

ispace your business



Arabian Property Awards Winner 2023-2024

Office Development for Dubai
Developer Website for Dubai

www.multispace.ae
www.ispaceproperties.ae

WELCOME TO iSPACE



GLOBAL

serviced office operator

- Best locations
- Customized solutions
- Wide range of workspace typologies
- Flexible lease terms
- Full range of services
- Premium standards of maintenance
- Advanced design
- Technology and security

CLASS A+

Premium facilities, trophy assets & CBD locations

Arabian Property Awards Winner 2023-2024

Office Development for Dubai
Developer Website for Dubai

PORTFOLIO

Ownership titles & long term lease over 10 years

GLOBAL IT

Infrastructure & technologies

MENA & ASIA

Focus on MENA & Asia markets
Dubai, Abu Dhabi, El Riyad, Shanghai, Hong Kong, Singapore



iSPACE TEAM MANAGING PARTNERS



ALEX OSTROVSKY CEO

Person of the Year (CRE Awards, 2021), TOP100 Real Estate managers (CRE, 2020), TOP1000 Russian managers (Kommersant, 2017), PhD in Law

2019-2021: Metrika Investments, CEO and BoD Member

2018-2019: RWB Development & Asset Management, Senior MD and Partner

2011-2018: O1 Properties, CEO and BoD Member

2007-2009: Otkritie Financial Corporation, MD



STANISLAV BIBIK CIO

Person of the Year (CRE Awards 2019, 2020)

MSc in Real Estate (College of Estate Management, UK)

Over \$10 billion in completed investment transactions

2022-present: AFK Sistema, Cosmos Hotel Group, BoD Member

2013-2023: Colliers International, Partner and BoD Member

2004-2013: Cushman&Wakefield, Partner



ANTON POSTNOV HEAD OF LEGAL

The list of the most promising commercial Real Estate market professionals (CRE, 2021), PhD in Law

2019-2021: Metrika Investments, Director for Corporate and Legal Affairs

2018-2019: RWB Development & Asset Management, MD

2011-2018: O1 Properties, Head of Legal





STRONG PARTNER

INEX Global – established real estate development, construction and IT partner with multi-purpose in-house team of professionals



STRONG ALIGNMENT OF SHAREHOLDER INTERESTS

Founding shareholder & CEO (Alex Ostrovsky) remains committed to the ongoing business strategy and running iSpace business on day-to-day basis.



TOP MANAGEMENT AND BOARD

iSpace top managers have over 20 years of experience in Real Estate, Consultancy and Investments in global markets.

PRIME OFFICE DEVELOPMENT EXPERIENCE



Our portfolio includes experience in Prime class-A business centers' construction, development, acquisition, operations.

