

INDEX

TOWER





A masterpiece in the captivating Dubai skyline

Located in a prime location in the heart of Dubai International Financial Centre (DIFC), INDEX Tower is an impressive 80 storey building with commercial, retail, residential and leisure components.

One of Dubai's most exciting buildings, INDEX boasts 30 commercial floors with large and efficient floor plates, offering 2,044 m² (22,000 ft²) of premium office space. A high-end mall, with 5,600 m² (60,000 ft²) of retail space, directly connected to DIFC Gate Avenue and INDEX Park.

This truly iconic building was designed by renowned Architects, Foster & Partners and won the award for "Best Tall Building Middle East & Africa" presented by the Council on Tall Buildings and Urban Habitat in 2011.

A hub of brilliance

INDEX Tower features prime office space, with a wide range of options from fully fitted and furnished, plug-and-play workspaces, through to Shell & Core with flexible and efficient floor plates.

INDEX Mall and INDEX Park are superb additions to the community, featuring high-end destination outlets and provides families and professionals a lush urban garden setting in the heart of the city.

INDEX offers a range of 5 types of commercial products:

Fully-fitted and furnished **micro offices**, perfect as a turn-key solution;

Larger fully-fitted and furnished **premium offices**, perfect for rapid setup in DIFC;

Cat A, with basic fit-out to use as the base for any type of office;

Shell & core large open floor plates, customisable to suit any company's needs;

Mall **retail units** as Shell & Core with ready capped-off services.

The elegant choice

A unique contemporary environment in the centre of DIFC providing beautiful work and leisure spaces – designed to not only accommodate, but also to inspire.

Critical first impressions

INDEX creates a sense of sophistication upon arrival for visitors and residents alike. The elegant high-rise is complimented by an array of services which includes valet parking, concierge and security services.

Flexible spaces

Versatile environments with the flexibility of a range of prime office spaces, including bespoke options to meet the needs of your business.

Continual improvement

On-going improvement in the property means that the tenants have a high-end address along with premium services. Essential additions to the property include high-end fit-out to the commercial floors, the retail & leisure facilities and the direct connection to DIFC.



In the heart of a leading global financial centre

Located in DIFC, INDEX Tower is set amid a rapidly evolving 110-acre financial district, moments away from Downtown Dubai and is one of the most sought-after locations for businesses, residents and visitors alike.

The unparalleled infrastructure and facilities within the district create an unforgettable experience. Today, is recognised as a leading world-class business and lifestyle destination tailored to meet the needs of a vibrant and diverse community.

INDEX has excellent visibility and is easily accessible from Al Mustaqbal Street and Sheikh Zayed Road.

INDEX is only a short walk away from the Financial Centre Metro Station via an easy connection to Gate Avenue.



Parking

Visitor parking and valet parking are available on the podium level.



Public Transport

A short walk to the Financial Centre Metro Station. An abundance of taxis in the area at all times.



Airports

Dubai International Airport - 15 km (9 mi).
Al Maktoum International Airport - 55 km (34 mi).



Connections

Connected to DIFC Gate Avenue through Index Mall. 5 minute drive to Dubai Mall and the Downtown area.



