

Emaar Properties PJSC Corporate Presentation

May 13th, 2012



EMAAR OVERVIEW



EMAAR at a Glance

Emaar Properties is the largest publicly-listed property developer in the MENA region

Market Cap ⁽¹⁾ :	AED 19.92 bn (US \$5.42 bn)
Revenues:	FY 2009 AED 8.41 bn (US \$2.29 bn) FY 2010 AED 12.15 bn (US \$ 3.31 bn) FY 2011 AED 8.11 bn (US \$ 2.21 bn) Q1 2012 AED 1.82 bn (US \$ 0.50 bn)
Net Operating Profit:	FY 2009 AED 2.32 bn (US \$ 0.63 bn) FY 2010 AED 3.03 bn (US \$ 0.82 bn) FY 2011 AED 2.06 bn (US \$ 0.56 bn) Q1 2012 AED 0.61 bn (US \$ 0.16 bn)
Hotels:	14 hotels and resorts (over 2,100 keys)
Recurring Revenue:	Over 600,000 sqm of recurring revenue generating assets
Residential Units Delivered:	Over 33,500 since 2001
NAV/Share ⁽²⁾ :	AED 8.2



(1) As of 30/APR/2012

(2) As of 31/DEC/2011



EMAAR's Strategy & Goals

Business Strategy:

To replicate our Dubai business model and practices in international markets, leveraging our execution capabilities and competencies in design, project management and distribution/sales.

Our international land bank includes over 240* million sqm across India, Saudi Arabia, Morocco, Pakistan, Syria, Turkey, Egypt, Jordan.

Funding Strategy:

Emaar limits funding by the parent company to financing land acquisitions and initial infrastructure related construction. Additional funds are raised at the project level through pre-sales, project based debt financing and IPO/Strategic sales.

We aim to:

- Further consolidate Emaar's position as the one of the largest developer of iconic projects in Dubai
- Diversify into value housing projects in the region
- Increase the revenues from international operations
- Increase the profit from recurring revenue streams such as Hotels and Malls
- Target minimum IRR of 15% on non-property development businesses





EMAAR's Business Strategy – Mid Term

- Take advantage of recent buoyancy in Dubai Real Estate markets through new iconic projects.
- Develop value housing through Al Dawahi in Dubai and other regional countries previously not catered to.
- Development of Rental / Mall assets in countries including Egypt and Turkey.
- Completing development of existing significant land bank in International Markets and establish the brand (similar to Dubai)
- Monetising core assets (IPO/ REITS) including Malls, Hospitality, Egypt, Turkey and India to provide further growth capital and reduce reliance on debt.





EMAAR's Group 2011 Performance Highlights

Performance highlights/Key Achievements during 2011 and Q1 2012 included:

- Armani Hotel: Official opening of the second Armani Hotel in Milan, Italy
- Dubai and International RE: Hand over of 825 units and more than 920,000 sq ft of commercial in Dubai and international during FY 2011. Handed over 158 residential units and 180,000 sq ft of commercial space in the Q1, 2012
- Hospitality and shopping mall subsidiaries contribute significantly to revenue
- Hospitality: 82% average occupancy during 2011 and 92% average occupancy for Address in Q1, 2012
- Malls: Average Footfall of 4.52 million per month in Dubai Mall up to December 2011 with 54.3 million visitors during the year 2011. Dubai Mall recorded 16 million visitors in Q1, 2012
- International: Hand over of International RE units in Turkey (Tuscan Valley) and Syria (Eighth Gate). Units handed over in Egypt and The Kingdom of Saudi Arabia in 4Q 2011. Handed over units in Egypt in Q1, 2012.



EMAAR's Group 2011 Performance Highlights Cont'd

Profitability | Stable performance in tough market conditions

- Revenues for the year 2011 were AED 8.11 bn (versus 2010 AED 12.15 bn)
- Net Operating Profit of the year 2011 was AED 2.06 bn (versus 2010 AED 3.03 bn)

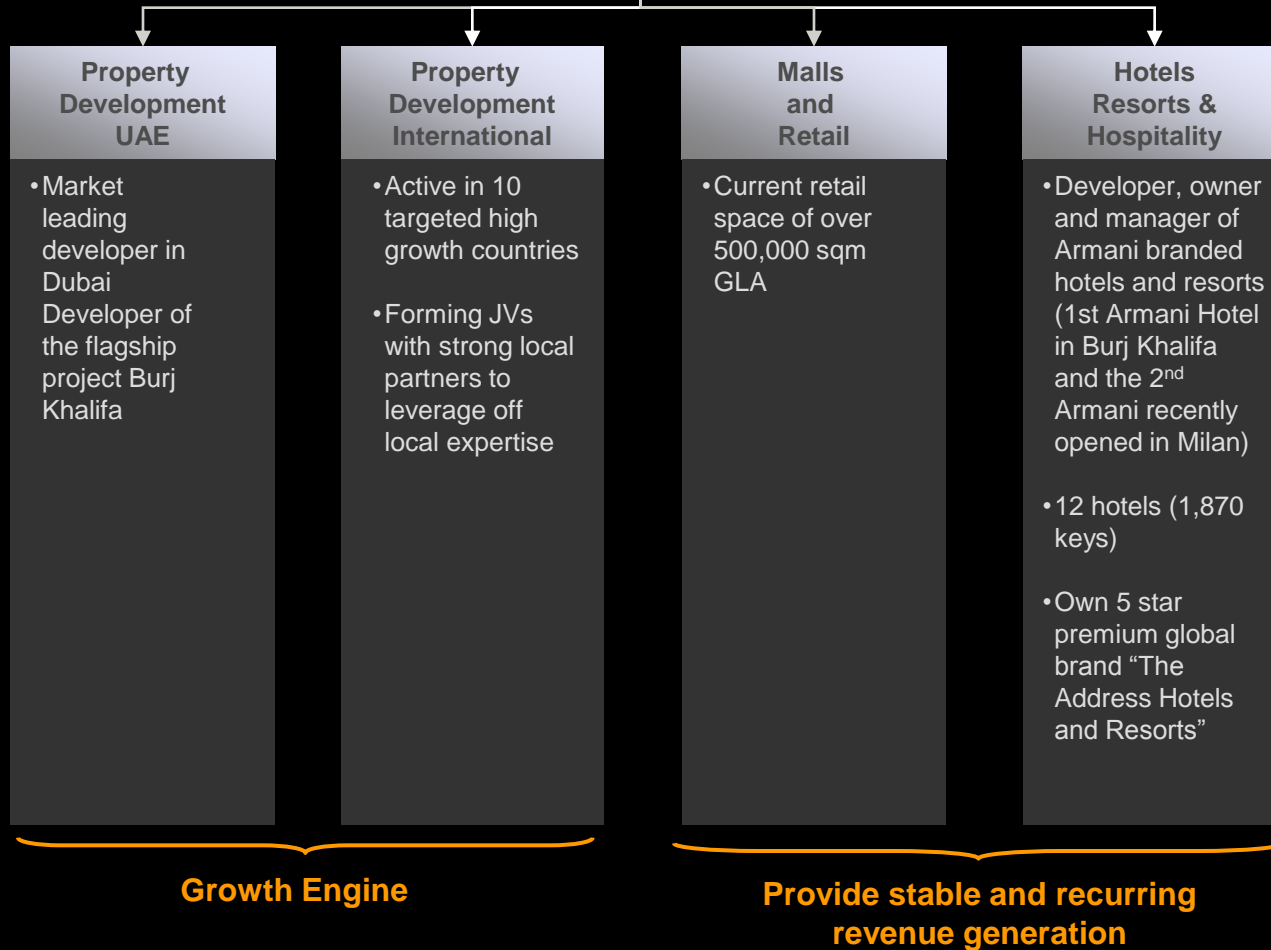
Balance Sheet as at 31 December 2011 | remains robust

