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CENTRAL





A NEW CLASS OF
BUSINESS SPACE



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NEW DISTRICT NEW ENERGY

ELEVATING DUBAI'S CENTRAL BUSINESS DISTRICT TO A NEW LEVEL

A mixed-use development, One Central will bring a sense of vitality, spectacle and engaging experiences to Dubai's Central Business District. Located along Sheikh Zayed Road between the Dubai International Convention and Exhibition Centre and Emirates Towers, One Central will combine living, business, leisure and entertainment in one prime location.

With its first hotel already operational and its first commercial building completed, One Central has embarked on its journey to captivate visitors and bring the people of Dubai together. The further integration of mixed-use components, public spaces and amenities will culminate in a truly unique sense of place.

DISTINGUISHING FEATURES

ESSENTIALLY BUSINESS, ESSENTIALLY DUBAI

FREEZONE BENEFITS

- Dual licensing
- 100% company ownership for foreigners and repatriation of all capital and profits
- 100% Tax-exemption environment

CONNECTED AND CONVENIENT

- Prime location off Sheikh Zayed Road
- Direct access to the World Trade Centre Metro Station
- At the heart of Dubai's dynamic Central Business District

FLEXIBLE, ADAPTABLE OFFICE SPACE

- Five commercial buildings totalling a net office-leasable area of approximately 1,587,000 sq ft (147,500 sq m), measured in line with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice (6th edition)
- High occupational density of 1 person for every 9 sq m (97 sq ft)
- Flexibility to hand over as shell-and-core, CAT A or fully fitted
- A range of space options and layouts

HIGH-QUALITY OFFICE SPECIFICATIONS

- International Grade-A specifications and LEED Gold Certification
- International Management Regime in accordance with the RICS
- Premium interiors and finishings
- Excellent vertical transportation supported by ample elevators, with average waiting time of less than 25 seconds

FIRST-CLASS AMENITIES

- Net leasable area of approximately 126,000 sq ft (11,700 sq m) for retail and F&B across the five buildings, measured in line with the RICS
- 24-hour security
- 1 parking spot per 500 sq ft (46 sq m)
- A range of amenities located within the building

- 01 / Sheikh Rashid Tower
- 02 / Dubai International Convention and Exhibition Centre
- 03 / World Trade Centre Metro Station
- 04 / One Central
- 05 / Jumeirah Emirates Towers
- 06 / Dubai International Financial Centre
- 07 / Emaar Square
- 08 / Burj Khalifa
- 09 / Dubai Mall



ONE CENTRAL

THE CROSSROADS OF GLOBAL BUSINESS

Along Dubai's power corridor, in one of the world's fastest-growing business hubs, a new international Grade-A commercial development is being built off Sheikh Zayed Road. Alongside Dubai's first structure symbolic of its modern economy, Sheikh Rashid Tower, and its latest engineering feat and the world's tallest building, the Burj Khalifa, the new office buildings will enhance Dubai's Central Business District with office space befitting a city as dynamic as Dubai.

TRAVEL TIMES BY CAR

[illegible]

ACCESS

 EGRESS

STRATEGIC LOCATION

IN GOOD COMPANY

Located next to the Dubai International Convention and Exhibition Centre, the premium office buildings will have excellent access to Sheikh Zayed Road. Additionally, tenants and visitors will be provided with 4 levels of underground parking.

Each building will contain a variety of service, retail and F&B options. Tenants will also be able to take advantage of the wide range of restaurants and hospitality amenities within the larger Dubai World Trade Centre complex.

Located next to The Offices 1, a new 588-key Ibis hotel provides convenient accommodation for clients. Open areas and landscaped green spaces near the buildings create an environment that conveys the quality and elegance of the development.