Beautiful spaces designed to inspire

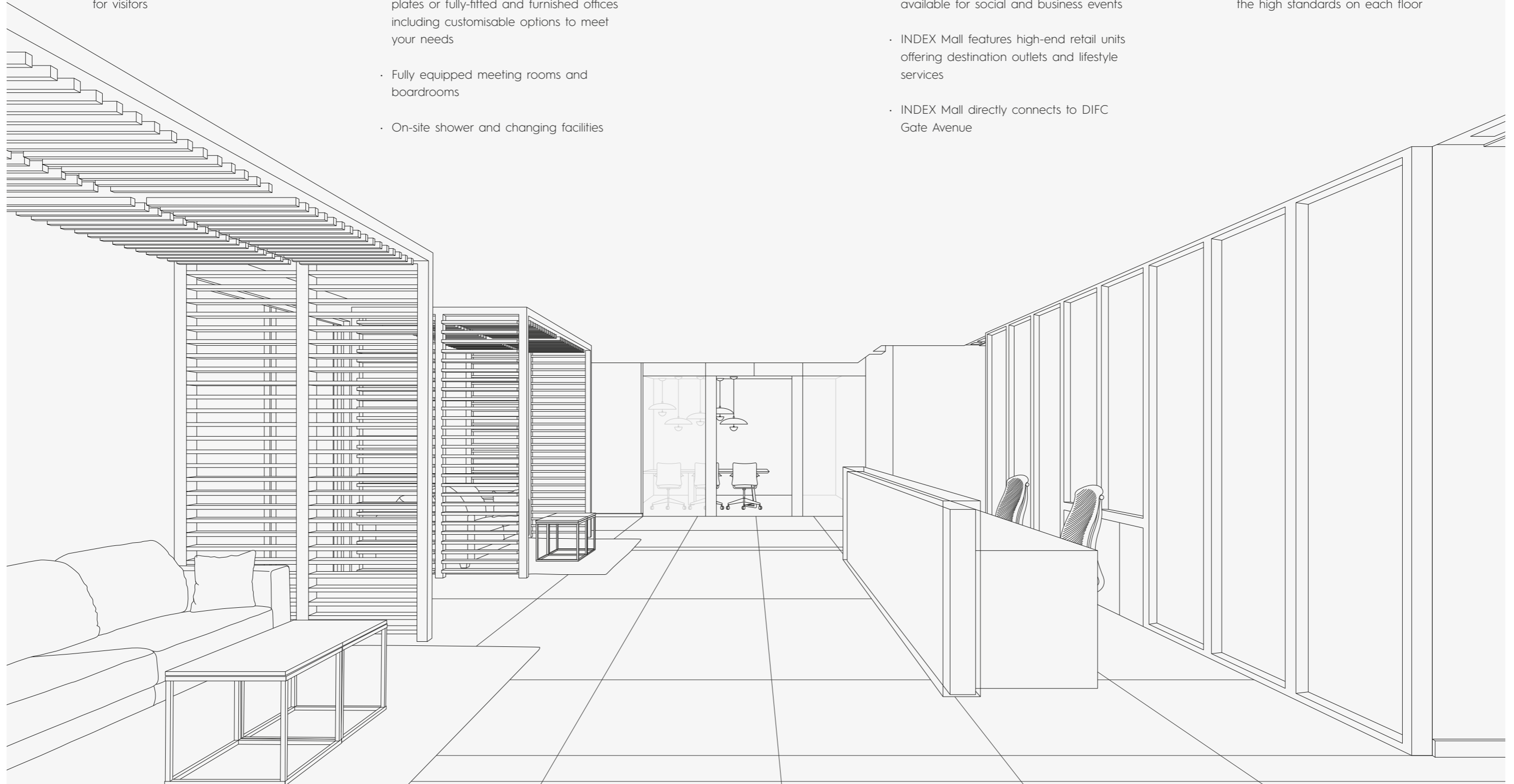
Home to many blue chip companies, INDEX provides a unique contemporary environment in a world-class setting. The property benefits from a well planned architectural design that optimises the usable area and increases the efficiency of the space.

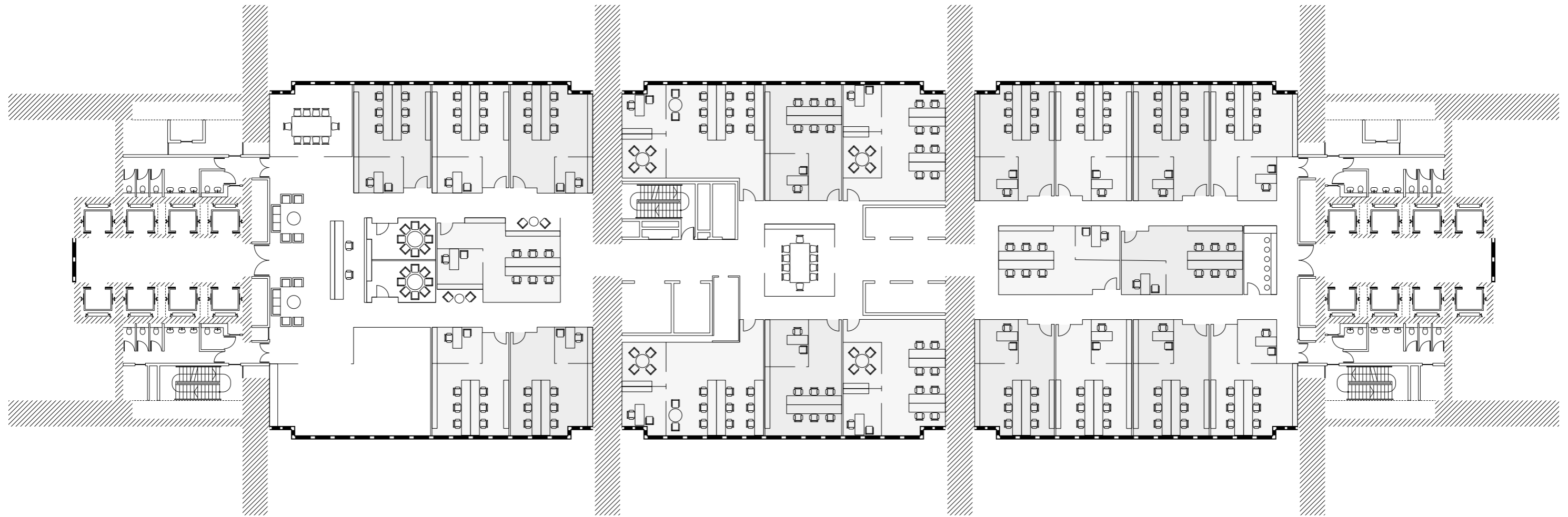
INDEX offers full open floors of 2,044 m² (22,000 ft²) which are perfect for larger corporates looking to design and create the exact setup needed to suit your business requirements.

