

العربي  
Al Areen

*A new Dawn... A new Era*

**Al Areen Times**

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## AL AREEN AWARDS BU2 DISTRICT COOLING CONTRACT

Al Areen Holding Company, announced today that it has signed an agreement with BU2, a leading global provider of energy services, to provide state-of-the-art District Cooling infrastructure for Al Areen Development project, one of the largest and prestigious real estate developments in Kingdom of Bahrain.

The contract calls for BU2 to provide 24, 000 tonnes of refrigeration to cool Al Areen development through state of the art district cooling plants, with 6000 tonnes of cold water storage.

The district cooling plants will consist of 10 Centrifugal Chillers - widely recognized as the most energy-efficient means of providing cooling for large-scale developments. The scope of services includes supplying cooling to over half of the Al Areen Development project by providing chilled water via a 9 km piping network. The project is scheduled for completion early in 2010.

District cooling solutions puts the environment first as it will help the occupants of the property to reduce consumption of electricity by up to 50% consequently reducing CO2 (carbon dioxide) emissions by thousands of tons. In addition to this, and to avoid the use of drinking water, the cooling towers will be operated utilizing the treated sewerage water that is produced on the development. In addition, the plant will recycle nearly two thirds of this water to be used for irrigation.

"We are committed to providing the residents of Al Areen with the benefits of environment-friendly technologies and hence we opted for District cooling. Following a competitive selection process, BU2 was our natural choice as they offered the best combination of quality and cost and could demonstrate exemplary work as a district cooling service provider for other mega projects in the region. We are committed to work with "best in breed" partners at every level of the development, all of whom offer the highest level of experience and expertise which is crucial to the development process", said, Stephen Rothel, Managing Director, Al Areen Holding Company.

"BU2 is globally recognized as a leader in its field and has established a solid reputation in the Kingdom and the region for providing flexible and innovative District Cooling solutions for a number of high profile developments," he said.

Commenting on the deal, Nasri Chamj, M.D. of Dalkia, said, "We are



proud to be associated with a landmark project such as Al Areen. By leveraging on our expertise and technology and our dedicated team of resources, we assure that we would be able to provide a unique energy-efficient and state of the art district cooling infrastructure for the development."

The District Cooling System is built on the concept of centralizing the production of thermal energy in the form of chilled water and then distributing the chilled water to a range of residential, commercial and government buildings through a network of underground pipes instead of using one local system for each building, thus creating both economic and environmental benefits. The attenuation of the cold water will offer flexibility, and therefore efficiency in operation to avoid excessive electricity consumption.



## Reem Al Otaibi



Reem Al Otaibi, a graduate trainee at Al Areen Holding Company, was awarded the Dean of College of Engineering Prize, for the best graduation project 2009. Her project title was "Assessment of Vehicular Traffic and Urban Development in Manama".

Reem recently graduated from the University of Bahrain, she holds B.Sc.in Civil Engineering with High Distinction. After her graduation she joined Al Areen as an assistant engineer with duty to monitor

site activities, her duties have increased to take advantage of her considerable skills.

She will be playing a key role in overseeing the civil construction works of the three electrical substations and the associated cabling works due to start soon.

**Al Areen Holding Company B.S.C. (Closed)**

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## Stephen J. Rothel

Managing Director

### A WELCOME NOTE FROM THE MANAGING DIRECTOR:

The last quarter has been extremely exciting for the Al Areen development. We initiated the launch of 'Al Areen Times', which is now in its third edition. The period also witnessed a flurry of activity on the construction front, as we have now completed almost 65 per cent of all the infrastructure development work, and commissioned several major related contracts, e.g. District cooling and Electricity sub-stations. (Refer back page)

On an awards front we are pleased to extend congratulations to the team at the Banyan Tree hotel for being chosen by the discerning judging panel as the **Top Spa Resort in the World**. The Banyan Tree Al Areen was also selected as the **2<sup>nd</sup> Top Desert Resort** as well as included at 3<sup>rd</sup> place amongst the **Top Ten Resorts in the World 2009**. Only two resorts in the Middle East region have been included in the list and Banyan Tree Al Areen is the only listed resort in the Kingdom of Bahrain.

In terms of other activities, work is well underway in preparation for the opening of Lost Paradise of Dilmun Water Park, where family fun and enjoyment will resume in March, while the Banyan Tree team are getting busy for the arrangements of F1 and the spring break.

