

BUSINESS PROFILE

M GROUP – A GLOBAL INVESTMENTS GATEWAY

GCC / MENA REGION 2022



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M Group Profile



We aim to be a leading company with the best – in – class real estate / trading investments, and diversified into distinguished local and international portfolio.

Our quest is to maximize returns and build sustainable growth that is based on long – term planning by specializing in the real estate sector, as a core activity, and diversifying into other local and international investments, while adhering to high standards, and social Responsibilities.

M Group is a leading investment management company in the MENA region with diverse business interests. It is aimed at building sustainable investments and real estate development / management that comply with global Standards, and adhere to social responsibility.

Tracing its roots from the reputable governing Board Members for their three decades old tradition of excellence, M Group is the fruit of years of diligent work, dedication and uncompromising professional standards.

Currently, M Group specializes in major sectors such as real estate, general trading, industrial and financial investments - which are covered by its below subsidiaries



UAE

1. M Investments Group
2. Meerab properties
3. Meerab Facilities Management
4. Meerab Holiday Homes
5. ASJ Business Centre
6. AGT General Trading



Pakistan

1. M.M Ellahi Impex
2. M.M Ellahi Traders
3. M/s M.M Construction
4. M/s Ali & Omer Trading Co.
5. Trans Fast Logistics

Distinguished for the most lucrative, innovative and beneficial projects in the region, **M Group** looks forward to a brighter future as it continues to expand its operations and diversify its portfolio.

- **M Group** was founded in 2013, and has grown steadily over the past decade to become a leading player in the Global Real Estate & Business Management.
- An innovation driven business model, which has delivered strong double-digit revenue/profitability growth since inception;
- M Group is known for the most lucrative, productive and favorable investment / trading projects across the globe
- M Group has become one of the trusted name offering quality services, striving always to serve and improve the returns on investments for business partners, stakeholders & Investors.

27 Serviced Countries across Globe

11 Commercial Companies

6 Regional / International Offices

6 Warehouses / Business Centres 200k+ Sq. Ft.

4 Buildings under management (300 units)

1 Global Trading Company



200 + Employees

5300 + Units under Management

500 M AED + Annual processed revenue



Strategic key value creation roadmap



M today

- Leading diversified setup in Gulf, Asian and CIS Region
- Platform spread with 5 current offices and 300+ employees
- Leading Service provider for RE Management and Investment solutions
- Business spread in 25 countries across the Globe



Roll-out FUND

- 2022 - Rolling out professionally managed Private Fund for investors
- Increasing shift towards higher margin Trading, TECH (AI & AR) specialist opportunities for business partners.



Operational efficiency and operational leverage

- Expand centralisation of back-office functions with Head Office setup in Dubai .
- Benefit from economies of scale
- Further diversification of portfolio to minimize risks



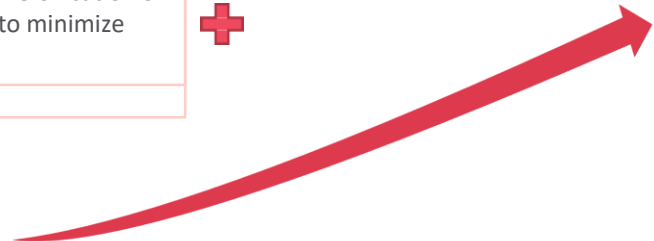
Expanding network across GCC and MENA

- Focus on building and integrating footprint across UAE, KSA and other GCC countries
- Expand beyond GCC by exploring opportunities across the Globe

