



Retail Leasing Opportunities
Redevelopment Program 2017-18

Welcome

Welcome to the new and improved Capital Mall, Abu Dhabi!

We are excited to bring to the value minded consumers of Abu Dhabi, a revitalized Capital Mall. New designs, new interiors, a new retail mix as well as exciting traffic generating anchor retailers and entertainment attractions are all apart of the new approach to the mall.

Over the past year, the team at Manazel and McARTHUR + COMPANY have collaborated to create an aggressive strategy and redevelopment plan to position the mall as Abu Dhabi's family value centre.

The new Capital Mall is set to fulfill its potential as a destination shopping, dining and entertainment destination for the rapidly growing Mohammed Bin Zayed City and neighbouring districts.

The mall is a key part of an overall master planned development featuring a university, a hospital and residential accommodation.

Combining all these factors, Capital Mall Abu Dhabi presents a highly attractive proposition for retailers and consumers in the capital and beyond.





Meet the Team

Developers



Headquartered in Abu Dhabi, UAE, Manazel Real Estate is one of the nation's leading developers. Through strategic investments spanning residential and commercial developments, Manazel has succeeded in striking a balance between creating thriving, sustainable communities while providing the highest returns for shareholders and investors.

As comprehensive master planners and community builders, we have taken great pride in our ability to balance our multiple roles as planner/ builder/ landlord/ investor/ community partner/project manager.

Strategic Retail Advisors



McARTHUR + COMPANY operates in the MENA and Asia regions and provides strategy retail real estate advisory, leasing and shopping centre management services to a wide range of clients. The firm has enjoyed success in 21 countries working on over 100 mall projects providing investment, finance, development planning, marketing as well as retail leasing and management services.

In each and every one of our projects, we add real financial value as we fully understand retail real estate and what it takes to reinvigorate and re-energize malls that require it.



By The Numbers

A Huge Opportunity

The upgraded Capital Mall will now feature over 70,000 square meters of rentable area and is just one part of the Masterplan development for the area.

New mall highlights include:

- The largest Lulu Hypermarket and Department Store in the UAE
- Three major anchor family value anchor retailers
- Three major furniture anchor stores
- 40 family value fashion shops
- 45 home furnishing and home accessory shops
- An eight screen cinema
- 2 Family Entertainment Centres
- A 16 unit International Food Court
- 12 casual dining restaurants with al fresco dining terraces
- Green indoor garden space and entertainment centre
- Men and women's gym
- Indoor football and cricket pitches
- 2988 car parking spaces



The Big Idea

A Brand New Character

As the revitalized center of the local community, the new Capital Mall will offer everything consumers could possibly ever need, and so much more.

Maximizing the use of existing space and implementing a more intuitively structured and flowing mall layout, visitors to the mall can now enjoy three separate types of experience under the same roof.

A new indoor garden environment will attract and keep visitors in the mall to enjoy its pleasant atmosphere, positioning Capital Mall as an appealing destination to spend a few hours in a relaxed, friendly environment. Extensive modifications over the next year will feature:

1. A revised ground floor including Lulu hypermarket, eight-screen cinema, a feature stage area for mall promotions and performances alongside value family fashion outlets and casual dining restaurants in a lush indoor garden as well as a new children's edutainment feature.
2. A bold new first floor for the Lulu department store, and 10 major furniture and flagship stores incorporating outlets that provide for every aspect of home furnishing.
3. The second floor is the place to go for letting off steam either on your own or with friends and family, incorporating gyms, indoor football and cricket, golf simulators and a family entertainment center. All directly next door to our 16 unit international food court.

Capital Mall Abu Dhabi will also have many improve customer amenities including:

- Children's soft play area
- Nursery and day care
- Medical center
- Banking and money exchange
- Free WI-FI
- Car wash and valet
- Personal shopping assistance
- Print and copy center
- Emirates Post letterboxes
- Mobile charging stations
- ATMs



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Our Community

At the Heart of the New Community

Capital Mall is at the epicenter of what the rapidly building Mohammed Bin Zayed City, a 49 square kilometer development area that will include 4.6 million sq meters of housing, 198,000 sq meters of offices and will eventually house 300,000 people and 325,000 workers.

This expanding community requires a place to shop, dine, have fun, try new experiences, run their daily errands and above all, unwind, relax and shop during the day, in the evening and over the weekend. Our mission is to make Capital Mall their favorite place to do all of the above, creating strong loyalty and driving high footfall.



