

PROFILE BOOK 2016

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We promise our stakeholders a real estate **value** that is sustainable through a long-term **vision**, unified in a **community** approach and founded on reliable **partnerships**

CULTURE

Headquartered in the metropolitan city of Beirut, Benchmark emerges as one the region’s key players in real estate development, investment and management of the residential community market.

With a growing portfolio of more than US\$ 3 billion, our landmark developments extend from a high rise tower in Beirut to a residential gateway in Arriyadh, and finally to an urban city in Doha.



HEADQUARTERS LOCATED IN
Beirut, Lebanon



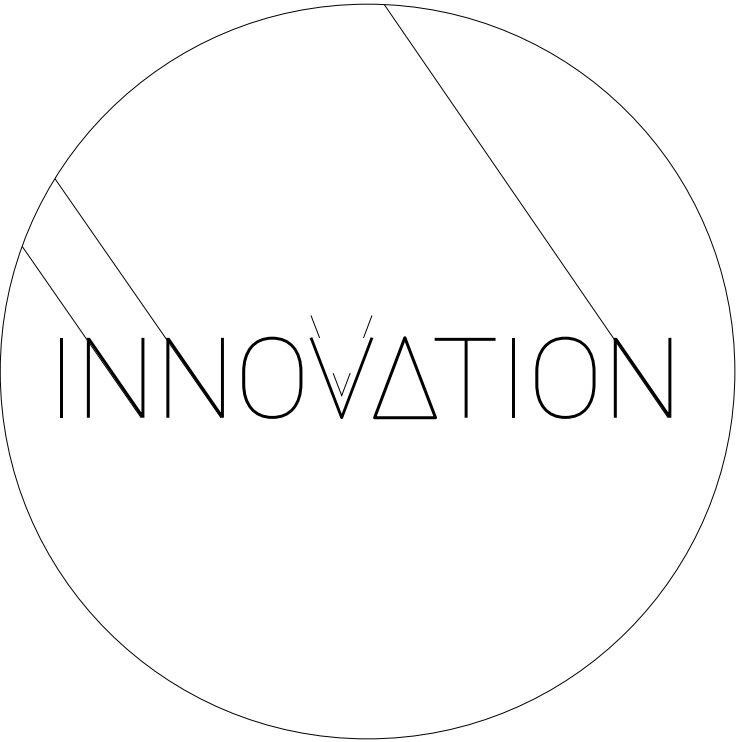
FOUNDED IN THE YEAR
2007



WHAT WE DO
Real Estate Development, Investment & Management

CORE VALUES

Since our establishment in 2007, our benchmarks of real estate practice have been guided by a set of core values that determine our entrepreneurial actions and characterize our behavior towards customers, investors, employees and other key stakeholders.

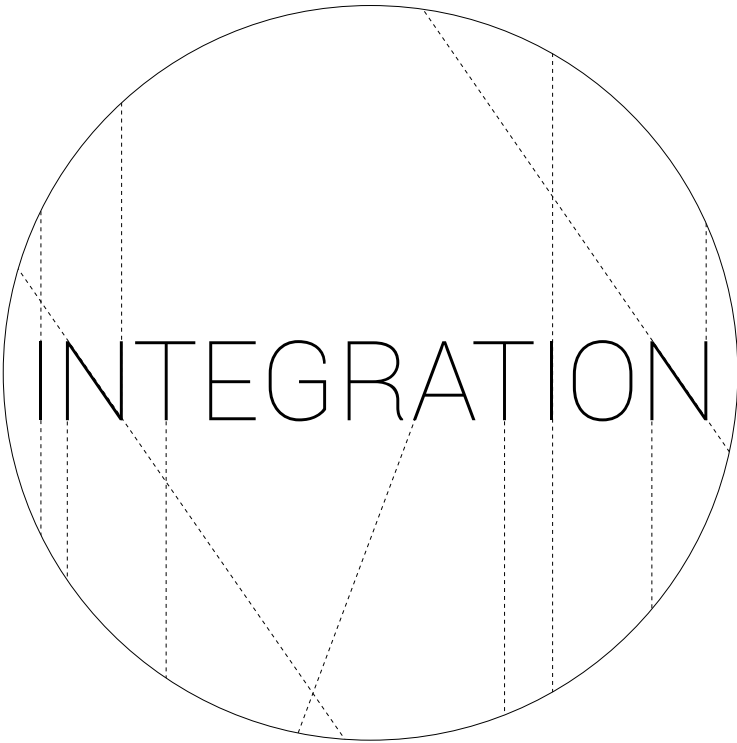


Led by a global outlook into the future yet inspired by local stories from the past, we deliver a “glocal” real estate value that endures and ensures long term returns to all stakeholders.

