

REAL ESTATE DEVELOPMENT AND CONTRACTING DESTINATION MARKETING

# WORK FOR THE REAL ESTATE INDUSTRY ACROSS THE GULF

APRIL 2024

# acuity

change the language

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# An overview of our 25-year service for the real estate industry

For over two decades, we have created solutions for the real estate and destination industries, from deep-thinking in branding, project naming and wayfinding, through to longer-term tactical marketing.

Building insight. Developing reality.







































#### **Abaad Real Estate**

Abu Dhabi Investment House Ahli Bank Oman Ahli Bank, Qatar Al Salam Bank

## **Al Matrook Holdings**

Al Meer Group Al Noor Supermarkets, Oman Aljazeera Supermarkets Alosra Supermarkets

American University of Bahrain

# **Amwaj Islands**

Arcapita Arbah Capital, KSA

# **Archstone Real Estate Apex Real Estate**

Bahrain Gasoline Blending Bahrain Government

### Bahrain Seaports Bahrain Marina

Bank ABC
Bank of Baghdad
Bank of Bahrain & Kuwait

### **Bareeq Al Ritaj Real Estate**

BIBF

#### **BIGC**

BMMI Group Box It Restaurants Burgan Bank

Capital Management House

### **City View Real Estate**

CBI Dubai

Central Bank of Bahrain Commercial Bank of Qatar Diners Club, Qatar

**Dilmunia** 

Durrat Marina Durrat Al Bahrain

**Edamah** 

**Education City Golf Club** 

Enhance, Oman

**Eskan Bank** 

**Esterad, Amwaj Beachfront** 

First Energy Bank First Leasing Bank Fontana Towers Future Telecoms, Kuwait Ghana Commercial Bank Global Sourcing & Supply Gulf Business Machines

#### **Gulf Finance House**

GFH Capital
Gulf Hotels Group
Gulf International Bank
Gulf One Bank

### **Harbour Row, GFH**

Ibdar Bank

IDworks Interior design

IFAN maritime Instrata Capital

International Investment Bank

Investcorp
Ithmaar Bank

## **Ithmaar Development Co.**

Khaleeji Commercial Bank

**Knight Frank** 

Kooheji Contractors Kooheji Development Kuwait Finance House Menas

Muntaza Supermarket

My Deli

Naseej

**Nass Group** 

NCB Capital

**Premier Group** 

QInvest, Qatar

Royal Ambassador Royal Golf Club Riffa Palms

SICO Investment Bank Syria Gulf Bank

Technicas Reunidas

Thejo Hatcon

United Finance, Oman

Zain Bahrain

# 02

# Experience in naming and marketing the large destinations of tomorrow

Since 2001, we have worked with dozens of leading real estate companies, projects, developments and leisure operators from around the region, and we have gained an intimate knowledge of the destination industry and the physical projects we help promote.

We lead through research and evaluation of project parameters and competitors, and follow through with a considered approach to naming, branding and the delivery of ongoing marketing solutions.

# Consulting for master-planned mixed-use developments, individual building projects and destinations

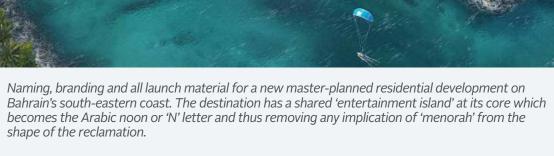
- **Naming** studies to create new suburbs for a country, for master-planned developments or for components within developments;
- Comparative audits of other projects;
- Perception analysis and research;
- Branding of real estate components or destinations, relative to target audiences. Lifestyle attribute creation, target positioning;
- Street mapping and naming;
- Development of project launch material and VIP packs;
- Design of environmental signage and wayfinding systems; design and implementation of large scale graphic systems for building façades;

- Experienced in the creation of mega-developments such as Bahrain Financial Harbour working with GFH and other real estate developments for Ithmaar Bank, Investcorp; Ibdar Bank.
- Experience with Project Developers (such as branding of Amwaj Islands components working with Tameer and Durrat Marina for Durrat Developers)
- Experience with Leisure Operators, marketing leisure destinations; Royal Golf Club, Gulf Hotels Group, The Grove Resort, Amwaj Islands etc.
- Launch of residential towers and gated communities for a variety of clients.



