

دیمه dimah
كابيتال capital

Corporate Profile



A message from the CEO

“At Dimah Capital, we aim to transform the landscape of real estate investment. With our dedicated team and unwavering commitment to excellence, we proudly serve as a trusted partner for investors seeking growth and prosperity. Through innovation, integrity, and personalized service, we unlock the full potential of your investments, paving the way for a future of financial success and enduring partnerships.”



Hosam N. Al Muzaiel
Vice Chairman & CEO

Dimah Capital Investment Company is one of the leading Shariah-compliant international real estate investment companies and a subsidiary of Al Imtiaz Investment Group, with a strong capital base, allowing it to enter the market with a powerful presence.



Our Values

Integrity

Dimah Capital practices the highest ethical standards of integrity. It is dedicated to upholding ethical behavior and doing what is right, even when faced with difficult or unpopular decisions. The company firmly believes that trust is the foundation of its success and is committed to building and maintaining strong relationships with clients, partners, and stakeholders based on this principle.

Transparency

The company strongly values openness and transparency in all dealings, providing clients with full visibility into all investments and investment processes. They are committed to regular and clear communication, keeping clients informed every step of the way.

Excellence

The company is committed to delivering results that exceed clients' expectations by setting high standards. Dimah invests in its human capital, processes, and technology to ensure that they are always striving for excellence in everything they do.

Accountability

Dimah Capital takes ownership of its actions and accepts responsibility of its decisions. Dimah's seasoned team uses the past experiences and knowledge to steer through the market fluctuation with an extreme sense of responsibility.

Dimah Capital corporate strategy is centered around achieving sustainable and value-added performance for clients in carefully selected areas of the global market. Dimah's team believes in taking a proactive approach to investing and continuously monitoring and analyzing market trends and global events to identify potential risks and opportunities.

Established in

2007

Capital of

37 mn KD

Exposure to

3

Continents

Currently Managing

1.1 bn USD

AUMs

as of March 2023

2007

Dimah Capital established with
KD 44mn starting capital

2012

Investment in Nine student housing properties
consist of 800 accommodations in the UK

2015

Acquisition of three Business
Hotel properties in the US

2016

Investment in four Business Hotel properties, one Senior
Housing property in the US and one retail park in the UK

2017

Investment in one Hotel property, a multiasset industrial
portfolio in the US and two significant retail properties in the UK

2018

Investment in Business Hotel property in
US and 5 Class A office buildings in the UK

2019

Merger with Al Bilad Real Estate
Company

2019

Investment into two Class A office
buildings in the US and Europe

2019

Establishment of Apex Capital Investments
Corporation US, Dimah's first Subsidiary in the US

2020

Investment in four Class A office properties in
the US and one Industrial Property in the UK

2021

Investment in one Office property and
establishment of Opportunistic fund in the US.

2022

Successful exit of
four Hotel properties

2022

Establishment of Dimah's UK arm, Apex
Capital Investment Corporation UK & Europe

2023

Reduction of capital

International Real Estate

Dimah Capital prides itself on adapting investment strategies to stay ahead of the evolving global real estate market. The company consistently identifies unique investment opportunities that deliver long-term value for its clients, ensuring that they remain satisfied with their investments.



Real Estate Advisory

Dimah Capital's investment philosophy is designed to deliver long-term value for clients by identifying undervalued investment opportunities across various asset classes using a top-down approach that combines macroeconomic analysis and fundamental research.

18

Active International
RE Funds

9

Total number of
funds exited

3-5

Years average
tenure

8%

Average ROI

CORE PLUS

The core plus model focuses on high-quality, well-leased, and well-maintained properties in prime locations that are operationally stable. These properties include office, industrial, and retail spaces. Dimah can source, close, and manage investments that can provide a fast turnaround on acquiring and selling property with attractive total returns. The company's core plus investments provide a safe and reliable investment option for its clients.



VALUE ADD

Dimah's value-add investment model involves non-core assets that have possible operational risks, which presents an opportunity to add value through a directional shift in management, leasing, and renovation. These assets are located in non-prime locations such as recovering primary markets or secondary or tertiary markets. The value-add investment model elevates lower-grade properties to neighborhood properties, increasing cash flow on low capital.

OPPORTUNISTIC

An opportunistic investment model involves greenfield lands that require capital to be developed into income-generating properties. Where the company identifies emerging market investment opportunities and capitalizes on them through greenfield properties before they become attractive to the broader market.

