



CHINARIAN
— PROPERTIES LLC —

CHINARIAN COMPANY PROFILE



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ABOUT COMPANY

Chinairian Properties is the cornerstone of our group, leading all real estate operations with professionalism, expertise, and integrity. We specialize in buying, selling, leasing, and managing residential properties, labor accommodations, and commercial spaces across Dubai, Sharjah, Ajman, and other key regions.

Our comprehensive property management services include tenant support, maintenance, lease administration, and subleasing of labor camps. Every property under our care is managed with transparency, efficiency, and attention to detail, ensuring maximum value for property owners and a seamless experience for tenants. By combining local market knowledge with strategic operational practices, Chinairian Properties has earned the trust of property owners, investors, and tenants across the UAE.



OUR GROUP OF COMPANIES

CHINAIRIAN PROPERTIES

The flagship company of the group, leading all core real estate operations. We handle the buying, selling, leasing, and management of residential, commercial, and labor accommodation properties across Dubai, Sharjah, Ajman, and other regions. Our services include property maintenance, tenant support, lease administration, and subleasing of labor camps. With a focus on efficiency, transparency, and client satisfaction, we ensure every property under our care is maintained to the highest standards and generates maximum value for owners.

PRIME FALCON REAL ESTATE LLC

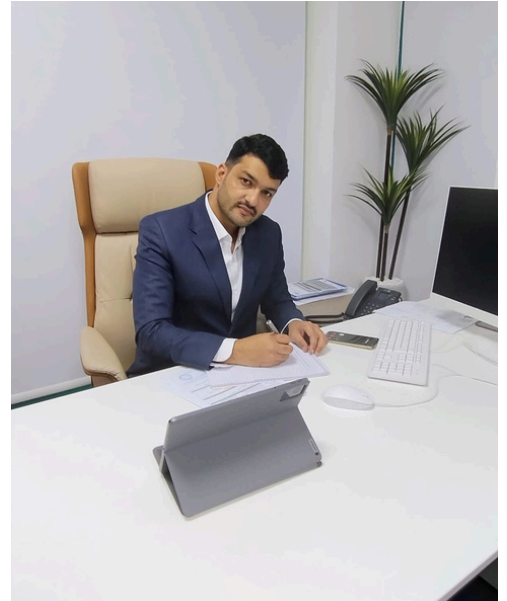
The group's dedicated brokerage arm, providing expert services for buying, selling, and leasing properties. Working closely with Chinairian Properties, landlords, and developers, Prime Falcon ensures smooth, efficient, and profitable transactions. We combine market knowledge, strategic guidance, and professional negotiation skills to help clients make informed decisions and achieve optimal results from their property investments.

CHINAR FACILITIES MANAGEMENT SERVICES

Provides comprehensive facilities management solutions for all properties under Chinairian Properties. Services include preventive and corrective maintenance, cleaning, security, utilities management, and tenant support. By applying proactive management practices and regular monitoring, Chinar Facilities Management ensures that all residential, commercial, and labor accommodations are professionally maintained, operationally efficient, and compliant with regulations, safeguarding property value and improving tenant satisfaction.



MANAGING DIRECTOR'S MESSAGE



At Chinairian Properties, our commitment to excellence, integrity, and client satisfaction drives everything we do. As Managing Director, I am privileged to lead a team dedicated to redefining real estate and property management standards across the UAE. Our operations span residential, commercial, and labor accommodations, and we take pride in delivering seamless, transparent, and professional services that maximize value for property owners and ensure a superior experience for tenants.

With the support of our specialized subsidiaries—Prime Falcon Real Estate LLC and Chinar Facilities Management Services—we provide integrated solutions that combine expertise, efficiency, and reliability. Our focus is on fostering trust-based relationships, promoting operational excellence, and creating long-term value for our clients, partners, and communities.

"Farrukh Qurban, Managing Director, Chinairian Properties Group"



OPERATIONS DIRECTOR'S MESSAGE



As Operations Director, my focus is on ensuring that every aspect of our real estate and property management operations is executed with precision, efficiency, and professionalism. From property management and brokerage to facilities management, I oversee the processes that make our services seamless, reliable, and highly effective.

Our goal is to consistently exceed client expectations while safeguarding investments and maintaining the highest operational standards. By aligning strategy with execution across all subsidiaries, we ensure that every project is delivered on time, within scope, and with uncompromised quality. Together, we are building a legacy of operational excellence, client trust, and sustainable growth across the UAE.

