

# ANNUAL REPORT 2018



شركة قطر وعمان للاستثمار  
**QATAR OMAN**  
INVESTMENT COMPANY



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**QATAR OMAN**  
INVESTMENT COMPANY

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In The Name Of Allah  
The Most Gracious, The Most Merciful



His Highness  
Sheikh Hamad Bin Khalifa Al-Thani  
The Father Emir



His Highness  
Sheikh Tamim Bin Hamad Al-Thani  
Emir of the State of Qatar





His Majesty  
Sultan Qaboos Bin Said  
Sultan of Oman

## Vision & Mission

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Qatar Oman Investment Company aims at investing its funds in all types of investment opportunities available in the State of Qatar and the Sultanate of Oman based on a sound business ground in order to maximize the shareholders' returns and to contribute to the economic, commercial and social development in both countries.

The Company's core function is to create investment opportunities in the State of Qatar and the Sultanate of Oman as well as to hold a distinctive position in the market so as to make attractive investment prospects available in association with its partners, governments and investors in both countries.

It is expected that QOIC will provide its investors and strategic partners with distinctive investment opportunities. In the same framework, the Company will play a distinguished role. It will also provide a well-qualified management that can produce such opportunities in both countries. To procure its objectives, it will do the following:

- \* To benefit from the founders' experience in developing and framing investment opportunities , knowledge of the market and contacts, in addition to their sharing of strategic partners. This, in turn, will develop the Company's abilities. Such partners will take the initiative to develop, run and improve different projects and investment programs. Thus, the Company will produce a varied and integrated investment portfolio to investors.
  - \* The Company will build a very strong distinguished relationship among its shareholders and with the strategic partners in the Arab Gulf Area. It will also work with such partners in order to put words into action via common investment projects.
  - \* The Company will commit itself to create a well-qualified organizational structure and efficient professional staff so as to produce the best standards of service and occupational consultancy.
  - \* To put a suitable strategic plan of disengagement prior to enter any projects. This plan will include different methods of disengagement between stocks or the assets of holding company.
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# CONTENTS

Chairman Message	6-7
Chief Executive Officer Message	8-9
Board of Directors	10
Organizational Structure	11
Company Investments	12-13
Financial Highlights	14-15



## Chairman Message



### Sheikh Abdulrahman Bin Mohd. Jabor Al-Thani Chairman

In view of the close ties between the State of Qatar and Sultanate of Oman for many decades and in line with strengthening and enhancing the cooperation between the two countries and under the aspirations and directives of H. H. Sheikh Hamad Bin Khalifa Al-Thani – The Father Emir and H. M. Sultan Qaboos Bin Said – Sultan of Sultanate of Oman which continued under the leadership of H. H. Sheikh Tamim Bin Hamad Al-Thani – Emir of the State of Qatar. Qatar Oman Investment Company has been successfully established in June 2006 in the State of Qatar with a capital of QR 300 million distributed among 30 million shares with a nominal value of QR 10 per share. The founder members namely “Qatar the balance shares were offered for underwriting in each of State of Qatar and Sultanate of Oman. It is a Qatari Shareholding Company and its shares are listed and traded in Qatar Exchange.

In 2010, the company raised its capital by QR 1.5 million shares through the distribution of bonus shares to the shareholders by a share for every (20) twenty shares owned. Therefore, the capital of the company is currently equivalent to QR 315 million distributed among 31.5 million shares.

The aim of Qatar and Oman Investment Company is to invest its funds in different types of investment options available in the State of Qatar and Sultanate of Oman according to the proper commercial and economic basis to achieve profits for the shareholders and to contribute in the economic, commercial and social growth of both the State of Qatar and Sultanate of Oman.

## Chairman Message (Continued)

I would like also to point out that the Board of Directors have already adopted the investment strategy of the company that focused essentially on different areas of investment such as investment in real estate, investment in IPO's and/or acquiring strategic shares in selective under performing companies for re-structuring or buying them entirely.

The company's strategy also focused on entering in investments with quick returns such as stocks and rental income from owned properties. The strategy also includes planning to enter in small and medium-sized industries and contributing in their capitals.

The company's management is keen not to engage in any transaction prior to assessing the involved risks thoroughly and rely on economic feasibility studies to ensure achieving the desired goals to protect the company from any financial losses as a result of lack of adequate assessment for those investments.

