

ispace your business



Company profile and One Central location availability

WELCOME TO iSPACE

GLOBAL

serviced office operator

- Best locations
- Customized solutions
- Wide range of workspace typologies
- Flexible lease terms
- Full range of services
- Premium standards of maintenance
- Advanced design
- Technology and security

CLASS A+

Premium facilities, trophy assets & CBD locations

iSpace

Strong portfolio

PORTFOLIO

Ownership titles & long term lease over 10 years

GLOBAL IT

Infrastructure & technologies

MENA & ASIA

Focus on MENA & Asia markets
Dubai, Abu Dhabi, Riyadh, Shanghai,
Hong Kong, Singapore



iSPACE TEAM MANAGING PARTNERS



ALEX OSTROVSKY CEO

Person of the Year (CRE Awards, 2021), TOP100 Real Estate managers (CRE, 2020), TOP1000 Russian managers (Kommersant, 2017), PhD in Law

2019-2021: Metrika Investments, CEO and BoD Member

2018-2019: RWB Development & Asset Management, Senior MD and Partner

2011-2018: O1 Properties, CEO and BoD Member

2007-2009: Otkritie Financial Corporation, MD



STANISLAV BIBIK CIO

Person of the Year (CRE Awards 2019, 2020)

MSc in Real Estate (College of Estate Management, UK)

Over \$10 billion in completed investment transactions

2022-present: AFK Sistema, Cosmos Hotel Group, BoD Member

2013-2023: Colliers International, Partner and BoD Member

2004-2013: Cushman&Wakefield, Partner



ANTON POSTNOV HEAD OF LEGAL

The list of the most promising commercial Real Estate market professionals (CRE, 2021), PhD in Law

2019-2021: Metrika Investments, Director for Corporate and Legal Affairs

2018-2019: RWB Development & Asset Management, MD

2011-2018: O1 Properties, Head of Legal





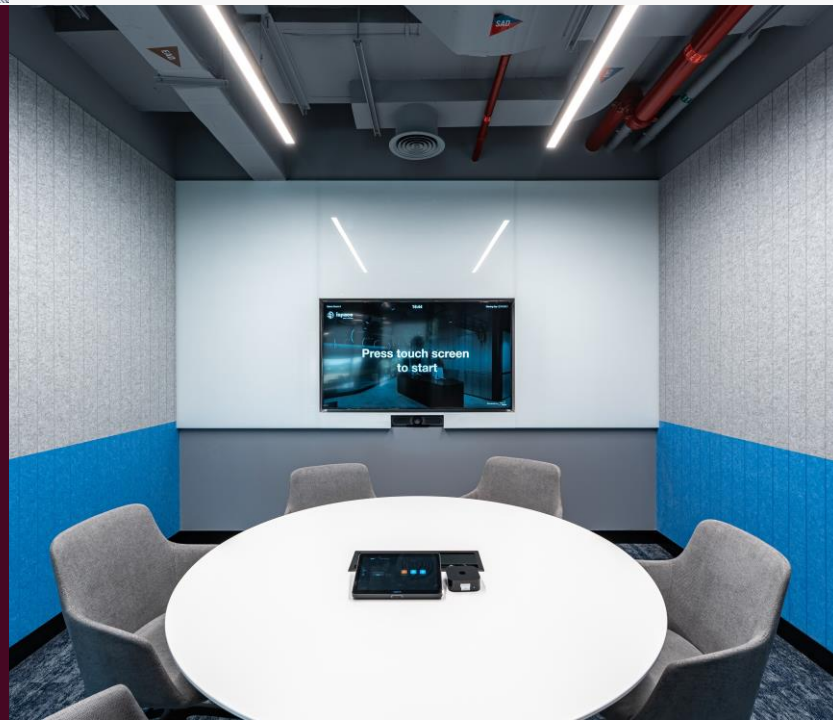
STRONG SHAREHOLDER AND PARTNER

INEX Global – established real estate development, construction and IT partner with multi-purpose in-house team of professionals



STRONG ALIGNMENT OF SHAREHOLDER INTERESTS

Founding shareholder & CEO (Alex Ostrovsky) remains committed to the ongoing business strategy and running iSpace business on day-to-day basis.



TOP MANAGEMENT AND BOARD

iSpace top managers have over 20 years of experience in Real Estate, Consultancy and Investments in global markets.

PRIME OFFICE DEVELOPMENT EXPERIENCE



Our portfolio includes experience in Prime class-A business centers' construction, development, acquisition, operations.

