



ICD BROOKFIELD PLACE

DISCOVER A BUILDING THAT
POSITIVELY INFLUENCES ITS
OCCUPANTS AND VISITORS;
ICD BROOKFIELD PLACE IS
A HEALTHY, SUSTAINABLE &
FUTURE-READY BUILDING



990K SQ FT
TOTAL OFFICE SPACE

160K SQ FT
TOTAL RETAIL SPACE

2700
PARKING SPACES

140K SQ FT
TOTAL GREEN SPACE

PLATINUM
LEED CERTIFICATION

5 MIN WALK
TO DIFC METRO STN







AT THE CENTRE OF

LIFESTYLE

AND BUSINESS

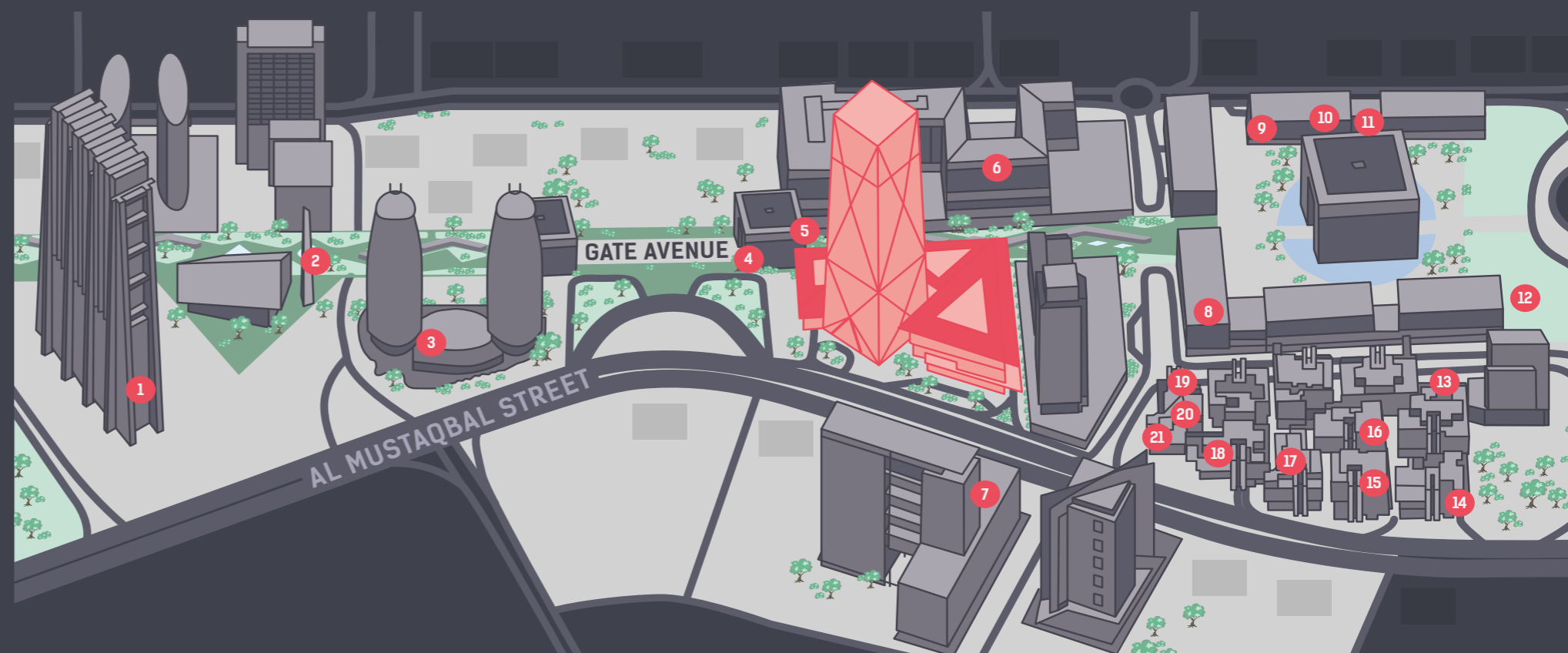
“Location plays a huge role in attracting and retaining the best employees, many of whom keep a close eye on where they’re based in order to optimize work-life balance.”

JLL – Seven Reasons Why Location is Important

- DIFC is ranked the 8th best Global Financial Centre
- Tax friendly jurisdiction based on English common law
- 3,000 registered companies
- 27,000 daily workers
- World class retail and amenities within a 2 minute walk



- | | | |
|---------------------------|-------------------------|------------------------|
| 1. The Platform | 8. Fitness First | 15. The Clinic |
| 2. N bar | 9. 1762 | 16. Cipriani |
| 3. F45 | 10. Hummingbird Nursery | 17. La Petite Maison |
| 4. Suit Supply | 11. Common Grounds | 18. Avli by Tashas |
| 5. Vibe Cafe | 12. Amazonico | 19. Up and Running |
| 6. The Ritz-Carlton Hotel | 13. Gaia | 20. Roberto's |
| 7. Waldorf Astoria Hotel | 14. Zuma | 21. Four Seasons Hotel |



CULTURE & COMMUNITY

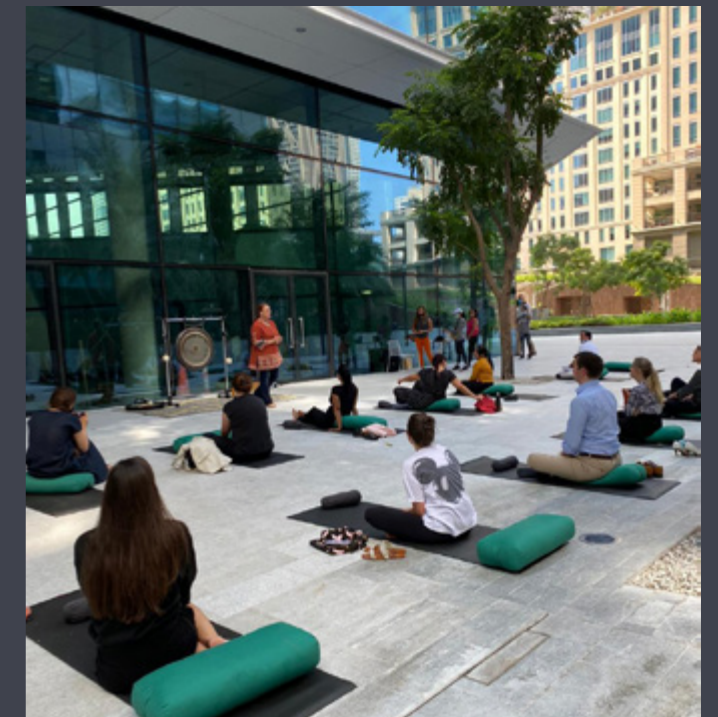
AT YOUR DOOR STEP



- Our public spaces are brought to life through art and culture – connecting people and creating high-quality, memorable experiences
- Community hub space for workshops, talks and hosting private events opening in H1 2021
- Further retail launching in H2 2021