Qatar and Oman Investment Company is managed by (8) Board members from State of Qatar and Sultanate of Oman, all of whom possess good reputation and highly experienced, the Board took into consideration while forming various committees the standards of corporate governance. However, the corporate governance report was already presented to the shareholders for the year 2011 to 2018, in addition to a highly experienced and competent Chief Executive Officer and specialized skilled staff.

Despite the unjust and unjustified blockade, the economy of the State of Qatar has proved its worth by overcoming this blockade, and keeping in view the current rise of oil prices, we look forward to the future with optimism due to the fact that the company is operating under strong economies, and with the rise of oil prices, it will positively affect all economic sectors around the region, we have a vision of hope for the national economy, which will reflected on all sectors so that 2019 will be distinguished from 2018. In the other hand, as a result of some of our investments not distributing any profits because some of the them expanded and borrowed from banks, which led to the non-distribution of profits, the profits of 2018 decreased from 9.33 million riyals to 4.38 million riyals. In spite of the economic conditions we referred to, the Board proposed to the General Assembly to distribute Cash dividend of 3% or QR 0.30 per share.

Finally, on behalf of myself and the Board of Directors, I would like to extend my thanks and gratitude to H. H. **Tamim Bin Hamad Al-Thani** – Emir of the State of Qatar, H. M. **Sultan Qaboos Bin Said** – Sultan of Sultanate of Oman, H. H. **Sheikh Hamad Bin Khalifa Al-Thani** – The Father Emir, and to all shareholders in the State of Qatar and Sultanate of Oman for their trust in us and also to all those who contributed in supporting and realizing the objectives of the company.

## Chief Executive Officer Message



### Nasser Mohd A. Al Khaldi

Chief Executive Officer

Establishing any investment company like Qatar Oman Investment Company cannot be out of risks due to overlapping economic indicators which create fluctuation in general investment climate especially in the countries of the third world which fall victims to fluctuations of world economy which are not over and will never calm down resulting in loss of riches. Basic factor of investment is time of access into any investment fields which may result in slow development or bankruptcy of companies.

To evade or reduce such risks to be counted for, channels are needed to be created through which company management can communicate with the board of directors full consistence and understanding with the strategy and mission as drawn by the Board renewable from time to time to be able to realize constructive results so that the company can cover its expenses and generate profits for preserving shareholders rights.

The company's achievements in the previous years is a good indicator of the understanding mentioned, and despite the unjust blockade imposed on the State of Qatar, the negative aspects will not continue as the company was able to achieve profits in 2018, and that's because the company's investments has been built on a solid financial base for a continuous satisfactory profits, because investment risks are prevalent at any time or place in the field of real estate, value added or in bonds.

## Chief Executive Officer Message (Continued)

No doubt the elected Board headed by Sheikh Abdulrahman Bin Mohd. Jabor Al-Thani, who have long standing in accumulative expertise of no less than 30 years, gives impetus to a better future for the company.

With its huge expertise this Board is much needed in this time in Qatar under the leadership of H. H. Sheikh Tamim Bin Hamad Al-Thani, Emir of the State of Qatar for a sturdy economy and investment opportunities to be availed of in the upcoming stage.

In collaboration with the Board, the company's management will pursue the implementation of the company's strategy and plan for better achievement for shareholders. There is no doubt that the deterioration of oil prices impacted the global markets in general and particularly in the Gulf which reflected negatively on the results of 2018. But the signs of price improvement give us hope and optimism for future achievements.

Finally I extend my thanks and gratitude to His Highness **Sheikh Tamim Bin Hamad Al-Thani**, Emir of the State of Qatar and to His Majesty **Sultan Qaboos Bin Said**, Sultan of Oman and to His Highness **Sheikh Hamad Bin Khalifa Al-Thani** – The Father Emir who laid down the foundation for all investment fields in Qatar, and His Excellency **Sheikh Abdullah Bin Nasser Al Thani**, Prime Minister and Minister of Interior, and I would also like to thank the Chairman & Members of the Board and to whoever participated in overcoming obstacles for positive results during previous years.