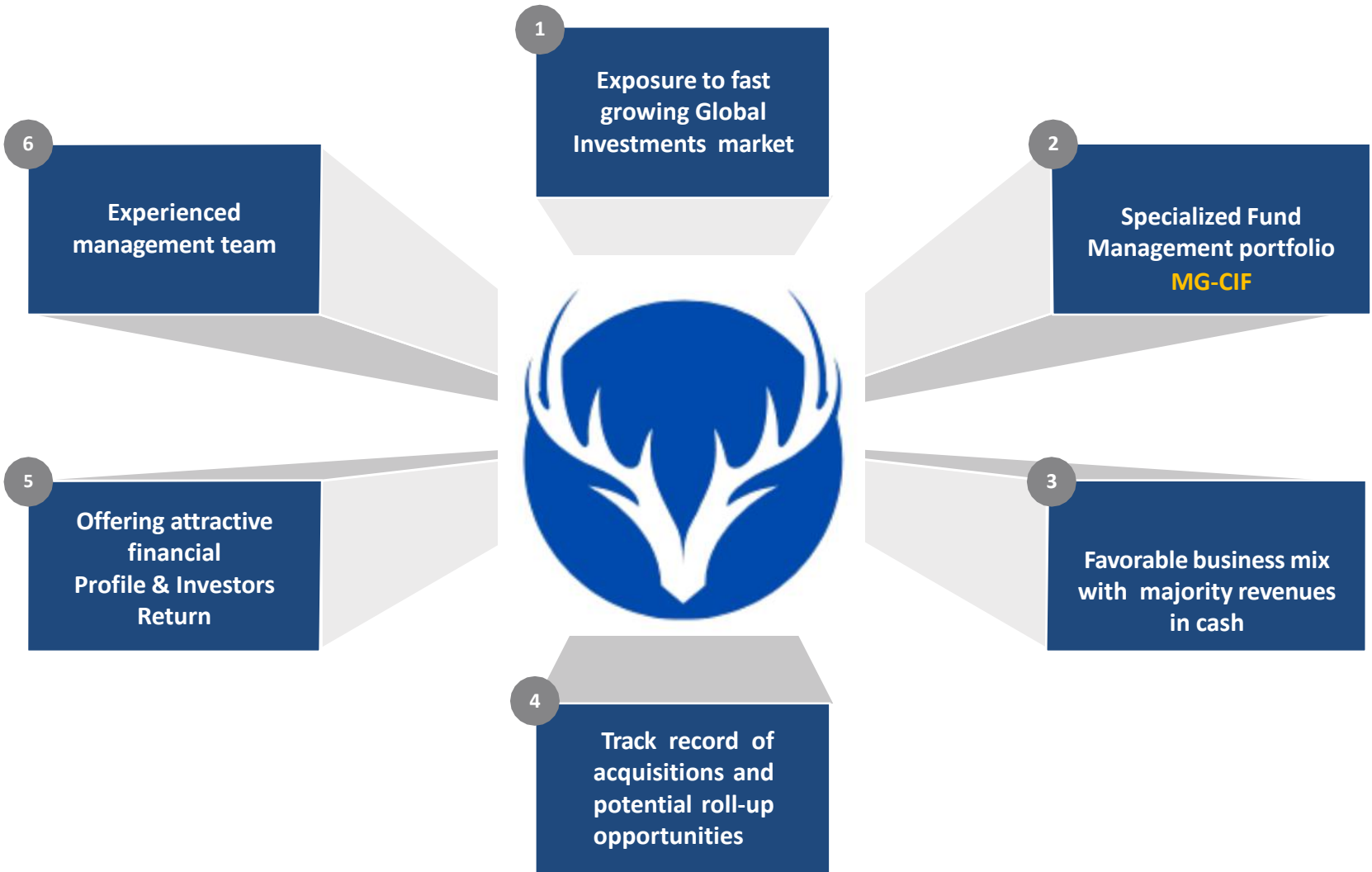


Delivering the continuum of Investments model

- Allows for retention of portfolios within M diversified Investment sectors.



- Strategic Investments.
- Minimal risk factors.
- High potential revenues.
- Present and future market demands.



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Key Investment Highlights

M Group



COMPOSITE INVESTMENT FUND - CIF



The M Group COMPOSITE INVESTMENT FUND (the “Fund”) is an in-house best practice compliant investment that aims to achieve high-yielding business income and medium to long term capital growth by investing in a diversified portfolio managed by M Group.

The Fund focus predominantly on Real Estate , F&B and Hospitality, General Trading and TECH (AI & AR) sectors throughout the UAE, whilst retaining the flexibility to invest in markets outside of the UAE. The Fund retains some liquidity by maintaining an element of the portfolio in cash or cash equivalent investments. The Fund also considers exposure to Retail Trade in order to manage any excess liquidity whilst aiming to maintain Optimal level returns.



M Group COMPOSITE INVESTMENT FUND

GROWTH & STABLE INCOME FUND

F&B AND RETAIL

- Franchise & Brand Management

• Gross Yield **7-12%** * Expected

REAL ESTATE FUND

Development & Brokerage

- 3 Years cycle business fund (5 Years Cycle)

• Gross Yield **8-14%** * Expected

TECHNOLOGY / TRADING FUND

AI | AR | Wholesale

- Open ended fund (Multiple 3X – 8X)

• Gross Yield **10-17%** * Expected

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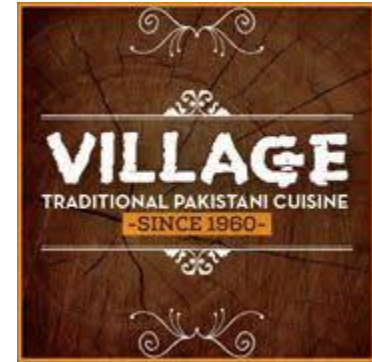
M Group Portfolio



M Group continues to flourish by investing in creative, practical and modern investments, and strategic partnerships while adhering to regional cultural values.