**"Happy workers are
13% more productive than
unhappy workers."**

Study by University of Oxford's
Saïd Business School



“Employees expect the experience of the office to be worth commuting for, with food, social spaces, health and wellbeing amenities”

Knight Frank



AMAZING AMENITIES AT

ICD BROOKFIELD PLACE

- **The Arts Club**
Private Members Club – 65,000 sq ft
- **The Guild**
A collective of chef inspired licensed restaurants – 15,000 sq ft
- **Josette**
Parisian Brasserie – 8,000 sq ft
- **Waitrose**
5,000 sq ft
- **Skin Laundry**
Californian facial clinic – 1,000 sq ft
- **A world leading health and fitness club**
42,000 sq ft
- **Leading hair and beauty salon**
2,500 sq ft
- **Community Hub**
1,400 sq ft
- **Pop-ups include:** Encounter Café & Bliss Flowers







DESIGNED WITH

THE OCCUPIER IN MIND

- Unobstructed column-free floor plates
- 3m floor to ceiling heights
- 9m column and 1.5m planning grid, providing maximum occupational efficiency & layout flexibility
- 25% average space saving compared to competing buildings in the market, resulting in potential savings of AED 8M across a 10 year term



"Improvements in workplace environment could yield 20% increases in employee productivity."

Gensler



THE TALLEST & LARGEST

LEED PLATINUM

OFFICE BUILDING IN EMEA




30%

less energy consumptions than industry standards. The building management system optimises energy efficiency – saving your company money and reducing the building's ecological footprint.



- High performance façade glazing to control solar gain, heat loss and keep your office cooler
- Millions of gallons of water are saved annually by recycling water to nourish our trees and plants
- Recycled materials have been used in a number of elements of the building, while timber was sourced from certified sustainable forests

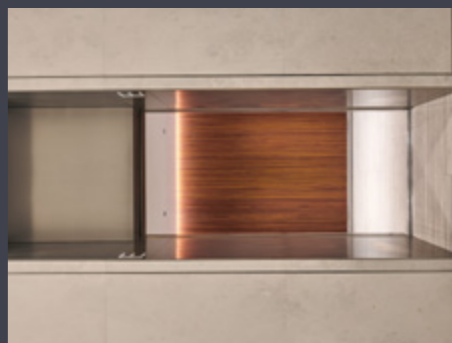


**“Poor health costs US employers
\$530 Billion and 1.4 Billion work
days of absence and impaired
performance per annum”**

The Integrated Benefits Institute

DESIGNED AND BUILT
TO IMPROVE THE HEALTH
AND WELLBEING OF ITS
OCCUPANTS

- 30% more increased fresh air above ASHRAE requirements and significantly above local standards
- HVAC UV light disinfection technology system preventing 100% of potential transmission of bacterial and viral infections
- Smart building sensors that impact wellbeing – Co₂ monitoring within the tower
- 95% of the building’s occupied space has views to the outdoors





A SMART

TECH ENABLED

BUILDING

- 46 high speed destination control elevators
- High speed wifi in all public areas
- Back-up generator to provide power resiliency
- Advanced building performance dashboard and analytics in place

“When connectivity issues occur, employees are mostly impacted by increased stress level (45%) and lower productivity (36%).”

Wired Score Survey 2017





DYNAMIC

EVENT SPACES

- **Summer Garden**
31m high, 22,000 sq ft landscaped atrium garden ideal for public showcases and events.
- **Sky Suites**
35,088 sq ft exclusive conferencing and events space with 360° panoramic views of Dubai – completion in 2022.
- **The Space**
4,850 sq ft prominently located, blank canvas events space with adjacent terrace.
- **Creative Courtyard**
17,400 sq ft playful, landscaped courtyard garden.
- **Niche**
1,400 sq ft community hub with smart tech ideal for panel discussions, workshops and private events.



Creative Courtyard



Niche



The Space



Summer Garden



SCHEDULE

OF AREAS

SKY SUITES (L51 – 53)

2 LIFTS

L SQ FT
53 8,903

52 8,389

HIGH-RISE (L39 – 50)

6 LIFTS

51 17,796

50 17,704

49 17,944

48 18,174

47 18,396

46 18,293

45 18,496

44 18,691

43 18,876

42 17,825

41 18,827

40 18,985

39 19,145

38 19,183

37 19,334

36 19,442

35 19,536

34 19,618

33 19,687

32 19,742

31 19,784

30 17,885

29 17,744

28 18,929

27 18,890

26 18,877

25 18,519

24 18,471

23 18,409

22 18,333

21 16,993

20 18,478

19 18,364

18 17,497

17 18,114

16 18,679

15 19,264

14 19,778

13 20,251

12 20,683

11 21,076

10 21,427

9 21,738

8 22,009

7 21,779

6 21,889

PODIUM (LG – 5)