## Board of Directors



Sheikh Abdulrahman Bin Mohd. Jabor Al-Thani  
*Chairman*



Saud Nasser Al-Shukaili  
*Vise Chairman*



Abdulhadi Treheeb Al-Shahwani  
*Board Member*



Khamis Mubarak Al-Kiyumi  
*Board Member*



Abdulla Ali Al-Abdulla  
*Board Member*



Abdulrazzaq Mohd Al-Siddiqi  
*Board Member*

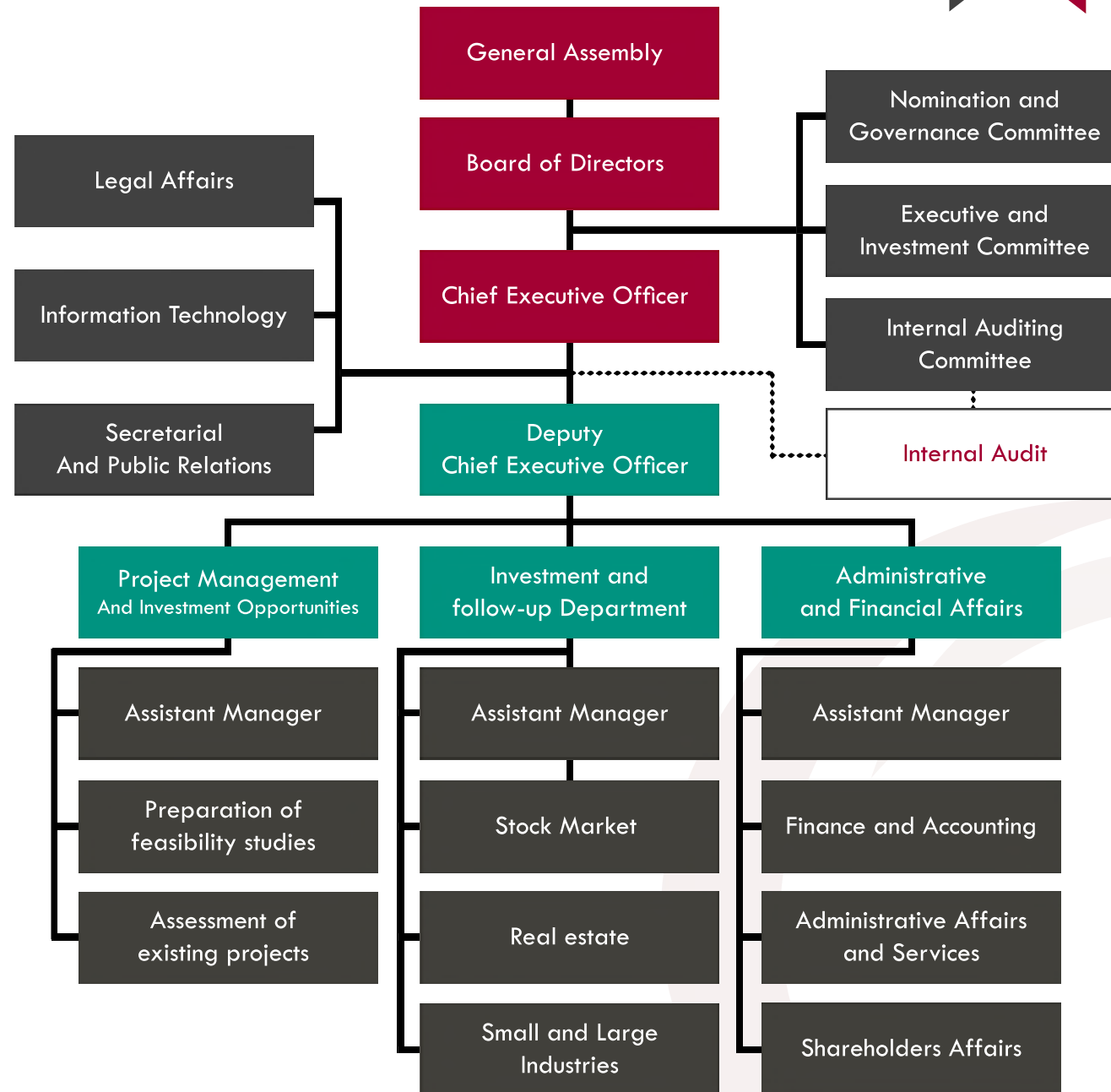


Abdulrahman Abdulla Al-Ansari  
*Board Member*



Ahmad A.Khaliq Al-Ghamdi  
*Board Member*

# Organizational Structure



## Company Investments

### Qatar Aluminum Extrusion Company

Qatar Aluminum Extrusion Company, a state of art aluminum fabrication plant shared jointly hosted along with other large Qatari business. It is one of the latest and best extrusion Aluminum products factories in Qatar located in the Pink Zone of New Industrial Area covering 28,000 square meter. It was proudly designed and built with the state of art technology plant and equipment's,

and the company has total share capital of QR 50 million and started its commercial production in September 2012 with an annual production of between 8,000 to 10,000 tons. The company is in the process of increasing the designed capacity by adding new production lines. Qatar Oman Investment Company owns 5% of the capital.



