

Bahrain's number one business address



Introduction

The Bahrain Financial Harbour Masterplan extends to approximately 46.82 hectares of reclaimed land and waterways. This has been subdivided into No. 28 individual land parcels totaling 22.99 ha of property capable of development. The proposed total Built Up Area across the entire masterplan comprises 1.4 Million sq m of permitted development which comprises a mix of offices; commercial; residential and mixed use - retail and commercial space.

Land reclamation, revetment and full infrastructure services provision to form the Bahrain Financial Harbour Masterplan was undertaken by Bahrain Financial Harbour Holding Company B.S.C.(c).

14.2 ha of reclaimed land within the Bahrain Financial Harbour Masterplan has been made available to the Government of the Kingdom of Bahrain for Roads; Utilities; Landscaping; Dhow Harbour and to the Ministry of Finance for new developments for National Oil and Gas Authority (NOGA) and Bahrain Institute of Banking and Finance (BIBF). The proposed Future Generations site, located due north, lies outwith the Bahrain Financial Harbour Masterplan.

Financial Centre Development Company B.S.C.(c), a wholly owned subsidiary of Bahrain Financial Harbour Holding Company B.S.C.(c), is the owner of Harbour Towers - East and West, Bahrain's largest Grade A specification office building along with Harbour Gate a mixed commercial / retail centre which sits between Harbour Towers and form a focal point to Bahrain Financial Harbour Masterplan.

GB Corp and Al Rajhi Holdings both own office buildings within Bahrain Financial Harbour Masterplan which are known as GB Corp building and Harbour House respectively.

Bahrain Financial Harbour Holding Company B.S.C.(c) and Financial Centre Development Company B.S.C.(c) both own multi-storey car park buildings within the Bahrain Financial Harbour Masterplan which are known as West Car Park and East Car Park respectively.

The entire Bahrain Financial Harbour Masterplan is air conditioned by use of chilled water supplied by National District Cooling Company (Tabreed) via a district cooling network. This is a much more energy efficient method of air conditioning rather than building chillers or individual split air conditioning units.

Business never sleeps



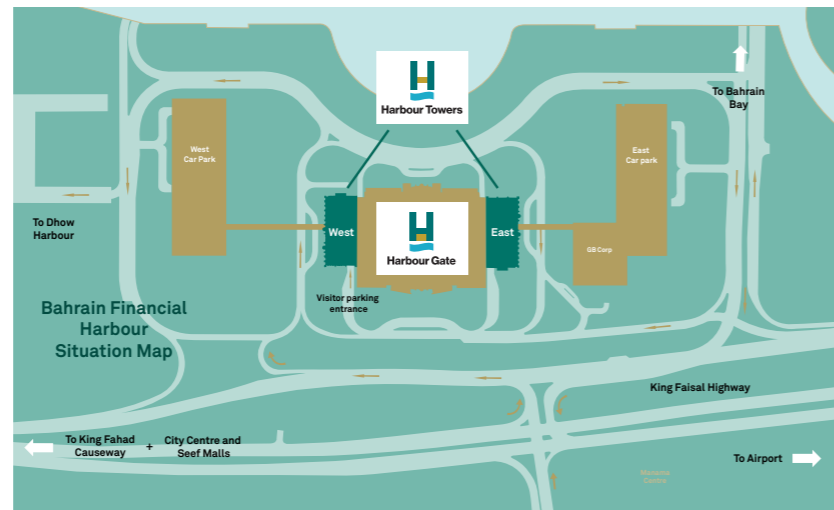
Location

Bahrain Financial Harbour Masterplan is located in the heart of Manama with access directly off King Faisal Highway. It is situated directly opposite the historic Bab Al Bahrain and is directly connected by the North Manama Causeway to the Bahrain Bay Masterplan which is due north east.

It is located 8 km due south west from Bahrain International Airport and approximately 40 km due north east from the mainland of the Eastern Province of the Kingdom of Saudi Arabia.

Bahrain Financial Harbour Masterplan sits between the Diplomatic area which is 1.5 km due east and the Al Seef district which is 3.0 km due west all connected by and just off King Faisal Highway. The Bahrain Financial Harbour Masterplan is 1.5 km due west of The Avenues shopping centre and 3.0 km due east of the City Centre Bahrain shopping centre.

