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The undulating sand dunes of Dubai yield to a vibrant metropolis complete with chic, glass-fronted skyscrapers and lively shops, businesses, and an abundance of day-time pursuits and night-time diversions.
The bustling souqs and bazaars are counterbalanced by the tranquility of the warm waters of the Arabian Gulf, while the city’s streets are lined with bougainvillea enveloped villas, brilliant white mosque minarets, traditional wind-towers and contemporary shopping malls.

The Emirate is both a dynamic international business centre and a fascinating tourist haven; a city where the sophistication of the 21st century blends seamlessly with the simplicity of a bygone era. These contrasts lend Dubai its unique flavour and personality; a cosmopolitan society with an international lifestyle, underpinned by genuine Islamic traditions.

DUBAI
World-class tourist destination

CONNECTED TO 145 GLOBAL DESTINATIONS BY 105 AIRLINES AND 120 SHIPPING LINES

THE UAE EXPERIENCED STRONG GDP GROWTH OF 7.4% IN 2004

DUBAI WILL ATTRACT 15 MILLION TOURISTS BY 2010

DUBAI’S HOTEL OCCUPANCY RATES AVERAGE IN EXCESS OF 80%
Fantasy meets reality in Dubai as the city witnesses the creation of the world’s ultimate and most awe-inspiring leisure, entertainment and tourism destination: Dubailand.
Dubailand is set to be the ultimate entertainment and tourism destination in the world. Committed to entertainment, leisure, adventure and fun, Dubailand will offer attractions that aren’t only world-class, but world-firsts. Dubailand has been designed to appeal to the widest tourist segments across genders, age groups, world regions and activity preferences.

Dubailand is ideally located on Emirates Road, providing easy access. It is just 10 minutes from Dubai International Airport, 10 minutes from Dubai World Trade Centre, 20 minutes from Sharjah and 60 minutes from Abu Dhabi.

A unique multi-faceted development of pure family entertainment and education, with universal appeal, Dubailand will incorporate a critical mass of attractions, an endless mix of day and night activities and a variety of themed accommodations to encourage longer visits and overnight stays.

Facts and Figures:

<table>
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<tr>
<th>3 BILLION SQ. FT.</th>
<th>TOTAL AREA OF DUBAILAND</th>
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<tbody>
<tr>
<td>AED 35 BILLION</td>
<td>PHASE ONE INVESTMENT SIZE</td>
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<td>200,000</td>
<td>NUMBER OF TOURISTS EXPECTED EVERY DAY AT PEAK CAPACITY</td>
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<td>AED 3 BILLION</td>
<td>INVESTED BY DUBAILAND IN INFRASTRUCTURE</td>
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<td>2008</td>
<td>YEAR BY WHICH THE FIRST SET OF ATTRACTIONS WILL BE OPERATIONAL</td>
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Located on one of the city’s main thoroughfares, the Emirates Road, and in the heart of Dubailand, the City of Arabia will proudly dominate the landscape and become a benchmark for global urban development.
City of Arabia is the heart of Dubailand, comprising four key elements: Elite Towers – a series of elegant commercial and residential developments; Wadi Walk – offering exclusive waterfront living; Restless Planet – an incredible animatronics Dinosaur theme park; and the Mall of Arabia – one of the world’s largest shopping malls. This vibrant community will attract tourists from the four corners of the Earth, and will be an exclusive address for Dubai’s growing population.

The development is easily accessible from Dubai city centre, boasts its own monorail system and water taxis, both of which will transport residents and visitors alike around the City, and will provide direct access to the Mall of Arabia.
The Mall of Arabia is due to open in 2008 and is wholly unique in terms of its sheer size, capacity and diversity. It is destined to become one of the world’s finest shopping resorts.
With more than 1,000 retail outlets, each offering diversity and variety, two rooftop hotels, the incredible Restless Planet ‘edutainment’ experience, and waterfront al fresco dining and entertainment experiences for the entire family, the Mall of Arabia will be a ‘retail resort’ to please everyone.

