



# COMPANY PROFILE





“We have become one of the  
largest Real Estate services  
companies in Bahrain with...”

A nighttime photograph of a city skyline, featuring the Burj Khalifa on the left. The building is illuminated with blue and white lights, and its reflection is visible in the water in the foreground. Other buildings in the skyline are also lit up, and the sky is a deep blue.

“...over **US\$ 3B** of assets  
under management.”



## ABOUT ASK Real Estate

### WHO WE ARE

From the inception of the company, we have taken great pride in helping our clients achieve their goals by offering insights and assistance based on key market fundamentals and unyielding integrity. We have a wide spectrum of specialized services that help maintain real estate investment to guarantee best returns. We provide at Ask Real Estate multitude of services ranges from valuation and real estate advisory, real estate consultancy, property management, facility management, brokerage services, hospitality services, Home Owners Association and mixed used retail.

# OUR MISSION

Our mission is to become a Market leader in the provision of Real Estate services.

In order to achieve our mission, we rely on:

## INTERNATIONAL STANDARDS

Our multinational team adheres to international standards including the Royal Institution of Chartered Surveyors (RICS) .

## LEVERAGING TECHNOLOGY

We use cutting-edge technologies to bring world-class services to our clients.

## BUILDING A CULTURE

We are building a culture that is pegged on professionalism of the highest standard.

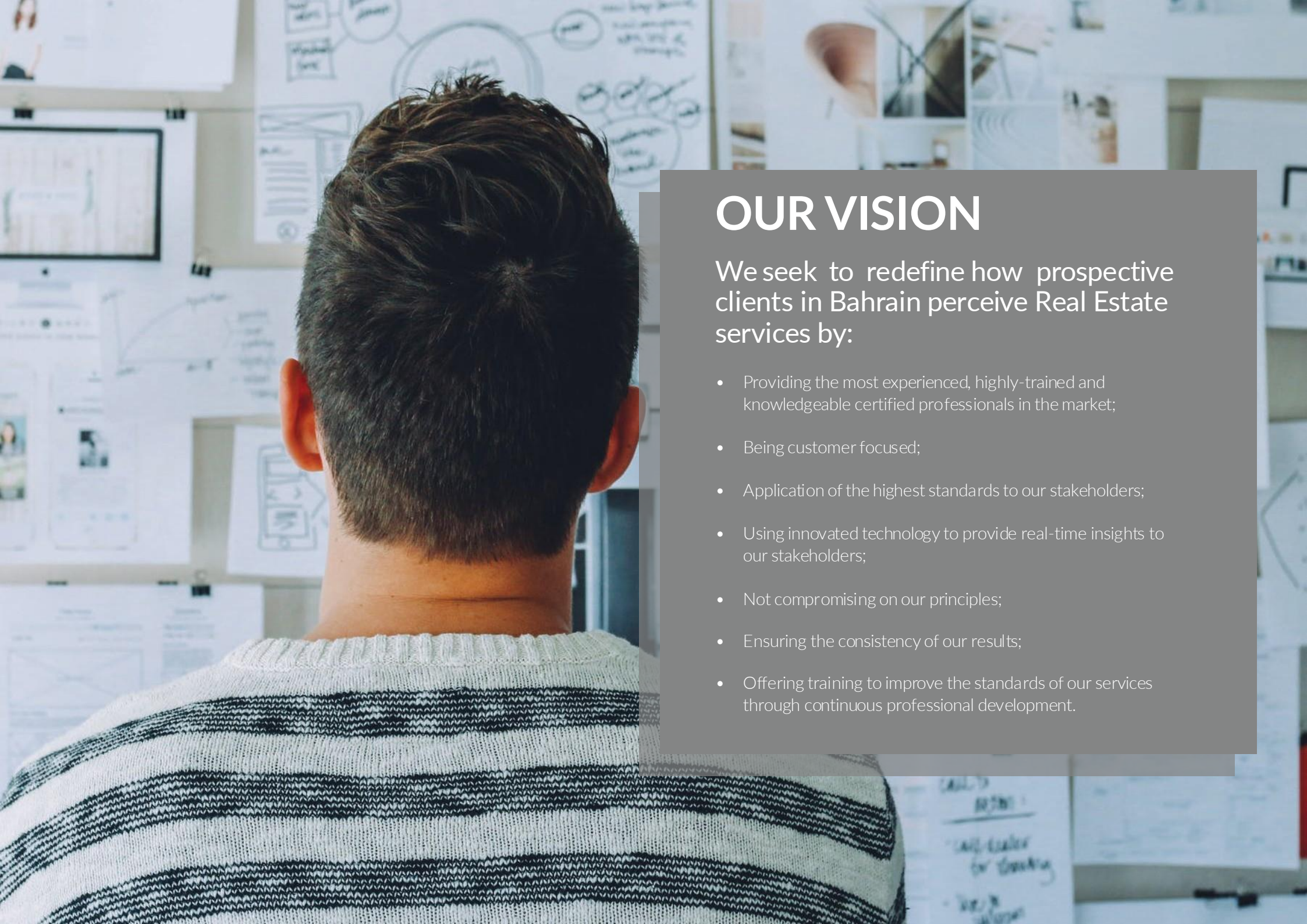
## BRINGING THE BEST OPTIONS FOR OUR CLIENTS