In today's 24/7 business environment it's even more important to be located somewhere that's geared up to provide an infrastructure that you can really work in



Our location

- Financial Centre
- Commercial West
- Commercial East
- Diamond Tower
- Residential North
- Residential South
- Hotel & Resort
- Dow Harbour
- Harbour Row



Harbour Towers

Harbour Towers - East and West, are Bahrain's largest Grade A specification office buildings. They comprise two 52 storey office towers proving some 100,000 sq m leaseable office space.

Harbour Towers is home to some of Bahrain's leading financial services firms as well as legal firms; real estate firms and other leading commercial enterprises. The Capital Club, Bahrain's premier exclusive private members club is situated on the 51st and 52nd floors of Harbour Towers - East.

Both office towers have triple height entrance lobbies with reception desks and plenty of space available for Leasing Offices; visitor seating and new automotive product launches / displays.

Each tower has 12 passenger lifts operated by smart destination control panels along with a service lift and fireman's lift which also connect the towers with the basement service area.

Access to each tower is by access control barrier which interfaces with the Building Management System which manages the access control; cctv; fire alarm and air conditioning systems throughout the building.

Harbour Towers as well as Harbour Gate is air conditioned by chilled water supplied by National District Cooling Company (Tabreed) via a district cooling network which serves the entire Bahrain Financial Harbour masterplan.

Delivery access to the building is from a dedicated basement service area.



The intelligent choice



Harbour Towers

Harbour Towers provides a wide choice of Grade A office space to suit all types of business on relatively flexible lease terms.

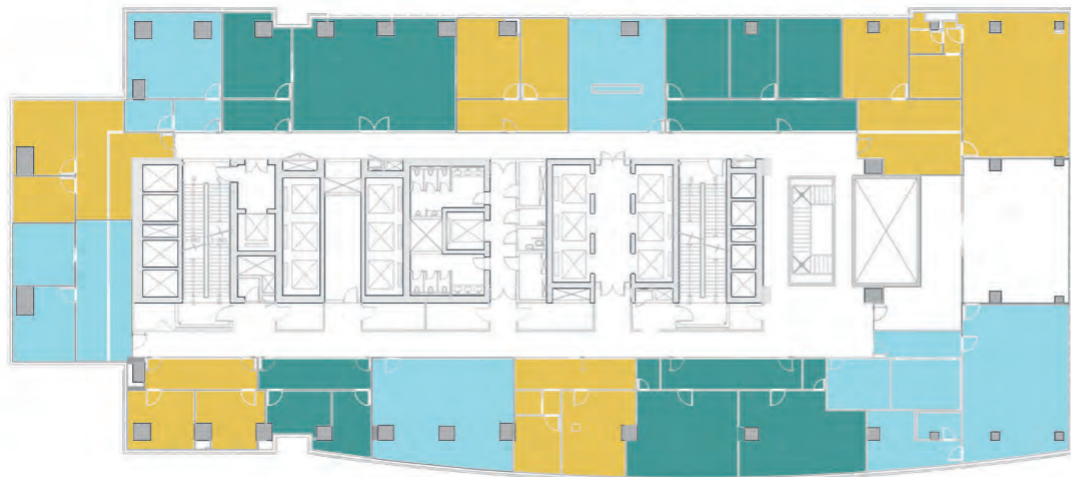
Office space within Harbour Towers are currently available in both fitted and unfitted condition. Attractive rent free periods can be provided to enable Tenants to fit out unfitted space to enable them to meet their own specific requirements.

We can provide small office suites from 200 sq m along with large offices from 600 sq m up to 1,800 sq m available on a single floor as well as larger offices across multiple floors.

We have ample parking to meet your staff requirement and to give each staff member their own dedicated parking space. See Page 10 Parking.

Harbour Suites provides a range of fully fitted and furnished offices from 30 sq m to 200 sq m.

Each demise has its own Address Card which enables the Tenant to obtain a Commercial Registration.



