



MASDAR CITY

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BUILD TO SUIT PORTFOLIO

**"Future generations will be living in a world that is  
very different from that to which we are accustomed.  
It is essential that we prepare ourselves and our  
children for that new world."**

**The late Sheikh Zayed bin Sultan Al Nahyan  
Founding Father of the UAE**



INNOVATING TODAY FOR  
A SUSTAINABLE FUTURE



Welcome to Masdar City, a pioneering sustainable urban community and innovation hub in Abu Dhabi, United Arab Emirates.

Global urbanization and population growth increasingly contribute to climate change and deplete the world's natural resources. It is therefore vital that cities play a leading role in realizing a more sustainable future for all, by redefining how we live together.

To ensure cities can tackle the challenges of climate change and sustainable development, we need a place where sustainability, innovation and community moves hand in hand. A place to reimagine tomorrow through the R&D of cutting-edge innovations and technology, to deliver the sustainability solutions of the future.

Over the past decade Masdar City has been doing just that. As one of the world's most sustainable urban developments and the only planned and approved R&D cluster in Abu Dhabi, Masdar City is pioneering research and development in sustainability. The City is home to over 1,000 companies, dedicated to developing innovative technologies across the sectors of renewables, energy storage, artificial intelligence, health, space, and mobility.

Masdar City provides a dynamic ecosystem of education, R&D, innovation and technology, and a unique strategic base through which companies can test new technologies and build their partnerships locally and globally, all while spearheading the innovations to realize greener, more sustainable urban living.

## MASDAR CITY

Masdar City is proud to present its portfolio of Build To Suit developments, which have been specifically designed for the sustainable and functional needs of our partners.



Masdar City has a proven track record of undertaking and tailoring the construction of properties to meet the operational and corporate needs of our partners and clients.

From site selection, to completion of turnkey and complex projects designed and constructed with sustainability, efficiency, and cost effectiveness at the fore, build to suit developments are a key part of our expertise.

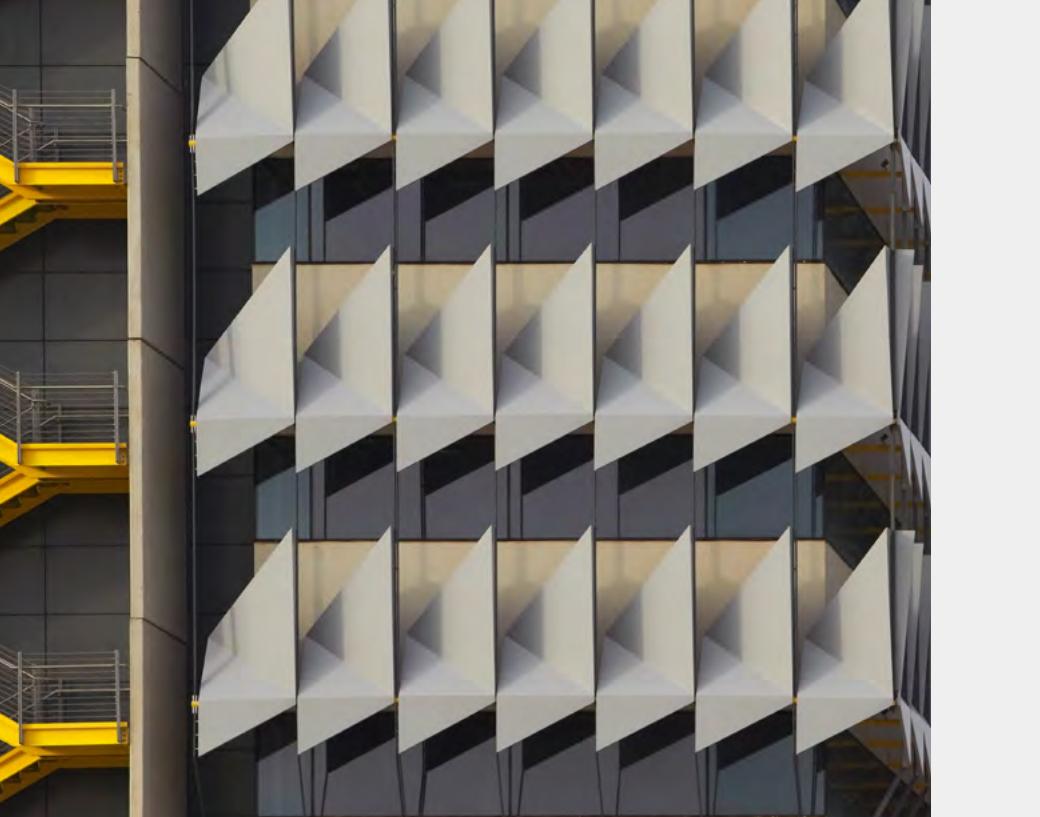
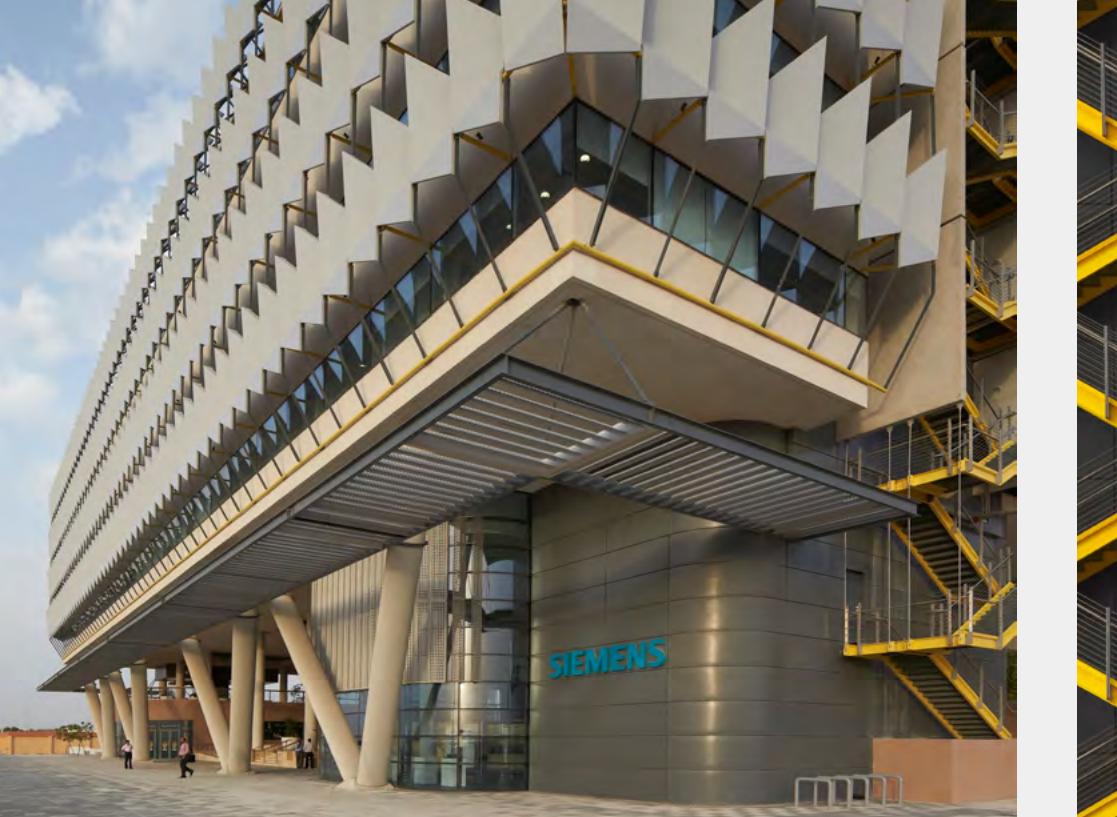




## SIEMENS ENERGY HQ

The Siemens Energy Middle East HQ has been designed with sustainable materials and energy efficient technologies. Inaugurated in 2014, the building was acknowledged as Abu Dhabi's first LEED Platinum office building and has a 3- Pearl rating under the Estidama system (PBRs).