Our experienced and highly trained team always provides the best options for our clients.

## IMPROVING OUR VISIBILITY

ASK Real Estate is a widely recognized and respected brand and is continuously improving our brand equity through increasing our client portfolio and strategic partnerships.





# OUR VISION

We seek to redefine how prospective clients in Bahrain perceive Real Estate services by:

- Providing the most experienced, highly-trained and knowledgeable certified professionals in the market;
- Being customer focused;
- Application of the highest standards to our stakeholders;
- Using innovated technology to provide real-time insights to our stakeholders;
- Not compromising on our principles;
- Ensuring the consistency of our results;
- Offering training to improve the standards of our services through continuous professional development.



# ETHICS & COMPLIANCE

## POLICIES

We follow all the ten principles of the international Code of Ethics.

## RULES

When representing a buyer, seller, landlord, tenant, or any stakeholder, we pledge ourselves to protect and promote the interests of our client.

## GOALS

We are committed to discharging our duties as a responsible company, putting customer satisfaction at a premium and also ensuring that all ethical standards are met and maintained at the highest order.

## MORAL CODE

Honesty, fair play, discipline, integrity, sincerity and commitment are the pegs upon which ASK Real Estate is grounded.

## TRANSPARENCY

The adoption of new technology platforms generates new and more easily-accessible market data, which is key for overall real estate transparency.

## INTEGRITY

As professionals, it is very important for us to be direct and honest in all business relationships.



**OUR SERVICES**



## REAL ESTATE VALUATION

" We pride ourselves in providing valuations reports which are fit for purpose."

Our Valuation team is led by a member, who is a RICS Registered Valuer with over 14 years of experience in the field of property valuations and advisory fields. Our RICS member is also registered as a TIER-A Appraiser with RERA. Our entire team is licensed by RERA and has valued some of the best landmark in Bahrain. We provide valuation services for land and Buildings.

## VALUATION TYPES

Our certified team is professionally able to assess all type of properties including the following:



Hotels



Office Towers



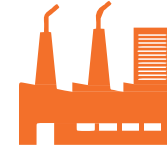
Villas



Apartment Bldgs.



Retail Malls



Industrial Properties



Land

## VALUATION COVERAGE

Our experience cut across a number of regions. Our team has previously assessed properties in the following regions or areas:



BAHRAIN



UNITED ARAB EMIRATES

AFRICA:

- Zambia
- Malawi
- Zimbabwe



HASHEMITE kingdom OF JORDAN



UNITED KINGDOM



## PROPERTY MANAGEMENT

we pride ourselves on providing comprehensive property management services that cater to the diverse needs of property owners. Our experienced RERA Licensed team of professionals is dedicated to maximizing the value and performance of your real estate investments. From tenant screening and lease administration to property maintenance and financial reporting, we offer a full spectrum of services designed to ensure your properties operate smoothly and profitably. With a commitment to transparency, efficiency, and client satisfaction, we handle the day-to-day responsibilities of property ownership, allowing you to enjoy peace of mind and a hands-off approach to real estate management. Whether you own a single property or a diverse portfolio, our tailored solutions and industry expertise make us the ideal partner for all your property management needs.”



# FACILITY MANAGEMENT

## At ASK REAL ESTATE

We take all aspects related to maintenance into consideration and we strive to provide the highest quality services using the most advanced means to guarantee an enjoyable living experience for our tenants. Our maintenance services aim at keeping properties in the best condition to get higher returns, and cost effectiveness.

