

OMNIYAT[®]

BAYSWATER

INFORMATION MEMORANDUM



INTELLIGENT
innovations in
REAL ESTATE

Invest | Develop | Manage

INTRO

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OMNIYAT IS PROUD TO OFFER **BAYSWATER**



Bayswater stands tall on a prime waterfront location in Business Bay and offers dramatic views of the region's new business hub. In addition to its enviable setting, the tower is also easily accessible from Sheikh Zayed Road and the Business Bay Metro station.

The beauty of Bayswater lies in its minimalism. The tower's exterior is designed to reflect an unpretentious urban sculpture. Its rectilinear design is sliced longitudinally, creating an impression of two parallel towers inclining in opposite directions. The tower is high-tech in its outward appearance and made distinctive by exposing the edges of the floors in a staggered pattern.

The rectilinear design is carried throughout the common area interiors with a combination of elegant horizontal and vertical elements.

The drop-off area fronts the marbled entrance lobby and interesting water features of the tower. The ground floor and basement parking is dedicated to visitors while tenant parking is on the upper level podiums with a service ramp at each end and access to the elevator lobby from every floor.

Significant attributes of this leasing opportunity include:

- Prime Business Bay waterfront location
- Offices from 748 sq.ft.
- Retail space from 221 sq.ft.
- 825 on-site car parks
- Advanced building technology
- High quality fit out to common areas

INTRO

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01

EXECUTIVE SUMMARY



| | |
|----------------------------|--|
| FORMAL ADDRESS: | Plot BB.A03.006, Business Bay, Dubai, UAE |
| LOCATION: | Business Bay, situated adjacent to Sheikh Zayed Road, is near the Burj Khalifa and DIFC. |
| THE BUILDING: | 2B + G + 4P + PR + 24 level tower, comprising of office space and ground floor retail. The tower is 122m in height. |
| OFFICE UNIT SIZE: | Office Units from 748 sq.ft. Floor plates are approx. 12,800 sq.ft. Building Total of over 326,000 sq.ft. |
| RETAIL UNIT SIZE: | Retail Units from 221 sq.ft. Total retail NLA of 10,306 sq.ft. over 11 units. |
| ZONING: | Commercial use under the Dubai Properties/TECOM Design Control Regulations. Dubai Economic Department Trade License required. |
| CAR PARKING: | 1 space per 1,000 sq.ft. allocated to the premises. Additional spaces can be purchased/leased from Omniyat. Total of 825 on-site parks. Building has a total car parking ratio of 1 park: 400 sq.ft. |
| AVAILABILITY: | Fit Out works can commence immediately. |
| SALE / LEASE TERMS: | By negotiation. |

02 LOCATION

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2.1 \ DUBAI

Dubai has emerged as a leading international commercial hub and world-class business environment.

It has now become the primary center for business in the Middle East, providing investors with a unique and comprehensive value-added platform. Dubai enjoys very powerful destination drivers such as no corporate profit or personal income taxes, competitive financing costs, high levels of liquidity, no foreign exchange controls and no trade barriers. The city has boosted the importance of its strategic location overlooking the Arabian Gulf and emphasized its free economic policy. While the trade shows have kept business minds coming in, the golf courses have added green spaces to Dubai's palette, providing them the leisure they craved.

02 LOCATION



2.2 \ MASTER DEVELOPMENT

BUSINESS BAY

Dubai means business and in today's corporate world we believe access and visibility to be advantageous. Business Bay, situated adjacent to Sheikh Zayed Road, is just a hop away from the Burj Khalifa and DIFC.

Business Bay is the latest installment to Dubai's business expansion and is already being described as the future business hub of Dubai. The sheer size of Business Bay is breathtaking with 64 million square feet of freehold projects, including commercial, residential and retail being constructed in three phases.

The eventual extension of the waterway from The Creek right around Business Bay and out to the ocean will effectively turn Bur Dubai & Jumeirah into a large island.

