

DS02

SOUQ EXTRA



AT SOUQ EXTRA

**We come together to unite rather than separate.
We see value in partnership, rather than exclusivity,
We vest in our collective learning and common aspirations.**

Proudly Emirati, Souq Extra manages, acquires and develops retail and mixed use real estate assets. Our shareholders include distinguished UAE private and public institutions, and leading private investors.



SOUQ EXTRA DSO2

We are delighted to offer you our latest retail development located at Dubai Silicon Oasis, for retail leasing and promotional opportunities.

Since opening Phase 1 in January 2017, Souq Extra DSO has grown to be a valued meeting place and retail destination for the local residents of Dubai Silicon Oasis. Carrefour and a targeted mix of international brands including McDonalds, KFC, Pizza Hut, Subway, Starbucks, Boots, Mothercare, Holland and Barrett and Mashreq Bank are currently trading in Phase 1, achieving high footfall and GLA productivity.

The Phase 2 retail plan features large format stores, providing guests a range of essential and community services including a medical center, gym, adventure play, nursery and family restaurants.

With a combined center GLA of 10,000 Sqm, the enlarged retail center is scheduled to open in H1, 2019 with Phase 2 tenancy site handovers in Q1, 2019.



Souq Extra integrates contemporary retail planning with innovative lifestyle development, defined by primary catchment demographics, civil and social infrastructure, and retail trends.

1
Information
● Mall of the Future
● Souq Extra
● Souq Plaza
● Souq Park



10,000 Sqm gross
leasable area



Free customer
parking spaces



80 Retail stores,
24Hr Mcdonald's,
KFC and Starbucks



Medical center



Adventure play,
nursery and gym



International fast
food and family
restaurants



500 Sqm pretigious
mosque



Carrefour anchor
tenancy



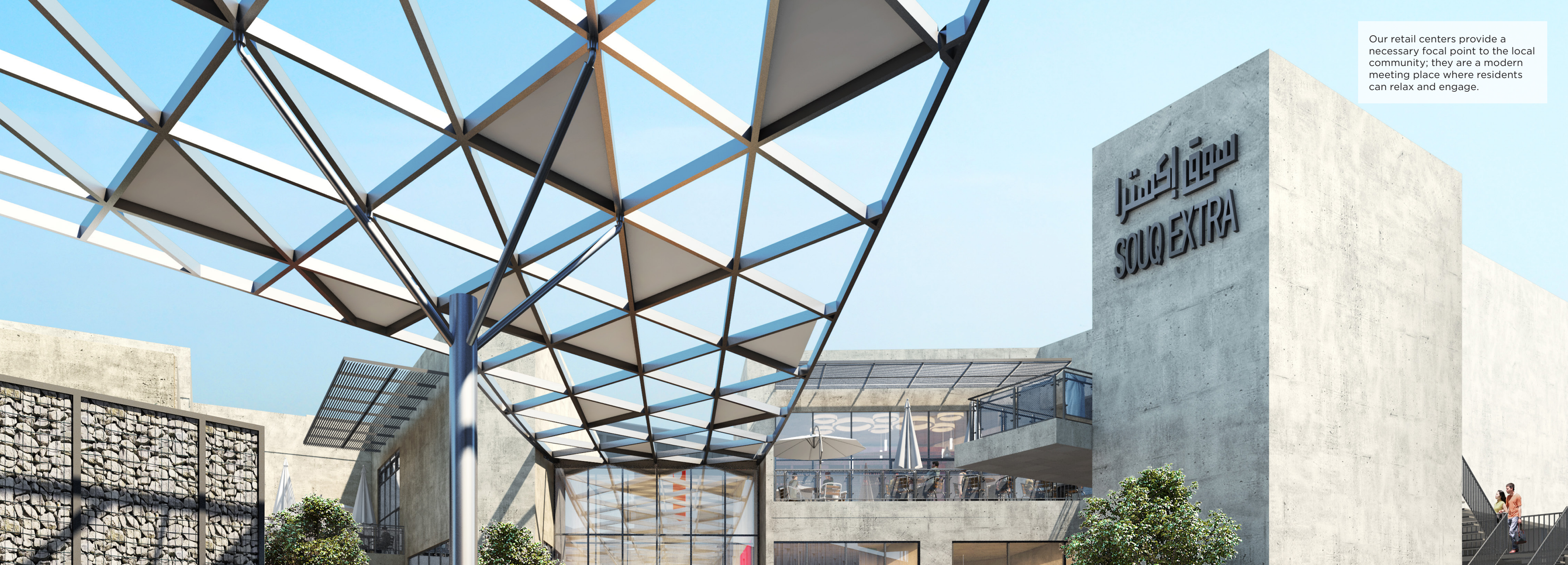
Bank, ATM and
money exchange



Design by
award-winning
RMJM architects

SOUQ EXTRA.





Our retail centers provide a necessary focal point to the local community; they are a modern meeting place where residents can relax and engage.

DSO2.



5,250

Square meter GLA



35

New retail tenancies



2M

Current annual footfall 2018



3

New anchors
(medical center, gym, childcare)



300

Capacity of worshippers in
new state-of-the-art mosque

Dubai Silicon Oasis offers a lucrative catchment with average household incomes above the Dubai average.

The masterplan is densely populated with several upcoming developments expected to enhance population growth and attract further residential investment and developer infrastructure spending.

4 MIN
from Academic City

32,060
expected residents
by 2020

6 MIN
from Semmar Villas
Residence

35,500 AED
DSO average
houshold income

6.4%
expected population
growth p.a.

1,003
expected population
growth p.a.

*figures extracted from a GRMC market research report.

Map Legend

- Site
- Highways
- Roads

As consumer markets continue to turn local, commuting times especially for essential retail services will decline further, increasing the need for greater penetration of neighbourhood retail facilities.



DS01



SOUQ EXTRA OVERVIEW

At Souq Extra, we are building a 'culture of winning behaviours' through developing pillars of Sustainability, Innovation, Customer Service and Human Capital.

Environmental, social and economic considerations are integral to creating and sustaining value and managing risk. Around the region, governments and communities are seeking trusted partners who can enhance urban areas with efficient, healthy and resilient outcomes. At Souq Extra, we aspire to lead in this space.

Innovation is key to our stakeholders and forms part of our core values, creating value for both our customers and Souq Extra













Without customers, we have no business. Understanding their needs and providing qualitative engagement drives financial performance. Our ambition is to ensure we put customers at the center of our decision making by critically asking ourselves three fundamental questions:

- What are the needs of our customers?
- Where are they currently being under-served?
- How can we serve our customer better?

People are our greatest asset at Souq Extra. We aim to attract and retain the best people by building a culture of collaboration, continuous learning and recognizing and rewarding success.

FLOOR PLANS.

Rentable Area Legend

-  BOH
-  Circulation
-  F&B
-  I-F&B
-  I-Retail
-  I-Terrace
-  Internal Circulation
-  Lifts
-  MEP
-  Retail
-  Terraces
-  Toilet



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

ENQUIRIES

For more information,
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