Room with a view



Parking

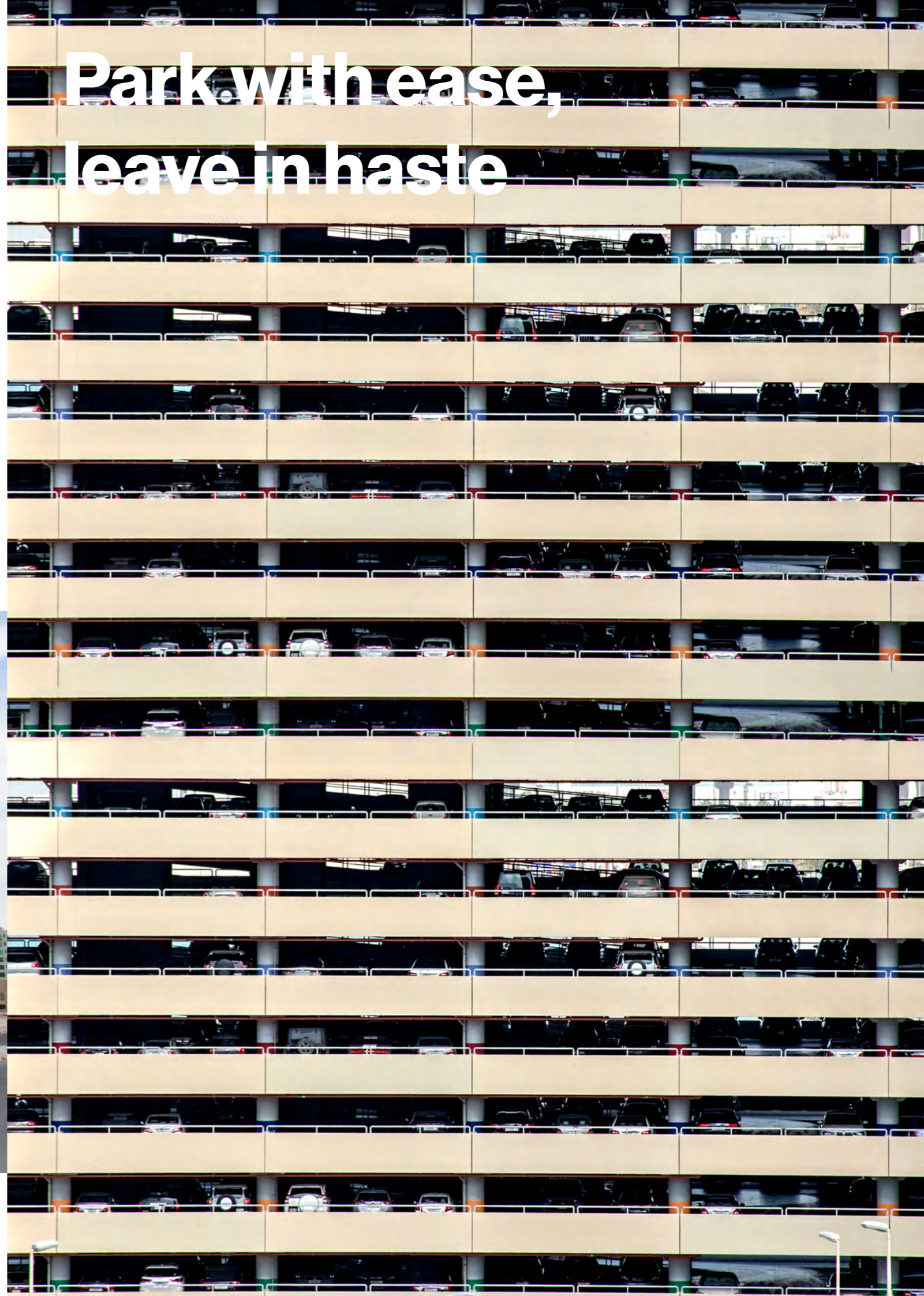
Tenants occupying Harbour Towers and Harbour Gate currently have access to in excess of 4,300 car spaces. Spaces are allocated to each Tenant.

There are two multi-storey car parks, East Car Park has 1,717 spaces over 11 floors and West Car Park has 1,265 spaces over 9 floors.

Harbour Gate has 867 spaces over the 4 lower floors (including 300 paid visitors spaces on Ground and Basement floors).

There are some 45 open car spaces to the rear of Harbour Towers.

Some 489 shaded car spaces are currently available on a proposed hotel resort development site on a temporary basis. These are accessed by shuttle bus which operates from Harbour Tower - West.



Harbour Gate

Harbour Gate, the mixed use commercial / retail centre situated between Harbour Towers, comprises some 25,920 sq m of commercial / retail space over 5 floors situated above 4 levels of parking (including 300 paid visitor parking spaces on Ground and Basement floors) .