Enjoying a solid reputation, M Group is operating from its base in the UAE and offices across the globe, in addition to a huge number of contributions and various investments all over the world.

F&B Portfolio



Flavored to Excite



Warehouses



Residential Towers



Labour Camps



Exclusive Plots / Land





5 STAR LUXURY PROJECT DEVELOPMENT

DHA PHASE 6, K BLOCK – 171 KANALS – 90K + Sq. Meters – LAHORE PAKISTAN

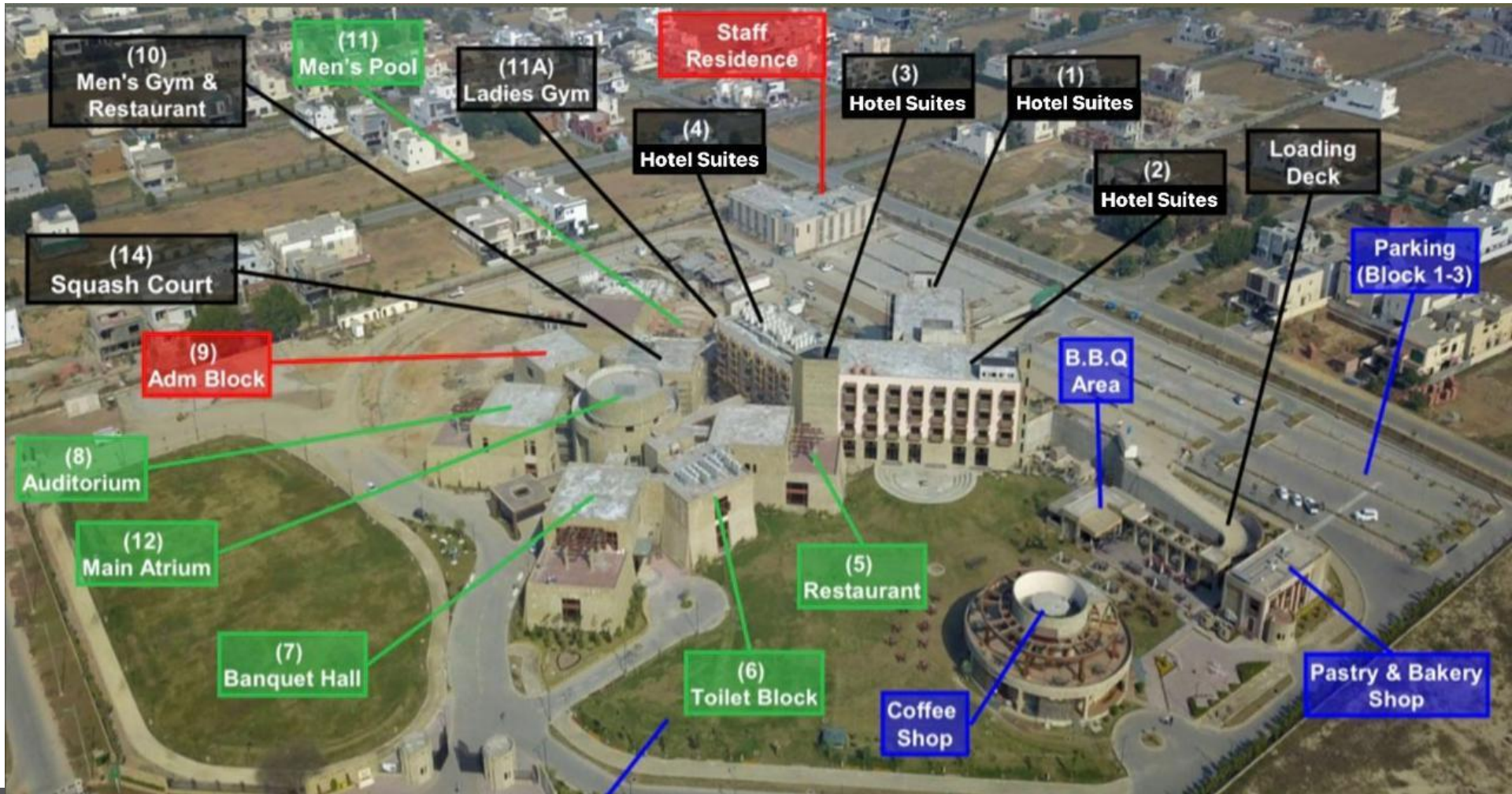
HOTEL

