





TABLE OF CONTENTS

About Majid Al Futtaim

Developments by Majid Al Futtaim

About Junction

World-class Design Consultants

Sustainability

Location

More about Junction

GREAT MOMENTS FOR EVERYONE, EVERYDAY

WELCOME TO

MAJID AL FUTTAIM

Since 1995, our founder, Majid Al Futtaim, has transformed the way that people shop, eat, rest, play and travel, where they live and the services they enjoy that make life easy.

Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia.



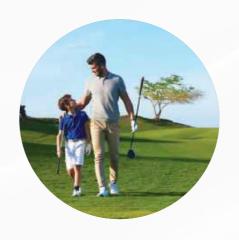
MIXED-USE DEVELOPMENTS BY MAJID AL FUTTAIM





Residential | UAE

Located next to Global Village, this eco-centric community is recognized as Dubai's inaugural "forest living" enclave. Emphasizing eco-friendliness, Ghaf Woods provides inhabitants with an unparalleled living experience amidst a lush forest setting.





Mixed-use | Oman

A mixed-use waterfront development in Oman that is a class apart and has no comparable competition.





Residential | UAE

Tilal Al Ghaf balances luxury resort-style living with a fresh urban feeling. With its exceptional amenities and a unique sense of design, every home in Tilal Al Ghaf is created with you in mind.





Mixed-use | Lebanon

A mixed-use project that features the first and only grade A office park in the region, the Business Park comprises 12 buildings in a car-free zone, offering a series of open-landscaped plazas and a multitude of office related retail and social experiences.

JUNCTION: WHERE CUTTING-EDGE DESIGN EMBRACES SUSTAINABILITY

A sustainable, state-of-the-art development that integrates modern technology and premium amenities to attract diverse businesses.

Bringing the best out of the premium business & lifestyle worlds.

By attracting the right tenants, the right community will follow...

From a premium first impression to experience.





Business

meets personal

IN PARTNERSHIP WITH WORLD-CLASS DESIGN CONSULTANTS



DESIGN CONSULTANTS

Partnering with some of the world leading design consultants to create a truly one-of-a- kind business park that will redefine the landscape of innovation and collaboration. Imagine a vibrant hub where cutting-edge architecture meets sustainable development, seamlessly blending functionality with breathtaking design.

This unique business park isn't just a space it's destined to become a landmark, a source of inspiration, and a catalyst for creativity that draws visionaries from around the globe. Get ready to witness the birth of a transformative environment that transcends conventional workspaces and sets a new standard for what a modern business community can be.

















CONCEPT **DESIGNER**

Arcadis is the world's leading company delivering intelligence driven sustainable design, engineering, and consultancy solutions for natural and built assets. ARCADIS have more than 36,000 architects, data analysts, designers, engineers, project planners, water management and sustainability experts, all driven by passion for improving quality of life.

Founded in: 1888

Country of origins: Amsterdam, Netherlands Operating in 30+ countries around the world ranked number one in their sector by Sutainalytics for ESG performance, and in the top 1% of firms who have successfully integrated sustainable practices into their business and management systems according to EcoVadis.









FORD MOTOR INNOVATION HUB

Dearborn, Michigan

THE CURVE

Vancouver, Canada

NINE ELMS SCHOOL

London, UK

LIGHT **DESIGNER**

Specializing in light and the environment, Oculus Light Studio is an architectural lighting design firm committed to the realization of original lighting concepts that enhance the spaces of which they are a part. With wide ranging experience in a variety of projects, they seek to implement the lighting solutions that best meet the aesthetic goals, the business goals, and the environmental goals of the project.

Founded in: 2003
Country of origins:
Atlanta, Georgia, USA
Oculus Light Studio has received 30+
awards and recognitions in the lighting
and design industry, particularly for
its innovative software solutions and
contributions to lighting design.







Tokyo, Japan





Mountain View, California



AMAZON APOLLO

Seattle, USA

ARCHITECTURE **DESIGNER**

An Egyptian Architectural Design Company founded by British Architect Glenn Patten and Egyptian Consultant Architect Asmaa El Goweni, Archimid has evolved into an accessible, quality practice providing broad architectural and interior.

Founded in: 1991

Country of origins: Cairo, Egypt Oculus Light Studio has received **30+** awards and recognitions in the lighting and design industry, particularly for its innovative software solutions and contributions to lighting design.









NILE CITY TOWERS

Cairo, Egypt

CITY STARS

Cairo, Egypt

SPHINX, AIRPORT

Cairo Alex Road, Egypt





TARGETING LEED GOLD ERTIFICATION

LEED Gold Certification is one of the higher levels of certification offered by the U.S. Green Building Council (USGBC) under the LEED (Leadership in Energy and Environmental Design) rating system. It signifies that a building project has met stringent standards for sustainability, energy efficiency, and overall environmental performance.

Only a handful of Business Parks in Egypt have achieved LEED Gold Certification.

Here are some examples of iconic projects around the world that have achieved LEED Gold Certification, showcasing innovative design and a commitment to sustainability.