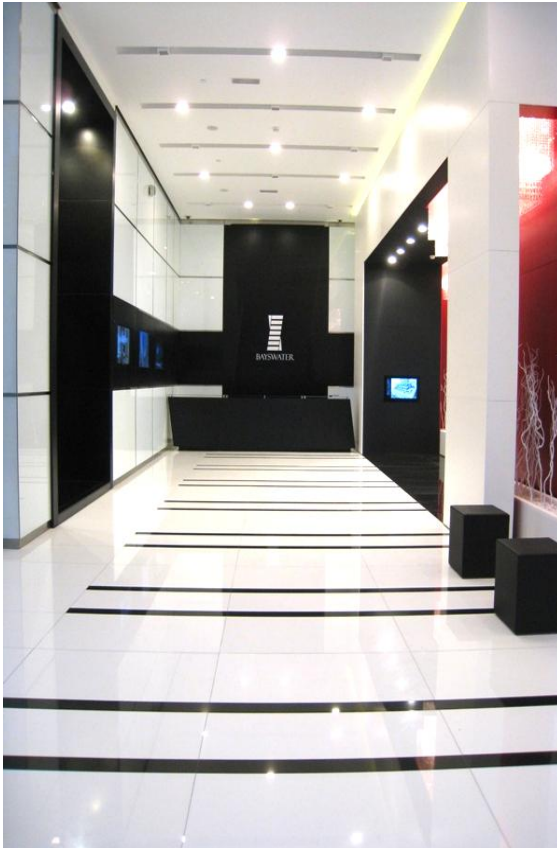
02 LOCATION



2.3 \ BAYSWATER LOCATION

Bayswater is situated in a prime and highly desirable creek-side location near the entrance to Business Bay with excellent accessibility from Sheikh Zayed Road and Business Bay Metro stop. The location on the waterfront permits an enviable setting for a lunchtime meeting.

03 THE BUILDING



3.1 \ CONSTRUCTION

Bayswater is constructed from reinforced concrete, a sophisticated glass curtain wall façade, and the latest technology in building services. The Building materials, fixtures, fittings and finishes are of a premium quality, durable and low maintenance, with special consideration for those with disabilities. Consideration has also been given to signage to ensure tenant's branding is bold & stylish.

The building has been developed to include design features that enhance the office environment, including interactive directories, electronic access and carefully selected audio-visual installations create an impressive yet professional journey for your business event. The building configuration is facilitated by a central core arrangement, allowing floor-by-floor letting and division for multi-tenancies. Common areas are finished to a high specification.

3.2 \ FLOORPLATES

Bayswater floor plate areas are around 12,800 sq.ft. NLA per floor with the office space arranged around a central core. The central core comprises fire escape stairs, local plant rooms and risers, passenger lifts, garbage chutes and lift lobbies.

Each floor plate has been designed to allow flexibility of up to 12 equal lots. The MEP services have been designed specially to provide individual control and metering to each lot. While amalgamation of lots may be undertaken further subdivision of the existing lots is prohibited.

03 THE BUILDING



3.3 \ TECHNOLOGY

Omniyat ensures that its buildings are enabled with state of the art technology by providing an array of IT services in the common areas of the building. These include wireless access, interactive digital signage, and RFID and biometric security access. Technology such as VoIP (Voice over Internet Protocol), wireless network internet technology in main lobby and promenade retail areas, and fully integrated building and energy management systems (IBMS).

Controls in your office space can be integrated into the building's IBMS to assure that that tenants maximize on energy and cost saving opportunities. All backbone technology infrastructure has been provided to each floor for final connection.

A Radio Frequency Identification (RFID) access card is provided to all tenants and their employees for seamless access into the car park, building entry points, and their office spaces. Omniyat can integrate your RFID cards within your space to access offices, storage, and conference rooms and enable a biometric option if desired.

Du is the official TECOM assigned provider for all buildings in the Business Bay master plan. GSM or cellular network access is provided throughout the building. Omniyat can facilitate your procurement of all telecom services.

03 THE BUILDING

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3.4 \ BUILDING ENTRANCE / LOBBY / CAR PARKING

Making the right impression on your business partners and clients is of course an important part of moving in to Bayswater. Omniyat has carefully designed the arrival experience with your business image in mind. From the drop-off area, guests pass the entrance water features and enter the marbled lobby where guests can choose from the building reception, retail shops, lift access, car parking or the walkway through to the waterside retail on the waterfront promenade. Additionally, the Omniyat Portal provides Tenants with the ability to book space on the common area media screens, enabling you to promote your business or greet special guests with VIP treatment.

There are six high performance oversized passenger lifts and over 825 parking bays on two basement levels, ground and 4 podium floors providing dedicated parking facilities for visitors and tenants.

3.5 \ RETAIL

Omniyat is committed to the retail offering in our developments to ensure a successful mix for retailers tenants and visitors to the the building.

Bayswater is seeking the right mix of retail businesses to provide increased amenity to tenants & visitors. Bayswater retail units are available with frontage to three unique locations: Main Road frontage, Building Lobby, and the Waterfront Promenade.

