

MSHEIREB
DOWNTOWN DOHA

Qatar's New Central
Commercial Portfolio



مشيرب العقارية
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MSHEIREB
DOWNTOWN DOHA

COMMERCIAL PORTFOLIO

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Qatar Overview

Qatar: The Shining Beacon of the Middle East



Qatar, a peninsula of 11,000 sq km located in the Arabian Gulf, is a dynamic country with an ambitious and carefully crafted development programme that is fuelled by vast hydrocarbon resources.

Qatar is one of the world's fastest growing economies with the highest GDP per capita in the world. Its current population of approximately 2.4 million people is projected to reach 3.5 million by end of 2020 with an average annual growth of 7%. Qatar's growth is funded by stable revenues from the development of the world's largest non-associated natural gas field and its position as a major exporter of liquefied natural gas and condensates.

From an economy based on fishing, pearl diving and trading at the beginning of the 20th century, today Qatar is putting in place the systems, structures, and institutions to diversify its economy. With investment-friendly benefits, such as zero taxes on exports and air and marine cargo networks that connect Qatar to the rest of the world, the country offers a dynamic business environment where opportunities for foreign investment, competition and access to resources are plentiful.

With one-third of the world's population living within a four-hour flight from Doha, and two-thirds of the population within an eight-hour flight, Qatar is fast becoming a major travel and transit hub. Its investment in infrastructure mega projects, such as the Doha Metro Rail Network and

the Doha New Port, are seen as major milestones in the transportation sector that will seamlessly support connectivity within the city and to the rest of the world.

Qatar's political and social stability guarantees a sound financial environment with insurance benefits and banking services for the growth and development of a business, either small or large.

The ongoing transformation of Qatar's hydrocarbon resources into sustainable human capital can be attributed to the nation's leadership, its policies and programmes, its investment in education, research, and social development and its hosting highly visible sporting events, including the 2022 FIFA World Cup.

In the run up to staging the World Cup, Qatar is investing QAR 734 billion (USD 200 bn) in developing a new deep sea port, metro rail network, roads, construction, energy projects and infrastructure works including stadia, training facilities, and accommodation for players and fans. This far-sighted strategy is the cornerstone of the Qatar National Vision 2030.

Msheireb Properties is one of the channels through which the Qatar National Vision 2030 will be realised by improving the quality of life for all who live and work in Qatar.



Iraq

Kuwait

Arabian Gulf

Iran

Bahrain

QATAR

Doha

Gulf of Oman

Saudi Arabia

United Arab
Emirates

Oman

Key Economic Indicators

- Highest recorded nominal GDP per capita in the world of QAR 512,173 (USD 140,649) in 2015.
- Fastest growing economy in the Middle East with a growth rate of 4% (2015-2020).
- Population in Qatar is expected to reach 3.5 million by 2020 with an annual growth rate of 7%.
- Tourist arrivals into Qatar are set to increase five-folds over the next decade and reach 7 million by 2030.
- Qatar is ranked 14th among 140 countries represented in the World Economic Forum (WEF) and is the most competitive economy in the Middle East.

Msheireb Downtown Doha: An Overview

Msheireb Downtown Doha

A Vision of the Future



Msheireb Properties' flagship project, Msheireb Downtown Doha, is regenerating and preserving the historical downtown of Doha.

A QAR 20 billion development, it is reviving the old commercial heart of the city through a new architectural language that is based on community living, across a 31-hectare (76-acre) site.

The Msheireb Downtown Doha project blends Qatari heritage and aesthetics with modern technology, and focuses on sustainability and harmony with the environment. The aim of the project is to bring people back to their roots and rediscover a sense of community and togetherness. It represents the vision to create built environments that reflect the culture and aspirations of the people of Qatar.

The mixed-use development will comprise more than 100 buildings with a combination of commercial and residential properties, retail, cultural offerings and entertainment areas.

Msheireb Properties has partnered with industry leaders and experts in order to align the architectural lessons of the past with the latest eco-friendly technologies, thus creating an architectural language that is relevant, enriching and uniquely Qatari.

Sustainability is central to the Msheireb Downtown Doha project, both in the conservation of natural resources and the quality of its design. Upon completion, it will be an iconic landmark in Doha and a globally recognisable community where people live, work and thrive.



Msheireb Downtown Doha at a Glance

- As the world's first sustainable downtown regeneration project, Msheireb Downtown Doha is targeting an average Gold rating under the internationally recognised LEED (Leadership in Energy and Environmental Design) certification system.
- A QAR 20 billion project that redeveloped, regenerated and conserved the historical downtown of Doha.
- A 31-hectare mixed-use development situated in the heart of the city.
- Lively urban neighbourhood featuring premium office space, retail services, leisure facilities, luxurious townhouses, upscale apartments, hotels, museums, civic services, and cultural and entertainment venues.
- Car parking and a special service delivery network are strategically located underground in several basement levels, ensuring a pedestrian-friendly environment.

Strategically Located



Msheireb Downtown Doha is strategically located in the heart of Doha – the ambitious and thriving capital city of Qatar – only minutes away from the Hamad International Airport. Msheireb Downtown Doha defines a city in transformation. To the northwest of the site is the picturesque Corniche which leads to the new iconic skyline of West Bay's commercial towers. To its east is the financial district on Grand Hamad Street. Adjacent to the project is the Amiri Diwan, Qatar's seat of government, and Souq Waqif, the restored traditional market and a leading tourist attraction.

Proximity to key areas in Doha:

Proximity to key areas in Doha:

- | | |
|---|-------|
| • Main Metro Station within the Development | |
| • Souq Waqif | 5min |
| • West Bay Business District | 10min |
| • Grand Hamad/Bank Street | 10min |
| • Al Sadd | 15min |
| • Hamad International Airport | 20min |
| • Al Rayyan and Education City | 20min |
| • West Bay and The Pearl | 20min |
| • Doha New Port | 25min |



Master Plan

Usage	GFA (sqm)	
Commercial	193,000	
Residential	197,000	
Retail	105,000	
Hotel	116,000	
Cultural	26,000	
Mosque	6,000	
Community	8,000	
School	13,000	
Governmental	100,000	
TOTAL	764,000	

Overall Site (Ha.)	31
No. of Buildings	100+
Total Parking	10,000+
No. of Basement Levels	3-6
No. of Floors (Range)	G+2 to G+29
Residential Population	2,100
Employee Population	20,000
Visitors per Day	50,000

N



Predominant Usage

Retail	Residential & Retail	Residential	Mosque
Commercial & Retail	Hospitality	Civic	

Character Areas

Msheireb Downtown Doha recognises the cultural and historic value of the existing spaces in the Msheireb area, and is reinterpreting its old forms to create a contemporary city.

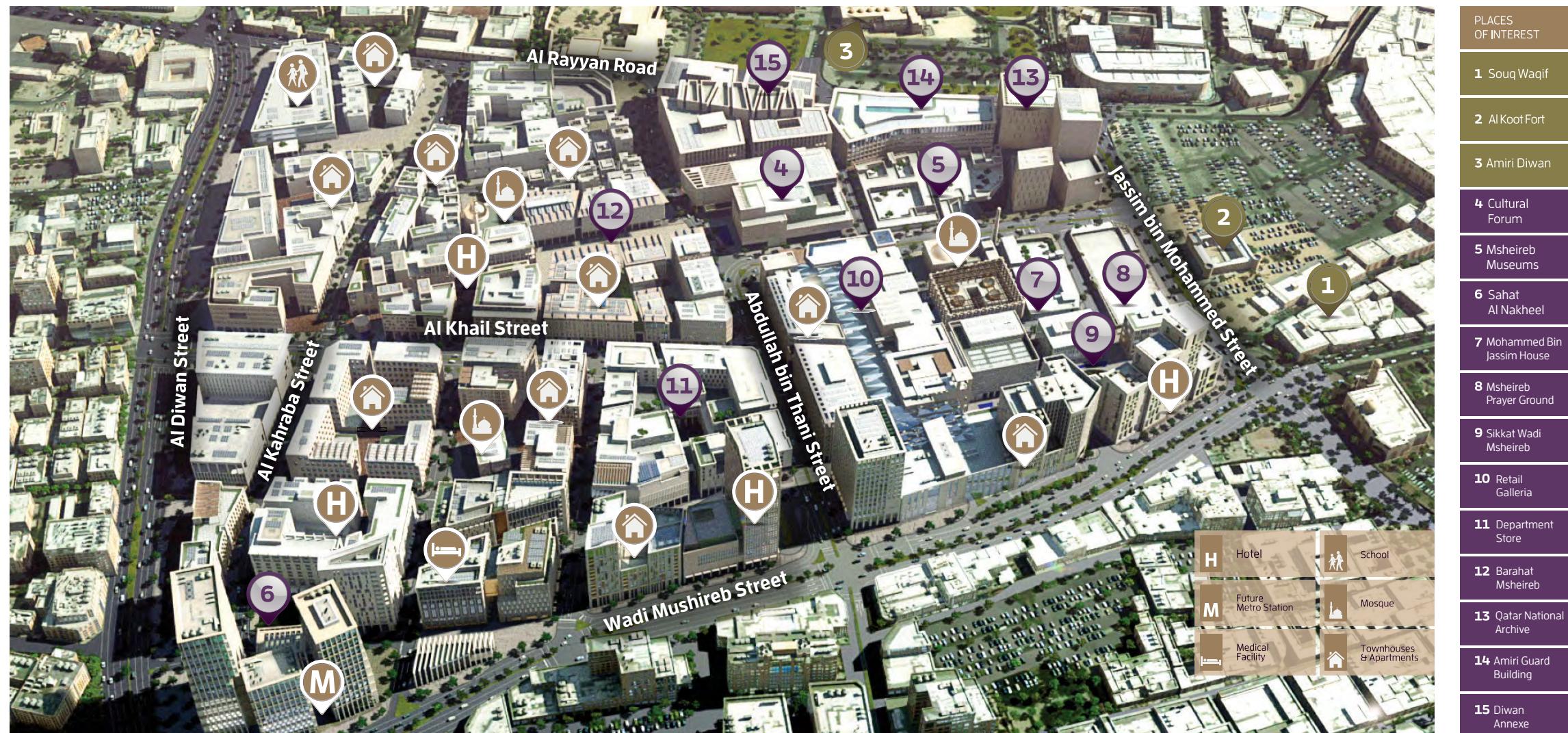
The region's largest covered public square, Barahat Msheireb, will be a meeting point for visitors as well as residents, and will be active throughout the year with street entertainment as well as seasonal and community events. The square will be anchored by the Cultural Forum to the east and the world renowned Mandarin Oriental Hotel to the west.

The Heritage Quarter features four heritage houses that have been restored and turned into Msheireb Museums, including a traditional adobe courtyard house known as the Mohammed Bin Jassim House – originally the house of the son of the founder of modern Qatar.

Adjacent to the Heritage Quarter is the prestigious Diwan Amiri Quarter that lies opposite to Qatar's seat of government, the Amiri Diwan. Serving as the key civic and administration area, it comprises the Diwan Annexe, Amiri Guard building and Qatar National Archive.

Towards the south lies Sikkat Wadi Msheireb – the longest pedestrian street within the project, a medical centre, community mosques and hotels.

Sahat Al Nakheel features the main metro hub in Doha as well as a boutique business hotel and a breathtaking fountain set amidst retail offerings and performance areas, providing all the elements required towards creating a vibrant lifestyle.





1

SOUQ WAQIF

Souq Waqif dates back to Doha's earliest days when residents gathered in the centre of town to buy and sell goods. It is a shopping destination renowned for its traditional architecture, old world atmosphere, extensive choice of shops and excellent restaurants.



2

AL KOOT FORT

Al Koot Fort is one of the old military fortresses in Doha, which served to protect the souq. Its distinguishing feature is the open-air courtyard mosque enabling the guards of the time to keep an eye on praying prisoners.



