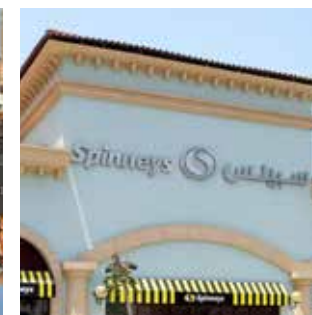




The Pearl-Qatar

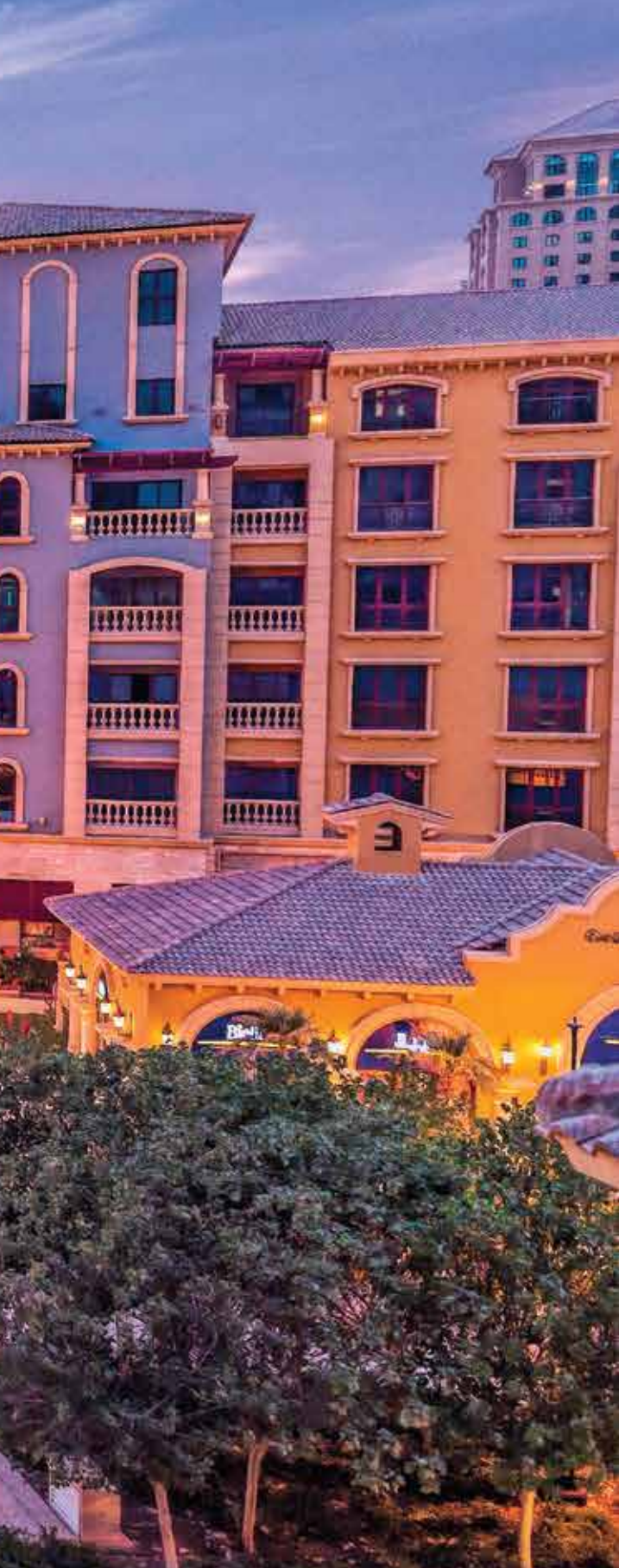
Qatar's destination of choice



An aerial view of The Pearl-Qatar development at dusk. The image shows a large, multi-story residential and commercial complex with a mix of blue, white, and beige facades. The architecture features arched windows and balconies. In the foreground, there is a large, ornate fountain with multiple tiers and water jets, illuminated with blue and green lights. The fountain is surrounded by a paved plaza with palm trees and benches. In the background, a long, low building with a central archway serves as a focal point. The sky is a mix of orange, pink, and blue, indicating the time is either sunset or sunrise. The overall scene is well-lit, with streetlights and building lights contributing to the vibrant atmosphere.

Discover The Pearl-Qatar

A brilliant island off the coast of Qatar with a unique residential, shopping, hospitality and entertainment experience. It offers a comprehensive mix of fine and casual dining, cafés, fashion, life-style boutiques, sports, and more.