The Location

Easy to Find, Hard to Leave

Capital Mall stands out like beacon and is highly visible. Well located in the heart of the expanding corridor in Abu Dhabi between E30 and E22 highways, access is easy for the target population of roughly 1,000,000 value conscious consumers within a 20-minute radius.



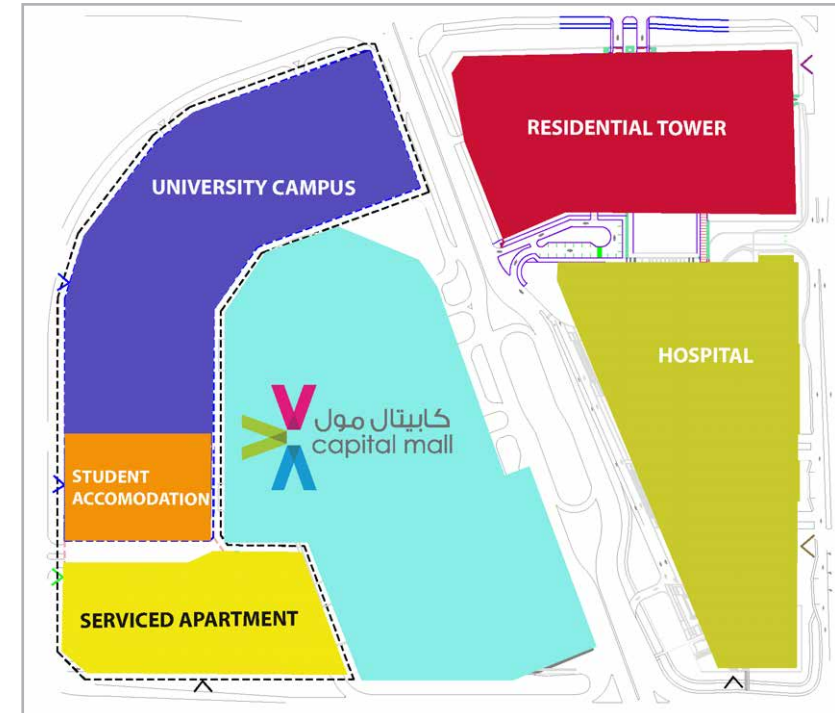
Retail Core of the Masterplan

The Future is Bright

The development of this community includes several large-scale projects that will provide a desirable retail customer base and spur additional investment by other developers which will result in an even larger population in the primary catchment area. Importantly, it is the quality of the planned expansion that is cause for optimism: education, health care, residential and commercial projects of international caliber. There is no question that this part of Abu Dhabi has a very bright future.

These new developments will include:

- University Campus 230,000 sqm
- Commercial Office space 120,000 sqm
- Hospital 90,000 sqm
- Hotel Apartments 80,000 sqm
- University Accommodation 35,000 sqm
- Residential Tower 30,000 sqm