3

AMIRI DIWAN

The Amiri Diwan stands adjacent to the Ruler's Palace and is the primary seat of government for Qatar. Msheireb Downtown Doha will extend the administrative scale of the Amiri Diwan with the Diwan Annexe.



4

CULTURAL FORUM

Located adjacent to Barahat Msheireb at the heart of the project, the Cultural Forum will provide a venue for the creative community, including two art house cinemas and a performing arts theatre. Space will also be available for public art exhibitions and events in dance, music and the fine arts. Traditional architecture, retail offerings and a rooftop restaurant with breathtaking views will characterise the Cultural Forum.



5

MSHEIREB MUSEUMS

The project has regenerated and renovated four traditional courtyard houses, which has been transformed into the Msheireb Museums.



6

SAHAT AL NAKHEEL

Sahat Al Nakheel will feature a boutique business hotel overlooking the square, as well as an exciting mix of restaurants and cafés. Sahat Al Nakheel will also host Doha's main metro station with connectivity to three metro lines servicing the entire city.



7

MOHAMMED BIN JASSIM HOUSE

Mohammad Bin Jassim House once belonged to the son of the founder of modern Qatar. A traditional adobe courtyard house, it is one of four heritage houses in Msheireb Museums. It has been restored as a courtyard garden based on traditional Islamic landscape design.



8

MSHEIREB PRAYER GROUND

The Msheireb Prayer Ground is another key restoration project in the development. Hailing back to the city's formative days, the Msheireb Prayer Ground is a significant cultural and religious site for the nation.



9

SIKKAT WADI MSHEIREB

Sikkat Wadi Msheireb is a pedestrian shopping street running through the project from Souq Waqif to Al Kahrafa Street. It will be a true landmark destination within Doha, offering picturesque streetside restaurants, live performance areas, and a mix of niche fashion and accessories boutiques.



10

RETAIL GALLERIA

The Galleria will provide many shopping opportunities with a supermarket, cinema and edutainment zone for children.



11

DEPARTMENT STORE

The Department Store will house some of the world's finest high-end boutiques and flagship stores. It will feature a climate-controlled courtyard with an outdoor café.



12

BARAHAT MSHEIREB

Barahat Msheireb will be the heart of Msheireb Downtown. It will include al fresco, casual and fine dining options – all anchored by the Cultural Forum to the east and the luxurious Mandarin Oriental Hotel to the west.



13

QATAR NATIONAL ARCHIVE

The Qatar National Archive, reminiscent of the traditional fortified tower, is a landmark that houses the nation's heritage.



14

AMIRI GUARD BUILDING

This building is the headquarters of the Amiri Guard, the Ruler's personal guard.



15

DIWAN ANNEXE

The Diwan Annexe is the administrative headquarters of Qatar. It is surrounded by liwan balconies and is based on the traditional diwania – the small palace.

Qatar's New Central Business District

"Msheireb Downtown Doha will be Qatar's Central Business District where people connect, converge and collaborate"



Msheireb Downtown Doha Qatar's New Commercial Hub

In the heart of Qatar's rapidly growing metropolis lies Msheireb Downtown Doha. To further strengthen the country's global economic standing, the Msheireb project aims to create the perfect business environment through its remarkable architectural language, and a host of services that cater to the needs of the global business community.

Setting up offices in a downtown area gives companies the advantage of being centrally located along with the benefits of world-class amenities to help any business thrive. This iconic project is situated directly adjacent to the Amiri Diwan, Qatar's seat of government and the Ruler's palace.

Providing a dynamic mix of high-end services, Msheireb Downtown Doha will open doors to a multitude of regional and global corporations, and create a new benchmark for a central business district where people connect, converge and collaborate.

Msheireb Downtown Doha's commercial offerings provide a nurturing environment for small businesses and entrepreneurs, alongside major corporations. It offers diverse office space, state-of-the-art technology, infrastructure, and world-class amenities, including seamless connectivity within the city, over 10,000 integrated underground parking spaces and bespoke high-quality interiors that serve to enhance its aesthetic appeal.

The office buildings offer flexible floor plans to accommodate diverse business requirements with ease. Designed with productivity in mind, the commercial offerings are strategically located amidst luxury hotels, restaurants, coffee shops and entertainment options to provide the ultimate work-life balance. Location within a central business district is a competitive advantage for any business, and Msheireb Downtown Doha is destined to be Qatar's most sought-after commercial hub.



Total Area
134,600^{sqm}

Low-rise & high
density options

17 commercial
office buildings

2,050 – 20,200
sqm usable area

Shell and core (some fitted)
options available

Flexible floor plans





Doha's Most Coveted Commercial Address

Msheireb Downtown will be the most coveted commercial destination in Qatar. Msheireb's proximity to the Amiri Diwan, the Qatar Government's seat of power, automatically elevates any business to a world-class status. Characterised by its impressive neighbourhood, the project guarantees accessibility and convenience allowing businesses to grow and develop.

An unmatched array of hotels in the vicinity of the offices provide world-class in-house facilities for conferences and meetings along with dining options to suit every palate. The world-renowned, five-star Mandarin Oriental Hotel will mark its debut in Doha within the development and is one of the flagship hospitality offerings.

The Park Hyatt and the MGallery, a first-of-its-kind boutique hotel in Qatar, further provide a range of diverse hotel offerings within the downtown. Also vying for attention is a boutique business hotel with chic décor, ambience and personalised services on Al Kahraba Street.

Msheireb Downtown Doha contains unique self-sustaining neighbourhoods that elevate the stature of businesses in the area. Clusters of opulent apartments and townhouses firmly rooted in Qatar's rich heritage and lifestyle, are accentuated by the state-of-the-art amenities that guarantee privacy and security at all times. World-class interiors, finishes and fittings set the tone for a cosmopolitan lifestyle.



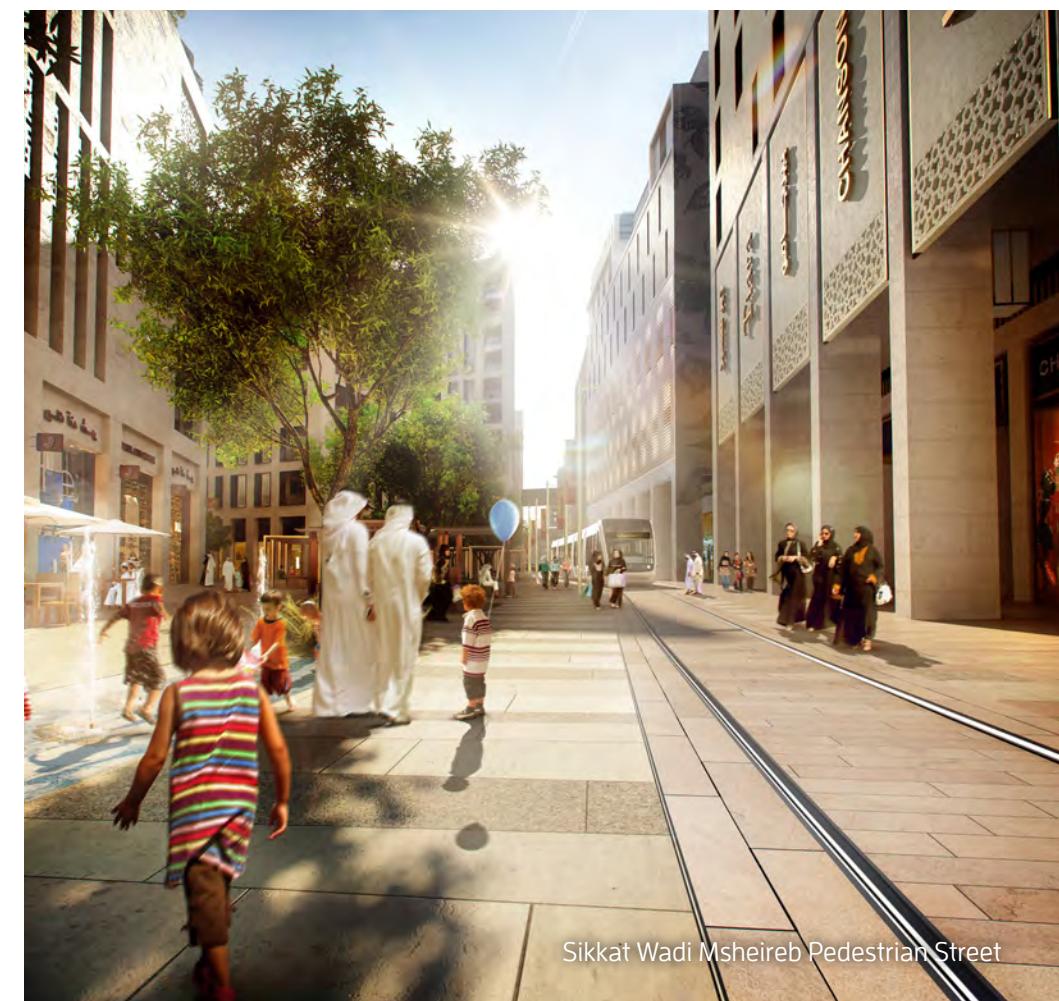
The Galleria



Qatar National Archive



Barahat Msheireb Square & Cultural Forum



Sikkat Wadi Msheireb Pedestrian Street

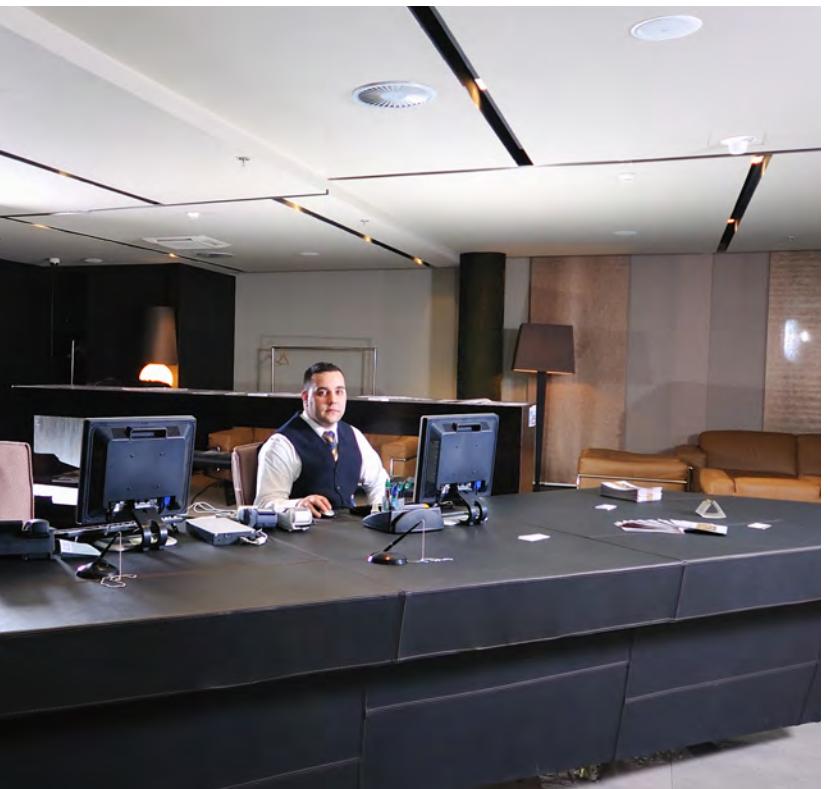
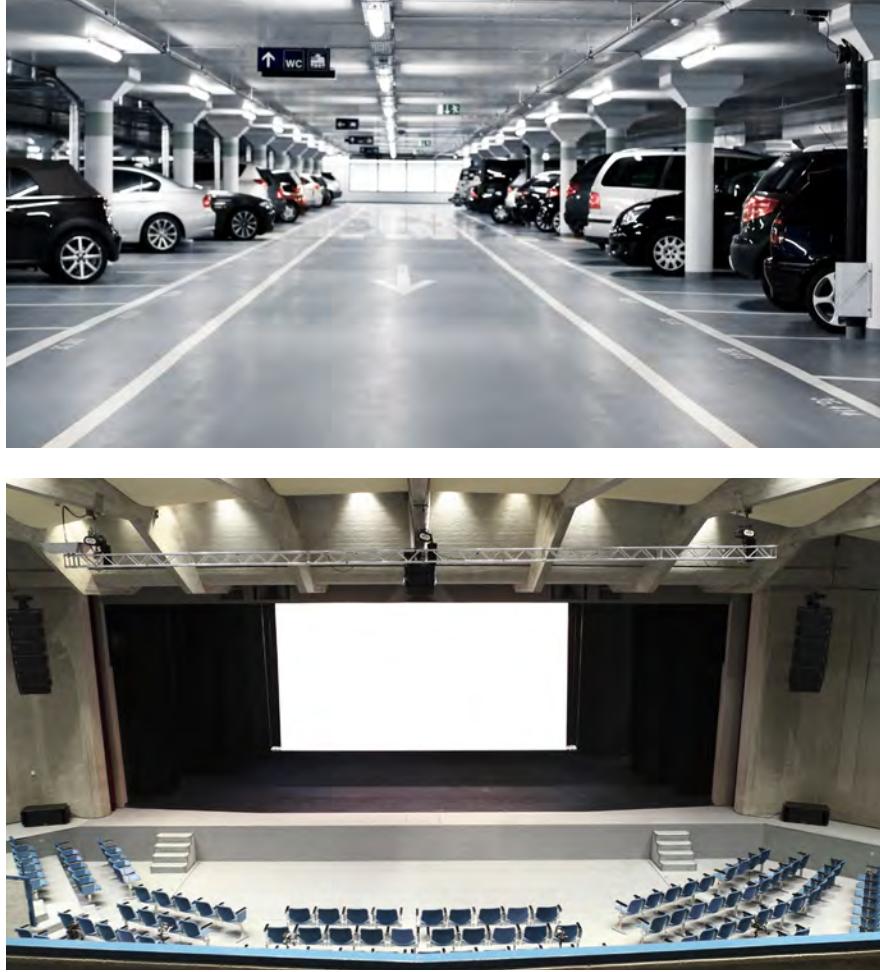
Heightening this unique mixed-use experience is the Department Store - the epitome of elegance and sophistication. It will feature world-renowned fashion brands from large flagship stores to boutiques. Customised to meet the basic lifestyle requirements of the business community, the Galleria shopping mall features a multitude of retail through anchor, flagship and in-line stores and recreation options. It will provide a one-stop destination for the diverse business community.