550k m² leased out commercial premises

A/B+ focus on offices

\$1bn size of M&A and sale-purchase deals on commercial RE market closed

\$4bn gross asset value under management

\$3bn development projects and cash generating assets financing secured

MERCEDES-BENZ
PLAZA



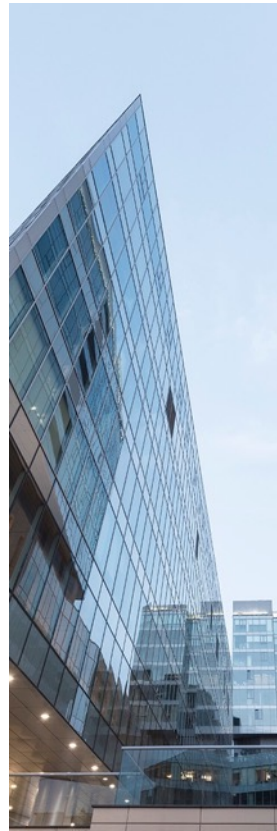
NEVA TOWERS



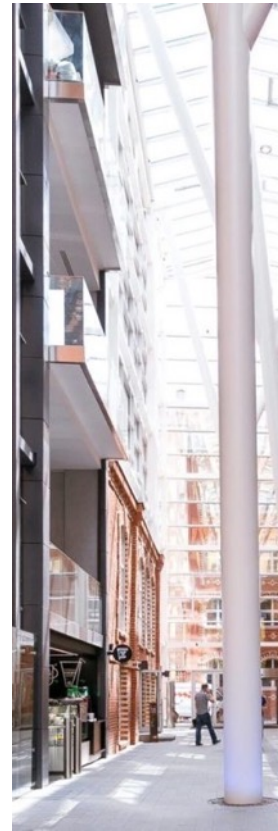
LIGHTHOUSE



LEGEND



BOLSHEVIK



WHITE SQUARE



MR GROUP HQ



Among the
biggest Russian
real estate
developers

iSPACE OFFICE PROJECTS - WORLDWIDE



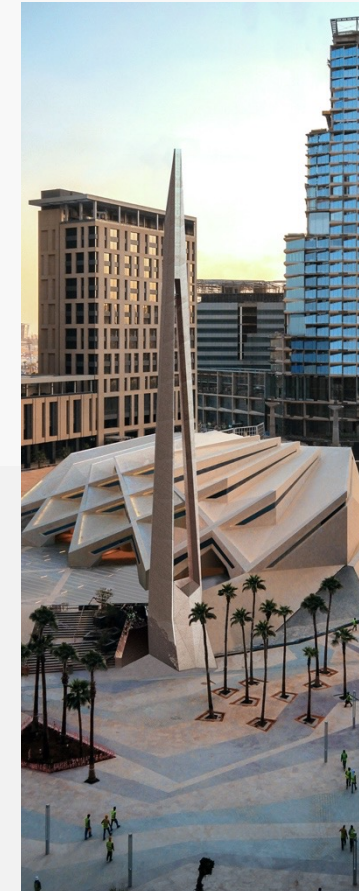
iSPACE DUBAI ONE CENTRAL
Phase 1 - Opened March 2023



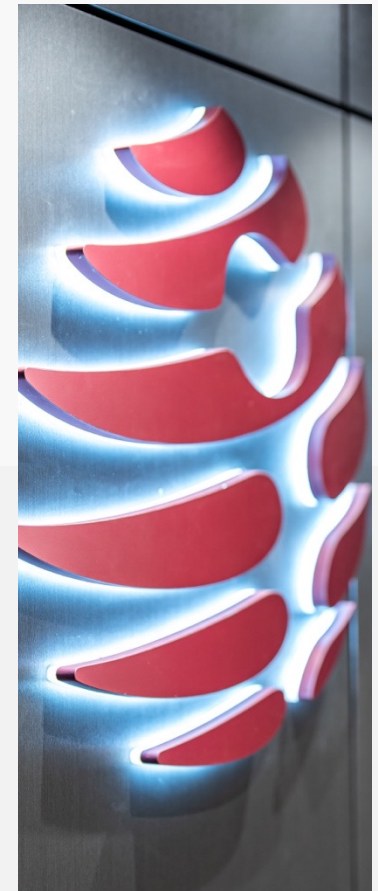
iSPACE DUBAI ONE CENTRAL
Phase 2 – Opened September 2023



**iSPACE ADGM DISTRICT,
ABU DHABI**
2024



**iSPACE KAFD DISTRICT,
RIYADH, SAUDI ARABIA**
2024



**ISPACE SHANGHAI,
HONG KONG, SINGAPORE**
2025

DEVELOPMENT & INVESTMENTS

ACQUISITION OF QUALITY STANDALONE OFFICE PROPERTIES EITHER FULLY LET OR VACANT

- US\$ 20,000,000-150,000,000
- Equity financing
- Existing capital
- iSpace shareholders contribute equity and partner-up with existing and ready-to-go capital sources

PURCHASE

- 1,000-10,000 m²
- Quality buildings, prime locations
- iSpace as a tenant and cash-flow producer

LEASE

- 1,000-3,000 m²
- Speculative projects
- BTS projects for a single tenant or multiple tenants

REGIONAL FOCUS

- Dubai
- Abu Dhabi
- KSA
- Hong Kong
- Shanghai

iSPACE BENEFITS

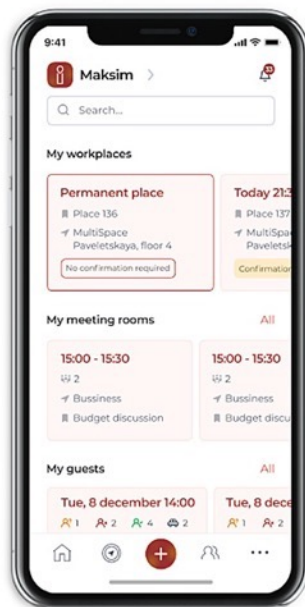
SMART DIGITAL SOLUTIONS

Intelligent solutions to make your office space truly smart and agile



The unique IT platform combines infrastructure and creates a «digital image» of the company.