- Total Assets at AED 60.05 bn
- Investment properties and fixed assets at AED 16.30 bn (fair value of AED 24.75 bn)¹
- Development Property at AED 26.61 bn (fair value of AED 37.73 bn)¹
- Consolidated Group Debt at AED 11.12 bn (2010 AED 11.17 bn) as International RE development expansion was funded through local borrowings. Net debt at AED 7.81 bn (2010 AED 6.13 bn)

1. Fair value of Investment Property, Fixed Assets and Development Property as at 31 December 2011

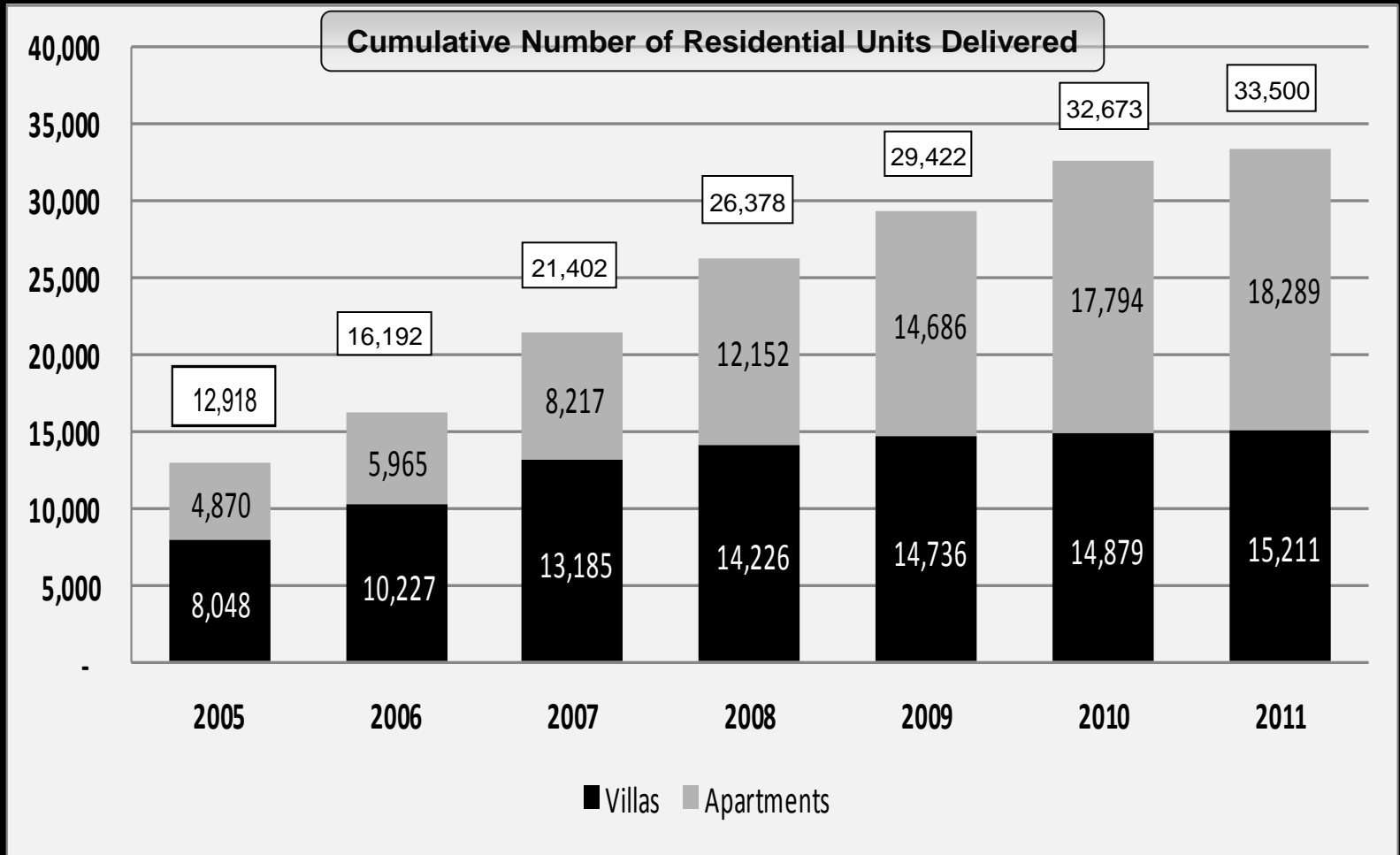


EMAAR Key Group Divisions





Strong Record of Execution



Note:

1. Emaar had delivered 29,964 residential units in UAE and 3,568 residential units in its international markets.
2. In addition, Emaar had also delivered more than 2 million Sq. Ft. of commercial spaces of which 550 thousands Sq. Ft. was delivered in its international markets.



INVESTMENT HIGHLIGHTS



Shareholder's Value – NAV Computation

(AED million)

	2011		2010	
	Book value	Fair value	Book value	Fair value
Cash and bank balances	2,865	2,865	5,042	5,042
Trade and other receivables	3,535	3,535	3,757	3,757
Development properties	26,611	37,726	26,492	42,300
Investment in associates	6,684	6,389	7,592	7,237
Securities and loans to associates	4,014	4,014	2,926	2,926
Investment properties	7,999	14,505	8,110	13,265
Fixed assets	8,300	10,241	8,539	9,658
Goodwill	46	46	46	46
Total assets	60,054	79,321	62,504	84,231
Total liabilities (incl. minority interest)	(28,746)	(29,219)	(31,435)	(31,965)
Net Asset Value	31,308	50,102	31,069	52,266
Number of Shares Outstanding	6,091	6,091	6,091	6,091
Net Asset Value per Share (AED)	5.1	8.2	5.1	8.6

Fair value is carried out by CBRE and other reputed valuers for development properties (including land), investment properties and revenue generating fixed assets.