3 LIFTS

2 LIFTS

5 PLANT

4 30,949

3 30,724

2 30,359

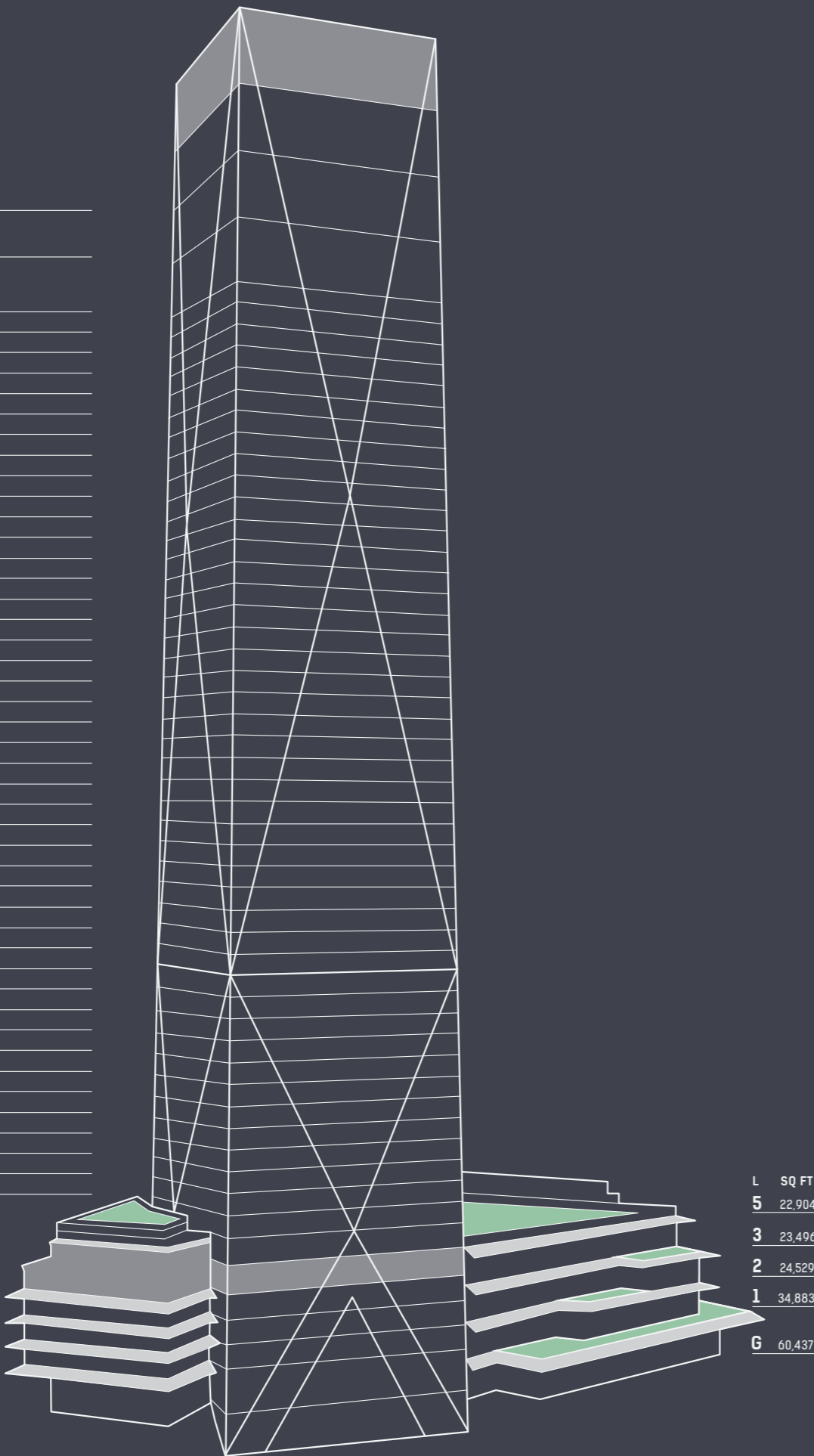
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G 2,447

6 CAR PARK LIFTS

2 TOWER + 7 PODIUM GOODS LIFTS

1 TOWER + 1 PODIUM FIRE LIFTS



FLOOR TO CEILING HEIGHT

• Levels 2–4	3500 mm
• Levels 6–49	3000 mm
• Level 50	3800 mm
• Levels 51–53	6300 mm

RAISED FLOOR ZONE

• Level 2	300 mm
• Levels 3, 4	250 mm
• Levels 6–53	150 mm

PLANNING GRID

• Office	1500 mm
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FLOOR TO FLOOR HEIGHT

• Levels 2–4	5000 mm
• Levels 6–49	4200 mm
• Level 50	7500 mm
• Levels 51–53	7500 mm

OCCUPANCY DENSITY

• Levels 2–4	8 m ² / person
• Levels 17–27	10 m ² / person
• Levels 28–38	12 m ² / person
• Levels 39–53	14 m ² / person

MEANS OF ESCAPE RATIO

• Levels 2–53	6 m ² / person
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CAR PARKING

• Seven basements with	2700 spaces
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LOADING FACILITIES

• Dedicated truck tunnel access at basement 3

VERTICAL TRANSPORTATION

- Centralised core
- Destination control lifting system
- Podium + 4 banks of 6 lifts
- Separate goods lifts