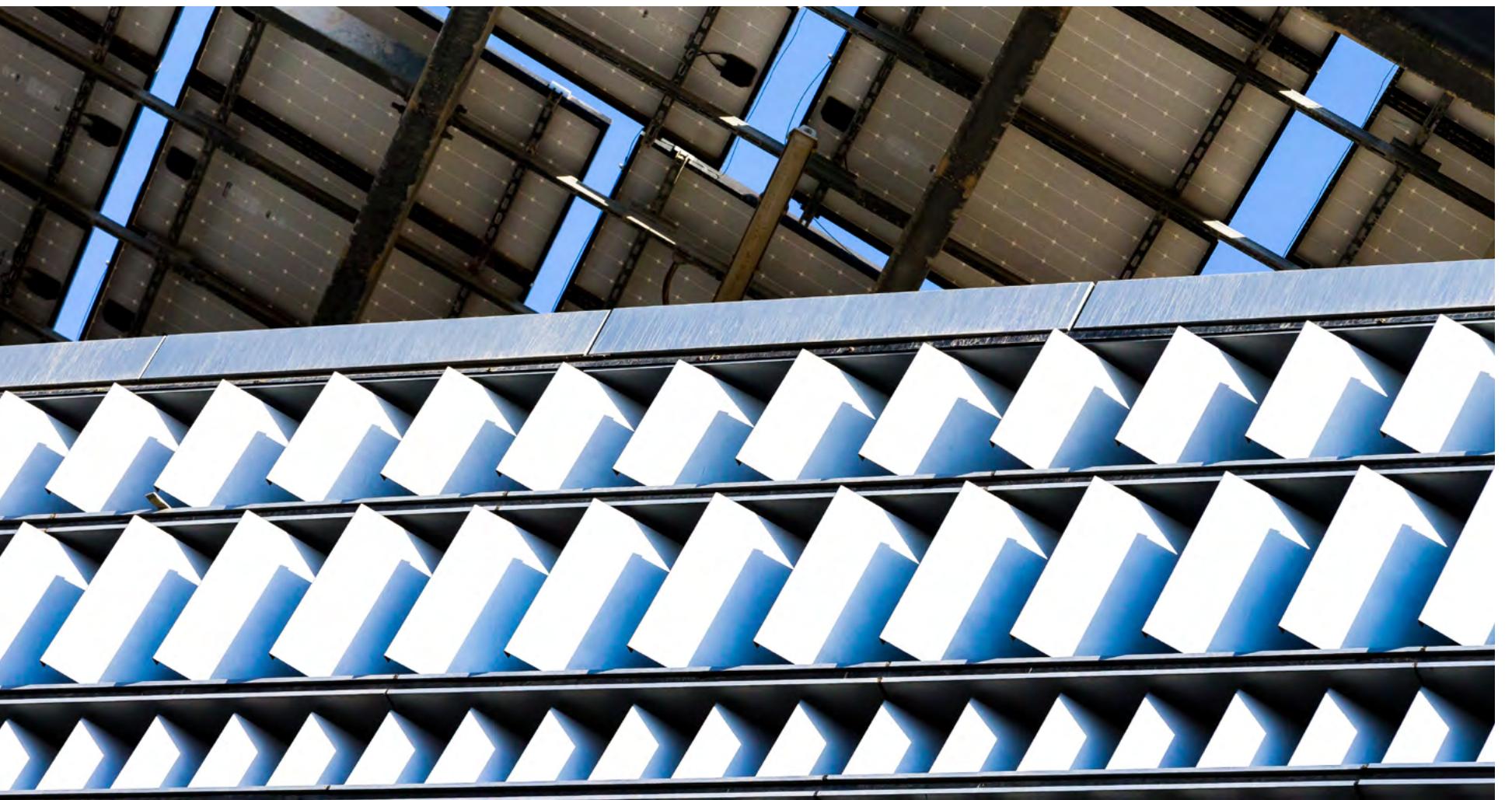
Use: Office | GFA: 23,700 sqm | Year: 2013