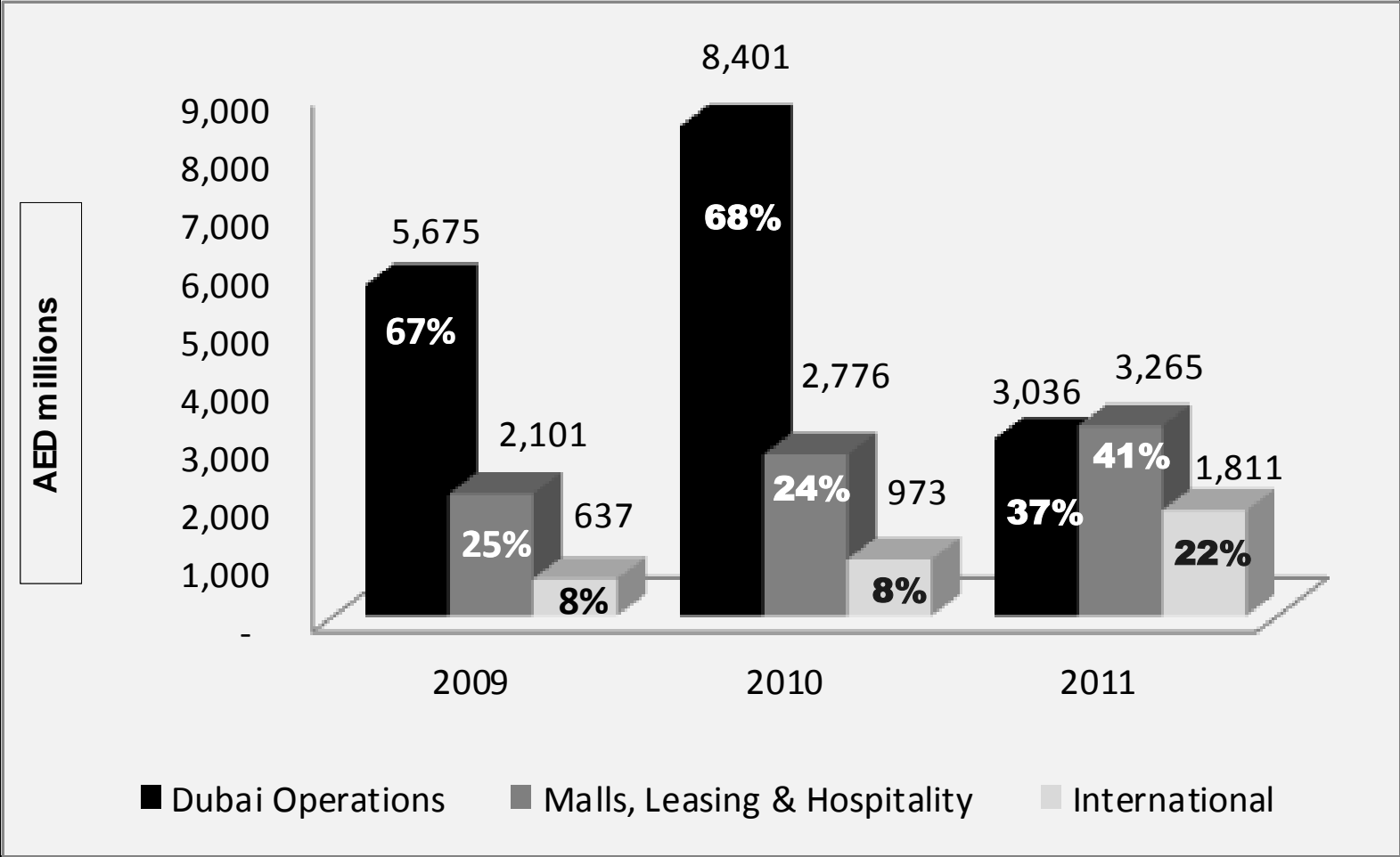
Shareholder's Value – NAV Computation

	2011	2010
Net Asset Value as per consolidated balance sheet (AED millions)	31,308	31,069
Add: Fair value in excess of book value for Development properties (AED millions)	10,591	15,223
Add: Fair value of assets in excess of book value for Investment Properties (AED millions)	6,506	5,155
Add: Fair value of assets in excess of book value for Fixed Assets (AED millions)	1,941	1,119
Add: Fair value investment in listed associates in excess of the book value (AED millions)	(244)	(300)
Net Asset Value (Fair Value)	50,102	52,266
Number of Shares Outstanding	6,091	6,091
Net Asset Value per Share (AED)	8.2	8.6

Fair value is carried out by CBRE and other reputed valuers for development properties (including land), investment properties and revenue generating fixed assets



Evolution of Emaar Group Revenue





Fair Value of Development Properties

(AED million)

	2011		2010	
	Book value	Fair value	Book value	Fair value
UAE	14,097	17,254	14,785	20,258
Egypt	5,126	10,382	4,531	12,538
India	79	79	83	83
Turkey	2,811	3,670	2,543	2,758
KSA	1,638	1,911	1,734	2,462
Pakistan	634	1,427	613	1,383
Canada & USA	938	938	1,026	1,012
Lebanon	478	1,015	366	993
Syria	286	286	484	484
Morocco	524	764	328	328
Total Value	26,611	37,726	26,492	42,300

Note : The India numbers include the JV with APIIC , Hyderabad only and does not include Emaar MGF.



Fair Value of Investment Properties

(AED million)

	2011		2010	
	Book value	Fair value	Book value	Fair value
Dubai Mall & Marina Mall	6,586	11,986	6,807	10,855
Burj Dubai (Souk Al Bahar and other retail locations)	456	766	392	681
Burj Dubai Business Square	159	394	166	527
Gold & Diamond Park	176	316	181	373
Dubai Marina (Retail)	100	281	49	226
Other (plots/schools/ clinics etc.)	420	541	410	410
Other retail locations	101	222	105	193
Total Value	7,999	14,505	8,110	13,265