CORE VALUES



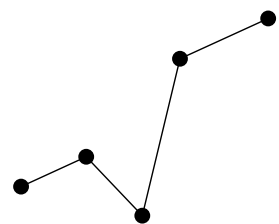
The foundation of all our partnerships is derived from this value, as it promotes trust and dictates a serious responsibility towards the community, the built environment, and our investors.



Our comprehensive suite of integrated development services renders each project into a high-end community that is a positive integral of its urban context.

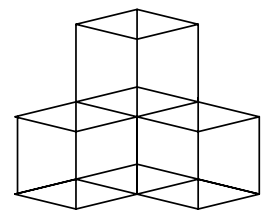
EXPERTISE

Benchmark offers a 360 degree set of expertise



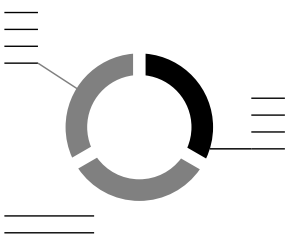
INVESTMENT

- / Identification of opportunities
- / Evaluation of acquisitions
- / Financial and legal structuring
- / Conducting private placement activities
- / Participation in the invested equity
- / Debt structuring



DEVELOPMENT

- / Programming
- / Design management
- / Project management
- / Construction management
- / Financial management



MANAGEMENT

- / Sales management
- / Operation & management of buildings & facilities
- / Controlling & reporting
- / Marketing and communication management

TALENTS

Driven by a unique team of professionals who possess years of international experience and global relationships in the design, consulting and investment communities, Benchmark is emerging as a solid and trusted regional player.

Its founders and board members have led some of the region's most prestigious and high-profile projects earning them their name amongst decision-makers and investors alike.

DR. BASSIM HALABY

Founder, Chairman and Chief Executive Officer

MR. NADER HARIRI

Co-Founder and Board Member

MR. MOHAMMAD CHOUCAIR

Co-Founder and Board Member

MRS. RANDA JAMALI

Chief Operating Officer

TALENTS



DR. BASSIM HALABY

Founder, Chairman and Chief Executive Officer

Bassim is the founder, Chairman and Chief Executive Officer of Benchmark. His vision and direction lead the company to become a key player in the investment, development and management of real estate projects, with a multi-billion dollar portfolio across the MENA region. Prior to Benchmark, Bassim was the co-head of Hines MENA, a global real estate development firm. Back in 1996, he founded Millennium Development, an international company that provides integrated planning, development and project management consulting services. Bassim acted as the chairman and CEO until end of 2006. Bassim also served as the Managing Director of Urban Associates, Chief Planner for the city of Arriyadh, Senior Consultant to Merrill Lynch and the World Bank, as well as Chief Planner for the city of Boston. He is a member of the Board of Directors of several institutions across the United States and the Middle East.



BACHELOR’S DEGREE IN ARCHITECTURE

Beirut Arab University

DUAL MASTER’S DEGREE IN CITY PLANNING & REAL ESTATE DEVELOPMENT

Massachusetts Institute of Technology (MIT)

MBA

Sloan School of Management (MIT)

Bassim has completed his qualifiers towards a PhD in Strategic Planning.



MR. NADER HARIRI

Co-Founder and Board Member

Nader is a co-founder and board member of Benchmark. Nader has a deep understanding and knowledge of the real estate sector with strong investor and financial institutions’ network and relationships. His involvement in Benchmark was one of the main contributors to the company’s success and achievements. Nader was also a co-founder at Millennium Development and a major investor in telecommunications, technology and internet-based businesses. He also serves as a board member on several reputed local and international companies.

TALENTS



MR. MOHAMED CHOUCAIR

Board Member

Mohamed is a board member at Benchmark since inception. He is President of the Chamber of Commerce, Industry, and Agriculture of Beirut and Mount Lebanon and has a strong prominent presence in the Lebanese and regional business circles which strengthens Benchmark’s exposure and offers the company with new opportunities.