We have worked for Gulf Finance House since the year 2000, creating all of their investment placement material comprising many dozens of investment fund packs - and helping to build their brand through a consistent and unique grid system. The example above is a recent project raising capital for a new boutique hotel to be included in the Harbour Row project.





# **Our work in real estate and related industries**

- Bina'a Development branding, strategising and naming for a mixed-use new suburb at the heart of Manama, Bahrain for **Premier Group**
- Launch of **Fontana towers**, a high rise up-market residential tower for **Kooheji Developments**. Work comprised integrated advertising channels.
- Launch of the first REIT in Bahrain for **Eskan Bank**, multi-level marketing to educate and inform in order to launch on the Bahrain Stock Exchange.
- Creating a comprehensive, multi-tiered marketing plan for **Bahrain Marina**.
- 12 years of destination marketing for Riffa Golf Club, covering sport and all F&B outlets including branding, naming and ongoing tactical and promotional marketing
- Integrated marketing and website design for Durrat
   Marina, a US\$ 1.3 billion waterside development, part of
   Durrat Al Bahrain. Creation of naming and branding for
   the development's marina-frontage retail development.

- Working with Kuwait Finance House and the Durrat team to brand and launch The Crescent, Durrat's central commercial quarter.
- **Naseej** Creation of large scale submission documents (c. 2,000 pages) to promote an affordable housing concept to Bahrain Government.
- First marketing collateral for **Bahrain's Financial Harbour** high rise development some time ago,
  working with the architects when the project was still
  at the 'clay model' stage.
- Continued work with Gulf Finance House for Al Areen Development; Harbour Row and numerous real-estate projects.
- Branding Tala Island and subsequently working with Tameer (corporate profile) and Amwaj Islands management right through to the present day, working with Matrook Holdings on corporate profiles and websites.

Complete refresh of the Amwaj Islands brand. The project included, photography, brochures, advertising, film, website and mobile app.



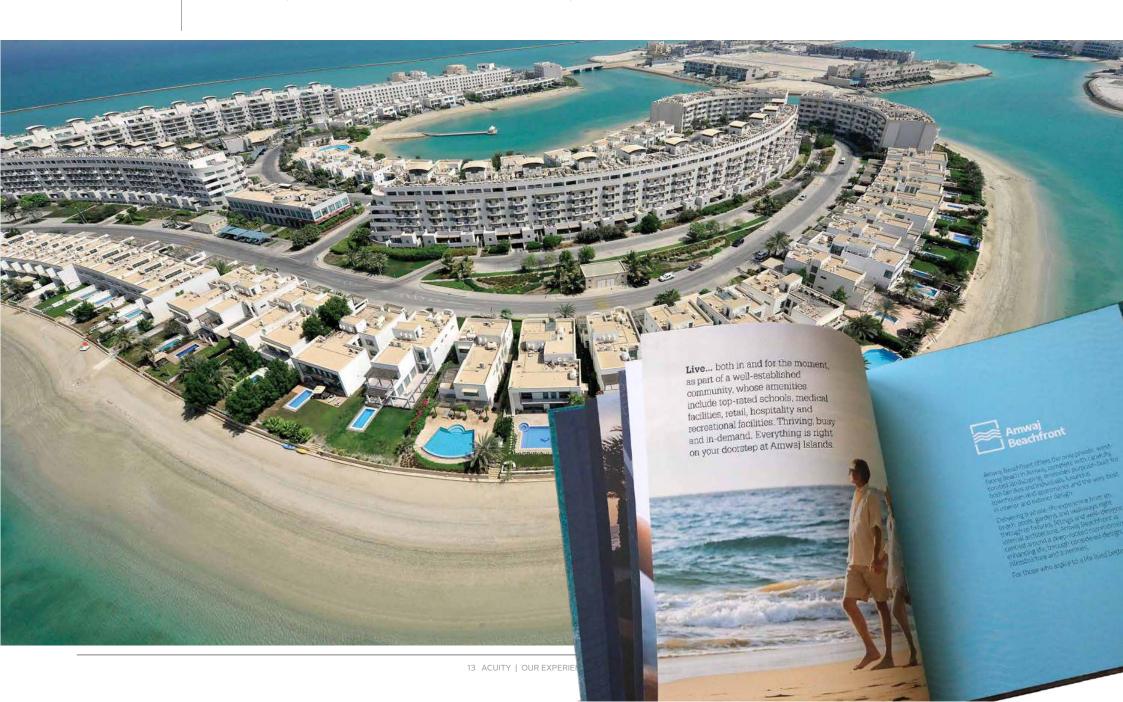
# More work in real estate and related industries

