

# Request for Offer Hospital Plot at Residential District

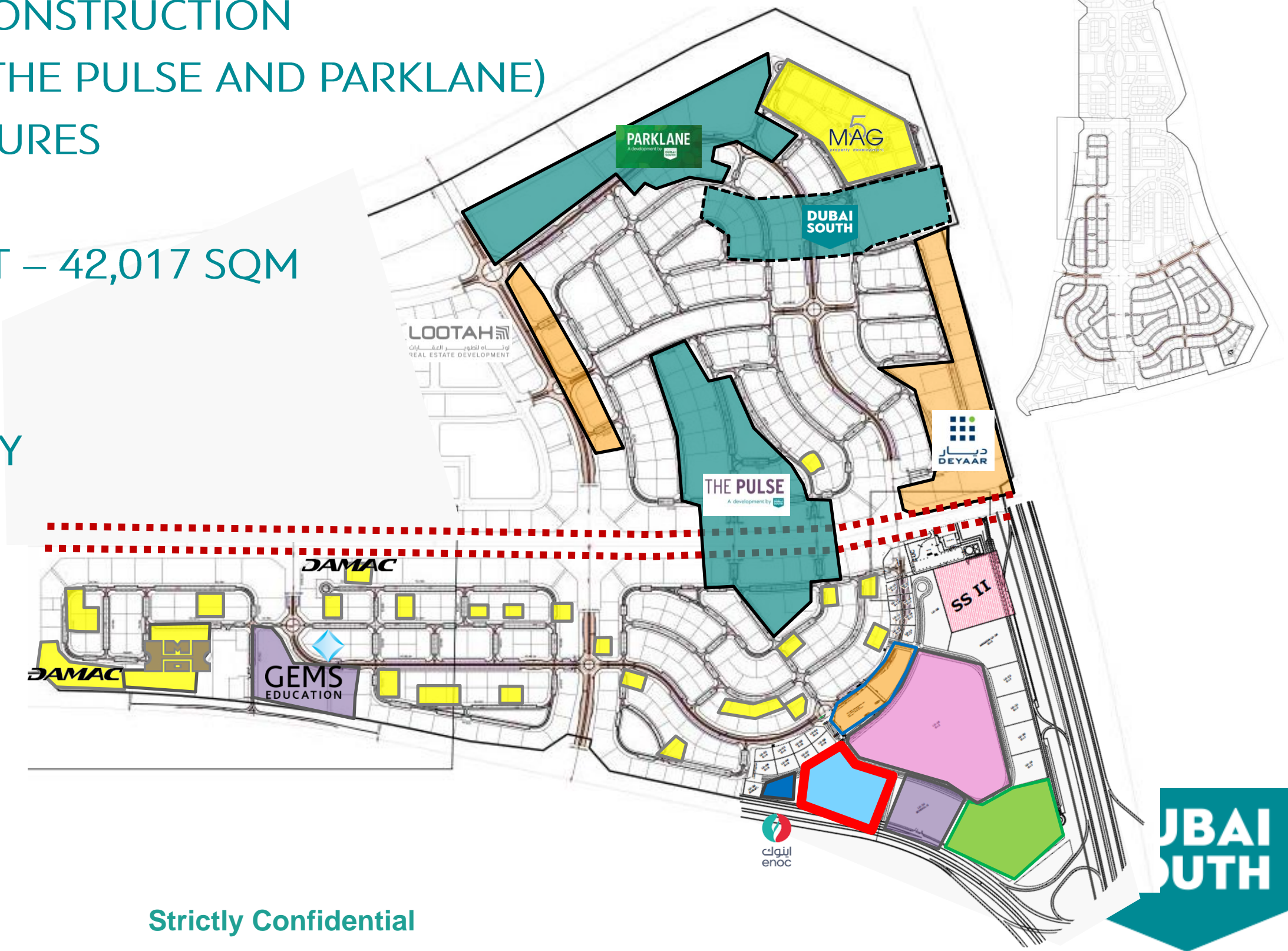
1 October 2017



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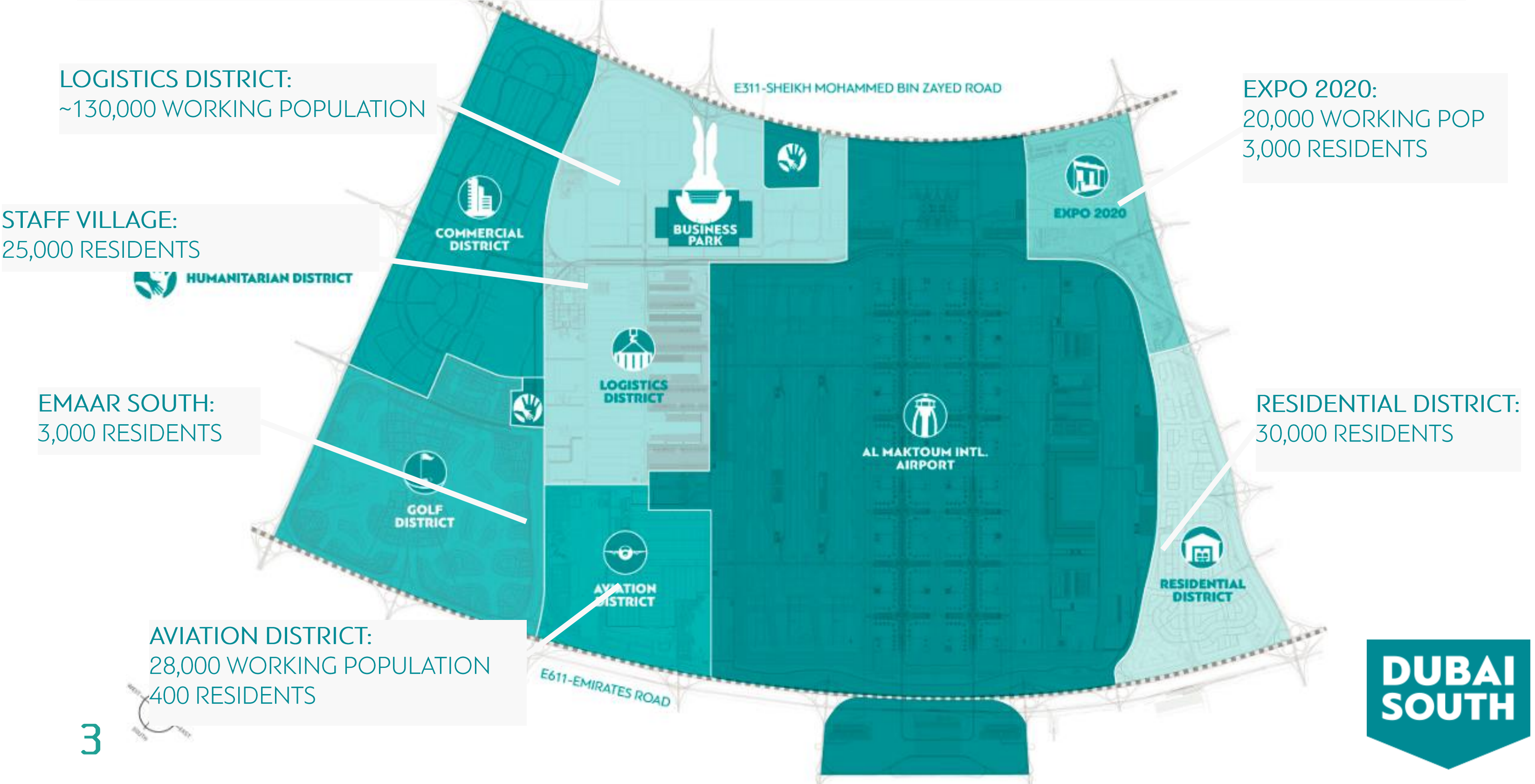
# Dubai South Residential District – Phases 1 & 2

- CURRENT PLOTS UNDER CONSTRUCTION
- DUBAI SOUTH PROJECTS (THE PULSE AND PARKLANE)
- DUBAI SOUTH JOINT VENTURES
- SCHOOL PLOTS
- PROPOSED HOSPITAL PLOT – 42,017 SQM
- BOULEVARD
- ENOC PETROL STATION
- TOWNHOUSES COMMUNITY
- CREW VILLAGE





