



European Real Estate Investments is an international real estate development and investment company that provides comprehensive land acquisition, industrial, commercial and residential real estate services for its own account, its partners and its clients. The company has its Head Office located in the City of London and affiliate offices in Saudi Arabia, Eastern Europe and Russia.

Our mission is to evaluate opportunities, create value, improve performance and maximize profitability on every project we undertake.

Our expertise across the whole range of commercial and residential property means we can provide a complete service including property location, pricing negotiation, investment funding, acquisitions, project management and property management. Our service is strengthened through our extensive associations with groups and organizations in both Eastern Europe and the Middle East.

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Projects



Some of the key projects currently being developed by the group include:

Almasher (Makka)

This is a large scale project incorporating both Residential and Commercial Space which is currently under construction



Under Construction



Artist Impression of Completed Project

Prince Salaman Project, Saudi Arabia

This is a large scale residential housing project in Riyadh which has been recently completed.



Medina, Saudi Arabia

This project is located in Medina, Saudi Arabia. The site comprises some 50 hectares of prime land. The developed project will include:

- Over 1,000 residential properties all with full sewage, light and power.
- Shopping Centres
- Commercial Spaces
- Office Developments
- Primary and Secondary Schools
- Parks
- Recreation Areas



United Kingdom

The company has a number of prime green and brown field sites for redevelopment. These include acreages located close to major regional towns to be redeveloped into residential housing.

Germany

European Real Estate Investments and its associate already have large scale sites for redevelopment into housing and commercial/retail space.

Moscow

There are a number of projects in the Moscow region including

- Shopping complex
- 2 hectare development site in central Moscow
- 1,000 room hotel in central Moscow
- 470 hectares of vacant land adjacent to the city of Moscow



Solutions



We provide solutions to your real estate investment needs in the following areas:

- Development
- Investment & Acquisitions
- Residential Investment
- Development Services
- Acquisition & Disposition Services
- Marketing & Leasing Services
- Build-to-Suit Services

Development

European Real Estate Investments is a developer of high-quality industrial, commercial and residential properties both in the UK and internationally.

Investment & Acquisitions

European Real Estate Investments targets the following property types for acquisition and investment, for its own account and as a joint venture partner with other private or institutional investors:



- Large Scale Green and Brown Field sites
- Property Redevelopment Opportunities (commercial, industrial and residential)
- Commercial Building Conversion Opportunities
- Other Property Investment Opportunities

Residential Investment

European Real Estate Investments has a full range of services from acquisition through to letting, management, long-term strategic advice and disposal. Our investment expertise is supported by a skilled and experienced in-house management team who provide a unique and seamless 'One Stop' service.

Development Services

Our new development team provide a comprehensive range of services, from advice on specification and design through to marketing and sales, to assist clients on an individual basis both in the local market and internationally.



A major developer for its own portfolio, European Real Estate Investments also provides a full array of development management and project management services to tenants, other property owners, institutions and investors. Those seeking real estate development expertise are assured of European Real Estate Investments ability to assemble, coordinate, motivate and direct the

activities of all project consultants. Each project team works closely with the client through every phase of the project. The result is high-quality workmanship, timely delivery and meaningful savings to clients. We also provide asset and property management services and marketing and leasing services.

Acquisition & Disposition Services

Property owners seeking to buy or sell real estate and maximize investment returns often out-source that process to European Real Estate Investments. Our in-house acquisitions and dispositions professionals have access to capital sources, property owners and investors around the world. This specialist development team provide a consultancy service to landowners, developers and investors who are active in the acquisition or disposal of land or buildings with potential for residential development.

- **Acquisitions:**

When a tenant prefers to own, rather than lease, its business premises, our consultants will determine needs, research availabilities, solicit proposals, negotiate purchase agreements, and assist with move-in details.

- **Dispositions:**

Following valuation of an owner's real estate portfolio, we recommend a disposition strategy to reduce costs, improve efficiency and achieve objectives. Our partners and consultants will identify target markets and proceed to prepare offering packages for viable purchasers in the international markets.



Marketing & Leasing Services

European Real Estate Investments delivers professional property positioning, marketing and leasing strategies to meet the owner's expectations. By tracking leasing trends, corporate relocation and expansion patterns and by monitoring development activities, we provide accurate analyses of historical, current and future market-driven forces in order to generate comprehensive marketing solutions. Skilled negotiators with extensive business backgrounds, the company's marketing and leasing professionals develop

and implement a customized strategic plan for each property. To enhance awareness of the property, our leasing team directly targets both the real estate brokerage community and prospective tenants.

Build-to-Suit Services



Architects and construction professionals, associated with European Real Estate Investments, assist tenants with build-to-suit facilities to own or lease. We oversee every facet of the pre-construction, design and construction process. The company also handles marketing and leasing of space that may be owned, but not occupied, by a build-to-suit client, as well as asset management, property management and facilities management services. In addition, our professionals can provide clients with investment structuring, evaluation of financing alternatives, and exit strategies.

About Us



European Real Estate Investments is a leading real estate development group specializing in all aspects of land acquisition, industrial, commercial and residential property development in the UK, Central and Eastern Europe, the Middle East and Russia.

Based within the city of London, we have been closely involved in acquiring both green field and brown field sites for long-term investment or future development. In addition we are closely involved in the redevelopment of existing structures into offices, shopping centers and residential accommodation. We also provide investment property advice to individuals, syndicates and fund managers.

Management Team

It's the quality and experience of our team that makes the difference. Our consultants have impressive track records, with board level and senior executive experience together with strong real estate skills. Our networking strength reaches across the globe.

Siraj Karbhari - Senior Partner & Chief Executive Officer

Yousef A Al-Shelash - Senior Partner

Abdullatif Abdullah Alshalash - Senior Partner

Siraj Karbhari - Senior Partner & Chief Executive Officer

Siraj is an investment entrepreneur with more than 20 years experience in real estate development. His initial exposure to the market was in the United Kingdom. He subsequently moved to Saudi Arabia and for 10 years he was



the Chief Advisor to Dar Al-Arkan Real Estate Development Company with total responsibility for its real estate portfolio. He went on to represent the company and manage major projects in both the Kingdom and across the Middle East. He recently managed the acquisition of a 50 hectare prime site in Medina and is overseeing its transformation into a new community encompassing residential, commercial and government buildings, along with parks and other recreational facilities. In 2003, Siraj established European Real Estate Investments opening the London office from which he currently oversees real estate developments throughout the

UK, Europe, Russia and the Middle and Far East.

Contact Us



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