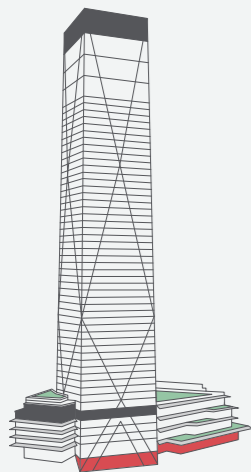
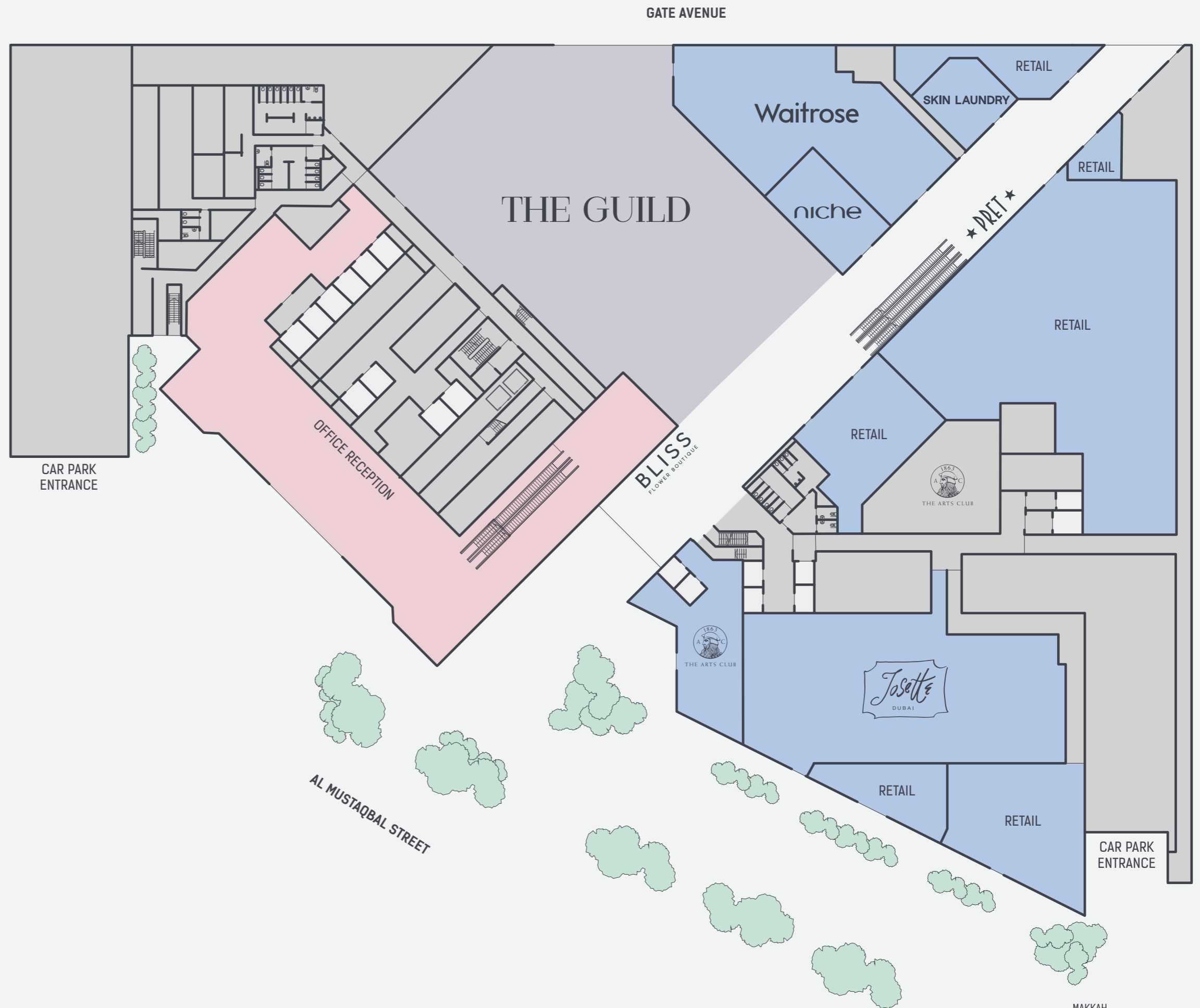
TYPICAL OFFICE STRUCTURAL LOADING PROVISIONS

• Live load	3.0 kN/m ³
• Partitions	1.2 kN/m ³
• SDL (finishes, raised floor, MEP)	1.5 kN/m ³
• 5% office floor high loading area	7.5 kN/m ³

ARRIVAL

GROUND

LEVEL

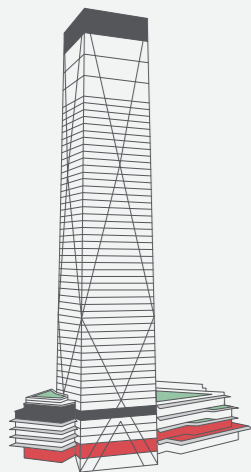


Reception: 11,367 sq ft
Retail: 38,087 sq ft
The Guild: 19,647 sq ft
The Arts Club: 1,982 sq ft

ARRIVAL

LEVEL

ONE



Reception: 5,942 sq ft
Retail: 28,215 sq ft
Summer Garden: 21,650 sq ft
The Arts Club: 12,201 sq ft
Creative Courtyard: 17,438 sq ft