Mohamed was CEO and Vice President of Patchi, one of the most renowned chocolate brands in the region. He has also launched several industrial projects and invested in several real estate companies.

He assumed responsibilities in several professional associations and contributed to the foundation of many others. Mohamed is also currently the Chairman of the Federation of the Chambers of Commerce, Industry and Agriculture of Lebanon. In April 2012, he became Chairman of the Association of Chambers of Commerce and Industry of the Mediterranean (ASCAME) based in Barcelona and grouping 220 chambers around the Mediterranean. In May 2012, he was named Chevalier de l’Ordre National du Mérite by the President of the French Republic, Mr. François Hollande.

MRS. RANDA JAMALI

Chief Operating Officer

Randa joined Benchmark as Chief Operating Officer in 2008 and became partner in 2009. She provides direction to the overall operation at the regional level and leads the development and implementation of operating and financial strategies in accordance with corporate objectives. She also plays an instrumental role in the expansion of the operation and the structuring and integration of new ventures on the regional level. Prior to joining Benchmark, Randa served as regional controller at Hines, a global real estate development company, where she supported the establishment of their operation in the MENA region. Randa also served as the Director of finance and administration at Millennium Development where she spearheaded the complete restructuring of the financial operation of the company. She was also the key financial advisor on major large scale development projects in the region.



BACHELOR’S OF SCIENCE

American University of Beirut (AUB)

MBA

Lebanese American University (LAU)

MBA

Sloan School of Management (MIT)

She pursued advanced professional executive education in real estate at MIT and Cornell where she obtained a certification in real estate finance and investment.

PROJECTS

BEIRUT TERRACES



LOCATION /
*Mina El Hosn, Beirut Central District,
Lebanon*



ROLE /
Investor & Developer



VALUE /
USD 460 Million



CONSULTANT /
Herzog & De Meuron, Switzerland



CLIENT /
Block 18 Holding S.A.L.



SITE AREA /
5,000 sq m



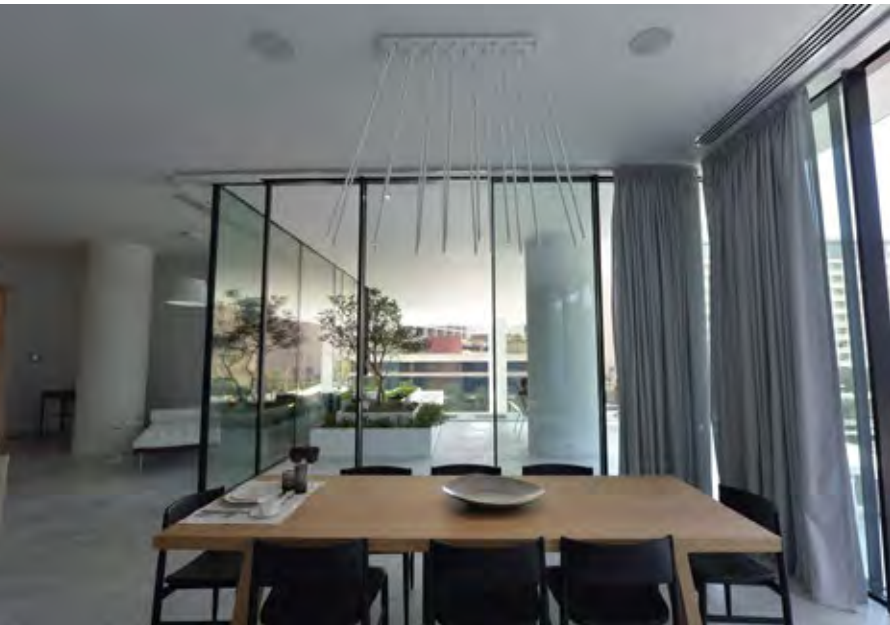
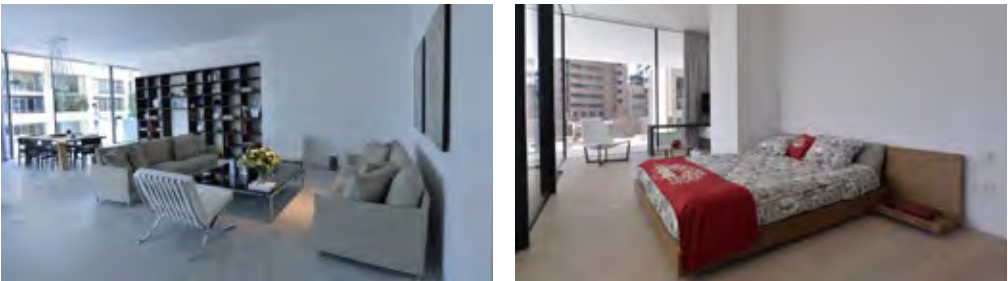
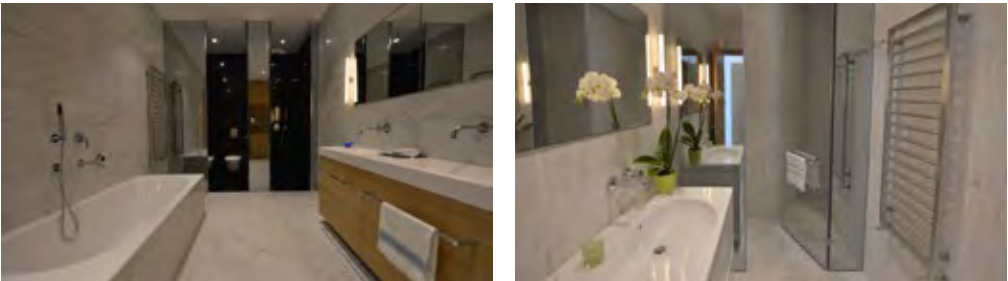
STATUS /
*Under construction
To be delivered by Q2 2016*

