

LIVE THE EXPERIENCE IN
RAWABI'S **SHOWROOM**



UN SECRETARY-GENERAL
VISITS RAWABI



CONSTRUCTION OF
SCHOOLS IS UNDERWAY

rawabi

NEWSLETTER

SUMMER 2012

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* Evening view of the Mediterranean coast as seen from **Rawabi's** site.



Rawabi is being developed by **Bayti** Real Estate Investment Company, jointly owned by Qatari Government-owned **Qatari Diar** and Ramallah-based **Massar** International – two companies with unsurpassed real estate development experience and extensive knowledge of regional and international markets.

Rawabi will provide more than 5,000 well-priced contemporary housing units with nine different floor plans to choose from, spread across 23 neighborhoods. The city will also include a commercial center, a business district, a hotel and convention center, public and private schools, medical facilities, mosques, and a church, as well as extensive green recreation space. **Rawabi** will initially be home to 25,000 residents, with additional residential and commercial units slated for subsequent construction phases that will ultimately serve a city with a population of 40,000.

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WELCOME TO **RAWABI**

Future residents of **Rawabi** are enjoying gorgeous weather and lots of good news! With every passing day, the dream of the first Palestinian planned city comes closer to reality, and remarkable progress on the ground is in evidence everywhere.

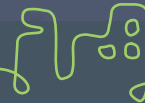
Visitors to our gorgeous new Showroom can take the new access road direct to **Rawabi**. The trip takes only a few short minutes, but the scenery is so breathtaking that you'll find yourself driving more slowly just to savor the Palestinian landscape.

Once on-site at the Showroom, a team of guides awaits, equipped with the latest virtual tools to help you select the home of your dreams. Plan to visit us this summer, and be sure to bring the kids! **Rawabi** is an experience that is not to be missed.

Ahlan wa Sahlan – everyone is welcome at **Rawabi**! We're waiting for you!



Live



Work



Grow

RAWABI ONLINE



Watch us now on **Rawabi Live** 24 hours a day, 7 days a week at www.rawabi.ps/cams.php



Rawabi's facebook page (**Rawabi: Live Work Grow**) has grown exponentially as more people learn about **Rawabi** and express support for its success. Join more than 10,000 fans to discuss the city and stay up-to-date on the latest announcements at facebook.com/RawabiCity



Watch **YouTube** videos featuring our company directors, and listen to Ilham Al Madfai's song about **Rawabi** at youtube.com/RawabiCity



Follow **Rawabi** on **Twitter** at twitter.com/RawabiCity



Panoramic view: www.rawabi.ps/panorama.php

Live the experience in **Rawabi's Showroom**



Rawabi's state-of-the-art Showroom is now open to potential homeowners. Situated on **Rawabi's** hilltop, the Showroom offers visitors a panoramic view of the Palestinian landscape, stretching as far as the eye can see. To the north, one sees Gerizim Mountain overlooking the city of Nablus, and to the west, the Mediterranean coast.

The Showroom is designed to welcome family members of all ages, including small children. Indoor and outdoor play areas will keep the young ones happily occupied while the adults explore the indoor facilities. The outdoor playground even features

a petting zoo with rabbits, chickens, and lambs to make the experience a delightful treat for young and old. Once inside, **Rawabi** will be brought to life. The Showroom offers a true-to-life walkthrough of a future neighborhood. Visitors will get a sophisticated feel for dozens of special amenities and characteristics of the community as they stroll by full-scale models of 7 distinct building typologies located throughout the city.

Every family will be able to find the home of their dreams, whether it will be a garden apartment with direct access to a lovely garden for flowerbeds, children, or pets, or an

apartment on a higher floor with a private terrace for entertaining and relaxing.

The Showroom will also feature a model of the soon-to-be-bustling City Center. visitors will be able to set in a miniature replica of the large public amphitheater which is planned for audience of 20,000. The amphitheater will be home to future cultural, educational and artistic performances. While they are setting in the amphitheater model, visitors will watch a 3-D movie about **Rawabi**.

The 3-D movie will take the spectators in a trip to **Rawabi** where

ONE STOP SHOP FOR YOUR FAMILY

Choosing a new home in **Rawabi** will be a seamless experience. **Rawabi's** guide team will record guest contact data and preferences, making the process of choosing a home easier and more efficient. Mortgage loan representatives from Palestinian banks (Islamic and commercial) and Palestine Mortgage and Housing Corporation (PMHC) will be on site working hand in hand with the **Rawabi** guide team.

