



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

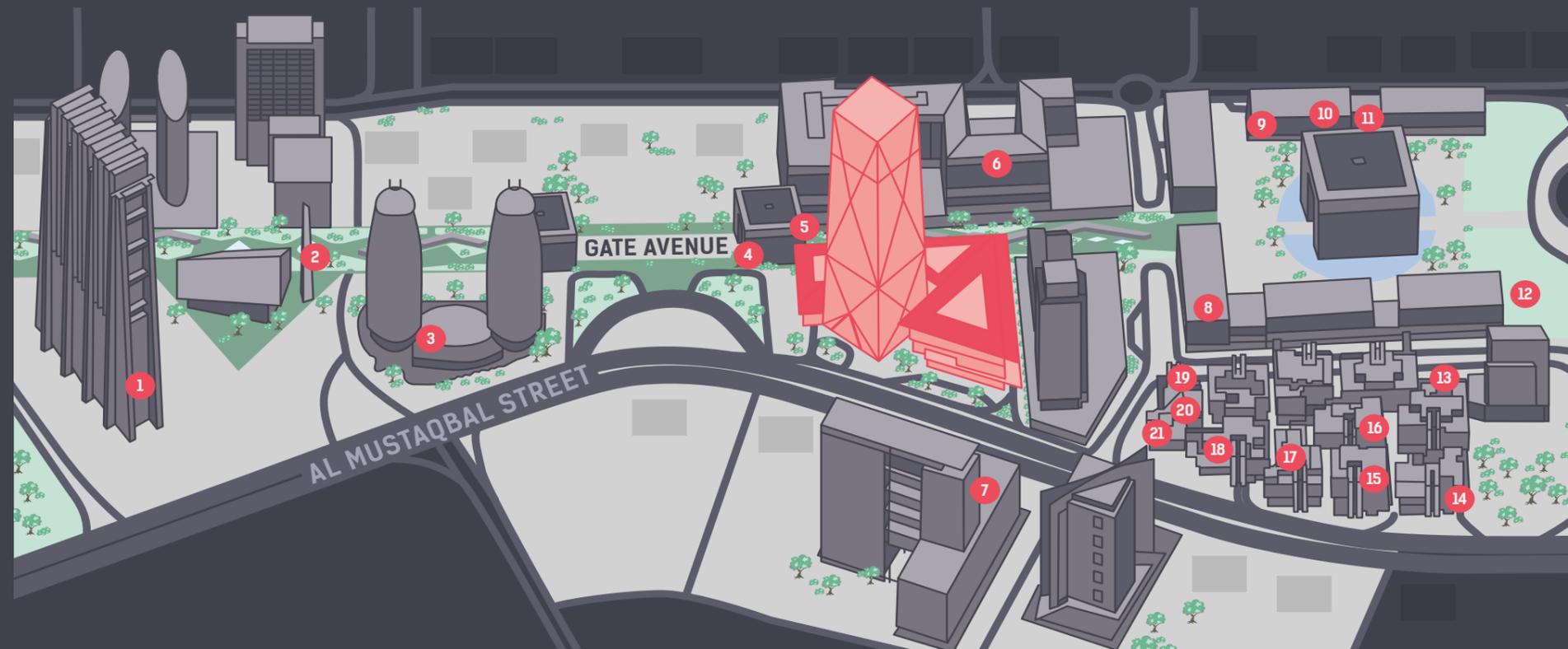
“Location plays a huge role in attracting and retaining the best employees, many of whom keep a close eye on where they’re based in order to optimize work-life balance.”

JLL – Seven Reasons Why Location is Important

- DIFC is ranked the 8<sup>th</sup> 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

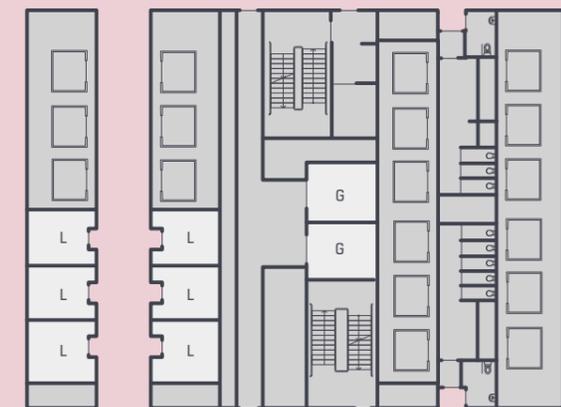
- Unobstructed column-free floor plates
- 3m floor to ceiling heights
- 9m column and 1.5m planning grid, providing maximum occupational efficiency & layout flexibility
- 25% average space saving compared to competing buildings in the market, resulting in potential savings of AED 8M across a 10 year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