“Beirut Terraces” is an opportune residence of future Beirut. Its concept, structure and appearance are shaped by both awareness and respect for the city, as well as self-confident optimism that it shares with the modern and travelled kind of urban residents it appeals to.

The project is founded on five principles:

*Inside & Outside
Layers & Terraces
Vegetation & Architecture
Views & Privacy
Light & Identity*

Individual environments, at the highest standards of comfort, cater for both openness and privacy enabling a flexible life between inside and outside. Fine detailing and a focus on the concerted orchestration of decent materials provide the essence for an efficient and luxury building. Careful environmental engineering and specific use of vegetation further enhance its sustainability and the quality of life in it. It is in this sense that “Beirut Terraces” is destined to become a landmark within the versatile evolutions of the contemporary city of Beirut.



PROJECTS

WADI HILLS RESIDENCES



LOCATION /
Wadi Abu Jmil, Beirut Central District,
Lebanon



ROLE /
Investor & Developer



VALUE /
USD 135 million



CONSULTANT /
Anthony Bechu
Nabih Sinno



CLIENT /
Wadi Hills S.A.L.



SITE AREA /
8,000 sq m



STATUS /
Completed and Delivered

Located on the western boundary of Beirut Central District, Wadi Hills Residences offer a graceful living experience in the heart of the vibrant city center. Set to become one of Beirut's most prestigious address for gated communities, the project is comprised of 7 low-rise apartment buildings and a community center sensitively designed in harmony. With room for all generations to enjoy year round activities, the private community offers its residents a fluid circulation between serenely vegetated and interconnected piazzas with promenades between townhouses, simplexes, penthouses, duplexes and the commercial spaces. Wadi Hills is a unique location for stylish living.



PROJECTS

FAQRA



LOCATION /
Faqra Club, Lebanon



ROLE /
Investor & Developer



VALUE /
USD 50 million



CONSULTANT /
TBA



CLIENT /
Not disclosed



SITE AREA /
13,782 sq m



STATUS /
Pre-Development Phase

Making headlines soon, inside the walls of one of the most sought after resorts in Lebanon, a new Benchmark signature project will offer a unique living experience within Faqra Club. The balanced mix between luxurious villas, townhouses and chalets embodies complete privacy in a tranquil living environment for each resident. As an example of high-quality design for non urban communities, the site offers residences carved in a landscape that embellishes its people with remarkable comfort while maintaining respect for nature and the environment. The project promises to deliver a socially responsible set of amenities to a distinguished clientele.



PROJECTS

SHARQ ARRIYADH



LOCATION /
Arriyadh, KSA



ROLE /
Investor & Developer



VALUE /
Not disclosed



CONSULTANT /
Gensler, Washington DC



CLIENT /
Private Land Owner



SITE AREA /
3 million sq m



STATUS /
Pre-Development Phase

Connected by two main highways, this mega-project aligns with Arriyadh Metropolitan Development Strategy (MEDSTAR) and offers a new prominent gateway to a rapidly growing city. This new urban center brings promises of improved lifestyle through fully-planned neighborhoods and a wide range of services, facilities and green spaces. It looks to meet the needs of Saudi families looking to enjoy the benefits of home ownership and raise families in a safe environment. The mixed-use plan offers promising business opportunities and amenities for a diverse population.