The region's largest shaded public town square, Barahat Msheireb offers a myriad of daily activities that provides the business community with plenty of opportunities for interaction and development. Art exhibitions, product launches, weekend markets and fashion shows make Barahat Msheireb an eclectic urban playground with its array of culinary delights, the very best entertainment, fine performances, niche

shopping, and recreational opportunities in many of the restaurants and lounges around the busy square.

Inspiring the creative community, is the vibrant Cultural Forum, anchoring Barahat Msheireb to the east. The Cultural Forum, one of Msheireb's prime attractions, comprises art house cinemas, exhibition halls and galleries, and live performance theatres.

Being part of Msheireb Downtown Doha will provide businesses with a strong foundation for future success and a unique positioning in Doha's most sought-after commercial address.



Working for Your Business

With a new style of architecture for businesses, inspired by Qatar's unique heritage, Msheireb Downtown Doha features a user-friendly experience through mid-rise and low-rise buildings providing essential and civic amenities unlike most office buildings in the present-day market.

Designed with productivity in mind, the commercial offerings provide companies with room for future growth and expansion. Grade A offices with an around-the-clock estate management service guarantees a safe and comfortable working environment at all times.

Flexible floor plans can be adapted to the size requirements of the businesses. A dedicated and secured underground parking with an unrivalled parking ratio is designed for easy accessibility to and from

the city's arterial highways. World-class interiors for luxurious lobbies and spacious common areas will enhance the buildings' aesthetic appeal, which translates into a rich and pleasant experience for businesses and their clients.

Offices in Msheireb Downtown Doha benefit from the premium retail, commercial, residential and entertainment services all in their vicinity. Further, the office worker's day-to-day needs are met with a variety of services like banking, travel agencies, print shops, phone providers and postal services. In addition, restaurants, cafés and five-star hotels offering world-class conference facilities are in close proximity to the commercial corridors creating an efficient environment that meets business as well as employee needs.



ICT, Infrastructure and Support Services

At Msheireb, the safety and security of its occupants is of utmost importance. Msheireb Downtown Doha provides a Building Management System to help improve indoor environments by cutting energy and equipment costs within the buildings, and an Access Control System through electronic card readers and proximity cards for a safe and secure environment. The systems also provide monitoring and precise control of each life safety function, including, sprinkler supervision and emergency communications.

All residential, commercial and retail users will be fitted with optic fibers to secure a network of the highest bandwidth, and fastest connectivity in Qatar, with simultaneous access to all service providers. High-tech IP-based camera surveillance systems, automated lighting controls to ensure energy efficiency and reduced consumption, and a 24/7 facility and project management team will ensure that the daily requirements of tenants are met.

Seamless Connectivity

One of the distinctive features of Msheireb Downtown Doha is its seamless connectivity. Planned around a state-of-the-art public transport system, Msheireb Downtown Doha will feature Qatar's largest metro rail station with connectivity to three metro lines servicing the entire city and with traffic of approximately 150,000 passengers a day. Ample taxi bays, an internal tram network, the public bus service and easy access drop-off points within the project make commuting more convenient.

In addition, Msheireb Downtown Doha also provides a high-tech underground parking facility of three to six levels with over 10,000 parking spaces with direct access to the main streets, ensuring a pedestrian-friendly environment. Special lanes and parking facilities for bicycles provide visitors and tenants with easy commuting options.

To optimise and enhance public space for people and activities, a network of tunnels runs underground for all vehicular services, making the streets pedestrian-friendly.

Msheireb Downtown Doha is also just 20 minutes away from the Hamad International Airport. With easy access to and from the city, the project's location is advantageous and convenient for air travel.

Designed to improve the quality of life and public environment, Msheireb Downtown Doha's seamless connectivity provides and encourages alternative means of commuting within Msheireb and to the wider city.



Connectivity at a Glance

6 levels of underground parking

Over 10,000 parking spaces

Bus Route Tram Network Taxi Bays Metro Hub Pedestrian-Friendly

Access Points Service Tunnels Vehicular Ramps

Customer Drop-off Zones
Service Routes

TRANSPORT & CONNECTIVITY



Tram Stations

- 1 : Sahat Al Nakheel Station
- 2 : Wadi Msheireb Station
- 3 : Galleria Station

- 4 : Msheireb Prayer Ground Station
- 5 : Heritage Quarter Station
- 6 : Al Baraha Station

- 7 : Sahat Al Masjid Station
- 8 : Al Kahraba Street Station
- 9 : Al Mariah Street Station

Sustainability within Msheireb Downtown Doha



Msheireb Downtown Doha is developing a blueprint for sustainable urban regeneration, with pioneering work in the fields of orientation and layout, transportation, energy production and efficiency, water conservation and waste management.

Sustainability is central to the Msheireb Downtown Doha project in terms of both the conservation of natural resources and the quality of its design. Street patterns of the master plan are designed to align with the prevailing winds, channelling cooling sea breezes. Thicker walls, appropriate building orientation and shade from adjacent buildings cool the local environment, reducing air conditioning requirements.

High personal vehicle use creates emissions and puts pressure on road systems. Walking, cycling and using public transport, even for part of the year, can significantly reduce personal emissions. An enjoyable public realm, retail at street level, public art, landscaping and interesting spaces will provide an inviting walking environment. Safe crosswalks, wide sidewalks, pedestrian only streets and good lighting will also promote walking.

The overall architectural design is built on key sustainability principles – the preservation of existing heritage sites, the use of natural light and ventilation, the utilisation of material from the region and the adoption of new technologies and practices that make the most efficient use of water and electricity.

Cooling is a significant component of overall energy use in the region. Improved glazing, efficient building envelopes including wall and roof insulation and appropriate screening and cladding will reduce cooling loads. Central chillers will create efficient use of infrastructure and provide 30% more efficient cooling when compared to typical building systems. They will also eliminate cooling units on each building, resulting in reduced mechanical noise exposure to future residents.

The project has 6,400 PV panels producing renewable energy equivalent to 4% of building energy use. In addition, it has 1,400 solar thermal panels producing energy to provide 75% of hot water demand.

Efficient irrigation systems and planting many native species adapted to survive in dry conditions will reduce landscape irrigation requirements.

The project features high efficiency plumbing fixtures to reduce water usage up to 30%, while an automated waste collection system will allow for source separation of three streams of waste: mixed recyclables, organics and general refuse – facilitating recycling and composting.

A management system will continuously monitor electricity use and cooling information in real time. The data will be processed by a central monitoring facility and provided to occupants to promote continual improvement on conservation and recycling over time.

Msheireb Downtown Doha is a demonstration of Msheireb Properties' strong commitment to sustainable development, through reduced car use and improved walkability, reduction in energy and water requirements and improved opportunities for recycling, which effectively utilises natural resources.

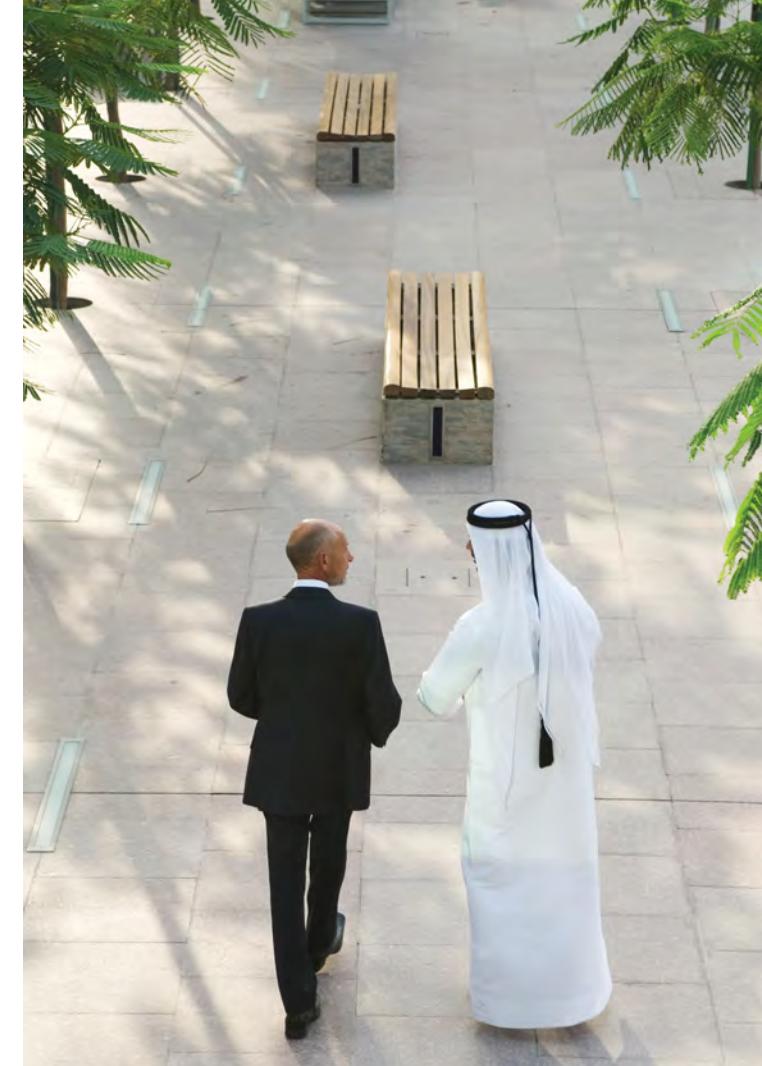


Sustainability at a Glance

- Msheireb Downtown Doha will have one of the highest concentrations of LEED (Leadership in Energy and Environmental Design) certified sustainable buildings, making it the world's first sustainable downtown regeneration project.
- With a 32% energy reduction goal, all buildings are targeting LEED Gold certification, with some buildings targeting LEED Platinum.
- Streets within Msheireb are oriented to capture cool breezes from the Gulf and shade most pedestrian routes from the hot sun. Buildings are massed to shade one another and light coloured to reduce cooling requirements.
- Abundant solar energy captured through photovoltaic solar panels and solar hot water panels on roof tops will be used to generate electricity and hot water for buildings.
- Efficient irrigation systems and planting of native species adapted to survive in dry conditions will reduce landscape irrigation requirements.
- Integration with Doha's new Metro and a safe and convenient public realm will encourage both cycling and walking.
- Placing of cars and service delivery vehicles underground in several basement levels ensures a pedestrian-friendly atmosphere.