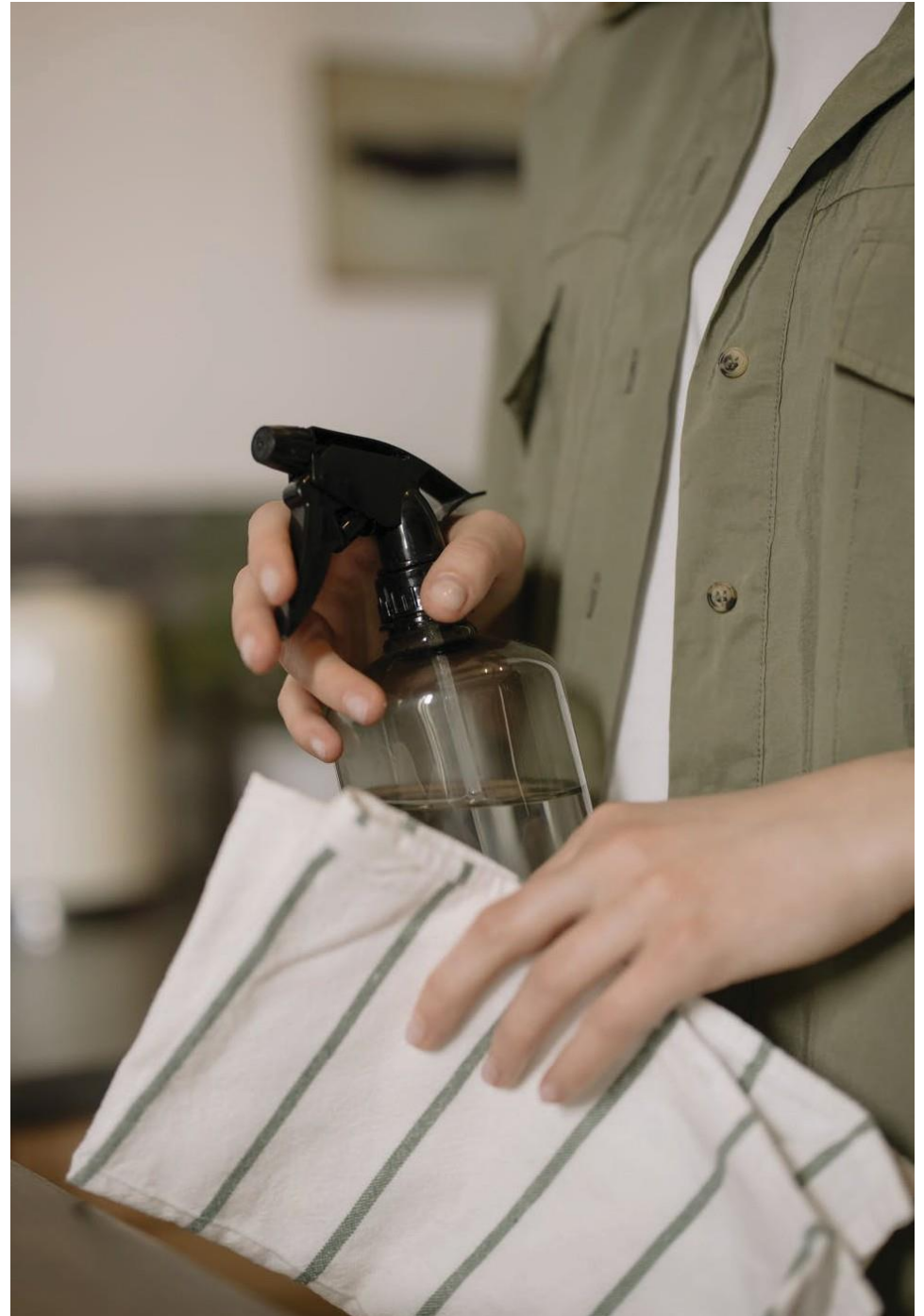


## HARD SERVICES

- Mechanical, electrical, and plumbing services
- Heating, air conditioning and ventilation systems (HVAC)
- Lifts controlling and maintenance
- Fire control and detection management and maintenance
- Access control systems
- Building management systems controlling and maintenance (BMS)
- Barrier gates and CCTV
- Civil works and maintenance
- Generator preventive and breakdown maintenance
- Building pressurization systems controlling and PPM
- Pumps preventive maintenance and controlling
- Emergency breakdowns 7/24

## SOFT SERVICES

- Housekeeping services
- Security services 7/24
- Reception services
- Car parking management
- Landscaping and garden maintenance
- Valet services
- Façade cleaning
- Waste management
- Laundry services
- Pest control
- Moulds controlling
- Furnishing services
- Vending services
- Interior decoration
- Mail management
- Building water quality testing and controlling
- Bottled mineral water supply
- Car washing services
- Disinfection