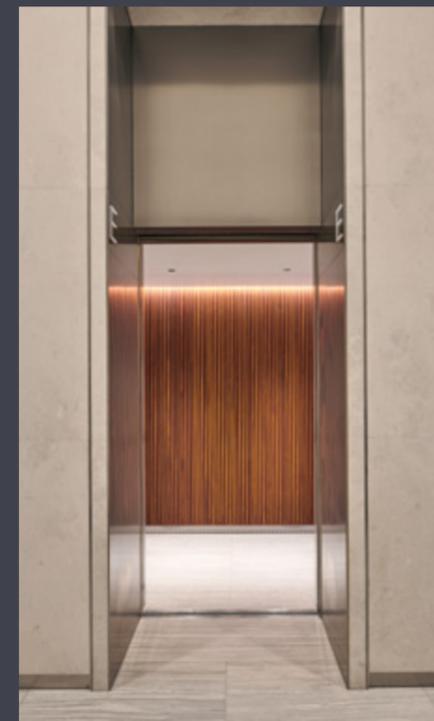
DESIGNED AND BUILT

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 – Co<sub>2</sub> 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

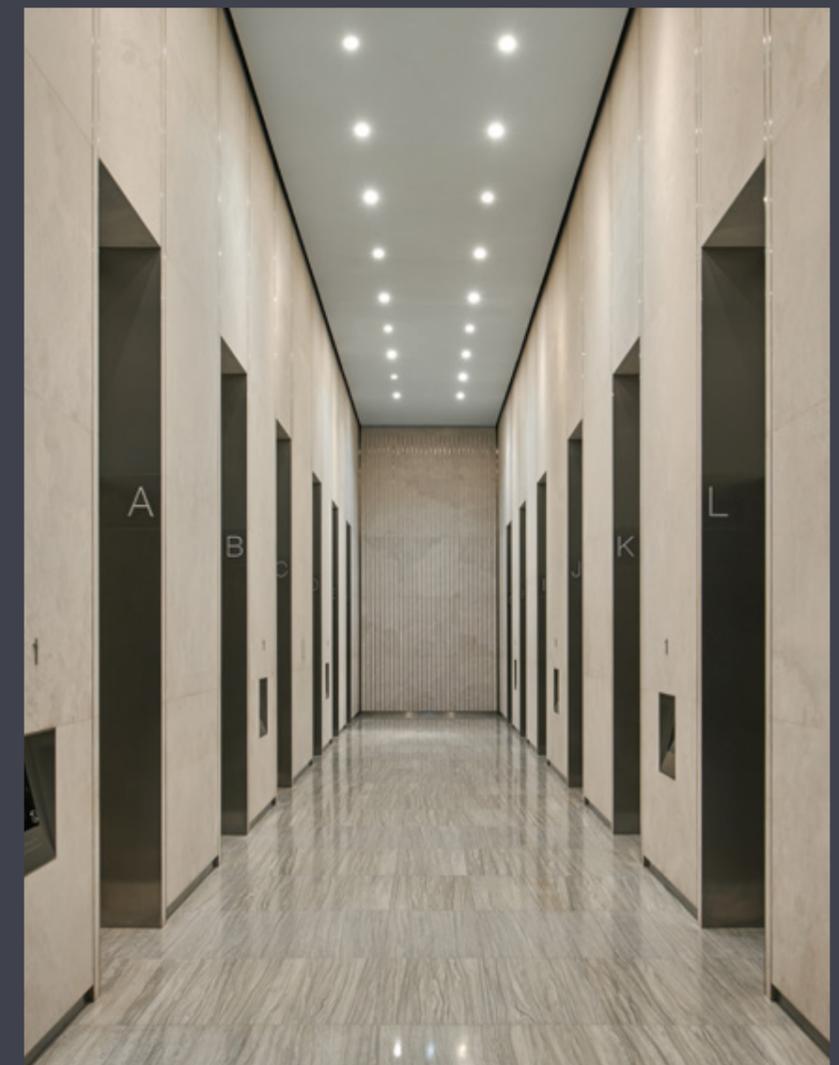


A SMART

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

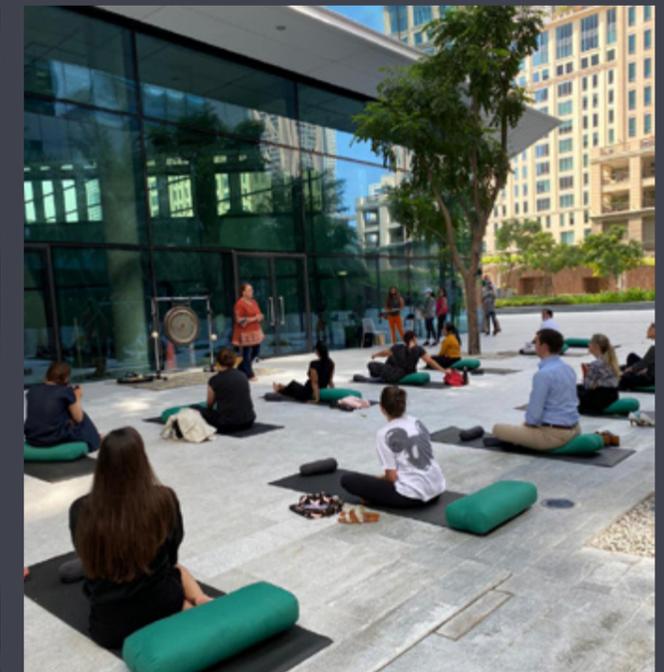
DOOR STEP



- 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**  
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— DUBAI

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