INFLEX solutions give employees freedom and efficiency, while management gains better control and transparency of business processes, as well as significant floor space saving.



Team chat



IT applications



Locker system



IT support



Engineering systems management



Colleague service



Booking of workplaces



Cafe service



Booking of meeting rooms



Colleague search



Meeting types:
offline, online, hybrid



Assistant



Cleaning support



Inviting guests



Office navigation



Media control

ANALYTICS:



FACE ID



ANALYTICS



HARDWARE
SYSTEM



MOBILE APP



MULTIMEDIA



SAFETY
SYSTEMS

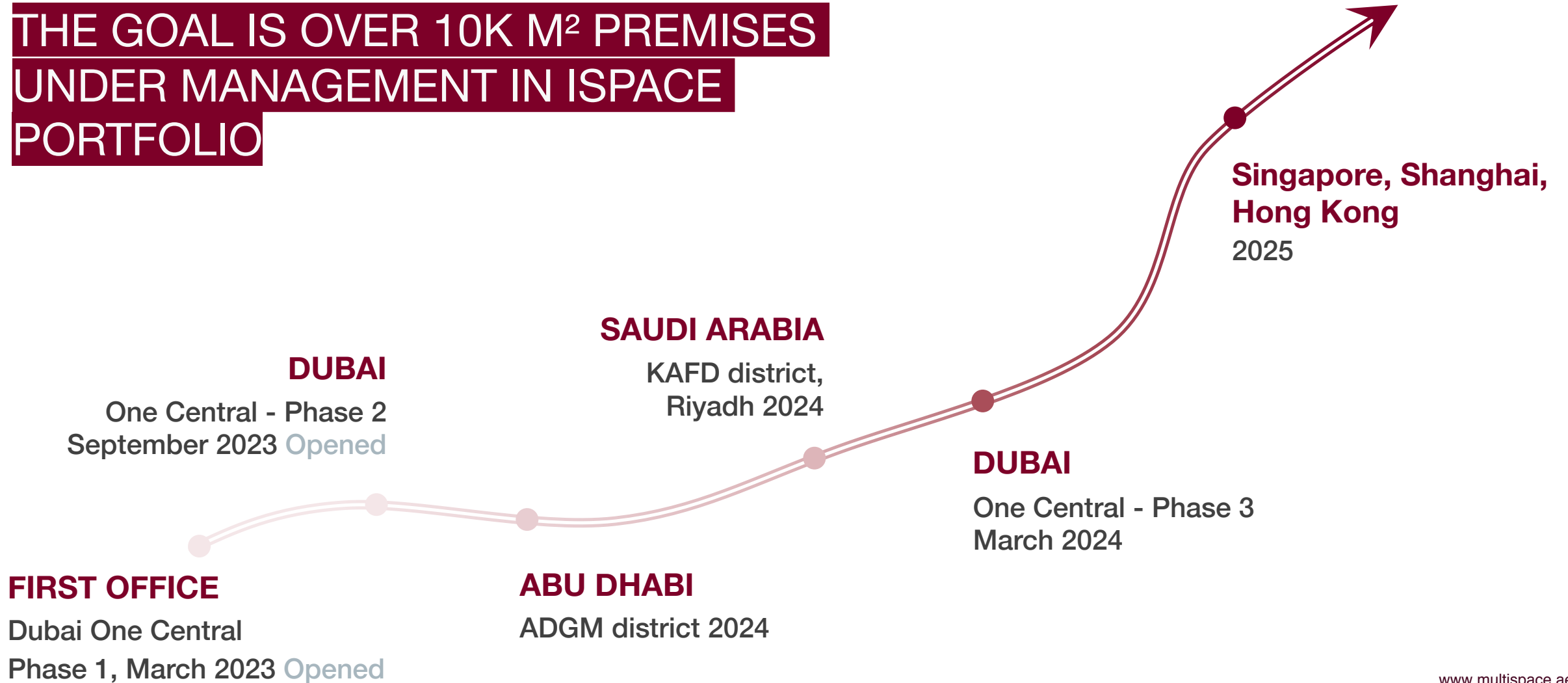


UTILITY BUILDING
PLATFORM

CORE

BUSINESS INITIATIVES FOR 2023-2025

THE GOAL IS OVER 10K M² PREMISES
UNDER MANAGEMENT IN ISPACE
PORTFOLIO

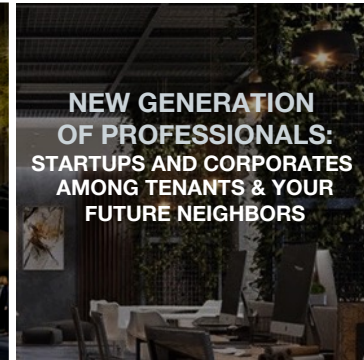
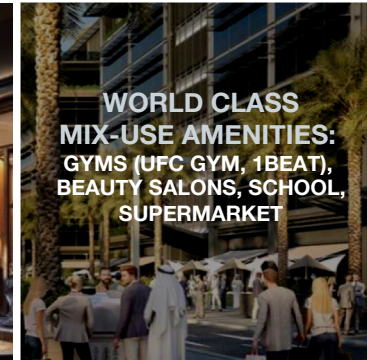
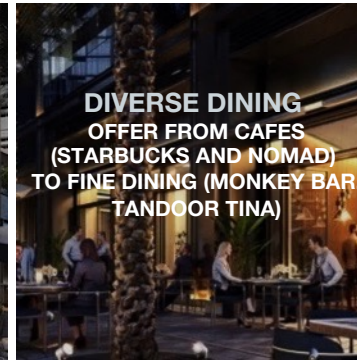
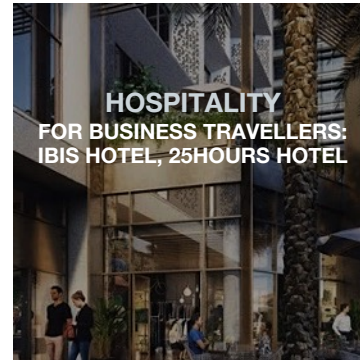


LOCATION. ONE CENTRAL

DUBAI WORLD TRADE CENTER



The Dubai World Trade Center is the perfect place to grow your business. One Central is located at the core of the city Central Business District, and adjacent to major economic areas, including Dubai International Convention and Exhibition Centre and DIFC.