A wide range of fully-fitted, furnished premium offices and micro-offices are available, ranging from 47 m² (500 ft²) to 280 m² (3,000 ft²), providing elegant workspace solutions with 'plug and play' services.

Key features overview

- Prime DIFC location, Iconic building designed by Foster and Partners
- High visibility, and easy access, including ample tenant parking and valet services for visitors
- Two dedicated entrances and 16 high speed elevators serving each office floor with elegant reception services, accessible 24/7
- An energy efficient building with full-height glazing and unobstructed views over DIFC and Downtown Dubai
- A variety of flexible Shell & Core floor plates or fully-fitted and furnished offices including customisable options to meet your needs
- Fully equipped meeting rooms and boardrooms
- On-site shower and changing facilities
- Attractive flexible commercial terms with competitive, clear pricing and no hidden costs
- Tailor-made options available, with contributions to fit-out or CAPEX solutions to customise your corporate needs
- An array of meeting and event spaces available for social and business events
- INDEX Mall features high-end retail units offering destination outlets and lifestyle services
- INDEX Mall directly connects to DIFC Gate Avenue
- High-speed internet and business-grade facilities, featuring state-of-the-art equipment for a turn-key solution
- IT rooms and integrated data centre solutions with on-site technical teams and expert IT support
- In-house property team providing management of the facilities, maintaining the high standards on each floor





INDEX micro offices

Located from the 4th to 6th floors, INDEX micro offices are Dubai's leading 'plug and play' work-spaces, providing full concierge services.

The micro offices feature high-end, fully-fitted and furnished units, with pre-installed high-speed internet in business-grade facilities.

Ranging from 47 m² to 79 m² (500 to 850 ft²), INDEX's micro offices are ideal for start-ups, boutique firms and representative offices that are looking for a turn-key solution in Dubai's financial hub.

With a staffed reception, state-of-the-art equipment, on-site expert technical teams and IT support, the micro offices provide solutions for businesses with an all-inclusive package.

Visit our website

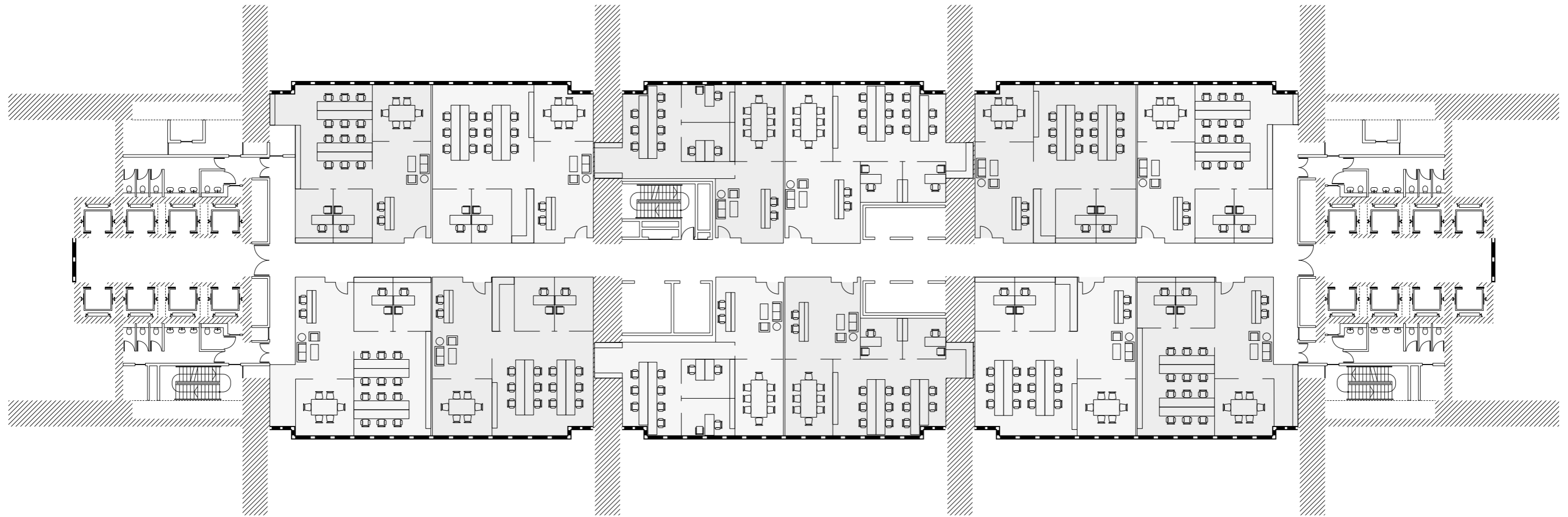
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INDEX premium offices