## **BROKERAGE**

Our experience cut across a number of regions. Our team has previously assessed properties in the following regions or areas:

### We offer the following:

- Extensive database of local and international properties;
- Large brokerage portfolio – biggest brokerage team and area coverage in Bahrain;
- Comprehensive pre-consultancy service;
- Strong Marketing Presence:
  - Largest Property Finder Account in Bahrain;
  - More than 20k Social Media followers;
  - Own website with high number of daily visitors;
  - Positive reviews on Google;
- In-depth Marketing Analysis;



Intermediaries to negotiate terms and conditions for your investments



Assist you in the after Sales stage



Snagging services and Handover inspections



We will provide the very best advice on lease renewal services.

## CONSULTATION SERVICES

### We offer the following:

- Service charge studies and value engineering;
- Snagging management;
- Buildings handover management and documentation;
- Inventory controlling and registering;
- Identify defective liability period “DLP” issues;
- Asset registration and lifecycle management ;
- 3rd party safety certificates;
- Warranties and guaranties controlling;
- Create rules and regulations;
- Energy consumption tracking and controlling;
- Using of latest technologies, detection tools and systems to maintain highest standards;
- Admin works;
- Creation of contracts;
- RERA coordination;
- Navy Approvals.
- Civil Defence Final Safety Certificate.
- Standard operating procedure;
- Collection support.

## OWNERS ASSOCIATION MANAGEMENT

### We offer the following:

- Developing strategies for the management of the common area ;
- Implementing strategies, programs and plans set by the board ;
- Representing the owner’s association;
- Conduct owner’s association and board meetings ;
- Provide the full range of administrative and secretarial services;
- Manage the collection of annual subscriptions service charges and banking arrangements to the operational and reserve accounts;
- Arrange for tenders and facilitate the entry into contracts;
- Supervise the performance of contractors and suppliers to the owners association and report to the board or general assembly;
- Prepare annual budgets for the approval of the board;
- Address queries and complaints of the Owners;
- Process insurance claims;
- Undertake basic credit control processes;
- Ensure all proposed Works are compliant and supervise such Works;
- Collect, update and safeguard all information of the owner's association.



## **MIXED USE AND RETAIL DEVELOPMENT**

ASK Real Estate has entered into a partnership with REVO, the real estate and development advisory firm. This dynamic union, viewed by industry experts as a game-changer for Bahrain's real estate sector, is set to create a new paradigm in the Kingdom's business market.

### **TENANT MIX**

We use the market intelligence information to verify the aspirations and positioning of the development. We provide the unique selling propositions of the development to arrive at positioning and desired tenant mix along with the anchors, size and orientation hence, arriving at a merchandising plan.

### **LEASING SERVICES**

We provide leasing services based on the tenant mix that defines the retailers that are targeted locally, regionally and internationally.

We assist in drafting the offers and lease documents - which governs the relationship between the landlord and tenant - and establish the lease approval process.



## POP-UP DEVELOPMENT

We create lifestyle concepts for smaller plots to generate value. Pop up can also solve problem of unused spaces in existing assets.

While creating the value, we get involved in each of the stages; pre concept, mood board presentation, international concept design, research, leasing, project management, marketing and preopening.

Once finalised, we will coordinate with the designer and develop team to make sure that the design are matching the expectation of the pre concept.

## DEVELOPMENT REGENERATION

We provide the brand identity and image for the development, as well as the strategic marketing plans and tactical execution.

We equally develop your own entertainment concepts customized to add value to your development.

While there are many vacant or underutilized developments that lack vision, ASK understands what it takes to create that vision.

We possess the knowledge, experience and tenacity to overcome a mountain of obstacles to make that vision a reality.