AN AWARD-WINNING, GRADE A COMMERCIAL DEVELOPMENT, WHERE LIFE & BUSINESS CONVERGE IN ONE LIVELY LOCATION



WTC METRO STATION 5 mins
DWTC 5 mins
IBIS ONE CENTRAL 2 mins

DIFC 10 mins
DUBAI INTERNATIONAL AIRPORT 15 mins
BUSINESS BAY / DOWNTOWN 15 mins

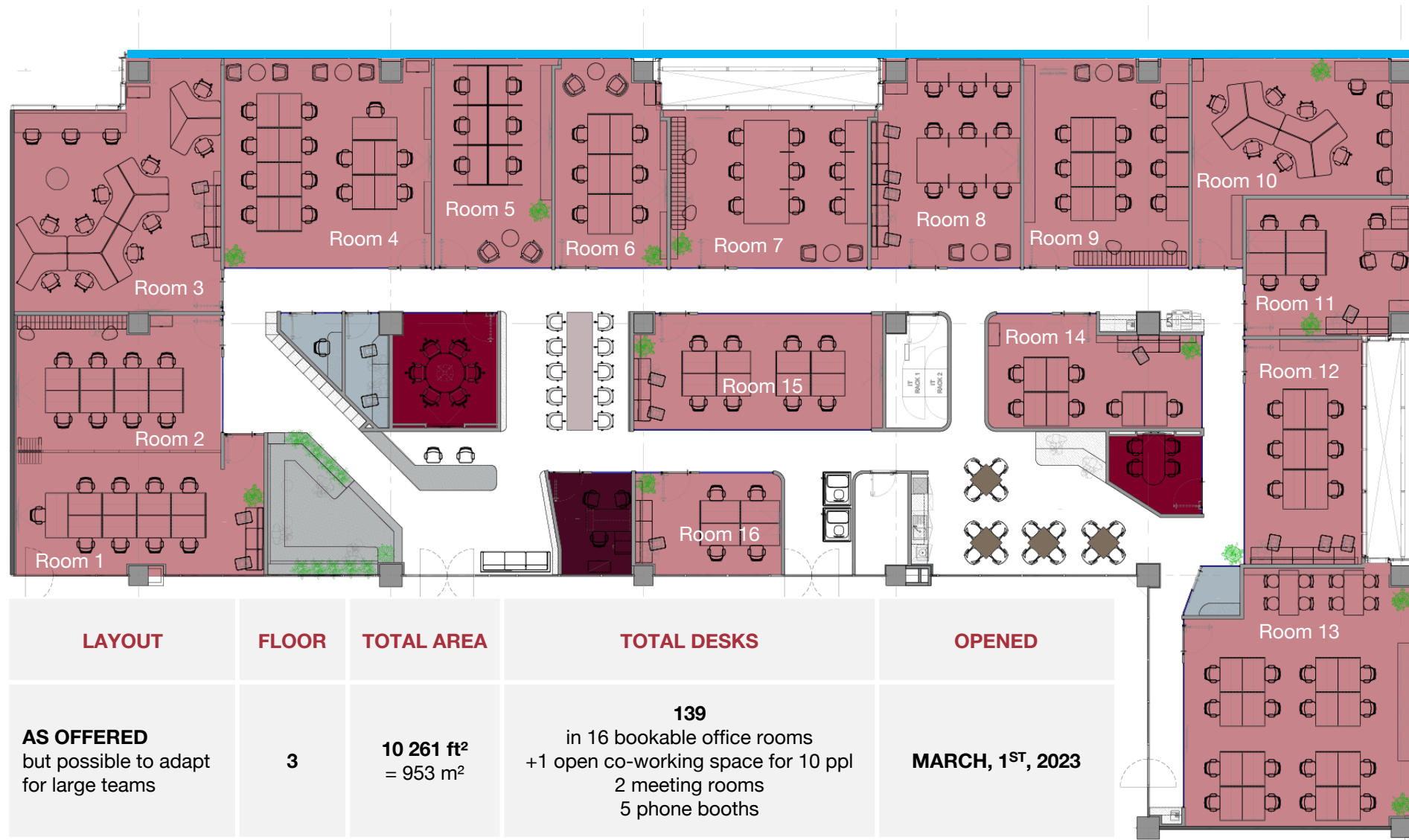


iSpace rooms:
LEVEL 3, THE OFFICES 2

10,261 ft² = 953 m²
Flexible grade A office area

iSPACE ONE CENTRAL

OFFICE LAYOUT



KEY LEGEND

- ROOM
- RECEPTION & WAITING AREA
- MEETING ROOM
- CO-WORKING SPACE
- MANAGER'S OFFICE
- PHONE BOOTH
- BARISTA
- ACCESS TO PANORAMIC VIEWS OF DUBAI AND NATURAL LIGHT

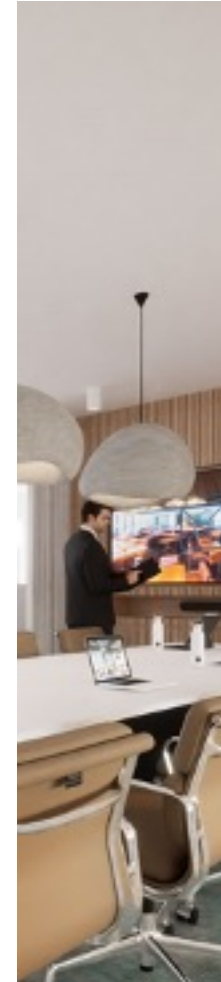
LOCATION. ONE CENTRAL

ONE CENTRAL, DWTC

PHASE 1 The Offices 2

PHASE 2 The Offices 5

Stage	March 2023	September 2023
Level	3	6
NRA, m ²	953	1,767
# of working stations	149 (incl 10 coworking)	192
# of workplaces	16	5
Current occupancy	100%	100% at commissioning