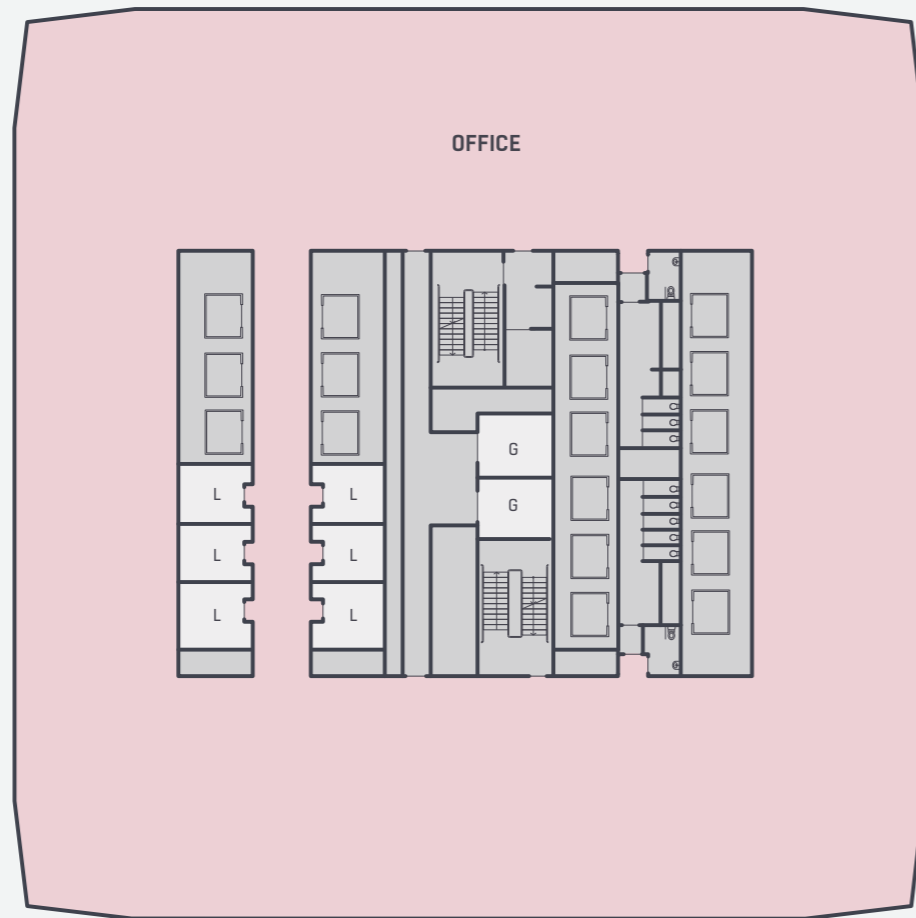


TYPICAL

LOW-

RISE

Levels: 6-16
Office: 19,264 sq ft

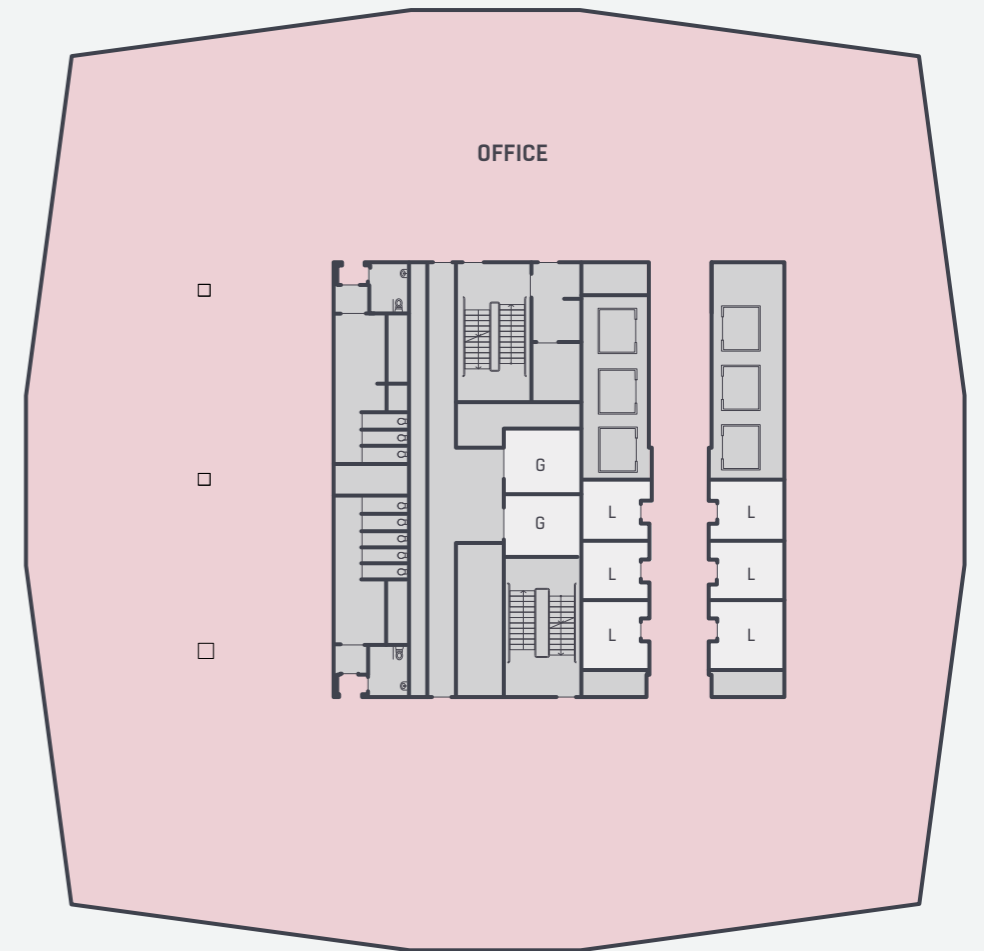


TYPICAL

HIGH

MID-RISE

Levels: 28-38
Office: 19,334 sq ft

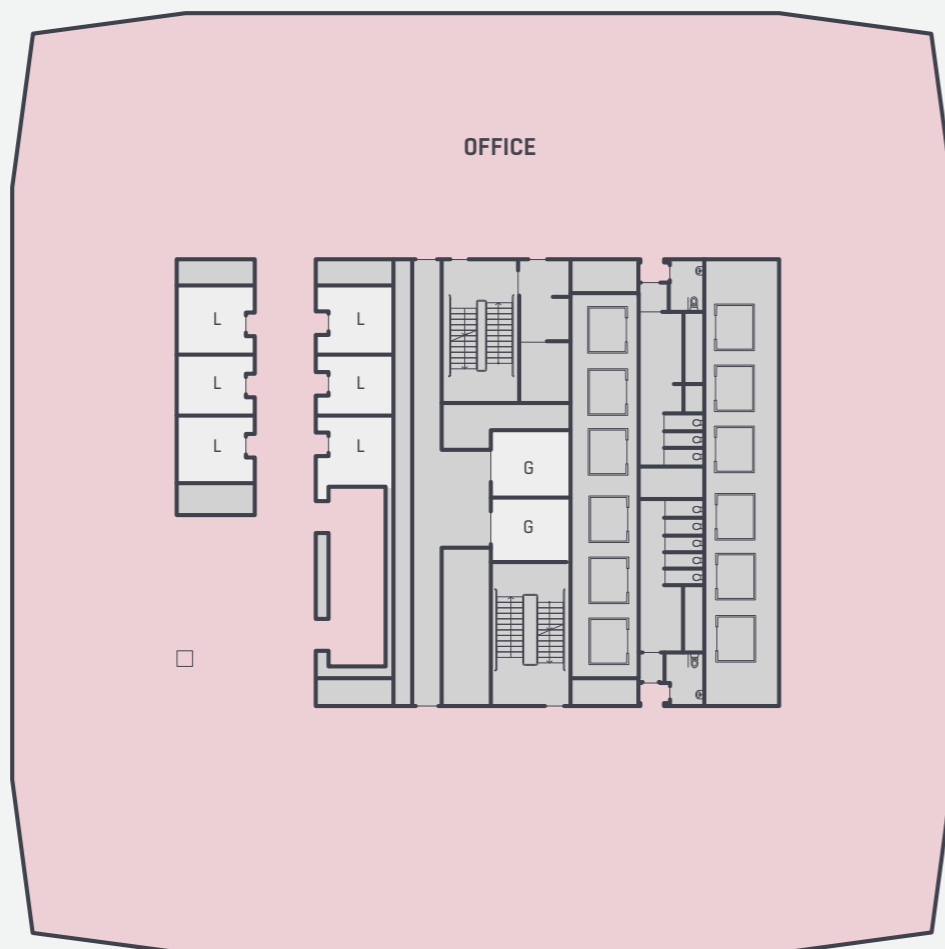