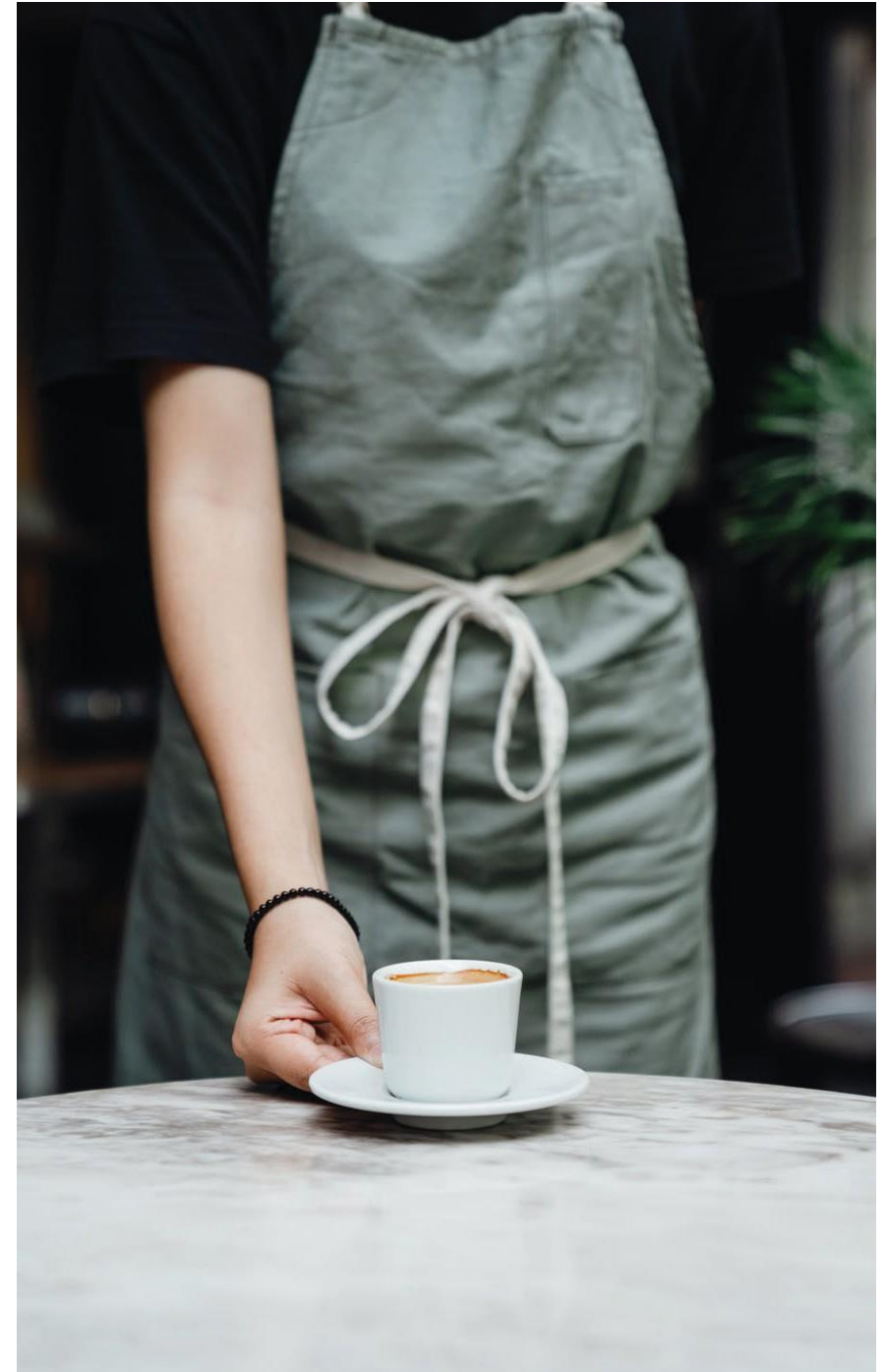
We regenerate your development with creative design and experiences to meet new customer demands.

## HOSPITALITY SERVICES

We provide exceptional experiences and innovative hospitality management solutions to our clients. Along with our independent executive advisors, we are committed to customizing approach and strategy based on each development's characteristics to ensure maximum results.

## REAL ESTATE CONSULTANCY

ASK Real Estate's team of highly trained consultants bring their considerable experience to bear when advising clients about the real estate market in Bahrain, providing investment and financial analyses whenever requested and helping to undertake the formidable task of lessee/buyer profiling. As a real estate professional will tell you: Deciding upon the right choice, when faced with options regarding investment opportunities and/or development scenarios, can be a daunting task for even the most assured clients. ASK Real Estate professionals will make those decisions easy for you by bringing their expertise into play while researching market trends and ground realities and presenting you with solid, well laid-out facts.