Harbour Gate is home to the Bahrain Bourse on the 4th floor and the Bahrain Investor's Centre on the 2nd floor as well as the Ministry of Industry, Commerce and Tourism's HQ on 2nd, 3rd and 5th floors.

The Ground floor has as a large open space suitable for exhibition / product display immediately adjoining the Visitors Car Park entrance as well as the No. 4 lifts which serve all floors and parking levels of Harbour Gate. It also has space available for No. 2 kiosks immediately adjoining the No. 2 escalators which go to / from Ground to 2nd floor on either side.

The 2nd floor is the main commercial / retail space which connects Harbour Gate with Harbour Towers - East and West. It provides space for a variety of commercial and retail uses including F&B to meet the needs of the over 3,000 Tenant staff already working within Harbour Towers, Harbour Gate, GB Corp building and Harbour House.

The 2nd floor has a fitness studio, showers, laundry, Post Office, retail banks, money exchange and remittance centre, professional services offices; coffee shops; take-aways; restaurants; salon; convenience store as well as the Saudi visa centre. At the front of the building are 2 large open terraces facing on to King Faisal Highway accessed from some of the retail units.

The 2nd floor main concourse area in front of the Bahrain Investor Centre has large open spaces suitable for promotional kiosks each of 4 sq m. It also has professional service kiosk units each of 8 sq m.

The 3rd floor has a large open space of around 2,000 sq m suitable for commercial / leisure use as well as No. 2 atria each of 600 sq m which are suitable for events which adjoin the East and West Towers along with open terraces at the front and back of the building accessed off each atria. The West Tower Atria has a permanent Art Gallery event/exhibition space.

The 6th floor comprises around 2,200 sq m of triple height open plan space (currently in a shell and core condition) suitable for a wide range of leisure and ancillary F&B uses with access to No. 2 open terraces which run front to back of the entire building.

Above the 6th floor to the rear of the building is a helicopter landing pad.

Our aim is for Harbour Gate to become a lively social hub and lifestyle destination.

Social hub



Event space ...



... for all



Our Tenants

In a city filled with so many choices, we thank our Tenants for choosing us.

Harbour Towers and Harbour Gate are designed to exceed the demands of the world's most sophisticated businesses; regardless of the scale and scope of their requirements.



Accommodating every size of company



Case studies

Sabre Travel Network ME

New Lease of 1,230 sq m
Relocation from two floors in a building in Manama Centre to one floor in Harbour Towers - East

Why the move?

- Not enough parking for staff and visitors
- Not ideal space configuration and internal communications
- Business expansion requirement

Why Harbour Towers?

- Competitive 10 year lease offer with generous incentives for fitting out works which improved the working space
- Better building management and facilities provided
- Availability of staff and visitor parking
- Efficient space utilization and all staff on one floor
- Relocation made easy by assistance from on-site staff

Arab Financial Services B.S.C.

New Lease of 3,800 sq m
Relocated from whole building in Hooraa to three floors in Harbour Towers - East

Why the move?

- Not enough parking for staff and visitors
- Very specific occupational technical requirements

Why Harbour Towers?

- Competitive 10 year lease offer with generous incentives for fitting out works which enabled specific occupational and technical requirements to be met
- Availability of staff and visitor parking
- Efficient space utilization
- Cooperative and supportive approach to the relocation from the Landlord and its on-site staff

BNP Paribas

Lease restructure and renewal
Reduced space occupied from 5,700 sq m to 4,300 sq m in Harbour Towers - West

Why Harbour Towers?