PROJECTS

AL WA'AB CITY



LOCATION /
Doha, Qatar



ROLE /
Development Manager



VALUE /
USD 2.5 billion



CONSULTANT /
Aecom



CLIENT /
Al Wa'ab City



SITE AREA /
1.25 million sq m



STATUS /
Showrooms fully leased
Villas completed and delivered
Central District is under construction

Al Wa'ab City is a thoughtfully planned low-rise, low-density development centrally located within the existing fabric of Doha, forming the very heart of the Al Wa'ab District. This mixed-use development offers a unique blend of experiences and a true sense of place to the community and the city of Doha as well.

From high end villas to contemporary apartments, residents can enjoy a unique living experience where privacy, inspired design, quality interiors meet amid beautiful parks and landscaped pedestrian walkways in a secure, relaxing, and inspiring environment. Al Wa'ab City is a lifestyle destination with a diverse mix of retail, leisure and entertainment. Moreover, its vibrant commercial zone offers business partners with quality office and retail opportunities that maximize the living experience in Doha.



PROJECTS

NOUR AL WA'AB



LOCATION /
Doha, Qatar



ROLE /
Development Manager



VALUE /
USD 220 million



CONSULTANT /
Aecom



CLIENT /
Al Wa'ab City



SITE AREA /
157,140 million sq m

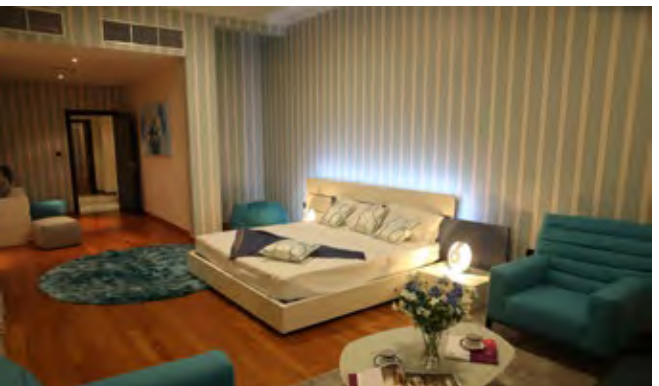


STATUS /
Villas completed and delivered

Nour Al Wa'ab villas consist of 850 sq m of exclusivity in 3 distinctive layouts. They sit within secure, gated communities and are inspired by thoughtful Qatari architecture complemented by contemporary high-end finishes. All villas will be maintained via the Al WA'ab City facilities management service

Specifications:

- 92 villas
- 850 sq m each
- 3 alternative layouts
- 5 upper-level bedrooms
- High quality finishes, fixtures and fittings
- Contemporary kitchens and bathrooms
- Bespoke joinery
- Internal elevators
- 3-car garages
- Private gardens with swimming pools
- Self-contained visitor areas
- Separate maids' accommodation with side access
- Separate drivers' accommodation



PROJECTS

JANAYIN AL WA'AB



LOCATION /
Doha, Qatar



ROLE /
Development Manager



VALUE /
USD 385 million



CONSULTANT /
Aecom



CLIENT /
Al Wa'ab City



SITE AREA /
189,618 million sq m

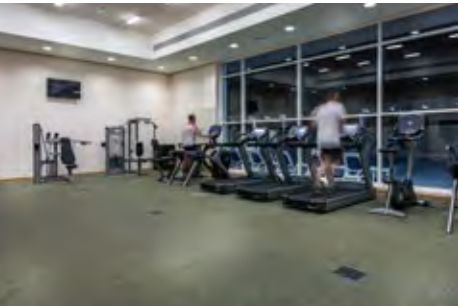


STATUS /
Villas completed and delivered

Janayin Al Wa`ab homes consist of 181 distinct villas, each offering 450 sq m of contemporary living environment with a subtle hint of Qatari architecture complemented by contemporary high-end finishes. Set amidst landscaped surroundings, the Janayin Al Wa`ab homes are the perfect setting for families to thrive within a secure, well-maintained environment, complemented by neighborhood facilities such as clubhouses, swimming pools, sports courts and children`s play areas.