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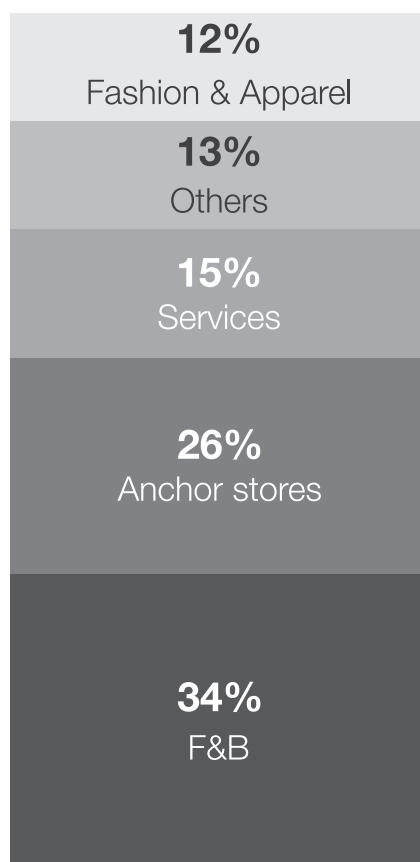
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www.thepearlqatar.com

01 Retail at The Pearl-Qatar

A brilliant opportunity for retailers

The Pearl is the destination of choice for retail in Qatar, helping businesses generate significant and sustained returns and brand equity. The Pearl-Qatar offers a unique mix of luxury fashion, life-style boutiques, gourmet and casual food and beverage outlets, and various retail shops.

