

PROFILE

V-17

أضف المستقبل
THE FUTURE
www.olaat.com



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Reaching the top level

Olaa, as a professional real estate corporate, rests on ultimate management & consultancy experience in the field of marketing & managing commercial and residential properties.

We raised the bar of client satisfaction by our commitment to exceptional services; Olaa Group distinguishes itself from other real estate companies in the Saudi Arabia with a rich legacy of serving all real estate needs of our valued customers. At Olaa Group, quality of services is our priority as we are committed to highest standards of service for all types of business classes through high quality services coupled with customer trust relation.

Our services are inspired by international standards with extreme local experience, which can be identified by three main service parameters commitment, quality, and client-oriented philosophy, which asserts our mission in

(Raising The Local Professional Level Up To International Level)





مجموعة أولات Olaa Group

Points of Difference:

When it comes to Real Estate services, choosing the right firm to assist you is critical. As parts of Olaa Group, **OPM**, **MACO**, **OMIX** & **OPM** ((Valuation)) Companies can assist you wherever in the Kingdom of Saudi Arabia.

Our highly specialized brokers & expertise are committed to bringing you **individualized service, Local market expertise, and Global opportunities.**



Commercial
Since (2000)

Mix
Since (2003)

Residential
Since (2006)

Valuation
Since (2007)

It all began in 2000

The founder Mr. **Ibrahim Abdulkareem Aldarwish**, hit upon Olat Properties Management® (OPM) name in 1999.

He took the name of Olat' from the Qur'an سورة الطلاق (6) "وَإِنْ كُنَّ أُولَاتٍ حَمْلٍ" meaning the people who have "Comprehensive Knowledge & Suffering hard work". OPM has grown from a three men in the operation department in 2000, to a full strength Real Estate Service Group in 2007 called "Olat Development Ltd. Group" which includes four companies:

- 1 -Olat Properties Management Co. • (OPM).
- 2 -Professional Brokerage Firm Co. • (OMIX).
- 3 -Masaken Alarabia Co. • (MACO).
- 4 -Olat Valuation Co. • (OPM VALUATION).

Since 2001, Olat has strived to be one of the finest real estate firms in Saudi Arabia.

Our mission is always to provide a highest quality of real estate & business support services in both local & global market.

Olat is a Saudi based group with headquarter in the capital of Saudi Arabia- Riyadh.

Olat Group has a wide range of real estate services such as Marketing & Leasing, Valuation, Property & Facilities Management, Studies, Sales, Consultation and Auctions, for both commercial and residential sectors, and all are sharing the same basic philosophy of learning and developing through innovation.

Olat Group has emphasized the importance of high quality service throughout its history of more than a decade, ensuring that customers and investors return to Olat again and again.

In June 2008, Olat Group has established a strong & strategic partnership with (Consolidated Brothers Company) which is one of biggest investor companies in the real estate sector in MENA.

Nowadays, Olat Group has more than 414 employees, 18 management, 366 projects and 21,300 international & local clients and tenants. In addition, Olat manages real estate's worth more than 51,400,000,000 SR. Success of this growth & the reputation we have built up in the region are based on the support & belief of our clients, business partners & the people who make up Olat Group.



Moving to the future : 2020...2021...2022...2023...2024

Vision is the experience of exploring the supernatural & reading the stories untold. Marketing a piece of property or finding a right tenant are not as simple as we like it to be. All you need is an effective marketing plan to make it happen, such as consultancy, research, studies and pre-made plans for each Property along with professional skilled marketing team to lead this mission. The specificity of each case is established through the confidence of our clients in our success, so we look forward to achieve our vision:

- To be the Leaders in real estate market within Saudi Arabia.
- To be the ideal reference for investors and tenants in real estate market.
- To have OPM, MACO & OMIX Brand Names as an added value to the property.

Our Strategies depend on a systematic planning to reach desired objectives with least obstacles in a changing competitive environment. Olaat was able to codify the degree of strategies and guidelines in order to achieve the best results for current and future customers, including: strategic solutions and alternatives - Market Control strategies. - Investment strategies. Marketing strategies (integrated).

Olaat Group is now halfway through its 5 years strategy, initiated in 2020. The strategy is known as Shared Vision and aims to expand the company and refresh OPM, MACO & OMIX brands synonymous with full services real estate Companies.

The strategy for years up to 2025 underlines the continues importance of focusing on building a profitable and sustainable business platform for the Group’s future development.



Olaat Group in key figures:

Olaat Group manages real estate's worth more than 51,400,000,000 SR (portfolio) up to the end of 2020 through its clear and transparent interaction with database containing more than 21,300 clients and tenants through analyzing reality & reading future employing indicators that our transactional experience with the market & the power of a homogeneous team have created.

Olaat Group ended fiscal year 2020 with a highly satisfactory result that exceeded all expectations for the year.

Olaat Group management net revenue rose by 38% in 2019 while the net revenue rose by 47% in 2020.

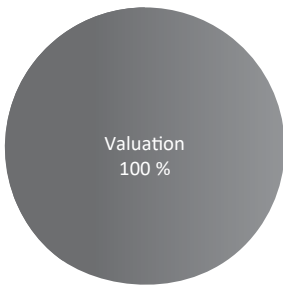
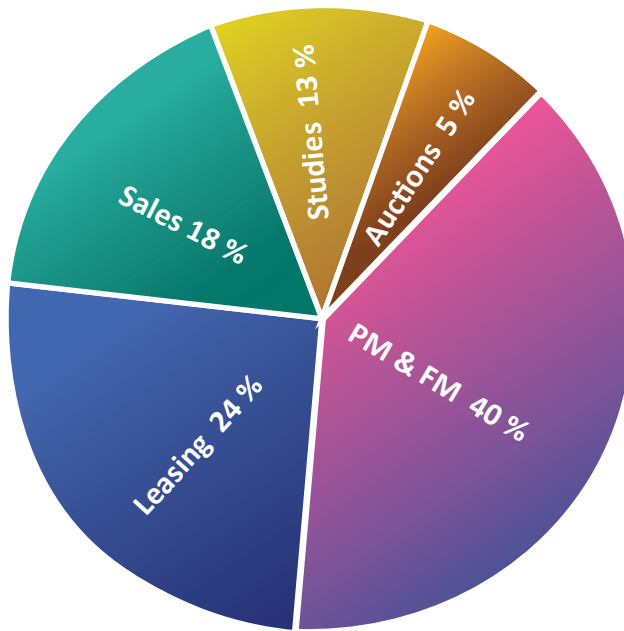
- Estimated Total Property Managed (Portfolio): **(51,400,000,000 SR)**.
- Annual Property Management Revenue: **(3,250,000,000 SR)**.
- Total Leased Space: **(3,850,000 m2)**.
- Total Sold Space: **(21,000,000 m2)**.
- Group companies: **8**.
- Group employees: **414** (Direct employee).
- Group Departments: **18** Dep.
- Financial data from the fiscal year ended December 31, 2020.
- Total companies as of Jan. 1, 2021.
- Total employees as of Jan. 1, 2021.

* Source: Olaat Development Ltd. Group® (2021).

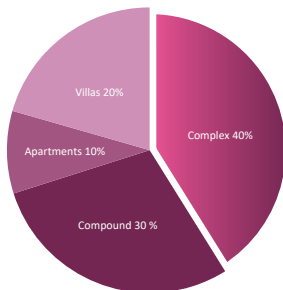


The Income & Activities for 2020

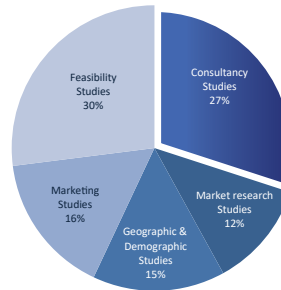
In General



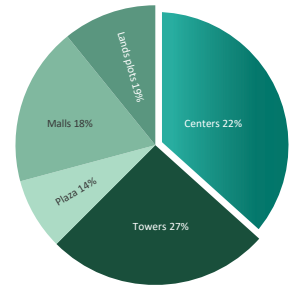
OPM VALUATION



MACO



OPM



OMIX

Facts:

- In 2021, **OPM** start leasing of Waseel tower2.
- In 2020, **OPM** leased 5 hotel In AL MADINA AL MUNAWARA.
- In 2019, **OPM** Valuation Company signed a valuation contract with NCB Bank.
- In 2019, **OPM** start to manage the biggest compound in KSA “Nassim Camp” located in Khamis Mushait city.
- In 2019, **OPM** leased 5 hotel In Makkah.
- In 2018, **OPM** has worked with many of REITs funds in terms of Valuation, **PM & FM**, Technical Due Diligence”**TDD**” & Market Studies.
- In 2018, Group evaluated more than 43,000 residential & commercial properties for banks, corporate, developers, investors, government and public.
- Olaat Group has more than 179 residential and commercial projects up until end of 2018.
- **OPM** brand name has been granted for the highest brand logo posted on commercial tower (Waseel Tower) in the Kingdom of Saudi Arabia (2012).
- **OPM, MACO & OMIX** classifies as A+ class ‘Premium’ firms in providing comprehensive real estate services.
- **Olaat Group** signed more than 47,000 contracts in the last 18 years in terms of several real estate services.
- **Olaat Group** has 27 sub-branches in Saudi Arabia(12 in AlRiyadh, one in Buriydah, Dammam, AlKharj, Jeddah, Almadina, Makkah, Tabouk, Aldwadmi, Alqwayeyah, Altaif, Abha, Jazan, Hail, Skaka and Hafr Albatn, and so on).
- **OPM** is a local brand with global opportunities and high skills employees.
- The Group completed 75 research studies across multiple cities & projects during the year 2019.
- **Olaat Group** publishes semiannual scientific real estate newsletter called “The Scale” covers all real estate aspects.
- **Olaat Group** spends almost 1,750,000 SR every year on employee training.
- **Olaat Group** manages and leases the most important towers & projects in Saudi arabia .
- **Olaat** is one of the biggest real estate services companies in the **GCC**.
- **Olaat** marketing team certified from **ICSC** “International and Middle East Council of Shopping Center”.
- **OPM PM & FM** team certified from **MEFMA**“Middle East Facility Management Association “and IFMA.
- **Olaat** has a rich history of over a decade of leadership in real estate services. This is how the great story of Olaat all began.
- **Olaat** Properties Management aims to add value to your property by decreasing cost & time and increasing performance, productivity, customer satisfaction and thus improve income.
- **Olaat** is an authorized evaluator company for most of Saudi Arabian Banks.