Bahrain's economic outlook is faring well in the context of the general Global climate. The Kingdom's economy is the 16<sup>th</sup> freest in the world according to the 2009 **Index of Economic Freedom**, an index produced by the Heritage Foundation and Wall Street Journal. Its overall score is 2.6 points higher than last year, mainly due to labor market reform measures in place. Bahrain is ranked 1<sup>st</sup> out of 17 countries in the Middle East/North Africa region, and its economic freedom score is well above the world average.

In addition to the above backdrop many excellent initiatives have been announced in recent times by the Government of Bahrain to help stimulate the local economy and facilitate new FDI, and we applaud such pro-active measures.

Please also stay tuned to our March edition which will see further significant announcements of progress at Al Areen.

### WORK TO COMMENCE ON THREE PRIMARY SUBSTATIONS AT AL AREEN

Al Areen Holding Company, announced the award of the construction of three Primary Substations to several leading local and international contractors and suppliers. Site works will begin during first quarter of 2009. Site preparation has been completed and the main works will begin during the first quarter of 2009.

Matthew Austin, General Manager of Al Areen Holding Company said: "The Substation equipment contract (supply and installation of Switchgear, Transformers, Control and Protection SCADA, Telecommunication and Auxilliary equipment, etc.) was awarded to Sumitomo Corporation, Japan, while cable procurement and installation contract is currently being negotiated and will be awarded shortly."

The work includes design, supply, installation, testing and commissioning of the 3 sub-stations and related facilities to provide electrical power to the entire development. The work on the three substations is due for completion during the first quarter of 2010.

Mr. Greg Atherton, Chief Technical Officer of Al Areen Holding Company stated that "Al Areen has made rapid progress in the development of its various infrastructure components. Offering the highest infrastructure support is part of our developmental strategy, and companies such as DownTown and Sumitomo Corporation, with their established track record, have conducted several similar projects in Bahrain with great success"



## BANYAN TREE AL AREEN TAKES TOP SPA RESORT IN THE WORLD AMONGST A TRIPLE WIN AT RESORTS MAGAZINE AWARDS



Kingdom of Bahrain, 10 February 2009 - Beginning 2009 on a successful note, multiple award-winning Banyan Tree Al Areen has once again distinguished itself as a leading International getaway and destination spa with a triple win at the Resorts Magazine Hospitality Awards 2009.

Chosen by the discerning judging panel as the Top Spa Resort in the World, Banyan Tree Al Areen was also selected as the 2nd Top Desert Resort as well as included at 3rd place amongst the Top Ten Resorts in the World 2009. Only two resorts in the Middle East region have been included in the list and Banyan Tree Al Areen is the only listed resort in the Kingdom of Bahrain.

### TOP TEN RESORTS 2009

- (1) Four Seasons Resort Maldives and Landaa Giraavaru
- (2) Four Seasons Resort Langkawi
- (3) Banyan Tree Al Areen
- (4) Burj Al Arab
- (5) Four Seasons Resort Bali at Jimbaran Bay
- (6) Taj Umaid Bhawan Palace
- (7) Amanjiwo
- (8) One & Only Reethi Rah
- (9) The Oberoi Rajvilas
- (10) Shanti Ananda Maurice

Resorts Magazine is an independent International publication, dedicated to the best and most exclusive holiday spots in the world. Every year this high-profile publication confers the Hospitality Awards to the ten best resorts worldwide. During the selection process each resort is visited by a member

of the team and the awards are based on a rigorous set of factors which include natural setting, design, service, cuisine, space, silence, view and room furnishings.

Particular attention is placed on health: hypo-caloric foods on the menu, spaces for sports activities and the presence of a spa.

Comments General Manager Sami Ayari, "Competition is the catalyst that accelerates innovation and this award sets a benchmark for Bahrain, confirming its place amongst the leading global destinations of the world. These accolades make a great start to the new year for our team who are consistently striving to develop innovative and memorable experiences for our guests".



## BANYAN TREE NEWS: ROYAL GOLF PACKAGE

Play Bahrain's only 18-hole championship golf course and enjoy your golfing experience at the Royal Golf Club at Riffa Views, designed by international golfing legend Colin Montgomerie.

Unwind after an exciting golf adventure in the privacy of your own pool villa and relax your muscles with a 90-minute body massage at Banyan Tree's award-winning Spa.