Diversified Tenant Mix



70%
Retail
Occupancy

115,000
Sqm. Of Leased
Retail Space

750
Retail
Outlets

400
Operational International
Brands

69%
Residential
Occupancy

8,200
Residential
Units

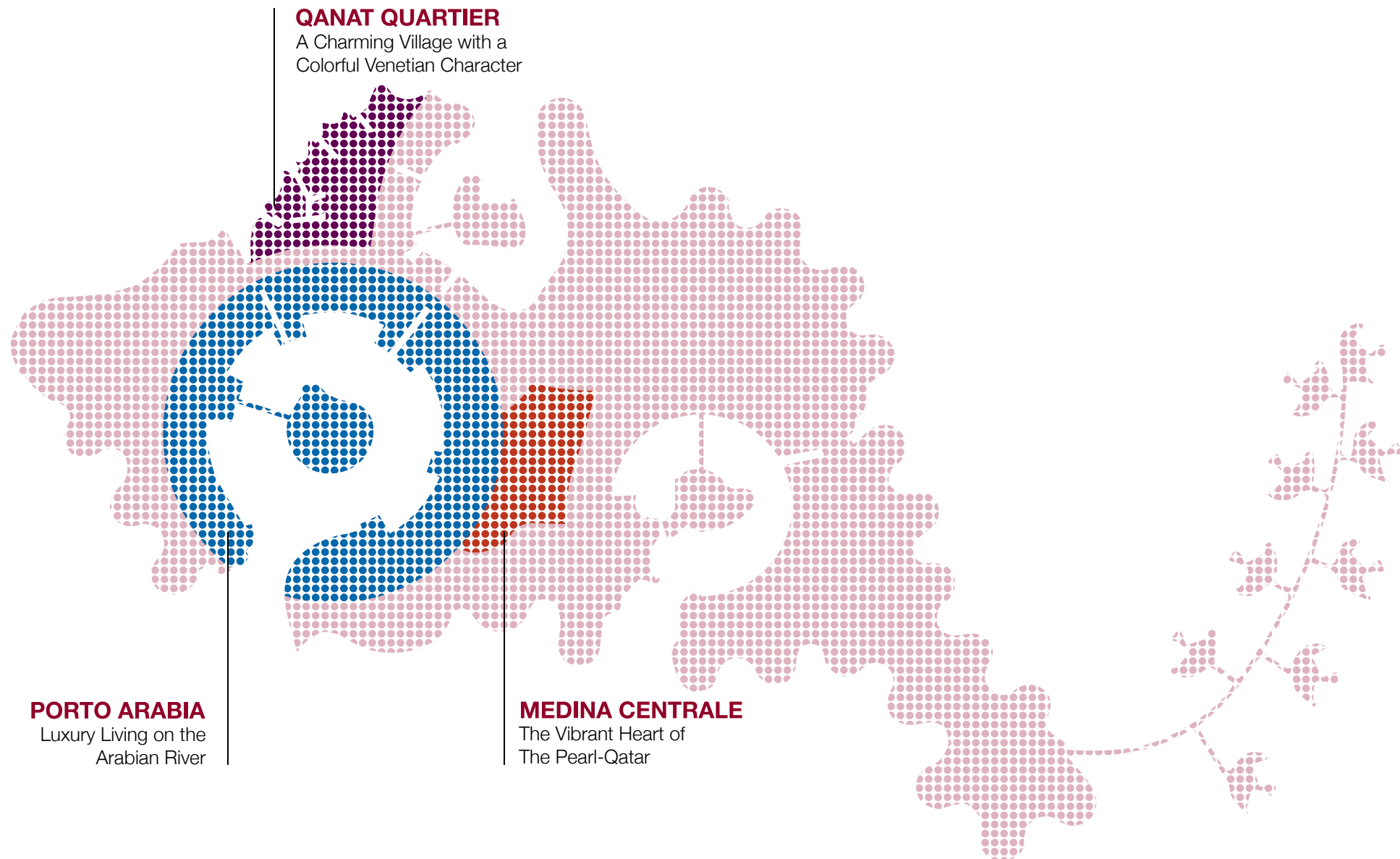
14,000
Residents

32,000
Vehicles Entering
The Pearl-Qatar Daily

2X
Traffic and Population
Increase In 4 Years

Island Layout

Three key retail areas



02

What our partners say...

UDC provides tenants with tailored and strong support services to bring them to full potential, establishing mutually beneficial long-lasting partnerships.

“Our experience with The Pearl has been nothing but exceptional. We have been shown professionalism and have had great support throughout the whole process. It is a true privilege to operate at The Pearl as it is a strategic gateway to dynamic opportunities allowing us to provide our customers with an entertaining and exciting way of life.”

Country Manager, Major International F&B Consortium



“The Pearl offers retailers & patrons alike a unique shopping experience. Customer satisfaction has increased exponentially with a great offer and balance between retail & dining.”

Director, Leading Business Conglomerate

“UDC team has been a great support for our group from day one and this is the reason why we reinvested into another outlet in the Pearl island. We are currently looking for new opportunities to further develop with UDC!”

Director, Major F&B Consortium



Luxury Living on the Arabian Riviera

With a wealth of popular international brands, a broad range of F&B options and a planned five-star hotel & resort, Porto Arabia is a complete upscale living, leisure and recreational destination. Climate controlled pedestrian malls and open-air arcades with access to customer drop-off points, provide a unique mix of outdoor and indoor retail areas.

The precinct offers customer friendly services such as five-star concierge services, valet parking facilities, water taxi drop-off and golf cart transportation.