# POPULATION ESTIMATES ACROSS DUBAI SOUTH - 2022



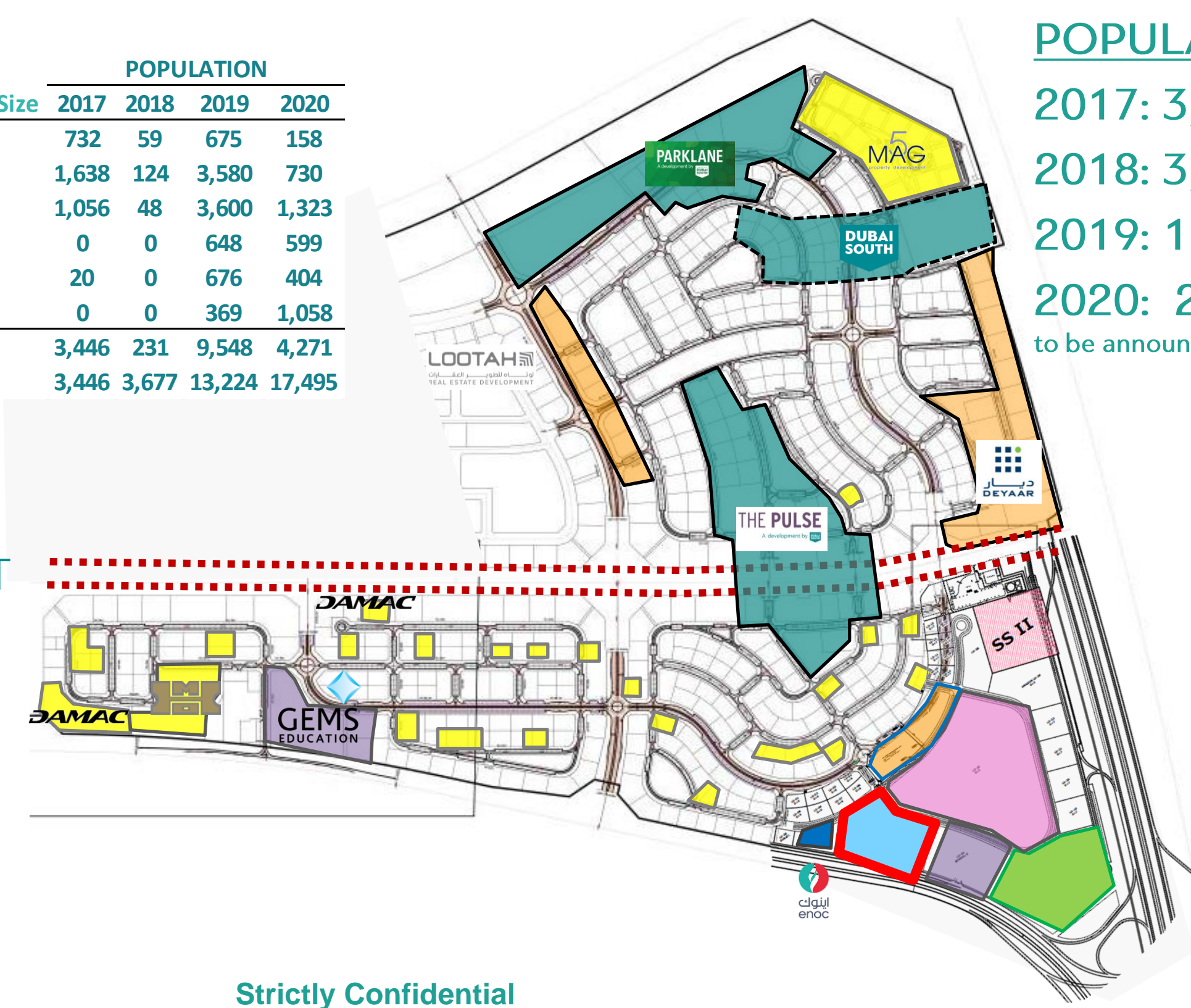


# POPULATION PROJECTIONS RD

Population Projections (September 2017)