### Musherib Residential Building

Musherib Residential Building is located in downtown Musherib area in Doha the capital of the state of Qatar near Al-Jaidah bridge and the Musherib Downtown Doha project (Heart of Doha) covering 804 square meter which includes a ground plus 11 floors with 44 fully furnished apartments with ground car parking under and next to the building.



### Muzn Oman Commercial

The project is an integrated project consists of a commercial shopping complex and a three-star hotel in the Sultanate of Oman, the shopping complex has opened in the last quarter of 2016 and the hotel is expect to be completed by July of 2019.

Qatar Oman Investment Company owns 20% of the capital.

## Company Investments (Continued)

### Oman National Mass Housing

Oman National Mass Housing is considered a significant project that will serve a section of the middle-income in the Omani due to the increased demand for housing and the limited number of housing units available in the market. The main project located in a strategic location near Muscat International Airport and shared with a selected elite Qatari



and Omani investors. The first phase of the residential project consists of 69 villas has been completed and the company finished marketing the project, and they began second phase which consists of 66 new villas finishing soon.

Qatar Oman Investment Company owns 5% of the capital.

### Tilal Company

The Tilal project is located in Muscat and its one of the most remarkable projects in the Sultanate of Oman. The project includes a Shopping Mall Commercial office space, Serviced Apartments, Residential Apartments The project components integrate very well to facilitate families and tourists for leisure and shopping in addition to a high



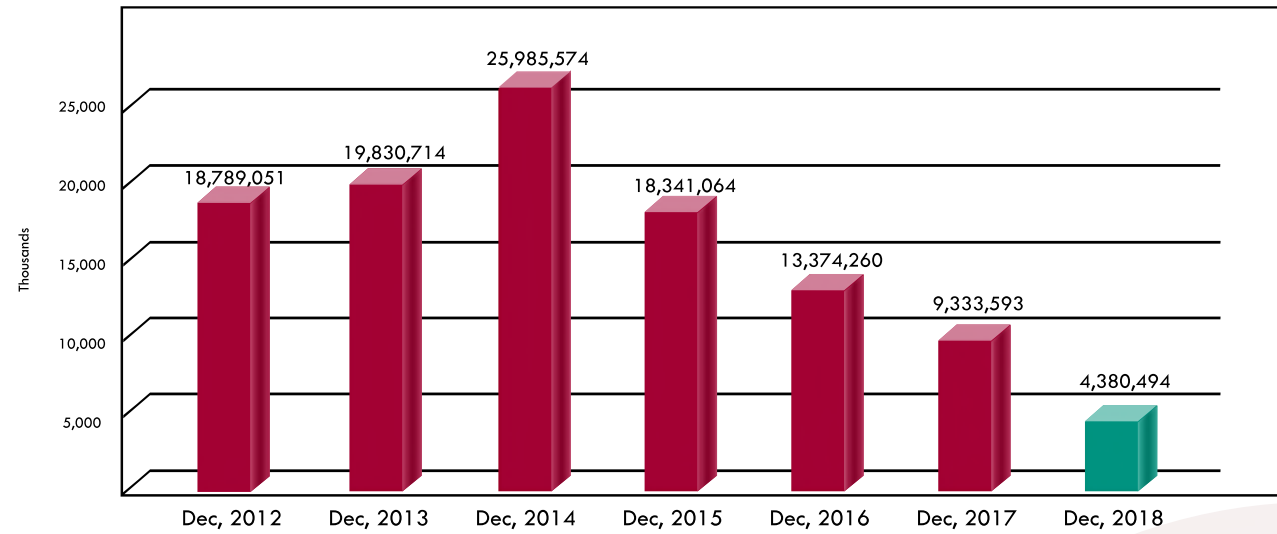
quality business work environment. The project is planned on a land of 77,000 square meters, located in a prime location at in Al Khuwair in Muscat, and Tilal company expanded the size of the Grand Muscat Mall which was completed in 2017.

Qatar Oman Investment Company owns 16.11% of the capital.