TYPICAL

LOW

MID-RISE

Levels: 7-27
Office: 18,877 sq ft

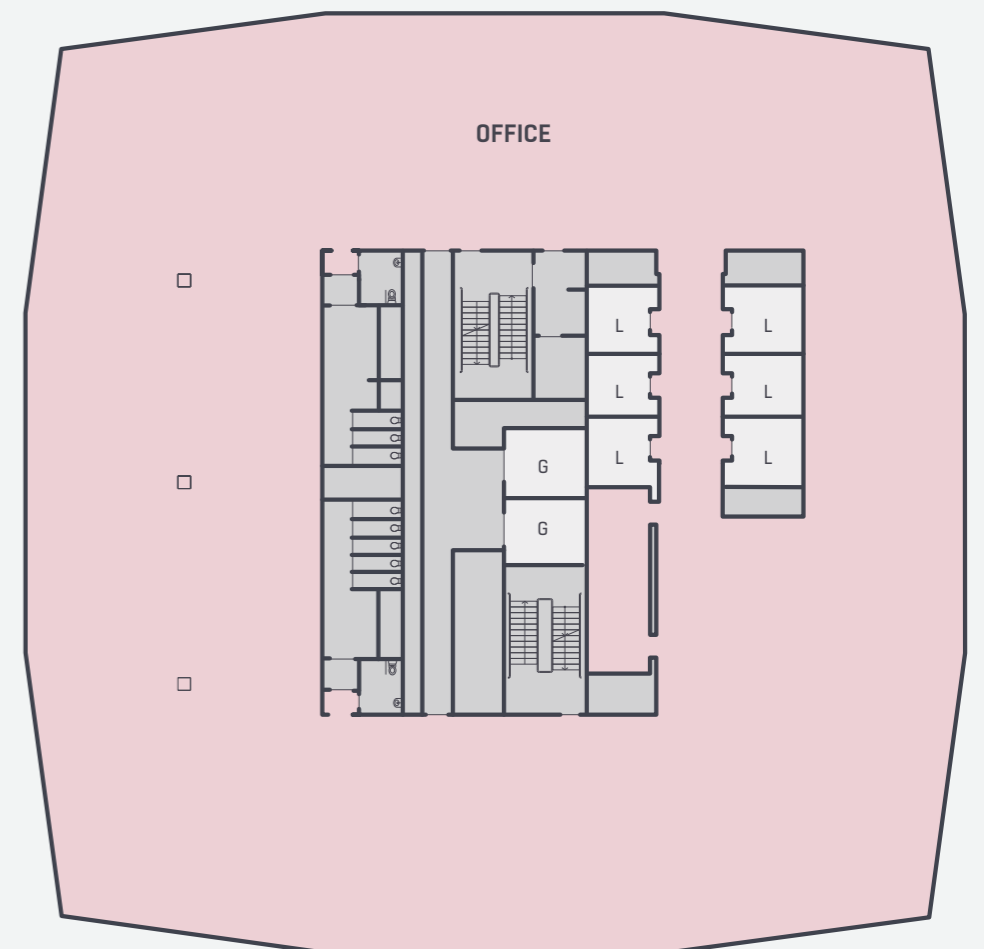


TYPICAL

HIGH-

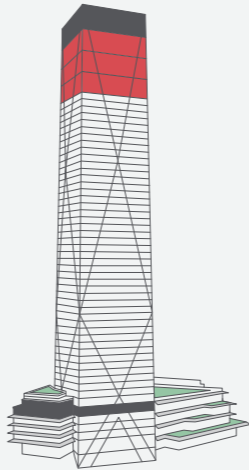
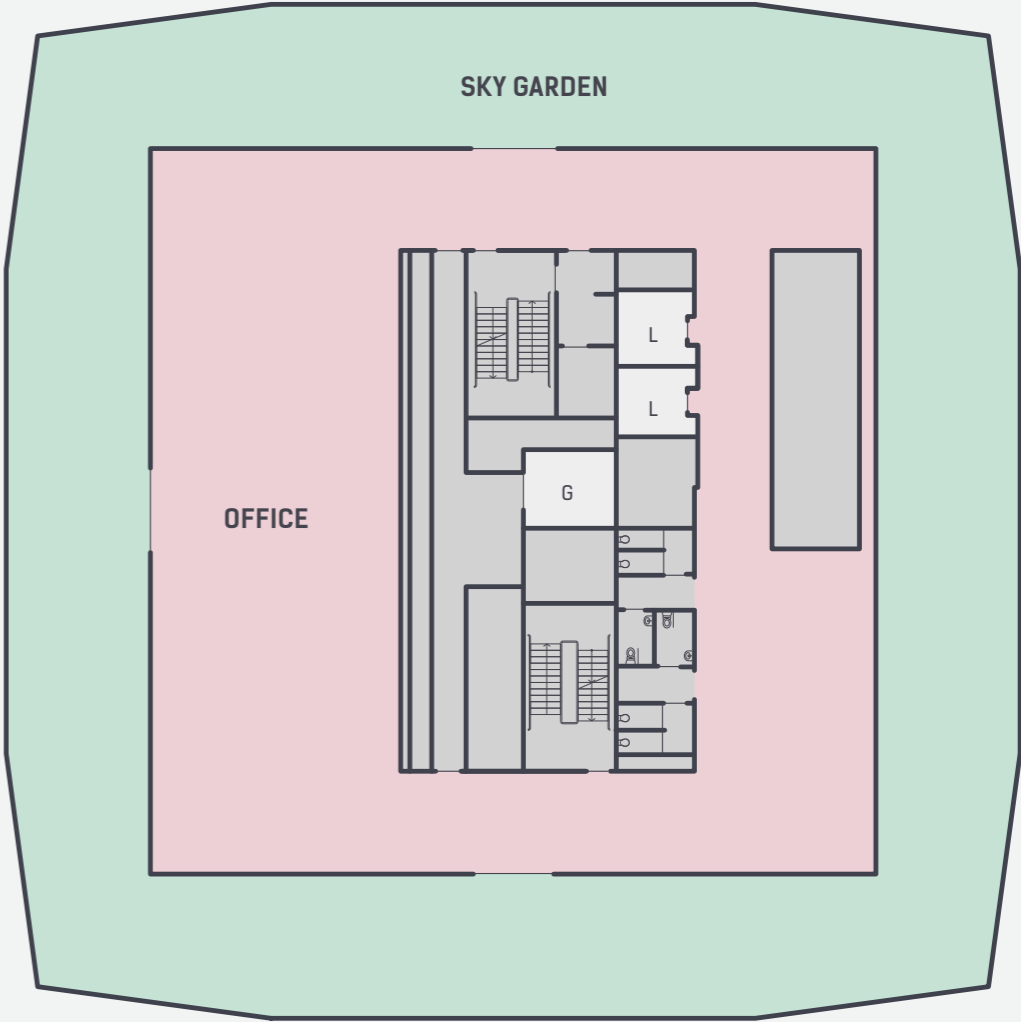
RISE