Msheireb's Commercial Offer

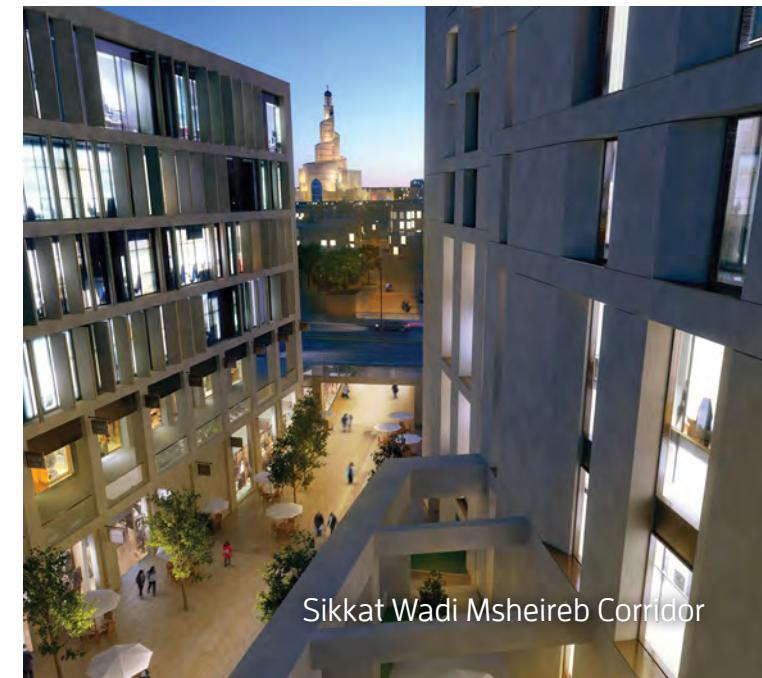
Msheireb Downtown Doha's commercial offices are created to help businesses thrive through social exchange and interaction. Msheireb Downtown Doha's commercial offerings are primarily located in three commercial corridors on the project's main streets, namely Al Kahraba Street, Abdullah bin Thani Street and Sikkat Wadi Msheireb .



Al Kahraba Corridor



Abdullah bin Thani Corridor



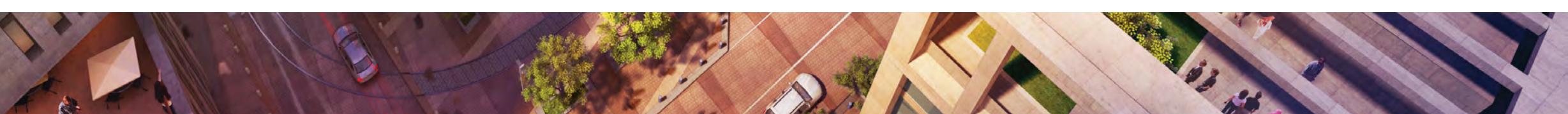
Sikkat Wadi Msheireb Corridor



- Al Kahraba Corridor
- Abdullah bin Thani Corridor
- Sikkat Wadi Msheireb Corridor



**"An Elite Neighbourhood
for Global Businesses"**



COMMERCIAL CORRIDOR

Al Kahraba Street

Al Kahraba is a corporate, high-end commercial corridor where the premier business community comes together. It is the largest of the three commercial corridors, and is located in the west end of the project spanning 86,300sqm. Integrated with high-end luxury apartments and the busy transportation hub of Sahat Al Nakheel, it will host Doha's main metro station with connectivity to three metro lines servicing the entire city. Setting up a business in Al Kahraba area guarantees direct access to one of Doha's main arterial roads, Al Diwan Street.

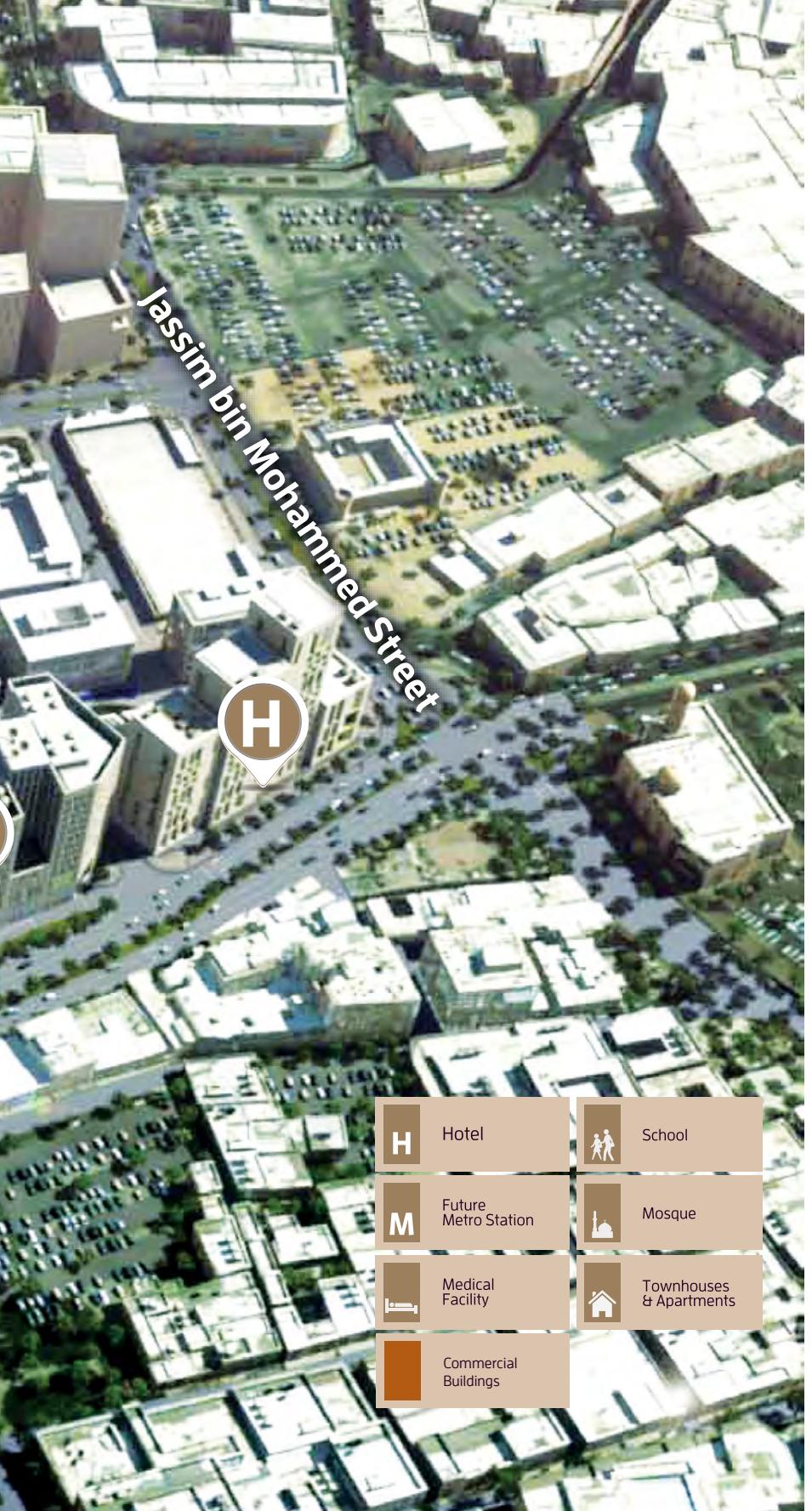
Al Kahraba Street features open air streetside shopping, specialty food and beverage, and civic amenities to complement the daily needs of the office workers. Al Kahraba Street, which means Electricity Street in Arabic, was the first street to get electricity in Qatar. This area dates back to the early days of Doha's growth and was a symbolic reflection of Msheireb's rising commercial importance.



Sahat Al Nakheel also features a multitude of services and retail offerings complementing the business needs, such as banks, convenience stores, book stores, restaurants and coffee shops, and a chic boutique business hotel that provides the perfect ambience for commercial and business transactions. The square features space for events, activities and entertainment, thereby widening opportunities for interaction among the business community.

Its unique combination of commercial, retail and residential components makes Al Kahraba commercial corridor a most desirable location for the top players in the market to develop and expand their businesses.





9 buildings
86,300 sqm

Bordering Al Diwan Street, a key arterial highway with easy access into Msheireb Downtown Doha and to western Doha.

Proximity to Sahat Al Nakheel featuring Doha's main metro hub and a number of retail, dining and entertainment options, including a boutique business hotel.



Commercial Building F01



Al Kahraba Street



Office Lobby

Building F01 at a Glance

- F01 is a G+4 storey mixed-use building that offers 9,100sqm of energy efficient, open-plan office space on the western edge of the project, bordering Al Diwan Street.
- Bounded by low-rise residential buildings, a public park to the east, a low-rise office block to the south as well as a school to the north, F01 is strategically located amidst a wide array of restaurants, coffee shops and entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The entrance to this iconic new landmark will be visible from key arterial highways around the project.
- F01 frames a central public plaza, and features a terrace on the upper levels of the building. The plaza will be a prime shopping destination, opening a lively pedestrian walkway from Al Diwan Street all the way through to the historic Al Kahraba Street.
- Two tastefully designed reception lobbies are oriented around a central courtyard with premium lounges and common areas.

- The lobbies feature stone floors and walls, customised wooden reception desks, 4 office passenger lifts and 2 shuttle lifts from basement to parking - plus 2 dedicated service lifts.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-4
9,100^{sqm}

Floor plans range from
2,200 - 2,400^{sqm}



Al Kahraba Corridor



FO1 Main Entrance



Commercial
Building

L01



L01 Main Plaza



Al Kahraba Corridor



Building LO1 at a Glance

- LO1 is a G+5 storey mixed-use building that offers 9,400sqm of premium office space and forms an iconic landmark on the corner of Al Khail Street and Kahraba Street.
- LO1 is strategically located amidst luxury hotels, low-rise office buildings, upscale apartments and a wide array of restaurants, coffee shops and entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- Two double-volume entrances will welcome visitors into a grand central lobby featuring stone and wood design touches, finished to international standards of excellence.
- Bespoke high quality fittings and finishing across all common areas, with windows offering awe-inspiring views of the western downtown area.
- 3 passenger lifts with secured access to office levels above, 2 shuttle lifts from basement to parking and 1 dedicated service lift.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.

- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-5
9,400^{sqm}
Floor plans range from
620 - 2,200^{sqm}

Commercial Block Q



Q Block

Al Kahraba Corridor



Block Q at a Glance

- Commercial Block Q is a G+5 storey mixed-use building that offers 5,900sqm open, energy efficient and premium office space situated on the western edges of the Msheireb project.
- The building is bounded by the arterial highway Al Diwan Street to the east, Al Khalil Street to the north, the historic Al Kahraba Street to the east, and a host of commercial buildings and urban residential dwellings to the south.
- Block Q is strategically located amidst low-rise office buildings, upscale apartments and a wide array of restaurants, coffee shops and entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- Visitors to block Q will be greeted by two expansive double-height lobbies, located in the north and the south towers, perfectly fitted to contemporary Grade A standards, complete with wooden panelled walls, striking stone floors and acoustically equipped ceilings.