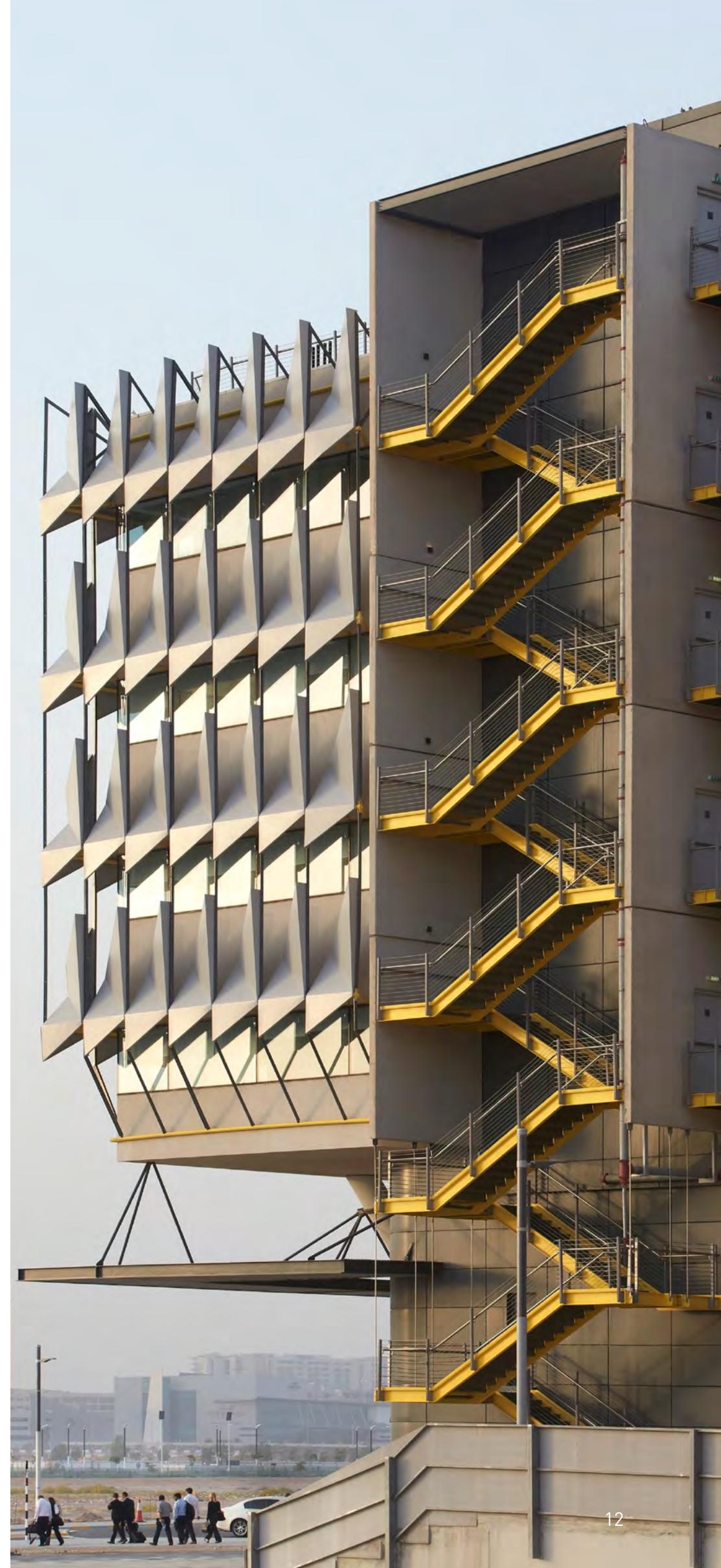
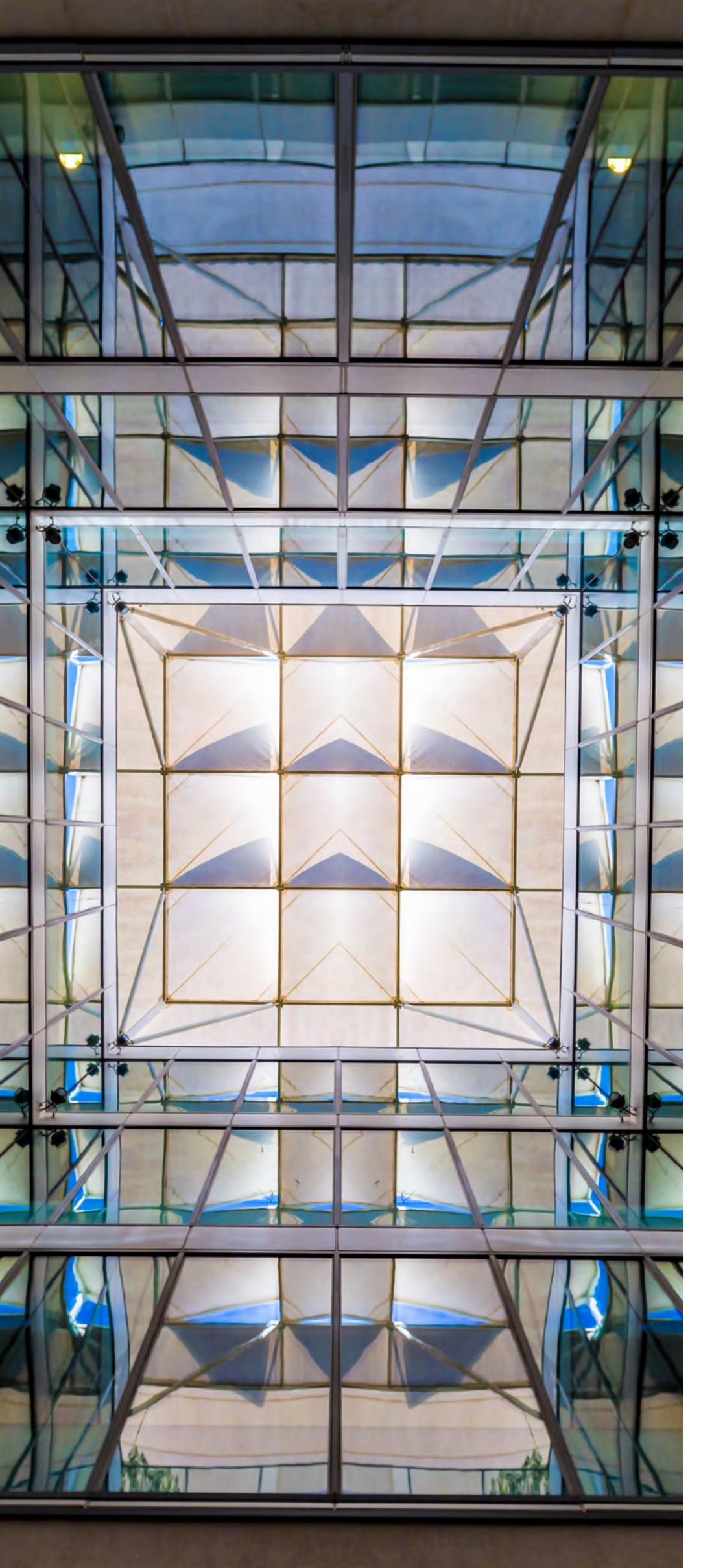
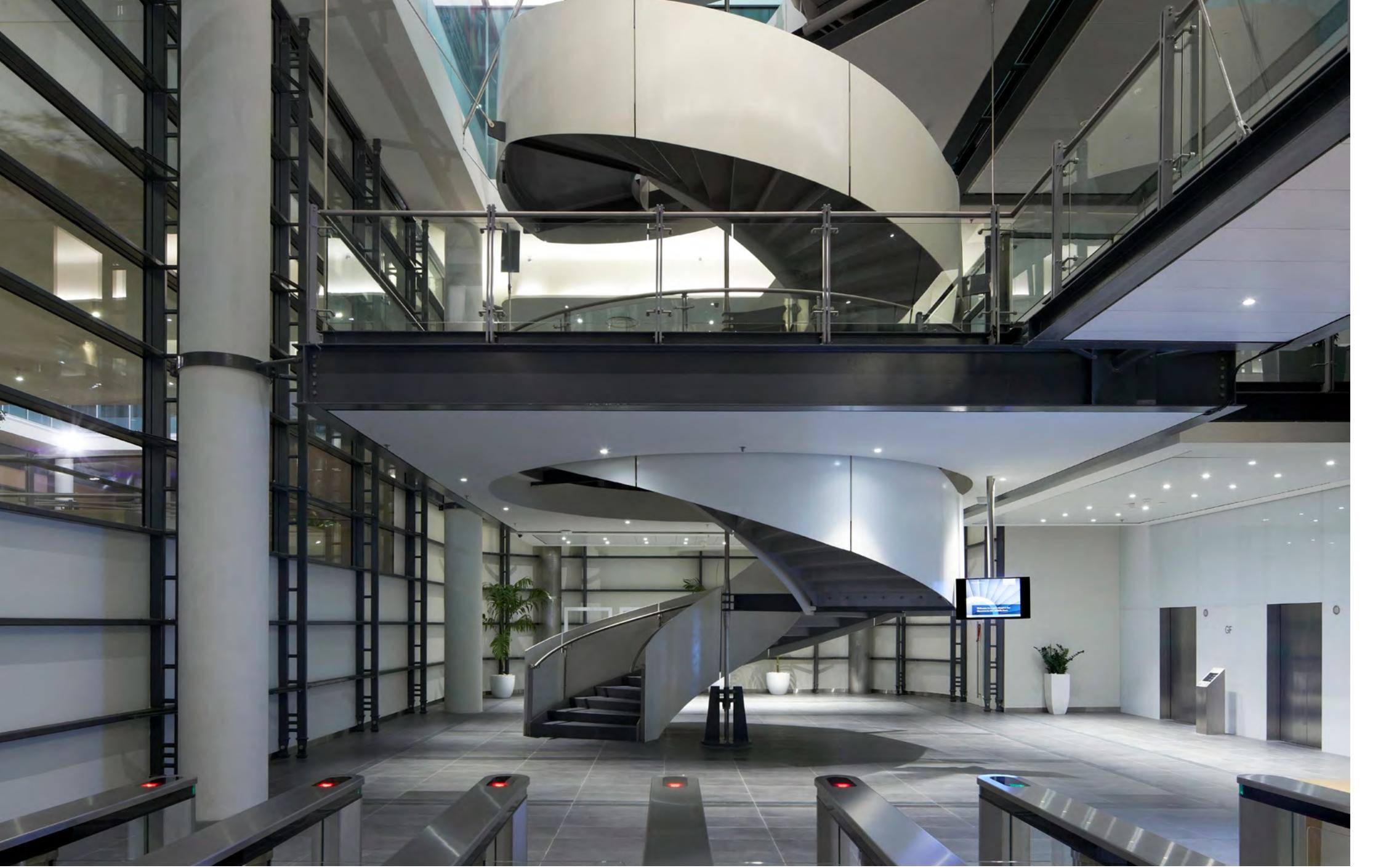


The building's design began with a simple and overarching ambition - to maximize efficiency and build more with less. An iterative process of traditional design and parametric analysis resulted in an efficient and compact form that has reduced material and embodied carbon.

Conceived as a box within a box, a highly insulated, airtight inner facade reduces thermal conductivity while a parametrically optimized lightweight aluminum external shading system minimizes solar gain and maximizes daylight and views from the building.

Efficient and flexible, 4,500sqm office floor plates allow occupiers the ability to configure their space to suit their needs. Nine atriums provide natural light to all workspaces within the building. A covered courtyard with a restaurant, coffee shop and convenience store provide the most comfortable outdoor space possible for employees and visitors.