Levels: 38-50
Office: 17,944 sq ft





TYPICAL
SKY-
SUITES



Levels: 51-53
Office: 17,796 sq ft

MULTI-TENANT

SPACE PLAN

1: Open Plan

Leasable Area	3,948 sq ft
Open Plan Desks	32
Reception Seats	2
Meeting Room Seats	26
Total Occupancy	60

2: Cellular

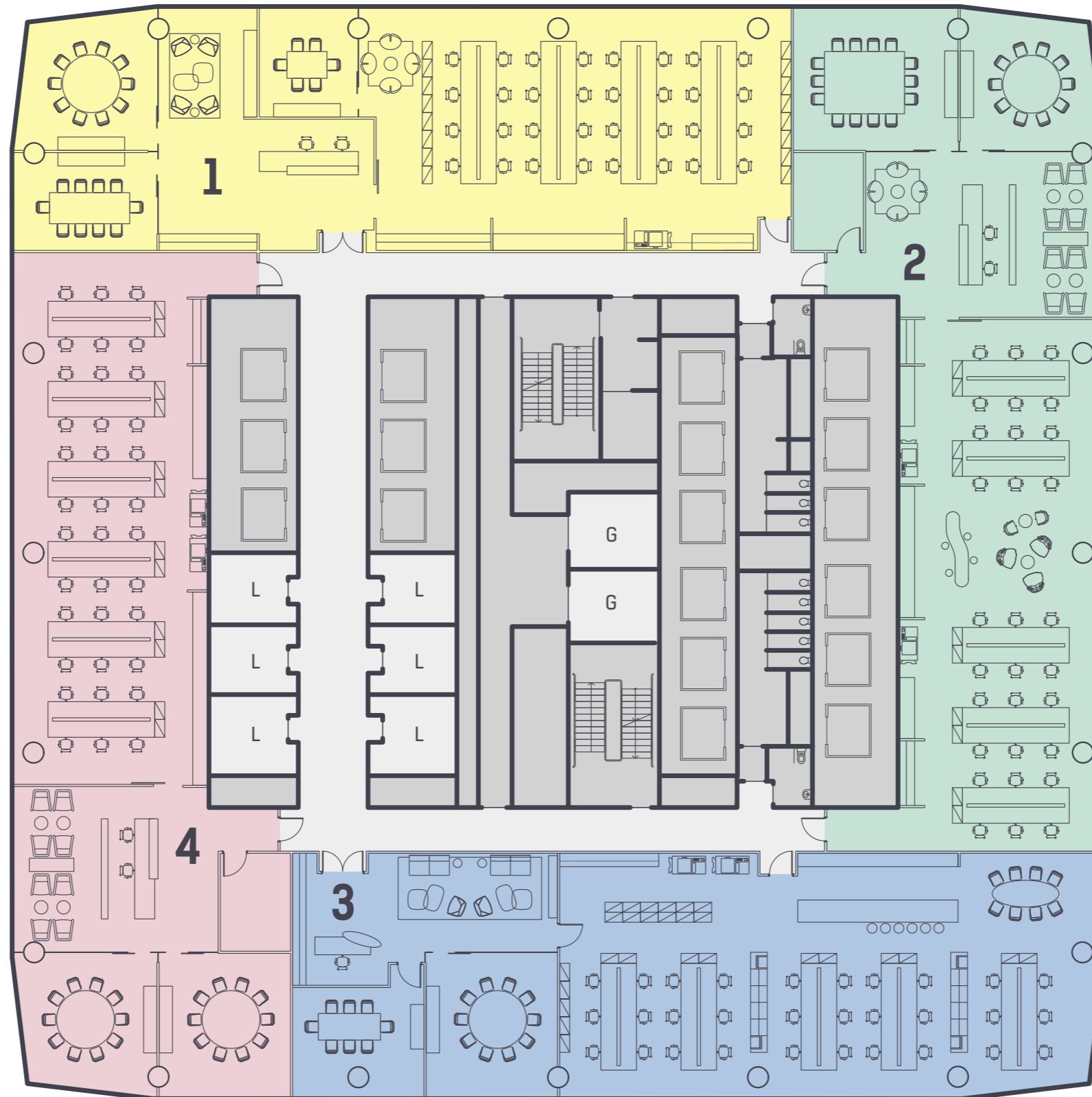
Leasable Area	4,353 sq ft
Single Cellular Offices	2
Double Cellular Offices	6X2p
Open Plan Desks	7
Reception Seats	2
Meeting Room Seats	24
Total Occupancy	47