ONE CENTRAL COMMON AREAS



ONE CENTRAL PRIVATE OFFICE ROOMS



ONE CENTRAL MEETING ROOMS



Video walkthrough prepared by our strategic partner, project company and general contractor - **KPS**

<https://www.youtube.com/watch?v=NHjrMdPr3M0>

ONE CENTRAL THE OFFICES 5



PARENT OFFICE PROJECTS - WORLDWIDE



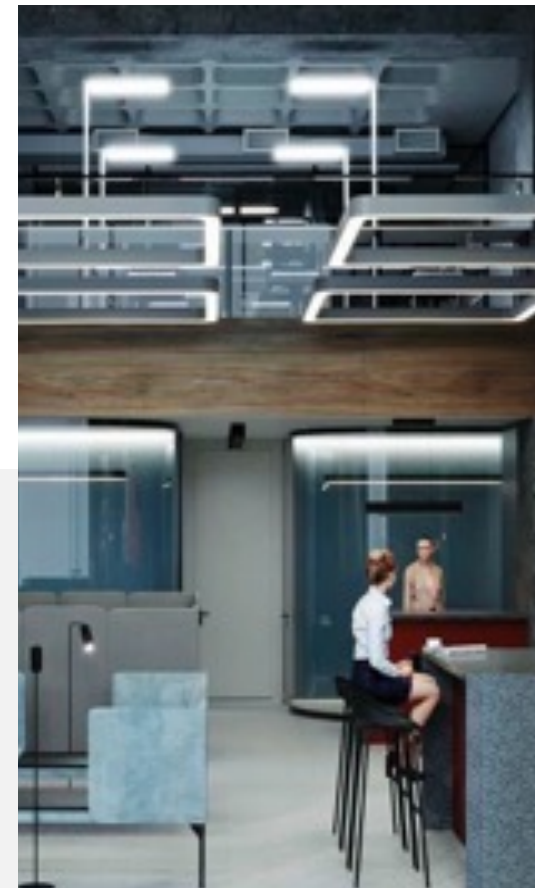
MULTISPACE PAVELETSKAYA, MOSCOW
Q1 2021



MULTISPACE DINAMO, MOSCOW
Q2 2022

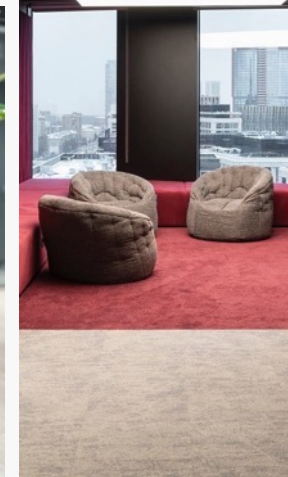
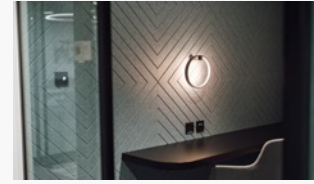
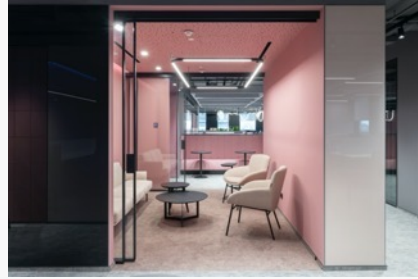


MULTISPACE PAPHOS №1, CYPRUS
Q1 2022



MULTISPACE PAPHOS №2, CYPRUS
Q1 2022

OUR OFFICES WORLDWIDE



ispace your business



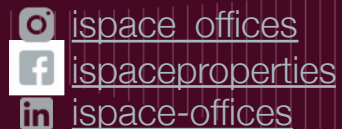
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