Facts:

- Olaat Quality Department works on the EFQM excellence model.
- Olaat Group evaluates its employees performance on a monthly interval, “Performance Appraisal”.
- Olaat is applying a comprehensive Reward Strategy to motivate its employee; this strategy includes (Employee of the Month , Department of the Month and Center of the Month) awards ... etc .
- Olaat believes that the Real Estate is the best and the safest investment in Saudi Arabia.
- MACO Professional Marketing Team helped 3600 customers to find their dream home.
- OMIX provides unique resources to buy or sell existing transactions. also, more than 300 business sell & buy transactions and nearly 10,000 business evaluations have been done since the division established in 2003.
- Olaat has invented a new way of marketing ,Top Secret Transactions “TST”, by creating “Golden Client List”.
- Olaat Soft is the most powerful Saudi software for Leasing, PM & FM, Valuation & Studies . this software has been developed by “Olaat IT development team”.
- All of Olaat projects are exclusive projects for Olaat Group.
- Olaat Consultancy Team helps 76 major projects in Saudi Arabia.
- Olaat spends more than 3,000,000 SR annually on media and advertising.
- Olaat is the only Real Estate Broker Company to have its own comprehensive engineering department in Saudi Arabia.
- Olaat has a policy which is “Do not compete with clients”.
- Process Benchmarking is one of quality tools that is being used by OPM & OMIX.
- Olaat has a long history of innovation & pioneering of next generation of real estate services for increased efficiency and better quality.
- Olaat has created the most powerful and smartest Valuation software.

*** No one knows the Saudi Real Estate environment better than Olaat !**

Olaat History:

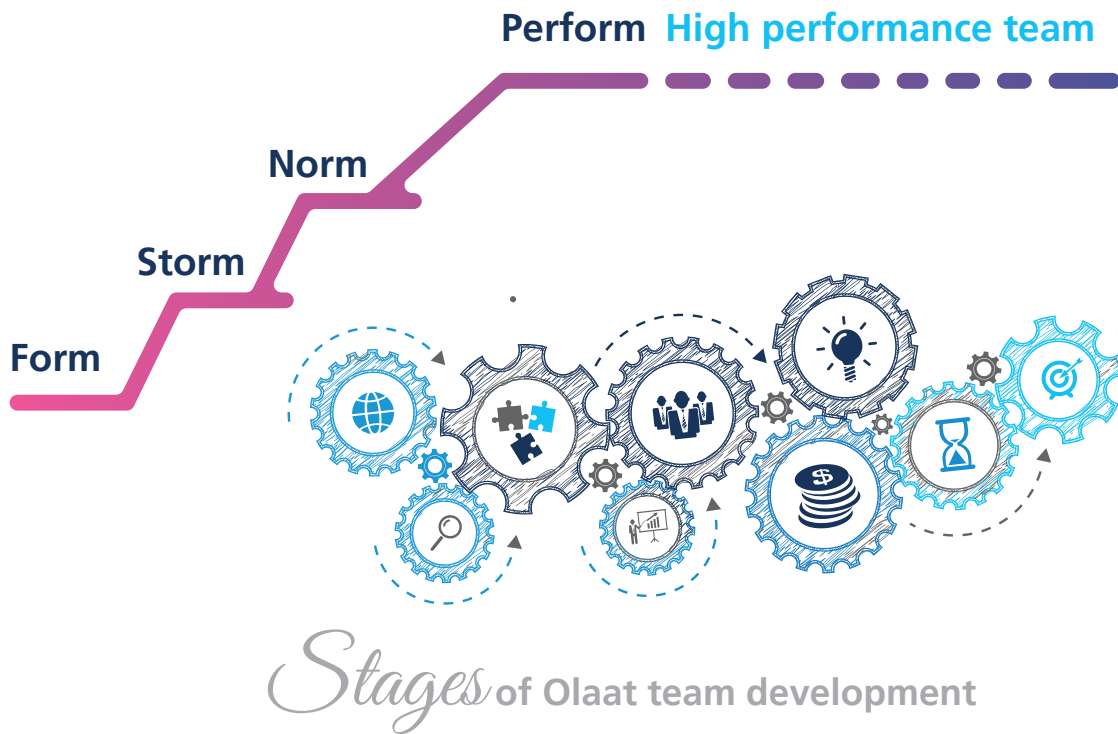
- In 1999 Drawing the thought .
- In 2000 Making the first step by establishing Olaat as Consultancy institute, starting with 3 employees.
- In 2001 Developing and designing petrol stations, such as, AlTas'helat and Aldress in its new image.
- In 2002 Signing the first L&M contract with Food Basket & Plaza project worth more than “70,000,000” located in Riyadh.
- In 2003 *OPM made 100% development in its strategy. *Establishing PBF “Professional Brokerage Firm” company for business transactions.
- In 2004 OPM has more than 24 employees and 17 projects.
- In 2005 Sky Towers is the first tower managed and leased by OPM at King Fahad Road.
- In 2006 *OPM has 4 towers at King Fahad Road.
*MACO Company has launched for Residential Services.
- In 2007 Design, Market and Manage the first mall & Tower from scratch. This mall is “Localizer” & the tower is called “Wassel Tower”.
- In 2008 *Consolidated Brothers Co. joined Olaat group as a strategic partner.
*The name of PBF has been changed to OMIX with its new identity and location.
- In 2009 OPM covered all the Kingdom of Saudi Arabia, in terms, of Valuation & Appraisal service.
- In 2010 OPM created the first specialized software for Valuation Dept.
- In 2011 OPM leased then sold Waseel Tower.
OPM signed a leasing contract for Tamkeen Tower. (Riyadh city)
- In 2012 OPM has done the biggest leasing transaction with more than 130.000sqm in Central Park Mall in Jeddah City.
- In 2013 OPM signed a leasing contract for Olaya Towers
- In 2014 OPM signed a Property & Facilities management & leasing contract for Souq Sharq and souq Al-Mdina which is located within Eastern ring road and King Fahd road- Riyadh City).
- In 2015 OPM signed a Property & Facilities management & leasing contract for SAMBA Tower which is located in King Abdullah Financial District “KAFFD”.
- In 2016 OPM signed a Property & Facilities management & leasing contract for Almousa Center Riyadh.
- In 2017 OPM signed a Property & Facilities management & leasing contracts for Alandlus Business Center, Sultan Square & Tahlia Square
- In 2018 OPM signed a Property & Facilities management & leasing contracts for Alahsa Square, Manazel Alasafwa, Olisha Camp, The Elite & Waseel tower2.
- In 2019 OPM signed the biggest & largest PM&FM contract ever with more than a 9 Billion portfolio.
- In 2020 OPM starts first time PM&FM services for Resorts in Jeddah city.

Olaat Management:



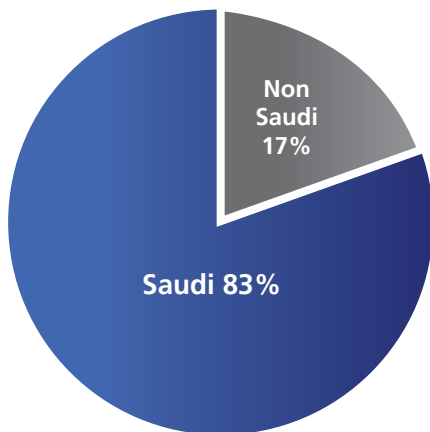
Olaat Group Teamwork:

Team work is one of the special reasons lying behind our success in Olaat .This spirit has enabled Olaat throughout its long history to overcome the obstacles that were encountered during management and marketing processes of properties.

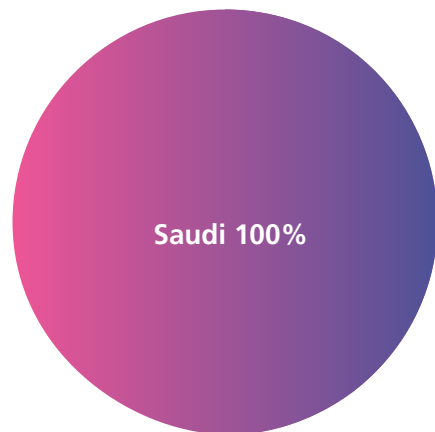


Diversity in Olaat Group:

Olaat Main Managements	No. of employees
Administrative Team (Finance, HR, law affairs, IT ...etc.)	49
Operation Management Team (Centers,Malls,Towers, Compounds, Complex ...etc.)	135
Marketing & Leasing Team (Commercial and Residential)	26
Studies & Research Team	9
Evaluation & Appraisal Team	55
Facilities Management Team (Maintenance, Engineering, Designers...etc.)	140



Male



Female

Olaat Policy:

We pride ourselves in our strong work ethics, honesty, integrity, responsibility and attention to details as we draw our strength from that foundation.

Our passion and commitment to success drive us to build closer relations between Olaat, Investors and clients as well as decreasing the gap in viewpoints between them and ensure transparency & credibility to achieve the main objectives.

These policies can be summarized as follows:

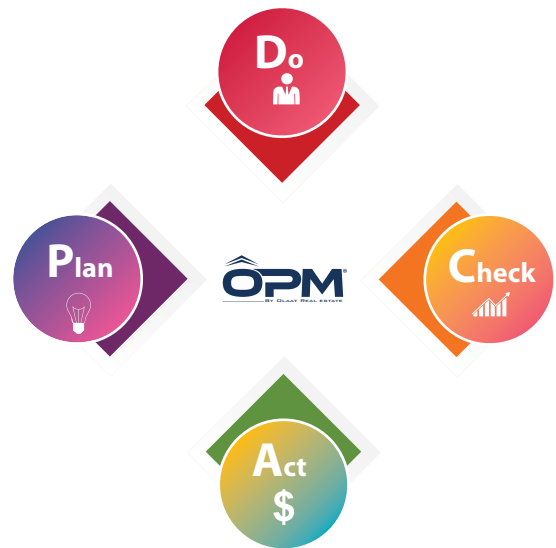
- Our Policy in developing and raising quality standards.
- Our Policy in examining & analyzing the status of property.
- Our Policy in providing professional advices to our customers.
- Our Policy in Regulations and contracts in terms of the legitimacy and fairness.
- Our Policy in exchanging of experiences with others.
- Our Policy in conceding our competitors as our complementary.

