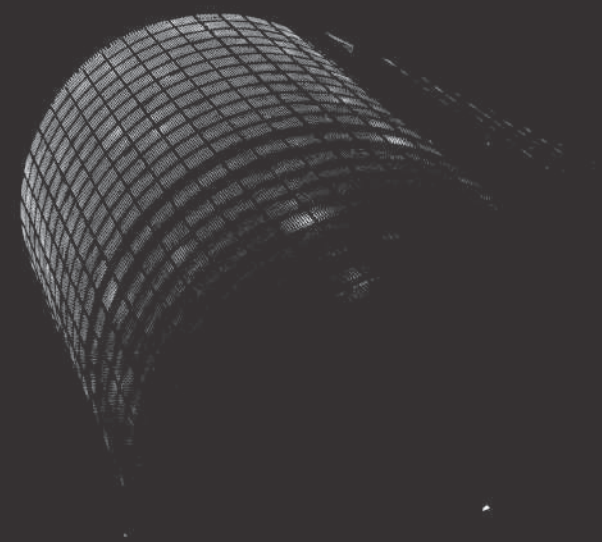


تاشيڧ TĀŠHYID



TASHYID PORTFOLIO

A RENOWNED REAL ESTATE DEVELOPMENT COMPANY



**ROOTED IN LEGACY
DRIVEN BY VISION**

Tashyid is a premier real estate development company operating under the **Mehyou Group** umbrella, a group with over 55 years of experience in development, construction, contracting, and real estate across the region through **Mehyou Properties**.

With a strong history and a new generation at the helm, **Mehyou Properties** has transitioned into **Tashyid**, ushering in a modern, innovative era of bespoke development that shapes today's communities with tomorrow in mind.

Rooted in the legacy and expertise of **Mehyou Properties**, **Tashyid** represents the next chapter of growth, where heritage meets innovation. **Tashyid** was born from a legacy of excellence and was established with a clear mission: to deliver luxury, modernity, and quality-driven design to the real estate markets of the UAE, Cyprus, and Lebanon.

Originally founded by Mr. Ahmad Mehyou in the 1970s, the company began as a family-led venture built on integrity, trust, and an unwavering commitment to quality in real estate development and construction.



Now led by Mr. Mehyou's sons, Raja and Wissam Mehyou, the second generation of the Mehyou family, **Tashyid** marks a generational handover where tradition meets innovation.

This is not a new company, but the natural progression of a trusted legacy, restructured to match the scale and complexity of today's real estate landscape.

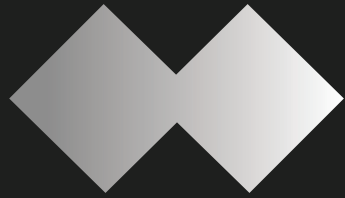
Today, **Tashyid** provides fully integrated real estate solutions, from land acquisition and architectural design to construction, contracting, and final property sales. Each project reflects a commitment to contemporary living while embracing the timeless elegance that defines Mediterranean lifestyle and culture.

Specializing in high-end developments, **Tashyid** offers a diverse portfolio of luxury residences, smart investment properties, and tailored living solutions designed for international buyers and investors. With a focus on modern architecture, sustainability, and refined finishes, every development is crafted to meet both regional sensibilities and global standards of excellence.

With major development projects already in advanced planning stages in the UAE and Cyprus, the company is positioning itself as a regional leader in modern, high-quality, and investor-focused developments.

By 2026, **Tashyid** will relaunch its operations in Lebanon and officially enter the Greek real estate market, marking its next phase of strategic growth across the Eastern Mediterranean and the Middle East.





THE ORIGIN OF TASHYID

The name **Tashyid** (تشيد) is derived from its Arabic origin, meaning "to build or establish on solid foundations." True to its name, **Tashyid** embodies the values of strength, stability, and purposeful creation. Every project is a reflection of this philosophy, carefully planned, thoughtfully constructed, and elegantly delivered.

VISION

To become a leading force in luxury real estate development, known for delivering timeless architecture, uncompromising quality, and elevated living experiences that reflect both heritage and modernity.

MISSION

To design, develop, and deliver premium real estate projects that embody luxury, functionality, and long-term value. We aim to build sustainable, elegant communities that enhance lives and landscapes.

OBJECTIVE

To develop and deliver high-quality, luxury real estate projects that reflect modern design and lasting value, building on the legacy of **Mehyou Properties. Tashyid**'s objective is to carry forward a tradition of excellence by developing and delivering high-quality, luxury real estate projects and to provide integrated, end-to-end solutions in development, construction, and sales, building with purpose and excellence.



OUR LOCATIONS

Tashyid is headquartered in the United Arab Emirates with a footprint across Cyprus, Lebanon, and Greece, markets where we've established a strong presence through completed, ongoing, and upcoming projects. Each location reflects our commitment to delivering thoughtfully designed, high-quality developments tailored to regional lifestyles and international expectations.