INDEX's premium offices are a larger fully-fitted and furnished option for professionals seeking to rapidly establish in DIFC and to focus on their business, whilst not having to worry about design and fit-out.

The premium offices provide a reception area, management offices, a pantry and are able to accommodate team sizes from 15 to 35 persons. This offers great levels of flexibility to suit your business needs.

Predominantly arranged in an open plan layout, designed for collaborative work, featuring meeting rooms within the offices and 'break-out' areas.

Located from the 9th to 16th floor, INDEX premium offices showcase full height windows and stunning views over DIFC and Downtown Dubai.

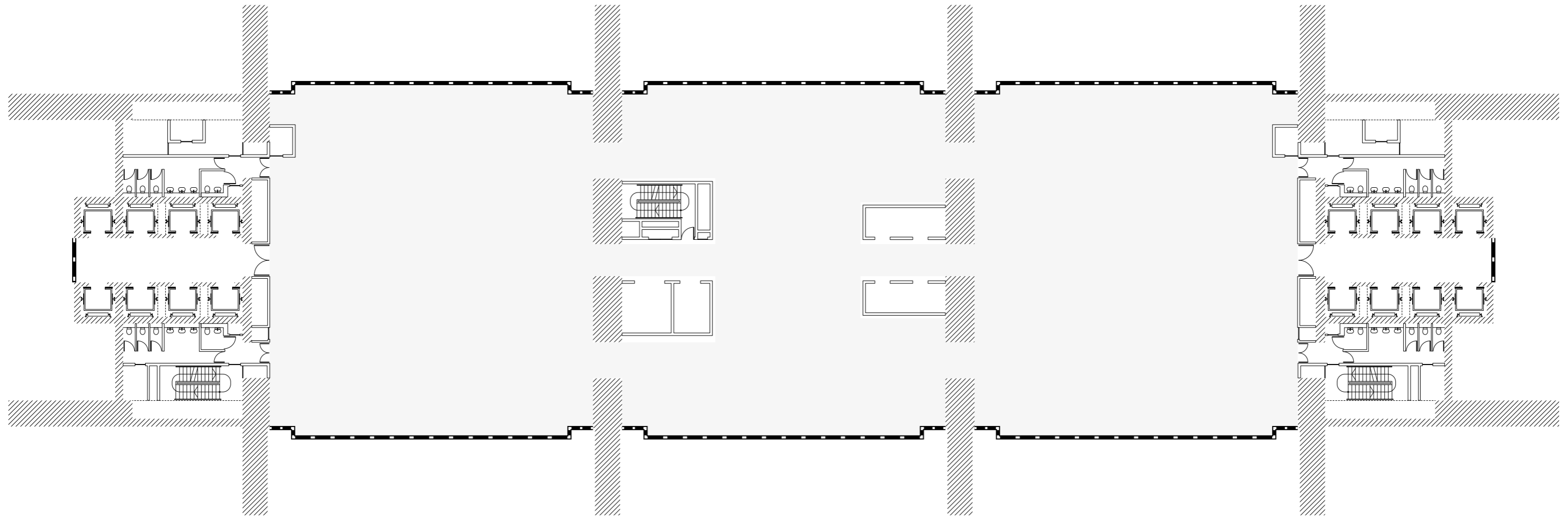
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INDEX shell & core

Flexible, unobstructed and efficient floor plates for larger corporates seeking customisable options in one of Dubai's most reputable locations.

A tailor-made approach, INDEX Tower's Shell & Core offers a modern and highly efficient use of space, in one of Dubai's most prestigious addresses.