BOUTIQUE



CLUB

DHA REVELATION



Real Estate Investment Associates



CITI HOUSING
THE GOLD STANDARD LIVING



BAHRIA TOWN

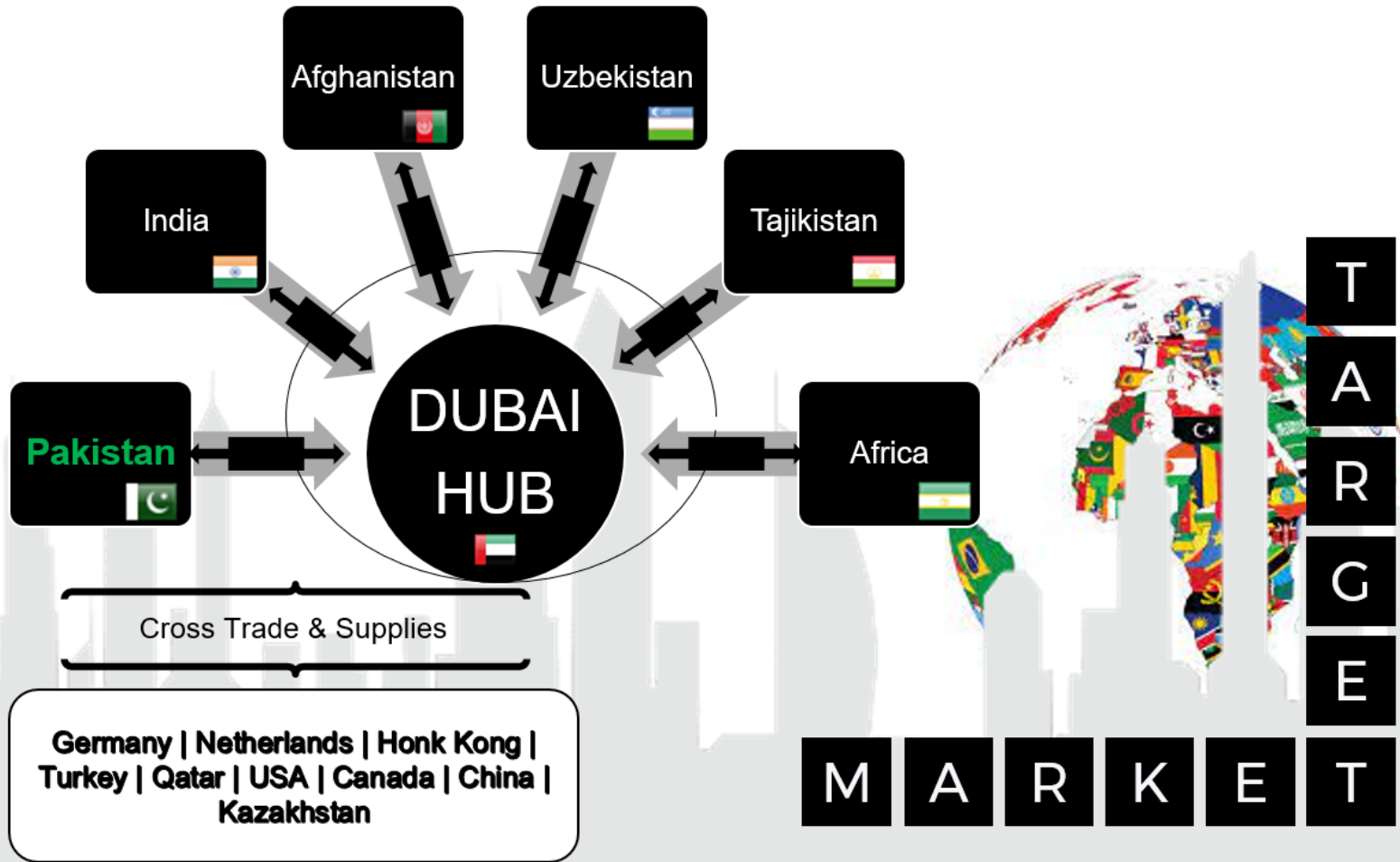


NAKHEEL

DAMAC

LIVE THE LUXURY





11+

Companies
Multinational
Operation

100,000 +

Containers supplied
across the globe

1,350 +

Happy Customers

25 +

Operational Countries

LucrorBrands

Lucror represents Gartner, Forbes or Forrester rated Ai brands and the best of outsourcing and F&B brands.