Specifications:

- 181 Villas
- 450 sq m each
- 4 alternative layouts
- 4 bedrooms
- Quality finishes fixtures and fittings
- Contemporary kitchens and bathrooms
- Bespoke joinery
- 2-car garages
- Access to neighborhood clubhouses and swimming pools



PROJECTS

AL WA'AB CENTRAL



LOCATION /
Doha, Qatar



ROLE /
Development Manager



VALUE /
USD 550 Million



CONSULTANT /
Aecom



CLIENT /
Al Wa'ab City



SITE AREA /
189,618 million sq m



STATUS /
Central District is under construction

Designed for residents who wish to be at the heart of celebration, the Central District of Al Wa'ab City embraces medium to high-rise residences fitted with contemporary fixtures and supported by ample parking facilities. Besides providing residents with perfect accessibility, the Central District is accentuated by a spine running through landscaped neighborhoods with pocket courtyards; an ideal setting for local residents and visitors to socialize.



PROJECTS

RÉSIDENCES DES PINS



LOCATION /
Agdal District, Rabat, Morocco



ROLE /
Investor and Developer in partnership
with Alliances, Morocco



VALUE /
USD 90 million



CONSULTANT /
Nabil Gholam Architects, Spain



CLIENT /
Not disclosed



SITE AREA /
10,000 sq m



STATUS /
Pre-Development Phase

With unobstructed views to Rabat Central Park, Residences des Pins transforms from a mere residential building to a unique urban village in the heart of the Kingdom's Capital. The 50,000 sq m development houses commercial activity and townhouses on the ground floor, apartments on the middle floors and penthouses on the upper ones decorated with lush internal gardens and hanging private gardens. The seamless and efficient flow between living spaces, indoor gardens, terraces and the surrounding green space has created a luxurious integrated community that is in harmony with its inhabitants' identity and desired lifestyle.



PROJECTS

AL QAMARIYAH



LOCATION /
Beit Boss, Sana'a, Yemen



ROLE /
Investor and Developer



VALUE /
USD 720 million



CONSULTANT /
Gensler, USA



CLIENT /
Al Qamariyah LLC

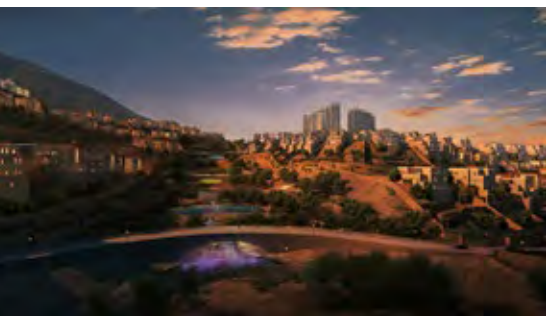


SITE AREA /
1.2 million sq m









STATUS /
Master planning phase

Located in Beit Boss Area at the southern outskirts of Sana'a, Yemen, Al Qamariyah stands out as an integrated, self-sustained community that portrays the celebrated past in a luxurious 21st century setting. Whether from the window of a 5-star hotel or a villa, residents will enjoy the beautiful hillside views made possible by traditional contouring terraces. Such tranquility is further accentuated by a ravine running through landscaped neighborhoods that crafts an urban balance against the shared retail, hospitality and academic amenities. Spanning over more than 470,000 sq m, Al Qamariyah exemplifies a timeless modern city that is based on the utmost respect for and responsibility towards the environment.



SELECTED PROJECTS







BAWABAT JEDDAH

- **LOCATION /**
Jeddah Airport Site, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
Not Disclosed
- **CONSULTANT /**
Millenium Development International, Lebanon
- **CLIENT /**
Hines, USA
- **SITE AREA /**
7,600,000 sq m
- Source**
Millennium Development International



SELECTED PROJECTS

JEDDAH NEW CENTRAL DISTRICT

- **LOCATION /**
Jeddah, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
Not Disclosed
- **CONSULTANT /**
LACECO, Saudi Diyar, EDAW Architects
- **CLIENT /**
Saudi Oger
- **SITE AREA /**
41,500,000 sq m
- Source**
Millennium Development International