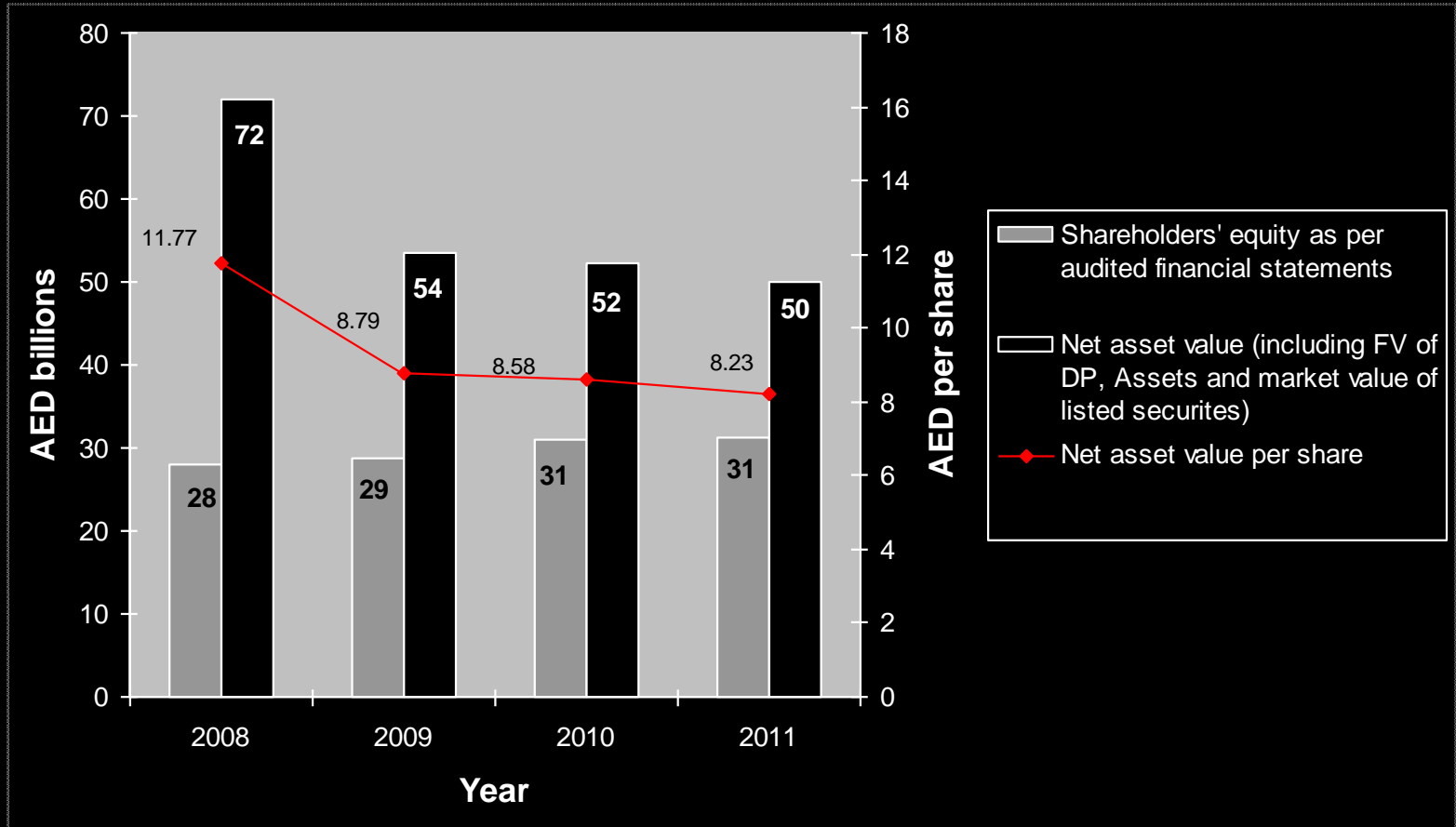
Fair Value of Fixed Assets

(AED million)

	2011		2010	
	Book value	Fair value	Book value	Fair value
Hotels, Convention centre & Service Appartments	4,370	6,244	4,064	5,019
Emaar Business Park	50	116	107	271
District Cooling Plant	371	371	383	383
At The Top	132	132	143	143
Leisure and Entertainment & Medical centre	784	784	906	906
Other assets (Self occupied, CWIP, Sales center etc.)	2,594	2,594	2,937	2,937
Total Value	8,300	10,241	8,539	9,658



Shareholders' Value





REGIONAL OPERATIONS



Property Development: UAE

- Government Support: Historic land grants and 32% shareholding
- Partnership with Quality Developers: Arabtec, Nasa Multiplex, Samsung, Al Futtaim Carillion.
- Established Reputation: Timely deliveries of high quality properties
- Track Record:⁽¹⁾
 - 30,120 residential properties delivered up to 2011 (12,405 Villas and 17,715 Apartments)
 - More than 2 million sq ft of commercial space delivered up to end of 2011

(1) Including Umm Al Quwain



Dubai RE – Key Strengths

- All Dubai RE projects are under construction, with no speculative, Dubai RE development projects included within forecasts. All the developments under construction will complete within the next 2 years.
- Pre-sales model utilised, with the cash inflows from customers instalments financing the bulk of constructions costs
- Conservative construction methodology, if sufficient pre-sales levels not achieved, projects are rescheduled. Contracts signed with contractors provide Emaar with the flexibility to reschedule projects / development phases without incurring material costs / charges from contractors for work which does not go ahead
- Approximately 70% of units in projects under construction as at end of December 2011 pre-sold
- Emaar's Dubai RE developments are situated in prime locations which will be the focus of any sales activity over the forecast period



Regional Business Highlights

Projects	Completed	Under Construction	Deliveries till 2009	Deliveries 2010	Deliveries 2011	Deliveries 2012	Deliveries 2013
Downtown Development	8,173	1,696	6,806	1,047	-	1,267	749
Downtown Commercial Space (Sq.ft. area)	2,898,250	-	1,443,223	633,336	443,158	300,000	-
Dubai Marina	4,457	-	3,739	718	-	-	-
Dubai Marina Commercial Space (Sq.ft. area)	758,237	-	-	-	758,237	-	-
Arabian Ranches	4,210	-	4,121	-	71	18	-
Emirates Living (excl. land)	14,029	-	13,460	569	-	-	-
Emaar Towers	168	-	168	-	-	-	-
Umm Al Quwain Marina	277	-	-	277	-	-	-
Grand Total (Excluding Commercial Units)	31,314	1,696	28,294	2,611	71	1,285	749
Grand Total - Commercial Units	3,656,487	-	1,443,223	633,336	1,201,395	300,000	-



INTERNATIONAL OPERATIONS



Key International RE Markets—Unit Sales to Date

Emaar has achieved an overall sales level of 82% in its key International markets

	Country	Entity	Units Released	Unit Sale achieved	% sales achieved
Subsidiaries	Egypt	Emaar Misr for Development S.A.E.	2,757	2,186	79%
	KSA	Emaar Middle East	444	341	77%
	Syria	Emaar IGO	1,067	780	73%
	Turkey	Emaar Turkey	186	127	68%
	Lebanon	Renaissance Metn Holding	319	245	77%
Associate	India	EMGF	16,147	13,454	83%
		Grand Total	20,920	17,133	82%

As of 31 December 2011



Key International Markets - Business Highlights

Country	Entity	Units Completed	Units Under Development	To be Developed 2012-2014	Deliveries 2009	Deliveries 2010	Deliveries 2011	Deliveries 2012	Deliveries 2013	Deliveries 2014
Subsidiaries										
Egypt	Emaar Misr	319	1,881	4,229	-	100	219	959	836	409
KSA	Emaar Middle East	98	457	1,005	-	31	66	159	137	574
Syria	Emaar IGO	444	629	617	32	262	120	87	85	390
Turkey	Emaar Turkey	174	54	802	96	6	3	54	119	497
Lebanon	Metn Renaissance	-	247	512	-	-	-	148	162	163
	Total	1,035	3,268	7,165	128	399	408	1,406	1,339	2,033
Associates										
India	EMGF	2,175	15,381	-	-	100	341	1,865	3,728	2,606
	Grand Total	3,210	18,649	7,165	128	499	749	3,271	5,067	4,639



International RE – Key Strengths

- Successful expansion of Emaar’s RE development model to several International locations. This has enabled Emaar to both grow and at the same time, limit concentration risk to the Dubai real estate market
- For the International RE developments, Emaar have purchased land banks (solely or with JV partners). The costs of majority of these International land banks have already been paid for.
- A number of large projects are coming on line, each with localised demand and supply characteristics, in particular
 - EME – Several projects are under development, with over 400 units launched to date and significant pre-sales levels achieved.
 - Egypt – Demand characteristics are solid, with a growing population and a lack of quality supply. Emaar has three major developments under construction, with more than 2,150 units sold to date.
 - Turkey – Real estate market remains robust, particularly in central Istanbul, where Emaar is undertaking a major mixed used development. Sales in central Istanbul to commence in Q2 2012, with launches of further phases of Tuscan Valley development (66% of inventory successfully pre-sold in Phase 1)
- Despite market conditions, Emaar successfully concluded a number of development launches Internationally and with enhanced Emaar brand awareness, Emaar remains confident of the success of the new launches over the forecast period.