Expert credit officers will offer advice and assistance to first-time **Rawabi** residents. Selected residents will have access to excellent, unprecedented borrowing rates and repayment periods reaching 25 years with down payments as little as 15% and even 10% in special cases with mortgage insurance.

Initially, the Showroom will feature apartments being built in Phase One of **Rawabi's** construction. Apartments' areas will range from 127 to 227 square meters and several larger apartment homes up to 340 square meters. The selling price depends on the features, view and characteristics of each apartment. Each apartment building offers different floor plans and living spaces.

Plan your visit to the **Rawabi** Showroom today. Demand for homes is already close to capacity for the early completion areas of Phase One. **Rawabi's** guide team is eager to meet you and help you get a head start on living the new **Rawabi** lifestyle. You are also welcome to just come and experience this historic and undertaking Showroom.

they will explore the city's facilities, buildings and town center. They will feel like they are truly live in **Rawabi** as they will see real people walk in the streets and children playing in the city's gardens.

Additionally, visitors will be able to explore actual apartment floor plans using our internally developed iPad virtual tour experience viewing neighborhood buildings and apartment details in unprecedented way. This dynamic, state-of-the-art Showroom allows visitors' imaginations to take flight, viewing combinations of available specifications for each apartment unit.



RAWABI TO RAMALLAH IN ONLY 15 MINUTES!



* Rawabi's access road.

Construction of the temporary access road to **Rawabi** is complete, significantly reducing driving time to **Rawabi**. The new road has cut drive times almost in half – you can travel from Birzeit to **Rawabi** in less than 5 minutes and from Ramallah to **Rawabi** in under 15 minutes.

En route, travelers enjoy a pleasant, peaceful drive through the scenic countryside. **Rawabi** invested significantly in the construction of the new road to ensure safety as well as enjoyment. The road is fully equipped with natural stone retaining walls, guard rails, reflective lane paint, closed circuit safety cameras and nighttime lighting.

The new temporary access road offers visitors a speedy bypass route that allows cars to access **Rawabi** directly from Highway 465. Five

kilometers have been shaved off the trip to **Rawabi** with the opening of the new road, saving more than 10 minutes in drive time in each direction and significantly increasing the enjoyment of the commute.

Not only does the new road put an end to the through-traffic that residents of Atara, a village next to **Rawabi**, patiently endured; the shorter, safer drive also reduces pollution and noise in the entire area.

Additional benefits include acceleration of the pace of construction of the new city. For the past two years, truck and car egress was timed to avoid traffic congestion and inconvenience to residents of local villages. Now, trucks can travel freely on a wider, well-paved road that avoids pedestrian areas and does not adversely impact local residents.

The new temporary road also holds the official designation as the area's first regional road ever built and financed by a Palestinian private sector company on private land. The new Palestinian road's construction was funded by Bayti, the developer of **Rawabi**. It was designed by Ziadah Consultant Architects and Engineers and built by Tarifi Construction and Reconstruction Company.

This key infrastructure enhancement will benefit not only the residents of **Rawabi** and surrounding villages, but also populations of other cities who can use the road as a shortcut for commerce and private travel from metropolitan areas in the north to points south.

Despite the fact that the road is not yet officially open to public, thousands of cars are already making use of this advantageous new route that will improve quality of life for all Palestinians in the area.

CONSTRUCTION OF THREE SCHOOLS IS UNDERWAY

Construction of the three schools that will serve the first phase of **Rawabi** residents is underway. The three schools will be ready to receive students for the 2013/2014 school year. **Rawabi**'s first co-educational primary school will serve girls and boys in grades one through four. Two single-sex intermediate/secondary schools are also under construction; one for girls grades five through twelve and another for boys grade five through twelve.

Rawabi's schools will be constructed in accordance with the standards and regulations of the Palestinian Ministries of Education and Higher Education, as well as the current global standards for educational facilities. The schools will be equipped with modern infrastructure, to facilitate

the developer's aspiration to offer the highest academic standards in Palestine in **Rawabi** schools. Students will learn and grow in an environment that not only enjoyable, but also designed for optimal educational advancement.