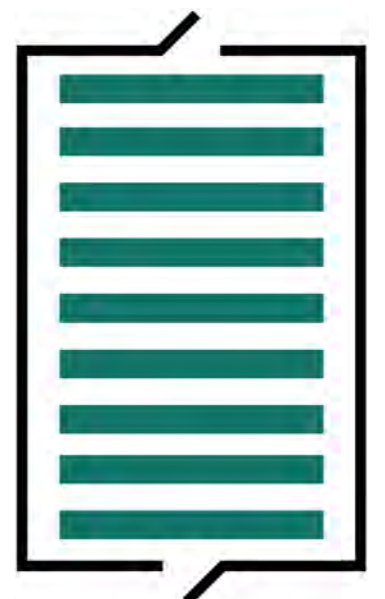
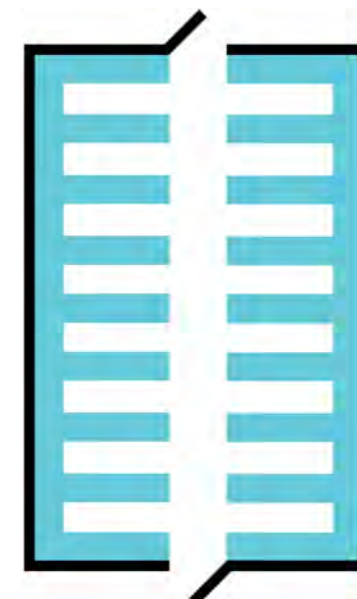
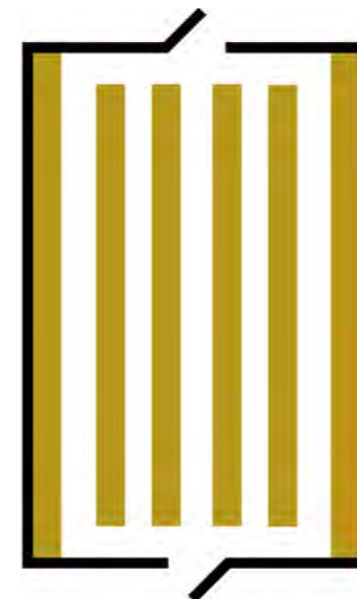
- Competitive 5 year lease renewal which enabled specific occupational requirements to be met and improvements to be undertaken
- Existing staff parking retention
- Efficient space utilization so that staff occupancy level could be increased
- Cooperative and supportive approach from Landlord and its on-site staff to substantial alternation works

Space utilization

Rapid changes in the workplace are being implemented across small and large organizations due to the nature of work, changes in business processes, technology improvement and changes in the market. Those who are unable to make changes in the workplace may suffer from inefficiency and may be unable to adapt to new business ideas, processes, and opportunities. Finding a supportive Landlord like Financial Centre Development Company B.S.C.(c) could be vital to a company's success in implementing workplace changes and assisting employees to improve their performance; increase productivity in the workplace and to reduce operational and occupational costs.

Many workplace tasks that were once done on paper or even on the computer and laptop are now being done on smart devices. The improvement in technology over the years has allowed people to work more efficiently; provide easier access to resources and to provide the convenience of working remotely.

The amount of space required per employee in the workplace has declined over the years. The average workspace an office employee in the Gulf region today is around **15** sq m, compared to **20 - 25** sq m a few years ago.



Facility services

EFS Facilities Services Bahrain W.L.L., a joint venture between Bahrain Financial Harbour Holding Company B.S.C.(c), Financial Centre Development Company B.S.C.(c) and EFS Facilities Services Group, has been providing high quality professional facilities management, operations and maintenance services to properties within the Bahrain Financial Harbour masterplan including Harbour Towers and Harbour Gate since 2010.

EFS' staff deal with and provide guidance to Tenants on office fit-out, design and moving in processes and procedures. This experienced team will coordinate with your fit-out contractors so that the installation can be as painless as possible.

EFS has a permanent office on-site and so is on-hand to attend to the needs of Tenants as required. Its Help Desk is the first point of contact for any maintenance issues and is manned 24 hour a day, 7 days a week and 365 days a year.

EFS undertakes all MEP maintenance directly as well as maintenance of the central battery and internal lighting controls, ICT system, security system operations and fire protection system maintenance. EFS operates the central BMS system which serves Harbour Towers and Harbour Gate.

The other facilities management services are provided by specialist 3rd party service providers including lift and escalator maintenance, fire detection system maintenance, generator maintenance, UPS maintenance, façade cleaning and cleaning cradles maintenance, HV network maintenance, internal common parts cleaning, pest control, landscaping maintenance, lift and escalator testing and cleaning cradle testing, which are managed by EFS.



People Precision Passion



Fit-out definitions

Definition of “Category A” fit-out.

Category A fit-out is usually provided by the Landlord. Its definition varies between different developers/ occupiers but usually comprise the following works:

- Raised floors
- Suspended ceilings
- Extension of the mechanical and electrical services above the ceiling from the riser across the leaseable space
- Sprinklers, fire alarms and basic safety signage
- Distributed power to each floor
- Finishes to main core areas, including fully fitted out WCs
- Floor finishes including rased floor system and carpet tiles
- Finishes to the internal face of the external and core walls
- Lighting

Definition of “Category B” fit-out.