- Naming, brand identity and marketing brochures for a new building in Dilmunia - 'Strata' for Archstone, a real estate company that we branded.
- Naming, branding and marketing brochure for a revitalised **Amwaj Beachfront** for Esterad.
- Naming, branding and marketing brochure for 'The Breeze', a luxury apartment block in Dilmunia for Apex Real Estate.
- Naming, branding and marketing collateral suits for Hasabi, a reclamation in Bahrain's South City that is now called 'Nuun'.
- Promotional work for Gulf Finance House's, 'Harbour Row', together with strategic material for a new hotel entity within that development.
- Working with Premier Group to develop the first marketing material for a new Outlet Mall concept for Bahrain's southern governate.
- Branding Bahrain's first investment park and free-zone in Hidd, Bahrain International Investment Park

- Writing a book about Bahrain's ports and launching the new Shaikh Khalifa Port in Hidd.
- Working with Eskan Bank to promote social housing in Bahrain. This work included significant work with Naseej (we launched their IPO) and Ithmaar Development Company.
- Working with Edamah to launch Sa'ada Bahrain and creating a tenant signage guideline for Wadi Al Sail.
- Branding Kooheji Contractors and launching Fontana
   Towers in Juffair. Branding and promoting Royal

   Ambassador. Creating websites for the group including Kooheji Developers.
- Branding of The Palms shopping centre in Riffa.
   Branding the Royal Golf Club (and working on all promotions for Riffa Golf Club for 12 years).
- Working with Abaad Real Estate on multiple marketing projects.
- Plus many more...

We branded Tala Island quite some time ago, and more recently rescued a stalled project - Amwaj Gate - by creating a new name, brand and sales material to launch the first phase of the new endeavour - its beachfront villa duplexes.



Integrated marketing for Durrat Marina Development including website creation, print collateral, flyers and primary development brochure in print and electronic forms, B2B (Investor) programmes, Apartment sales(Consumer) initiatives. Branding of retail component together with wayfinding and signage systems, outdoor and event marketing.

Naming and Branding of retail mall.





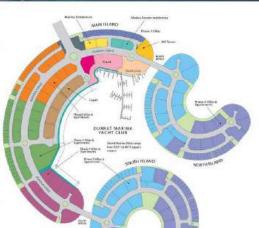


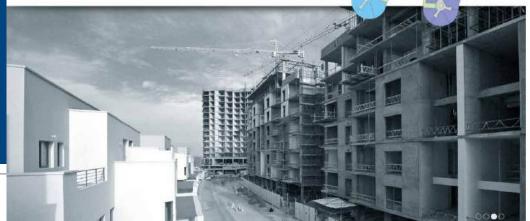


#### LIVE YOUR DREAM AT DURRAT MARINA, BAHRAIN. A NEW WATERSIDE COMMUNITY FOR A NEW ERA

Durrat Marina is a US\$ 1.3 billion, Iconic waterside development that has been conceived and shaped by some of the world's leading designers and is envisaged to be one of the finest examples of urban planning in the world today. A reflection of the unlimited potential of dreams, Durrat Marina is a grand vision for waterside living and a biuerpini for a landmark community for the 21st century. The winner of CNBC Property Award in 2008, the development is a key component of the US\$ 6 billion Durrat Al Bahtain. Covering an area of 600,000 square metres, and catering to nearly 4,000 households, this specially designed waterfront project comprises villas; town houses and apartments; commercial space, recreational facilities; restaurants and cafes. The marina will accommodate up to 400 berths for boats and yachts, with all the needed facilities and services.