**The three schools
will be ready to receive
students for the 2013/2014
school year**

All three schools are conveniently located within a walking distance of **Rawabi**'s six neighborhoods in keeping with the city's goal to encourage a pedestrian-friendly community. The schools' central location enables working

parents to drop school children off each morning on foot, and for older children to walk safely on the city's sidewalks to school each day. The emphasis on "walkability", (a popular benchmark commonly used in the developed world to identify communities where dependence on automobiles is reduced) ensures that **Rawabi** will be a family-friendly city with lower levels of noise and air pollution.

The masterplan of **Rawabi** dedicates more than 35,000 meters of public space to the construction of eight public schools in addition to several private schools. Every school facility will include off-street parking, safe and easy foot access and plenty of green space for playing fields and recreational activities.

* Artistic 3D visualisation of **Rawabi**'s 3 schools being built now for the school year 2013/2014.





UN Secretary-General BAN KI-MOON VISITS RAWABI

The United Nations Secretary-General Ban Ki-Moon praised the development of **Rawabi** as it represented tangible progress on the ground in support of Palestine's state-building efforts. The visit of Ban Ki-Moon to **Rawabi** was part of his official visit to Palestine earlier this year.

The Secretary-General visited **Rawabi** with a delegation from the United Nations and officials from the Palestinian Authority led by Dr.

Saeb Erekat, Chief Negotiator for the Palestine Liberation Organization and Riyad Mansour, the Palestinian Ambassador to the United Nations. Bashar Masri met the delegation, briefed them about the project progress and took them in a tour that highlighted the city's opportunities and its challenges.

Ban Ki-Moon complemented the city's green initiatives, stating,

"As Secretary-General of the United Nations, I ask Mr. Masri and the developers and contractors that this city should be built in a sustainable way. Sustainable development is a top priority for the United Nations and will remain so for the coming many years. Rawabi and cities like it should provide excellent sanitation, must be eco-friendly and should provide a decent life to all inhabitants here."

Minister of Local Government to Support a New Rawabi Municipality

Dr. Khalid F. Qawasmi, Minister of Local Government visited **Rawabi** with a senior delegation of minister officials to assess the progress being made on construction of **Rawabi**. The Palestinian Ministry of Local Government (MoLG) is responsible for critical oversight, coordination and liaison activities with the city's developer. Periodic visits are made to ensure that as the city is built, it remains in full compliance with the Masterplan approved by the MoLG in 2010.

Dr. Qawasmi commended the impressive strides the developer has made since the approval of the

temporary access road. The local job generation impact was clearly visible as the site tour was conducted, and the delegation lauded the water conservation and pollution mitigation measures evident at all stages of the construction process.

At the conclusion of the visit, Dr. Qawasmi confirmed that he will recommend approval for the proposed boundaries of the new **Rawabi** municipality. **Rawabi's** designation as a new Palestinian municipality will be a significant milestone in its continued forward progress.



Palestinian Minister of Environment Praises Rawabi

Rawabi's pioneering efforts to reduce the environmental impact of massive-scale construction received high praise during a special visit to the site of the city by Palestine's Minister of Environment Affairs, Dr. Yousef Atallah Abu Safieh.

Rawabi's continuing efforts to mitigate the environmental impact of large-scale construction received high praise from Dr. Abu Safieh during his visit to the city.

Dr. Abu Safieh confirmed the approval of the Environmental Impact Assessment (EIA) for the temporary waste water treatment facility. He emphasized that the level of treatment under consideration by **Rawabi** is sufficient to ensure that the excess of the treachery treated water discharged does not affect the



aquifer. He expressed his satisfaction with this result.

"Rawabi uses local products and follows the highest international and local environmental standards, especially concerning natural resource conservation" he said. "What's being done in Rawabi is socially and economically responsible; no doubt it's one of the Palestinian state's pillars."

Dr. Abu Safieh received a close-up look at various practices and technologies **Rawabi** is employing to recycle and repurpose materials traditionally considered construction waste. Also, he was briefed on longer-term sustainability measures planned for **Rawabi**, including a permanent regional wastewater treatment facility that will service all **Rawabi** residents, as well as their neighbors in nearby villages.

Palestine's Gold... Rawabi's Stone

a Palestine's Gold

With the discovery of ample limestone deposits directly under the construction site, one of the greatest "recycling" projects in the history of Palestine was launched – excavation of the vast blocks of stone that lie just under the surface to build a new city. In this respect, **Rawabi** is being built much as ancient cities were built in the region; with stone hewn from the adjacent ground.