Category B comprises the Tenant’s fitting out works which can be specific requirements and typically comprises the following:

- Installation of cellular offices
- Suspended ceiling upgrades and modifications
- Enhanced floor and wall finishes, decorations and branding
- Enhanced mechanical and electrical services / specialist lighting to suit layout
- Installation of below-floor electrical and data cabling to user accessible termination
- Adaptation of raised floor systems
- Adaptation of life safety systems
- Tea point / kitchen fit-out
- Installation of safety signage systems; furniture; fixtures and office equipment



Keep it simple



Building information

ICT System:

A fully functional and operational converged ICT (Information Communication Technology) distribution network with all active & passive components is available in the telephone & data room of every floor. Building Management System, Security and Telephone / Data; Multi-cast systems are converged in a common fiber optic backbone system and connected to the central control system, which has the facility for management, accountability, monitoring etc of each service independently. Most telephone services providers are able to provide their services throughout the building.

Vertical Transportation System:

Transportation system within each tower consists of four groups (each group has three passenger lifts) as well as one fireman's lift and one service lift. Vertical Transportation systems have been selected to have a maximum waiting time of between 28 to 40 seconds. State-of-art technology (Miconic control) based control system has been installed to operate the lifts in the most efficient and reliable way.

Fire Safety Systems:

A fully integrated fire alarm detection and evacuation system has been employed. Additional detectors are to be installed as part of the Tenant fit out works to ensure every room is provided with fire detection. These are in full compliance with all conditions and requirements of the Bahrain Civil Defence. Design and execution is based strictly on the guidelines of relevant NFPA Standards.

Security System:

-A smart card based security system at each entry point controlled by a card reader system has been installed which complies with the regulations and requirements of international financial/banking institutions is provided throughout the common areas based on the IP solutions.
 -All the public/common areas are equipped with CCTV (IP based) cameras.
 -Technology based central management solution with visitor management system is available in the project to monitor and control each camera/doors within the building.
 -A fully integrated security solution has been installed.
 -Provisions are available in the current system to have a future connection of Tenants' installed doors/ cameras with the central management system.

HVAC System:

Internal Design Parameters - temperature $22^{\circ}\text{C} \pm 2.0^{\circ}\text{C db}$
 - relative humidity 40 - 60% RH

Chilled Water Supply is provided under a long term contract by a 3rd party District Cooling service provider Tabreed Bahrain WLL. Air-conditioning is provided via central AHU's with VAV's located in each office for supply and return air on floors 3 to 22. Air-conditioning is provided via FCU's and treated fresh air from Central Fresh AHU's on floors 23 to 52. Each VAV and FCU is connected to the central BMS with local control devices.

Electrical systems:

11KV power supply is available from two primary substations (66KV/11KV) dedicated for the Bahrain Financial Harbour Masterplan. Emergency standby generator and standby UPS system is available to cater the following electrical power requirements:

- Tenants standby power
- Vertical Transportation systems
- Life safety equipment
- Air-conditioning equipment required for wild cooling
- Water & drainage systems
- Mains Power (including Standby Power) is provided to all floors
- UPS Standby power is provided to the 3rd to 7th floors
- A Rotary UPS system has been employed to cater mid and high rise vertical transportation systems of commercial towers.
- A diesel fuel tank enables the operation of dedicated back-up generator equipment for 48 hours continuously before refuelling is required.

Lighting Control System:

- All the lighting in the public areas i.e. entrances, lift lobbies etc. are controlled through the central lighting control system using motion sensors / timers.
- Each circuit is locally and remotely programmable and provided with rescheduling facilities.

Hi-spec, hi-tech plus accessible 24/7



#teambahrain

The staff at Bahrain Financial Harbour Holding Company B.S.C. (c); Financial Centre Development Company B.S.C (c) and EFS Facilities Services Bahrain WLL as at October 2018.



Contact Us



The Harbour Office Reception

T : 1710 2600

E: info@bfharbour.com

The Leasing Team

T: 1710 2609

E: leasing@bfharbour.com

Visit the website

www.bfharbour.com

EFS Office Reception

T : 1710 2960

E: info@efsme.com

Visit the website

www.efsme.com