- Bespoke high quality fittings and finishing across all common areas, with floor-to-ceiling windows offering awe-inspiring views of the western downtown area.
- 1 service lift and 4 dedicated shuttle lifts from the parking area to the ground level, and 4 high-speed passenger lifts with secured access from the ground floor lobby with the office tower.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-5
5,900 sqm
Floor plans range from
950 - 1,150 sqm

Commercial
Building

WO2



WO2 Office Building

Level 1-4

2,500^{sqm}

Floor plans range from
840 - 860^{sqm}



WO2 Overlooking Al Mariah Street



Al Kahraba Corridor



Building WO2 at a Glance

- WO2 is a G+4 storey mixed-use building that offers 2,500sqm of energy efficient, open-plan office space on the western edge of Msheireb Downtown Doha, bounded by Diwan Street to the west.
- Strategically located at the start of prominent Al Kahraba Street, WO2 lies adjacent to Sahat Al Nakheel and a high-end business hotel. It is in close proximity to Doha's main metro hub, upscale residential dwellings, restaurants, coffee shops and a multitude of entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The exterior is designed in a contemporary Qatari architectural vernacular, featuring high-end robust stone with decorative patterned screens, double-height panels and floor-to-ceiling windows offering stunning views of the heart of Doha.
- A tastefully designed entrance lobby provides access to the upper office levels, featuring a mix of beautiful stone floors and walls, perfectly fitted to an internationally Grade A standard.
- Dedicated lobbies for the community services and the post office, located at the building's north and south ground levels.
- 1 dedicated shuttle lift from the parking area to the ground level, 2 high-speed passenger lifts with secured access to the offices above, and 2 dedicated lifts for the community service space and post office that only serve the ground and first floors.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Commercial
Building

WO4



WO4 Facing Sahat Al Nakheel

Al Kahraba Corridor



Building WO4 at a Glance

- WO4 is a G+9 storey mixed-use building that offers 4,600sqm of modern, energy efficient, open office space on the western fringes of Msheireb Downtown Doha, with high visibility from the arterial highway, Al Diwan Street to the west, and Sahat Al Nakheel to the east.
- Strategically located at the south end of the historic Al Kahraba Street, and adjacent to a boutique business hotel, WO4 is in close proximity to Doha's main metro hub, upscale residential offerings, restaurants, coffee shops and a multitude of entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The exterior is designed in a contemporary Qatari architectural language, boasting unique, beautiful stone and render facades with decorative patterned screens, inset double-height panels and windows offering breathtaking views of the heart of Doha.
- Employees and visitors will be greeted by a spacious entrance lobby complete with striking stone and wooden design touches, finished to international standards of excellence.

- Dedicated lobbies for the community services and the post office located at the building's north and south ground levels.
- 3 high-speed passenger lifts with secured access to the office levels above and 1 shuttle lift from the parking area to the ground level from a dedicated lift lobby.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-9
4,600^{sqm}
Floor plans range from
480 - 670^{sqm}

Commercial
Building

Y01/Y02



Y01 Commercial Building





Al Kahraba Corridor



Building YO1/YO2 at a Glance

- YO1/YO2 is a G+7 storey mixed-use building that offers 11,100sqm of modern, energy efficient open office space, fronting the pedestrian-only street of Sikkat Wadi Msheireb.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The building exterior is rooted in a Qatari architectural vernacular, featuring floor-to-ceiling windows offering awe-inspiring views of the pedestrian street of Sikkat Wadi Msheireb below.
- A beautifully landscaped rooftop terrace along with stunning views of downtown and a host of retail at ground level will complete the offer.
- Two spacious and elegant entrance lobbies perfectly fitted to contemporary Grade A standards, in addition to the direct basement drop-off and lobby. YO1 lobby is off the vibrant Sikkat Wadi Msheireb and the YO2 block entering from the adjacent pedestrian walkway, sikka allayway.

- 1 service lift and 2 dedicated shuttle lifts from the parking area to the ground level, 4 high-speed passenger lifts from the ground floor lobby with secured access to the offices above. In addition 1 supplementary lift for the ground, first, and second floor of YO2.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-7

11,100^{sqm}

Floor plans range from
440-1,170^{sqm}

Commercial
Building

YO4



YO4 on Sahat Al Ghadir



Al Kahraba Corridor



Level 1-7
11,900^{sqm}

Floor plans range from
660 - 1,040^{sqm}

Building YO4 at a Glance

- YO4 is a G+ 7 storey mixed-use building, offering 11,900sqm of premium office space fronting Wadi Mushireb Street to the south and the primary pedestrian-only street Sikkat Wadi Msheireb to the north.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The building features beautiful stone panels with bespoke patterned screens and floor-to-ceiling windows coupled with a grand landscaped rooftop terrace offering magnificent views of the downtown area.
- Employees and visitors to YO4 will be greeted by an impressive entrance lobby that is perfectly fitted to contemporary Grade A standards, accessed from the south pedestrian grand colonnade.
- 1 service lifts and 2 dedicated shuttle lifts from the parking area to the ground level. 3 high-speed passenger lifts with secured access to the ground floor lobby with the offices above-accessed via a joint basement lobby.

- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Commercial
Building

Z01



Z01 on Sahat Al Nakheel

Level 1-20
20,200^{sqm}

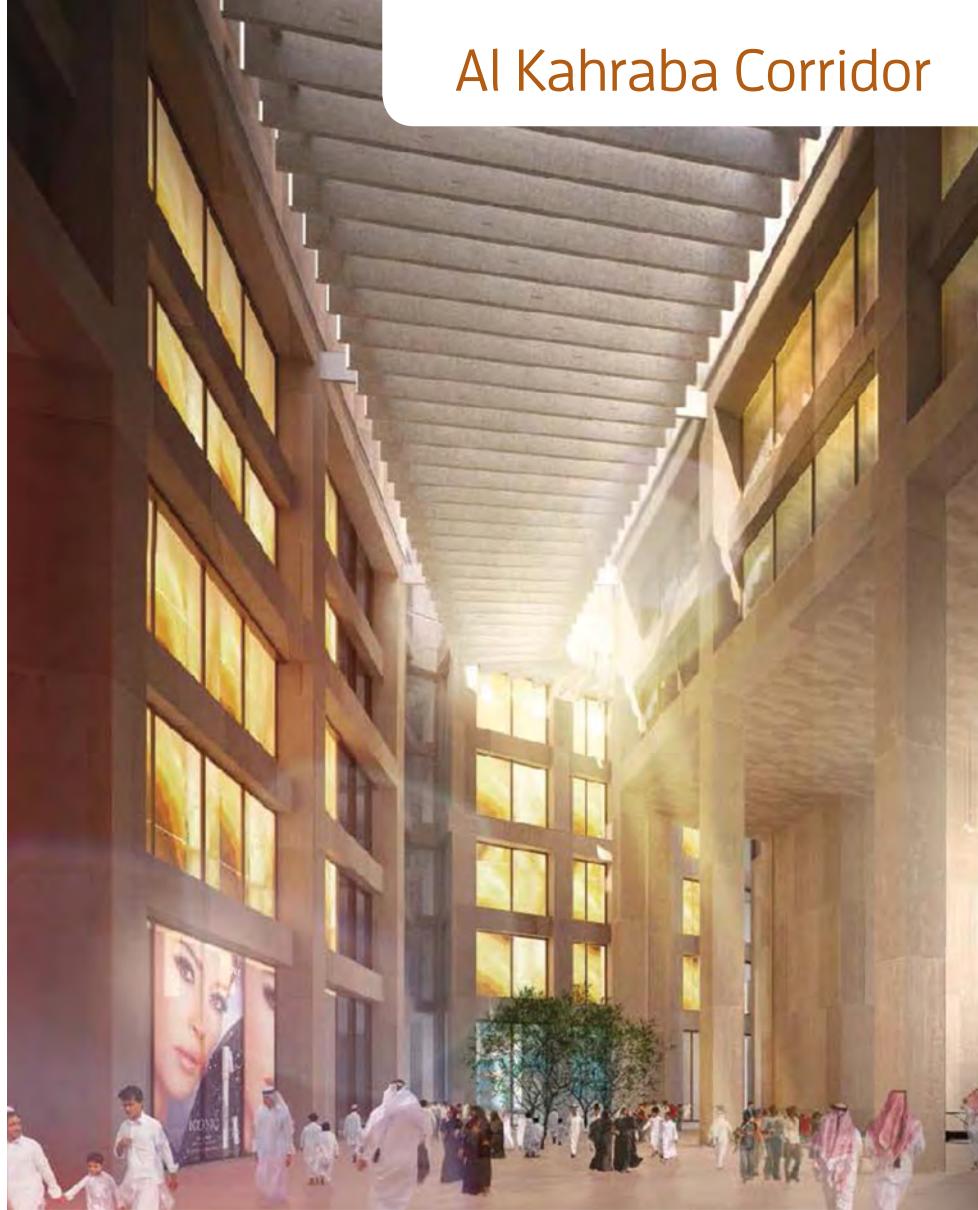
Floor plans range from
550 - 2,000^{sqm}



Building ZO1 at a Glance

- ZO1 is a G+ 20 storey mixed-use building that offers 20,200sqm of modern, energy efficient and open plan commercial space, sitting prominently on the boundary of the development and on the corner of the arterial highways: Wadi Mushireb Street and Al Diwan Street.
- ZO1 is strategically located above the flagship station for the future Doha Metro, served by tree lines connecting the building to the whole city of Doha.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The exterior features include inset double-height stone panels and floor-to-ceiling windows offering unparalleled views of southern Doha.
- ZO1 is linked to commercial building ZO4 via an impressive 5-storey atrium with a direct link to the basement parking levels.
- A tastefully designed and spacious double-height entrance lobby fronting Al Diwan Street, featuring elegant stone and wood design touches, perfectly finished to international standards of excellence. The entry lobby provides direct access to the stunning 5-storey atrium between the buildings.
- 1 service lift, 1 dedicated shuttle lift from basement parking to ground level, with access to the escalators from the main atrium space and 10 high-speed passenger lifts with secured access to the offices above for each building.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Al Kahraba Corridor



Atrium Between ZO1 and ZO4



Al Kahraba Street Facing ZO1

Commercial Building

Z04



Z04 on Sahat Al Nakheel

Building Z04 at a Glance

- Z04 is a G+15 storey mixed-use building that offers 11,600sqm of premium, energy efficient and open office space. Strategically located above the future main metro station and fronting Wadi Mushireb Street's arterial highway. The building is at the south west corner of the project.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The impressive building exterior is designed in a contemporary Qatari architectural vernacular.
- Z04 is linked to commercial building Z01 via an impressive 5-storey atrium and a direct link to the basement parking area.
- A spacious, double-height lobby fronting Al Diwan Street to the west, luxuriously encased in stone and with bespoke wooden design touches, perfectly finished to international grade A standards. The entry lobby provides direct access to the grand 5-storey atrium between the buildings.