Olaat Quality Policy:

- As today's market is ever growing & changing, competition between different organizations remains on the rise.

Olaat Group always do evolve new strategies, make changes in our organization behavior & re-invent ourselves with the changing market. Customer behavior changes frequently and needed to be studied from time to time to bring innovation and advancement in our behavior too. Olaat deals with the overall quality improvement of services from time to time and quality improvement at all company levels.

We involve Olaat staff from all levels of the company & hence such policies and strategies must be employed in away that improves Olaat performance at every stage.



Olaat philosophy
is
"Continuous improvement"

Our Services:

Olaat Group was previously dealing in commercial real estate businesses. However, Olaat now deals in residential real estate with the launch of MACO and OMIX. Olaat is a Saudi based Group with headquarter in the capital, Riyadh.

“Our professional real estate representative & support team will fulfill all of your real estate needs”

Every property we list is individually evaluated by OPM marketing expertises to determine the most effective way to market it. OPM has a wide range network that ensures your property is exposed to all appropriate markets. The right buyer or tenant could be in the same city or across the world, wherever they are, we’ll find them. However, since we are locally grown and rooted, we completely understand all market aspects. We also have a great depth of experience in negotiating with all business parties.



Leasing



PM & FM



Valuation



Studies



Auctions



Sales



Hospitality

“OPM offers a wide range of services”



Leasing Services:

Our clients come from many different sectors and many through referral. We believe this is a testimony to the quality of our work and the importance we place on creating a rewarding working relationship with them. That is why, our clients are used to come to Olat again & again, this because of the firm's reputation, professional treatment, quality and stylish techniques that we use which they cannot find elsewhere.

Olat marketing team is dedicated to bring expectations of analyzing data collected to reversed the tenants requirements and prepare marketing and leasing plans referencing time and cost of the project.

Our leasing and marketing team is the largest in Saudi Arabia. Olat leased a total Spaces more than 24,218,798 ft.

up to 2018/2019. Moreover, our staff involved in the Saudi market and has many years of experience.

Tenant Representation

As your tenant representative, we can help you negotiate the best possible lease for your current and future needs.

Using state of the art technology and on the street market knowledge, we can help you find the right space at the right rent, terms, and conditions, whether it's around the city or around the world.

Owner Representation

Starting from market analysis to sign of leasing of contract, we will represent your property with competitive and creative marketing techniques.

Olat Group's approach is to structure transactions so as to maximize profitability while maintaining greatest level of flexibility. .

- Developing marketing and leasing strategies including our marketing tools .
- Complete organization of all marketing materials, activities and strategies.
- Co-ordinate as necessary through our network of professional advices on the presentation & pricing of developments.
- Consideration of all factors leading to successful returns of properties.
- The provision of appropriate leasing packages for properties.
- Overall aim to secure the best tenants on the most attractive rental terms.
- Advice on marketing or renting of property.
- Increasing value of the project.
- Guiding projects and determining potential targets.
- Providing a wonderful call center for our clients.
- Leasing time schedule .
- Preparing leasing process tactics.
- Following up payments, collection and projects status.
- Full service from initial review through to finalizing lease documentation.
- Real estate Assessment Management .



Leasing Services Tawjeed:

It is a unique service that **OPM** provides to its customers where small details are said by the customer and the rest is on us. If an individual has a financial strength aiming to build a project, Tawjeed service can guide this strength to take advantage of small chances towards bigger ones. This is by:

- Finding the right locations that best fit the projects.
- Estimating the income based on the surrounding area.
- Finding a suitable spot for rent compared to the income of a project.
- Enhancing creativity out of the non-existence by using the research tools.
- Eliminating incidences by planning the alternatives under such conditions.
- Providing suitable techniques for advertisements.
- Reviewing possible partnerships for future success.
- And other approaches by which Tawjeed shows its uniqueness.



PM & FM Services :

Property and Facility Management Services:

Olaat Property Management Company has always been a preferred partner of thousands of successful and discerning clients and investors in the area since 2000. As a part of Olaat Group family, OPM can provide you with all services and expertise you need, from acquisition, to financing, to renovation and repair, and of course, leasing and property management. We have a passion for working with Investors, and we do it better than anyone else.

In addition, We at OPM recognize that maintaining, servicing and managing facilities represent not only substantial costs to our customer but also require diligent operational effort, careful planning and focus on quality in execution. Customers are increasingly aware of the strategic role facilities management services can play in minimizing costs, managing risks and enhancing working environment.

We at OPM have the required competency, expertise and systems to provide such strategic stewardship and excellence in service operations.

Why OPM?

Cookie-cutter solutions to business problems don't work anymore. At OPM, we're strategic thinkers that help you see change as an opportunity. We stop at nothing less than producing real results for your business, because we only succeed when your business does. We think differently, we act differently, and we're prepared to tackle any challenge you can throw at us. We're changing the way you look at your real-estate management partner.

OPM believes that the world of business is facing unprecedented change and that the concept of "business as usual" is dead. To be successful in this ever-changing world, real estate management companies need to be agile, flexible and show a willingness to do things differently.

As true partners and change agents, we are committed to pursuing a better way of doing things for our industry and for our clients.

There's no challenge too big or small. Whether attending to day-to-day facility operations or worst-case scenarios, our facilities management professionals and technical services teams will keep you covered and help you plan ahead. Supported by our Property & facility management centre of expertise, network of technicians, suppliers and vendors, remote command center, strategic sourcing specialists and financial management professionals, we are not only accountable and responsive, but also informed by leading-edge integrated software tools.

PM Services :

Good property management is so much more than collecting rent and fixing things when they break. As your partner, we look out for you both financially and legally. We use experienced, licensed property managers and enthusiastic, customer-experience-oriented support staff to manage your property so you can be confident that your property management team has the training, experience, and know-how to manage your properties professionally.

OPM understands the full cycle of any facility, from concept design to operation, maintenance and support. Whether embarking on the development of signature towers, multi-purpose or specialized facilities, OPM applies its expertise in integrated FM to assist and guide our customers, as early as the conceptual design phase, in striking a balance in the inter-relationships between architecture, engineering design, building services and the working environment.

OPM Services include:

- Properties Management Services
- Facilities Management Services
(Soft Services- Hard Services)
- Consultancy & Business Support Services

Our PM Services include:

- Contracts Management.
- Rent Collection.
- Tenant Screening and Selection.
- Legal & Legislative Compliance Management.
- Legal & Legislative Compliance Management.
- Fit-Out and Move-In Management.
- Move-Out and Handover Management.
- Emergency Preparedness Management.

OPM is a full-service real estate solution with all types of real estate and property management needs. OPM can help, no matter what your property management need. We have managed thousands of properties for hedge funds, foreign investors, and even local homeowners. OPM manages properties ranging from small compounds to high rise buildings. We have experience with the management of new construction and development projects as well. This broad spectrum of experiences ensures that no matter what your property management needs may be, we can provide the right team and the right services to make your investment work best. We understand that excellence in property management services ensures value maximization of our customers properties. OPM property management services are designed to assure both short and long-term ownership goals for any type of properties. Our services deliver efficient tenant communication, standard governance framework and strong internal controls. Are you:

- Interested in exploring passive income and wealth-building through real estate investing, but not sure where to begin?
- Currently managing a property, yourself, but tired of the frustration of tenants, repairs, and maintenance?
- Stuck with a property through inheritance or a property that just didn't sell, and interested in exploring your options?
- Working with a property management company that doesn't offer the professional staff and full service you desire?

FM Services :

OPM offers a wide range of facilities management services delivered through a fully integrated platform that is flexible, comprehensive and complete. The flexibility in our service offerings enables customers to tailor services to fit not only their needs but also the operational model that is adopted at the facility. Whether customers requiring services for their totally in-house facility management team or requesting total facility management services, OPM offers what is needed to fit into customers operational environment.

Our FM Services include:

- Soft Services
- Hard Services
- FM Consultancy Services. (Technical Due Diligence, Condition Assessment, Design Review, etc.)
- Contracts Administration & Management
- Space Management
- Workplace Health & Safety
- Green Buildings, Energy & Sustainability Solutions
- Inventory Management
- Facility Management System implementation (CAFM, CMMS, BIM, etc.)

Soft Services

We offer an integrated set of comprehensive soft services designed to produce a secure, clean, safe, efficient and welcoming environment within the facility. When successfully delivered, soft services ensure the proper functionality of the built environment in relation to tenant's comfort, safety and sense of fulfillment. OPM understands the benefits of well-operated soft services to tenants and facility owners. Such services represent immediate impression on how the facility is managed and operated. OPM stresses the importance of soft services by committing to comprehensive but stringent security application, high quality cleaning standards, ongoing staff training, and proven quality control procedures associated with service level agreements.

OPM Soft Services include:

- Security.
- Cleaning, Hygiene, Recycling & Waste Management
- Grounds Care Services (Landscaping, Pest Control, ... etc.)
- Visitors & Parking Management
- Hospitality & VIP Services.
- Office / Housekeeping.