SEGMENTS



Malls – Key Strengths

- Significant Gross Leasable Area (“GLA”) – 2009 saw all of the Dubai located Malls assets opened, representing 5.28m sqft of GLA, with GLA Occupancy at 94% across all assets (March 2012) and significant interest on remaining units resulted from success of The Dubai Mall. In terms of turnover, major brands are in the top ranking of each operator across the world.
- The Dubai Mall - Assets include The Dubai Mall, which opened in Nov-08 and is one of the largest malls in the world, with 3.62m sqft GLA. The Dubai Mall had 94% GLA Occupancy (March 2012). The remaining units are under final stage of leasing the selection of tenants is carefully done to suits tenants mix and at landlord terms.
- Preferable Lease Terms - Non-anchor tenants typically on 3-5 year lease contracts, with anchor tenants agreeing to between 10-20 year tenancy agreements.
- Rental Income for 2011 was AED 2.14 billion
- Rental Income for Q1 2012 was AED 651 million.



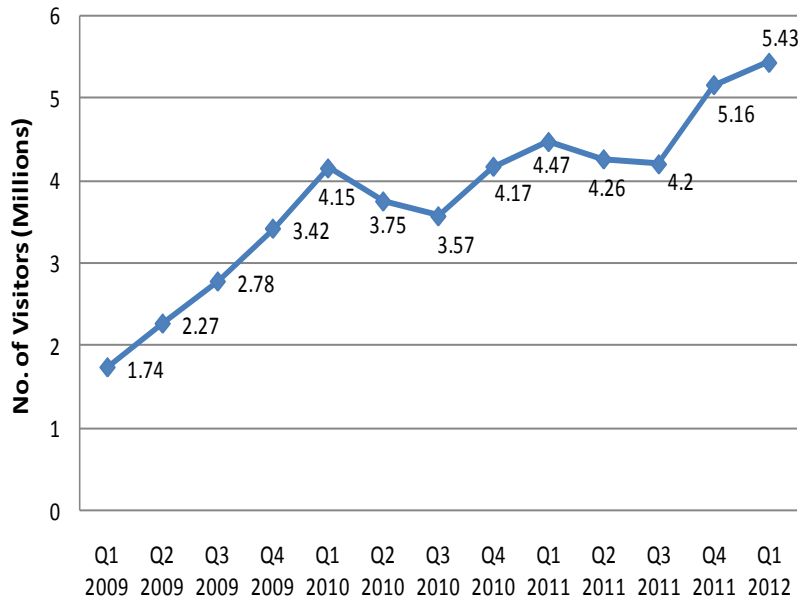
Malls – Key Strengths (Cont'd)

- Impressive and Growing Footfall - Overall footfall trend positive across Mall Division in 2011, with The Dubai Mall now the busiest mall in the World as measured by footfall in Dubai since opening in Nov-08. The Mall recorded 54 million visitors 2011 and highest-ever quarterly footfall of 16.3 million visitors in Q1 2012
- Diversified Lease Payment Risk - Tenants across the Malls divisions, with lease payment risk diversified across many counterparties. Key anchor tenants, made up of high quality, large regional and international businesses
- High Margin Assets - Malls assets generate significant cash as a result of low maintenance capex and operational expenses, and are forecast to generate net annual cash flows of more than c. AED 1,250 mn when fully occupied
- Exclusive Tenants - Malls division have a number of exclusive tenants who do not have retail outlets anywhere else in the UAE / GCC including Bloomingdales and Galleries Lafayette
- Revenue of entertainment attractions was AED 340 million in 2011
 - Reel Cinema 22 Screen Cineplex (the largest and No. 1 cinema in Dubai based on admissions)
 - SEGA Republic (76,000 sqft indoor theme park)
 - Indoor Aquarium and Olympic size Ice Rink
 - Kidzania (children's entertainment facility), and
 - The Gourmet Tower and the Reel Cinema at The Dubai Marina Mall

