

Press Release

Amwal, Shuaa Capital and QInvest successfully close a QAR 728m Shari'ah Compliant Mezzanine Investment Vehicle

- First Shari'ah compliant real estate Mezzanine investment vehicle in the GCC
- QAR 728 million Mezzanine Facility as part of a QAR 4.7 billion financing for Al Wa'ab City
- Investment in the largest privately held real estate development in Qatar
- Amwal also acted as Financial Advisors to Al Waab City LLC in the overall financing of the project

DOHA 22 October 2008: Mezzanine Investment Partners Limited, which counts Amwal Q.S.C., SHUAA Capital psc and QInvest LLC among its sponsors, announced today the successful closure of Mezzanine Investment Partners II Limited ("MIP II"), which it believes is the first Shari'ah compliant investment vehicle providing Mezzanine finance in the GCC.

The sponsors marketed MIP II internationally and within the GCC and attracted capital commitments from leading investors. MIP II is providing financing for Al Wa'ab City's mixed use project in Doha.

Amwal Q.S.C. also acted as one of two lead financial advisors to Al Waab City LLC in the overall financing of the Al Wa'ab City project, which included an equity tranche, the mezzanine tranche provided by MIP II and a senior debt tranche underwritten by a consortium of leading regional and international banks. The mezzanine tranche sits between the equity and the senior debt and therefore plays the role of quasi-equity reinforcing the capital structure of the company without generating the immediate dilution associated with capital increases.

MIP II represents a significant innovation for the market, giving investors exposure to the first real estate financing using Shari'ah compliant Mezzanine finance. One of the key features of the instrument is that it opens a new way to access to a high return income generating instrument (IRR in excess of 15%) in a very controlled risk environment, and within an acceptable maturity range.

MIP II has two of the most respected Islamic scholars with Sheikh Nizam Yacoub and Sheikh Yusuf Talal de Lorenzo as its Shari'ah advisors and King & Spalding advised on legal matters for establishment of MIP II and the mezzanine financing with Al Wa'ab City.

Sheikha Hanadi Nasser Bin Khaled Al Thani, Al Wa'ab City CEO said: "Al Waab City is a manifestation of a unique vision supported by thoughtful planning. We are absolutely honoured to receive this strong validation of our project by attracting financing from the first such investment vehicle."

The sponsors indicated: "We are proud that our cooperation resulted in this attractive new Islamic product for investors and to make an investment in Al Wa'ab City on mutually favorable terms. This innovation, together with the strength of the project of the issuer contributed significantly to a successful closing in spite of challenging market conditions".

Al Wa'ab City will be one of the largest privately held real estate developments in Qatar. It will be an exclusive low density development combining a variety of housing styles, a large scale retail plaza, luxury hotel and stunning urban piazza. Conveniently located along one of Doha's main arterial road, Al Wa'ab City is close to the central business district, the airport, major academic institutions and sporting facilities. The construction is expected to be substantially completed in 2010.

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