Three islands form the extent of the master-plan. The main island is linked by bridges to the north and south islands. Developed in phases, various subdevelopments have been named and branded to date. These include Durrat Marina Yacht Club together with a retail strip that overlooks the marina, now under construction. Marina Breeze and The Residences residential apartments are nearing completion and 3600, a mixed-use tower complex overlooking the marina is also in final stages of construction. In addition, Layan, a residential masterpiece complete with private water park, has been announced. Phase 1 waterside villas have been constructed, with Phase 2 villas now underway.





#### 02 - OUR WORK FOR THE REAL ESTATE / DESTINATION INDUSTRY



#### ON THE QUAY







Durat Marina is a reflection of the unlimited potential of dreams. It is a grand vision for the next level of living and a blueprint for a landmark city of the ZIst century. The winner of CNBC Property Award in 2008, Durat Marina is being jointly developed by Inovest and Durrat Khaleoj Al Bahrain and is a key component of the USS 6 billion Durrat Al Bahrain. This USS 1.3 billion, iconic waterside development has been conceived and shaped by some of the world's leading designers and is envisaged to be one of the finest examples of urban planning in the world today.

Covering an area of 600,000 square metres, and catering to nearly 4,000 households, this specially designed waterfront project comprises villas; town houses and apartments; commercial space; recreational facilities; restaurants and cafes. The marina will accommodate up to 400 berths for boats and yachts, with all the needed facilities and services.

الموسعة حرفة فين المريش، كذا أنه الطباري أند المنافق البرنسية في مشاوع در أة المريش الذي تمثل الشاشان لا منها دولا أويشي، بالدائية وهذه المشاوع الشاشي تختله لان أقتص رواه التصبية مختافيين، ومن المواضح أن يعدن الحد أراشي بأراهيل رياضة بالشابيع الالتطابة الموراني في عادية اليون كياشمال التعدد كياشمال التعدد كياشمال

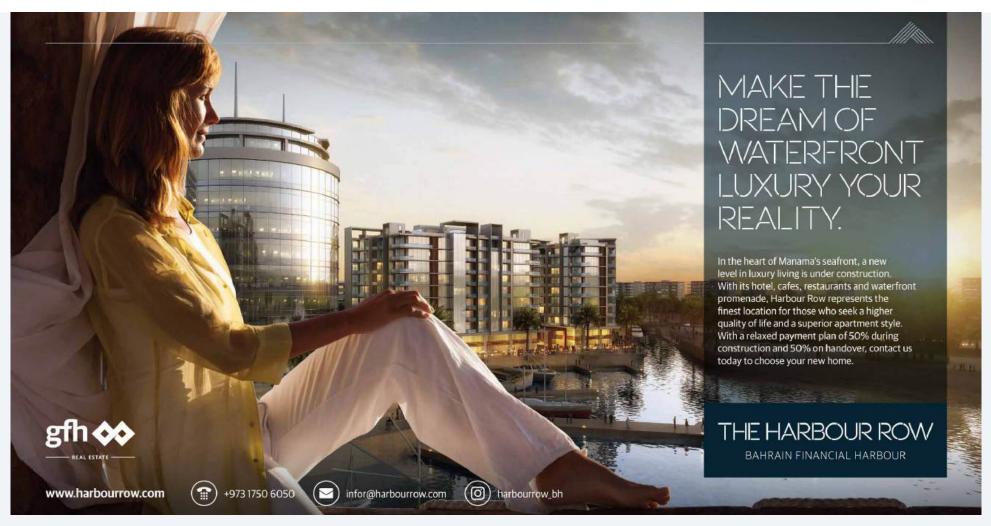
يمند بشروع درّة بايرينا على جماعة - 7 ألف بتر مربع، ويضع عاطرت من - 8 مسكل، كان بالأسد مذا الاسلام و درّة التصبيم عاصور من التل وشعر مكتبة ومساحات لدارية وعراقات ترميمية وعظام، وعاطمي، ويتسع لادي المؤدرة، والدورة، لاكثر من - 7 مرسم، بالمضاة التي قصة قرار التي والتحات الشارية، من - 7 مرسم، بالمضاة التي قصة قرار التي والتحات الشارية،