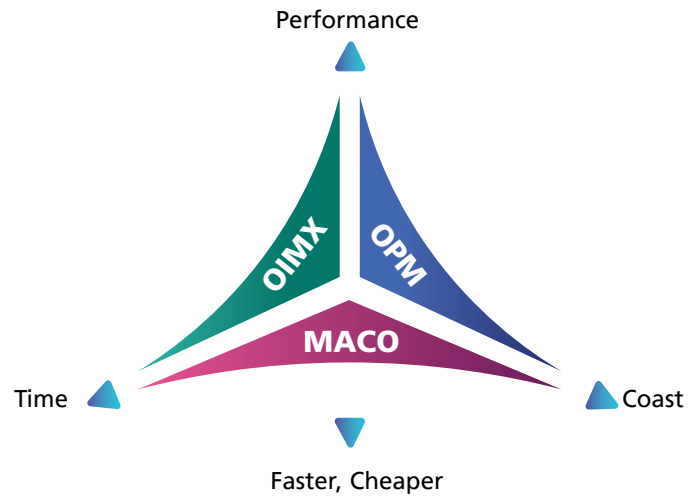
FM Services :

Hard Services

OPM considers every facility as an investment requiring value protection and long term financial viability to business owners. Preserving and enhancing value of facilities require rigorous operational monitoring, pre-emptive and pro-active maintenance. We offer a set of integrated hard services optimized to maintenance, designed to deliver optimum operation for the facility in total compliance with contractual obligations while ensuring optimal comfort level for occupants.

OPM Hard Services include:

- Building & Fabric.
- Infrastructural and Civil.
- Building Management Systems.
- Decoration & Refurbishment.
- Electro-Mechanical Systems.
- MEP Systems.
- Vertical Transportation Systems.
- Fire Safety Systems.



Reporting system :

- 1) Keep you informed from listing to closing
- 2) Keep you updated on current activity & research the latest database.
- 3) Keep you informed along the way.
- 4) Statistic data.
- 5) Inform you about the past and the present real estate activity in the neighborhood of your choice.

“Knowledge is a power, that’s why we are one of the leading real estate management companies”

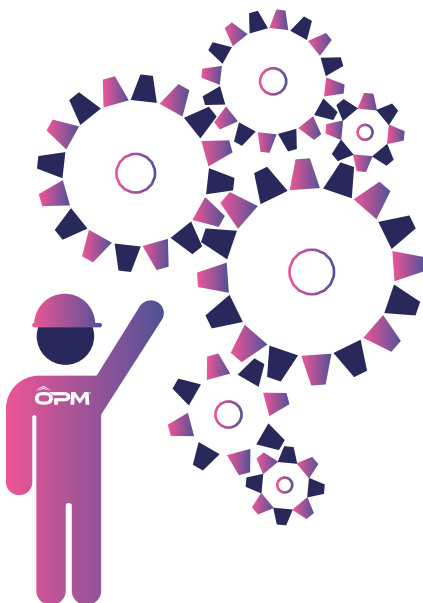
PM & FM “Engineering department” :

OPM Group engineering department established in 2005 as a part of the Operation department. Nowadays, Olat engineering department is an individual department, with more than 11 professional engineers; OPM has created this team to serve our customers and gain their satisfaction by providing them an advisory and consultant engineering service within the project construction. OPM believes that the successful accomplishment of a project involves the creative, conceptualizing, organizational and analytical abilities of the engineer, application and operational talents of the technologist, and the practical skills of the technician. Moreover, Olat recognizes the essential role played by the technologist and technician and the importance of their contribution to the engineering team.

OPM is the only real estate services company in Saudi Arabia that has a comprehensive engineering department “own in-house”, which contains a professional engineering team such as architectural, civil, computer, electrical, electronic, mechanical, and software engineers .

Our engineering team will help you in multi fluctuation, such as:

- Operate the Information and communication technologies (ICTS) systems
- Operate the Building Management System (BMS)
- Design plan.
- Development massing and leasable/sellable areas.
- Proposed size.
- Component specifications.
- Designing the most effective way for the parking, entrance and exists & other related tasks, as required.
- Create all manuals for your property, such as, Fit-out, security and all daily work manuals.



PM & FM “Maintenance department”:

Our philosophy allows us to provide timely, quality, cost effective services resulting in streamlined property management. OPM Maintenance Team (OMT) employs a full range of service technicians, eliminating many of the inefficiencies caused by using multiple service providers. With signing contract of your property, OMT provides you with a 'single source' solution for commercial & residential property maintenance, streamlining projects to maximize your time and money. OPM maintenance department has more than 28 professional employees however, **OMT provides on the following:**

- Inspect and clean A/C coils
- Check electrical connections and amp draws
- Replace filters and belts
- Repair / Replace compressors, condensers and blowers
- Inspect and clean heat exchangers
- Install new HVAC units / systems
- Repair / Replace existing duct work
- Install new duct work
- Adjust system controls, via laptop minimizing time spent trouble-shooting & maximizing response time.
- Repair / Replace / Maintain chillers
- Repair / Replace / Maintain boilers
- Air balancing
- Inspect, maintain, repair and replace Cooling Towers



PM & FM "Emergency":

In case of emergency, whether the circumstances were severe or minor, we are here to help our client by offering assistance & providing our database information to control the damage & find fast solutions with a least amount of inconvenience.

We are here for you; we are here to help you



PM & FM "Software":

We have excelled in maintaining a developed real estate software to manage operations of every single real estate including all details in a way that makes the owner lives moment by moment along with his project from anywhere in complete privacy.



Valuation Services :

Valuation is to assess the value of the property in the current time for the time of Valuation and may be an incentive for the assessment of real estate is the sale or purchase or investment or something else. The real estate evaluation passes through several stages beginning from the phase of seeing the prices around, passing through the phase of analysis and studies & Valuation, that to be received complete and detailed report on the actual value of the property at the time of the evaluation itself and the value of expected future.

OPM Valuation advisory team offers prompt, accurate and professional valuations to developers, investors and financiers across all property asset classes. OPM Valuation clients including the region's top developers, banking, investors, government agencies and financiers who rely on our valuation advice for acquisition, development and investment decisions, lending and balance sheet purposes. OPM maintains one of the largest and most experienced, professional & qualified valuation teams in Saudi Arabia.

Some of the services providing are:

- Sales price Evaluation of property.
- Purchase price Evaluation of property.
- Valuating properties in the matter of trading exchange.
- Valuating the property in case of bank loans.
- Valuating the future expected projects.
- Valuating the property damage.
- Valuating the property in case of long term investment.
- Valuating the commercial lands and buildings.
- Valuation For REIT's and REIF's funds
- Valuation For IBO's intial public offering.
- Valuation For a real estate Portofolios & Financial Reporting.

Concepts of real estate values

- Market Value
- Selling Price Value
- Investment Value
- Asset Value
- Book Value
- Cost Value
- Fair Value
- Historical value
- Future value
- Exit value
- Special value



Valuation Services :

Purposes of Evaluation:

- Determine the price of real estate to the buyer.
- Determine the price of real estate to the seller.
- Determine the value of the property to the breakdown of rates to inherit.
- Determine the rent of the property as a percentage of value.
- Determine the value of property through which trade.
- Purpose of determining the value of real estate financing and bank loan facilities.
- Determine the value of the property to the division in cases of social conflicts.
- Determine the value of the property in the event of differences in the distribution of allotment ratios.
- Determine the value of anticipated future projects of the property.
- Identify & assess the value of defects and harming others in real estate.
- Identify & assess the loss of property due to natural disasters.

OPM Valuation strengths are :

Members of OPM Team hold professional qualifications with the following organizations

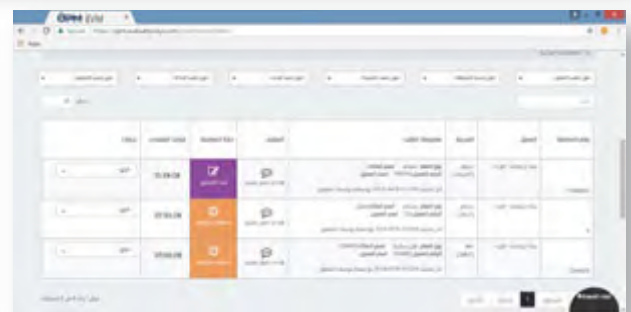
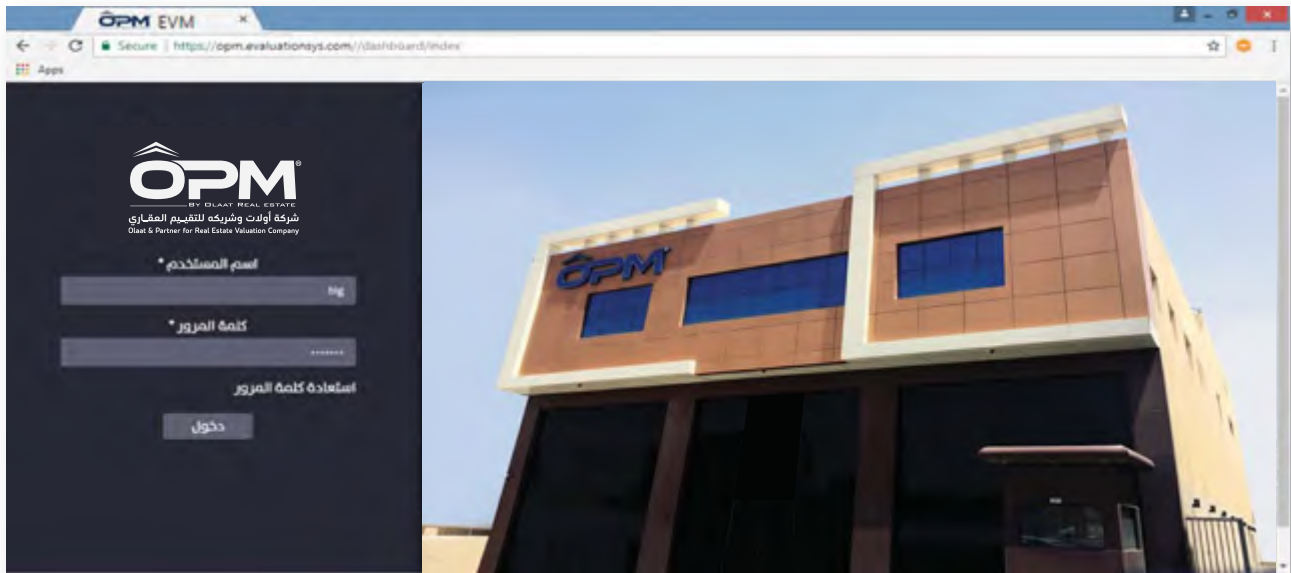
1. OPM Certified from Saudi Authority Accredited Valuers
2. OPM Certified from The International Association of Certified Valuation Analysts (IACVA)
3. OPM covers all the regions in Saudi Arabia.
4. Our Valuers are working as full-time employees (not a cooperative employees, such as, the other competitors)
5. Our Evaluator team is certified with licenses as professional Valuers from the Real Estate Appraisal Centre & International Real Estate Institute .
6. Using the most powerful software's in this field, in order, to organize the work.
7. Using Hi-Tech equipment to make the evaluation more efficient and accurate.
8. The speed of doing the evaluation is one of the secrets of our success.
9. Triple check each order from 3 different Evaluators to make sure there are no natural errors.
10. Working in professional work environment.
11. Huge Database in our systems.