Power of the Brand; which is ready to power the business world, **Roaring entrepreneurs;** who are willing to conquer and **gifted individuals;** to reveal their unique talent to the Universe. Many of the Lucror brands are WORLD NO1, NO2 & NO3.



A WORLD OF OPPORTUNITIES

299⁺

Team have worked with many international brands.

49⁺

Represents BIG Ai, Outsourcing and F&B brands

1⁺

GOAL : Intelligence 4 Business 4 Growth

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M Group

MANAGING BOARD



M Group highly productive performance is attributed to its progressive work model, taking in only the very best and highly qualified people to assume the major positions, minus the need for a huge crew, such cost-effective setup enables the management to fully focus on the company's mission and maintain its commitment of fulfilling its promises to its clients.

M Group has developed strategic partnerships with an established network of local and international alliances for most of its technical and marketing needs. The company enjoys constant consultancy support from industry experts, in the fields of management and strategy, specialized engineering, sales and marketing, public relations and information technology.



Chairman



Serving on Board for

- Meerab Properties
- Meerab Facilities Management LLC
- A G T General Trading LLC
- A S J Business Center

Pervaiz Iqbal Shahid journey to become the Chairman initiated in November 2013, having entrepreneurship skills and utmost dedication, it was a challenging task to take the first step and mold the company into a **functional organization**. He always carried a vision to shine in Dubai's vibrant real estate sector, worked tirelessly and consistently over the years to grow, strengthen and make his company's presence noticeable in Dubai's flamboyant real estate market.

Mr. Pervaiz always **accept marginal risk factors** offering opportunities to hold significant share between the competitors that helped expand company's operations and presence in the market. His work algorithm, commitment and installed **competent team** assured Meerab Properties to expand and stand tall as a known brokerage and investment entity in residential, commercial, off-plan properties and in multiple ventures adding value to company's growth.

His strong belief is to always approach to **challenging tasks** and find measures **out of the box** to distinguish his enterprise from competitors. His qualification as Graduate in Business Administration & Commerce and holding DREI Certification extends him a strong base to continue this journey with much larger opportunities on hand that shall ensure his visionary foot prints to expand further locally and globally.



Director & CFO



Serving on Board for

- ARY Group of Companies
- City Housing
- Al Khaja Group
- Stratton Syndicate
- COTHM – College of Tourism & Hotel Management
- LUCROR USA
- AF Capital ME
- A G T General Trading LLC

Abid Yousaf carries over three decades of experience in Management covering areas of corporate strategy formulation, financial management, projects feasibility study, budgeting and business development, as well as product design, distribution, public relations, and human resources. Throughout his career, he developed businesses, grown market share, and improved operations. His key accomplishments include:

- Developing **long-term business partnerships** and forging **strategic global alliances**.
- Brand ambassador, public advocate, and **expert franchise contract negotiator**.
- Leadership in **financial management**, accounting controls, **reporting and budgeting**.
- In-depth knowledge of current **market trends**, regulations and cultural aspects of served regions.
- Building and retaining large numbers of high-performing staff, and **fostering positive work environment**.

As a Senior Expert on various dimensions of Financial Management, he has been responsible for providing visionary leadership to numerous high-budget projects with International Organizations. Over the past years, his hands-on ability to work with government and the private sector resulted in numerous successful partnerships and in expanding top investment groups globally.

Being qualified as an ACA, FLMI, ACS and being a U.A.E. resident for more than two decades having worked for almost all parts of MENA and Pakistan, he is aware of the cultural intricacies and sensitivities and ready to take up a challenging role to establish innovative ideas to accomplish the raison d'être new intervention areas for future focus of businesses in UAE particularly M GROUP.