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A launch campaign for Dilmunia, a reclaimed island slated to become a centre for healthcare and lifestyle living. To answer the brief we developed an integrated campaign centred around the premise that "healthy living has one address" - Dilmunia. We developed a full suite of collaterals including a concept of postage stamps to reinforce the 'address' theme.

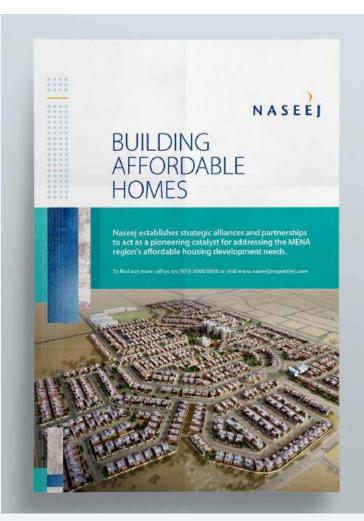




Various marketing work for Gulf Finance House - including brochures and ad campaign concepts for Harbour Row together with an investment memorandum for Club Privé, a proposed exclusive hotel operator for the development.



We have produced legal documentation for 90% of Bahrain's IPOs over the years including Naseej; Zain Bahrain; Nass Corporation; Kaleeji Bank and most recently, APM Terminals. For Eskan REIT we also created a full suite of marketing materials and a launch campaign in Press and online together with a custom website. Part of the job was to educate the public about what a REIT is...





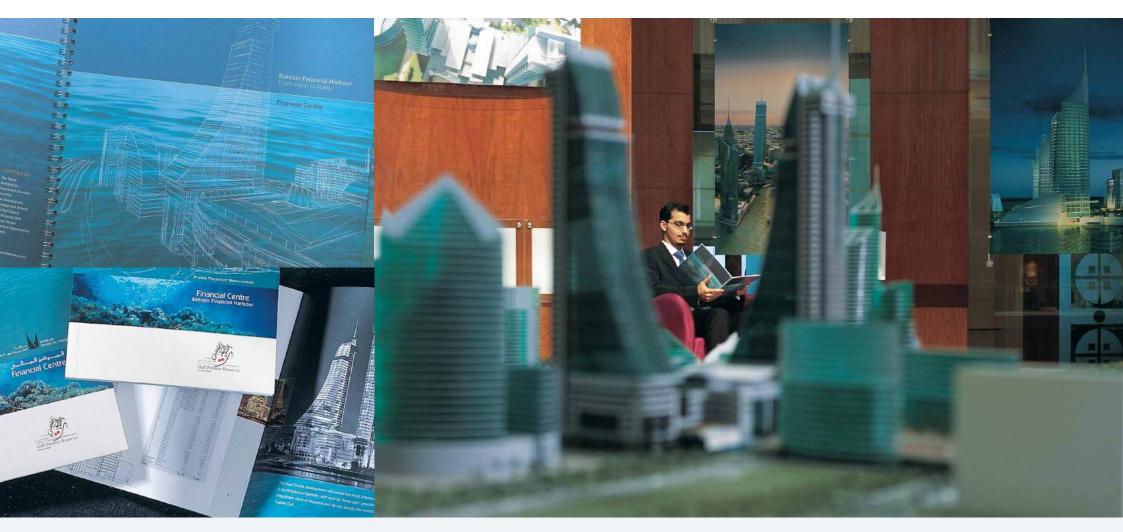
Case-bound book created in three languages for Road-show, with VIP version for events; advertising campaign to launch affordable housing concepts and tie in strategic partnerships with land-owners. Additional work was developing an online campaign to launch Naseej' 'Canal Views' development at Dilmunia



We were commissioned by Kuwait Finance House, to market The Crescent, a new commercial hub for Durrat Al Bahrain. We created a brand together with a case-bound book to showcase the vision of the Crescent and to market plots of land within the development to investors around the region.



