



ICD BROOKFIELD PLACE

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





AT THE CENTRE OF LIFESTYLE AND BUSINESS

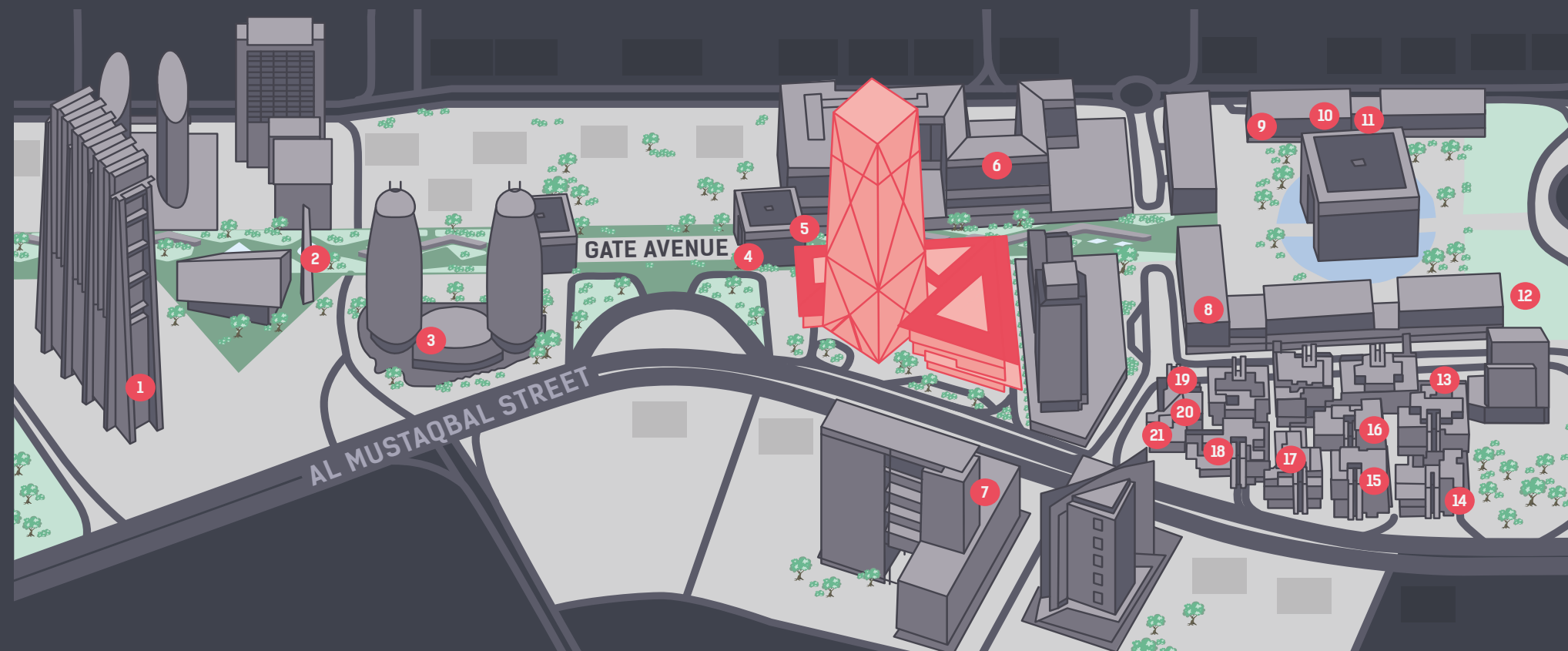
“Location plays a huge role in attracting and retaining the best employees, many of whom keep a close eye on where they’re based in order to optimize work-life balance.”

JLL – Seven Reasons Why Location is Important

- DIFC is ranked the 8th best Global Financial Centre
- Tax friendly jurisdiction based on English common law
- 2,600 registered companies
- 25,000 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 | 14. Zuma | 21. Four Seasons |