3.6

km Water Front
Promenade

850

Berth Marina

95,000

Sqm. Of Retail
Area

31

Mediterranean Style
Towers

3,500

Retail Parking
Spaces

4,600

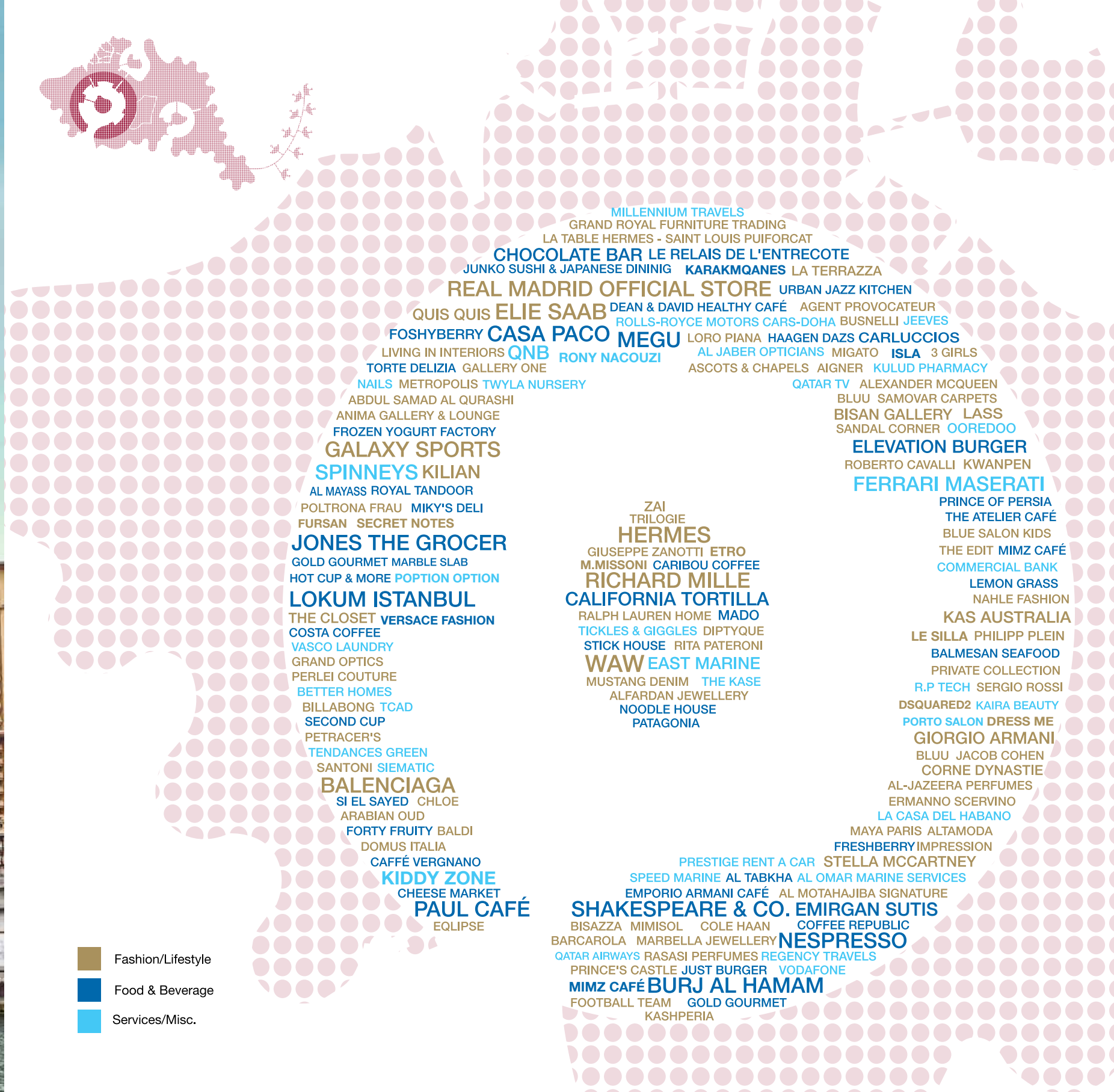
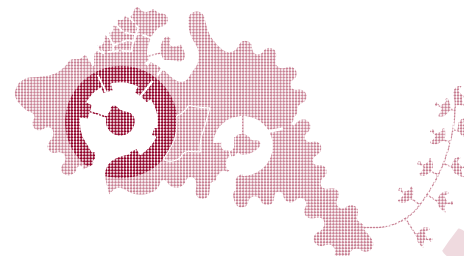
Residential Units

440

Retail Units

437

Townhouses



- Fashion/Lifestyle
- Food & Beverage
- Services/Misc.

Medina Centrale

The Vibrant Heart of the Pearl-Qatar

Medina Centrale is a town square surrounded by roman-style low-rise buildings. With a mixture of public plazas, gardens, terraces, canopies and piazza, it offers a unique blend of residential, F&B and shopping experiences. The five-star concierge services, open-air promenades, public transport drop-off points and ample sidewalk seating make Medina Centrale a comfortable and lively location for leisure, celebrations and events.

65,000

Sqm. of Retail
Area

3,600

Free Standing Retail
Parking Podiums

6,000

Sqm. Megapolis Family
Entertainment

130

Retail
Units

4,100

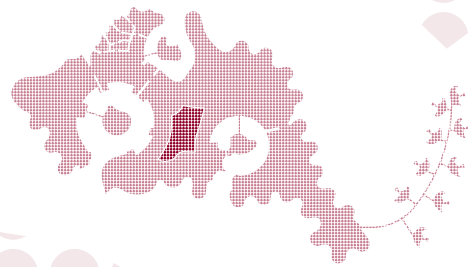
Sqm. Spinneys
Supermarket

540

Residential
Units

13,000

Sqm. Novo
Cinema



- Fashion/Lifestyle
- Food & Beverage
- Services/Misc.