## IRENA HQ

The International Renewable Energy Agency (IRENA) HQ at Masdar City is one of the most advanced and sustainable multi-use buildings in the United Arab Emirates.

Use: Office

GFA: 32,000 sqm

Year: 2015



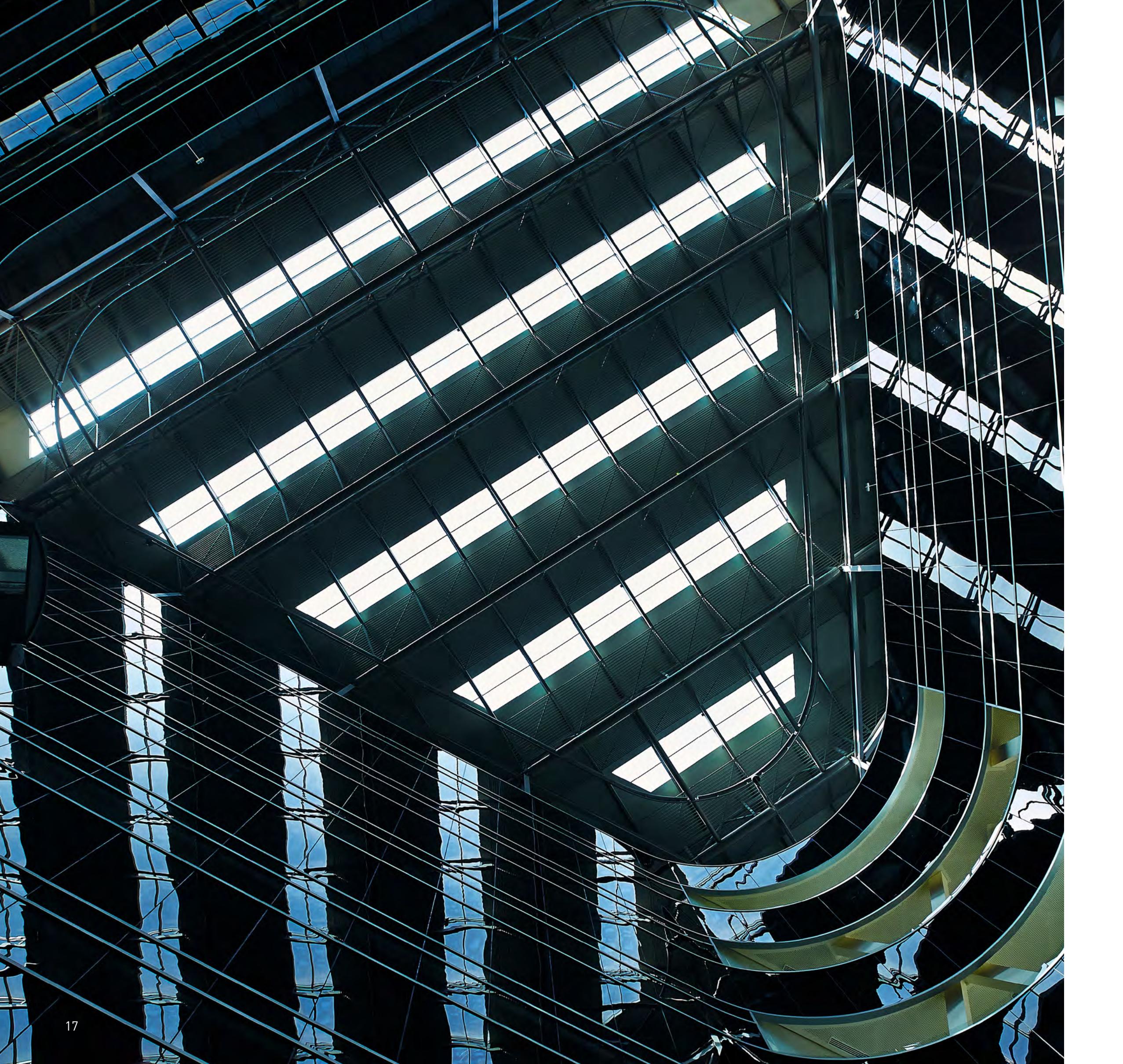
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The IRENA building was one of the first in the UAE to receive a 4- Pearl rating from Estidama, the certification system introduced in Abu Dhabi to govern the environmental performance of new buildings. The 32,000sqm complex consists of three interconnected buildings which work together to conserve energy and water and create shared space.

The IRENA HQ building has been driven by a desire to conserve energy and water, balanced with a vision to promote biodiversity, minimize the use of high-embodied-energy materials, and create an attractive, liveable and inspiring environment for building users.



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## MOHAMED BIN ZAYED UNIVERSITY OF ARTIFICIAL INTELLIGENCE (MBZUAI)

The series of buildings housing the Mohamed bin Zayed University of Artificial Intelligence broke ground in mid-2008 and was completed in two phases.

Use: Education | GFA: 70,000 sqm | Year: 2010





With a floor area of 79,000 sqm, it is comprised of residential buildings for students, laboratory and lecture buildings, a library, and a multi-use hall. The buildings sit on a podium deck 7.5 meters above ground. Below the deck are additional laboratories, two clean rooms, a microscopy room, and connection to the personal rapid transit (PRT) system.

With the aim to push the limits of environmental sustainability, a major effort was made to reduce the carbon footprint of the design. The facade of the student accommodation and the laboratory buildings optimized the number of glazed openings in combination with shading and heavy thermal insulation. In addition, one-megawatt (MW) of rooftop photovoltaic panels were installed to further offset energy demand.

In line with the Masdar City master plan, the buildings were kept close together. In this way, it was possible to shade much of the streets, paths and courtyards. The streets were carefully planned along a north-west axis to allow the outside breeze to pass through the campus and provide additional thermal comfort to those walking outside.



## MBZUAI STUDENT ACCOMMODATION

A model providing invaluable guidance to future student accommodation developments in the region, set a new precedent for vibrant, diverse, and walkable communities.

Located between the MBZUAI campus, Siemens building, the proposed 'Link' mixed use development and the Eco Residences 2 development, this project creates a truly mixed-use community that is well connected, walkable and a stimulator of innovation. The development provides student accommodation and incubator type office space, complemented locally by a range of retail and public spaces.

The project has been designed as a compact and walkable neighborhood focusing on the experiential qualities of space at all scales including, shaded pathways ('sikkas'), wind-catching courtyards, small plazas and a large public space with retail outlets. The neighborhood is designed as a series of connected visual and environmental moments, with emphases on vistas, visual linkages, landmarks, as well as active ground floors and comfortable environments, which are critical components of the design.

The three-building / 360+ unit student accommodation development has achieved a dual green building certification, Platinum-certified according to the Leadership in Energy and Environmental Design (LEED) building rating system, and a 3-Pearl rating under the Estidama Pearl Building Rating System (PBRS).