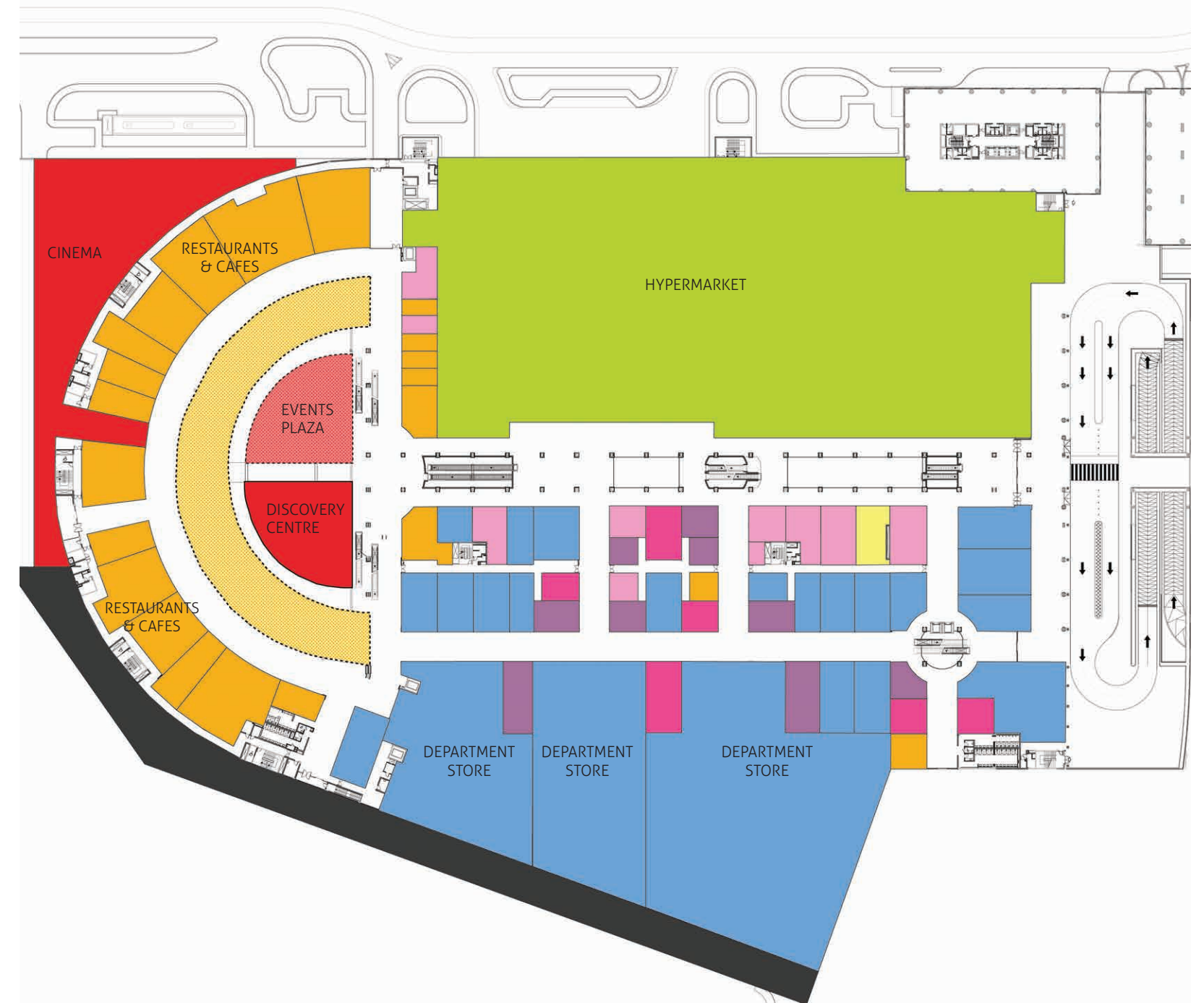
Ground Floor Plan

A fully revised ground floor creates an instant impression to welcome visitors and facilitate their leisure time, featuring easy access to amenities, dining and entertainment. With a variety of fashion stores alongside an eight-screen cinema, a new discovery attraction and numerous refreshment and dining options, the ground floor has everything for either a quick shop or some longer leisure time and relaxation, and includes:

- A Lulu Hypermarket
- Value fashion department stores
- 40 value family fashion stores
- 12 casual dining restaurants and cafes
- International cuisine served in a lush indoor garden
- A stage area for shows and performances for children and adults alike

Key Legend

	MOBILES & ACCESSORIES
	FASHION
	TOYS & HOBBIES / GIFTS / BOOKS
	JEWELLERY / ACCESSORIES / HANDBAGS
	PERFUME & COSMETICS
	SERVICES / SPECIALTY STORES
	ENTERTAINMENT
	HOME FURNISHING
	ELECTRONICS
	SPORTS / OUTDOORS / FITNESS CENTRE
	HYPERMARKET
	F&B
	CANDY SHOP / CONFECTIONARY
	DEPARTMENT STORE
	F&B SEATING