# OUR PROJECTS

# CREDENTIAL AND EXPERIENCE

## BAHRAIN VALUATION PROJECTS



### DILMUNIA MALL

|                |                     |
|----------------|---------------------|
| Built Up Area: | 125,000             |
| No. of Units:  | 220                 |
| Segment:       | RETAIL              |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | BAHRAIN             |



### ZALLAQ SPRINGS

|                |                |
|----------------|----------------|
| Built Up Area: | 91,000         |
| No. of Units:  | 74             |
| Segment:       | MIXED USE      |
| Purpose:       | SECURE LENDING |
| Country:       | BAHRAIN        |



### FAHKROO TOWER

|                |                     |
|----------------|---------------------|
| Built Up Area: | NA                  |
| No. of Units:  | NA                  |
| Segment:       | OFFICE              |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | BAHRAIN             |



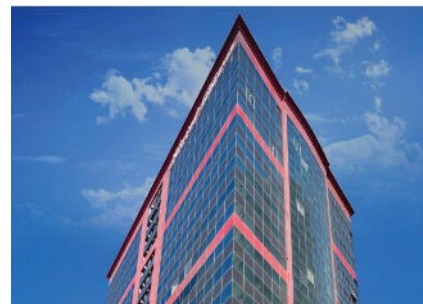
### BH INT'L CIRCUIT

|                |                     |
|----------------|---------------------|
| Built Up Area: | 900,000             |
| No. of Units:  | -                   |
| Segment:       | SPORTS              |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | BAHRAIN             |



### CROWNE PLAZA

|                |                     |
|----------------|---------------------|
| Built Up Area: | 16,850              |
| No. of Keys:   | 278                 |
| Segment:       | HOTEL               |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | BAHRAIN             |



### DIVA HOTEL

|                |                 |
|----------------|-----------------|
| Built Up Area: | 24,650          |
| No. of Keys:   | 164             |
| Segment:       | HOTEL           |
| Purpose:       | SECURED LENDING |
| Country:       | BAHRAIN         |

# CREDENTIAL AND EXPERIENCE

## BAHRAIN VALUATION PROJECTS



### PREMIER HOTEL

|                |                |
|----------------|----------------|
| Built Up Area: | 125,000        |
| No. of Keys:   | 105            |
| Segment:       | HOTEL          |
| Purpose:       | SECURE LENDING |
| Country:       | BAHRAIN        |



### SAKOON TOWER

|                |                |
|----------------|----------------|
| Built Up Area: | 125,484        |
| No. of Keys:   | 321            |
| Segment:       | HOTEL          |
| Purpose:       | SECURE LENDING |
| Country:       | BAHRAIN        |

### GULF HOTEL

|                |                     |
|----------------|---------------------|
| Built Up Area: | 71,770              |
| No. of Keys:   | 231                 |
| Segment:       | HOTEL               |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | BAHRAIN             |

# CREDENTIAL AND EXPERIENCE

## DUBAI VALUATION PROJECTS



### GULF COURT HOTEL BUSINESS BAY

|                |                     |
|----------------|---------------------|
| Built Up Area: | 27,195 sqm          |
| No. of Keys:   | 270                 |
| Segment:       | HOTEL               |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | UAE                 |



### OQYANA RESORT

|                |                            |
|----------------|----------------------------|
| Built Up Area: | 8,356 sqm                  |
| No. of Keys:   | 7                          |
| Segment:       | TOURISM RESORT             |
| Purpose:       | VALUATION, FEASIBILITY     |
| Country:       | STUDY & CONSULTANCY<br>UAE |



### BARSHA HEIGHTS

|            |                                 |
|------------|---------------------------------|
| Plot Size: | 3157 Sqm                        |
| Segment:   | Land                            |
| Purpose:   | VALUATION,<br>FEASIBILITY STUDY |
| Country:   | UAE                             |



### SILCON PLAZA

|                |           |
|----------------|-----------|
| No. of Floors: | 9         |
| Segment:       | BUILDING  |
| Purpose:       | VALUATION |
| Country:       | UAE       |



### DUBAI SOUTH

|            |                   |
|------------|-------------------|
| Plot Size: | 3165 Sqm          |
| Segment:   | LAND-RESIDENTIAL  |
| Purpose:   | FEASIBILITY STUDY |
| Country:   | UAE               |



### MERAAS ESTATE – AL SATWA

|            |           |
|------------|-----------|
| Plot Size: | 1145 Sqm  |
| Segment:   | Land      |
| Purpose:   | VALUATION |
| Country:   | UAE       |

# CREDENTIAL AND EXPERIENCE

## ZIMBABWE VALUATION PROJECTS



### JOINA CITY

|                |                     |
|----------------|---------------------|
| Built Up Area: | 64,000 sqm          |
| No. of Floors: | 24                  |
| Segment:       | RETAIL & OFFICES    |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | ZIMBABWE            |



### MEIKLES HOTEL

|             |          |
|-------------|----------|
| No. of Keys | 312      |
| Segment:    | HOTEL    |
| Purpose     | Sale     |
| Country:    | ZIMBABWE |