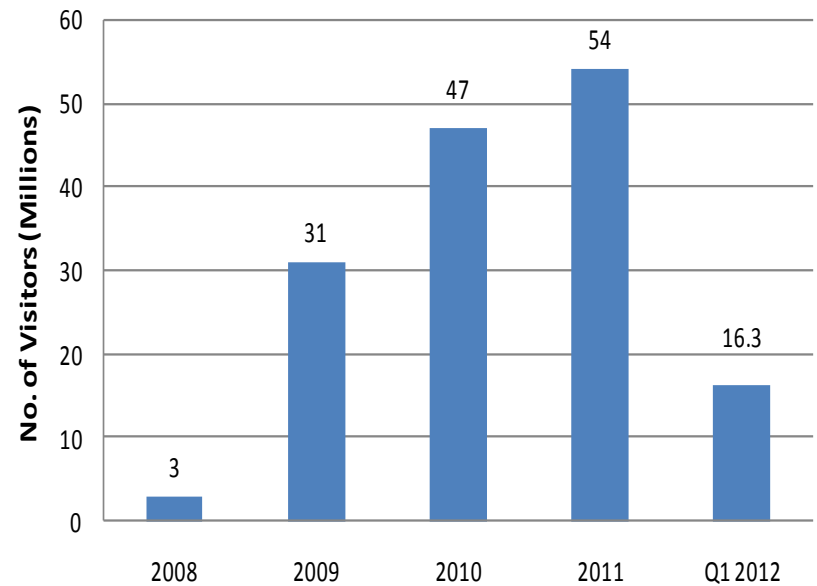


Dubai Mall Footfall Trend

Dubai Mall Average Quarterly Footfall

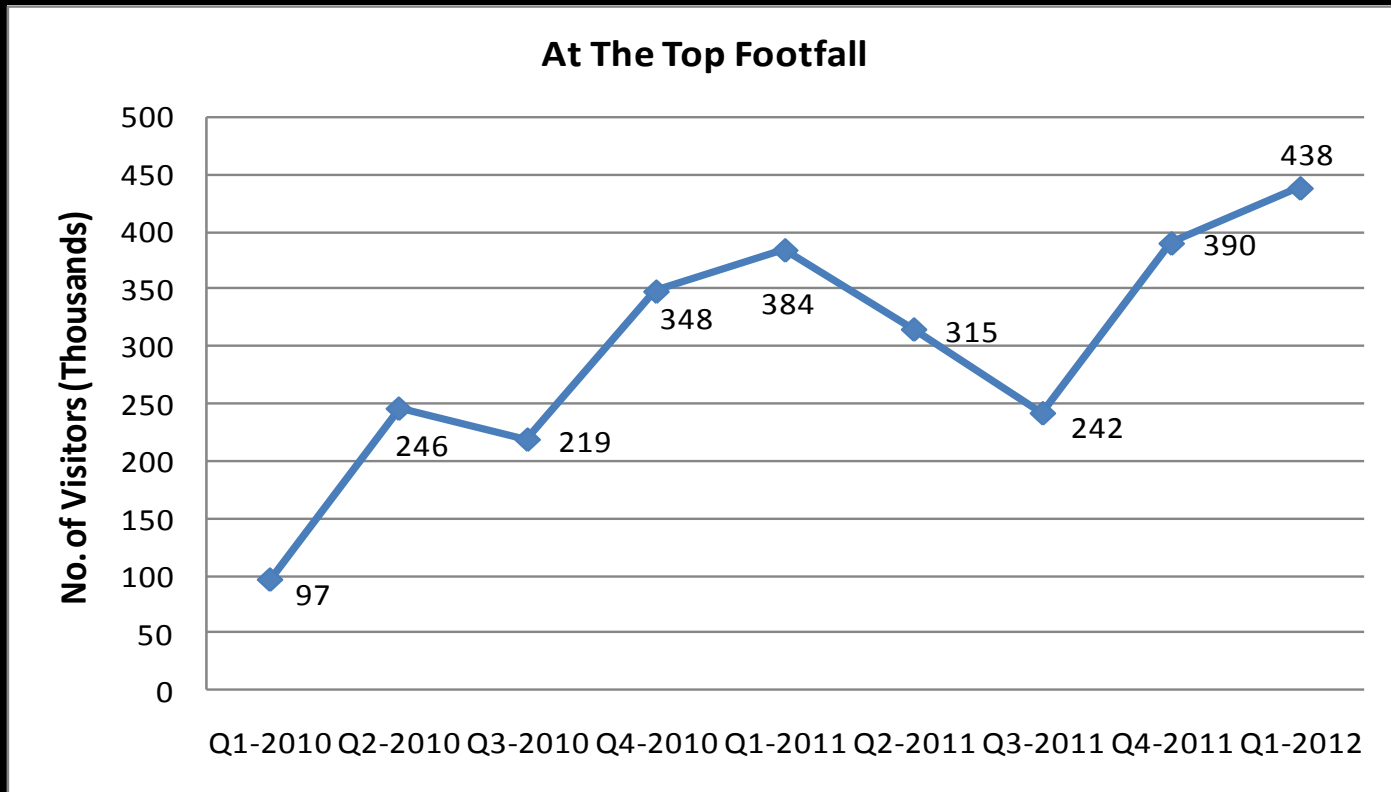


Dubai Mall Footfall





At The Top Footfall Trend





Emaar Hospitality Group

Current Projects	Management Company	Category	Capacity	Operational
			Rooms	
<u>Dubai</u>				
Armani Hotel at Burj Khalifa	AHM ⁽¹⁾	5 Star	160	2010
Armani Hotel, Milan, Italy	AHM ⁽¹⁾	5 Star	95	2011
The Address Downtown Dubai	TAH&R ⁽²⁾	5 Star	196	2008
Al Manzil Hotel	Southern Sun	4 Star	197	2007
Qamardeen Hotel	Southern Sun	4 Star	186	2007
The Palace The Old Town	TAH&R ⁽²⁾	5 Star	242	2007
The Address Dubai Mall	TAH&R ⁽²⁾	5 Star	244	2009
The Address Dubai Marina	TAH&R ⁽²⁾	5 Star	200	2009
The Address Montgomerie Dubai	TAH&R ⁽²⁾	Standard	21	2006
Arabian Ranches Golf Club	Emaar Hospitality	Standard	11	2007
Nuran Marina Residences	Nuran	Standard	90	2006
Nuran Greens Residences	Nuran	Standard	148	2006

(1) AHM – Alabbar Hotel Management

(2) TAH&R – The Address Hotels and Resorts



Emaar Hospitality Group

1st Quarter 2012

	The Address Downtown	The Palace Old Town	The Address Dubai Mall	The Address Dubai Marina	Al Manzil	Qamardeen
Avail. room nights	17,836	22,022	22,204	18,200	17,927	16,926
Occupancy %	96%	94%	90%	90%	94%	91%
ADR	1,684	1,400	1,489	971	846	708
Revpar	1,622	1,309	1,337	876	798	644
Room Revenue	28,927	28,796	29,688	15,948	14,306	10,899

All above figures are in AED and exclude tax/service charge and rental pool units

FY 2011

	The Address Downtown	The Palace Old Town	The Address Dubai Mall	The Address Dubai Marina	Al Manzil	Qamardeen
Avail. room nights	71,540	88,330	89,060	73,000	71,905	67,890
Occupancy %	91%	82%	83%	74%	83%	79%
ADR	1,445	1,147	1,254	830	669	568
Revpar	1,313	942	1,045	614	556	447
Room Revenue	93,899	83,132	93,095	44,745	40,008	30,340

All above figures are in AED and exclude tax/service charge and rental pool units



Emaar Hospitality – Key Strengths

Portfolio of Hospitality Brands:

The Hospitality Division has successfully developed recognisable brands for the different categories of assets which have driven the creation of brand equity. It has also the license rights of the “Armani” brand for development of a separate chain of hotels and resorts which aims to drive additional premium to the real estate value. Wholly owned brands include “The Address”, “The Palace” and “Nuran” for its hotels, resorts and serviced residences

Portfolio of Operating Assets:

The Hospitality Division carries a portfolio of high quality hospitality assets and undertakes proactive asset management functions since its inception. These assets include (a) six 5-star hotels at Downtown Dubai, Dubai Marina and Milan Italy, one golf club in Arabian Ranches and one golf resort in Emirates Hills, which are managed in arm’s length under the respective management companies it owns for “The Address” and “Armani”, (b) the two 4-star hotels at Downtown Dubai which are managed by a 3rd party hotel operator, Southern Sun and (c) the two serviced apartments at the Greens and Dubai Marina managed by its subsidiary “Nuran”



Emaar Hospitality – Key Strengths (Cont'd)

High Margin Lease Income:

The operations of Nuran Serviced Apartments have generated regular, high margin annuity income from low maintenance prime assets in Dubai. Occupancy levels have averaged about 83% in 2011 between both properties achieving an EBITDA totalling AED 16 mn with an implied yield of 16% on Net Book Value

Key Leisure Assets:

Hospitality Division also manages multiple leisure assets across Dubai complementing the residential lifestyle offering under Emaar Properties, including 2 golf clubs, a Polo & Equestrian Club and a Yacht Club. These leisure businesses whose customer base is largely Dubai residents provided a well balanced exposure for the group since the traditional hotel assets are targeted at mostly transient visitors to Dubai, thus further diversifying Emaar income streams

Armani Hotel Launch:

