

THE < BIG
BUSINESS
DISTRICT



ROUN

DEVELOPMENTS



THE

Disclaimer:
This plan is for indicative purposes only and subject to change.
Landscaping, interior & the overall presentation, therefore may vary in final build-out stage.
Building type and color will be subject to final planning and zoning of the project.
Planning & zoning is for illustrative purposes only and is subject to final planning and zoning of the project.
Drawings and dimensions are for illustrative purposes only and are subject to final planning and zoning of the project.

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Disclaimer

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Launch Product Mix

Offices:

- Area ranges: 70 SQM – 395 SQM
- Offered in 5 Buildings

Clinics:

- Area ranges: 47 SQM – 139 SQM
- Offered in 1 Building
- Labs and scan centers upon request
- Waiting areas

Smart Offices:

- Area ranges: 64 SQM – 100 SQM
- Offered in 2 buildings
- Fully finished shared meeting rooms & hot desks
- Luxurious double-height entrances

Office Buildings:

- Area ranges: 2,700 SQM – 6,200 SQM
- Offered in Buildings upon request
- Customizable Floor Plates



Offices

- **Offered in 5 Buildings with the below breakdown:**
- 2 standard buildings
- 2 with special external and internal designs
- 1 high-rise building situated on the Ring Road
- Overlooking both Ground & Lower Ground Courtyards
- 25% Efficiency



Finishing Specs

- Core & Shell
- MEP Tie-Ins will be provided for each unit
- Meter to be placed by Roya and additional charges will be incurred by client
- Fully Finished Entrances & Core
- VRF HVAC System
- Unit door provision

Building 5 (G+5)



1st & 2nd Floors



Typical Floors



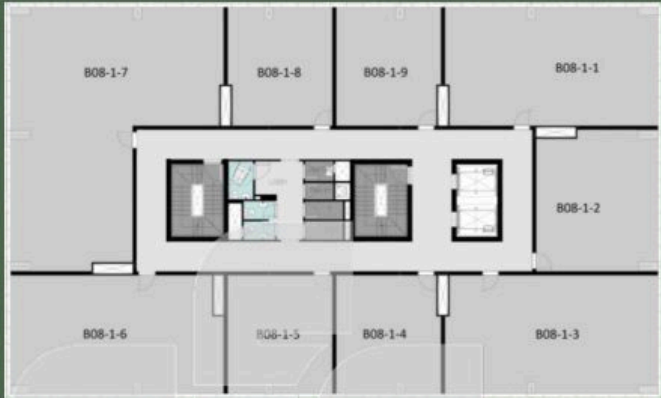
Building Amenities

- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 5	
Floor	Area
1	1,008
2	1,008
3	998
4	998
5	998
Total Building	5,010

Area Ranges	No. of Units	Percentage
70	8	20%
93	5	13%
135	21	54%
230	5	13%
Total	39	100%

Building 8 (G+5)



1st & 2nd Floors



Typical Floors



Building Amenities

- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 8	
Floor	Area
1	1,008
2	1,008
3	998
4	998
5	998
Total Building	5,010

Area Ranges	No. of Units	Percentage
70	8	20%
93	5	13%
135	21	54%
230	5	13%
Total	39	100%

Building 6 (G+4) Offices



First Floor



Typical Floors



Building Amenities

5 Units per floor

- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 6	
Floor	Area
1	716
2	893
3	893
4	893
Total Building	3,395

Area Ranges	No. of Units	Percentage
124 - 140	6	30%
152 - 170	8	40%
199 - 250	6	30%
Total	20	100%