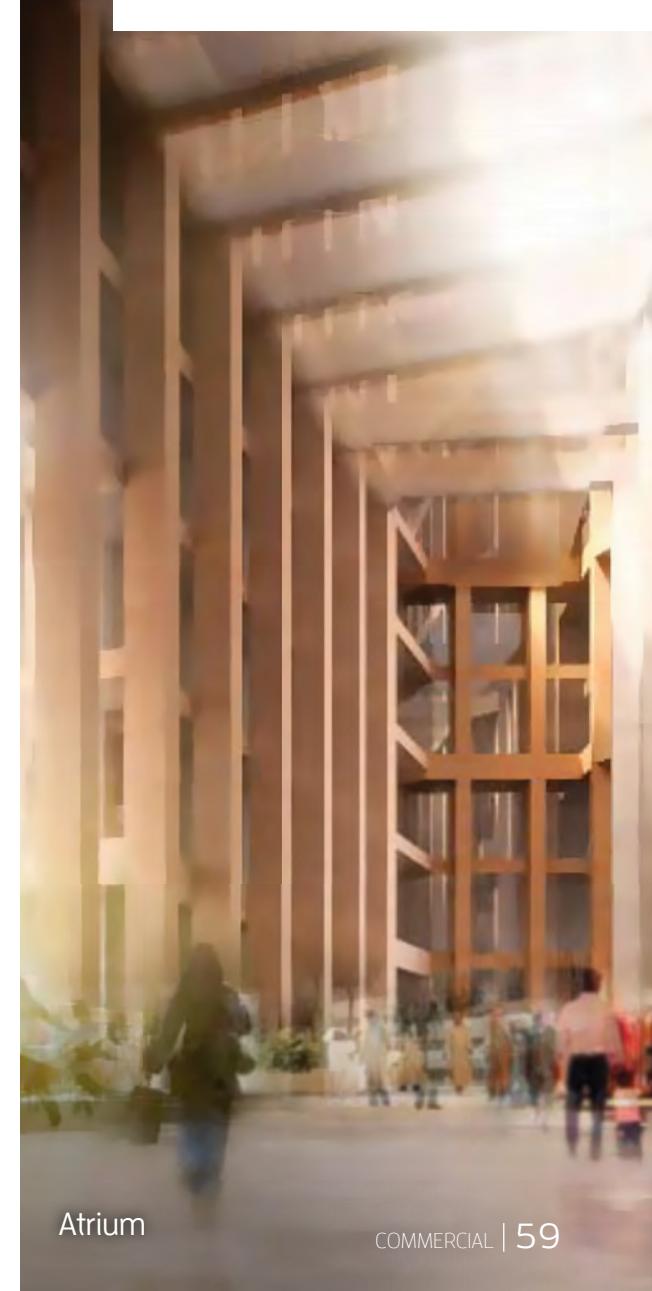
- 1 service lift, 1 dedicated shuttle lift from basement parking to ground level, with access to the escalators from the main atrium space and 5 high-speed passenger lifts with secured access to the offices above for each building.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-15

11,600sqm

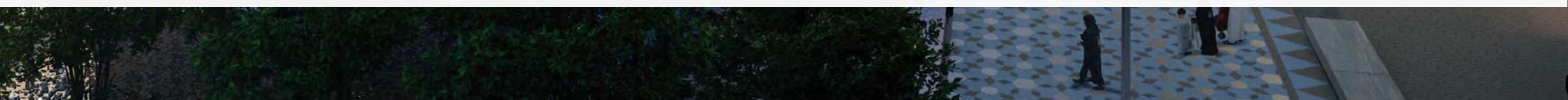
Floor plans range from
380 - 1,100sqm

Al Kahraba Corridor





"An Urban Playground for the Quintessential Business Community"



COMMERCIAL CORRIDOR

Abdullah bin Thani Street

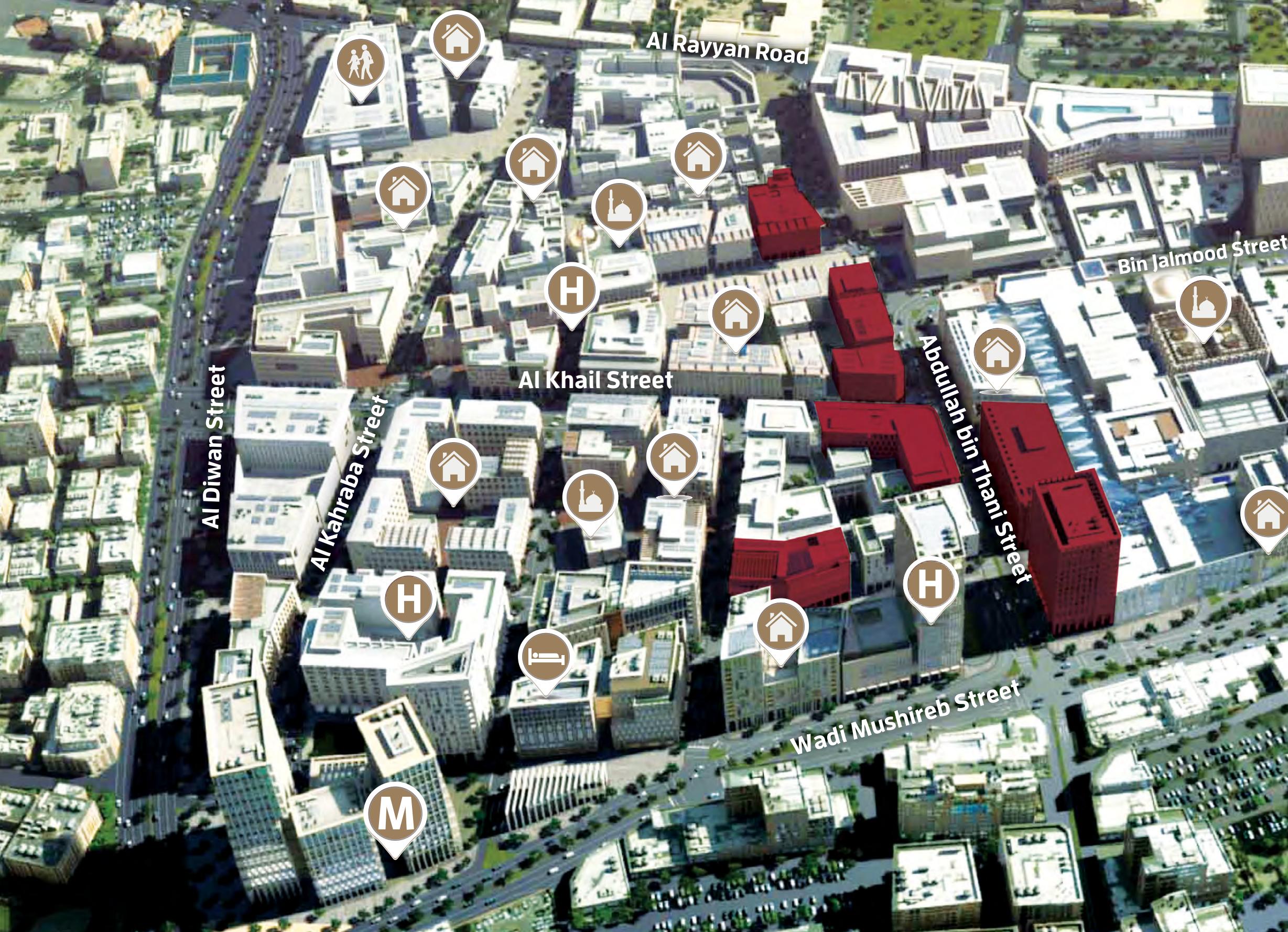
The Abdullah bin Thani commercial corridor is located within the project's retail and entertainment hot spot and it is primarily distinguished by the largest covered public square in the region, Barahat Msheireb. Businesses will benefit from the world-class meeting and conference facilities provided by five-star hotels including the Mandarin Oriental Hotel and Park Hyatt. The myriad of dining options at Barahat Msheireb will provide the perfect ambience for a formal business meeting or a casual get-together.

Setting up a business in the commercial buildings in the vicinity of the bustling square of Barahat Msheireb opens doors to the diverse offerings of a downtown. Companies will also benefit from high visibility owing to the diverse audience that Barahat Msheireb attracts.

This commercial corridor also features the high-end Department Store, and the Galleria which offers a variety of services all from an all-encompassing supermarket and a state-of-the-art Cineplex to high-end boutiques, to provide office workers with the day-to-day services they need. The iconic Abdullah bin Thani Street runs through the project from north to south and meets the pedestrian-only Sikkat Wadi Msheireb in the south.

Offices in the Abdullah bin Thani corridor are in the midst of the hustle and bustle of the true heart of the city, a melting pot of commercial, entertainment, culture and retail offerings – a place where the entire city converges.





Abdullah bin Thani Corridor



6 buildings
43,700^{sqm}

In the vicinity of the largest covered public square in Doha, Barahat Msheireb hosts diverse dining and entertainment options along with community events through the entire year.

Adjacent to the high-end Department Store and the all-encompassing Galleria.



Commercial Building | 14



Barahat Msheireb

Level 1-5
3,200 sqm

Floor plans range from
530-720 sqm



Office floor



Office lobby



Abdullah bin Thani Corridor



I14 on Barahat Msheireb

Building I14 at a Glance

- I14 is a G+5 storey mixed-use building that offers 3,200sqm of customised, open, energy efficient and modern office space.
- It is strategically positioned in the premium centre of Downtown Doha and overlooking Barahat Msheireb, the region's largest open-air square amidst luxury hotels, upscale apartments and townhouses, as well as a wide array of restaurants, coffee shops and entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- High-end panoramic terrace overlooking Barahat Msheireb, anchored by its illustrious neighbours - the Mandarin Oriental Hotel and Cultural Forum.
- Bespoke high quality finishing and fittings across all common areas, and floor-to-ceiling windows offering unrivalled views.
- Tastefully designed double-height entrance lobby luxuriously encased in limestone walls, and waiting lounges with quality fittings and furnishings.

- 2 high-speed passenger lifts with secured access to offices above, 2 dedicated lifts to the underground parking areas, and 1 service lift.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Commercial Building I22



Barahat Msheireb



I22 Facing Bin Jalamood Street



Level 1-6
8,400^{sqm}
 Floor plans range from
625-1,830^{sqm}

Building I22 at a Glance

- I22 is a G+6 storey mixed-use building offering 8,400sqm of open, premium and energy efficient office space, centrally located in Downtown Doha at the southeast corner of Barahat Msheireb – the heart of the project and the region's first main covered public plaza.
- The building is bounded by Barahat Msheireb to the north, Al Khail Street to the south, Abdullah bin Thani Street and the retail Galleria to the east, as well as a pedestrian sikka and retail offerings to the west.
- I22 is strategically located amidst luxury hotels, low-rise office buildings, upscale apartments and townhouses, as well as a wide array of restaurants, coffee shops and entertainment options right at one's doorstep.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- The building's primary facade facing Barahat Msheireb displays a striking backlit onyx frontage and tall windows, while the eastern and southern facades offer vibrant street-side retail, shaded by double-height colonnades.
- Private terraces with stunning views of Barahat Msheireb and the Cultural Forum.
- An exclusive semi-private garden completes the I22's experience.