The first Armani branded hotel opened in Dubai in April 2010. The asset is located within Burj Khalifa and is furnished with bespoke designs from the Armani / Casa home furnishings collection and exclusive F&B outlets. The second Armani branded hotel opened recently in the 4Q, 2011 in Milan, Italy



FINANCIAL HIGHLIGHTS



Financial Performance – AED millions

	Q4-11	Q3-11	%	Q4-11	Q4-10	%	2011	2010	%
Revenue	2,239	1,859	20%	2,239	3,830	(42%)	8,112	12,150	(33%)
Gross Profit	1,269	975	30%	1,269	1,192	6%	4,235	4,546	(7%)
SGA	(517)	(461)	12%	(517)	(523)	(1%)	(1,834)	(1,918)	(4%)
Other (expense)/income	45	(44)	202%	45	148	(70%)	48	635	(92%)
Associates	30	(58)	152%	30	(80)	138%	(231)	(199)	16%
Income Tax	-	(6)	-	-	(2)	-	(36)	(1)	3500%
Minority interest	(19)	-	-	(19)	(44)	(57%)	(124)	(29)	328%
Net Operating Profit	808	406	99%	808	691	17%	2,058	3,034	(32%)
Impairment of financial associates, provisions & write offs (Note 1)	(92)	-	-	(92)	(417)	(78%)	(264)	(533)	(50%)
Loss on disposal of subsidiary (Note 2)	-	-	-	-	-	-	-	(53)	-
Net Profit/ (loss)	716	406	76%	716	274	161%	1,794	2,448	(27%)
Earnings/ (loss) per share from continuing operations (AED)	0.12	0.07	71%	0.12	0.04	200%	0.29	0.40	(28%)

1. The impairment of financial associates, provisions and write offs in 2011 mainly relates to provision made by the Group for its investment in Dubai bank and write off of development expenses on projects which have been deferred and stalled.
2. The loss on disposal of subsidiary in 2010 primarily relates to the exchange difference resulting from transfer of rights to operate the estate agency and property services business in the United Kingdom (UK), Europe and Asia upon disposal of Group's share in its UK subsidiary Hamptons Group Limited in 2010.



Balance Sheet and Ratio Analysis

<i>AED million</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>
Current Assets	12,030	9,351	5,915	8,014	5,789
Fixed Assets and Investment properties	13,069	18,662	15,368	16,649	16,299
Other Assets	35,874	38,667	42,862	37,841	37,966
Total Assets	60,973	66,680	64,145	62,504	60,054
Interest Bearing Liabilities	7,704	9,174	8,625	11,169	11,121
Current Liabilities	19,696	27,373	25,331	18,699	16,052
Long-Term Liabilities	1,390	1,533	1,310	1,337	1,293
Total Liabilities	28,789	38,079	35,266	31,204	28,465
Shareholders' Equity	32,184	28,601	28,879	31,300	31,589
Total Liabilities & Equity	60,973	66,680	64,145	62,504	60,054
Credit Ratios	2007	2008	2009	2010	2011
Debt / Capitalization	19.6%	24.6%	23.1%	26.4%	26.2%
EBITDA / Interest	36.0x	54.9x	12.5x	11.1x	5.6x
Net Debt / EBITDA	0.5x	0.9x	2.3x	1.6x	2.5x
Net Debt/ Equity	9.4%	13.5%	22.2%	19.7%	24.9%
Liabilities/ Total Assets	47.2%	57.1%	55.0%	49.9%	47.4%
Debt/ Total Assets	12.6%	13.8%	13.4%	17.9%	18.5%



THANK YOU



APPENDIX



Land Bank in Key International Markets (including associates)

Gross land area in
millions sqm

Country	Current
Kingdom of Saudi Arabia	171.7
India	44.2
Egypt	14.7
Jordan	1.8
Turkey	1.4
Lebanon	0.7
Syria	0.2
TOTAL INTERNATIONAL	234.7

Gross Construction Area to be developed*

-

10.14 million sqm

* Excluding Bawadi and Umm Al Quwain

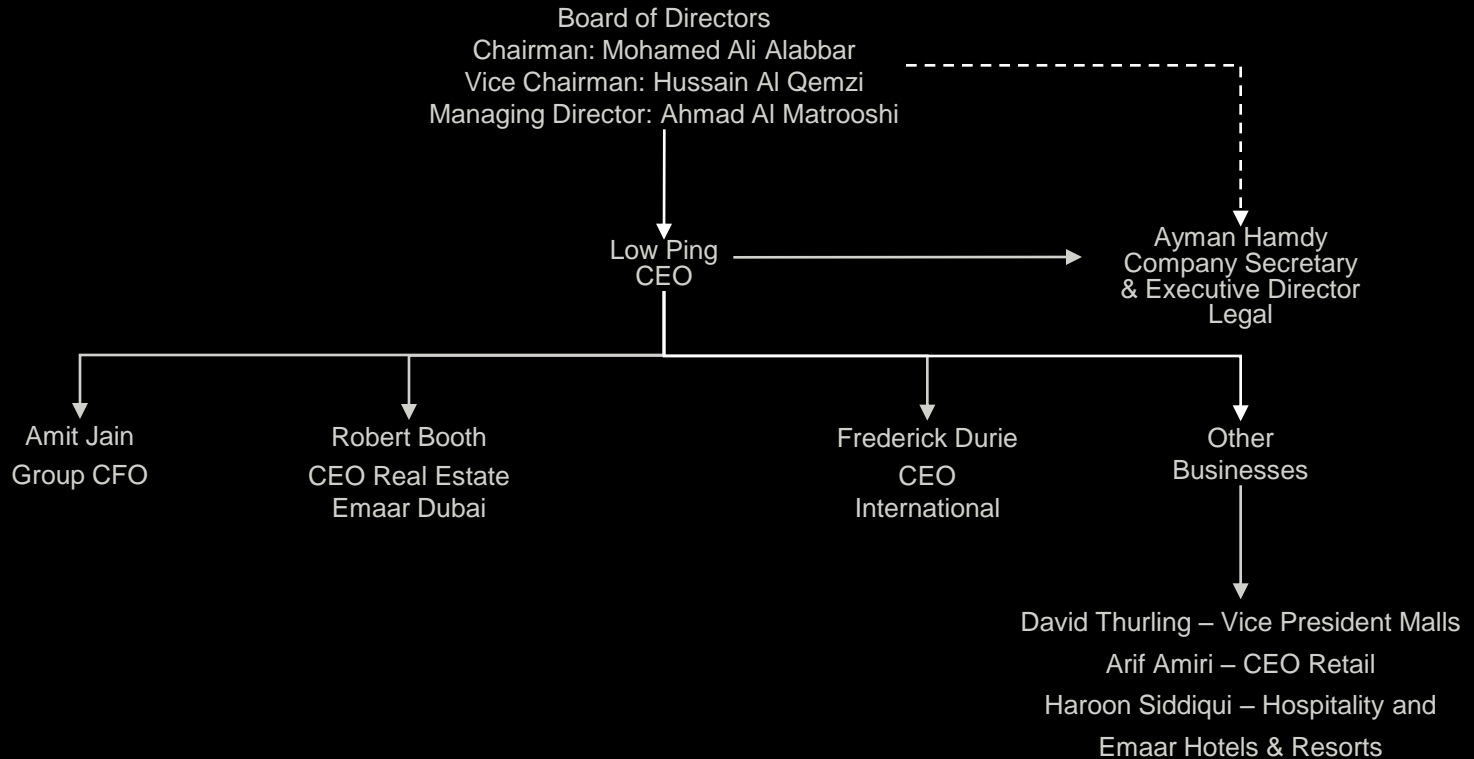


Strong and Influential Strategic

Country	Partner	Background
 Saudi Arabia	SAGIA Al Oula	Government authority Leading real estate company in Saudi Arabia
 India	MGF	One of India's largest real estate developers with influential shareholders
 Pakistan	Haji Rafiq Defense Housing Authority	Principal of a large construction co. (Giga) Government authority
 Jordan	King Abdullah II Fund for Development	Government backed fund
 Syria	Invest Group Overseas	Strategic JV with elite group of Syrian business leaders