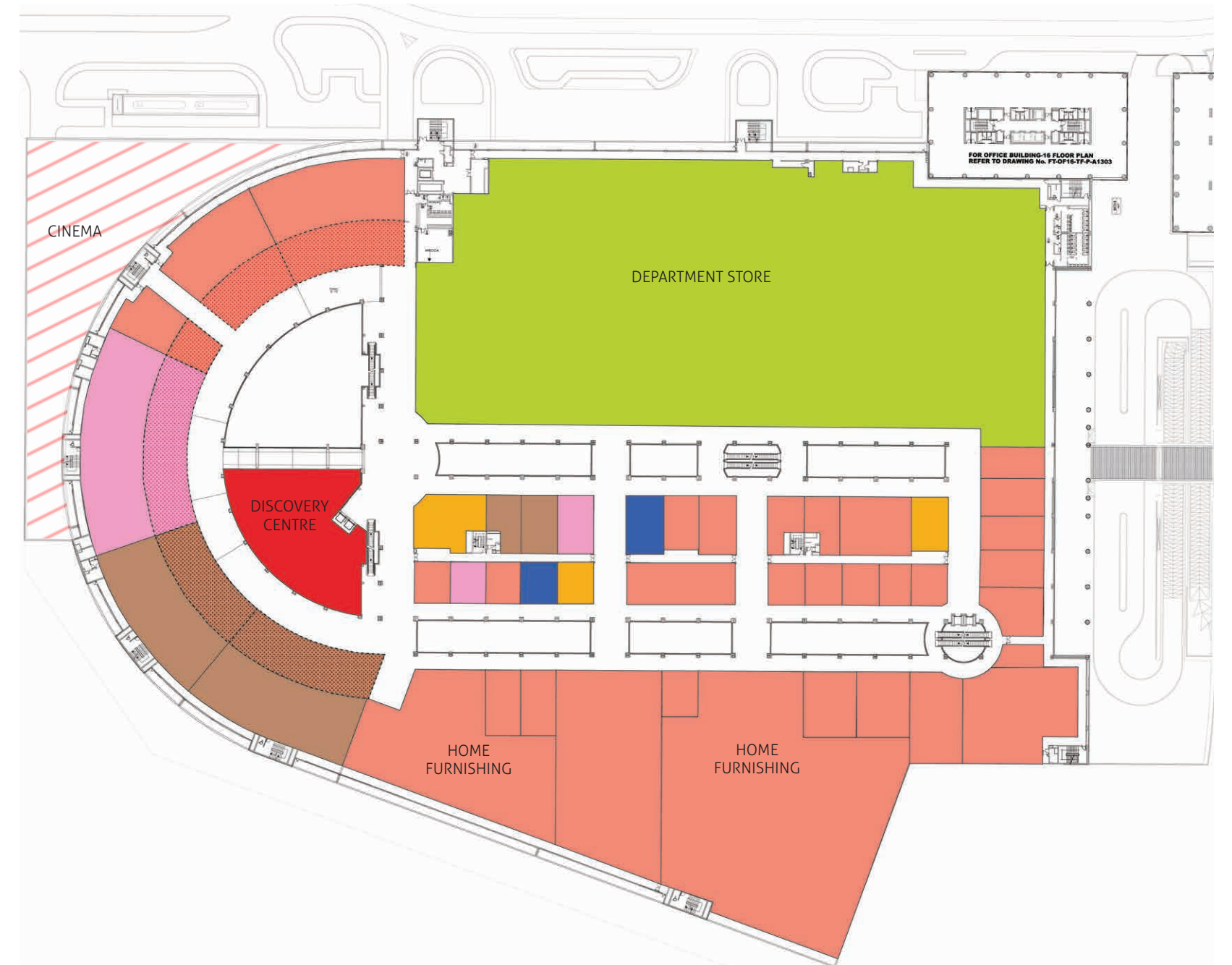
First Floor Plan

Moving up a floor opens into a world of home interiors and furnishing stores of all sizes and types, with options to suit every taste, style and budget. Visitors looking to turn their houses into homes, or for a signature piece for the living or dining room can find everything they are looking for and more. The first floor also provides a great vantage point to gaze down at happenings and performances down below:

- A Lulu Department store
- Three major anchor furniture stores
- Five flagship major stores
- 45 other stores offering carpets, electronics, garden center, paint and wallpaper, window coverings, kitchen supplies, art, framing, photography and fixtures