Syed F. Hassan, CPA, CA; FCA Highly skilled finance professional with proved track record; with over 30 years' multi-sector experience including but not restricted to: property development & construction, Technology & ICT, manufacturing, and business information

Business sector experience

- Property development
- Manufacturing
- Information & communication Technology (ICT)
- Business information (Reuters)
- Audit (PWC & Deloitte)

Finance advisory & Fund Raising

- Debt Raising and Refinancing
- Accessing new debt markets
- Arranging working capital facilities with existing and new lenders
- Renegotiating and refinancing existing facilities.
- Debt Restructuring Advisory

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M Group

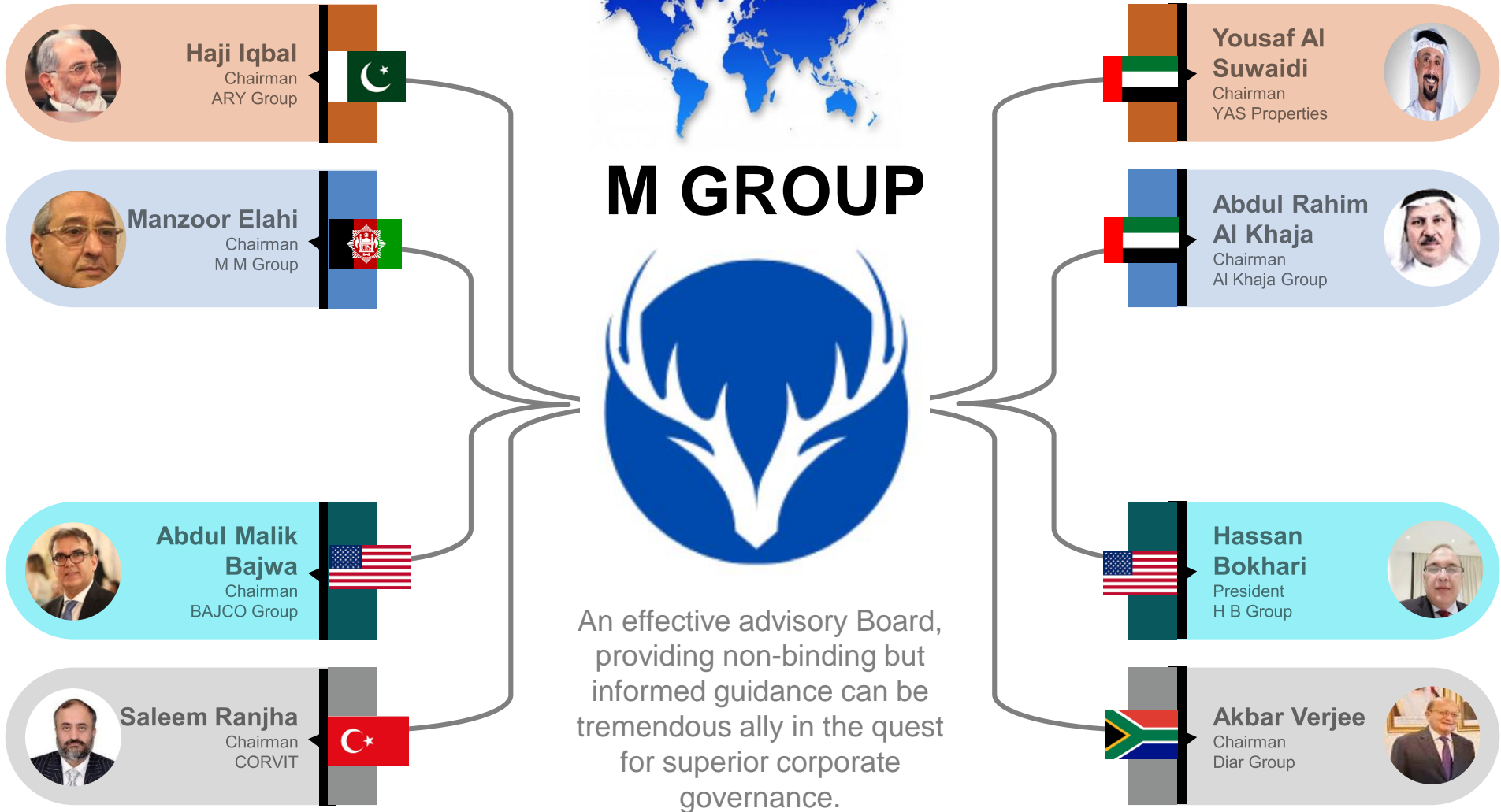
ADVISORY BOARD



In today's competitive open world, a global reach is a must.

You need a mentor that you can rely on, an advisor that can be asset and adds value to your business.

We all do better when we work together & invest in our future



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Thank You

Lets Join Hands



Invent Tomorrow