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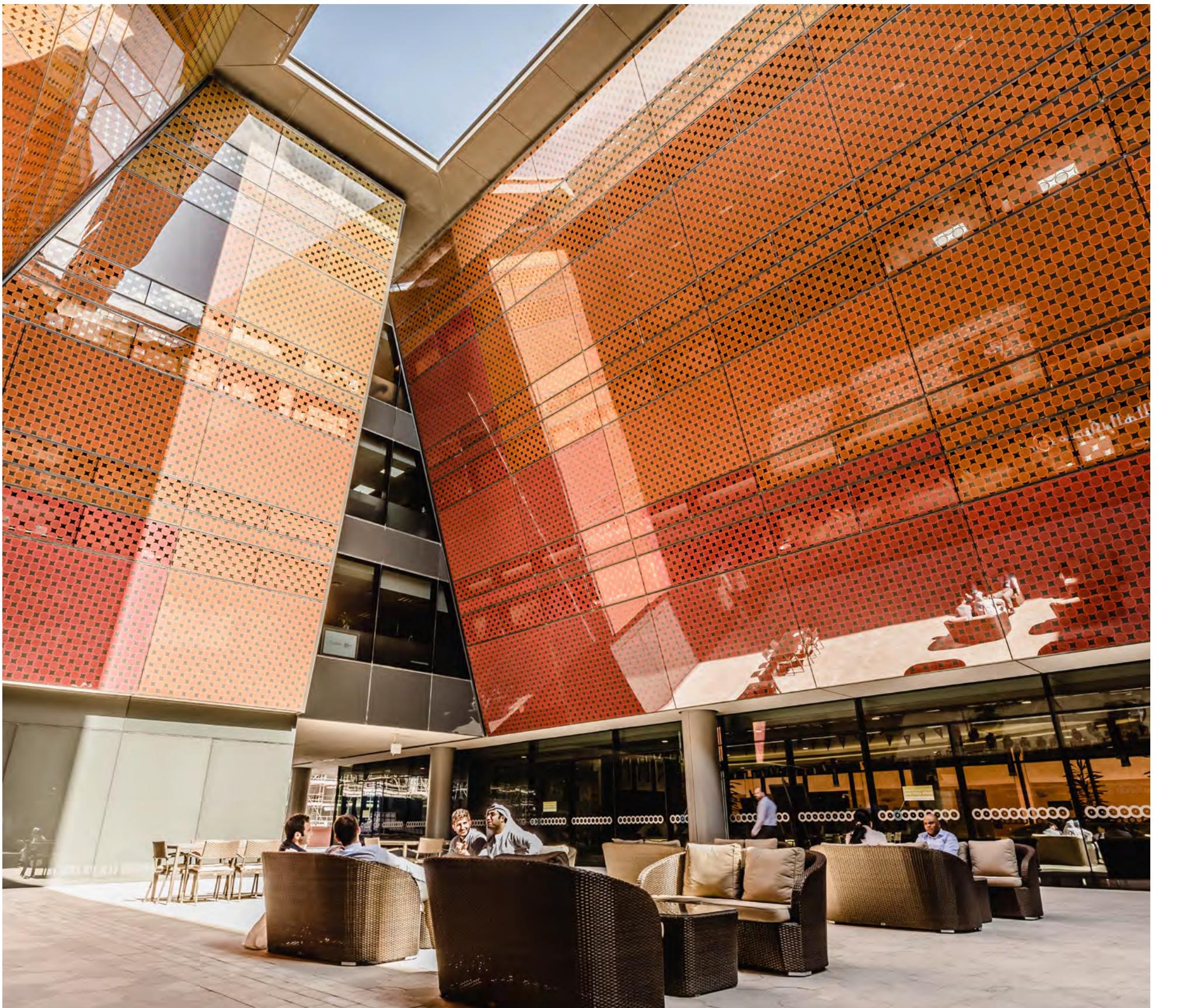


## THE INCUBATOR

The Incubator lies at the heart of Masdar City and is strategically located adjacent to the Mohamed bin Zayed University of Artificial Intelligence (MBZUAI).

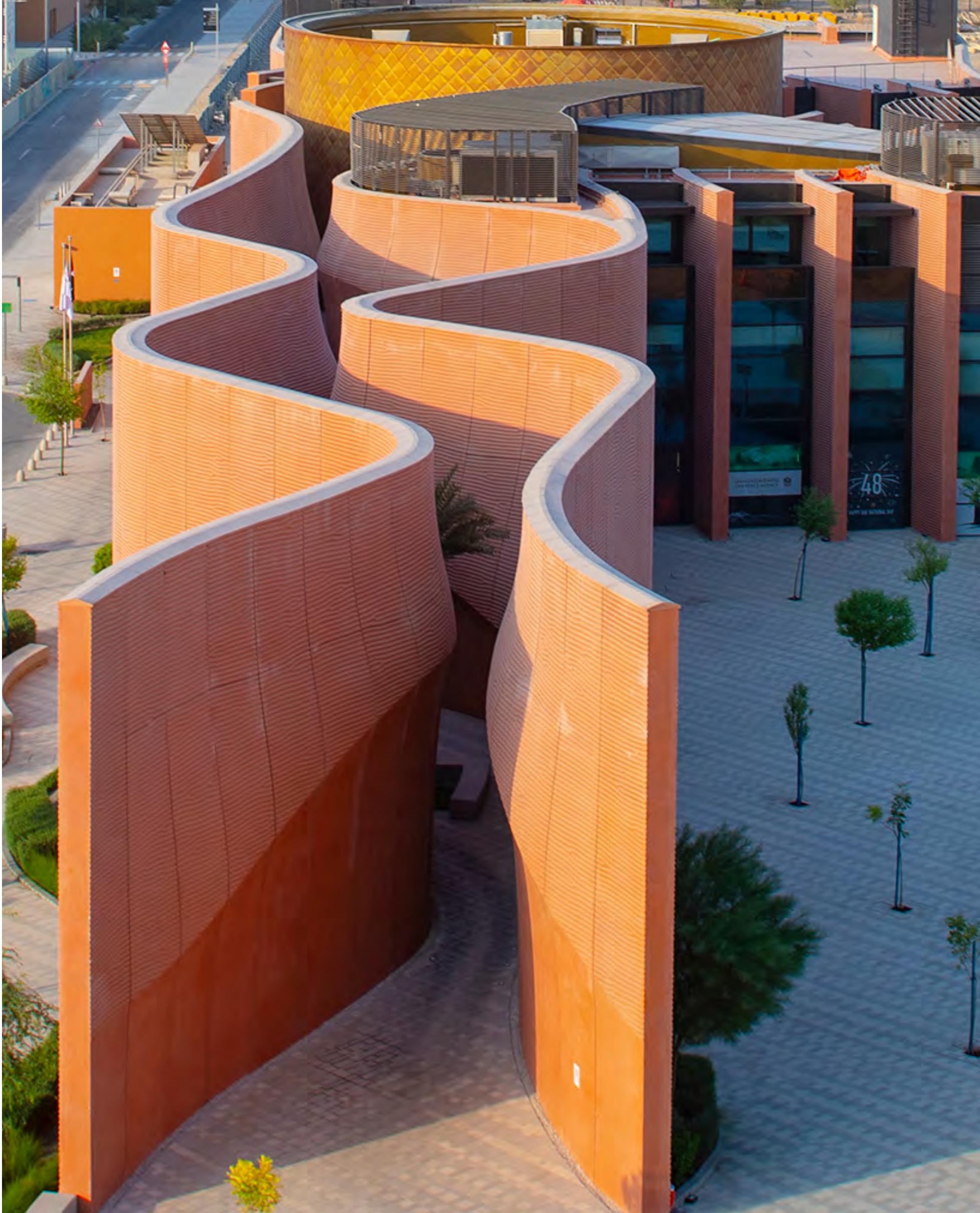
**Use:** Office | **GFA:** 9,700 sqm | **Year:** 2012

The Incubator Building is home to the Masdar City Free Zone and One-Stop Shop Services for companies operating within the Masdar economic zone. The Incubator Building serves as a center for entrepreneurs and innovators, looking to leverage partnerships within the City's dynamic network of experts. The flexible floor plates within this 9,700sqm GFA building provide startups and SMEs the flexibility to configure their space to suit their needs.



The Incubator Building was constructed prior to the Estidama Rating implementation in Abu Dhabi. The design however was built around a public courtyard area, with access provided via shaded walkways to promote wellness. The building uses innovative design, high performance facades and smart shading strategies that reduce solar radiation by nearly 40%.





## THE UAE SPACE AGENCY

The UAE Space Agency is the first national space agency in the region. Established in 2014, the agency is responsible for organizing, regulating and supporting the national space sector under federal law, including complete oversight and funding of space missions such as the Mars Hope Probe, the UAE's unmanned mission to Mars.

