



FORTUNE PROPERTIES LLC.

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Fortune Properties

COMPANY OVERVIEW

A UAE-based and education focused real estate company established in 2005 as part of Abu Dhabi University Holding Company (ADUHC)

Building
for Future Generations



WELCOME MESSAGE

Welcome to Fortune Properties, where we are committed to the development and management of innovative educational campuses for future generations.

Our goal is to be recognized in the UAE as a leading real estate company focused on offering specialized real estate-related services to the education sector, while adopting environmentally responsible and cost-effective principles in our design and delivery.

Sincerely

Dr. Ali Saeed Bin Harmal Al Dhaheri
Chairman of ADUHC Group

BACKGROUND

Fortune Properties LLC was established in 2005 and is fully owned by Abu Dhabi University Holding Company, a holding group comprised of several companies in the academic, executive, and vocational education and training fields.



2003

Abu Dhabi University (ADU) is the largest private higher education institution in the UAE. It is comprised of five colleges and offers over 45 undergraduate and postgraduate programs across campuses in Abu Dhabi, Al Ain, Dubai, and Al Dhafra Region.



2005

Fortune Properties (FP) is a real estate and facilities management company specializing in the development and management of educational facilities.



2006

Knowledge Group (KG) provides a full range of training and professional services across the MENA region through customized, client-centric solutions to both the corporate and government sectors.



2014

Khawarizmi International College (KIC) is the oldest accredited institution in the UAE (founded in 1985) and offers affordable career-focused education in its Al Bahiya and Al Ain campuses, with an emphasis on working students.



2014

Khawarizmi Training Solutions (KTS) offers a wide range of professional training courses and was the first private institution in the UAE to be accredited by the National Qualifications Authority (NQA) and ACTVET.

OUR VISION AND MISSION

Vision

To be recognized as a leading real estate service provider in the UAE for education, research, and innovation institutions, building for future generations

Mission

To provide our clients in the UAE with high quality and innovative real estate services through capitalizing on our education-specific expertise and ensuring that our shareholders, customers, and employees are integrated to serve future generations

OUR VALUES

S

Serve our customers and delight our stakeholders through the quality of our professional and transparently-priced services,



T

Treat and support our team members positively in an energetic, optimistic, and motivated working environment.



E

Ensure continuous improvement of our services through performance monitoring and development of our skills and capabilities.



P

Promote creative, innovative, sustainable, and responsible ideas and solutions to our clients and community.



OUR SERVICES

01



Project Development

Project development is considered the most critical phase across a project life cycle. Fortune Properties places a strong emphasis across all stages of project development from inception through to successful delivery.

02



Project Management

Timelines are as important to us as they are to our clients. Delivering successful projects requires rigorous and robust risk and issue management practices. Our vast expertise and experience allow us to foresee delays and mitigate the associated risks.

03



Property Management

Fortune Properties provides property management services to protect the interests of landlords and owners. We ensure that their properties are well managed, achieve high occupancy rates, and remain as profitable as possible.

04



Facilities Management

Properties require constant care and maintenance. Proper facilities management is crucial to maintain property value and the happiness and satisfaction of tenants. We deliver efficient, timely, high standard services in various areas of facility management.

KEY TEAM MEMBERS



ANWAR ALI

**General
Manager**

Joined in 2008

Profile:

Anwar has 29 years of experience in business development and project management. He has worked on multi-billion dirham projects within various sectors with a particular focus on education.

Credentials:

- Bachelor degree in Mechanical Engineering and MBA from the American University of Beirut
- PMP and RMP certified



YAHIA AQEL

**Financial
Controller**

Joined in 2007

Profile:

Yahia has 15 years of experience in financial management, compliance, auditing, accounting and reporting. He is responsible for ensuring we deliver best value for money on projects for our clients.

Credentials:

- Bachelor degree in Finance from the National University of Jordan
- Arab Certified Professional Accountant (ACPA)



MOSAB NAYEF

**Facility and
Property Manager**

Joined in 2010

Profile:

Mosab has 19 years of experience in facility and property management in the education industry. He is responsible for facility management services, as well as unit, lease and tenant management services.