3: Collaboration

Leasable Area	4,129 sq ft
Open Plan Desks	38
Collaboration Seats	28
Reception Seats	1
Meeting Room Seats	12
Total Occupancy	79

4: Financial

Leasable Area	4,108 sq ft
Offices	3
Open Plan Desks	24
Reception Seats	2
Meeting Room Seats	20
Total Occupancy	49



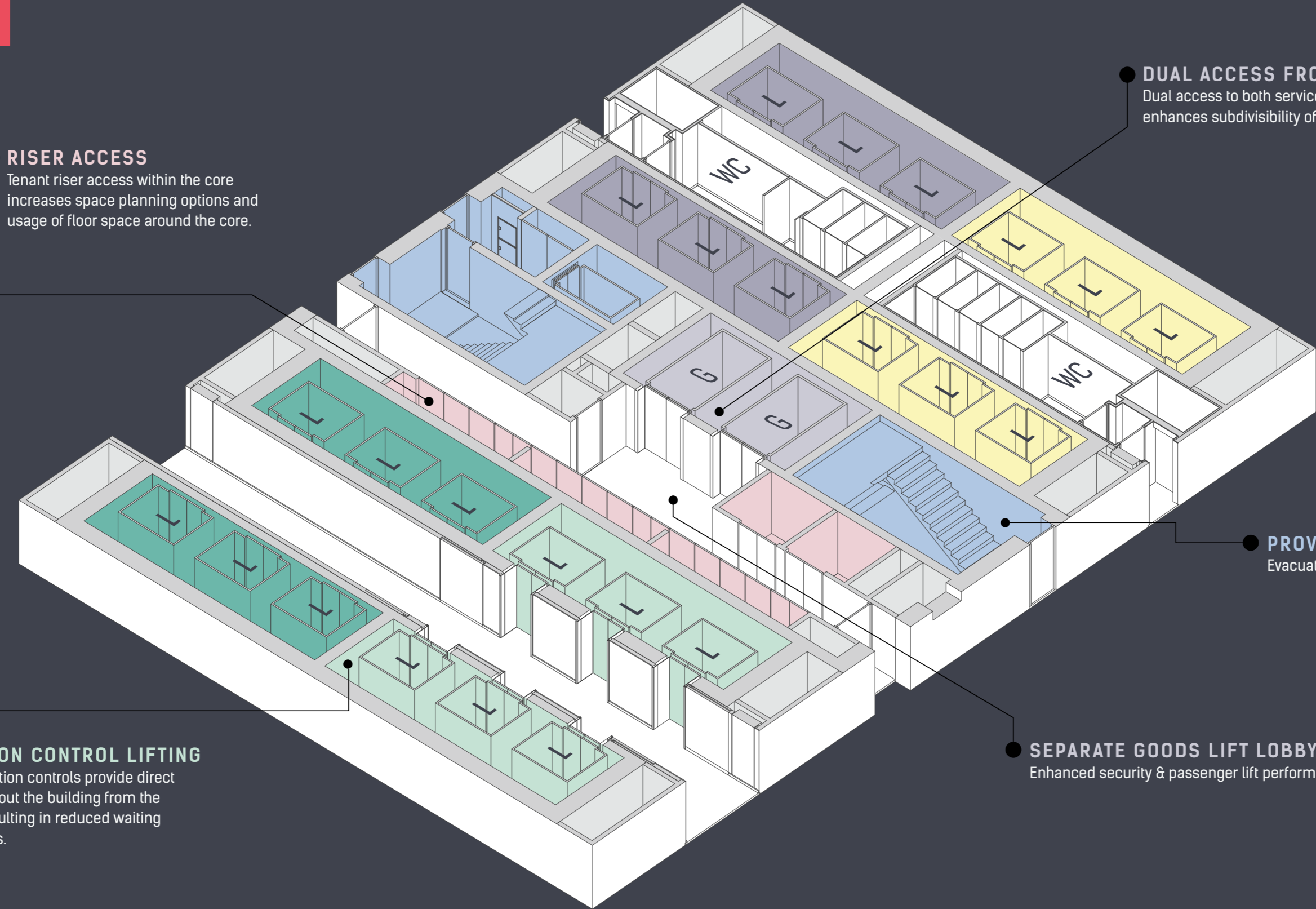
Level: 15

Office: 19,264 sq ft

Density: 1:10

TYPICAL

CORE



RISER ACCESS

Tenant riser access within the core increases space planning options and usage of floor space around the core.

DUAL ACCESS FROM SERVICE CORRIDOR

Dual access to both service corridor and goods lifts enhances subdivisibility of the floorplates.

PROVISION FOR ESCAPE

Evacuation and firefighting.

SEPARATE GOODS LIFT LOBBY

Enhanced security & passenger lift performance

DESTINATION CONTROL LIFTING

Lifts on destination controls provide direct access throughout the building from the main lobby, resulting in reduced waiting and travel times.



IN GOOD

COMPANY



INVESTMENT CORPORATION OF DUBAI was incorporated on 3 May 2006 pursuant to a decree of H.H. The Ruler of Dubai (Law No. 11 of 2006 Establishing the Investment Corporation of Dubai). ICD is directly and wholly-owned by, and is the principal investment arm of the Government of Dubai. ICD's investment portfolio represents a cross-section of Dubai's most recognised and significant companies in sectors which the Government of Dubai has deemed to be strategic for the continued development and growth of Dubai and the UAE.



From left to right:
Atlantis, Dubai
Emirates, Dubai
Burj Khalifa, Dubai

Brookfield Properties

BROOKFIELD PROPERTIES is a premier real estate operating company, providing integrated services across all property investment strategies of Brookfield Asset Management ("Brookfield") – a global alternative asset manager with over \$600 billion in AUM. Our vertically integrated real estate capabilities service the majority of Brookfield's real estate investments around the globe and assures that these assets are managed to maximise revenue, growth and sustainability, with a keen eye integrating new real estate technologies that keep us at the forefront of innovation.



From left to right:
Brookfield Place, Perth
Brookfield Place, NYC
Principal Place, London

TENANTS AT

ICD BROOKFIELD PLACE



THE ARTS CLUB



Julius Bär

LATHAM &
WATKINS LLP



NOMURA

THE GUILD





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