MENCHIE'S AXA INSURANCE
BARWA BANK ZIRYAB RESTAURANT
HARRY RAMSDEN'S SAMMACH
EGGSPECTION SCARLETS SPA
DEBS W REMAN NEST FAT BURGER
MAGRABI OPTICALS BIELLA SAQR MOSAFER
APPLEBEE'S CARIBOU COFFEE VODAFONE
MIRAGE PROPERTY CONSULTANTS WHICH WICH
LOAD OF THE WINGS SPINNEYS SHATER ABBAS
ALFARDAN SPORTS MOTOR CO COSTA COFFEE
YOKU MOKU KIDDY ZONE BLACK ROCK GRILL
SHOW MOTORS THE HOME STORY INTERIORS
DIP N DIP CHILI HOUSE ALFARDAN MOTORCYCLE
CHOCOLATE COFFEE LOUNGE COREO QNB
QIIB CAFFÉ VERGNANO FOOT CARE CENTRE
LITTLE PRINCESS GERMAN DONER KABAB
49TH STREET CUSTOMS OOREDOO QIB
DTZ QATAR TAMIMA BONSAI FLOWERS
STRONG BOX TGI FRIDAY'S KARTELL
NANDOS MEGASUN LOUNGE SAMSUNG MANAKEER
EL CLASSICO MEGAPOLIS COOL CUT
ETHAN ALLEN SUBWAY TYLOS PHARMACY
AL KHALJI BANK THE COFFEE BEAN & TEA LEAF
LACASA TWENTY EIGHT ZAATAR W ZEIT
CHOCOLATE COFFEE LOUNGE AL JAZEERA PERFUMES
VIOLETTE CHOCOLATIER
MASERATI LET'S POPCORN QUBAA
MOKAARABIA PRESSTO
NOVO CINEMA
BURGER KING

05

Qanat Quartier

A Charming Village with a Colorful Venetian Character

With pastel-colored low-rise buildings, intricate canals, pedestrian-friendly squares and plazas, Qanat Quartier is Qatar's very own little Venice. Each waterway is spanned by stylish bridges which further evoke the soul of Italian romantic living.

It offers boutique-style shopping, a large variety of F&B offering, world-class beach front resort as well as more intimate boutique hotels, and a Tuscan countryside-style sailing clubhouse.

1.6

KM of Canals and 14
Venetian Bridges

117

Berth Marina

31,000

Sqm. Of Retail Area

180

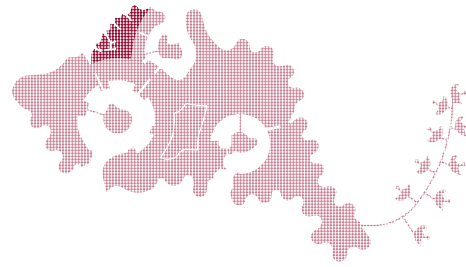
Retail Units

1,100

Retail Parking
Spaces

1,200

Residential
Units



- Fashion/Lifestyle
- Food & Beverage
- Services/Misc.

N ZAIN
L'EAU DE VIE
DIVA LOUNGE SPA
CHIMNEY CAKE
FRYK'H
SALIK RENT A CAR
PRETZELMAKER
KEMPINSKI
GARDENIA BAKERY
RASLAN RESTAURANT
CAPSTONE PROPERTY
ATTIBASSI
ESMER CHEF
FURR CAMP
BALLET ACADEMY
ESKISEHIR FOODSTUFF W.L.L
PHARMAKEIA
BASKIN ROBBINS
COCO'S GYM ITO
THE LAND
DOMINO'S PIZZA
PHARMAKEIA
HAKINI LEBNENI COFFEE BY NAJJAR
REGUS BUSINESS CENTRE
EVERGREEN ORGANICS CAFÉ
THE BRANDS OUTLET
KARAK FACTORY
EUPHORIA ROSES
VOLUME ONE CAFÉ
BIN YOUSEF GROUP
BEAUTY CENTRE
CHOCOLATE COTTAGE
IRRESISTIBLE CAFE

06

Events and Activities

Hosting exciting national and international events and activities for all.

Celebration

National Day
Eid
New year
Ramadan

Sport

Sailing Arabia
National Sports Day
Cycling Race

Family events

Family Fun Fridays
Garangao
Atyaf Light Festival

Food

Qatar International
Food Festival

Music

The Amphitheater
Live Music Series

Corporate

Conferences









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