In addition to development, **Tashyid** also provides comprehensive real estate services across these regions, offering expertise in property sales, investment consultancy, and end-to-end client support.

OUR SERVICES

At **Tashyid**, we offer a fully integrated suite of real estate development services designed to deliver exceptional projects from concept to completion.

Our process begins with strategic site acquisition, ensuring that each location aligns with our vision for value, lifestyle, and long-term growth. We then oversee every stage of project development and design to craft distinctive, modern living spaces.

With a strong foundation in construction and contracting, **Tashyid** ensures precision, quality, and efficiency throughout the building process, upholding the standards of excellence inherited from **Mehyou Properties**.

Finally, through our dedicated sales and marketing efforts, we bring each property to the market with a focus on client satisfaction and investment potential.

From the first idea to the final key handover, **Tashyid** delivers seamless, high-quality real estate solutions that reflect our passion for building with purpose.



OUR HOLDING

***Tashyid** is the parent company that emerged from the legacy of **Mehyou Properties**, representing a strategic evolution into a modern, multi-dimensional real estate and development group. With deep regional roots and decades of expertise in construction and urban development, **Tashyid** now leads a diversified portfolio of companies committed to delivering excellence across the real estate value chain.*

At the core of **Tashyid**'s structure are two key entities:

◆ **Tashyid Development** serves as the development and construction arm of **Tashyid Holding**, managing all real estate development activities across the group. Through its direct oversight of **PWR Development** and **Icon Development**, **Tashyid Development** ensures that all projects, whether residential, commercial, or mixed-use, are executed with strategic alignment, operational efficiency, and a unified vision.

Both subsidiaries function as extensions of **Tashyid Development**'s core mandate, allowing the group to maintain centralized control while leveraging specialized capabilities across the development lifecycle.

◆ **Compass Real Estate** is the group's dedicated realty arm, specializing in property sales, marketing, and investment advisory. Operating through its regional branches, **Compass UAE**, **Compass Cyprus**, and **Phoenix Lebanon**, **Compass** ensures localized market expertise and client-focused services across key geographies.

This regional structure allows the group to offer tailored real estate solutions while maintaining consistent quality and strategic alignment with **Tashyid**'s broader vision.

Each entity operates through its own subsidiaries, ensuring agility and operational independence while remaining aligned with the group's overarching vision.

This integrated structure enables **Tashyid** to deliver comprehensive, end-to-end real estate solutions, from land acquisition and design to construction, sales, and client servicing, while ensuring consistency, quality, and long-term growth across all its markets.



MARKET PRESENCE & EXPANSION STRATEGY

***Tashyid's** vision is rooted in dynamic market positioning and carefully selected investments across key geographies. Our current operations span:*

United Arab Emirates: A cornerstone of our portfolio, the UAE is home to **Tashyid's** flagship urban and residential development projects, where we continue to shape modern cityscapes through high-quality construction, innovative design, and community-driven planning.

Cyprus: **Tashyid** is actively engaged in strategic mixed-use and coastal real estate ventures across Cyprus, capitalizing on the island's growing appeal as a Mediterranean hub for tourism, lifestyle, and investment.

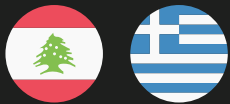


MARKET PRESENCE & EXPANSION STRATEGY

Looking ahead, Tashyid is set to expand its footprint by 2026 into promising new territories:

Lebanon: We plan to relaunch our domestic development operations with a focus on sustainable urban regeneration, premium residential offerings, and revitalization of prime land assets.

Greece: Marking a new market entry, **Tashyid** will introduce high-end and lifestyle real estate developments across select coastal and urban zones, aligning with Greece's growing luxury tourism and residential sectors.





BUSINESS FOCUS AREAS

Tashyid's strategic approach is defined by a diversified portfolio and forward-thinking development model. Our core business areas include:

Master-Planned Communities & Urban Developments: Creating integrated environments that offer residential, commercial, and recreational components designed for long-term value and livability.

Residential & Commercial Real Estate: Delivering a wide spectrum of high-quality properties that serve modern living and business needs.

Strategic Land Investment & Redevelopment: Identifying underutilized or high-potential land assets to transform them into valuable real estate opportunities through planning, repositioning, and redevelopment.



THE FUTURE OF TASHYID

By the final quarter of 2025 and entering 2026, **Tashyid** will be launching several exciting new projects and communities that showcase a spectrum of modern design and luxurious living.

These developments are thoughtfully crafted to cater to homeowners of diverse preferences and investment goals, reaffirming our commitment to quality, innovation, and accessibility.

As we continue to expand our footprint, **Tashyid** remains dedicated to building exceptional communities that blend elegance, comfort, and Lasting value for generations to come.

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THANK YOU