Rawabi's limestone is native to the Birzeit region of Palestine. Strong, durable, versatile and aesthetically beautiful, the stone is well suited for use in construction.

Rawabi's Stone Cutting Factory

The discovery of **Rawabi's** treasure trove of limestone led to another important achievement – the design and construction of **Rawabi's** own

stone-cutting factory. Engineered according to the standards of fine Italian stone industry, and using specially imported equipment from Italy's renowned stone machinists, Barasanti, **Rawabi's** stone-cutting factory is fully operational and supplying 100% of the needs of the new city.

Massive stone blocks are leveled to create flat, stable surfaces on which to build **Rawabi's** buildings. The heavy boulders are carted a half-kilometer downhill to the on-site factory, which operates at full capacity to keep abreast of the rapid pace of construction. Its block cutters, splitters and polishers can produce 750 square meters of stone on daily bases. **Rawabi** has 3,000 square meters of stone cut and ready for use.

The Journey of a Stone

The process begins with cutting stone from the earth. Each stone is tagged and its distinct number is entered into a log. The stone is moved by crane to a block-cutter.

Once the stone is cut, it is passed through to the small cutting machine. In order to double production, the stone moves to the horizontal splitter. Once split, the pieces are transferred to expert stone masons for chiseling and finishing, the push hammer or to the polisher. **Rawabi's** stone workers, using sophisticated tools and machines, create a range of finishes from silky-smooth to matte finish to a rough, natural texture. Excess stone, shavings and chips are recycled into the base for roads and as aggregate for cement.

A Boon to the Palestinian Economy

Rawabi's service and production manager emphasizes that the success of the stone-cutting factory is a combination of superior machinery,



expert local stone cutting skills and world-class, hands-on factory management.

"As a micro-industry, Rawabi's stone-cutting factory has a unique competitive advantage. Right now, the factory works 3 shifts per day, 6 days a week. Fridays are

dedicated to machine maintenance. As our capacity and experience expand, Rawabi's stone-cutting factory is positioned to become a real presence in the region, with potential to make a significant contribution to the national economy, and to strengthen Palestine as an exporter of finished stone in the global market."





Work

INTEREST IS HIGH FROM PALESTINIAN COMPANIES...

MORE INTERNATIONAL INTEREST SOUGHT

Rawabi's executive team is engaged in high level economic liaison efforts in countries around the world to stimulate new business and offshore opportunities interest in **Rawabi's** City Center. Creating new permanent job opportunities for Palestinians in **Rawabi** is essential for the city's long-term sustainability. Residents must be able to not only live in the new city, but must also find fulfilling careers and an enabling business environment. "Work" is the central pillar of the philosophy that underpins the city's development: Live, Work and Grow.

Rawabi's commercial development team is actively engaging potential anchor industries and businesses to locate in the city center, and receiving applications from local start-ups and new business concerns. Hundreds of entrepreneurs have expressed interest and are participating in the assessment and screening process. The voluntary assessment process helps the developer to predict infrastructure needs and assists with planning and zoning activities.



A visit to RUSSIA

In an effort to jumpstart economic relationships with global partners and create new jobs within the city of **Rawabi**, Chairman of Massar International and the visionary behind **Rawabi** Bashar Masri visited the Chuvash Republic in Russia.

Masri toured some of Russia's largest industrial facilities including a solar battery company, manufacturers of tractors, bulldozers and heavy earth-moving equipment and enterprises for the machining of advanced electrical equipment. He also visited the prestigious and world-renowned Fyodorov Hospital of Ophthalmology.

During his visit, Masri met with His Excellency Mikhail Vasilyevich Ignatyev, President of the Chuvash Republic. The meeting was facilitated by Palestine's Ambassador to the Russian Federation, Dr. Faed Mustafa.

Masri also met Alexei Tpkov, Chuvashia's Minister of Economic, Industrial and Trade Development, and a number of senior officials representing Chuvashia's economic policy institutions. The meeting explored possibilities for future commercial and investment cooperation between the two countries.

Spreading **Rawabi's** Message to Global Economic Leaders

The rapid evolution taking place at **Rawabi** continues to attract the attention of economic leaders across the globe. Massar International Chairman Bashar Masri recently addressed the U.S. Chamber of Commerce Business Roundtable in Washington DC, a high-level event attended by government officials and non-profit and private sector executives from all over the United States.