DESIGNED WITH

THE OCCUPIER IN MIND

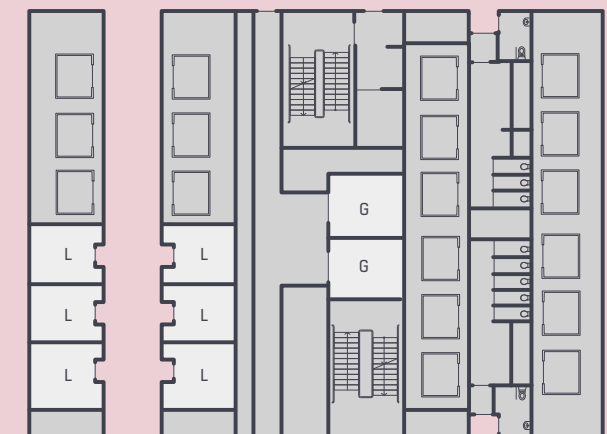
- Unobstructed column-free floor plates
- 3m floor to ceiling heights
- 9m column and 1.5m planning grid, providing maximum occupational efficiency & layout flexibility
- 25% average space saving compared to competing buildings in the market, resulting in potential savings of AED 8M across a 10 year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




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

Gensler

OFFICE



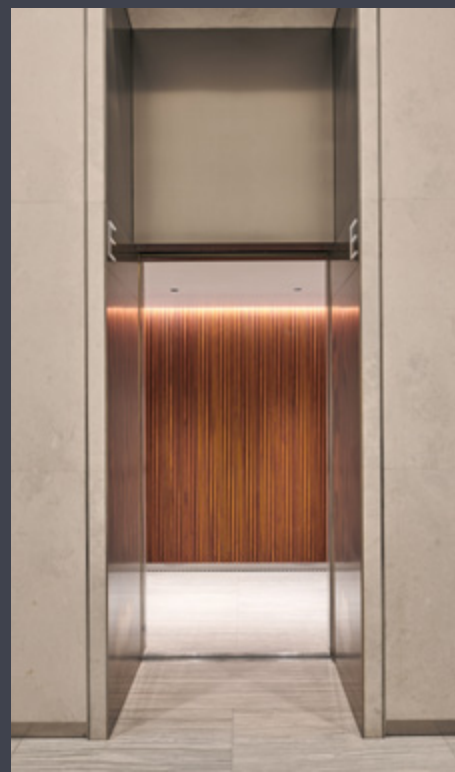


**"Poor health costs US employers
\$530 Billion and 1.4 Billion work
days of absence and impaired
performance per annum."**

The Integrated Benefits Institute

DESIGNED AND BUILT
TO IMPROVE THE HEALTH
AND WELLBEING OF IT'S
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



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



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



"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
- **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
- **Two exciting new restaurant concepts**
20,000 sq ft
- **Leading hair and beauty salon**
2,500 sq ft
- **Community Hub**
1,400 sq ft
- **Pop-ups include:** Encounter Café & Bliss Flowers

CULTURE & COMMUNITY

AT YOUR

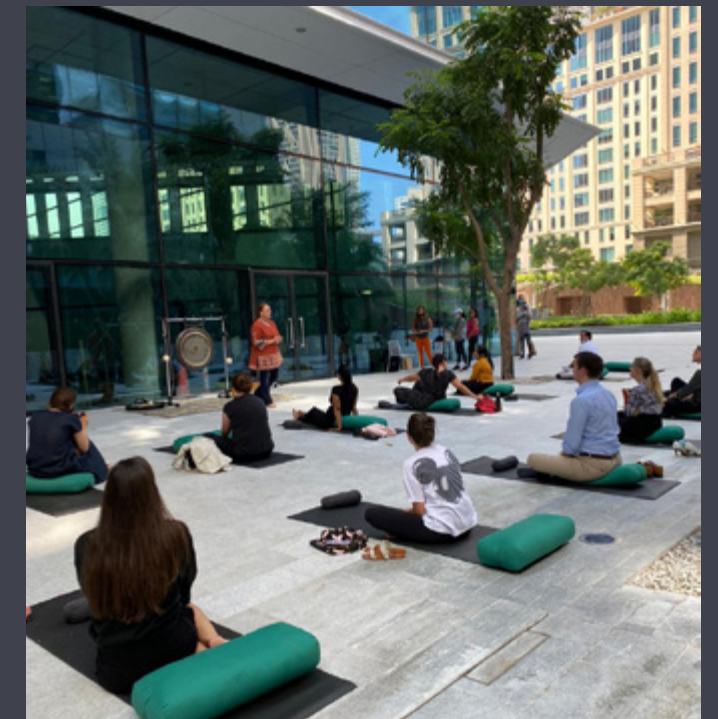
DOOR STEP



- 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





INVESTMENT
CORPORATION OF
— DUBAI

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