### CELESTIAL PARK

|                |                     |
|----------------|---------------------|
| Built Up Area: | 14883 sqm           |
| Segment:       | OFFICE              |
| Purpose:       | FINANCIAL REPORTING |
| Country:       | ZIMBABWE            |



### NSSA BUILDING

|                |                     |
|----------------|---------------------|
| Built Up Area: | 34,500 sqm          |
| No. of floors: | 20                  |
| Segment:       | OFFICE              |
| Purpose        | FINANCIAL REPORTING |
| Country:       | ZIMBABWE            |

# CREDENTIAL AND EXPERIENCE

## RESIDENTIAL PROPERTY MANAGEMENT PROJECTS



### HARBOUR HEIGHTS

|                |             |
|----------------|-------------|
| Built Up Area: | 290,000     |
| No. of Units:  | 226         |
| Segment:       | RESIDENTIAL |
| Country:       | BAHRAIN     |

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY  
MANAGEMENT AGENCY, LEASING, MARKETING



### CAPRICORN

|               |             |
|---------------|-------------|
| No. of Units: | 65          |
| Segment:      | RESIDENTIAL |
| Country:      | BAHRAIN     |

RESIDENTIAL PROPERTY MANAGEMENT,  
FACILITY MANAGEMENT, LEASING, MARKETING



### HARBOUR ROW

|                |             |
|----------------|-------------|
| Built Up Area: | 100,000     |
| No. of Units:  | 450         |
| Segment:       | RESIDENTIAL |
| Country:       | BAHRAIN     |

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY  
MANAGEMENT AGENCY, LEASING, MARKETING



### Porta Reef

|                |             |
|----------------|-------------|
| Built Up Area: | 36,000      |
| No. of Units:  | 52          |
| Segment:       | RESIDENTIAL |
| Country:       | BAHRAIN     |

RESIDENTIAL PROPERTY MANAGEMENT,  
FACILITY MANAGEMENT, LEASING, MARKETING



### BREEZE OF DILMUNIA

|                |             |
|----------------|-------------|
| Built Up Area: | 10,800      |
| No. of Units:  | 158         |
| Segment:       | RESIDENTIAL |
| Country:       | BAHRAIN     |

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY  
MANAGEMENT, LEASING, MARKETING

# CREDENTIAL AND EXPERIENCE

## COMMERCIAL PROPERTIES MANAGEMENT PROJECTS



### GFH TOWER

|                |                   |
|----------------|-------------------|
| Built Up Area: | 10,800            |
| No. of Units:  | 37                |
| Segment:       | COMMERCIAL RETAIL |
| Country:       | BAHRAIN           |

COMMERCIAL OFFICES PROPERTY MANAGEMENT,  
FACILITY MANAGEMENT AGENCY, LEASING, MARKETING



### HARBOUR WALK

|                |           |
|----------------|-----------|
| Built Up Area: | 29,000    |
| No. of Units:  | 332       |
| Segment:       | MIXED USE |
| Country:       | BAHRAIN   |

COMMERCIAL RETAIL PROPERTY MANAGEMENT,  
LEASING, MARKETING



### CURV

|                |                   |
|----------------|-------------------|
| Built Up Area: | 100,000           |
| No. of Units:  | 21                |
| Segment:       | COMMERCIAL RETAIL |
| Country:       | BAHRAIN           |

COMMERCIAL RETAIL PROPERTY MANAGEMENT,  
LEASING, MARKETING

## FACILITIES MANAGEMENT PROJECTS



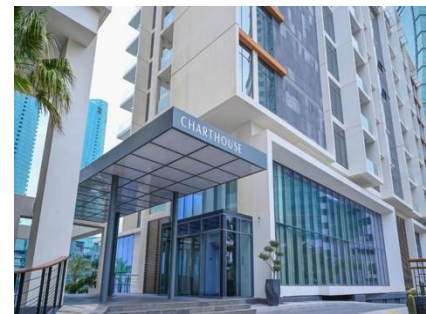
### BRITUS INT'L SCHOOL

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| Segment: | SCHOOL                                                                                              |
| Country: | BAHRAIN                                                                                             |
| Service: | Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general. |



### UTB

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| Segment: | SCHOOL                                                                                              |
| Country: | BAHRAIN                                                                                             |
| Service: | Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general. |



### Charthouse

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| Segment: | Hotel Apartment                                                                                     |
| Country: | BAHRAIN                                                                                             |
| Service: | Maintenance: AC, security, cleaning, fire fighting, fire system, lift, pest control, CCTV, general. |