Credentials:

- Master degree in Facilities Management from Heriot Watt University



HUSSAIN AGHA

**Project
Manager**

Joined in 2015

Profile:

Hussain has over 13 years of experience in construction and project management. He is responsible for design, engineering, procurement, construction, contract and claim management services.

Credentials:

- Bachelor degree in Mechanical Engineering and Master degree in Engineering Management from Abu Dhabi University (ADU)

A FAMILY OF PROFESSIONALS

The **Fortune Properties** family consists of more than **50 professionals** specialized in engineering, procurement, project management, finance, and customer services.



10+

Senior engineers focused on the education industry and other industries

45+

Technicians and facility administrators with necessary skills and tools

100%

Dedication in fostering a diversified culture of innovation and productivity

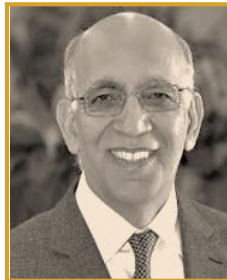
OUR ADVISORY BOARD



Dr. Ali Bin Harmal

Chairman

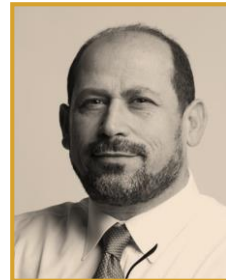
ADUHC
Group



Prof. Waqar Ahmad

Chancellor

Abu Dhabi
University



Dr. Assem Al Hajj

President & CEO

Khawarizmi
Holding Company



Dr. Ahmed Badr

CEO

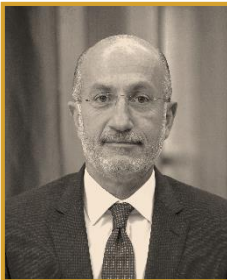
Knowledge
Group



Dr. Shereen Gobran

Principal

Liwa International
Schools



Abdullah Osseiran

Managing Director

Magna
Investments



Mohammed Al Ghussein

Chairman

Al Ain English
Speaking School



Prakash Nair

President & CEO

Education Design
International

OUR STRATEGIC CLIENTS

PROPERTY MANAGEMENT (22 Projects)



PROJECT DEVELOPMENT (27 Projects)



FACILITY MANAGEMENT (21 Projects)



PROJECT MANAGEMENT (27 Projects)



Note: References are available upon request



PROJECT DEVELOPMENT

Services include:

- Project Idea Note (PIN)
- Project Brainstorming Process
- Project Needs Identification
- Project Briefing and Testing
- Market & Feasibility Studies
- Project Concept Engineering and Architectural
- Cost Estimation
- Project Phasing
- Project Financing
- Project Business Plan
- Project Development Partnerships



PROJECT DEVELOPMENT: EXAMPLES



Abu Dhabi University, Al Ain



Client Type	University	Project Year	2017
Project Title	Development of New Al Ain Campus		
Description	Development of the university campus in Al Ain comprised of academic buildings, faculty, staff, and student housing, retail and common facilities, and external sports fields and parking with ~ 73,000 m2 of BUA (Phase 1 ~ 28,000 m2)		
Scope	<ul style="list-style-type: none">• Assign master planner/engineer for concept design• Space program utilization study• Detailed master plan and UPC Approval		
Pictures and Illustrations	 		

Bloom Nursery, Abu Dhabi





Client Type	Nursery	Project Year	2018
Project Title	Development of Bloom Nursery		
Description	Development of structure/concrete facilities comprised of two floors (ground and mezzanine) with total area of 1,500 m2 and an outdoor playground area of 1,000 m2.		
Scope	<ul style="list-style-type: none">• Assign engineer• Design concept• Cost estimation		
Pictures and Illustrations	 		



PROJECT DEVELOPMENT: EXAMPLES



BISAD Sports Center, Abu Dhabi



Client Type	School	Project Year	2016
Project Title	Development of New Sports Center		
Description	Development of a new sports center including an indoor multi-purpose hall, shaded swimming pool, gym spaces, offices, locker / changing area, reception area, and others. The center covers an area of more than 2,600 m2 of BUA		
Scope	<ul style="list-style-type: none">• Space program mix planning• Concept design, architectural themes , layouts & elevations• Budgeting and cost estimates		
Pictures and Illustrations	 		