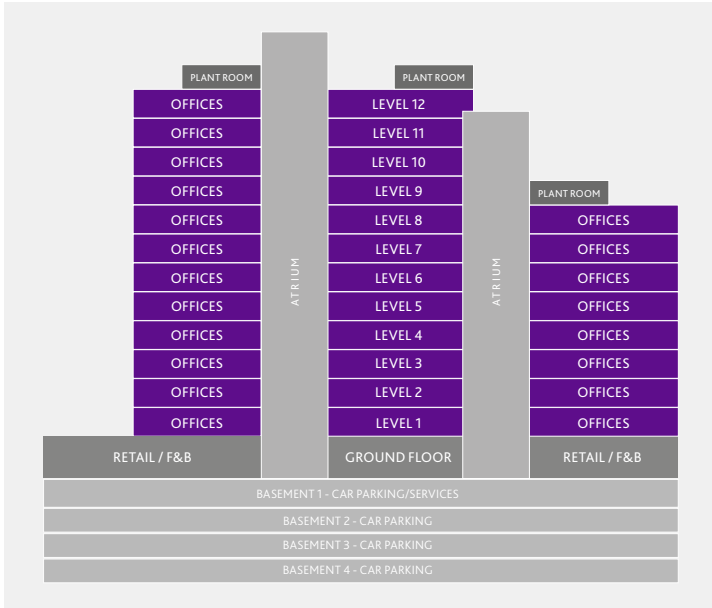
LAYOUT AND DESIGN

AN ADAPTABLE OFFICE SPACE

Flexible floor plate options will provide tenants with a variety of layouts to enhance their work space and occupational efficiency. The Offices 2 is the second commercial building to be completed. This building has offices ranging in size from approximately 13,850 to 49,950 sq ft (1,290 to 4,640 sq m) per floor, with a total building size of approximately 444,200 sq ft (41,270 sq m). By occupying large, flexible floor plates that benefit from an efficient planning grid of 1.5 m x 1.5 m (4.9 ft x 4.9 ft), companies can achieve a high occupational density of 1 person per 9 sq m (97 sq ft) to consolidate their business operations.

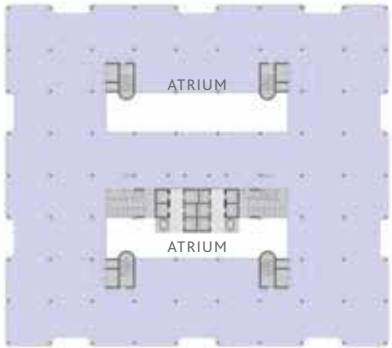
Ground Floor Retail/F&B	27,200 sq ft (2,530 sq m - NIA)
Levels 1-12 Office Space	444,200 sq ft (41,270 sq m - NIA)
Retail Height	6 m slab-to-slab
Office Height	4 m slab-to-slab (2.8 m clear)

THE OFFICES 2 BUILDING LAYOUT

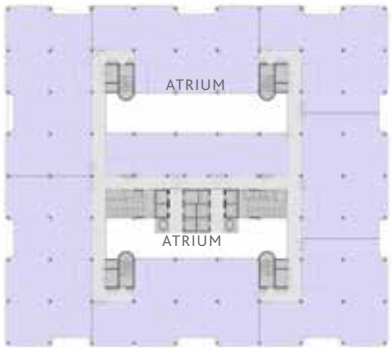


FLOOR PLAN

SINGLE TENANCY



MULTIPLE TENANCY (TYPICAL EXAMPLE)







QUALITY & CERTIFICATIONS

MEETING THE HIGHEST STANDARDS

LEED certification is the globally recognised standard for measuring building sustainability and is the best way to demonstrate that a building project is truly “green.” Achieving LEED Gold Certification confirms that The Offices at One Central meet the highest standards in construction, materials and design. As an added benefit to the end user, the certification requires the use of energy-saving materials, which will ultimately reduce operating costs for the building

and improve occupant health and well-being. The combination of a prime location and high-quality design and construction creates a level of excellence that is representative of the premier international companies for which the offices are intended.



TECHNICAL ASPECTS AND SPECIFICATIONS

A FORMULA FOR EFFICIENCY AND SUCCESS

GRID

A 9 m x 9 m (30 ft x 30 ft) structural grid that provides an efficient and flexible floor plate with a planning grid of 1.5 m x 1.5 m (4.9 ft x 4.9 ft)

DENSITY

High occupational density of 1 person per 9 sq m (97 sq ft)

LOBBY

Double-height lobby entrance measuring 20 ft (6 m)

NATURAL LIGHT

Internal atriums that provide an abundance of natural light

COOLING

Efficient HVAC air cooling system

FRONTAGE

Significant frontage to main district boulevard or plaza

ELEVATORS

Excellent vertical transportation supported by ample elevators, with average waiting time of less than 25 seconds

CENTRAL

IN THE HEART OF THE ACTION, DAY AND NIGHT

CONNECTION

A 5 minute walk to the World Trade Centre Metro Station and an excellent connection to Sheikh Zayed Road enable fast access to and from the development

RETAIL & HOSPITALITY

Office space with a mix of retail, F&B and hospitality options

VERSATILITY

Designated areas that allow for restaurants, cafés, learning centres, clinics, gyms, spas, open-air markets, public stages and galleries



AREA & AMENITIES

WHERE BUSINESS MEETS PLEASURE

The commercial buildings are located at the nexus of business and hospitality in Dubai. The nights buzz with activity in Dubai's Central Business District and along Sheikh Zayed Road, promising a range of entertainment from art galleries to lounges and the best in dining and hospitality. The buildings' proximity to Sheikh Zayed Road means a range of 5-star hotels are just minutes away.

DUBAI WORLD TRADE CENTRE

AMONG ICONIC COMPANY

Dubai's Sheikh Zayed Road highway is now a bustling business hub, lined with gleaming skyscrapers, within one of the world's most forward-thinking cities. In 1979, our own Sheikh Rashid Tower started it all.