Emirates REIT offers the flexibility of tailor-made options with contributions to fit-out or can also undertake CAPEX work to customise for your corporate needs.

INDEX's Shell & Core floors offer maximum flexibility for companies looking to create customised floor spaces. Large unobstructed floor plates enable tenants to tailor the layout and design to their needs with unit sizes range from 250 m² (2,700 ft²) up to a full floor of 2,044 m² (22,000 ft²).

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Retail & leisure that re-defines city living

INDEX Mall contains outlets that are highly inviting to a well established customer base for the retail sector.

This prime location offers a haven of residents and professionals from the attached luxury living and commercial tower.

INDEX Mall is a perfect option to explore the opportunities for your business in a location directly connected to DIFC Gate Avenue and access to the greater DIFC community.



INDEX MALL

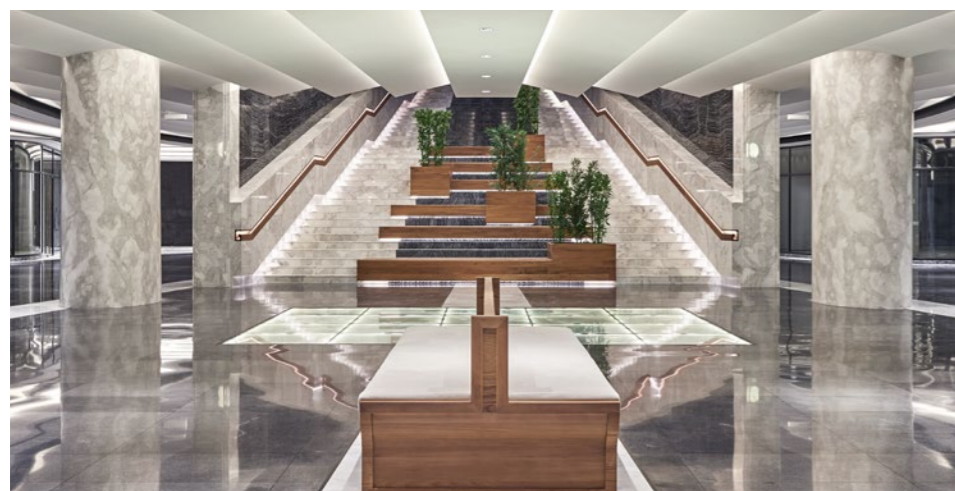
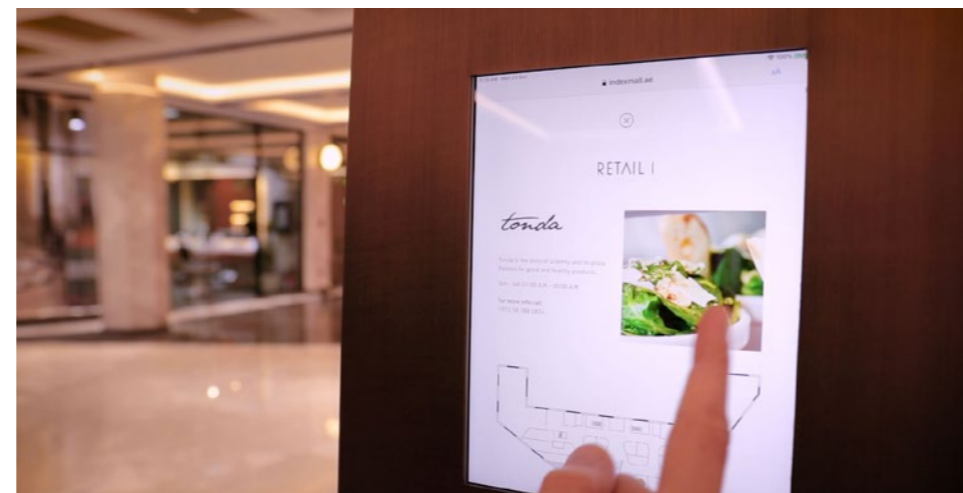
Luxury living and unrivalled amenities.

In addition to the captive residential and commercial market at INDEX Tower, the direct connection to DIFC Gate Avenue makes INDEX Mall an integral part of the community, connecting to 6 of the largest properties in the area.

The Mall consists of 30 exclusive retail outlets across 2 levels. The ground floor level provides a range of community services in an elegant setting. The podium level is directly connected to DIFC mosque, Gate Avenue and over looks INDEX Park, which makes it a highly desirable place to be.