Abdullah bin Thani Corridor

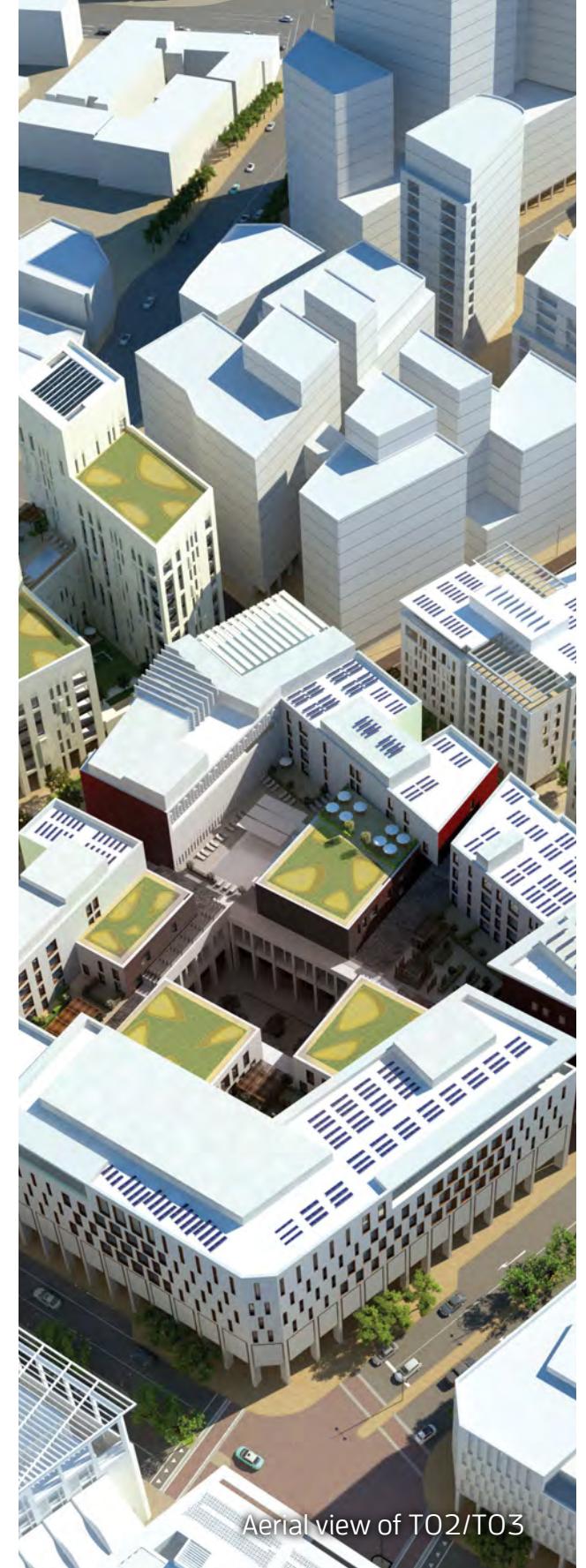


Commercial
Building

T03



T02/T03 on Abdullah bin Thani Street



Aerial view of T02/T03

Abdullah bin Thani Corridor



Buildings T03 at a Glance

- T03 is a G+6 storey mixed-use building that offers 9,000sqm of premium, open and energy efficient office space located at the prominent junction of Al Khail Street and Abdulla bin Thani street.
- Strategically located amidst luxury hotels, low-rise office buildings, upscale residential dwellings, and a wide array of restaurants, coffee shops and entertainment options.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- A stunning architectural exterior is set in place of full natural stone and render, with stunning framed inset windows complemented by a series of deep layers and punched hole facades, which give it a distinct and solid appearance.
- The grand double-height lobby with floor-to-ceiling windows fronting Abdulla bin Thani Street is finished to international Grade A standards, featuring wooden walls, stone floors, and acoustically enhanced ceilings.

- 3 office passenger lifts with secured access connection to offices above, integrated with 2 shuttle lifts from ground to parking plus 1 dedicated service lift.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 2-6

9,000 sqm

Floor plans range from
1,400 – 2,250^{sqm}

Commercial
Building T05



T05 on Sikkat Wadi Msheireb

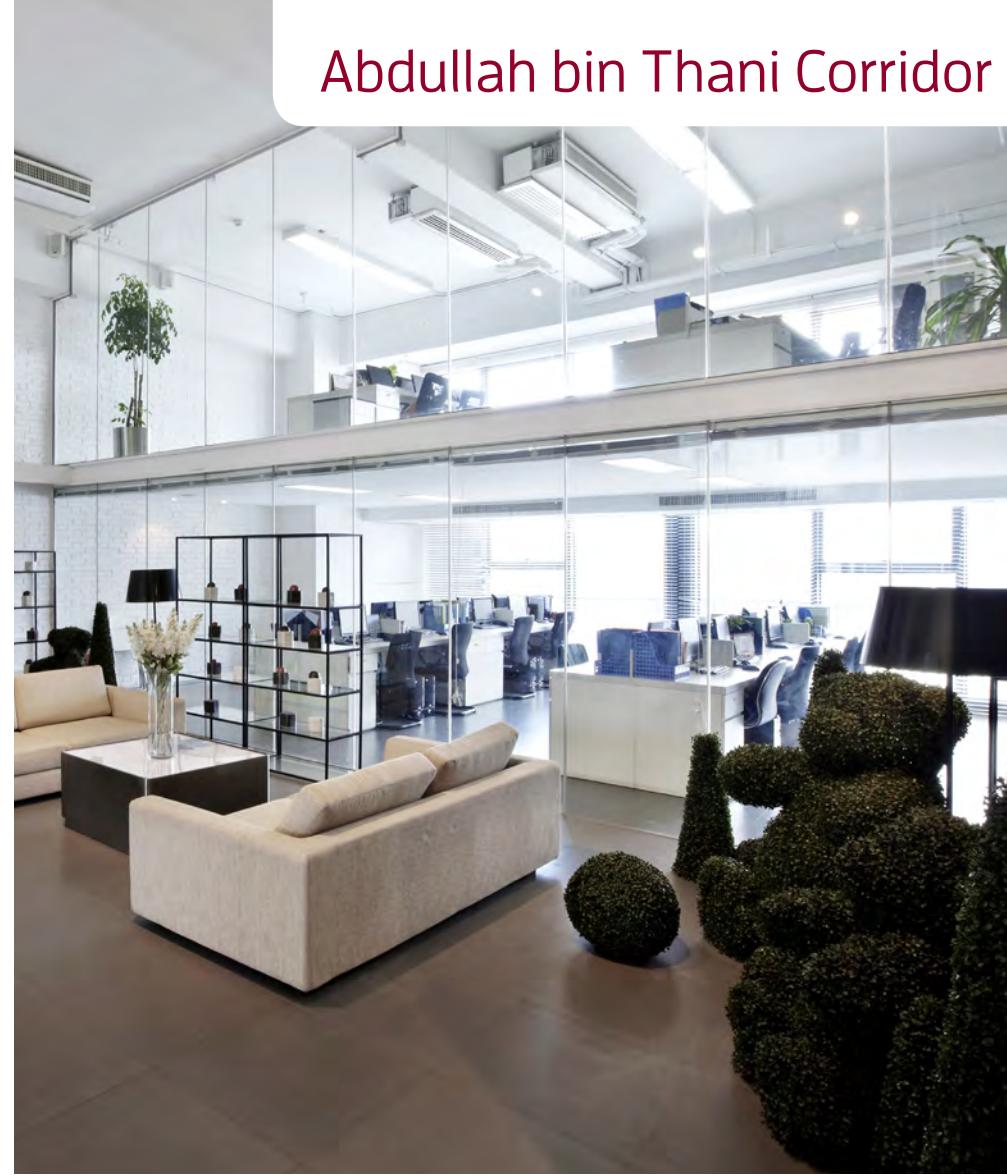
Level 2-5
4,400^{sqm}

Floor plans range from
1,040 - 1,135^{sqm}





T05 Offices Above The Department Store



Abdullah bin Thani Corridor



Building T05 at a Glance

- T05 is a G+5 storey mixed-use building of 4,400sqm located at the prominent corner of a pedestrian sikkat and the pedestrian-only Sikkat Wadi Msheireb .
- Centrally positioned amidst luxury hotels, low-rise office buildings, upscale residential propositions, and a wide array of dining options, coffee shops and entertainment options.
- The building features a beautiful natural stone and render facade with framed inset windows, inspired by Qatari architectural design patterns. Its exterior is designed to give a sense of permanence and connection to the environment, with beautifully punched-hole facades complemented with a series of layers.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- Complemented with the Department Store's diverse luxury retail at ground level.
- A premium double-height lobby with floor-to-ceiling windows fronting Sikkat Wadi Msheireb , wooden and stone design touches finished to international Grade A standards.

- 3 office passenger lifts with secured access to office floors above, and 3 separate shuttle lifts from ground to parking plus 1 dedicated service lift.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Commercial
Building

UO1



UO1 on Sikkat Wadi Msheireb

Abdullah bin Thani Corridor



Building U01 at a Glance

- U01 is a G+6 storey mixed-use building offering 7,500sqm of customised, open and energy efficient office space located in the coveted street junction of Sikkat Wadi Msheireb and the entrance to the Galleria. It stands as a strong end-point for Al Khail Street, forming a refined and beautiful 'palace-like' structure.
- Centrally positioned opposite the renowned Park Hyatt Hotel and amidst low-rise office buildings, upscale residential propositions, and a wide array of restaurants, coffee shops and entertainment options.
- Designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- U01 boasts a stunning architectural facade with characteristics of the Qatari vernacular, featuring a robust stone exterior off-set by a thin filigree inner layer, with inset perforated and textured panels. It is complemented by the punched-hole facade, combining a series of layers with depth while maintaining interior views and light.
- The building features a grand double-height lobby with double-height windows fronting the main Abdullah bin Thani Street, fitted to an international Grade A standard, complete with wooden paneled walls, striking stone floors and acoustically equipped ceilings.

- The building provides luxurious, modern office space with high quality finishing and floor-to-ceiling windows that will create a bright and airy atmosphere.
- 3 high-speed passenger lifts with secured access to offices above, 2 dedicated lifts to the basement parking areas, and 1 service lift.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-6

7,500^{sqm}

Floor plans range from
495 - 1,820^{sqm}

Commercial
Building U06



U01 on Wadi Mushireb Street

Level 1-11
11,200^{sqm}
Floor plans range from
700 - 1,120^{sqm}



Abdullah bin Thani Corridor



UO1 Galleria Facade and UO6 Offices

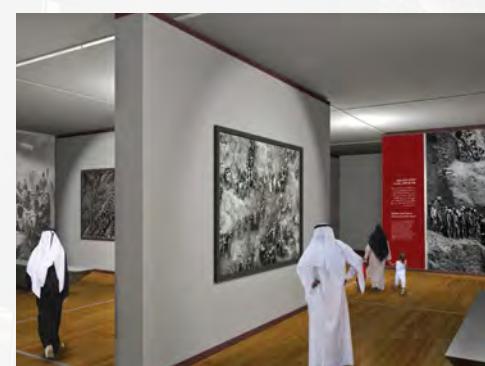


Building UO6 at a Glance

- UO6 is an G+11 storey mixed-use building offering 11,200sqm of premium and energy efficient open office space.
- The building is located between the arterial main access points: Wadi Msheireb Street and pedestrian-only Sikkat Wadi Msheireb with its main entrance at Abdulla bin Thani Street.
- Strategically located, adjacent to the well renowned Park Hyatt and amidst low-rise office buildings, upscale residential propositions, and a wide array of restaurants, coffee shops and entertainment options in the vicinity.
- Adjacent to the vibrant Galleria, offering a wealth of retail and entertainment.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- A stunning architectural facade with a robust stone exterior complemented by a thin filigree inner layer with perforated and textured panels.
- UO6 visitors will be greeted by an expansive double-height lobby, perfectly fitted to contemporary Grade A standards and complete with wooden paneled walls, striking stone floors and acoustically equipped ceilings.
- 5 high-speed passenger lifts with secured access to offices above, 2 dedicated lifts to the parking areas, and 1 service lift.
- The building provides a luxurious, modern office space with high quality finishing and floor-to-ceiling windows.
- Fully fitted restrooms on each floor with facilities for the disabled fitted to an international Grade A standard.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.