Madrid, Spain



THE CRYSTAL CONFERENCE CENTER

London, UK



ONE WORLD TRADE CENTER

Manhattan, NYC



BENEFITS OF JOINING A SUSTAINABLE COMMUNITY



 $\mathcal{F} \stackrel{\circ}{>} 30^{\circ}_{0}$ Electricity Savings



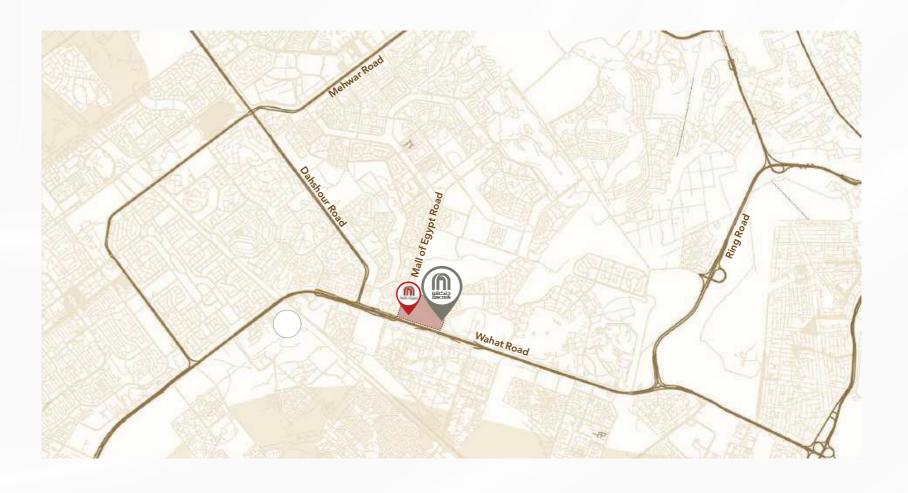








STRATEGICALLY
LOCATED FOR
MAXIMUM
ACCESSIBILITY &
CONNECTIVITY





Mehwar Road & MOEg Monorail Station



Cairo Alex Desert Road



Ring Road



Sphinx International Airport



m Hazem Hassan

JUNCTION KEY FACTS



129K Sqm

Developable Land Area



137K Sqm

Total BUA (Including Basement)



97K Sqm

GFA (G+3)



13

Of Buildings





Units 650

Of Offices



15

Of F&B Units



40

Of Retail Units

CONCEPT OVERVIEW EAST PARCEL

8 office buildings offering three unique typologies with cascading terraces, and premium exterior finishes.

Visitor and ride-share drop-offs at every building for an elevated arrival experience.

Seamless pedestrian connectivity to Mall of Egypt in both parcels.



EAST PARCEL







Office Buildings

| Total BUA | 99K sqm |
|-----------|------------|
| Total BUA | 64,000 sqm |

Total BUA 7,500 sqm





- G + 3
- Ground Floor Usage: Retail, F&B and offices
- Limited number of offices with terraces
- Handicapped Access Points dedicated dropoffs for every building



• Flat Slab System:

Directly supported by columns for maximum clear height and faster construction

• Load Resistance:

Engineered to withstand permanent loads (floor finishes, live loads) and accidental loads (wind, earthquakes)

• Ground Floor Design:

Tailored for landscape needs while ensuring concrete safety

Waterproof Isolation:

Applied at the basement and roof to prevent water issues



- Aluminum system thermal performance Overall U-Value: 1.9 W/m²K
- Maximum Heat Transfer Coefficient (Uv): 1.9 - 1.4 W/m²K for vertical fenestration
- Fully transparent building envelope
- Double glazing system for the glass curtain wall



- Dual-sided entrances offering access from both the drop-off area and pedestrian zones
- Double-height entrance lobbies at 5.5m with premium finishes, incorporating cafés and co-working spaces

Ϋ́ | COMMONAREAS

- All lobbies include co-working space and a cafe
- All floors include restrooms, janitor closets, garbage chutes, and both public and service elevators.
- Prayer areas in the basement.



ELEVATORS

- Imported, room-less elevators equipped with backup safety protocols for power outages
- Service elevators serving all floors in a dedicated lobby



- 1 level underground parking
- Finishes:
 - Epoxy floors
- Painted walls & ceilings
- Color coded parking
- Entrances to buildings in the basement feature
- Marble flooring at basement entrance



OFFICE TIE-INS

HVAC

Fresh air Chilled water General exhaust BTU meter

- Fiber optic tie-ins
- Fire alarm tie-ins and provisions

BUILDING A1 FLOOR PLANS

Ground Floor

Total Area Size: 1,722 SQM



First Floor

Total Area Size: 1,916 SQM



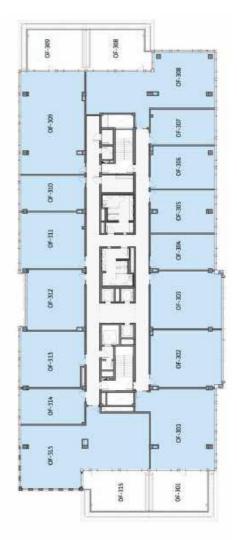
Second Floor

Total Area Size: 2,022 SQM



Third Floor

Total Area Size: 1,674 SQM



BUILDING D1 FLOOR PLANS

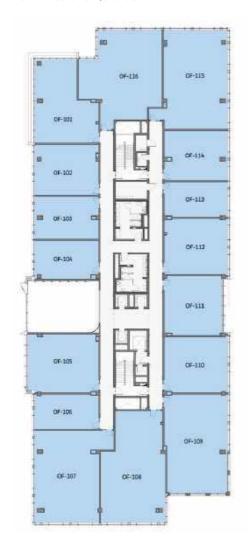
Ground Floor

Total Area Size: 1,732 SQM



First Floor

Total Area Size: 1,929 SQM



Second Floor

Total Area Size: 2,036 SQM



Third Floor

Total Area Size: 1,686 SQM