	UNITS					POPULATION			
	2017	2018	2019	2020	Avg HH Size	2017	2018	2019	2020
# of Studios	488	39	450	105	1.5	732	59	675	158
# of 1Bs	819	62	1,790	365	2.0	1,638	124	3,580	730
# of 2Bs	352	16	1,200	441	3.0	1,056	48	3,600	1,323
# of 2Bs TH	0	0	185	171	3.5	0	0	648	599
# of 3Bs	5	0	169	101	4.0	20	0	676	404
# of 3Bs TH	0	0	82	235	4.5	0	0	369	1,058
Total/Average	1,664	117	3,876	1,418	2.1	3,446	231	9,548	4,271
Cumulative	1,664	1,781	5,657	7,075		3,446	3,677	13,224	17,495

THE ABOVE ANALYSIS EXCLUDES PROJECTS NOT YET ANNOUNCED, IT IS ESTIMATED AT LEAST ANOTHER 50 PROJECTS WILL BEGIN CONSTRUCTION IN 2018.



## POPULATION (est.)

2017: 3,500

2018: 3,700

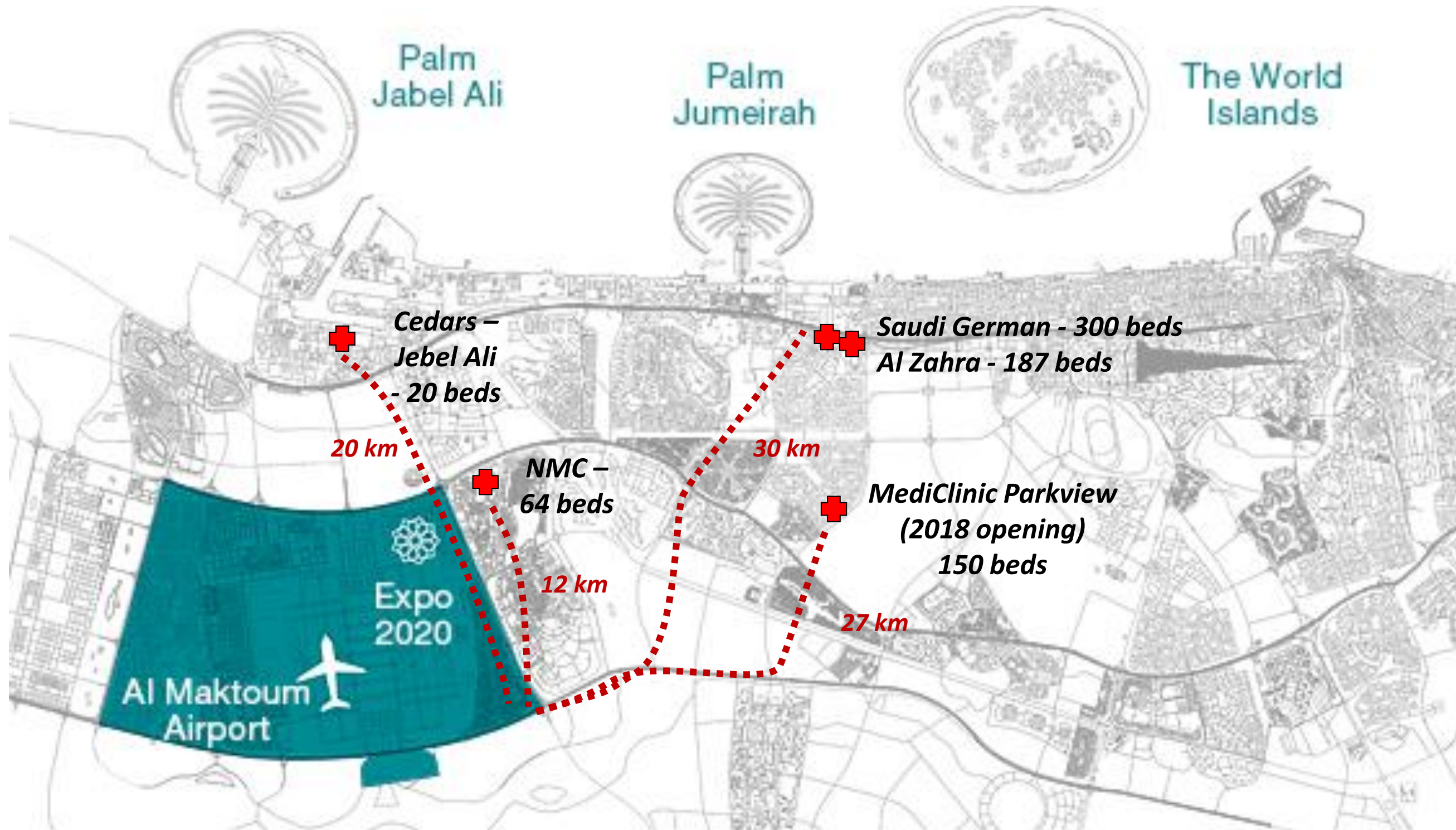
2019: 15,000

2020: 25,000 (incl yet to be announced projects)