Use: Office | GFA: 4,900 sqm | Year: 2019



The 4,900 sqm GFA UAE Space Agency building is strategically located in the center of Masdar City, next to the Eco-Residences 2 development. To fulfill the UAE Space Agency Grade A office requirements, the former UAE Pavilion at Expo Milano 2015 was deconstructed, transported 5,000 nautical miles, and rebuilt and repurposed as the UAE Space Agency offices at Masdar City.

The overall architectural quality of the UAE Space Agency building (Legacy Model) is outstanding and worthy of its central location within Masdar City. The UAE Pavilion at Expo Milano 2015 was originally designed to be demountable for relocation to the UAE as a permanent structure, whilst achieving a dual green building certification, Platinum-certified according to the Leadership in Energy and Environmental Design (LEED) building rating system, and a 3- Pearl rating under the Estidama Pearl Building Rating System (PBRs) once it was relocated to Masdar City.



## TABREED HQ

Strategically located within the heart of Masdar City's R&D Cluster, the building comprises of three levels, primarily occupied by Tabreed, the award-winning, efficient, and environmentally friendly district cooling solutions developer in the UAE and across the GCC.

Achieving a design rating of Estidama 3- Pearl, the building is located adjacent to an outdoor gym and running/cycle track with 165 shaded, surface parking spaces provided within a plot boundary.

Use: Office | GFA: 5,000 sqm | Year: 2018



## ADQCC LABS HQ

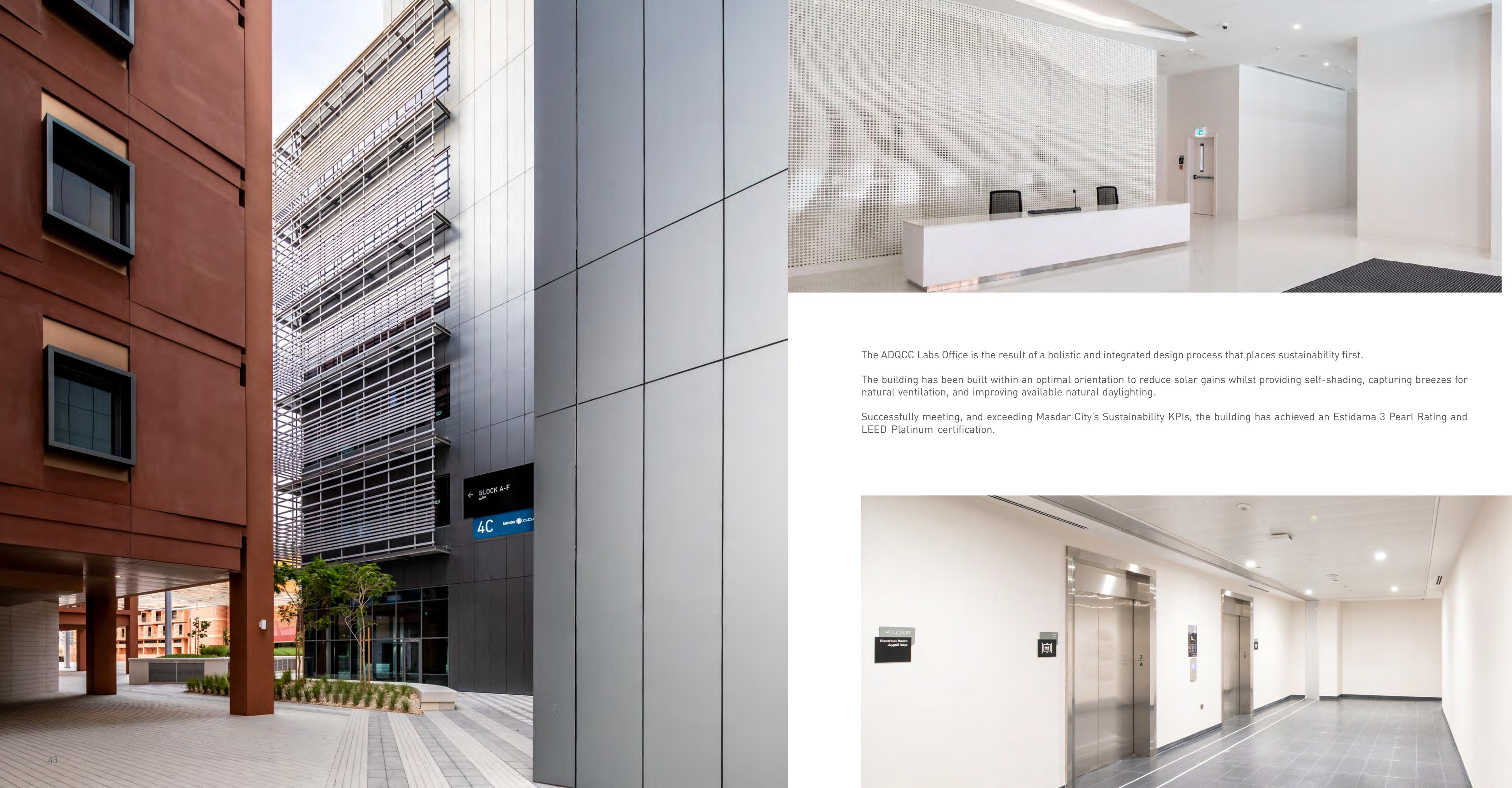
The Abu Dhabi Quality and Conformity Council (ADQCC) Labs HQ is part of a mixed-use community that is well connected, walkable, and a hub for innovation.

**Use:** Office

**GFA:** 10,500 sqm

**Year:** 2020





The ADQCC Labs Office is the result of a holistic and integrated design process that places sustainability first.

The building has been built within an optimal orientation to reduce solar gains whilst providing self-shading, capturing breezes for natural ventilation, and improving available natural daylighting.

Successfully meeting, and exceeding Masdar City's Sustainability KPIs, the building has achieved an Estidama 3 Pearl Rating and LEED Platinum certification.



## ECO RESIDENCES 1

The 58,000 sqm GFA residential development is Abu Dhabi's first purpose-built Etihad cabin crew accommodation.

**Use:** Corporate Residential

**GFA:** 58,000 sqm

**Year:** 2019

Strategically located at the center of Masdar City, between the Mohamed bin Zayed University of Artificial Intelligence (MBZUAI) and the Eco-Residences 2 development, it serves as a prime example of how early project involvement by key stakeholders, as well as collaboration between the end-user, developer, design team and contractor, have attained greater synergies. This has resulted in producing a highly integrated prefabricated, modular design and construction end-product, that challenges and improves traditional construction methods.

The eleven-building, five and six story, 500-unit corporate residential development, has achieved a dual green building certification, Platinum-certified according to the Leadership in Energy and Environmental Design (LEED) building rating system, and rated 3- Pearls under the Estidama Pearl Building Rating System (PBRS).

The building features some of the most advanced elements of sustainable building design. An airtight building 'envelope', solar thermal water heaters, a low window to wall ratio, and low environment impact materials, which aid the reduction of heat gains and heat island effect within the complex, whilst maximizing available natural daylight. Embodied carbon emissions during the construction of the project were reduced by using modular design and prefabricated systems.