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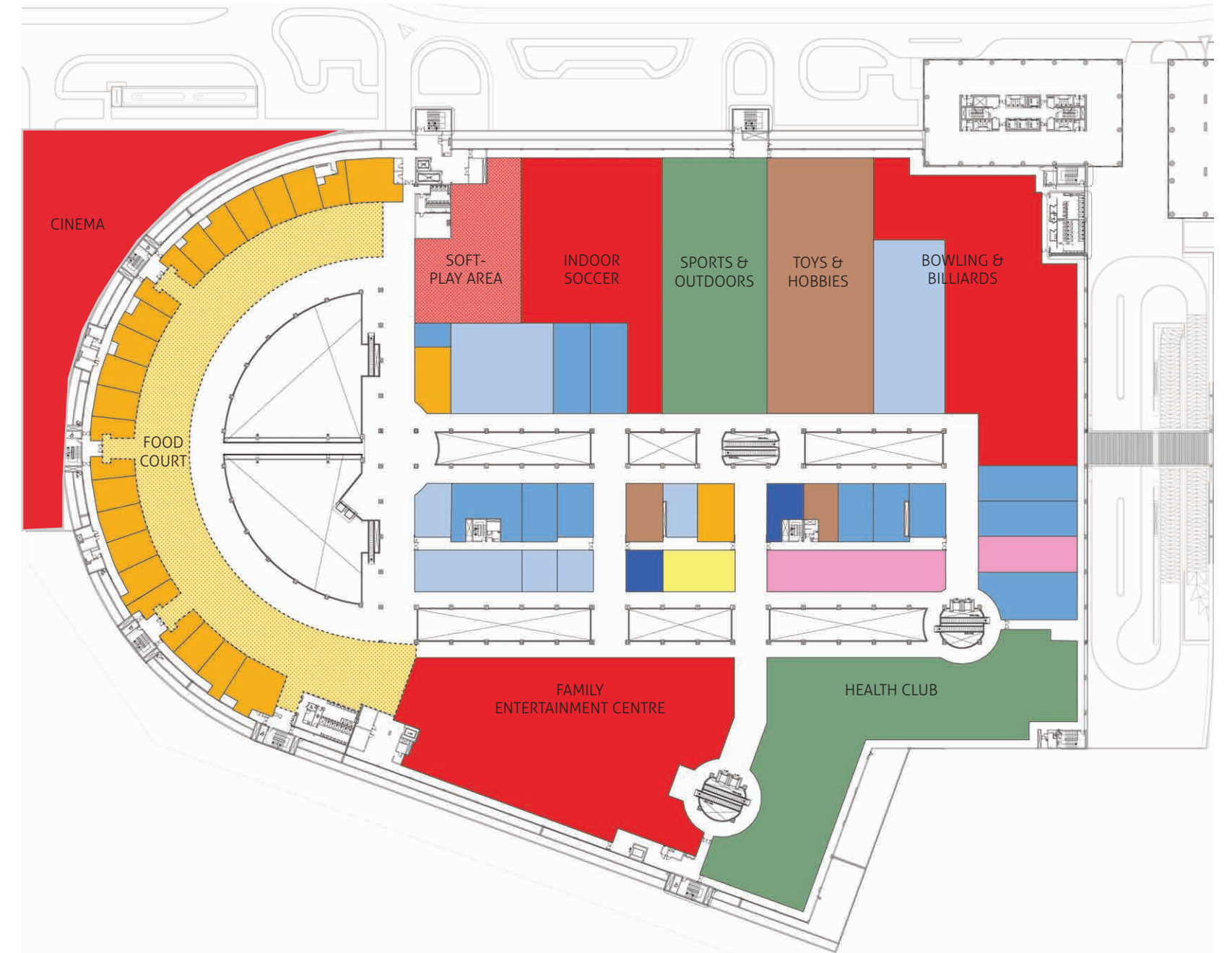
Second Floor Plan

Things can become a lot more energetic on the second floor with a whole array of fitness and sporting pastimes available for all the family, or visitors looking to get in a workout or just play fun and exciting sports and games with friends and teammates. For those not feeling in the mood to get their adrenalin pumping, a range of books, electronic, toy and sporting goods and fashion stores will provide plenty of casual shopping opportunities, alongside a government services to help fast-track administration services.

- Bowling alley
- Health club
- Sporting goods and sports fashion
- Electronics
- Books
- Children's fashion
- Toys
- Family billiards
- Government services

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F&B and Cinema

Catch all the latest blockbusters and releases from around the world at the new eight-screen cinema that features regular and VIP experiences and a broad selection of film-friendly snacks and treats.