OPM Valuation software :

OPM has been created the first Valuation Software in KSA named (OPM VALUATION SOFTWARE)

Interactive Application



OPM has been developed the first Valuation Software in KSA named (OPM OVS) since 1999

Studies Services :

Global Real-Estate Market Research & Developments Solutions

As a key strategic partner to our customers, we understand that emotional and rational connectivity to your brands, real estate products and services is essential. OPM ' Proprietary suite of advanced research methodologies provide deep insight into our client's markets, lands and properties through research driven market intelligence and analytics powered recommendations.

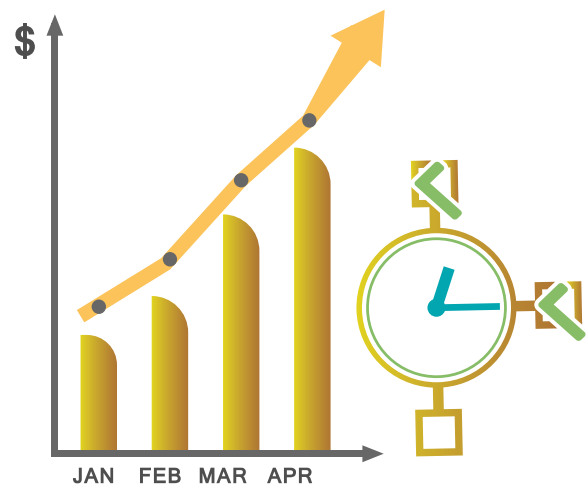
Differentiated Thinking

Our global market research expertise leverages differentiated thinking to set us apart from our competition. OPM delivers actionable research results that drive your organization's strategic planning forward. Each day, our experienced and highly skilled researchers design new innovative approaches to our real estate client's business challenges.

Value Rediscovered

OPM is one of the real estate market research industry's fast growing firms due to its relentless pursuit of quality, solutions and value. We offer our valued clients with properties fair market value based on long-possessed knowledge, analysis, and experience owned by our Professional Team, along with our supportive database that allow us to do

- Capital Gain, Assets Appreciation vs. Depreciation.
- Best Land Use analysis.
- Real Estate Studies & Research.
- Real Estate Market Segmentation.
- Real Estate Market Share.
- Real Estate Marketing Direction.
- Real Estate Qualitative Market Research.
- Economic Feasibility Studies.
- Real Estate Quantitative Market Research
- Supply Vs. Demand Assessment.
- Demographic Market Research.
- Geographic Market Research.
- Real Estate Development Strategies.
- 5 Porters Analysis- PESTL Analysis
- SWOT Analysis.
- Technical Due Diligence **TDD**.



In addition to many other real estate studies & research that can develop and modify any Project Idea to be for real.

Consultation services :

OPM has a highly experienced consultancy team equipped with updated information about market trends and can do analysis of the property.

OPM’s advanced database has information from all over Saudi Arabia, and this is the reasony OPM team is able to give best knowledge and advice in case of any real estate issue.

We can advice you with properties fair market value, based on an appraiser’s knowledge, experience, and analysis of properties. At OPM,we are highly knowledgeable, experienced and well advanced in the knowledge database of property analysis (our history speaks for itself) .

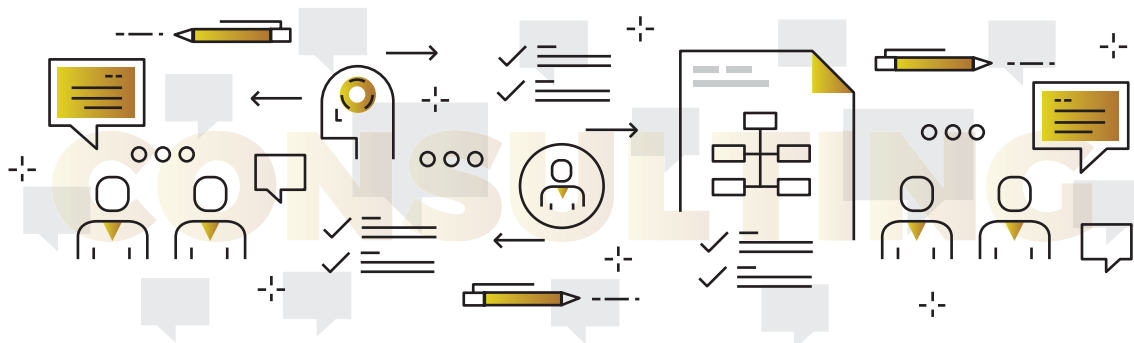
- Capital gain, Assets appreciation vs.depreciation
- Target client identification
- Unique and sophisticated marketing plan
- Transaction process
- Rating assessment
- Profitable marketing strategies
- Commercial and industrial leasing
- Achieving best results
- Reliable market opportunity assessment
- Pricing strategy and Leasing /pricing steps.
- Market segmentation
- supply/demand assessments



Being Unique is a Good Thing... Isn't?

Distinguishing our services from the competition can make our marketing tools more effective.

We learn how to stand out in a crowd by being unique.



Auctions:

The idea of real estate auctions exists to lead properties owner to the highest price that property can get in the open market. OPM can provide liquidate assets for fixed assets in different ways through holding auctions sessions. Our auctions team have excellent expertise and marketing skills as well as expert appraisers that can arrange auction sessions from beginning to completion; all required steps are performed by us on behalf of owners such as:

- Full setup of the auction session from beginning until the transaction is completed.
- The arrangement of property information with pictures and all details needed
- Liquidation of property in fast time
- Reaching the highest possible price that the asset can get.
- Selling through auction sessions or closed envelops technique on behalf of owners.

However, what have been mentioned is not everything OPM can do. We create new services related to auctions location:

- Constructing luxury tents with high quality or holding the sessions in luxury hotels.
- Providing modern large display screens at public tables.
- Providing computer software to bid.
- Providing internal acoustics, lighting and external occasion for the auction.
- Regulating the entry and exit and the signing of contracts for bidders and buyers plan.
- Providing the receipt of checks getting into bidding and re-recovered respective programs.
- Providing hospitality services during and after the establishment of the auction and when the need for it.
- Providing security services before the auction date and during its activities.
- The provision of support services such as water and power generators .



Sales:

Creating Opportunities :

Our investment specialists will assist you in the purchase or sale of a variety of commercial or residential properties. Whatever your requirements are, from a single purchase to the sale of multiple buildings, OPM & our brokers understand the meaning of "Buy low, Sell high."

OPM offers a wide range of real estate products and creates investment opportunities that are suitable for real estate market through:

- Sale of projects with a return or new (Commercial- Residential- Industrial-Agricultural, etc.)
- Sale of residential real estate products (Compounds- Complex- etc.).
- Department specialized in the sale of palaces.
- Sale of land.
- Providing a market, financial, technical and operational study of real estate and opportunities For sale, partnership or exchange.
- Creating investment opportunities for a land between the seller and the buyer.
- OPM is unique in having an access to the Company Golden Client List (GCL).
- OPM offers Top Secret Transaction (TST) service, which is characterized by the selection of the target segment with complete confidentiality.
- OPM has many success stories in large scale projects Throughout the Kingdom.



“Olaat Business Process Re-engineering”

In 2008, Olaat conducted a comprehensive developmental plan for the whole group (**OPM, MACO and OMIX**), with an estimated cost of 7.2 million Saudi Riyals. This plan called Olaat Business Process Re-engineering. It is a management technique used to improve efficiency and Productivity of business processes over a shorter period of time and produce radical changes in order to incorporate the improvements according to the current and future needs. Business Process Re-engineering has been implementing in Olaat Group to be a successful way of gaining a competitive edge in the market.

We invest in the improvement of our people, processes and equipment, to provide quality services at international standards.

The plan included:

- Employee development and training.
- Information technology.
- Branches.
- Brands.
- Equipment.
- Reward and motivation strategies.



“The only way employees will fulfill your dream is to share in the dream”

“Benefits of OLAAT BPR plan”

- Increasing job satisfaction and morale among employees
- Increasing employee motivation
- Increasing efficiencies in processes, resulting in financial gain
- Increasing capacity to adopt new technologies and methods
- Increasing innovation in strategies and services
- Reducing employees turnover
- Enhancing Group’s image & Brand.
- Reduce risks .
- Developing workers to undertake higher-grade tasks;
- Providing a conventional training for new & young workers
- Raising efficiency and standards of performance by applying our Quality methods
- Meeting legislative requirements (e.g. Saudiazation)

- OLAAT strives to maintain highest standards of ethical conduct & corporate
- Responsibility worldwide through the application of the principles within its Business Integrity & Ethics Policy.
- These issues are further safeguarded through corporate governance processes and monitoring by the board and its sub-committees.
- All employees have a duty to follow the principles set out in the Business Integrity & our code of Ethics .

Business Integrity Management system

in Olaat, our values stem from principles and conventions followed by people from generation to generation together with moral & ethical considerations that are good in themselves, for this we Believe that :

- The confidentiality and credibility is a religious duty.
- To maintain our good reputation is the basis of our work.
- Our continuity depend on applying the justice between our tenants and owners.
- Our customers are our strategic partners.
- Interests of our customers are considered as ours.
- The society comes first.