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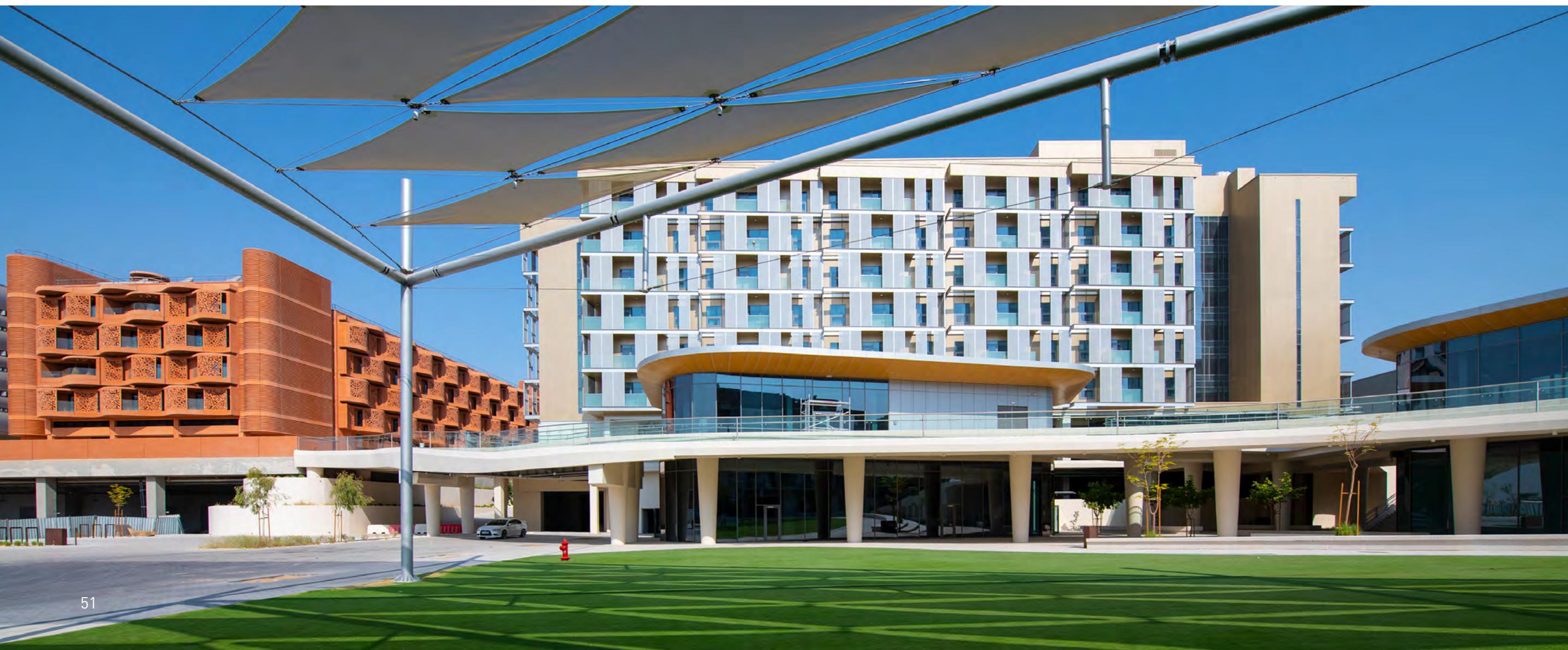
## ECO RESIDENCES 2

The epitome of sustainability both in a desert environment and in a commercial mixed-used context, the Eco Residences 2 introduce exemplary design which prioritizes a human-centered approach in harmony with reduced environmental impact, and connection to natural surroundings.

**Use:** Corporate Residential

**GFA:** 57,500 sqm

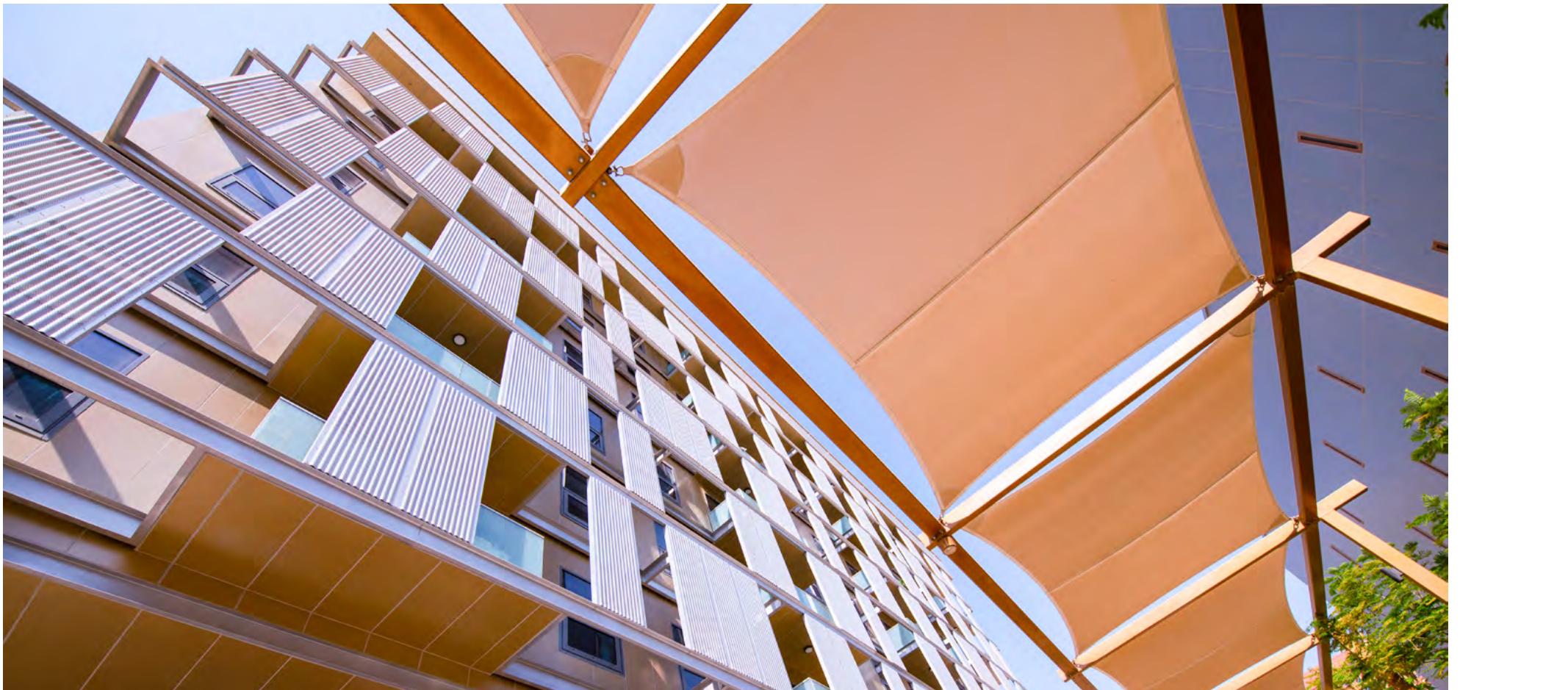
**Year:** 2020



Located at the center of Masdar City, adjacent to the Mohamed bin Zayed University of Artificial Intelligence (MBZUAI) and MBZUAI Student Accommodation, the Eco Residences 2 development incorporates world class institutions, corporate housing with a young demographic, retail and restaurants, and outstanding public space, all within a comfortable five-minute walking distance. The Eco Residences 2 development creates a truly mixed-use community that is well connected, and walkable.

The 5.62-hectare, corporate residential mixed-use development establishes a fine urban grain, encouraging active and sustainable lifestyles and promoting community-building at all scales, within the purpose-built Etihad's cabin crew accommodation.

All corporate housing components are complemented by a strong retail and public space program. The six-building / five and six story, 500+ unit corporate residential development, has achieved a dual green building certification, Platinum-certified according to the Leadership in Energy and Environmental Design (LEED) building rating system, and a 3- Pearl rating under the Estidama Pearl Building Rating System (PBRS).