03 THE BUILDING

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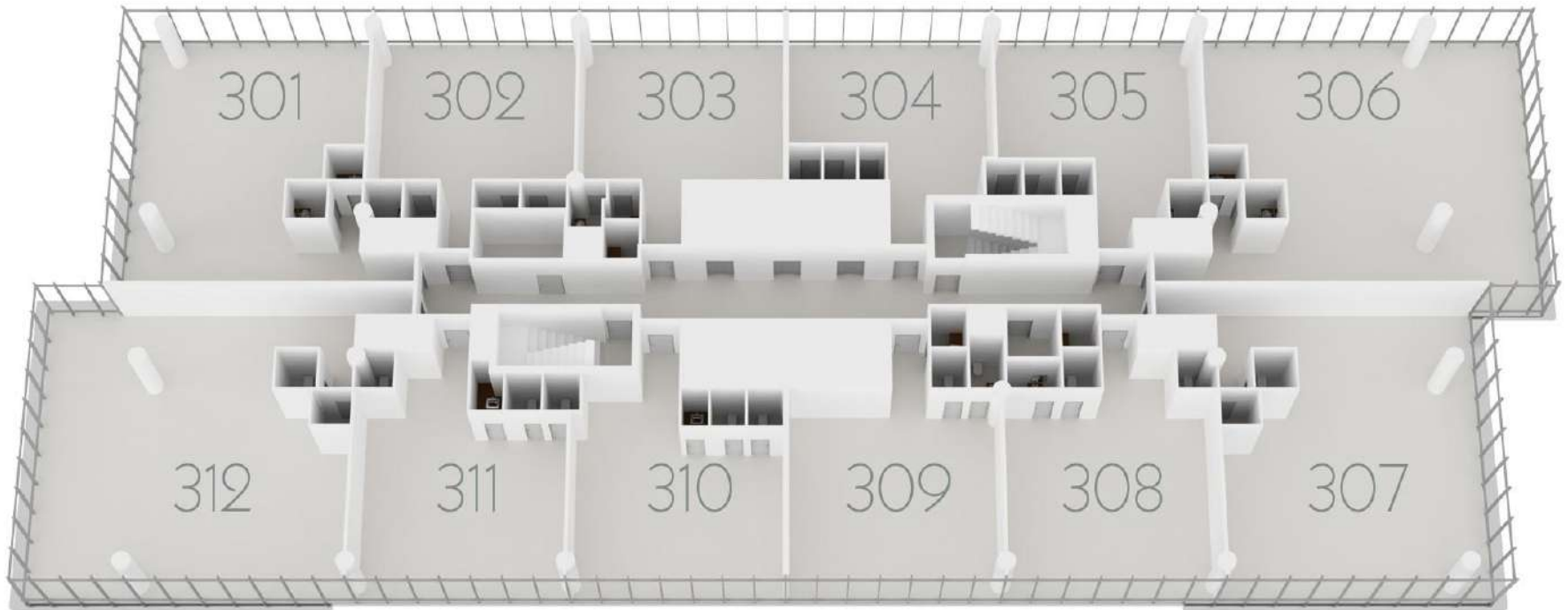
3.6 \ COMMUNITY MANAGEMENT

One Business Bay is managed by Place Strata Management. Place has strong experience in the management of mixed use developments and will ensure sound & professional management of the building.

Place manages the Owner's Association which includes full responsibility for the common areas of the building, such as; security, cleaning, waste, lifts, Landscaping, building façade cleaning, wireless internet to common areas, fire systems, water features, access control, fit out co-ordination, building insurance and facilities management requirements.

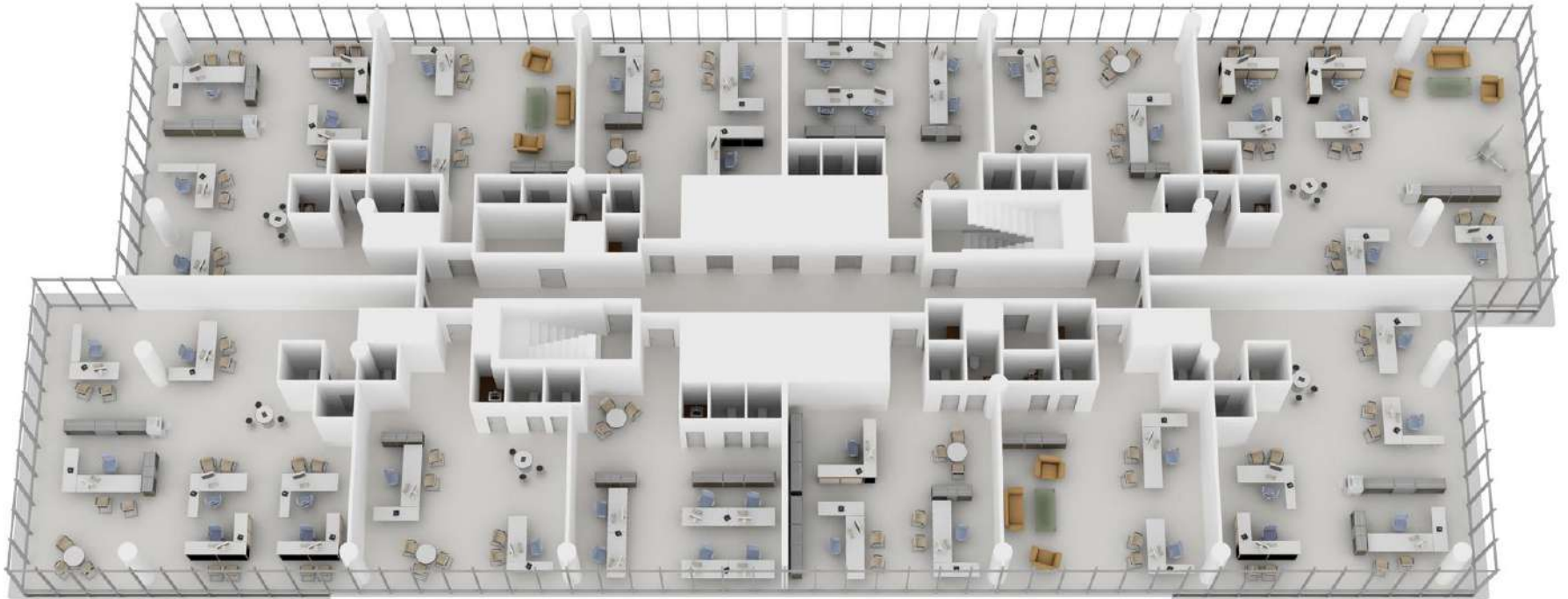
Rest assured that Bayswater will be maintained to a high standard, ensuring performance and efficiencies for both owner's & tenants over the long term.