Hospitality:

OPM's S.O.W for Hotels Operated by Brand:

- Complete fiduciary responsibility and owner representation for each hospitality asset acting as Owner advisory
- All aspects of asset performance monitoring and reviewing and directing the Assets and management of the Assets by the hotel operator with recommendations for the Owner and Operator, (referred to as the Services).

Tasks:

- Revenue Flash Report Analysis on SAMPLE basis:

- Revenue performance against Budget
- ADR, Occupancy, REVPAR performance against Budget
- No-Show Analysis
- Revenue Distribution Analysis
- Out of Order room Analysis
- Complimentary + House Use
- Business segmentation Analysis
- Daily Adjustment Report
- Guest Ledger Balance
- Rate Variance report Analysis
- Pay Master (PM) Accounts Analysis
- Guest Deposit Ledger Analysis
- Transfer log report Analysis
- Housekeeping Discrepancy Report Analysis
- Daily Arrival and Departure List Analysis
- F&B Complimentary report
- Governmental Issues, if any



Hospitality:

• Financial Performance

Monitor ongoing Operational Financial performance versus budget and year over year through rev4th of management reports and monthly and quarterly rev4th meetings which shall include but not limited to the following:

- Departmental profit and loss analysis & highlights
- Administrative and operational cost control – human resources, marketing, repairs and maintenance, etc.
- Fixed cost rev4ths – leases, capital replacement reserves, Suppliers Contract, etc.
- Balance sheet rev4th – accounts receivables, etc.
- Income Statement Detailed & Comprehensive Analysis
- Purchasing audits
- Unbudgeted expense control – determine the extent to which the expenditure is necessary, timing of the expenditure, and the potential reduction/elimination of other expenses to cover the costs associated with any n4th or unbudgeted request. Capital Expenditure plan pertaining to assets.
- Check compliance to USALI
- Ensure Proper allocations to each department with full transparency
- Evaluation of Dept. HOD's by assessing Adherence to Standards, Dept. Profits, & Execution of Corrective Action Plan
- Monthly update and status of actual vs budgeted Capex.



Hospitality:

Market Performance:

- Market Profitability – Market focused as the performance of the hotel will be judged against the competition set STR and general market performance during the month.
- Marketing & Sales strategies with bimonthly evaluations
- Sales trips and plans
- Sales Forecasts
- Rate structure analysis

Food & beverage Activities

- F&B Revenues & Profits
- F&B Forecasts

Property Maintenance:

- General tour in the Hotel with rev4th of Equipment Maintenance reports generated by individual departments related to maintaining the equipment
- Revi4th of BMS reports.
- Housekeeping performance
- Revi4th Property Improvement Plan.

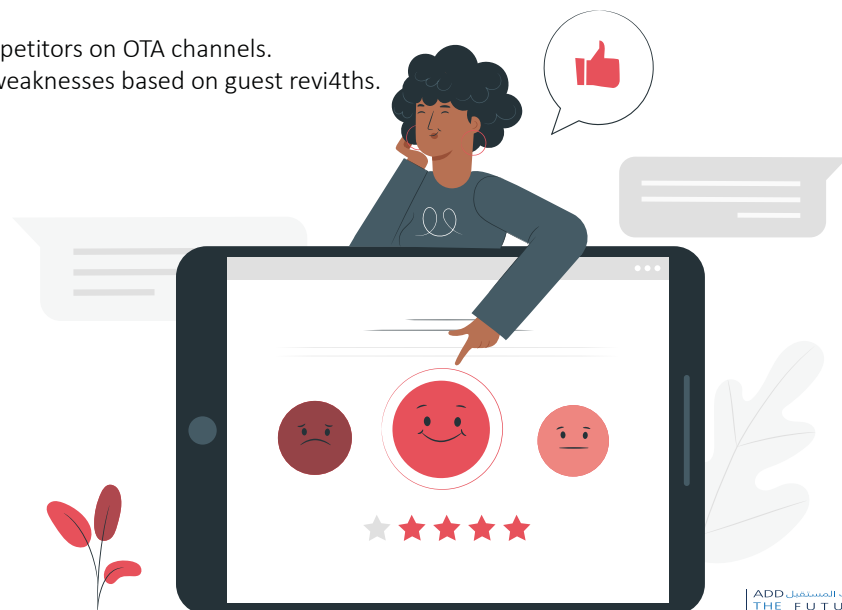
Human Resources:

- Any legal or labour issues or payments pertaining to staff (GOSI, etc.) or management or hotel
- Evaluate personnel training procedures and practices to ensure training program implementation and record keeping.

HMA and industry practices Compliance:

Guest Satisfaction:

- Scorecard comparisons with competitors on OTA channels.
- Identifying major strengths and weaknesses based on guest rev4ths.
- Responses to guest complaints



Hospitality:

SERVICES AND TASK SHEET for Hotels Leased:

OPM shall be required to conduct such scope of services as mentioned briefly in the points below:

- a) Monthly review of the receipt of the Lease Rentals.
- b) Conduct meetings with the Lease Owners to resolve any pending issues.
- c) Review of the Lease Contracts on periodical basis in order to check the compliance of the legal agreements by both Parties.
- d) Review of the Lease Rentals prevailing in the market for similar properties and advising Owner in the decision making.
- e) Review the handover documents of the leased properties and unrestricted access to the properties to evaluate the maintenance of the Assets by the Lease Owners.
- f) Overall review of the maintenance of the building equipment permanently in the proper way to extend the life time.
- g) Review maintenance contract for all vertical element.
- h) Review maintenance contract for all façade cleaning.
- i) Review maintenance contract for all HAVC System.
- j) Review maintenance contract for all LC System.
- k) Review maintenance contract for all Electrical System.
- l) Checking and review all Safety requirement are available.







and more

Towers- Retail- Mall- Hospitality- Residential- Industrial- Agricultural- Mix



Location	North King Fahed Road Riyadh
Building Type	Tower
Floor Count	24 Floors
Rental Space	9,600 sqm.
Parking Area	130
Status	Ready

Services Provided: PM & FM , Leasing & Consultants



Location	Olaya Main St. With Tahia St. Riyadh
Building Type	Tower
Floor Count	(1)36 Floors (2)34 Floors
Rental Space	6710 sqm.
Parking Area	2466
Status	Ready

Services Provided: Marketing, Leasing & Consultants



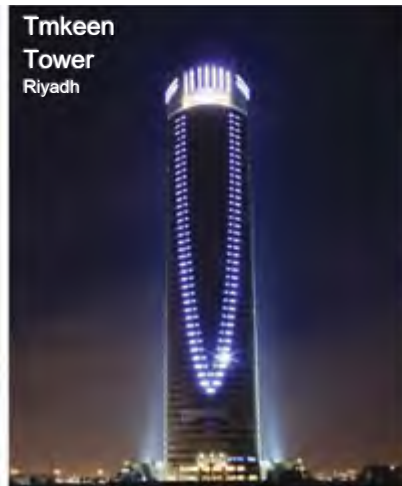
Location	.Riyadh
Building Type	Tower
Floor Count	43 Floors
Rental Space	6710 sqm.
Parking Area	600
Status	Ready

Services Provided: PM & FM , Marketing & Leasing



Location	Olaya st.
Building Type	Commercial
Floor Count	Ground+M2+8 Floors
Rental Space	2400
Parking Area	178
Status	Ready

Services Provided: PM & FM , Marketing & Leasing



Location	North King Fahed Road Riyadh
Building Type	Tower
Floor Count	58 Floors
Rental Space	45,775m2
Parking Area	1150
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	.King fahad RD Riyadh
Building Type	Commercial Tower
Floor Count	19 Floors
Rental Space	33,000 sqm.
Parking Area	700 parking space (1v47 m2)
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants

Towers - Retail - Mall - Hospitality - Residential - Industrial - Agricultural - Mix



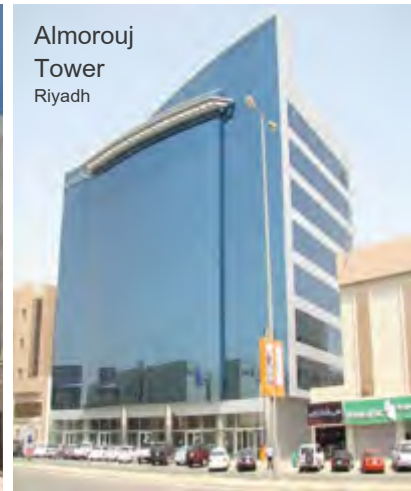
Location	Olaja st. cross Makah RD.
Building Type	Commercial
Floor Count	8 Floors
Rental Space	18,240 sqm.
Parking Area	300
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	King Fahed Road Riyadh
Building Type	Tower
Floor Count	10 Floors
Rental Space	16,000 m2
Parking Area	210
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



Location	Olya ST.
Building Type	Commercial Tower
Floor Count	8 Floors
Rental Space	8,500 sqm.
Parking Area	230
Status	Ready

Services Provided: Marketing & Leasing



Location	Tahla st. Riyadh
Building Type	Commercial
Floor Count	9 Floors
Rental Space	6,000 sqm.
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	King Fahed Road Riyadh
Building Type	Tower
Floor Count	10 Floors
Rental Space	20,000 m2
Parking Area	240
Status	Ready

Services Provided: Marketing & Leasing



Location	King Fahed Road Riyadh
Building Type	Commercial Tower
Floor Count	19 Floors
Rental Space	18,000 sqm.
Parking Area	350 parking space (1170 m2)
Status	Ready

Services Provided: Marketing & Leasing



Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	Riyadh
Building Type	Offices
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	Riyadh
Building Type	Offices
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	Jeddah
Building Type	Commercial
Floor Count	12 Floors +G+MZ
Rental Space	19,845 msq2
Parking Area	268
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants

Localizer
Mall
Riyadh



Location	Tahya st.
Building Type	Strip Mall + offices + Entertainment
Floor Count	3 Floors
Rental Space	22,000 sqm.
Parking Area	300
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants

Central Park
Mall
Jeddah



The Biggest Mall
in KSA (Jeddah)

Location	Jeddah
Building Type	Regional mall
Floor Count	3 Floors
Rental Space	131,000 sqm.
Parking Area	5000
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants