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## CENTRAL RESIDENCE

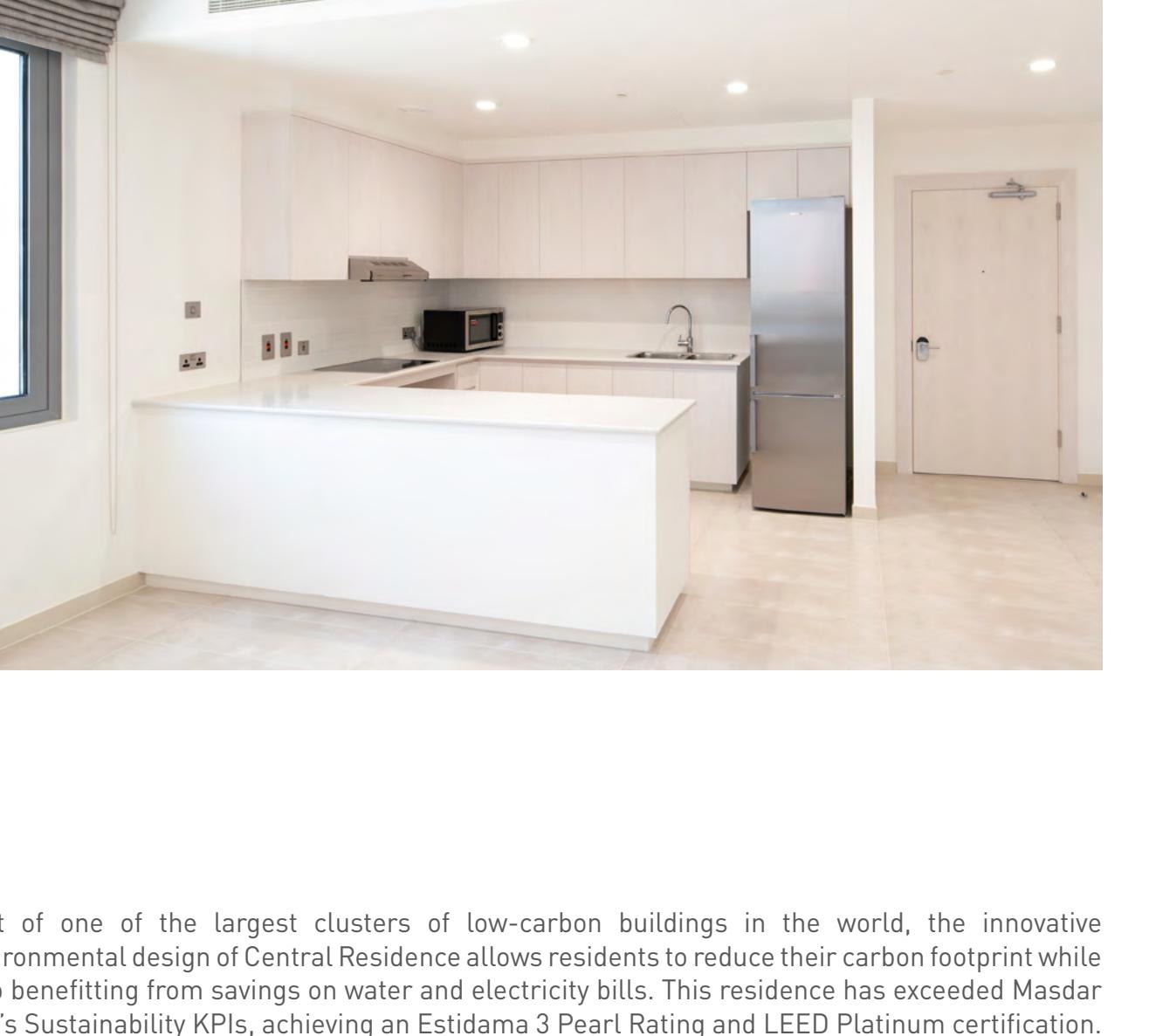
Central Residence is one of Masdar City's most innovative and sustainable developments, offering contemporary studios, 1- and 2-bedroom apartments, all within convenient walking distance from a range of services and amenities.

Use: Residential

GFA: 28,300 sqm

Year: 2020





Part of one of the largest clusters of low-carbon buildings in the world, the innovative environmental design of Central Residence allows residents to reduce their carbon footprint while also benefitting from savings on water and electricity bills. This residence has exceeded Masdar City's Sustainability KPIs, achieving an Estidama 3 Pearl Rating and LEED Platinum certification.

Within the complex, residents can enjoy the convenience of a fully equipped gym and laundromat facilities, while within walking distance, residents have easy access to ample structured parking, shops, salons, restaurants, family parks, a running track, and sports facilities. There are also shuttles available to transport residents around the City at any time.



## Planning, Design & Construction Awards

### 2021

- Eco Residences 2 for Rethinking The Future Awards 2021

### 2020

- Eco Residences 2 project awarded the Middle East and North Africa (MENA) Green Building Project of the Year, MENA Green Building Awards 2020

### 2019

- United Nations Sustainable Cities and Human Settlements – Global Forum on Human Settlement for Planning and Design Award
- Planning and Design-Sustainable Cities And Human Settlements Awards (SCHSA) 2019
- Mobility Management - Dubai Award for Sustainable Transport (DAST)
- Masdar City for Best Sustainable Developer at Building the Future-The Top Real Estate Companies, Forbes Middle East 2019

### 2018

- Masdar City-UAE Pioneers Award
- Masdar City Free Zone – FDI Global Free Zone of the Year Awards 2018:
  - Best Free Zone for R&D
  - Best Free Zone for Renewable Energy
  - Second place in the category of Best Free Zone – Middle East region
- The Cityscape Awards for Emerging Markets Residential – Low to Medium Rise – Future category for the Masdar Institute Neighbourhood
- Masdar Park-The Green Flag Award
- Etihad Eco Residences - MENA Green Building Awards 2018, submitted by Multiplex Constructions LLC
- Etihad Eco Residences - The Sustainable Project of the Year 2018 - MEED Awards, submitted by Multiplex Constructions LLC

### 2017

- The Neighbourhood 1 Residences (N1R) project - 'Sustainable Project of the year 2017' - Big Project Middle East Award 2017, submitted by Multiplex Constructions LLC
- The Global Free Zone of the Year Awards (Masdar City Free Zone):
  - Best Free Zone for Start Up Support
  - Best Free Zone for Renewable Energy
  - R&D Incentives and Facilities Upgrades

### 2016

- National Winner (IRENA HQ) - MEED Quality Award for Projects
- Urban Design (Concept) Masdar City Phase 2 Detailed Master Plan Rethinking The Future Award 2016:
  - Best Free Zone for R&D Partnerships
  - Two bespoke awards for Start Up Support and Company Expansions
  - Second place in the category of Best Middle East Free Zone for Large Companies.
- Best Office Architecture (IRENA HQ) - Arabian Property Awards

### 2015

- EGBC Green Commercial Building of the Year (IRENA HQ) - Emirates Green Building Council

### 2014

- Sustainable Construction Project of the Year (IRENA HQ) - BGreen
- Green Project of the Year (IRENA HQ) - Big Project ME Awards

### 2013

- Gold for Energy Efficiency for Public Sector (Masdar Institute) - Emirates Energy
- Outstanding International Architecture Project (Masdar Institute) - British Expertise International Awards
- MEED Quality Award for Projects (Siemens Building):
  - GCC Sustainable Project of the Year
  - UAE Sustainable Project of the Year
- First Prize for Sustainability Award (Siemens Building) - Cityscape
- International Institute for Advanced Purchasing and Supply (IIAPS):
  - Outstanding Performance in Sustainable Supply Chains
  - Outstanding Performance in Ethical or Sustainable Supply Chains

### 2012

- MIPIM Architectural Review Future Projects Award (Siemens Building) - The Architectural Review
- Best Office Architecture (Siemens Building) - International Property Awards
- Middle East Architects Award, Sustainable Project of the Year and Commercial Project of the Year (Siemens Building) - ITP Business

### 2011

- International Award (Masdar Institute) - RIBA

### 2009

- Sustainability (Masdar City) - Condé Nast Traveller Innovation & Design Award
- Best Sustainable Development (Masdar City) - Cityscape Real Estate Awards

### 2007

- Sustainable City of the Year (Masdar City) - Euromoney and Ernst & Young Global Renewable Energy Awards
- Best Environmental Real Estate Project Masdar City) - Cityscape Real Estate Awards.

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