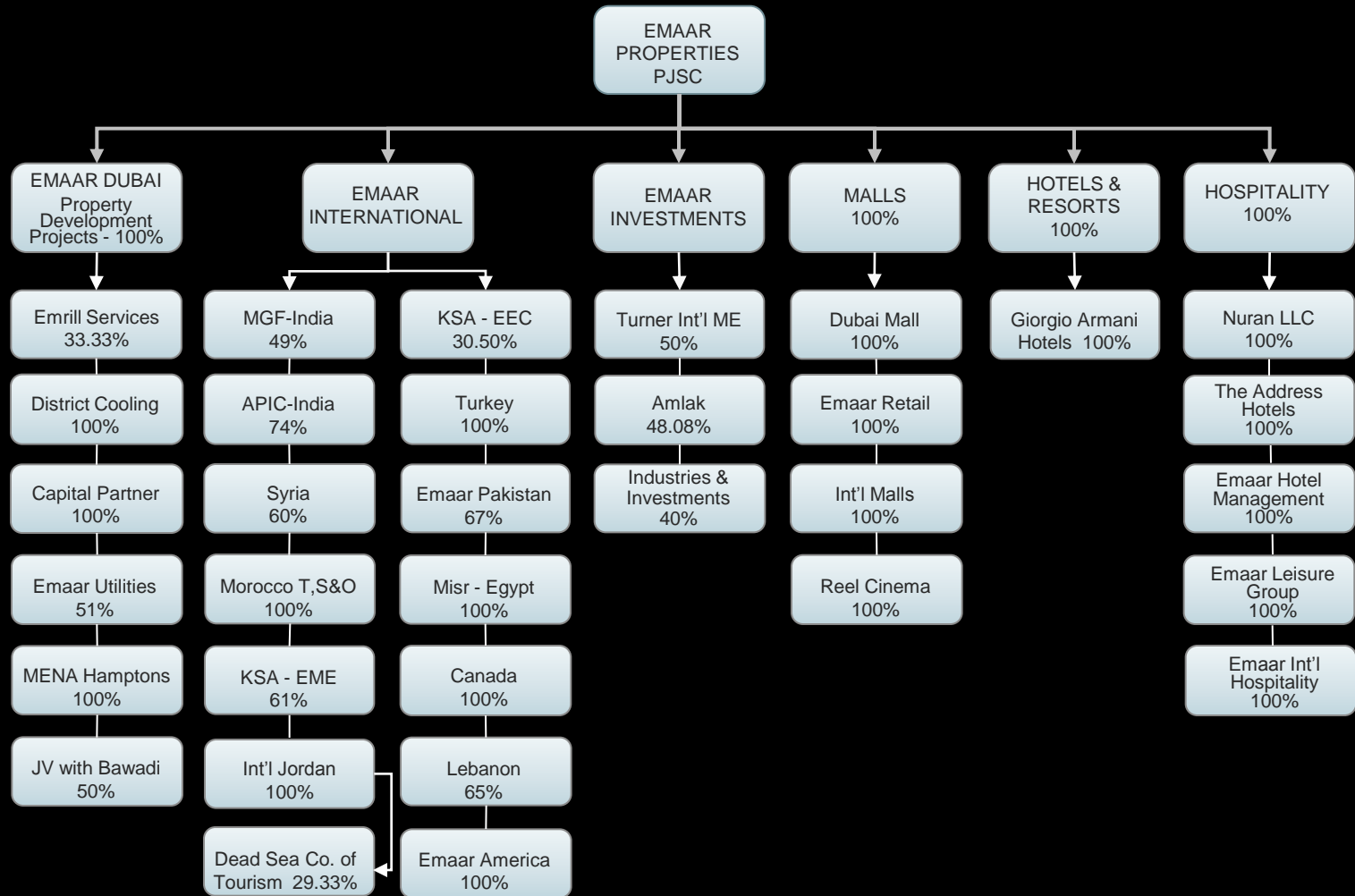
Experienced & Highly Qualified Management Team



The above is only the key people at the group level, kindly refer to our website www.emaar.com for full management structure and profiles.



Group Structure





Awards

2012

- Middle East's Leading Development Company: World Travel Awards
- The Address Downtown Dubai: Expedia Award
- The Address Downtown Dubai: Hukama received 'Best Chinese Restaurant' award, TimeOut Restaurant Awards
- The Address Dubai Mall: Dubai's Leading Lifestyle Hotel, World Travel Awards
- The Palace, Old Town: Asado recognized as 'Best Latin American Restaurant', TimeOut Restaurant Awards
- The Palace, Old Town: Thiptara awarded 'Best South East Asian Restaurant', TimeOut Restaurant Awards
- The Palace, Old Town: Traveller's Choice Award – TripAdvisor in [Top 25 Luxury Hotels in the Middle East](#)

2011

- The Address Hotels + Resorts: Best Customer Service Initiative at Customer Service Excellence Summit, Doha
- At.mosphere won the honour of 'UAE's Leading Lifestyle Restaurant', World Travel Awards
- The Address Downtown Dubai: Awarded Condé Nast Reader's Travel Award for 'Oversees Business Hotel'
- The Address Downtown Dubai: Best Hotel in The World, Global Traveler Awards US
- The Address Downtown Dubai: 'Best Serviced Residences in Middle East', Business Traveler Magazine Awards
- The Address Downtown Dubai: Awarded 'UAE's Leading Business Hotel', World Travel Awards
- The Address Dubai Mall: Best International Day Spa (International Reader's Choice), The SPA Traveler Awards
- The Address Dubai Mall: Awarded 'Middle East's Leading Shopping Destination Hotel', World Travel Awards
- The Address Dubai Marina: Awarded 'Dubai's Leading Meetings & Conference Hotel', World Travel Awards
- The Palace, Old Town: Best City Resort, Gulf Connoisseur Awards
- The Palace, Old Town: Awarded 'Middle East's Leading City Resort', World Travel Awards
- The Address Montgomerie Dubai: Awarded 'Middle East's Leading Golf Course', World Travel Awards



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