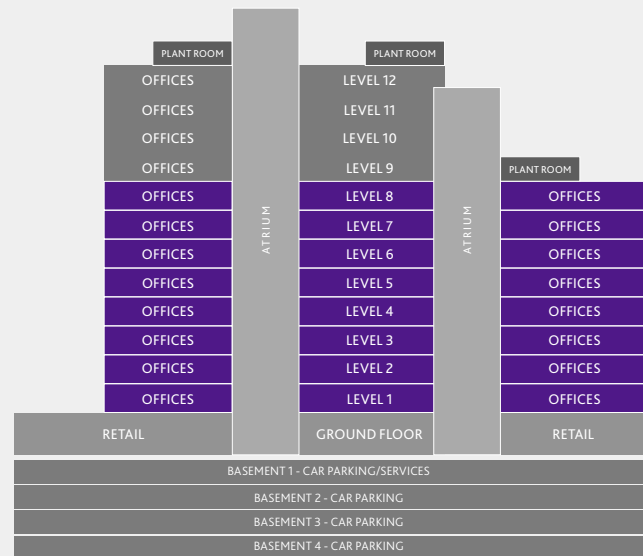




THE OFFICES 2

Ground Floor Retail/F&B 26,733 ft² (2,484 m² - NIA)
 Levels 1-12 Office Space 447,391 ft² (41,564 m² - NIA)
 Retail Height 6 m slab-to-slab
 Office Height 4 m slab-to-slab

Level	Usage	No. of Units	NIA (ft ²)	NIA (m ²)
GF	Retail / F&B	6 F&B/ 6 Retail/ 4 Kiosks	26,733	2,484
1	Office	14	43,479	4,039
2	Office	8	44,979	4,179
3	Office	8	44,979	4,179
4	Office	1	50,376	4,680
5	Office	1	50,370	4,680
6	Office	1	49,337	4,584
7	Office	1	43,746	4,064
8	Office	1	42,320	3,932
9	Office / Plant	1	25,020	2,325
10	Office	1	23,978	2,228
11	Office	1	14,835	1,378
12	Office	1	14,064	1,307
Total Office Area			447,391	41,564

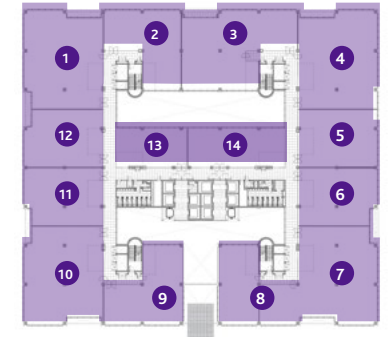


1st FLOOR

14 UNITS
 TOTAL NIA
 43,479 ft²
 4,039 m²



	NIA (ft ²)	NIA (m ²)		NIA (ft ²)	NIA (m ²)
1	4,349	404	8	2,715	252
2	2,589	241	9	1,840	171
3	4,239	394	10	5,144	478
4	4,269	367	11	2,547	237
5	2,545	236	12	2,625	244
6	2,547	237	13	1,607	149
7	4,267	396	14	2,196	204

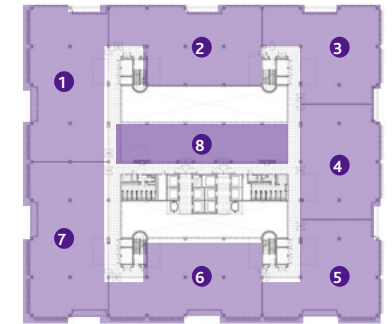


2nd & 3rd FLOOR

8 UNITS
 TOTAL NIA
 44,979 ft²
 4,179 m²



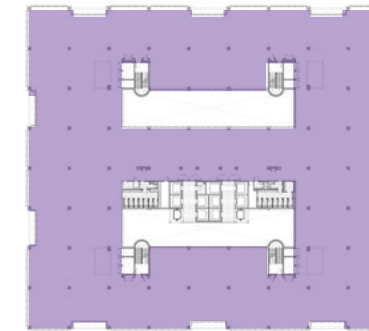
	NIA (ft ²)	NIA (m ²)
1	6,929*	644
2	6,018	559
3	5,144	478
4	5,177	475
5	5,144	478
6	6,023	560
7	6,839	635
8	3,764	350



* Office 1, 3rd floor size: 6,839 ft², (635 m²)