Rebrand of Koheeji Contractors. Full rebrand including all stationery systems, corporate profile, hoardings design, brand manual, website development. Fontana Towers. A suite of marketing tools to launch the opening of a luxurious twin tower residential development in Juffair. We commissioned photography and designed a range of brochures; an awareness campaign; direct mail and invitations for the official launch.



We produced the first collateral for Bahrain's Financial Harbour, creating brochures and various marketing and capital-raising material, working with detailed drawings, clay models and architects' renderings to organising photography (shooting the first pilings being installed following land reclamation). We have continued to work with various property developers and financiers on the project since launch.



Working with Gulf Finance House, we developed Real Estate Investment seminar material, various investment fund packs and, along the way, helped to launch Knight Frank's Middle East operations.



For BIBF (Bahrain Institute of Banking and Finance) we created a digitally produced case-bound book to launch its new campus building located in Bahrain Bay - and continued to create a wide array of real estate related investment fund packs )this one in conjunction with Knight Frank.



As part of our work with Durrat Marina, we created a master-plan brochure presentation aimed at both parcel investors and the general public (buying apartments). This featured real life photos showing the progress of turning architects' renders into reality - which resonated well with all stakeholders and brought a sense of reality to the US\$ 1.2 billion development.



We developed a brandmark and applications for a retail mall in Bahrain, envisaged by Amlak. The brand embraced Arabic roots with a contemporary twist through colour vibrancy to create an atmosphere of diversity and fun.



For APEX Real Estate, we developed a brand for a medium rise, high quality apartment building located on the eastern shore of Dilmunia Island - a reclaimed 'health island' off the coast of Muharraq. We then created marketing material.



We have worked with Edamah on a number of projects including collateral for the newly launched Bilaj Al Jazayer beach development, Wadi Al Sail Mall and on Sa'ada on the coast of Muharraq. Our remit covered branding, promotional and wayfinding signage, while for the Wadi Al Sail Mall, we created a comprehensive tenant guide.

Naming and branding of a stand-alone building in Dilmunia together with collateral production.



We created all of the tactical and promotional marketing for Riffa Golf Club since 1999, rebranded the destination to become Royal Golf Club and then continued with its tactical and promotional marketing focus. Subsequently we branded and helped launch the new Education City Golf Club, in Doha.



Corporate literature and branding for Royal Ambassador, part of the Kooheji Group. Below: Annual Report production for Eskan Bank promoting affordable housing developments. **We market a wide variety of destinations** - even if they're submerged. In this case we were commisioned to promote Bahrain's new underwater theme park with its sunken 747 aircraft, forming a man-made reef and a source of inspiration for those who journey below.

# Other Services: Branding and full-service solutions for retail banking and corporate clients

- Full Retail banking solutions from branding to tactical and promotional, above and below the line.
- We have conducted many high profile branding and total communications projects for retail banks across the GCC and MENA, advising on business and brand strategy, implementing the systems required and following through by providing full services in marketing and integrated communications.
- Retail banking services include network and customer segmentation strategies, cards marketing, high networth marketing, tactical and promotional marketing.
- Customer information collateral; Segment-specific marketing solutions.
- Highly experienced in credit card segmentation and marketing; customer loyalty programmes; retail network strategies; customer information collateral.
- **Branch-specific communications** include customer journey mapping; information display; signages, wayfinding and merchandising.

- High capability in signage, wayfinding and environmental design ensures that the brand is fully integrated to physical space.
- **In-depth communications audits** create clarity and inform subsequent work.
- Development of underlying brand and business strategy includes positioning statement and clearly defined vision and aspiration principles.
- Strategic HR programmes ensure that stakeholders and staff are trained and fully aware of brand and/or service values.
- Full branding and subsequent implementation for BBK, Burgan Bank Kuwait and Turkey, Commercial Bank of Qatar, Ghana Commercial Bank, Ithmaar Bank including development of branch designs, networks and customer journey.