# HOSPITAL SUPPLY WITHIN 30KM

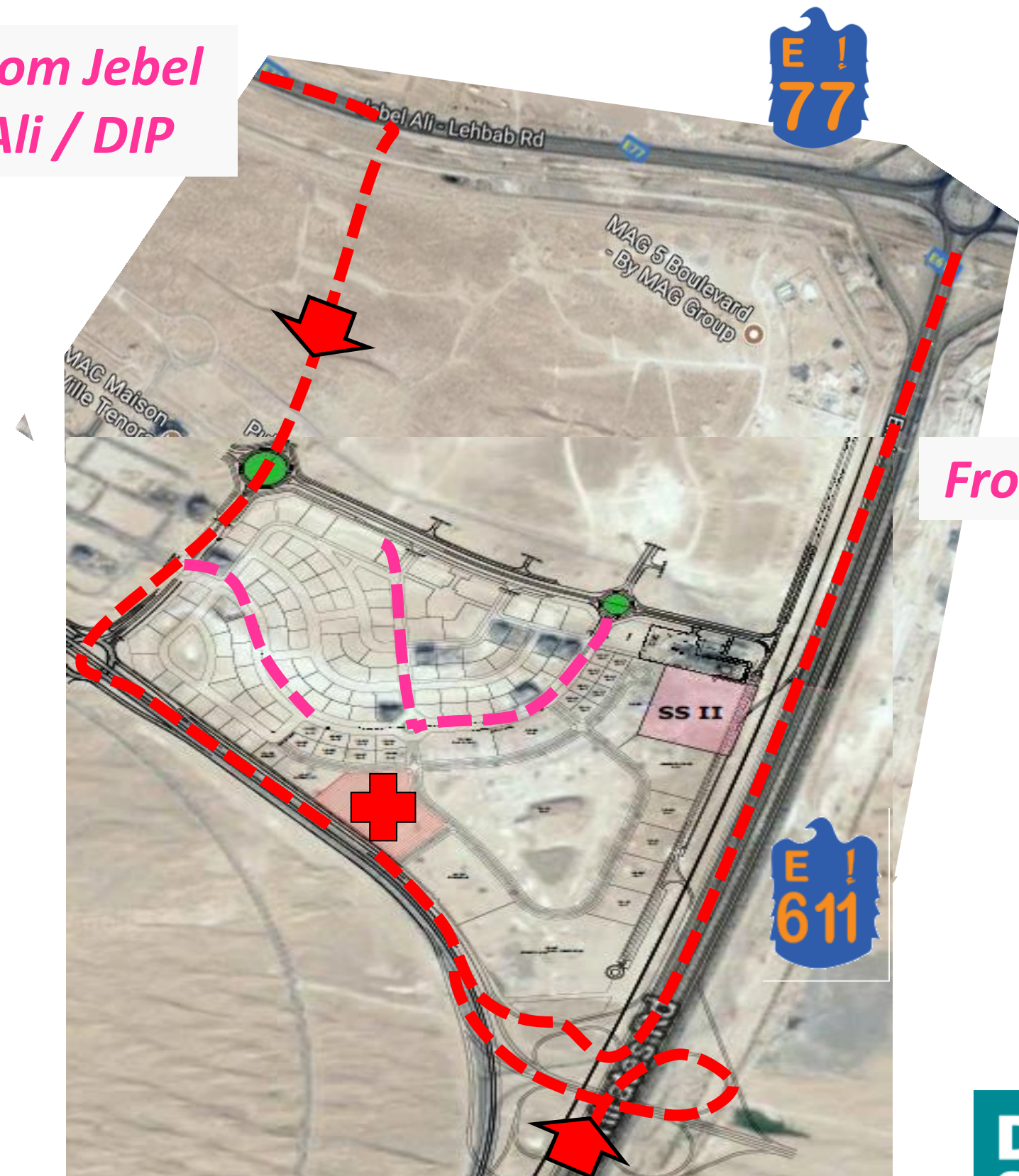




# LOCATION / ACCESS

- LOCATION HAS EASY ACCESS FROM MAJOR HIGHWAYS (E-77 AND E-611) AS WELL AS FROM INTERNAL RESIDENTIAL ROAD NETWORK

*From Jebel Ali / DIP*



*From Dubai*

*From Abu Dhabi*





# PLANNING DETAILS AND LOCATION

THE PLOT IS AVAILABLE FOR A 25 YEAR  
LEASEHOLD TERM (RENEWABLE)

PLOT SIZE: 42,017 SQM

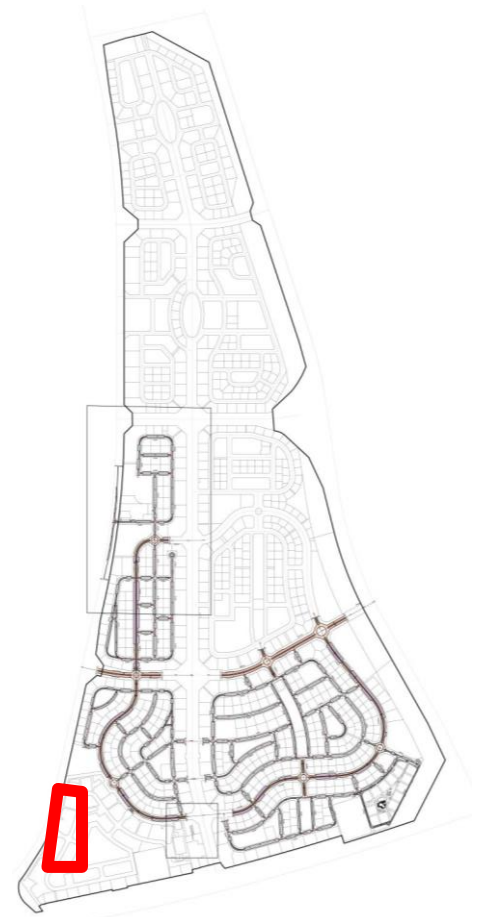
FAR: 1.2

PLOT COVERAGE: 50%

ALLOWABLE BUA: 50,420 SQM

MAX ALLOWABLE HEIGHT: G+2

HOSPITAL SHOULD INCLUDE 150-200  
BEDS.



# PROPOSED COMMERCIAL TERMS

THE BELOW TERMS INCLUDE OUR BASIC PROPOSAL. WE WOULD LIKE FOR THE INVESTOR/DEVELOPER TO CONFIRM INTEREST.

## FINANCIAL PROPOSAL

AED 25 / sqft / land / p.a.

10% increase every 3 years

25 year leasehold (renewable)

2 year grace period during construction

Open by 2020

10% of Y1 rent upon signing

Y1 RENT: AED 11.3 million



# Submission Requests

1. Best Financial Proposal
2. Track Record
3. List of proposed specialties to be serviced by the hospital
4. List of existing projects in UAE of a similar size / scale
5. High level design proposal (preferred)
6. Commitment to complete the project by 2020
7. Demonstration of financial ability to complete the project

Please contact Eric Perino at +971 50 421 9281 or [eric.perino@dubaisouth.ae](mailto:eric.perino@dubaisouth.ae) for more details.

**Thank You**