SELECTED PROJECTS

AJYIAD CITADEL PROJECT







- **LOCATION /**
Makkah, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
Not Disclosed
- **CONSULTANT /**
Nabil Gholam Architects, Spain
- **CLIENT /**
Saudi Oger
- **SITE AREA /**
15,000 sq m

Source
Millennium Development
International



SELECTED PROJECTS

DARB AL-KHALIL


- **LOCATION /**
Makkah, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
USD 7 billion
- **CONSULTANT /**
Gensler, USA
- **CLIENT /**
Al Hijra Urban Development Company
- **SITE AREA /**
65,000 sq m

Source
Millennium Development
International




SELECTED PROJECTS


H.R.H. KING ABDALLAH MOSQUE




LOCATION /
Makkah, KSA




ROLE /
Vision Makers




VALUE /
USD 500 million



CONSULTANT /
Architecture Studio, France






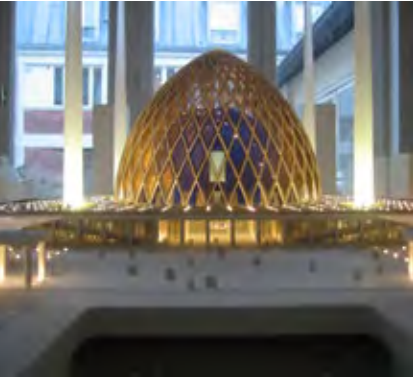


CLIENT /
King Abdallah of KSA




SITE AREA /
225,000 sq m

Source
Millennium Development
International




SELECTED PROJECTS


HARAM EXPANSION




LOCATION /
Makkah, KSA




ROLE /
Development Strategists




VALUE /
Not Disclosed



CONSULTANT /
Tadao Ando, Abdel Halim, Charles Correa, Santiago Calatrava, Shigeru Ban, Zaha Hadid, Muhammad Mayet





CLIENT /
Not Disclosed









SITE AREA /
N/A

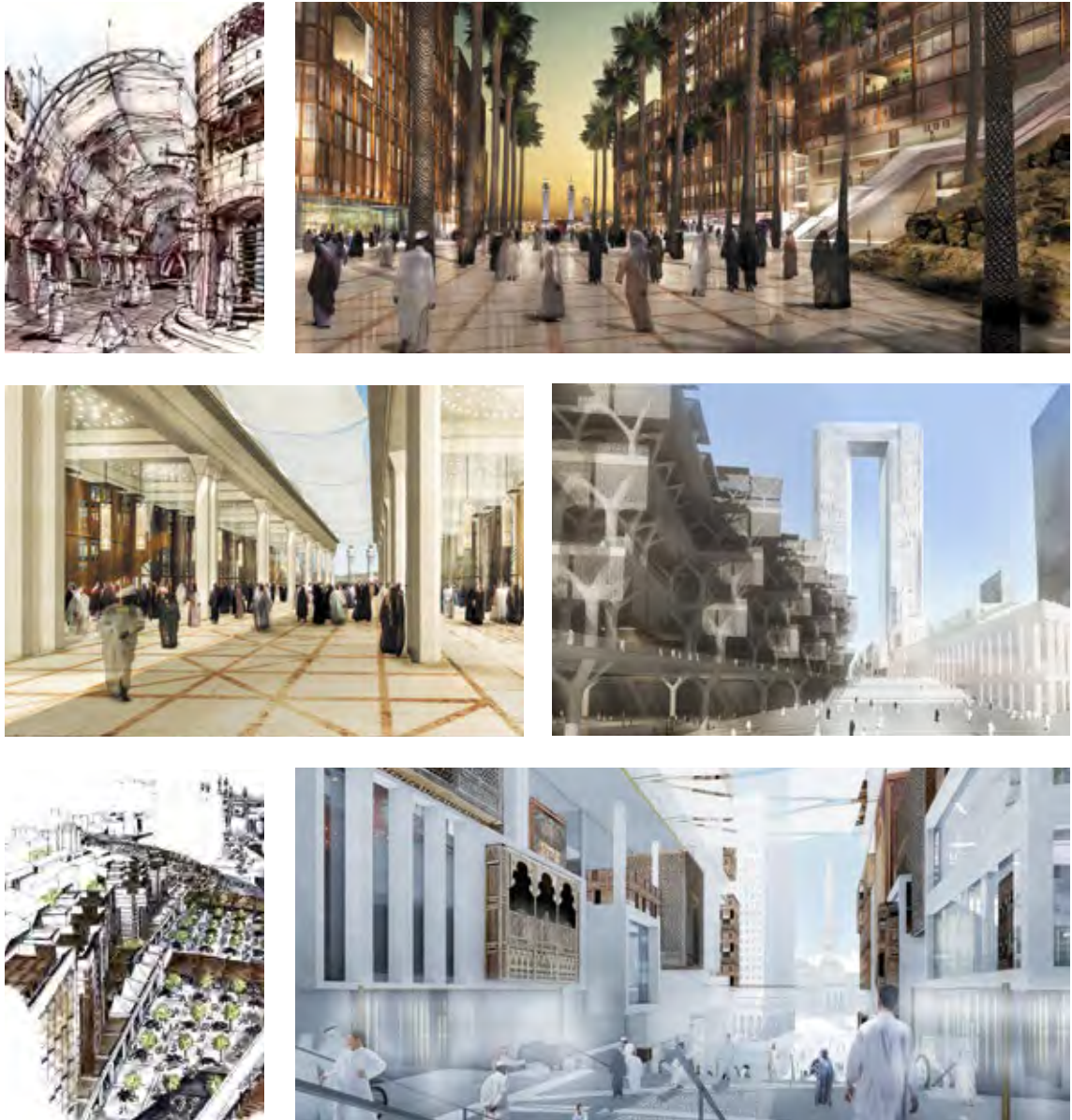
Source
Millennium Development
International