# Other Services: Communication solutions for IPO and investment banking

- Significant **23+ year experience** of working within the financial industry, producing corporate profiles, annual reports, financial reports and investor presentation material plus branding and promotion.
- We specialise in the **time-critical production** of large-scale, legal and financial publications, such as investment fund documentation including offer memorandums; summary documents; pitch-books and more.
- Absolute integrity of typesetting and production 150 page financials with zero errors produced in as little as three days!
- Time critical **production of quarterly financial adverts** for a variety of clients. These are produced in two languages and are turned around in as little as 48 hours to meet publishing dates.
- Investment banking clients include Investcorp; Gulf Finance House; Arcapita; Arbah Capital; Asas Capital; Ibdar Bank; Gulf One Bank; MAN Investments; QInvest; NCB Capital; Capital Management House; ADIH; Al Salam Bank; First Energy Bank; Ithmaar Bank - and more.

- Experts in the development of legal documentation, investment placement material and annual reports gives us the credentials to be able to meet the demands of IPO production.
- **Building brands** for investment banks through consistent grid systems and fund delivery.
- Creating the launch documentation for virtually 100% of the IPOs that have taken place in Bahrain over the last two decades.
- **IPO Documentation** and marketing for Naseej; Nass Corporation; Zain Bahrain; Eskan REIT. (which also involved a high degree of educational marketing). Plus production for the KFH Kuwait, purchase of Ahli United Bank ordinary shares.
- Annual reports for multiple clients including Eskan Bank; QInvest; Gulf Finance House; Commercial Bank of Qatar; Ahli Bank Oman and Qatar; Burgan Bank; SICO Investment Bank; Khaleeji Commercial Bank; Bank of Baghdad; Oasis Capital Bank; International Investment Bank; GIB; BIBF and many more.



**Burgan Bank Kuwait** - Full rebranding with implementation across all customer touch points; Creation of revitalised branch network and interior / exterior design work together with customer segmentation and branch network strategy.

**BBK Bahrain** - Full rebranding with development of Brighter Banking strategy and the creation of a new banking network comprising a new 'Financial Mall' initiative that promoted relationship banking as primary and pushed old-fashioned tellers (transactional banking) to the back.

# Other Services: Sales-driven solutions for a wide variety of consumer sectors

Branding and **strategic work** for consumer products - from FMCG to fresh food, telecom products to luxury goods.

We have created full brand solutions for **three supermarkets in Bahrain** - Alosra, Al Jazira and Muntaza together with audits for Al Noor stores in Oman.

We have branded and created full marketing materials for **five healthcare practices** - Back on the Move Osteopathy, beRehab Integrated Health, HV Holistic training, Onix Fitness Centre and Health Insight nutrition and diagnostics, Harley Street, London.

Experienced in **developing brands for retail** sectors across fast foods, **franchises** and luxury goods. This includes significant restaurants, fast food franchises, health-food delis and more.

Development of customer **loyalty programmes** for mass market and high net worth sectors.

Determination of **point of sale**, **merchandising** systems and **core customer messaging** in store and external.

**Customer segmentation** strategies and experience in aligning products and brands to sector specific marketing.

**Digital transformation** initiatives in-store and branch centric covering FMCG and retail banking.

**Working with SMEs** - Full agency solution from branding to tactical and promotional, above and below the line.



As a full service brand-led firm, we develop marketing solutions that are grounded in business, yet with creative flair - through skills that are well-proven.

In addition to real estate, our work covers banking and finance - both investment and retail banking; leisure and retail; hospitality; FMCG; super-marketing and healthcare industries, and we also work for various government departments, transport and Industry.

**We launched Bahrain's new currency** (some years back) for the Central Bank of Bahrain, creating an information campaign educating consumers and trade on the finer details of the new banknotes - and their new security features.

# **THANK YOU**

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