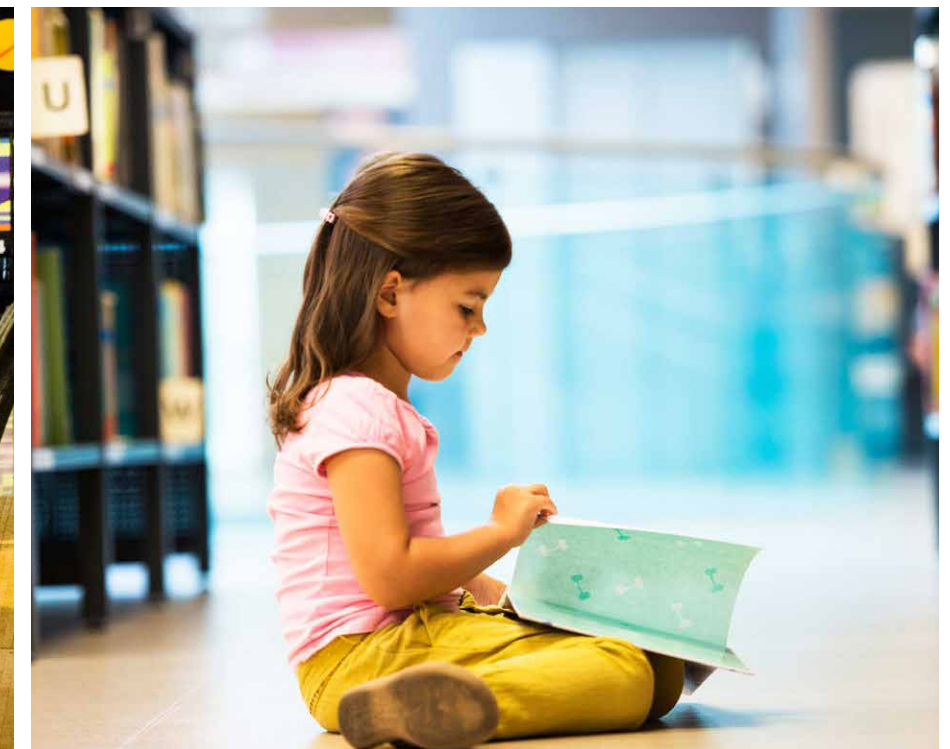
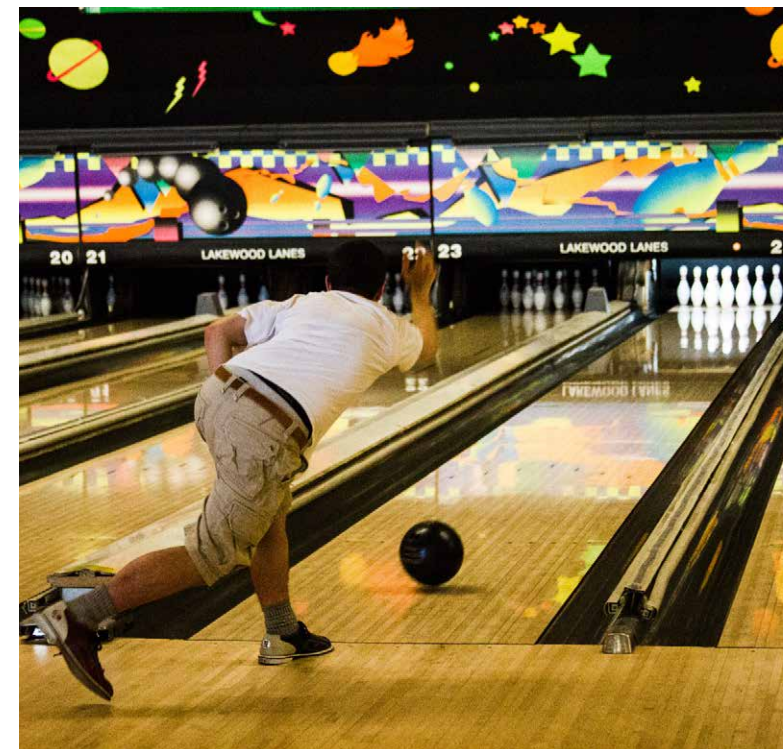
With a huge variety of places to grab a quick bite on the go, a leisurely breakfast, lunch or dinner or even just a quick coffee, Capital Mall has something to suit every taste from a wide selection of international and local restaurant favorites.



Even More

Get your family's blood pumping with a visit to the second floor where you'll find gyms, bowling alleys, cricket and indoor football pitches, golf simulators and endless fun for all the family.

- Bowling alley
- Men and women's gym
- Sporting goods and sports fashion
- Electronics
- Books
- Children's fashion
- Toys
- Family billiards



Contact Us

Come and see for yourself!

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