

DAMAN ANNOUNCES APPOINTMENT OF OGER DUBAI AS MAIN CONTRACTOR FOR THE BUILDINGS BY DAMAN AT DIFC

AED 1.6 billion project represents an important milestone for both groups

Dubai: *Daman has announced the appointment of OGER Dubai as the main contractor for The Buildings by Daman at The Dubai International Financial Centre.*

Opening the press conference, Mr. Shehab Gargash CEO of Daman Investments said: "We are very pleased to announce the appointment of OGER Dubai as our main contractor and see this as another benchmark for the overall quality of our project. The role played by the main contractor is an essential part of the integrity required to bring the developer and architect's vision to final life.

We are confident that the OGER Dubai group, with their vast experience of international standard project development and unchallenged history of quality delivery will meet and exceeds the high standards that have been set for this project since concept."

Mr. Mohammed Fakhouri, General Manager of **OGER Dubai** said: "We are extremely happy to be part of the development of this prestigious, iconic project and to be associated with a group like Daman.

We feel that the project is a perfect fit for our capabilities. Having established ourselves in the Emirates since 2005, OGER Dubai is a relative newcomer in this fast moving marketplace and will follow our group policy of being selective in our commitments.

The Buildings by Daman at the Dubai International Financial Centre is certainly our most important project in the new Financial district and we are sure will be a new contribution to the Dubai skyline once completed."

About Daman Investments PSC(www.daman.ae)

Daman Investments PSC, is a private joint stock company based in Dubai, capitalized at AED 200 million and regulated by the United Arab Emirates Central Bank. Established in 2000, the group was recently re-structured as a PSC.

Through its group companies, and a team of experienced professionals in both Dubai and Abu Dhabi offices, Daman is recognized as a regional specialist operating throughout the GCC and the Middle East. Known for offering innovative investment products and services to both domestic and international clients, Daman provides investment management and development capital investment opportunities as well as brokerage operations through its subsidiary Daman Securities LLC, one of the leading brokerage houses in the UAE, which is regulated by the Emirates Securities and Commodities Authority (ESCA).



About OGER Dubai (www.saudioger.com)

OGER Dubai was established in September 2005 as an affiliate of Saudi OGER Ltd. , a construction company incorporated in January 1978 under the rules and laws of the Kingdom of Saudi Arabia with its headquarters in Riyadh.

Saudi OGER Ltd. is a private company, established by the late Rafic Hariri. Since its inception, Saudi OGER Ltd. has grown into a multi-company, multi-divisional organization with subsidiaries and affiliates in the Kingdom of Saudi Arabia and abroad. With the fusion of western technical expertise achieved from its overseas subsidiaries and the Middle Eastern knowledge and experience, the Company has become the center of construction for prestigious and complex projects of advanced technology throughout the Middle East, Africa and Europe.

The Company employs many executives, professional managers and several thousands of high caliber skilled staff whose disciplines cover every aspect of the Construction, Operations and Maintenance, Power, as well as Telecommunication, Real Estate Development and Utilities as well as IT services.

OGER Dubai is committed to maintaining leadership in the construction sector and increasing its market share by presenting itself as a complete solutions provider whereby design, construction, property management and maintenance services are rendered to its clients.

ABOUT THE BUILDINGS BY DAMAN

The 235-meter high Buildings by Daman - located in the heart of the DIFC precinct- is a 65-floor mixed use residential and commercial complex. It includes freehold apartments, offices, a luxury hotel and retail space, encompassing 1.6 million square feet of GFA, and 3.3 million square feet of built up area surrounded by sculptured gardens and water features.

The project is being built on a 220,000-square foot plot of land which was acquired through a tender process during 2004. The official ground-breaking ceremony for the project was held on site December 18, 2005.

Commercial Office space: The project will have a dedicated commercial tower offering almost 50,000 square feet of prime office space per floor with virtually no columns. This unique floor layout yields approximately five times the average commercial floor space on Sheikh Zayed Road properties, and offers tenants a maximized floor space plan with no irregular corners.