Building 7 (G+4) Offices



First Floor



Typical Floors



Building Amenities

5 Units per floor

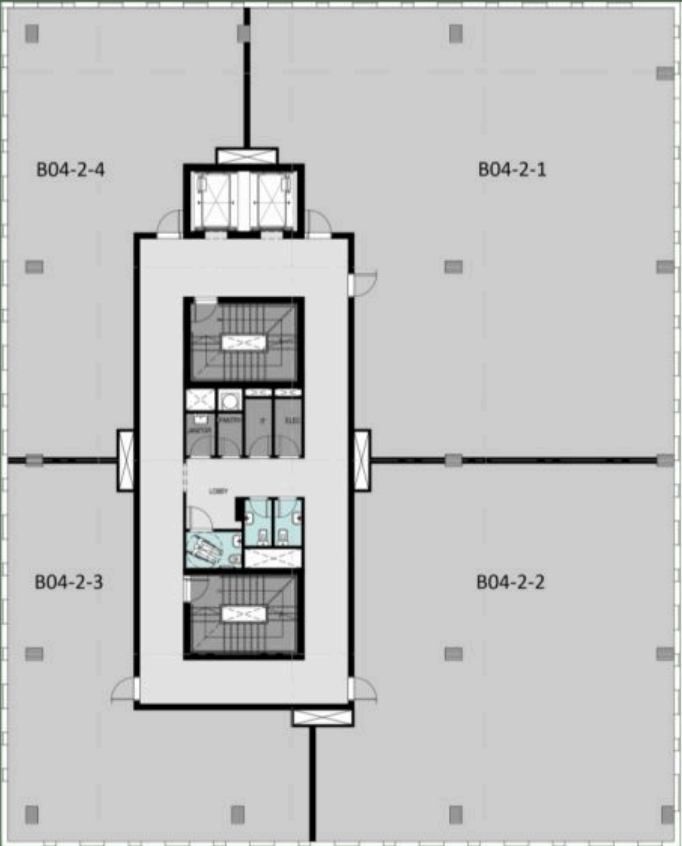
- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 7	
Floor	Area
1	716
2	444
3	292
4	893
Total Building	2,345

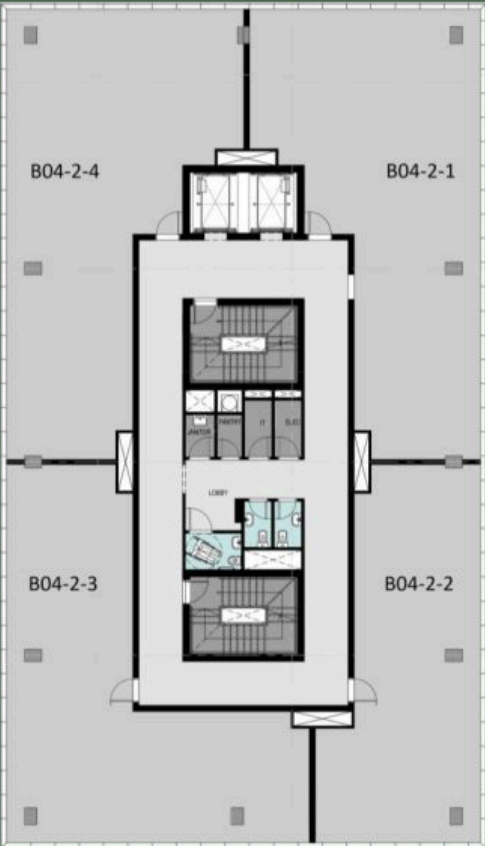
Area Ranges	No. of Units	Percentage
124 - 140	6	40%
152 -170	7	47%
199 - 250	2	13%
Total	15	100%

Building 4 (G+8) Offices

1st & 2nd Floors



Typical Floors



Building Amenities

4 Units per floor

- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators

Building 4	
Floor	Area
1	1,052
2	1,072
3	586
4	697
5	697
6	692
7	692
8	697
Total Building	6,185



Area Ranges	No. of Units	Percentage
110 - 133	6	20%
150 - 178	11	34%
188 - 193	11	34%
306	2	6%
390 - 395	2	6%
Total	32	100%