"Haseeb Qurban, Operations Director, Chinairian Properties Group"



OUR MISSION

Our mission is to deliver comprehensive, end-to-end property solutions that consistently exceed expectations. Through Chinairian Properties, Prime Falcon Real Estate LLC, and Chinar Facilities Management Services, we are committed to:

- Providing professional, transparent, and reliable property management, brokerage, and facilities services.
 - Maximizing the value and performance of every property while ensuring superior tenant experiences.
 - Building enduring, trust-based relationships with clients, developers, landlords, and strategic partners.
 - Expanding our presence across Dubai, Sharjah, Ajman, and other key regions with unwavering professionalism, strategic foresight, and operational excellence.
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OUR VISION

To establish Chinalian Properties Group as the benchmark for excellence in real estate and property management across the UAE. We aspire to be recognized for our unwavering integrity, innovative solutions, and superior client-centric services. Our vision is to redefine industry standards, driving sustainable growth, exceptional value, and lasting trust in every project we undertake.





OUR SERVICE

INTEGRATED REAL ESTATE & ASSET SOLUTIONS

Chinarian Group delivers comprehensive real estate services through its specialized divisions, offering end-to-end solutions across acquisition, brokerage, leasing, asset management, and facility operations.

PROPERTY SOLUTIONS

CHINARIAN PROPERTIES LLC

Chinarian Properties provides strategic property acquisition, leasing, and asset management services designed to maximize value and ensure operational efficiency.

PROPERTY ACQUISITION & DISPOSITION

- Residential and commercial property transactions
- Investment asset sourcing
- Strategic acquisition advisory
- Structured sales execution

LEASING & PORTFOLIO MANAGEMENT

- Residential leasing (apartments, villas)
- Commercial leasing (offices, retail, warehouses)
- Corporate leasing solutions
- Tenant sourcing and screening

LABOR ACCOMMODATION SOLUTIONS

- Full labor camp leasing
- Block and unit subleasing
- Workforce housing management
- Corporate bulk accommodation arrangements

THIRD-PARTY PROPERTY MANAGEMENT

- End-to-end landlord representation
- Lease administration
- Rent collection & financial reporting
- Tenant relations management
- Asset performance optimization

FACILITY MANAGEMENT SERVICES

CHINAR FACILITIES MANAGEMENT SERVICES LLC

Chinar Facilities Management Services ensures operational continuity, asset preservation, and long-term value enhancement through structured maintenance programs.

HARD FACILITY MANAGEMENT

- Electrical and power systems
- Plumbing and water systems
- MEP services
- Preventive and corrective maintenance

SOFT FACILITY MANAGEMENT

- Professional cleaning services
- Security services coordination
- Landscaping and grounds maintenance
- Waste management solutions

ANNUAL MAINTENANCE CONTRACTS (AMC)

- Preventive maintenance schedules
- Emergency response support
- Technical inspections
- Compliance monitoring

SPECIALIZED CAMP & BUILDING MAINTENANCE

- Labor accommodation maintenance
- Residential and commercial building upkeep
- Common area and infrastructure management

BROKERAGE & INVESTMENT ADVISORY

PRIME FALCON REAL ESTATE LLC

Prime Falcon Real Estate provides professional brokerage and investment advisory services, supporting landlords, developers, and investors with data-driven market strategies.

RESIDENTIAL & COMMERCIAL BROKERAGE

- Sales brokerage services
- Leasing brokerage services
- Tenant placement solutions
- Exclusive property listings

OFF-PLAN SALES & DEVELOPER REPRESENTATION

- Strategic developer partnerships
- Pre-launch and launch sales management
- Investor acquisition campaigns
- Project marketing support

LANDLORD & PORTFOLIO REPRESENTATION

- Portfolio leasing management
- Asset positioning strategy
- Market pricing analysis
- Vacancy minimization strategies

INVESTMENT ADVISORY SERVICES

- ROI and yield analysis
- Market research and feasibility studies
- Portfolio structuring
- Long-term investment planning

WHY

CHINARIAN GROUP

- Fully integrated real estate platform
- In-house facility management capabilities
- Structured asset lifecycle management
- Experienced brokerage professionals
- Corporate-focused leasing solutions
- Scalable operational infrastructure



GET IN TOUCH

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