"A perfect blend of the old and the new"



COMMERCIAL CORRIDOR

Sikkat Wadi Msheireb

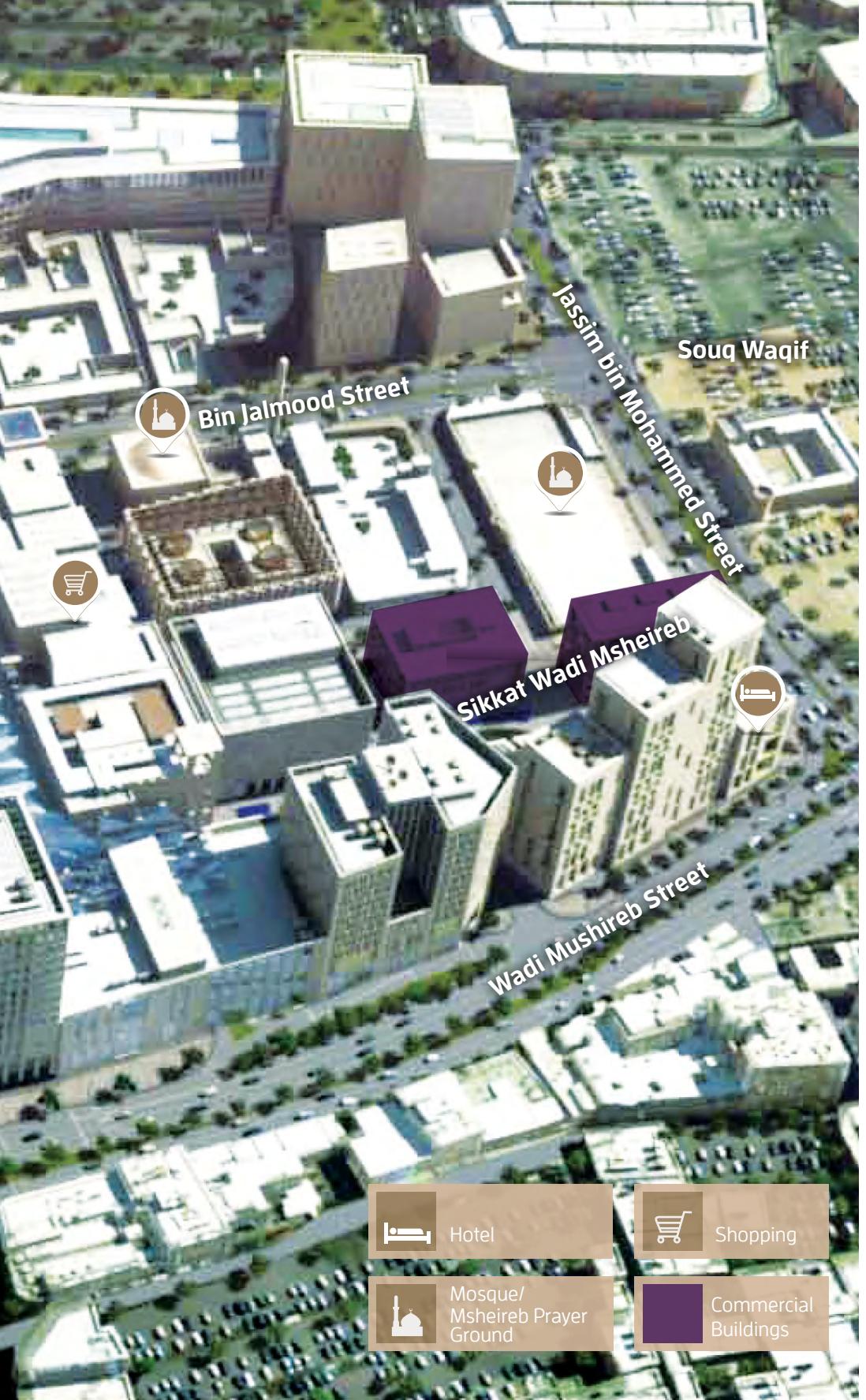
Its proximity to the Msheireb Museums' heritage houses and Souq Waqif makes the Sikkat Wadi Msheireb commercial corridor a notable historical district. A perfect place for businesses and institutions supporting Qatar's rich heritage, the Sikkat Wadi Msheireb provides the cultural vibrancy required to promote the history and traditions of the nation.

This office corridor features exclusive boutique offices rooted in Qatari architecture surrounded by beautiful yet traditional landscape designs.

At Sikkat Wadi Msheireb, businesses can enjoy old-town charm in a picturesque setting with al fresco-style dining and an exquisite range of cultural retail offerings. The offices overlooking Sikkat Wadi Msheireb are opposite to the exclusive hotel - MGallery, offering convenient meeting and conference facilities as well as a wide range of dining outlets.

These unique commercial buildings are connected to the cultural tourist attraction Souq Waqif via a pedestrian underpass. Adding to the cultural vibrancy is a cluster of museums in the vicinity and a restored Msheireb Prayer Ground.







Msheireb-Souq Waqif Underpass



Sikkat Wadi Msheireb Corridor

Underpass Featuring Retail

2 buildings
4,600^{sqm}

Facing the upscale MGallery hotel.

In the vicinity of the heritage quarter featuring the Msheireb Museums including four heritage houses.

Bordering the Msheireb Prayer Ground.

Adjacent to the Galleria.

Overlooking the traditional tourist attraction, Souq Waqif.



Commercial
Building P08



P08 on Sikkat Wadi Msheireb





Sikkat Wadi Msheireb Corridor



Sikkat Wadi Msheireb

Building P08 at a Glance

- P08 is a G+3 storey mixed-use building offering 2,550sqm, strategically located at the eastern end of the project, adjacent to the Souq Waqif underpass.
- The building is bounded by a plaza on the iconic Sikkat Wadi Msheireb to the south, the Msheireb Prayer Ground to the east, the heritage area to the north and the all-encompassing retail Galleria to the west.
- Strategically located, positioned amidst luxury and cultural hotels, low-rise office buildings, opulent residential propositions, and a wide array of restaurants, coffee shops and entertainment options in the vicinity.
- The building offers retail at ground level.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- Bespoke high quality finishing and fittings across all common areas, and floor-to-ceiling windows offering bright and airy workspaces.

- The main lobby is set back from the facade in a similar manner to traditional Qatari entrances, and features a majlis style lounge area in addition to a welcoming reception area finished to international standards of excellence.
- 1 service lift and 2 high-speed passenger lifts with secured access to the office floors above.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Level 1-3
2,550^{sqm}
Each Floor plan is
850^{sqm}

Commercial Building P11



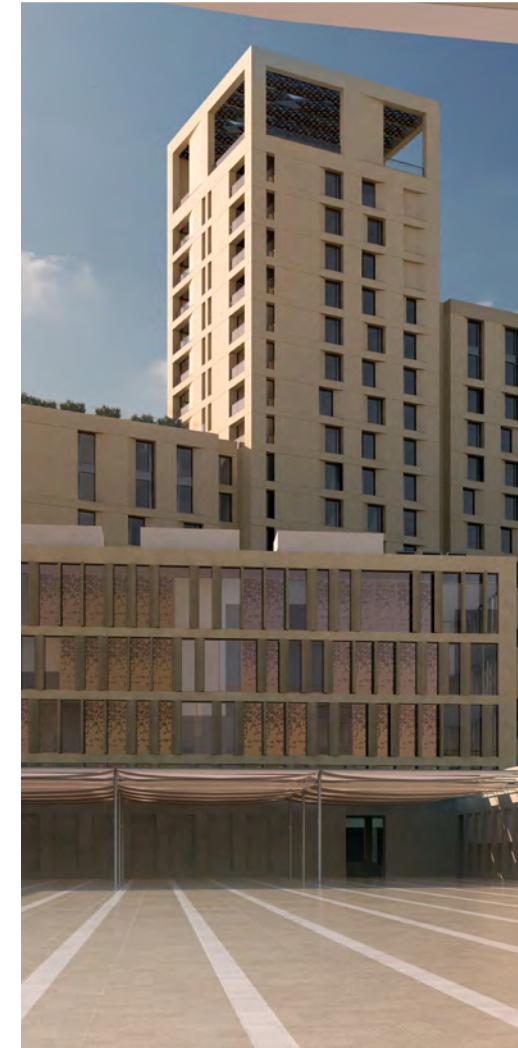
P11 Opposite to a premium hotel



Sikkat Wadi Msheireb Corridor



P11 Overlooking Msheireb-Souq Waqif Connection



P11 Facing Msheireb Prayer Ground

Level 1-4
2,050^{sqm}
Floor plans range from
520-1,800^{sqm}

Building P11 at a Glance

- P11 is a G+4 storey mixed-use building offering 2,050sqm, centrally located in Downtown Doha, and connecting to the Souq Waqif underpass at the eastern end of Sikkat Wadi Msheireb while overlooking the Msheireb Prayer Ground.
- The building offers a host of retail at the lower ground level with direct access to the Souq Waqif underpass.
- Strategically located, positioned amidst luxury and cultural hotels, low-rise office buildings, upscale residential propositions, and a wide array of restaurants, coffee shops and entertainment options in the vicinity.
- It is designed to serve as a standalone corporate headquarter or to be subdivided for multiple tenants.
- P11 features a stunning architectural facade with a stone exterior and a building elevation that ripples across the facade like the pages of a turning book.

- It boasts an expansive double-height lobby perfectly fitted to contemporary Grade A standards, with complete stone and wood design touches.
- 2 high-speed passenger lifts with secured access to connect to the office floors above.
- Luxurious and modern office spaces with high quality finishing and floor-to-ceiling windows that create bright and airy workspaces.
- Chilled water by District Cooling Network.
- Dedicated underground parking spaces with approximately one parking space per 40sqm, including bicycle racks and restrooms equipped with shower and changing facilities.
- State-of-the-art security with IP-based surveillance systems and high-tech analytical functions.
- Cutting-edge access control system, tiered security and access management systems.
- Full fire safety compliance and air quality control.
- Optical 4G fibre network system for enhanced connectivity.
- Dedicated 24/7 customer help desk with facility management and online support.
- Targeting LEED Gold certification.

Msheireb Downtown Doha Fact Sheet

Fact Sheet

Project Cost: Approximately QR20 billion (US\$5.5 billion)

Land Area: 31-hectares (76 acres, 310,000 square metres)

Project Name: Msheireb means 'a place to drink water' in Arabic.

Location

Mohammed bin Jassim District – central Doha, bordered by:

- Al Rayyan Road to the north
- Wadi Mushireb Street to the south
- Jassim bin Mohammed Street to the east
- Al Diwan Street (part of A Ring road) to the west

The Msheireb project site is immediately adjacent to the Amiri Diwan, Qatar's seat of government and Ruler's palace. The site is also adjacent to the redeveloped Souq Waqif, a successful mixed-use scheme based on a traditional Qatari souq and the historical Al Koot Fort.

Master Plan and Land Uses

Typology	GFA (SQM)	%
Commercial	193,000	25%
Retail	105,000	14%
Hotel	116,000	15%
Residential	197,000	26%
Civic, Cultural, School, Mosques, Museums & Governmental Offices	153,000	20%
TOTAL	764,000	100%

Description of Architectural Language

Three-year project planning with leading architects, city planners, engineers and academics (including specialists from Harvard, Princeton, Yale and MIT) to understand how insights from the past can be combined with present-day technologies and thinking to achieve a new, distinctly Qatari architectural language.

Language comprises 'Seven Steps' or distinct design principles: Past and Future, Individual and Collective, Space and Form, Aspects of Home, Aspects of the Street, Climate Design, Architectural Language.

Key Figures

- Project Timetable: Construction commenced in 2010, construction completion scheduled in phases
- Residential Units: 800+ residential units
- Parking Spaces: 10,000+
- Total Buildings: 100+
- Building Height Range: 3 to 30 storeys
- LEED Rating: Entire development is targeting LEED Gold minimum, with several buildings targeting LEED Platinum

The Msheireb Properties Advantage



Msheireb Properties

Msheireb Properties is a real estate development company and a subsidiary of Qatar Foundation. The company was established as a commercial venture to support the Foundation's aims, as well as the goals of Qatar's 2030 Vision.

Msheireb Properties' mission is to change the way people think about urban living and improve their overall quality of life, through innovations that encourage social interaction, respect for culture and greater care for the environment.

An emerging leader in sustainable development, its signature project, Msheireb Downtown Doha, employs a new approach to urban planning, combining traditional methods and modern technology, aimed at safeguarding both the environment and the cultural identity of Qatar.

Msheireb Properties partnered with industry leaders and experts in order to align the architectural lessons of the past with the latest in eco friendly technologies – to realise a language that is relevant, enriching and truly Qatari. The new language will be used to create buildings of a shared DNA, reviving local heritage and culture through a unified architectural idiom.

Msheireb Properties received ISO certification from the British Standards Institution for Quality (ISO 9001:2008), Environmental Performance (ISO 14001:2004), Occupational Health and Safety (BS OHSAS 18001:2007) and Risk Management Standard (ISO 31000:2009).

With Msheireb Downtown Doha, the company is developing a blueprint for sustainable urban regeneration, and believes in sharing the knowledge and experience with the industry.