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Smart Offices

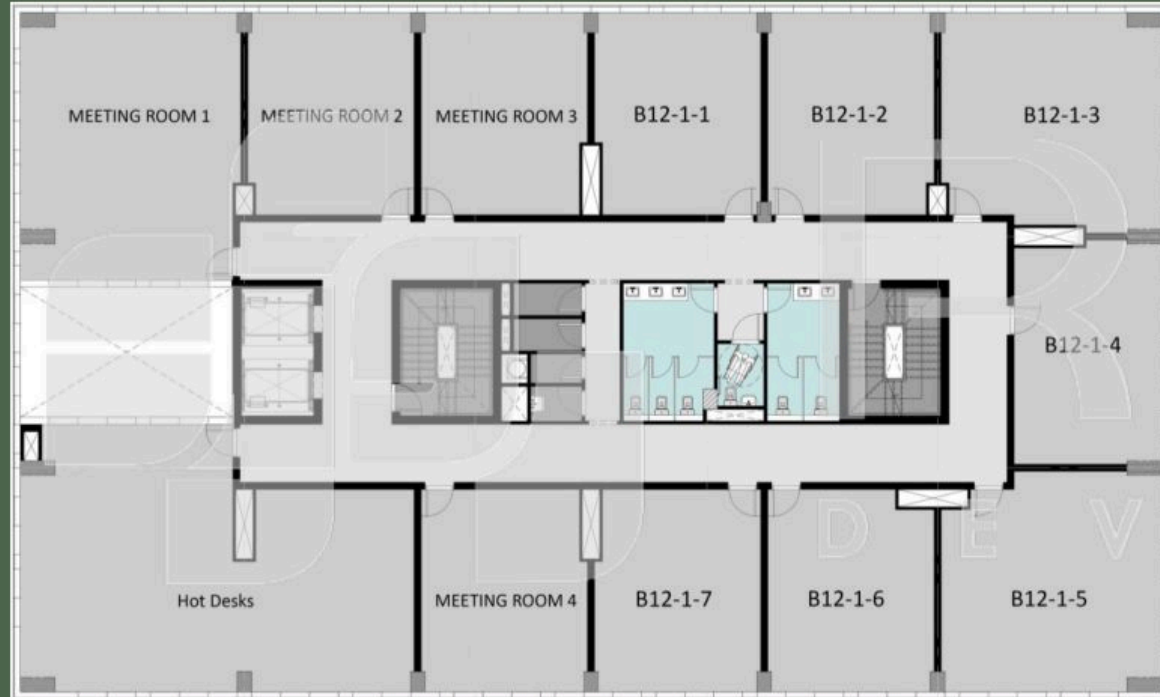
- Offered in 2 buildings overlooking Lower Ground Courtyard
- Luxurious Double-Height entrances
- Shared amenities in the buildings' First Floor, such as Meeting Rooms and Hot Desks. Operated by Roya
- 31% Efficiency



Finishing Specs

- Core & Shell
- MEP Tie-Ins will be provided for each building
- Fully Finished Entrances & Core
- Meter to be placed by Roya and additional charges will be incurred by client
- VRF HVAC System