ADU Housing, Abu Dhabi



Client Type	University	Project Year	2006
Project Title	On Campus Residential Complex		
Description	Development of on-campus residential facilities comprised of 15 villas, 120 apartments (1, 2 and 3 bedrooms), out door community facilities, roads, and others. The landscape totals to around 21,500 m2 of BUA		
Scope	<ul style="list-style-type: none">• Unit mix program planning• Master planning and integration to university campus• Feasibility study		
Pictures and Illustrations	 		



PROJECT MANAGEMENT

Services include:

- Master Planning
- Schematic and Detailed Engineering
- Procurement, Tendering, and Bid Evaluation
- Value Engineering
- Contract & Variation Management
- Planning and Scheduling
- Cost Control
- Quality Management
- Cost Estimation and Analysis
- Management Consultancy
- Performance Measurement
- Project Snagging and Closure

PROJECT MANAGEMENT: EXAMPLES

Abu Dhabi University, Abu Dhabi



Client Type	University	Project Year	Phase 1: 2005 - 2008 Phase 2: 2015 - 2017
Project Title	Abu Dhabi University Campus – Abu Dhabi		
Description	Managed the delivery of the ADU Abu Dhabi campus phases 1 and 2 (over 134,000 m2 BUA), Main academic building, housing, dorms, various internal renovation work, chemistry and physics labs, engineering labs, football and basketball fields, an innovation center and other specialized facilities.		
Scope	<ul style="list-style-type: none"> EPC contract management Cost estimation, analysis, and management Other end-to-end project management services 		
Pictures and Illustrations			

Khawarizmi International College, Abu Dhabi





Client Type	College / University	Project Year	2017
Project Title	KIC New Campus – Bahia		
Description	Managed the delivery of Phase 1 of the new KIC Al Bahia campus (over an area of 38,500 m2 BUA), This includes the main academic building, outdoor facilities, surrounding landscape, parking area, and football and basketball fields.		
Scope	<ul style="list-style-type: none"> Project management services Site inspections and quality control Government agency permit and approvals management 		
Pictures and Illustrations			

PROJECT MANAGEMENT: EXAMPLES



Knowledge Group, Al Ain



Client Type	Training Company	Project Year	2008
Project Title	Training Centers Development		
Description	Construction of 2 training center buildings with external services. The total BUA of both centers was around 13,500 m2 including classrooms, computer labs, a cafeteria, offices, and others.		
Scope	<ul style="list-style-type: none"> • Project management services • Contract management • Government agency permit and approvals management 		
Pictures and Illustrations	 		

Liwa International School, Abu Dhabi



Client Type	School	Project Year	2019
Project Title	Renovation and Fit-out		
Description	Conducted renovation and fit-out works of existing school with total BUA of 13,000 m2 including civil, mechanical, electrical, plumbing, and interior design work.		
Scope	<ul style="list-style-type: none"> • Project management services • Procurement services • Client interest representation • Scheduling and reporting 		
Pictures and Illustrations	 		

PROPERTY MANAGEMENT

Services include:

- Property Management Strategies
- Leasing and Contracts Administration
- Landlord and Tenant Issues
- Rent Reviews and Renewals
- Licenses to Assign, Sublet, and alter Service Charge
- Budget and Rent Collection
- Marketing
- Rating
- Property Insurances
- Property Records
- Legal Representation
- Tawtheeq







PROPERTY MANAGEMENT: EXAMPLES

BISAD, Abu Dhabi



Client Type	School	Project Year	2009 – Ongoing
Project Title	BISAD School & Sports Center		
Description	School Building – Around 23,500 m2 BUA Sports Building – Around 2,600 m2 BUA External Facilities (football field, basketball courts, etc.)		
Scope	<ul style="list-style-type: none">Lease contract administrationPayments managementLandlord and tenant relations		
Pictures and Illustrations	 		

Abu Dhabi University Holding Company, Abu Dhabi



Client Type	Company	Project Year	2014
Project Title	Commercial Building		
Description	A six floor commercial building including with a total BUA of 2,350 m2		
Scope	<ul style="list-style-type: none">Sourcing and market assessmentLeasing and contracts administrationLandlord and tenant relations		
Pictures and Illustrations	 		