SELECTED PROJECTS







JABAL OMAR DEVELOPMENT

- **LOCATION /**
Makkah, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
Not Disclosed
- **CONSULTANT /**
LACECO, Lebanon
- **CLIENT /**
Mecca Compant for Development and Construction
- **SITE AREA /**
230,000 sq m
- Source**
Millennium Development International



SELECTED PROJECTS

MAKKAH WESTERN GATEWAY (MWG)

- **LOCATION /**
Makkah, KSA
- **ROLE /**
Development Strategists
- **VALUE /**
Not Disclosed
- **CONSULTANT /**
Architecture Studio, France
- **CLIENT /**
Mecca Compant for Development and Construction
- **SITE AREA /**
4 km length; 150 m width
- Source**
Millennium Development International



SELECTED PROJECTS

AL ABDALI

LOCATION /
Amman New Downtown, Jordan

ROLE /
Development Strategists

VALUE /
Not Disclosed

CONSULTANT /
LACECO, Lebanon

CLIENT /
Saudi Oger & Mawared

SITE AREA /
350,000 sq m

Source
Millennium Development
International



SELECTED PROJECTS

AL-SHAMIYAH REDEVELOPMENT

LOCATION /
Al Shamiyah, KSA

ROLE /
Development Strategists

VALUE /
USD 8.6 billion

CONSULTANT /
Architecture Studio, France

CLIENT /
Al Shamiyah Development Company

SITE AREA /
1,400,000 sq m

Source
Millennium Development
International



SELECTED PROJECTS

PARK HILLS RESIDENCES



LOCATION /
Beirut, Lebanon



ROLE /
Project Managers



VALUE /
Not Disclosed



CONSULTANT /
Nabil Gholam Architects, Spain



CLIENT /
MECG



SITE AREA /
3,000 sq m

Source
Millennium Development
International



LOCATION /
Beirut Central District, Beirut, Lebanon



ROLE /
*Client Representation & Project
Management*



VALUE /
USD 450 million



CONSULTANT /
Atelier Jean Nouvel, France



CLIENT /
The Landmark Company




SITE AREA /
150,000 sq m


Source
Millennium Development
International





SELECTED PROJECTS


SANNINE ZENITH LEBANON


**LOCATION /**
Sanine, Lebanon

**ROLE /**
Development Strategists






**VALUE /**
USD 2.5 billion

**CONSULTANT /**
Nabil Gholam Architects, Spain

**CLIENT /**
Al Salam Group


**SITE AREA /**
1,000,000 sq m


Source
Millennium Development International





SELECTED PROJECTS


SARAYA ISLAND RESORTS


**LOCATION /**
Ras Al Khaimah, UAE

**ROLE /**
Development Strategists

**VALUE /**
Not Disclosed

**CONSULTANT /**
Creative Kingdom

**CLIENT /**
Saraya Holdings

**SITE AREA /**
1,000,000 sq m

Source
Millennium Development International