Building 12 (G+5) Smart offices

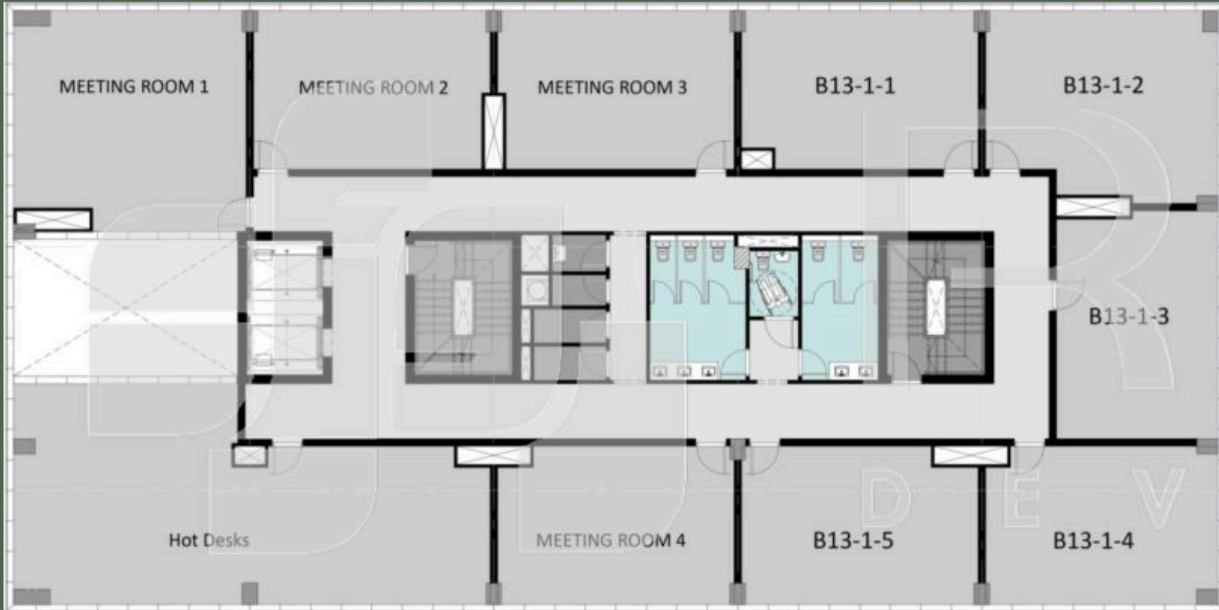


First Floor

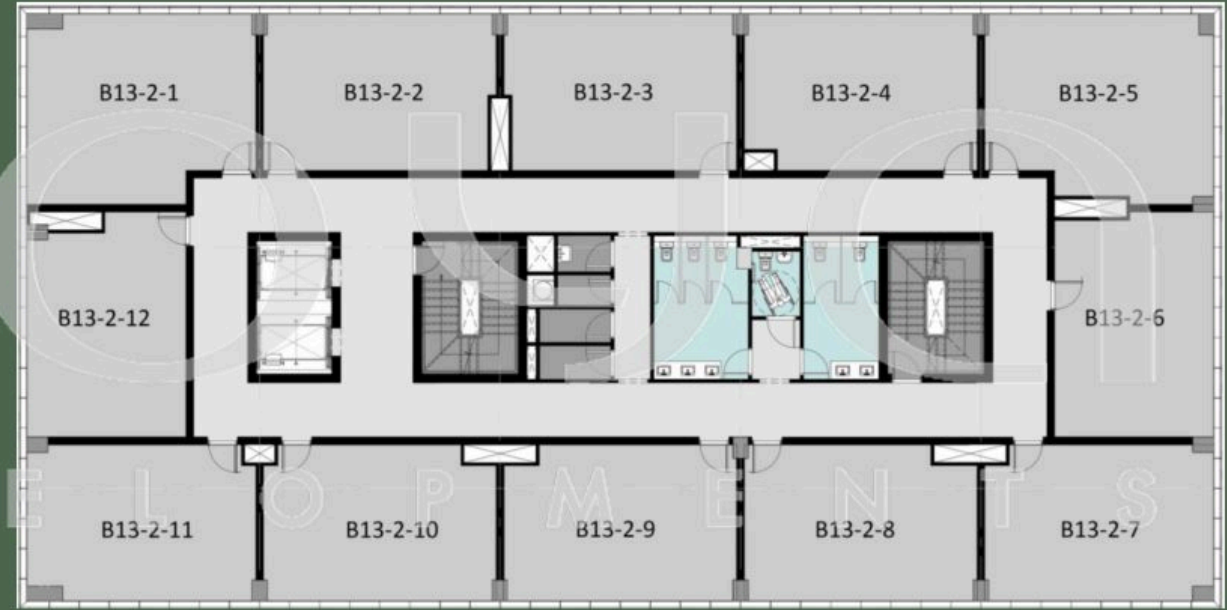


Typical Floors

Building 13 (G+5) Smart Offices



First Floor



Typical Floors

Building Amenities

- Shared Meeting Rooms & Hot desks
- Generator
- *Pantry*
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators
- Public Toilets

Building 12	
Floor	Area
1	500
2	1,000
3	1,000
4	1,000
5	1,000
Total Building	4,500

Building 13	
Floor	Area
1	348
2	832
3	868
4	868
5	864
Total Building	3,780

Smart offices Area Ranges

Building 12

14 Units per floor

Area Ranges	No. of Units	Percentage
64	45	71%
90	18	29%
Total	63	100%

Building 13

12 Units per floor

Area Ranges	No. of Units	Percentage
64-68	41	77%
80	9	17%
100	3	6%
Total	53	100%

Office Buildings



- 9B
- 9A Commercial
- Administrative Entrance
- 9B Offices
- 9A Core
- 9A Offices

- Private separate entrances, elevators & stairs.
- Customizable Floor Plates & Units' designs.



Finishing Specs

- Core & Shell
- MEP Tie-Ins will be provided for each building
- Fully Finished Entrances & Core
- Meter to be placed by Roya and additional charges will be incurred by client
- VRF HVAC System

Clinics

- Complementary Retail & services for Clinics (Labs & Scan Centers) upon request
- Waiting areas & private entrance for Clinical Building.

- 31% Efficiency

13 Units per typical floor

- Waiting Areas
- Pantry
- IT Room
- Electrical Room
- Janitor Room
- 2 Elevators
- Public Toilets



Finishing Specs

- White Box
- Fully Finished Entrances & Core
- VRF HVAC System
- Unit door provision

❖ **White Box Finishing:** finished with HVAC systems, plumbing, lighting, basic electrical wiring, ceiling, flooring (concrete screed) and white painted walls. Hence, the white box real estate space serves as a blank canvas for new tenants to build out their space by performing tenant improvements (TIs) at much lower costs.

Building 11 (G+5) Clinics

Typical Floors



Area Ranges	No. of Units	Percentage
47	15	23%
70-74	20	31%
95	20	31%
139	10	15%
Total	65	100%



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