Key features include:

- A unique contemporary take on Art Deco design
- Shell & Core units with capped off services
- Contributions to fit-out or CAPEX solutions to customise your retail outlet
- Directly connected to DIFC Gate Avenue
- Access to DIFC mosque
- Overlooking Index Park





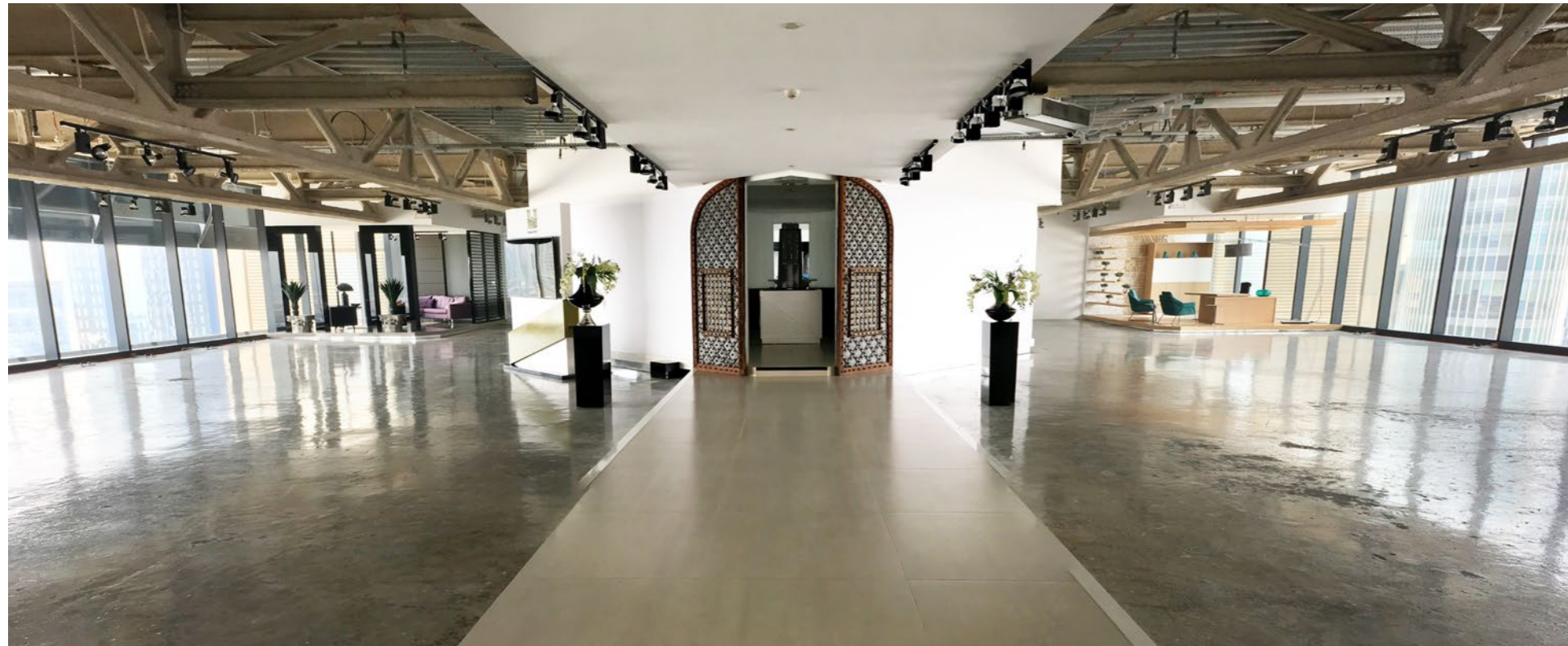
INDEX PARK

A vibrant new urban quarter

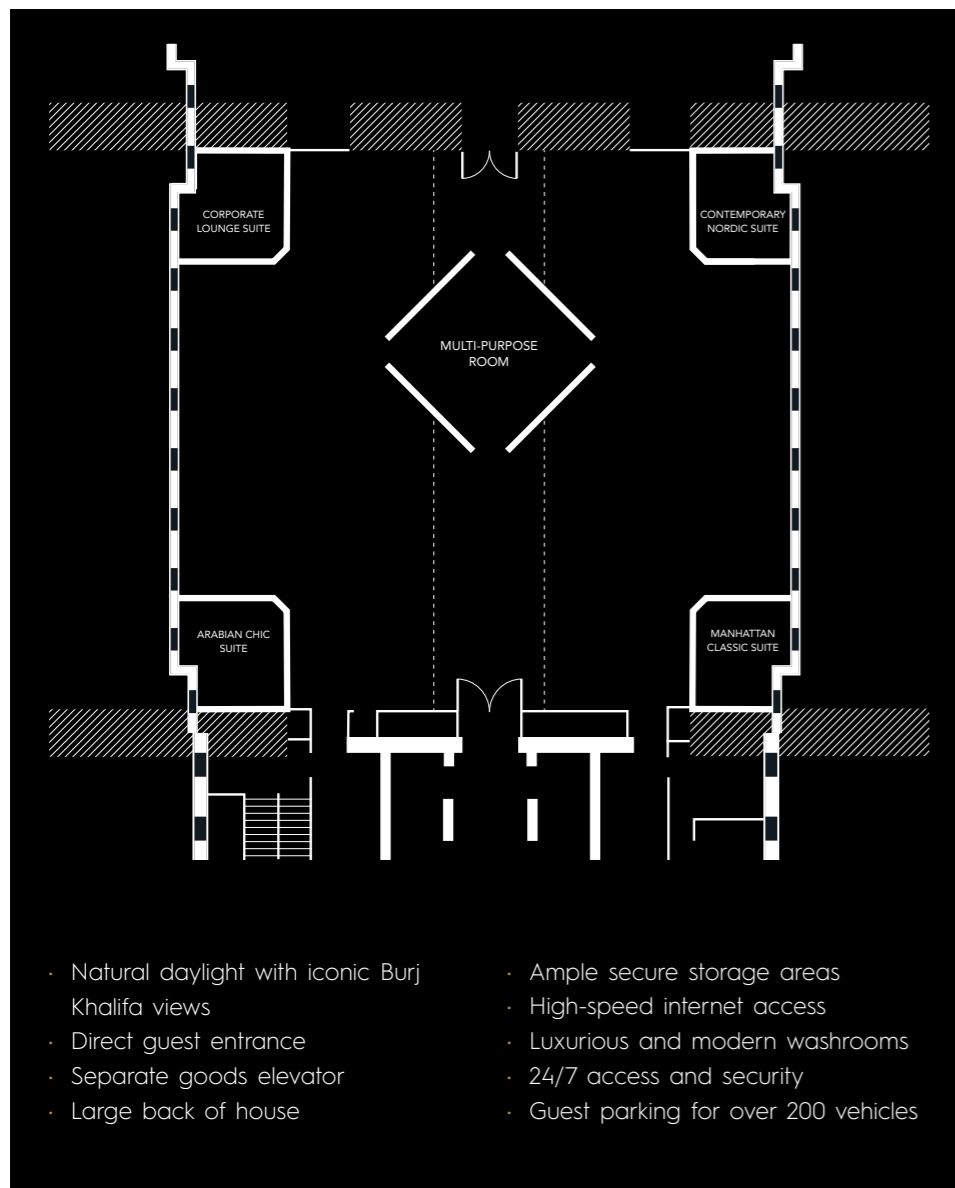
INDEX Park is a strong addition to the Mall offering a variety of experiences along with a place to relax and unwind. A sanctuary for corporate, residents and visitors alike; away from the hustle and bustle of daily life.

INDEX Park offers seating areas, picnic areas, fountains and an outdoor cinema. The park creates an urban green space, with nature pods and a children's play area, in DIFC.

A perfect setting for events, markets and pop-up outlets, the park will bring a range of outdoor activities to the community.



LEVEL 18



A space for unlimited imagination

Level 18, INDEX Tower is a luxury, city centre venue with a front-row view of the awe-inspiring Burj Khalifa and panoramic views of Dubai's iconic skyline. It sets a new standard for event hosting in Dubai and is a celebration of art, style and architecture.

This event space is a tribute to contemporary luxury and is ideal for a host with a penchant for design. The venue offers a multitude of options, and the floor can be used in its entirety or partitioned into sections to create your perfect event space.

Ideal for commercial filming & photography, gallery installations, fashion shows, product launches, corporate meetings and private functions. The event space is one of the most versatile spaces in DIFC.