### Package includes:

- One night accommodation in your private pool villa
- Banyan Tree Gallery Welcome Gift
- One 90-minute Spa treatment per person
- Green Fee "Royal Golf Club at Riffa Views" 18 Holes, cart, clubs & range balls
- Return Limousine transfer from/to Royal Golf Club

### Package rates:

|                   |                              |                       |
|-------------------|------------------------------|-----------------------|
| Desert Pool Villa | <b>BHD 534.000 per night</b> | (double occupancy)    |
| Royal Pool Villa  | <b>BHD 684.000 per night</b> | (double occupancy)    |
|                   | <b>BHD 968.000 per night</b> | (quadruple occupancy) |

Above rate are subject to 15% service charge and 5% government levy. Offer is valid from 1 February until 31 December 2009 and subject to villa and tee time availability. Maximum occupancy for 1-bedroom Desert Pool Villa is 2 adults and 2 children, below the age of 12. Maximum occupancy for 2-bedroom Royal Pool Villa is 4 adults and 4 children, below the age of 12.

For inquiries and bookings, please contact us directly at telephone: +973 17 84 5000 or email: [reservations-bahrain@banyantree.com](mailto:reservations-bahrain@banyantree.com).



# تلال الغروب Sunset Hills AL AREEN



Saud Al-Nusuf a successful young Bahraini Executive with a clear vision for the future. He is the Chairman of Sunset Hills, a mixed-use project located in the Al Areen Development. In this interview Mr. Al-Nusuf talks about Sunset Hills, the progress in the project, the prospects of Bahrain and GCC real estate market and the challenges he faced in his career.

## Can you give us a brief about Sunset Hills?

Sunset Hills is a US\$ 100 million mixed-use project located in the Al Areen Development, South of Bahrain. It is designed to offer great unique opportunities as well as an excellent healthy way of living – considering the area is away from noise and air pollution and its closeness to the water. This is in addition to the area being developed to be an exciting new area in Bahrain.

## What are the main components of Sunset Hills? And when do you expected to be completed?

Sunset Hills offers deluxe villas, villas and luxury apartments. Multipurpose buildings and a club are also planned for the development, which is expected to be completed in 2009.

## Can you update us on the sale of units in the project?

The sales of the units in Sunset Hills have exceeded all expectations – we have managed to achieve sales of up to 80% of the entire project – from the time the project was launched until recently - despite current market conditions. The location of the Sunset Hills has played a positive role in creating demand with the conveniently located facilities such as Lost Paradise of Delmon (the biggest themed water park in the Middle East), Banyan Tree Resort & Spa, Bahrain International Circuit –home of F1 Bahrain, University of Bahrain, and main causeways leading to Bahrain International Airport and Saudi Arabia.

## In the wake of the current financial crisis how do you see the prospects of Bahrain real estate market?

The recent real estate boom in the GCC, is a result of actual demand – the region had an actual shortage of housing units, residential areas, commercial districts that were realized and as a result developed. Having said that, I believe that the real estate market in the GCC, and more specifically Bahrain will not be altered greatly.



## Will the Gulf real estate market be still attractive to investors?

The global crises has definitely affected many industries heavily, however real estate in the GCC has been slightly affected – considering the previously stated points. With consumer confidence slowly growing back, the strong real estate concepts, developments and projects will be the ones that will remain and hence attract investors and potential residents alike.

## Do you think the infrastructure of Gulf can support the fast paced real estate development?

The Governments of the GCC have spent heavily to build and develop either existing or new infrastructure. The intricacies of the infrastructure allow not only for Governments to implement their visions, but also assist and encourage private sectors to undertake projects of massive sizes. It is evident that despite the crisis development in the infrastructure hasn't stopped in the region.



## Most of the real estate projects cater to the higher end, luxurious class, what about the middle class & the salaried class, any projects for them in pipeline?

In the planning phases, all ADIH projects combine aspects that attract investors of all economic levels, be it luxury units, economical units or others, while considering the demand of the market. With that in mind, ADIH ensures that quality is sustained and is consistent throughout all its developments.

## In your opinion, what will be the main challenges that ADIH will have to address in the coming years to maintain its position as a market leader?

ADIH has helped contribute in positioning itself as a major player in real estate investments and introducing innovative ideas and concepts on an international level. Al Arabi Fund was exited with great success surpassing projected figures. Other funds, such as Al Jood performed immaculately as well. Our real estate investments are progressing at staggering paces – Porta Reef is in the final stages, and Sunset Hills is also nearing completion.

## This is more of a personal nature; What are the main challenges facing the new generation of business leaders - such as you - in Bahrain?

I consider the new generation to be a lucky one – given the economic boom that had witnessed in the past few years. There is a lot to learn and a lot for individuals to take on as challenges to prove themselves. There are no limits when it comes to opportunities. People just need to recognize them and seize them as fast as they see them. With that, I say there are no challenges except for those inflicted on one's self. Everything is possible in today's world if the willingness and ability to execute is there.