04 FLOOR PLANS



TYPICAL FLOOR LAYOUT

04 FLOOR PLANS



CONCEPT SPACE PLAN FOR UNITS OVER FULL FLOOR
(full floor approx 12,800 sq.ft.)

05

SERVICES



TURN KEY FIT-OUT SERVICE

Omniyat has strategically aligned themselves with preferred fit out contractors, to ensure clients have the best possible Fit Out Partner available to execute interior fit out work. These leading Turnkey Fit Out providers are pre-approved by both Omniyat & Local Authorities to ensure you are operational as quickly and cost effectively as possible.

Omniyat Property Services' innovative Fit Out Management Service allows you to benefit from the following:

- Deal with one person for a full turnkey solution.
- Benefit from economies of scale resulting in discounted prices.
- Ensure consistency of fit out quality all whilst removing the hassles and timely delays of finding, selecting and managing multiple parties.
- Faster Fit Out Process.
- Local industry experience.

Omniyat can also procure and manage the installation of any specific IT requirements such as LAN local area cabling, wireless access points, videoconferencing, or telephony installation for you during the Tenant Fit Out process, as well as procure hardware & software products utilizing our volume purchasing power and passing the savings on to you.

We have strategic relationships with major vendors such as Microsoft, Cisco, HP , Avaya, Johnson Controls, Etisalat and Du, as well as their platinum consulting partners, ensuring that you are able to get the most state of the art technology for the best value.

06 THE OFFER



OFFICE

- Units from 748 sq.ft.
- Full floors up to 12,800 sq.ft., plus multiple floor leasing possible
- Range of rental payment terms available
- Car Parking options to suit

RETAIL

- Up to 11 retail units
- Sizes from 221 up to 2,675 sq.ft.
- 3 unique locations - Main lobby, Business Bay Street Frontage and Waterfront
- Seeking a broad range of retail uses, including Food & Beverage, Banking, General Convenience, Pharmacy, Dry Cleaning, and other service based retail.

07

THE DEVELOPER

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OMNIYAT

Omnayat is a privately held premium real estate developer devoted to redefining innovation. It focuses on groundbreaking design and technology in its very sustainable form.

Working with the most acclaimed designers and project developers of the world, Omniyat has several large-scale, first class iconic projects designed by acclaimed designers and architects, and supported by international best-in-class consultants.

The Omniyat team is dedicated to building value for shareholders, partners and clients through creative solutions and highly skilled professionals with international and local backgrounds and connections.

For more information

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STATEMENT OF GENERAL POLICY

This report and the particulars contained herein do not form part of any contract.

Whilst due care has been taken in the preparation of this report, no representation is made and no responsibility is accepted for the accuracy of the whole or any part. Interested parties are advised to make their own enquiries and satisfy themselves in all respects.

Neither the whole nor any part of this report or any reference to it, may be included in any public document, circular or statement, without our written approval of the form and context in which it would appear.

Any sketch plan or map in this report is included to assist the reader in visualising the property. We have made no final survey of the property and assume no responsibility in respect of such matters. It is assumed all improvements are within the title boundaries.

Information about and measurements of buildings have been provided as a guide only and derived from existing records. No undertakings are made as their accuracy no responsibility accepted by Omniyat Properties or agent in respect of their accuracy.

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