PROPERTY MANAGEMENT: EXAMPLES

Etihad Airways, Abu Dhabi and Al Ain



Client Type	Airline Company	Project Year	2010 – Ongoing
Project Title	Various Etihad Airways properties		
Description	Etihad Contact Center in Al Ain – 3,000 m2 Student housing properties (four buildings consisting of over 112 apartments with double master bedrooms, living room, and kitchen)		
Scope	<ul style="list-style-type: none">• Sourcing and market assessment• Leasing and contracts administration• Landlord and tenant issues		
Pictures and Illustrations	 		

Petroleum Institute, Abu Dhabi



Client Type	University	Project Year	2013 – 2014
Project Title	Student Housing for Petroleum Institute in Abu Dhabi		
Description	Student housing properties (one building consisting of over 30 apartments of double master bedrooms, living rooms, and kitchens)		
Scope	<ul style="list-style-type: none">• Sourcing and market assessment• Leasing and contracts administration• Landlord and tenant issues		
Pictures and Illustrations	 		

FACILITY MANAGEMENT

Services include:

- Operation and Maintenance
- Preventive and Corrective Maintenance
- Maintenance Works Scheduling
- MEP Systems Maintenance
- Specialized Systems Maintenance
- Renovations and Special Projects
- Assets and Inventory Records
- Cleaning and Security
- Landscape Management
- Customer Relations
- Quality Control
- DLP Management



FACILITY MANAGEMENT: EXAMPLES

Abu Dhabi University, Abu Dhabi | Dubai | Al Ain



Client Type	University	Project Year	2006 – Ongoing
Project Title	Facility Management of ADU Campuses		
Description	Abu Dhabi Campus – Around 134,000 m2 BUA Al Ain Campus – Around 6,500 m2 BUA Dubai Campus – Around 2,500 m2 BUA		
Scope	<ul style="list-style-type: none">• Maintenance services (preventive and proactive)• Call center services 24/7• Energy management and utilities consumption monitoring• CAFM system and reporting		
Pictures and Illustrations	 		

BISAD School, Abu Dhabi



THE BRITISH
INTERNATIONAL SCHOOL
ABU DHABI
A NORD ANGLIA EDUCATION SCHOOL


Client Type	School	Project Year	2009 – Ongoing
Project Title	Facility Management of BISAD School Premises		
Description	School Building – Around 23,500 m2 BUA Sports Building – Around 2,600 m2 BUA		
Scope	<ul style="list-style-type: none">• Maintenance services (preventive, proactive, and reactive)• Call center services 24/7• Security and cleaning services• Energy management and utilities consumption monitoring• CAFM system & reporting		
Pictures and Illustrations	 		



FACILITY MANAGEMENT: EXAMPLES

First Abu Dhabi Bank, Abu Dhabi



Client Type	Bank	Project Year	2017 - 2019
Project Title	Shakhboot City & Khalifa City Villas		
Description	Shakhbout City : 4 villas Khalifa City : 5 villas		
Scope	<ul style="list-style-type: none">• Maintenance services (preventive and proactive)• Call center services 24/7• CAFM system and reporting		
Pictures and Illustrations	 		

Abu Dhabi University Holding Company, Abu Dhabi



Client Type	Company	Project Year	2014 - Ongoing
Project Title	Musafah Warehouse and Commercial Building		
Description	Warehouse : Open space - 730 m2 Commercial Office Building. : 2 shops and 7 offices – 680 m2		
Scope	<ul style="list-style-type: none">• Maintenance services (preventive, proactive, and reactive)• Call center services 24/7• Energy management and utilities consumption monitoring• CAFM system and reporting		
Pictures and Illustrations	 		

COMMITTED TO INNOVATION



2011

Etihad Call Center

Developed Etihad Call Center in Al Ain based on innovative open space concept



2013

Innovative Business Center

Developed an innovative business center in C40 building, downtown, Abu Dhabi (Cancelled due to sale of the building)



2016

ADU Innovation Park (Remaster)

Remastered plan of ADU campus with development of innovation parks on 170,573 m2 plot as part of the University's vision and obtained UPC approval