Facts about the Mall of Arabia:

**GROSS LEASABLE AREA**
- (PHASE 1) 5.6 MILLION SQ. FT.
- (PHASE 1 & 2) 10 MILLION SQ. FT.

**POSITIONING**
- FAMILY SHOPPING RESORT & LEISURE DESTINATION, COMBINED WITH A LARGER-THAN-LIFE DINOSAUR EXPERIENCE

**OWNERSHIP**
- ILYAS & MUSTAFA GALADARI GROUP

**ARCHITECTURE**
- TWO LEVEL CENTRE OF RETAIL AND ENTERTAINMENT, ROOFTOP HOTELS AND NUMEROUS LEISURE FACILITIES.

**PARKING**
- 10,400 COVERED CAR PARK SPACES (PHASE 1)

**OPENING DATE**
- 2008
FASHION
More than 500 fashion outlets will establish the Mall of Arabia as the most extensive, exciting retail experience in the Middle East, if not the world.
A boutique ‘haute couture’ precinct will house premier fashion brands serviced by valet parking and a luxury hotel and fine dining restaurants. Men’s, women’s and children’s clothing to suit every purse and pocket will encircle the Mall, interspersed by designer boutiques.

Local and international fashion houses will interact with two fashion centres where inspiration and aspiration meet to offer an unrivalled selection.
HOME
Dubai is one of the fastest growing cities in the world, with a multitude of residential projects under development.
The Mall of Arabia will offer more than 500,000 square feet of product for every room in the house.

Large format furniture stores, a DIY centre, digital and electronics mega stores, bed and bath, house and home as well as scores of specialist home products will be happily ensconced between a hypermarket and an internationally renowned department store.

The ‘Home’ section will offer every product imaginable, from crockery and candles to hammocks, washing machines, ornaments and state-of-the-art home entertainment systems.
The Mall of Arabia will house one of the largest Gold Souqs in the world. International jewellers and gold merchants from across the Middle East, Europe, Asia, Africa, Australia and America will offer an unprecedented product range.
The Gold Souq will be located adjacent to the boutique retail outlets, neighbouring the fashion centre of the Mall, and will become a focal point for all things bejewelled and precious.

Cafés and rest areas will provide ample opportunity to absorb the sophisticated atmosphere and vibrancy of the dazzling souq experience.

A unique point of difference with the Gold Souq is the opportunity for jewellery retailers to purchase their units on a unique ownership programme, as opposed to the usual short term rental.
FOOD & BEVERAGE
Food and beverage forms an integral part of the shopping, leisure and entertainment experience, and understanding our customers is essential when catering for their tastes and needs.
The Mall of Arabia, with its efficient and convenient back-of-house servicing, will provide more than 100 food and beverage outlets to satisfy its diverse range of patrons. As diversity dictates, there will be a variety of international and local cuisine, service, style, quality, design, ambience and pricing structures available.

Cafés will be conveniently placed throughout the Mall, enabling visitors to relax and refresh, while the food courts and kiosks will offer choice, value for money and rapid service.

The Mall of Arabia will present an array of culinary delights in its waterfront restaurants, which will overlook the serene wadi canals and the apex dome of the Restless Planet, which will dominate the skyline.
ENTERTAINMENT
The Mall of Arabia is set to become one of Dubai’s premier international tourism and entertainment destinations.
In addition to its own exciting and extensive repertoire of outlets, the Mall will also provide exclusive access to the Restless Planet, the fascinating and educational dinosaur entertainment park, which will become a highly sought after family destination and one of Dubai’s primary tourist attractions.

An internationally themed food village will be accompanied by a sophisticated ten pin bowling facility, along with a state-of-the-art 15 screen Cineplex. A Family Entertainment Centre housing an internationally renowned entertainment brand will provide further family fun.