The opportunistic investment model provide an opportunity to develop and lease properties, targeting attractive returns.



Investments across continents

Texas
Washington
Chicago
Wisconsin
Alaska
Illinois

Florida
California
Arizona
Minnesota
Philadelphia



Amsterdam

Telford
Morecambe
Manchester
Carlisle
New Castle

Lancaster
Basildon
Hayes
Canterbury





Axalta Corporation – Office Building

Investment Date: 2020
Sector: Class "A" Office
Region: USA

Leased to one of the global company Axalta Corporation, it is a product of the core investment model.



EUV I- Ziggo Vodafone Services HQ

Investment Date: 2019
Sector: Class "A" Office
Region: Europe

A three-story, single-tenant office building located at business park Sloterdijk in Amsterdam.



USV IX CHR – Office Building

Investment Date: 2020
Sector: Class "A" Office
Region: USA

The property is occupied on NNN basis by CH Robinson, a market leader in logistics and supply chain industry.



UKV IV - ManStock

Investment Date: 2018
Sector: Class "A" Office
Region: UK

A total of five high quality headquarters office buildings in UK, the buildings are leased to some of the well-known global companies like Emirates, Hikvision etc.



General Service Administration – FBI Office

Investment Date: 2014
Sector: Class "A" Office
Region: USA

Leased to the government service administration and occupied by the FBI for 20-year lease term, Dimah successfully disposed it with 6% higher than purchase cost in 2019.



USV VII - Residence Inn by Marriott Seattle Downtown Convention Center

Investment Date: 2018
Sector: Hospitality
Region: USA

A 15-story, 302-room extend-ed-stay Residence Inn by Marriott hotel opened in 2017.



US Venture II – Hampton Inn Hotels

Investment Date: 2015
Sector: Hospitality
Region: USA

The fund consisted of three properties; Dimah disposed the fund successfully in 2022.



USV I – Embassy Suites

Investment Date: 2015
Sector: Hospitality
Region: USA

The fund consists of a 10 story, 261 rooms full-service lodging Hotel which operated under the embassy suites Hilton franchise.



UKV V – Pirelli Distribution Centre

Investment Date: 2020
Sector: Industrial
Region: UK

Strategically positioned distribution center occupied by a well-known tire manufacturer is in Carlisle UK.



USV VI Industrial Portfolio

Investment Date: 2017
Sector: Industrial
Region: USA

The portfolio consisted of 27 assets at the time of acquisition, Dimah successfully disposed 10 assets since acquisition.



Opportunistic Fund

Investment Date: 2021
Sector: Multifamily Development
Region: USA

This joint Venture in US, is a product of Dimah's Opportunistic investment model, currently being developed, the investment has already started gaining value appreciation.



UKV – I - Telford Bridge Retail Park

Investment Date: 2016
Sector: Retail
Region: United Kingdom

A commercial property located within Telford, United Kingdom, has 15 retail units and 1 cafe along with 654 parking spaces.

Apex Capital US:

APEX Capital Investments Corporation US was established in 2019 to provide clients with the opportunity to participate in a broad range of real estate investments in the United States. The company is headquartered in Philadelphia, PA, and offers clients and potential investors an alternative financial solution to stock and bonds, as it offers diversification as well as a different return profile. Apex's investments generate superior, low-volatility, absolute returns, while simultaneously maintaining strategic diversity. The company's investments include an array of different real estate property types, including office buildings, hotels, warehouses, and retail and office space.



Apex Capital UK:

APEX Capital Investments Corporation Europe is a London-based UK and European Real Estate Investment and Asset Management business. It was established to help Dimah Capital Kuwait with their UK & European Real Estate investment strategies. APEX Capital's existing UK & European investment portfolio totals c £250m, with assets covering the office, distribution, retail warehouse, and student housing sectors.



Hosam N. Al Muzaiel
Vice Chairman
Chief Executive Officer



Waleed Mohammed
Executive Vice President
Alternative Investments



Hadi Salame
Senior Vice President
Asset Management



Yousef H. Al Fadhli
Senior Vice President
Support Services



Abdullah A. Al Wohaib
Vice President
Client Relationship



Jamal Al Samad
Vice President
Compliance



Mahmoud Sobh
Vice President
Finance



Ahmed Amin
Vice President
Risk Management



Andrew Yeandle
Chief Executive Officer
APEX UK



James Gann
Head of Acquisitions
APEX UK



John Gaghan
Chief Executive Officer
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