2017

ADU Innovation Center

Developed ADU Innovation Center at Abu Dhabi campus with total area of 275 m2 phase 1 with planned extension to 1,000 m2



2020 and Beyond ADU Innovation Centers

Will develop an innovation center at ADU new campus in Al Ain with total area of 300 m2 by 2020 and replicate in the future in Dubai

EDI PARTNERSHIP



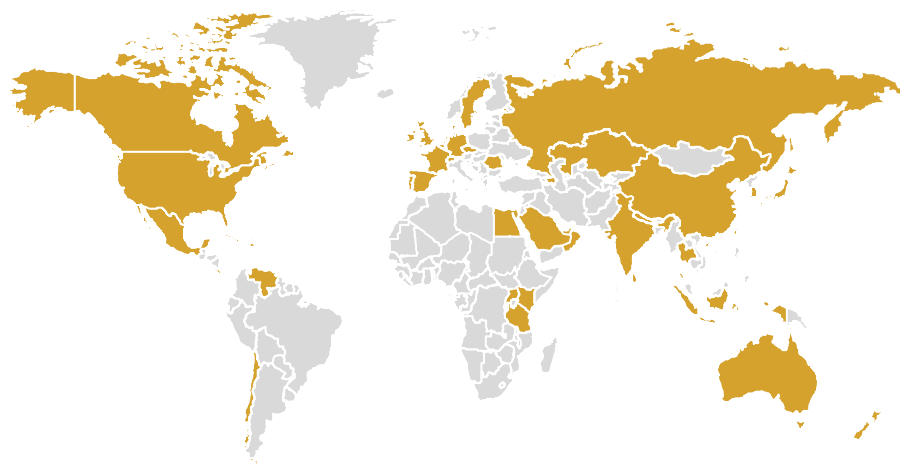
Fortune Properties has formed a partnership with **Education Design International (EDI)**, an award-winning global leader in education planning and architectural design.

EDI plans, designs and renovates academic facilities for today and tomorrow with one primary goal in mind – to improve learning. EDI covers the full spectrum of the education industry with projects ranging from PreK-12 to elementary and middle schools, high schools, and higher education institutions.

Key Regional Clients

-  Mayasem Saudi-Swiss School, **Jeddah, KSA**
-  Safa Community School, **Dubai, UAE**
-  Al Batinah International School, **Sohar, Oman**
-  Al Sahwa Schools and Leadership Institute, **Muscat, Oman**

EDI Project Locations (52 Countries)



The FP and EDI innovative partnership provides an opportunity to jointly promote a set of full range, unique, specialized, and cost effective services to the education sector in UAE.

EDI services include:

- Academic Visioning, Education Facilities Assessments, GIS Mapping, Master Planning
- Architectural and Sustainable Design and Engineering
- Curriculum Review and Design, and Implementation Strategies
- Academic Professional Development, Needs Assessments, Workshops and Trainings, Commissioning
- Information and Communication Technology Strategies
- Change Management
- Marketing, Public Relations, International Exposure

QUALITY STANDARDS

01

QUALITY ASSURANCE PLAN

We are committed to conducting quality assurance programs, inspection and testing, and review meetings



02

HEALTH, SAFETY, AND ENVIRONMENT

We are committed to preserving HSE standards through a detailed HSE plan, inspections, and training



03

CUSTOMER SATISFACTION

We conduct frequent customer satisfaction surveys and manage a rigorous escalation process



04

PERFORMANCE REPORTING

We constantly measure and report on our progress against service level agreements and set KPIs



Quality, health, safety, and the environment are of paramount importance to us and they are integrated into the core of everything we do. We are proud to say that we have achieved three international certifications to support us in this:

ISO 9001-2015

OHSAS 18001-2007

ISO 14001-2015

Our motto is:
"Do the right thing the first time"

OUR TOOLS

We bring a set of tools and frameworks to aid us in delivering projects efficiently and to a high standard.



Templates

Including master PPM schedule, monthly log sheets, and repair request forms



Processes

Including maintenance work orders process and preventive maintenance work orders process



Reports

Including monthly status report and job status reports



Frameworks

Including escalation mechanisms and pricing frameworks



CONTACT DETAILS



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General Manager

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