# CREDENTIAL AND EXPERIENCE

## Home Owner's Association

### Central Home Owners' Association



#### AMWAJ ISLAND

|          |             |
|----------|-------------|
| Segment: | Central     |
| Country: | Bahrain     |
| Service: | Consultancy |

COMMUNITY MANAGEMENT (CENTRAL-OAM)



#### MARINA REEF

|               |             |
|---------------|-------------|
| No. of Units: | 179         |
| Segment:      | RESIDENTIAL |
| Country:      | BAHRAIN     |

COMMUNITY MANAGEMENT (OAM), FACILITY MANAGEMENT AGENCY.

### Main Home Owners' Association



#### BAHRAIN HARBOUR

|          |                   |
|----------|-------------------|
| Segment: | Main              |
| Country: | Bahrain           |
| Service: | OAM<br>Management |

COMMUNITY MANAGEMENT (MAIN-OAM)

# CREDENTIAL AND EXPERIENCE

## Home Owner's Association



### Real Garden Compound

No. of Units: 47  
Segment: RESIDENTIAL  
Country: BAHRAIN

COMMUNITY MANAGEMENT (OAM)



### Victoria

No. of Units: 9  
Segment: RESIDENTIAL  
Country: BAHRAIN

COMMUNITY MANAGEMENT (OAM)



### Reef Tala Island

No. of Units 88  
Segment: Main  
Country: Bahrain  
Service: OAM  
Management

COMMUNITY MANAGEMENT (MAIN-OAM)



### Palm Tala Island

No. of Units: 144  
Segment: RESIDENTIAL  
Country: BAHRAIN

COMMUNITY MANAGEMENT (OAM),  
FACILITY MANAGEMENT AGENCY.

# CREDENTIAL AND EXPERIENCE

## MIXED USE AND RETAIL DEVELOPMENT CONSULTANCY



### THE AVANES

Built Up Area: 273,000  
No. of Units: 218  
Segment: COMMERCIAL RETAIL

RETAIL STRATEGY, TENANT MIX, WAY-FINDING & THEMING



### EL BALCON

Built Up Area: 4,070  
No. of Units: 20  
Segment: COMMERCIAL RETAIL

RETAIL STRATEGY AND TENANT MIX



### OQYANA

Built Up Area: 8,356  
No. of Keys: 7  
Segment: TPURISM RESORT

Valuation, feasibility

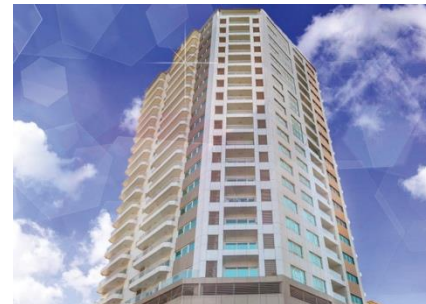
## SUCCESSFULLY HANDED-OVER PROJECTS



### TILAL TOWERS

Built Up Area: 45,000  
No. of Units: 230  
Segment: RESIDENTIAL

PROPERTY MANAGEMENT AND HANDOVER TO LANDLORDS INHOUSE TEAM AFTER 2 YEARS



### BUROOJ RESIDENCES

Built Up Area: 10,800  
No. of Units: 37  
Segment: RESIDENTIAL  
Country: BAHRAIN

RESIDENTIAL PROPERTY MANAGEMENT, FACILITY MANAGEMENT, LEASING, MARKETING



### 4TH ST.BUS TERMINUS

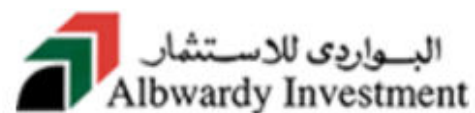
Built Up Area: 4,070  
No. of Units: 20  
Segment: COMMERCIAL RETAIL

RETAIL STRATEGY AND TENANT MIX

## BANKS CLIENT BASE



## CLIENTS BASE





#### Bahrain Office

Tel. +973 1721 1180  
Email. info@askre.com  
GFH Tower, 8th Floor  
Manama, Sea Front

#### Dubai Office

Tel. +971 5670 99226  
Email. bashar@askre.com  
Arab Bank Building, OFF 3-059  
Port Saeed, Dubai, UAE

#### ACCREDITED WITH



Kingdom of Bahrain مملكة البحرين  
مؤسسة التنظيم العقاري  
Real Estate Regulatory Authority



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m