During the discussion, Masri shared his vision of **Rawabi** as a catalyst for long-term economic growth in Palestine. The Roundtable participants spoke at length about Masri's strategy for the creation of new, permanent jobs for the residents of **Rawabi** as well as for the hundreds of Palestinian companies that are working to build the new city.



US Government Agency OPIC Participates in Siraj Palestine Fund

Massar International Chairman and Siraj General Partner Bashar Masri signed an agreement with Overseas Private Investment Corporation (OPIC) Chairman and Chief Executive Officer Elizabeth Littlefield that provides \$30 million in financing to Siraj Palestine Fund 1 (Siraj), the first private equity fund designed to invest in companies operating in Palestine.

Siraj was established alongside **Rawabi** to better position well-qualified local companies to supply raw materials, finished products and services to the largest private sector

undertaking in Palestinian history. The fund will inject much-needed capital into small and medium businesses (SMEs) operating in Palestine.

The fund's second and final closing brought in a total of \$90 million with significant contributions from Palestinian, Arab and other international investors. Siraj has already concluded 8 investment agreements with local companies, and is exploring opportunities with dozens of new enterprise applicants.

RAWABI

Hand in hand with the community

As part of our efforts to promote Palestinian heritage and talents, and to strengthen the social bonds among the Palestinian people **Rawabi** recently sponsored different events.



Al-Bireh Festival

The festival was enjoyed by thousands of men and women and children of all ages, and all took part in the festival's wide array of exciting events and activities. Highlights included a number of Palestinian youth orchestras and musical ensembles, who impressed and delighted the participants with their talent and enthusiasm.

The Al-Bireh festival embraces all citizens from all walks of life, from local neighborhoods to those visiting from countries abroad. The event celebrates the city's Palestinian heritage, unique traditions and folklore.

Her Excellency Leila Ghannam, Governor of Ramallah and Al-Bireh, inaugurated the opening festivities together with The Honorable Hussein Al Sheikh, Minister of Civil Affairs and Samih Al-Abed President of Al Bireh Youth Foundation

Direct the Global Spotlight on Palestinian Creative Talents

The Palestinian Cinema Arts Association and in cooperation with the Ministry of Information organized a two-day workshop to discuss and explore potential investment

opportunities in the Palestinian drama production.

Palestinian and Arab artists, directors and producers all participated in the workshop, together with representatives of the Palestinian private sector. The workshop aimed to jumpstart dialogue on strategy to promote Palestinian drama as well as to explore innovative strategy to direct the global spotlight on Palestinian creative talents.

FAWANEES RAMDAN

The week-long festival featured musical and comedic performances inspired by Palestinian life, as well as a beautiful exhibition of local artisan craftworks. It's a celebration of both past and present with a unique focus on Palestinian melody and song.



The festival showcased Palestinian dancers and singers from all over Palestine, who engaged the crowds with their spirited and inspiring performances.

Bashar Masri, the visionary behind **Rawabi** city which served as a main sponsor of the workshop to underscore his support of this growing new field. Masri said, "The arts are a vital and vibrant economic sector, and one which remains largely untapped here. Through this workshop, we are highlighting the richness of opportunity that awaits forward-looking investors, both in Palestine and from the Arab world".

Go Palestine!

Go Palestine is a Ramallah Friends School –sponsored summer experience for Palestinian Diaspora youth and friends aged 14 to 17. The camp immerses participants in an action-packed three week adventure rich with Palestinian culture and tradition, physical activity and in-

depth educational experiences.

Sa'ed Atshan, a 2002 Friends School graduate, Harvard Ph.D. candidate and faculty member at Tufts University, is the driving force behind Go Palestine. His program brings ancient and

modern Palestinian history to life and works to illustrate the profound and diverse impacts of Israeli occupation. Students return home educated, empowered and well-equipped to advocate for Palestinian self-determination across the world.

BIRZEIT UNIVERSITY'S

INTERNATIONAL SUMMER YOUTH CAMP

This program is designed to promote volunteerism and community action among young adults. Nearly 100 young people from Palestine and around the world joined together to participate in this exciting forum.

The program included tours of cities, villages and camps and allowed participants to serve as volunteers working towards a common goal on a wide range of community projects.