Spring
Plaza
Riyadh



Location	King Abdulaziz RD.
Building Type	Plaza
Floor Count	2 Floors
Rental Space	14,000 sqm.
Parking Area	
Status	Ready

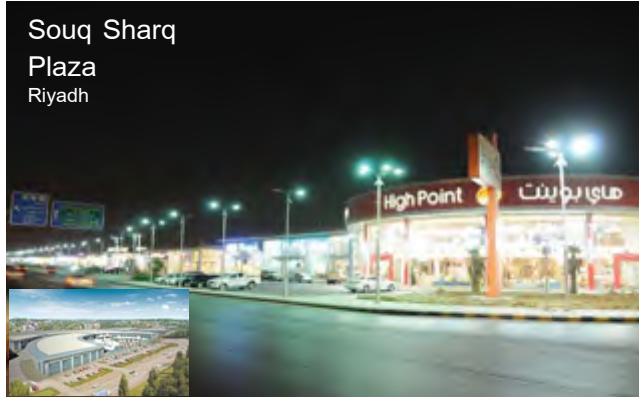
Services Provided: Marketing & Leasing

Lavali Mall



Location	Riyadh
Building Type	mall
Floor Count	
Rental Space	22,800 sqm.
Parking Area	350
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Souq Sharq
Plaza
Riyadh

Location	Eastern Ring Road
Building Type	Show rooms
Floor Count	1 Floors
Rental Space	120,000 sqm.
Parking Area	
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



Souq AlMadina
Show rooms
Riyadh

Location	king fahad road
Building Type	mall
Floor Count	
Rental Space	12,771 sqm.
Parking Area	350
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



Galeria
Mall
Aljubail

Location	Aljubail
Building Type	Commercial mall
Floor Count	2 Floors
Rental Space	20,000 sqm.
Parking Area	500
Status	

Services Provided: Pre - Marketing & Consultants



ALWASEEL
Center
Riyadh

Location	king Abdullah road ex.10
Building Type	Commercial Center
Floor Count	2 Floors
Rental Space	11,700 sqm.
Parking Area	180
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



THE ELITE
Center
Riyadh

Location	Dabab st.
Building Type	Commercial
Floor Count	3 Floors
Rental Space	12,000 sqm.
Parking Area	200
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Euromarche
Center
Riyadh

Location	King Abdullah RD.
Building Type	Commercial Center
Floor Count	3 Floors
Rental Space	3,079 sqm.
Parking Area	500
Status	Ready

Services Provided: Marketing & Leasing



Laban Plaza
Riyadh



Location	Riyadh
Building Type	Commercial
Floor Count	3 Floors
Rental Space	8,662 sqm.
Parking Area	180
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Pavilon Alkhubar
Center
Alkhubar



Location	Alkhubar
Building Type	Commercial Center
Floor Count	3 Floors
Rental Space	10,000 sqm.
Parking Area	200
Status	Ready

Services Provided: Marketing & Leasing



TAHLIA SQUARE
Jeddah

Location	Jeddah
Building Type	mall
Floor Count	2 Floors
Rental Space	
Parking Area	
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



SULTAN SQUARE
Jeddah

Location	Jeddah
Building Type	mall
Floor Count	3 Floors
Rental Space	
Parking Area	
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



SAKEF
Riyadh

Location	Riyadh
Building Type	Restaurants & Cafe
Floor Count	
Rental Space	
Parking Area	Ready
Status	

Services Provided: Marketing & Leasing



Oasis Althalia
Makkah

Location	Jeddah
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



Souq Pazar
Pazar
Riyadh

Location	Riyadh
Building Type	Commercial
Floor Count	2 Floors
Rental Space	
Parking Area	
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



Falcon
Center
Riyadh

Location	Tahlia st.
Building Type	Commercial
Floor Count	4 Floors
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Canary
Center
Riyadh

Location	Dabab st.
Building Type	Commercial Center
Floor Count	Ground + 2 Floors
Rental Space	9,930 sqm.
Parking Area	200
Status	Ready

Services Provided: Marketing & Leasing



Itsalat Alshrq Center
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



Location	Jeddah
Building Type	Hotel
Floor Count	
Rental Space	
Parking Area	Ready
Status	

Services Provided: Marketing, Leasing & Property Management



Location	Makkah
Building Type	Hotel
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



Location	Tahlia st.
Building Type	Compound
Floor Count	Ground & 2 Floors
Rental Space	2,560 sqm.
Parking Area	80
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	Allubail
Building Type	Offices & Residential
Floor Count	
Rental Space	28,670 msq2
Parking Area	
Status	2018

Services Provided: Marketing & Leasing



Almousa Center
Riyadh

Location	Olaya st.
Building Type	Commercial
Floor Count	4 towers + center
Rental Space	
Parking Area	
Status	Ready

Services Provided: PM & FM , Marketing, Leasing & Consultants



Alahsa Square
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



Alaqiq building
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Ivan Center
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

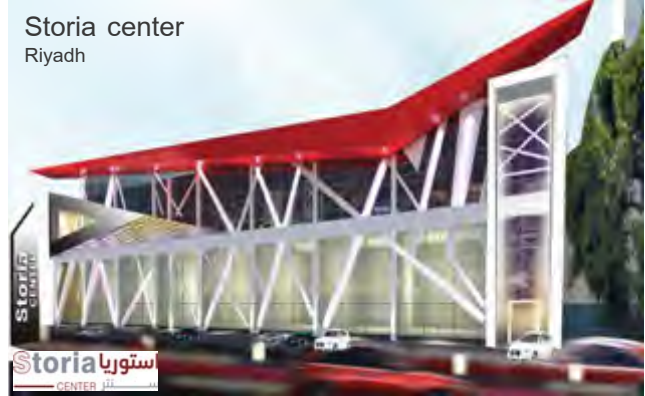
Services Provided: Marketing, Leasing & Property Management



Alsbah Center 2
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Storia center
Riyadh

Location	Riyadh
Building Type	Offices + Showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Alsbah Center
Riyadh

Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Athath City
Showrooms
Khamis Meshat

Location	Khamis Meshat
Building Type	Showrooms
Floor Count	
Rental Space	100,000 msq2
Parking Area	1250
Status	Ready

Services Provided: Marketing & Leasing



Location	Riyadh
Building Type	Offices
Floor Count	
Rental Space	
Parking Area	300
Status	2018

Services Provided: Marketing, Leasing & Consultants



Location	Tahlia st.
Building Type	Commercial
Floor Count	3,5 Floors
Rental Space	3,297 sqm.
Parking Area	70
Status	Ready

Services Provided: Marketing, Leasing & Consultants



Location	Makkah
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	Ready
Status	

Services Provided: Marketing, Leasing & Property Management



Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



منازل الصفاة

MANAZEL ALSAFWA

Location	Jeddah
Building Type	Apartments
Floor Count	576 apartments
Rental Space	27.996 msq2
Parking Area	900
Status	soon

Services Provided: PM & FM , Marketing, Leasing & Consultants



Olisha Compound

Location	Riyadh
Building Type	17 Villa
Floor Count	576 apartments
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	Jeddah
Building Type	residential
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	Jeddah
Building Type	complex
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	King Abdullah RD.
Building Type	Commercial Community
Floor Count	
Rental Space	73,000 msq2
Parking Area	
Status	Ready

Services Provided: Marketing & Leasing



Location	Riyadh
Building Type	Offices + showrooms
Floor Count	
Rental Space	
Parking Area	
Status	Ready

Services Provided: Marketing, Leasing & Property Management



Alakaria Plaza
Riyadh

Location	Olaya st.
Building Type	Commercial
Floor Count	7 Floors
Rental Space	70,000 sqm.
Parking Area	1400
Status	Ready

Services Provided: Marketing & Leasing

Location	King Fahad Road-Riyadh
Building Type	Commercial
Floor Count	3 Floors
Rental Space	18000 m2
Parking Area	250
Status	Ready
Services Provided	Marketing & Management



Arcade Center
Riyadh

Location	Alfahar Damam Highway
Building Type	Commercial
Floor Count	5 Floors
Rental Space	32,000 m2
Parking Area	500
Status	Ready
Services Provided	Marketing



Nowat Business Park
Alkobar

Location	King Fahad Road-Riyadh
Building Type	Commercial
Floor Count	3 Floor
Rental Space	8500 m2
Parking Area	100
Status	Ready
Services Provided	Marketing & Management



Almada Center
Riyadh

Location	King Fahad Road-Riyadh
Building Type	Commercial
Floor Count	10 Floor
Rental Space	18500 m2
Parking Area	124
Status	Ready
Services Provided	Marketing



Almothania Tower
Riyadh

Location	King Fahad Road-Riyadh
Building Type	Commercial
Floor Count	11 Floor
Rental Space	m2 11.150
Parking Area	380
Status	Ready
Services Provided	Marketing & Management



Almas Tower
Riyadh

Location	King Fahad Road-Riyadh
Building Type	Commercial
Floor Count	7 Floor
Rental Space	5777 m2
Parking Area	90
Status	Ready
Services Provided	Marketing



Alrahmaniah Tower
Riyadh

Location	Almovalat - Riyadh
Building Type	Commercial
Floor Count	Showrooms
Rental Space	
Parking Area	
Status	Ready
Services Provided	Marketing & Management



Asas Altsalat Center
Riyadh

Location	Tahlia - Riyadh
Building Type	Commercial
Floor Count	4 Floor
Rental Space	7,300m2
Parking Area	100
Status	Ready
Services Provided	Marketing



C Center
Riyadh

Location	Tahlia - Riyadh
Building Type	Commercial
Floor Count	3 Floor
Rental Space	8,243 m2
Parking Area	90
Status	2011
Services Provided	Marketing



Kas Plaza
Riyadh

Location	Tahliah st. - Riyadh
Building Type	Commercial Center
Floor Count	3 floor + Ground
Rental Space	11,500 m2
Parking Area	150
Status	Ready
Services Provided	Marketing



Aknaz Center
Riyadh

Location	Tahlia - Riyadh
Building Type	Commercial
Floor Count	3 Floor
Rental Space	6,100m2
Parking Area	50
Status	2011
Services Provided	Marketing