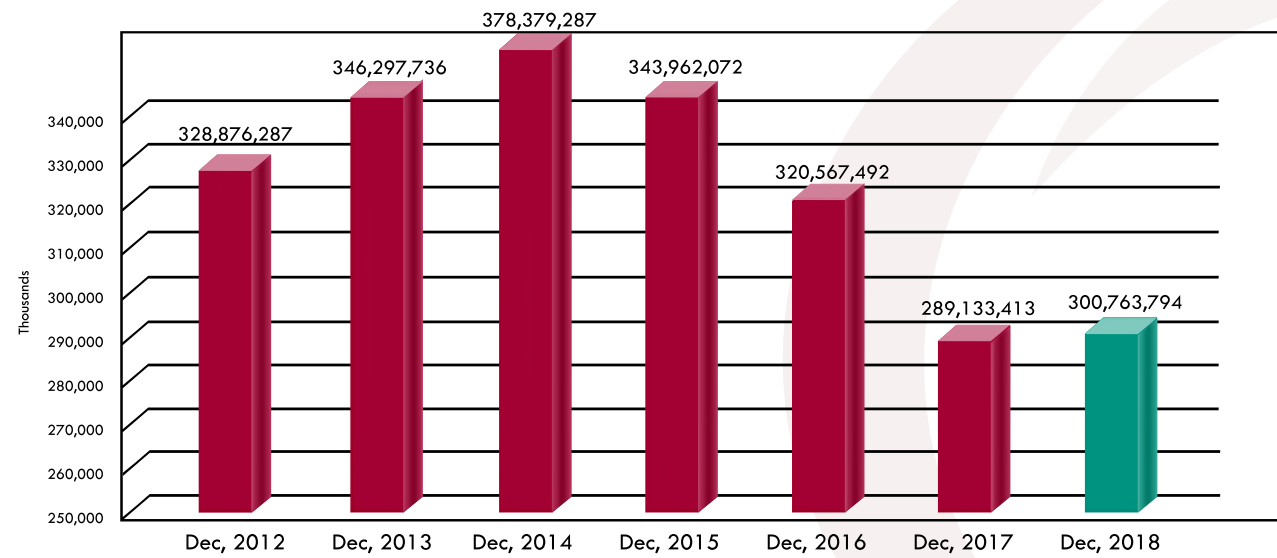


## Financial Highlights

### Net profit

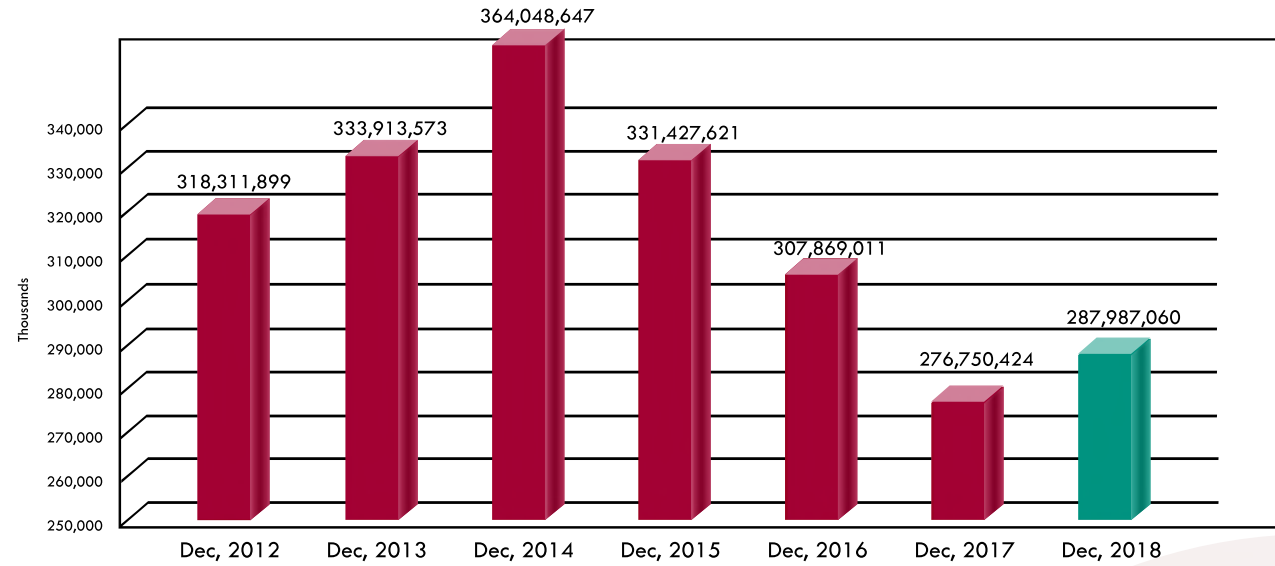


### Assets



## Financial Highlights

### Shareholders Equity



### Liabilities