AJOUL Gets a New 3-Story Multi-Purpose Center

The head of the Ajoul Village Council, Wael Bawatneh expressed gratitude for the continued support and assistant Ajoul receives from **Rawabi**. The most recent cooperation between Ajoul and **Rawabi** was the contribution of all the needed ready mixed concert from **Rawabi's** plant to build a new multi-purpose center in the heart of Ajoul. The multipurpose building includes a day-care center for children, a medical clinic and a large hall for weddings and other civic events.

Rawabi Visitors



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1. Major General Ziad Hab El-Reeh,
Head of Preventive Security.
2. Businessmen: Sabih Masri, Ammar Aker,
Farouk Toukan and Samir Zraiq.

3. Major General Tawfiq Al Tirawi,
Fateh Central Committee Member.
4. Alan Franken,
US Senator, Minnesota.

5. British Ambassador Mathew Gould
and Consul General Vincent Fean.

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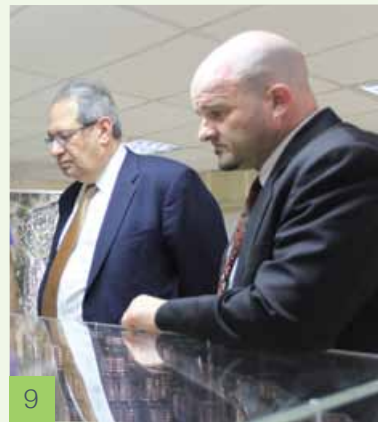
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6. Dr. Hanan Ashrawi,
PLO Executive Committee Member.

7. Michael Alan Ratney,
US Consul General

8. Ahmad Qurei,
PLO Executive Committee Member.

9. CEO of AMIDEAST Theodore Kattouf
and Country Director Steven Keller.

10. Liz Mohn,
Bertelsmann Foundation.

11. Young Presidents' Organization (YPO)
New England Chapter.

Rawabi Visitors



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12. Major General Nidal Abu Dukhan,
Commander of National Security Forces.

13. Chris Greenshields,
Canada's Representative to the Palestinian
Authority.

14. Italian Council General Giampaolo Cantini and
Hanna Pappalardo.

15. Fateh Revolutionary Council Members,
Amin Maqboul, Dimitri Dilliani, Hassan Shtaiwi
and Ziad Abu Ein.

16. Jassim Salim,
International Development Executive Manager
at Qatar Charity.

17. A group of Jordanian Artists: Nabil Shomali,
Zuhair Nubani, Nadera Emran, Riad Seif
and Ahmad Qwariq.



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18. PLC and Fatah Central Committee Member Azzam Al Ahmad and PLC members Jamal Abu Alrob, Muheeb Awwad, Radwan Al-Akhras.

19. Abbas Zaki, Fateh Central Committee

Member.

20. PLO Executive Committee Taysir Khalid and Deputy General Manger of the National Office Dr. Hassan Ayoub.

21. Fatah's Central Committee Member Othman Abu Gharbiyeh, Younis Amouri, and Ayman

Shaarawi.

22. Brigadier Rashid Hamdan, Assistant Director General of Palestinian Police for Administrative Affairs and Lieutenant Abdullatif Qaddumi, Director General, Ramallah and Bireh Police.

23. Students Delegation from Stanford University.

Rawabi Visitors



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24. Dr. Nabeel Sha'ath,
Fateh's Central Committee.

25. Palestinian contractors at Rawabi.

26. Former Minister of Transportation and Member
of Fatah Revolutionary Council Dr. Sa'di Al
Krounz.

27. Minister of Culture Siham Barghuthi, Director
of International Relations department Muawia
Tahboub and Manal Zraiq.

28. Journalists And Intellectuals from the
Jerusalem Press Club.

29. James Wolfenshon,
The Former President of The World Bank Group.

30. Yasser Abed-Rabbo,
Secretary General of the PLO Executive
Committee.



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31. Mahmoud Al-Aloul,
Fateh Central Committee.

32. Minister President Kris Peeters
Government of Flanders (Belgium).

33. Head of the Palestinian Water Authority Dr.
Shaddad Attili, General Manager of Projects
Unit Jihad Bashir, and General Manager
of West Bank Water Department, Khalil
Ghibaish

34. Majdi Al-Khalidi,
Advisor for Diplomatic Affairs and
International Relation.

35. Secretary General of The Prime Minister, Dr.
Naem Abu Al Hommos and Prime Minister's
Office Staff.