Fahda Plaza
Riyadh

Location	Olaya - Riyadh
Building Type	Commercial
Floor Count	8 floor
Rental Space	6000 m2
Parking Area	50
Status	Ready
Services Provided	Marketing



Aljawhara Tower
Riyadh

Location	King Fahad Road - Riyadh
Building Type	Commercial
Floor Count	10 Floor
Rental Space	13,000 m2
Parking Area	150
Status	Ready
Services Provided	Consultant



View Tower
Riyadh

Location	Dammam
Building Type	Commercial
Floor Count	Ground + Mezzanine
Rental Space	7760m2
Parking Area	139
Status	Ready
Services Provided	Marketing



Albssam Corner
Dammam

Location	Sowadh-Riyadh
Building Type	Mall
Floor Count	Ground-First floor
Rental Space	9914,6
Parking Area	1000
Status	Ready
Services Provided	Marketing & Management



Flamingo Mall
Riyadh

Location	Tahliah-Riyadh
Building Type	Food Center
Floor Count	Ground - First Floor
Rental Space	-
Parking Area	-
Status	Ready
Services Provided	Marketing & Management



Galaxy Center
Riyadh

Location	Riyadh
Building Type	Showrooms
Floor Count	Ground-Mezanine floor
Rental Space	2470 + 1875
Parking Area	84
Status	Ready
Services Provided	Marketing & Management



Flamingo Showrooms
Riyadh

Location	Olaya - Riyadh
Building Type	Showrooms
Floor Count	Ground floor
Rental Space	-
Parking Area	-
Status	Ready
Services Provided	Marketing & Management



Dar Alwekalat Center
Riyadh

Location	Riyadh
Building Type	Commercial
Floor Count	Ground - First Floor
Rental Space	21,000m2
Parking Area	-
Status	Ready
Services Provided	Marketing & Management



Ethar Center
Riyadh

Location	Almorsalat-Riyadh
Building Type	Commercial
Floor Count	-
Rental Space	-
Parking Area	-
Status	Ready
Services Provided	Marketing



Almorsalat center
Riyadh

Location	Albade'ah-Riyadh
Building Type	Commercial
Floor Count	Ground - First Floor
Rental Space	4136m2
Parking Area	148
Status	Ready
Services Provided	Marketing



Albade'ah Corner
Riyadh

Location	Dammam
Building Type	Showrooms & Offices
Floor Count	
Rental Space	16000m2
Parking Area	134
Status	Ready
Services Provided	PM & FM, Marketing, Leasing & Consultants



Auto Moto
Dammam

Location	Hafer AlBatin
Building Type	Commercial
Floor Count	Ground floor>Showrooms
Rental Space	13,500 m2
Parking Area	500
Status	Ready
Services Provided	Marketing & Leasing



Wataniah Center
Hafer AlBatin

Location	Almaseif-Riyadh
Building Type	Showrooms & Offices
Floor Count	Ground & 2 Floor
Rental Space	10,000m2
Parking Area	137+50
Status	Ready
Services Provided	Marketing & Leasing



North Business Center
Riyadh

Location	Almaha - Riyadh
Building Type	Commercial
Floor Count	2 floor
Rental Space	3,353 m2
Parking Area	50
Status	Ready
Services Provided	Marketing & Leasing



Almansoria center
Riyadh

Location	Jeddah
Building Type	Showrooms
Floor Count	Ground floor
Rental Space	34,570.73 m2
Parking Area	
Status	Ready
Services Provided	Marketing & Leasing



Saving Shops
Jeddah

Location	Khuras - Riyadh
Building Type	Mall
Floor Count	Ground Floor
Rental Space	15,000m2
Parking Area	
Status	Ready
Services Provided	Marketing, Leasing & Consultants



Basket Strip Mall
Riyadh

Location	Almorsalat-Riyadh
Building Type	Residential and commercial
Floor Count	7 floor
Rental Space	1003
Parking Area	30
Status	Ready
Services Provided	Marketing & Leasing



Alsalm center
Riyadh

Location	Riyadh
Building Type	Commercial
Floor Count	
Rental Space	
Parking Area	
Status	Ready
Services Provided	Marketing & Leasing



Dafah Center
Riyadh

Location	King Fahad Road Riyadh
Building Type	Commercial
Floor Count	Ground & Mezzanine & 4 floor
Rental Space	16600 m2
Parking Area	700
Status	Ready
Services Provided	Consultants



Areif Tower
Riyadh

Location	Dammam
Building Type	commercial
Floor Count	2 floors
Rental Space	7545 m2
Parking Area	600
Status	Ready
Services Provided	Marketing



Almasa mall
Dammam

Location	King Fahad Road Riyadh
Building Type	Commercial
Floor Count	10 Floor
Rental Space	18,000m2
Parking Area	201
Status	Ready
Services Provided	Marketing & Management



Smart Tower
Riyadh

Location	Dahab ST -Riyadh
Building Type	Commercial center
Floor Count	7 Floor
Rental Space	18,000 m2
Parking Area	250
Status	60% m
Services Provided	Marketing



Aldabab Center
Riyadh

Location	Aldabab - Riyadh
Building Type	Commercial Building
Floor Count	3
Rental Space	5,000 m2
Parking Area	64
Status	Ready
Services Provided	Marketing



Sulaimania Building
Riyadh

Location	Khuras - Riyadh
Building Type	Commercial
Floor Count	
Rental Space	
Parking Area	
Status	Ready
Services Provided	Marketing & Management



Alghadeer Center
Riyadh

Location	Riyadh
Building Type	
Floor Count	Ground
Rental Space	
Parking Area	
Status	Ready
Services Provided	Marketing & Management



Industry Capital
Riyadh

Location	Riyadh
Building Type	Commercial
Floor Count	
Rental Space	
Parking Area	
Status	Ready
Services Provided	Marketing



Alnakheel Plaza
Riyadh

Location	Khoris Road
Building Type	Showrooms
Floor Count	502Tm2
Rental Space	3100m2
Parking Area	20
Status	Ready



Khurais Elite
Riyadh

Location	Khurais Road
Building Type	Commercial
Floor Count	3Floor
Rental Space	3.100m2
Parking Area	-
Status	Ready



Wallan building
Riyadh

Location	East Ring Road
Building Type	Showrooms
Floor Count	-
Rental Space	20.000 m2
Parking Area	-
Status	Ready



Al-Bilad Center
Riyadh

Location	Qassim
Building Type	Commercial
Floor Count	4Floor
Rental Space	2.270m2
Parking Area	-
Status	Ready



Qassim Building
Buraidah

Location	Khoris Road
Building Type	Showrooms
Floor Count	-
Rental Space	-
Parking Area	-
Status	Ready



Sanih Center
Riyadh

Location	Jubail
Building Type	Commercial
Floor Count	1Floor
Rental Space	5850m2
Parking Area	130
Status	Ready



Jubail Plaza
Jubail

Location	king Abdullah Road
Building Type	Showrooms
Floor Count	2260m2
Rental Space	1760m2
Parking Area	125
Status	Ready



AL-Saeedan Center
Riyadh

Location	Exit 9 Alamsan bin Saud
Building Type	Showrooms
Floor Count	4Floor
Rental Space	18.300m2
Existing Area	145
Status	Ready



Al-Nakla- Center
Riyadh

Location	Abu Bakr Rod - Exit6
Building Type	Showrooms /Mezzanine
Floor Count	-
Rental Space	630m2
Parking Area	-
Status	Ready



AL-Nafi Showrooms
Riyadh

Location	Al Hassan Bin Ali
Building Type	Showrooms
Floor Count	3Floor
Rental Space	6.120m2
Parking Area	80
Status	Ready



AL-Hassan Center
Riyadh

Location	Aldabab - Riyadh
Building Type	Residential and Commercial
Floor Count	-
Rental Space	-
Parking Area	-
Status	Ready



Turki Center
Riyadh

Location	South King Fahd Road
Building Type	Showrooms
Floor Count	4Floor
Rental Space	16.100m2
Parking Area	260
Status	Ready



AL-Sbala- Center
Riyadh

Location	Dammam
Building Type	Commercial
Floor Count	Ground+ Mezzanine
Rental Space	7790m2
Parking Area	159
Status	Ready



AlBssam Corner
Dammam

Location	Riyadh
Project's type	Appartments & Villas
No.Units	140



Q-PRS OASIS (1)

Location	Riyadh
Project's type	Villas
No.Units	220



OAAAN OASIS (2)

Location	Riyadh
Project's type	Villas
No.Units	6



TURKY COMPOUND

Location	Jeddah
Project's type	appartments
No.Units	100



BRO COMPOUND

Location	Riyadh
Project's type	Villas
No.Units	30



RESIDENTIAL COMPLEX

Location	North of Riyadh
Project's type	Villa
No.Units	10



CELINE COMPOUND

Location	Riyadh
Project's type	Villas
No.Units	4



AL Nakeel Complex

Location	Riyadh
Project's type	Villas
No.Units	20



GULF HOME

Location	Jeddah
Project's type	appartments
No.Units	38



Ghornada Appartments

Location	Jeddah
Project's type	Villas
No.Units	13



WASEEL VILLAS

Location	Khobar
Project's type	Villas
No.Units	25



Villa Park

Location	North of Riyadh
Project's type	appartments
No.Units	30



GULF APPARTMENTS

Location	Riyadh
Project's type	Villas
No.Units	12



Wadi Hills Villa

Memberships

- 1- RPM- Registered Property Manager from International Real Estate Institute in USA.
- 2- ICSC " International & Middle East Council of Shopping Center "
- 3- European Assessor Training based on the EFQM Excellence Model .
 - European Foundation of Quality Management.
- 4- Middle East Facility Management Association
- 5- OPM Certified from الهيئة السعودية للمقيمين المعتمدين Saudi Authority Accredited Valuers



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- www.olaat.com
- info@olaat.com
- [OPM_Saudi](https://twitter.com/OPM_Saudi)
- +966 11 217 89 99
- +966 11 293 39 77
- Kingdom of Saudi Arabia
P.O. Box 62244 Riyadh11585