Residential apartments: The 900,000 square feet 65-floor residential component has 1, 2, 3 bedroom simplex and duplex apartments which will have continuous sky-view terraces spread along the length of each apartment. The apartments feature hardwood parquet floors in the living, dining and bedroom areas, marble floors in the kitchen areas and quarried stone flooring in the bathrooms. Built in display areas with hardwood and stone surrounds, mosaic and tile back splash areas in the bathrooms and kitchen, hardwood work areas in the kitchen with granite countertops throughout and full white goods appliances (Washer/dryer, refrigerator, dishwasher, oven with hotplate cooking surfaces, microwave, under sink disposal unit) are delivered in all apartments. The residential apartments have individual controlled temperature control units in every room for comfort and user convenience. All apartments have pre-delivered recessed lighting with individual lighting controls

Hotel and Furnished Apartments: The Buildings by Daman At the Dubai International Financial Centre includes a 5 star hotel to be managed by an international chain, a dedicated, purpose built spa and luxury serviced apartments.

Amenities: The complex has sky lobbies, two floors of dedicated retail space with convenience stores tailored to the needs of the tenants, up market restaurants, café and dining areas. The complex will have a mosque, day care center, gym and selective retail stores.

Convenient Access: The complex has 2300 dedicated parking spaces including automated parking for commercial tenants. One of the first and largest automated parking systems in the UAE, the speedy retrieval will allow tenants to call their parking space before arriving at the entry and park or recall their car with a remote command. Efficient, and secure, the automated parking system takes the car to an individual space from its driver and delivers it back with no valet parking intervention. The new Dubai Metro rail system links to the DIFC internal people mover system (DIFC Public Rapid Transport) and stops in the base of the commercial building at Daman Station. The Buildings by Daman complex offers automated parking entry with 10 high-speed elevators and intelligent, state-of-the-art interior designing techniques for ease of movement in the complex.

The Vision: The Buildings by Daman project will generate value from the unique vision of the DIFC as a world-class financial centre, which has already attracted top financial institutions from around the world. Many more are expected in the near future resulting in a steady increase in demand for office, residential retail and leisure real estate within the DIFC. The downtown location and plans for a self contained metro system in DIFC that will link to the new Dubai Metro will add convenience and value to the tenants and workforce in the DIFC. Planned to be operational by 2009 these are among the additional features that are expected to add value to the project.

The Architects: Perkins and Will, world renowned architectural firm are the Design Architects and have already completed the detailed design.

The Service Providers on the project are:

Owner: Daman Real Estate Capital Partners Limited

Developer: Daman Asset Management

Project Manager: Hill International

Lead Architect: Perkins & Will

Architect of Record: Arif & Bint oak

Structural Engineers: Buro Happold

MEP Engineers: Buro Happold

Cost Consultant: DG Jones & Partners

Hospitality Consultant: Roya International

Main Contractor: OGER Dubai

Enabling Works Contractor: Swissboring

Project Master Schedule Development: Campbell Reith Hill

<i>Landscape Architects</i>	<i>Shankland Cox Ltd.</i>
<i>Soil Investigation & Site Survey:</i>	<i>Geoconsult</i>
<i>Traffic & Circulation:</i>	<i>Cansult</i>
<i>Wind Tunnel Testing:</i>	<i>RWDI Consulting Engineers & Scientists</i>
<i>Concept Structural:</i>	<i>Cagley Associates</i>
<i>Concept MEP:</i>	<i>Integral</i>
<i>Sales and Co-Ordinating Agent:</i>	<i>Asteco Property Management LLC</i>
<i>International Legal Counsel:</i>	<i>Curtis-Mallet Prevost LLP</i>
<i>UAE Legal Counsel:</i>	<i>Ali Al Aidarous International Legal Practice</i>
<i>Auditor:</i>	<i>Ernst & Young</i>
<i>Financial Advisor:</i>	<i>The Prescott Group</i>
<i>Temporary Site Setup Contractor:</i>	<i>Al Rostamani Pagel LLC</i>

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