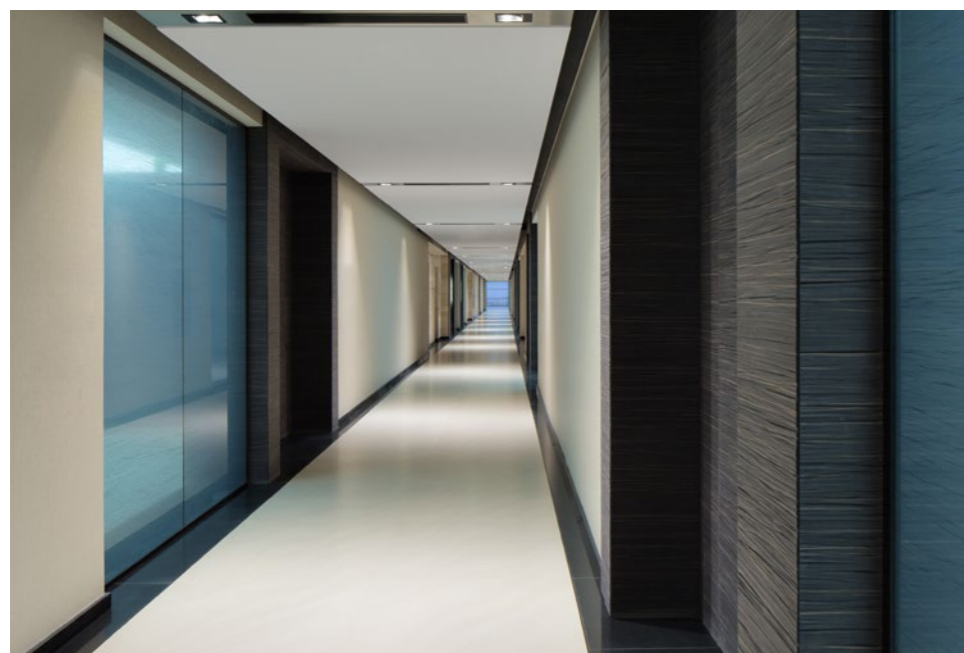
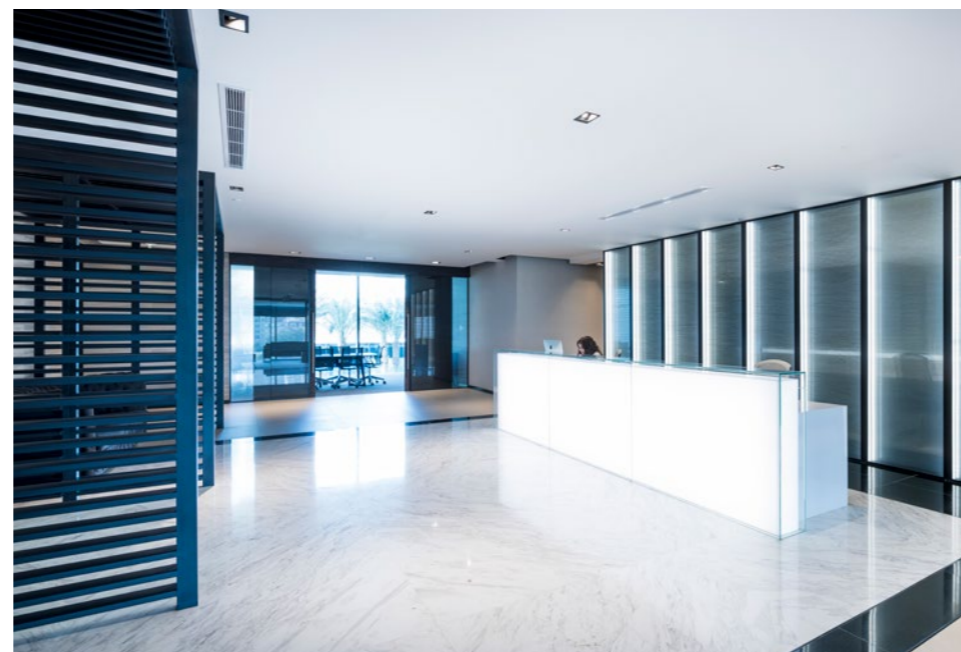
A top ten global financial centre

Dubai International Financial Centre (DIFC) is a top ten global financial centre, and the leading financial hub for the Middle East, Africa and South Asia (MEASA).

With a 15-year track record of facilitating trade and investment flows across the MEASA region, the Centre connects these fast-growing markets with the economies of Asia, Europe and the Americas through Dubai.

DIFC is home to an internationally recognised, independent regulator and a proven judicial system with an English common law framework, as well as the region's largest financial ecosystem of more than 25,600 professionals working across over 2,400 active registered companies – making up the largest and most diverse pool of industry talent in the region.





About Emirates REIT

Emirates REIT, (nasdaq Dubai: REIT; ISIN: AEDFXAIXE5D7), the UAE's largest listed Shari'a compliant Real Estate Investment Trust, is a Dubai-based real estate investment trust established to invest in principally income-producing real estate in line with Shari'a principles. It currently owns freehold or leasehold properties comprising of commercial, retail and education assets. Emirates REIT benefits from an exclusive Ruler's Decree permitting it to purchase properties in onshore Dubai and Ras Al Khaimah.

