post-war reconstruction (1945) in the Netherlands by Mr. Frederik van Iterson, It was the start of a rich history.

KEY FACTS & FIGURES

- Established in 1945 in The Hague, the Netherlands
- A network of around 50 offices active in 23 countries
- 4,800 consultants and engineers
- Long-lasting relationships with many clients worldwide
- A culture of learning, sharing and helping .

Today, with a strong international network of 50 offices active in 23 countries all over the world, 4,800 consultants and engineers. Tebodin offer a great advantage to any development, by delivering smart and sustainable solutions that empower projects and enrich the communities in which they work and live in.



HEINZ INNOVATION CENTRE, THE NETHERLANDS



COCA-COLA FACTORY, VIETNAM



LVIV AIRPORT, UKRAINE



TELENOR OFFICES, HUNGARY

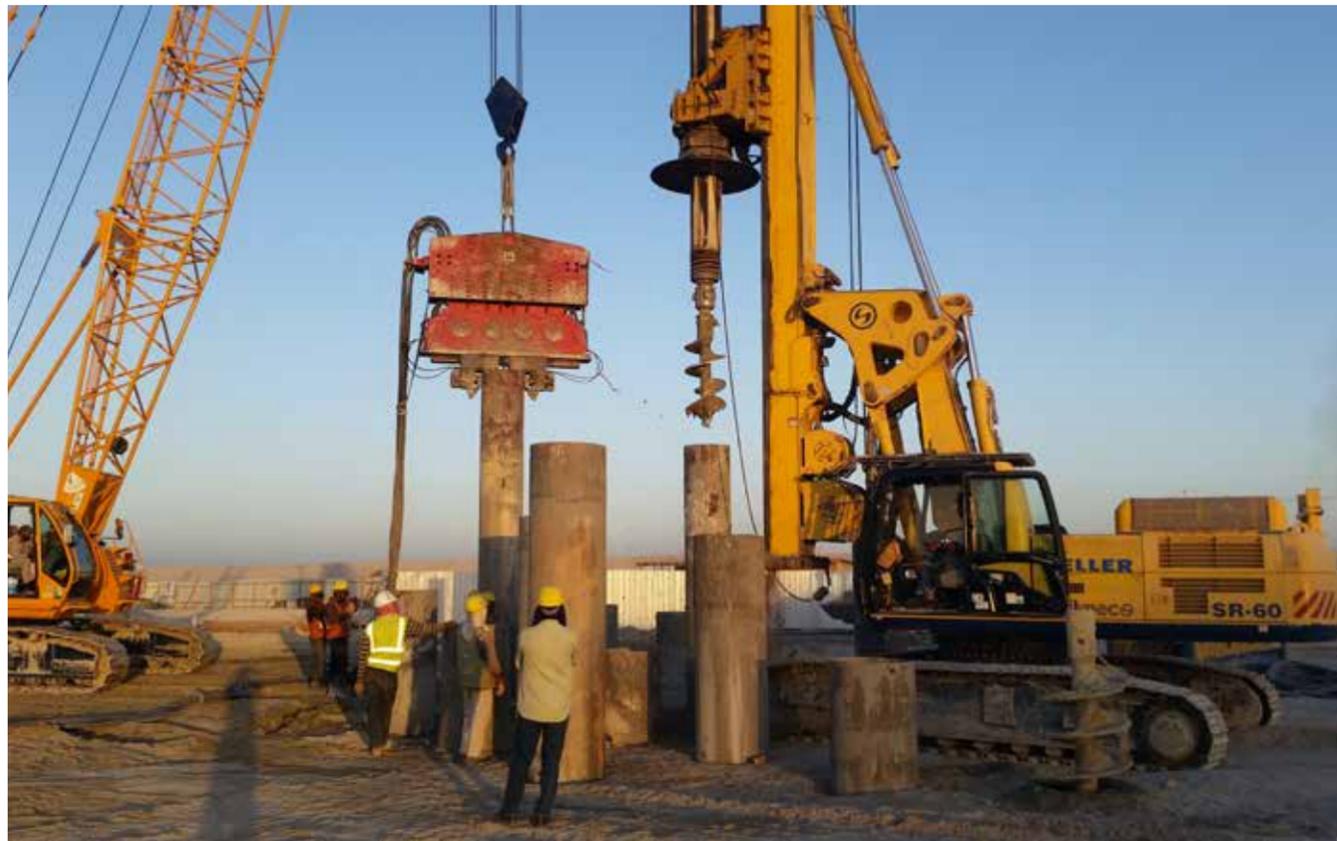


PENTA HOTEL, CZECH

GROUND ENGINEER KELLER GROUP PLC.



READYMIX SUPPLIER THE KINGDOM



The world's largest independent ground engineering contractor, renowned for providing technically advanced foundation solutions.

Keller Group is the world's largest independent ground engineering specialist. With 150 years of service to the construction industry, the group has around 9,000 employees worldwide and offices in over 40 countries. The Keller group has a strong profile in Asia and the Middle East, and unrivalled coverage in Europe, North America, Australia and South Africa.

The Kingdom Group have a long established history, beginning operations in 1949, as Al Matrook Factory and were the first company to bring Interlock paving bricks to Bahrain. By 1978, the factory established their first fully-functioning computerised plant in Mameer. In 2004 the Kingdom Group set up its operations, backed by the leading dealers in Bahrain.

The Kingdom Group are at the forefront in readymix, building blocks, asphalt, sand-washing and dredging solutions. With an unrivalled history of product development, reliability and technical expertise all products are specifically designed for a wide range of applications. All products and machinery are of the latest technology and Kingdom Group complies with accredited quality assurance schemes that meet the relevant industry standards.

KEY FACTS & FIGURES

- 1949 Established as Almatrook Factory
- 1975 Erected the first computerised plant
- 1975 Became a joint venture (Almatrook, Zuhair & Sons Co.)
- 1986 Acquired the latest technology of producing blocks
- 1986 Acquired largest interlock blocks in Bahrain & Dubai
- 2004 New partners entered (SK , KAS), and Kingdom Group was formed
- 2008 The first company in Bahrain to complete 4,800 cubic meters in 18 hrs
- 2011 8900 m3 concrete in one pour for United Tower at Bahrain Bay

INTERIOR DESIGNERS DWP



AWARD WINNING INTERNATIONAL ARCHITECTURE AND INTERIOR DESIGN FIRM JOINS ESSENCE OF DILMUNIA

dwp is an award-winning, one-stop integrated design service, with global reach, founded in 1994. Even in the most challenging of locations, over 350 multi-cultural professionals work together to deliver architecture, interior design, master planning, F+B concepts, audiovisual + lighting solutions, consultancy and project management, to the highest international standards. Divided into three distinct dwp portfolios, namely lifestyle, community and work, dwp integrated design services are managed and driven by the network of different dwp studios worldwide. dwp delivers each project with the qualities of a highly focused and specialised service, while offering diversity, flexibility and creativity over a broad spectrum, to present its finest iconic designs, across the globe.



**PART OF
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