The ‘Global Heart’ at the centre of the Mall will be a meeting point where shows, theatrical performances and promotional events will take place. The ‘North Portal’ is to be a fascinating dining area in a relaxed setting with access to water taxis, enabling visitors to cruise gently along the wadi canals within the City of Arabia.

The two hotels situated on the roof of the Mall will firmly establish the Mall of Arabia as an all encompassing family resort for leisure and entertainment.
Here, in the glittering new City of Arabia, you will be transported back millions of years into the prehistoric kingdom of the dinosaurs amongst world class rides and roller coasters.

The world-renowned Natural History Museum of London has drawn on the elite of science, entertainment and technology expertise to realise the dream of bringing these giant creatures and the mysteries of the nature of our planet to life.

Along with the acclaimed dinosaur authority Jack Horner, Tokyo-based animatronics team Kokoro have recreated the real life creatures of the Jurassic era, enclosed within an 80-metre high translucent dome designed by international theme park specialists Jack Rouse Associates with Furneaux Stewart.

Gathered from the latest research available, the creators of the Restless Planet will transport you to an age where earth-shattering events impacted the world. From earthquakes, eruptions and meteor strikes, the evolving shape of our planet will come alive before your eyes.

Step back in time to when our Earth was young. Feel your heart race as you travel through a Jurassic landscape on sensational rides alongside gigantic creatures.

Restless Planet offers the world’s ultimate themed attraction taking you back into the mists of time – through the state-of-the-art electronics of today.
Restless Planet is a unique, world-class natural history phenomenon, designed to draw tourists and investment and put Dubai into the scientific spotlight on the international stage. A first of its kind in the world, Restless Planet will respond to breaking dinosaur discoveries through an ongoing programme of exhibits, announcements and events. No visit to Dubai will be complete without the thrill of stepping into our primitive world.

Real natural history and entertainment – more exciting and authentic than ever before, and an attraction for all ages.
Planning Strategy and Tenant Mix

Meticulous planning and careful consideration form the basis of the design of the retail floor plan, to ensure that it offers optimal opportunities for consumers and retailers alike.

The circular, radial grid ensures that the customer can easily navigate through the Mall and through the use of nodal points that shorten long circulation routes by forming areas of pace by defining their own character zones. The customer will have a comfortable and clearly defined destination shopping experience which in turn will ensure an even distribution of footfall throughout the Mall.

Project Team

- **Ilyas & Mustafa Galadari Group**
  The Ilyas & Mustafa Galadari Group carries on the family tradition of a highly regarded and multi-faceted organization based in Dubai. Its diversified business portfolio includes real estate development, agencies for overseas companies, gems and jewellery, automobiles, boats and food distribution. The Management Investment & Development (IMGMID) sector of the Ilyas & Mustafa Galadari Group was formed in March 2003 with the aim of investing in, setting up, and managing commercial enterprises. This dynamic company’s principal activity undertaken so far is the City of Arabia.

- **P&T Architects & Engineers Ltd**
- **Hill International M.E.**
- **Hyder Consulting M.E. Ltd**
- **De Leeuw M.E.**
- **ACLA Landscaping**
- **WSP Group**
- **Future Foods (F&B)**
- **Design Inc.**
- **Portland Design (Retail)**
- **Colliers International (Leasing)**
Leasing

Tenants wishing to find out more information on leasing enquiries, please refer to the following instructions:

1) Complete the Retail Space Request Form contained in the pocket on the back inside cover of the brochure, and fax or email it to us in order to register your enquiry (refer to contact details below)

2) All forms received will prompt a receipt reply within three days

3) One of our leasing consultants will then call you to arrange an appointment to give you a full presentation of our exciting project, and provide you with further information

4) We will require the following information from you in order to expedite your requirements:

   - Brand / Product information
   - Details of existing operations / outlets
   - Designs and layouts of planned / existing outlets
   - Premises requested (size, location & usage)
   - Marketing activities (current and planned)
   - Relevant budget information
   - Contact person details

5) A full discussion on leasing details, rentals and service charges will take place prior to the making of a lease offer
Contact details

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