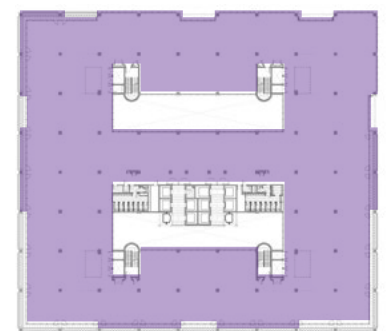
4th & 5th FLOOR

4th 5th
 TOTAL NIA TOTAL NIA
 50,376 ft² 50,370 ft²
 4,680 m² 4,680 m²



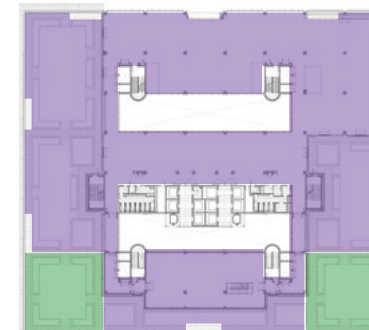
6th FLOOR

1 UNIT
 TOTAL NIA
 49,337 ft²
 4,584 m²



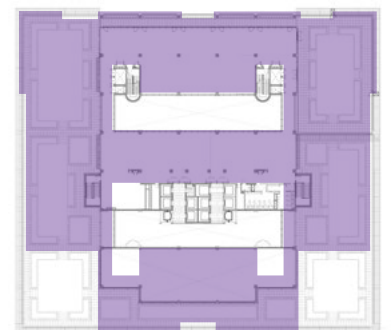
7th FLOOR

1 UNIT
 TOTAL NIA TERRACE
 43,746 ft² 6,773 ft²
 4,064 m² 629 m²



8th FLOOR

1 UNIT
 TOTAL NIA
 42,320 ft²
 3,932 m²

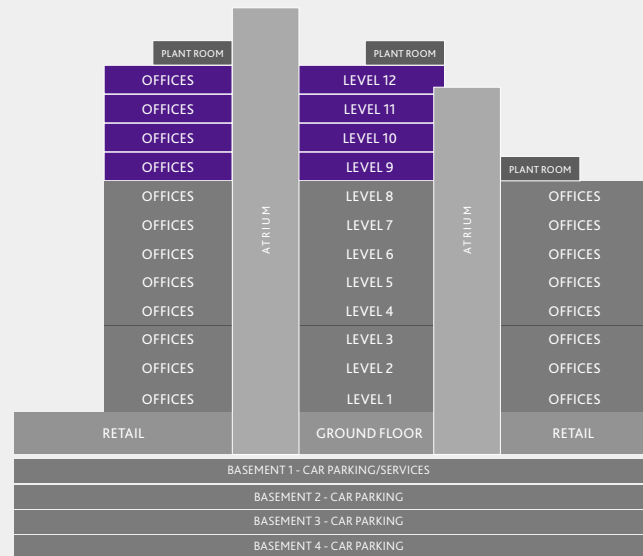


■ OUTDOOR / GARDEN TERRACE

THE OFFICES 2

Ground Floor Retail/F&B 26,733 ft² (2,484 m² - NIA)
 Levels 1-12 Office Space 447,391 ft² (41,564 m² - NIA)
 Retail Height 6 m slab-to-slab
 Office Height 4 m slab-to-slab

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9	Office / Plant	1	25,020	2,325
10	Office	1	23,978	2,228
11	Office	1	14,835	1,378
12	Office	1	14,064	1,307
Total Office Area			447,391	41,564