Dubai's very first major tower and business centre, the Sheikh Rashid Tower instantly became the heartbeat of Dubai's growing global business community. A focal point for overseas businesses to establish their presence in a country rich in opportunity, the tower embodied Sheikh Rashid's vision of a modern city that would attract the world's leading companies.

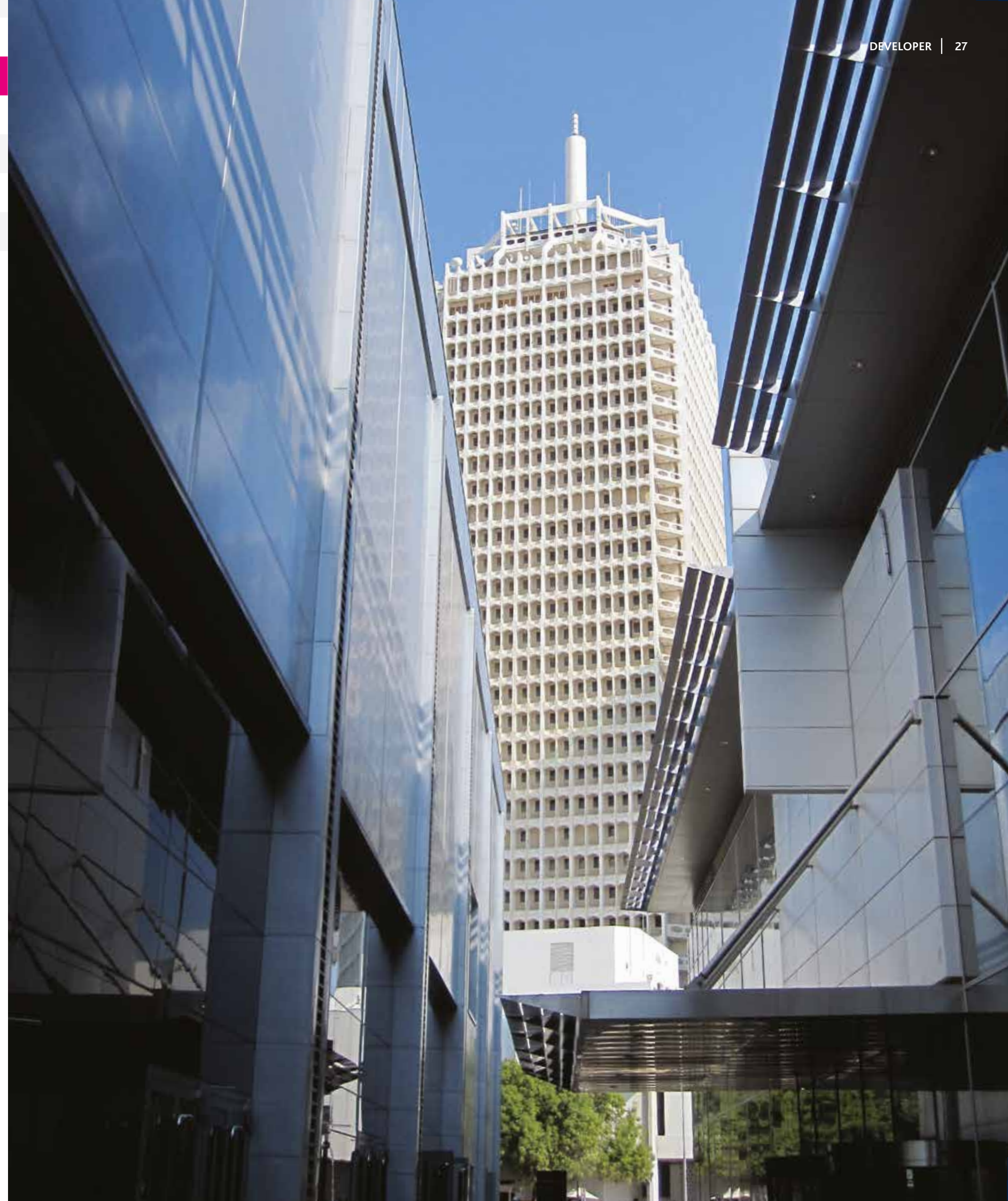
Today, we connect people, products and ideas from around the globe through our year-round calendar of international trade fairs, blockbuster consumer shows and prestigious international conferences.

The epicentre for business tourism in the region, we play a major role within Dubai's economy, attracting revenue for the city's

sights, restaurants and hotels. Each year, events at DWTC create more than 57,000 jobs or 80,000 including ancillary sectors that benefit from our events.

DWTC also currently provides offices to over 100 commercial tenants, including leading international companies such as Shell, General Motors and Halliburton, with an average occupancy length of over 9 years.

One Central is the natural progression of DWTC's development strategy and is closely aligned with the overall vision and mission of the company and the emirate of Dubai. With a track-record of developing in step with the future growth plans of Dubai, DWTC's mission is to deliver 'Destination Dubai' by providing a world-class business networking platform with integrated end-to-end services.





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