Happiness Street

ibis One Central

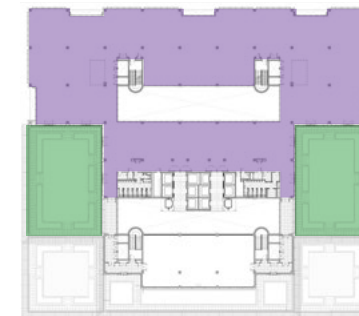


Emirates Towers

Sheikh Zayed Road

9th FLOOR

1 UNIT
 TOTAL NIA 25,020 ft²
 2,325 m² TERRACE 14,111 ft²
 1,311 m²



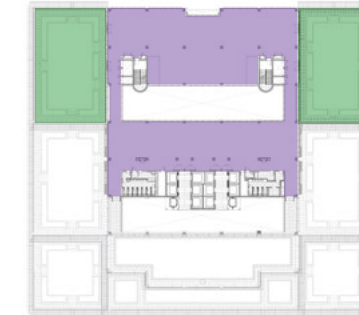
10th FLOOR

1 UNIT
 TOTAL NIA 23,978 ft²
 2,228 m²



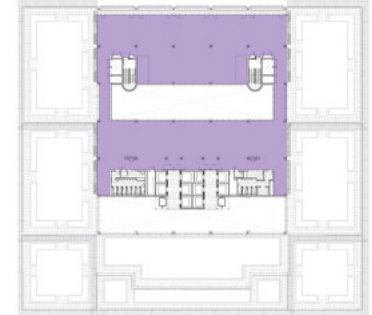
11th FLOOR

1 UNIT
 TOTAL NIA 14,835 ft²
 1,378 m² TERRACE 10,243 ft²
 952 m²



12th FLOOR

1 UNIT
 TOTAL NIA 14,064 ft²
 1,307 m²



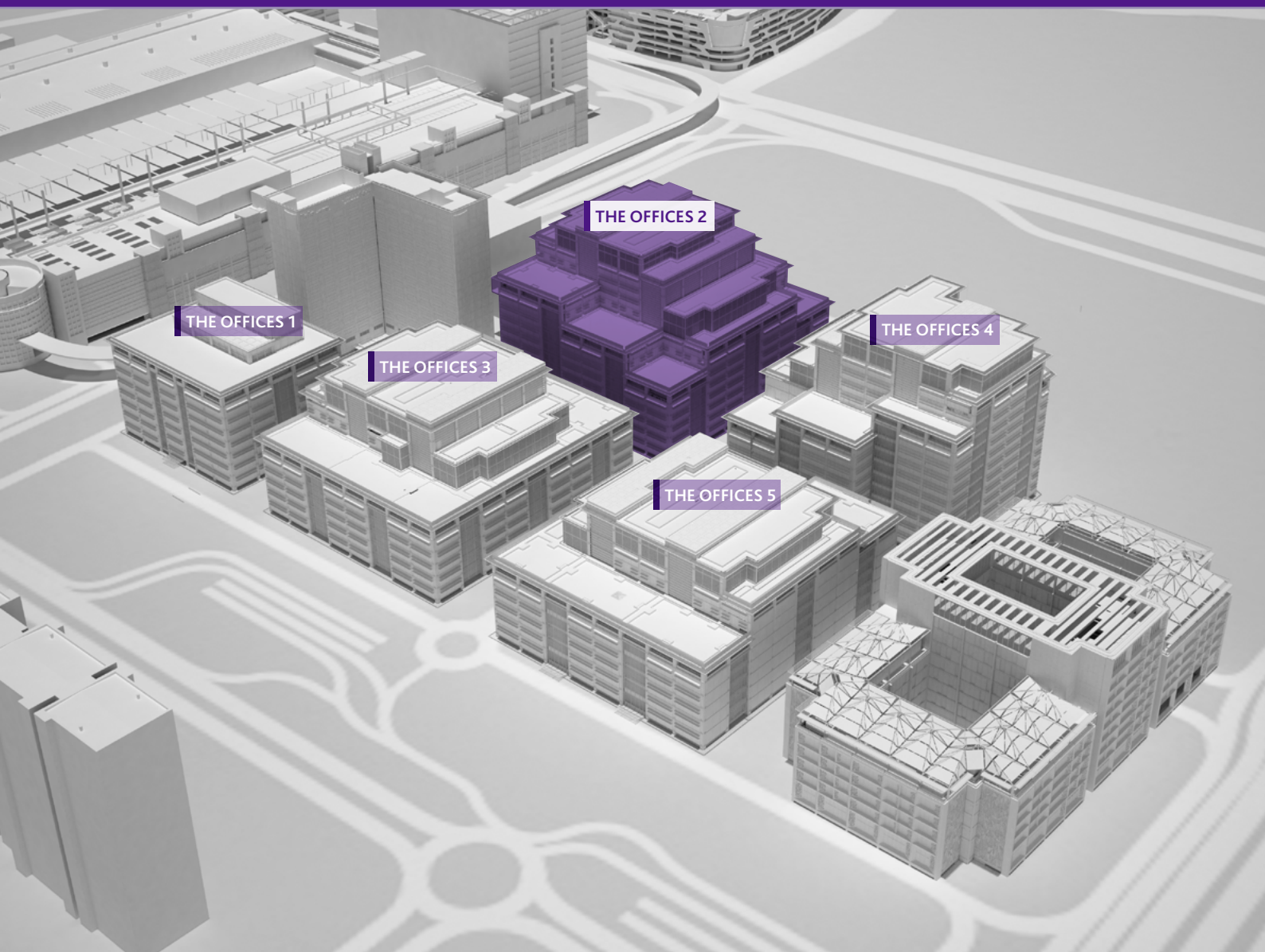
GROUND FLOOR

6 F&B 6 RETAIL 4 KIOSKS
 TOTAL NIA 26,733 ft²
 2,484 m²



	NIA (ft ²)	NIA (m ²)		NIA (ft ²)	NIA (m ²)
18	2,195	204	24	1,872	174
19	1,749	163	25	2,006	186
20	5,850	543	26	1,918	178
21	1,666	155	27	1,681	156
22	1,888	175	28	1,649	153
23	1,058	98	29	2,601	242
			KIOSKS (x4)	142-159	13-15





ONE CENTRAL

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ALWAYS BUSINESS