550k m² leased out commercial premises

A/B+ focus on offices

\$1bn size of M&A and sale-purchase deals on commercial RE market closed

\$4bn gross asset value under management

\$3bn development projects and cash generating assets financing secured

MERCEDES-BENZ
PLAZA



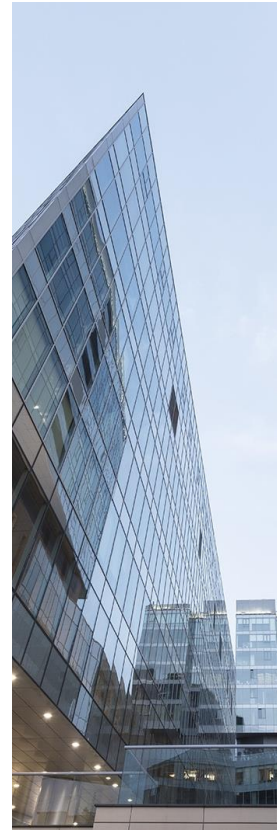
NEVA TOWERS



LIGHTHOUSE



LEGEND



BOLSHEVIK



WHITE SQUARE



MR GROUP HQ



Among the
biggest Russian
real estate
developers

iSPACE OFFICE PROJECTS - WORLDWIDE



Over 18.500 m² in operation



MULTISPACE PAVELETSKAYA, MOSCOW
Q1 2021



MULTISPACE DINAMO, MOSCOW
Q2 2022



MULTISPACE PAPHOS №1, CYPRUS
Q1 2022



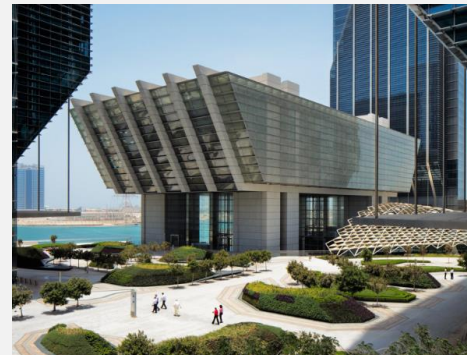
MULTISPACE PAPHOS №2, CYPRUS
Q3 2022



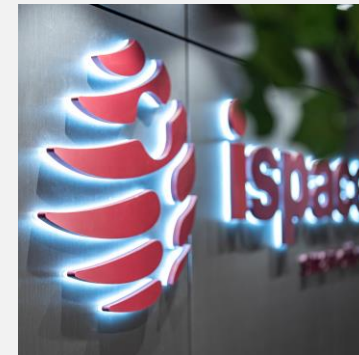
iSPACE DUBAI ONE CENTRAL
Phase 1 - March 2023



iSPACE DUBAI ONE CENTRAL
Phase 2 – September 2023
Phase 3 – Q1 2024



iSPACE ABU DHABI
End of 2023



iSPACE SAUDI ARABIA
End of 2023



MULTISPACE LIMASSOL
In development

OUR OFFICES WORLDWIDE



iSPACE BENEFITS

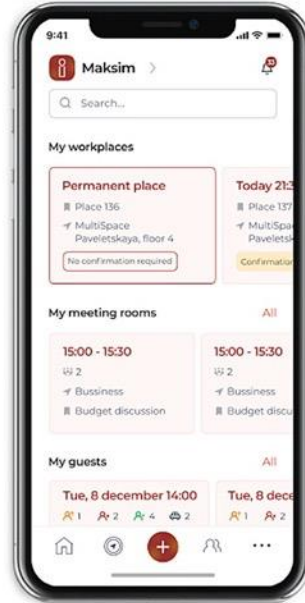
SMART DIGITAL SOLUTIONS

Intelligent solutions to make your office space truly smart and agile



The unique IT platform combines infrastructure and creates a «digital image» of the company.

INFLEX solutions give employees freedom and efficiency, while management gains better control and transparency of business processes, as well as significant floor space saving.



Team chat



IT applications



Locker system



IT support



Engineering systems management



Colleague service



Booking of workplaces



Cafe service



Booking of meeting rooms



Colleague search



Meeting types:
offline, online, hybrid



Assistant



Cleaning support



Inviting guests



Office navigation



Media control

ANALYTICS:



FACE ID



ANALYTICS



HARDWARE
SYSTEM



MOBILE APP



MULTIMEDIA



SAFETY
SYSTEMS

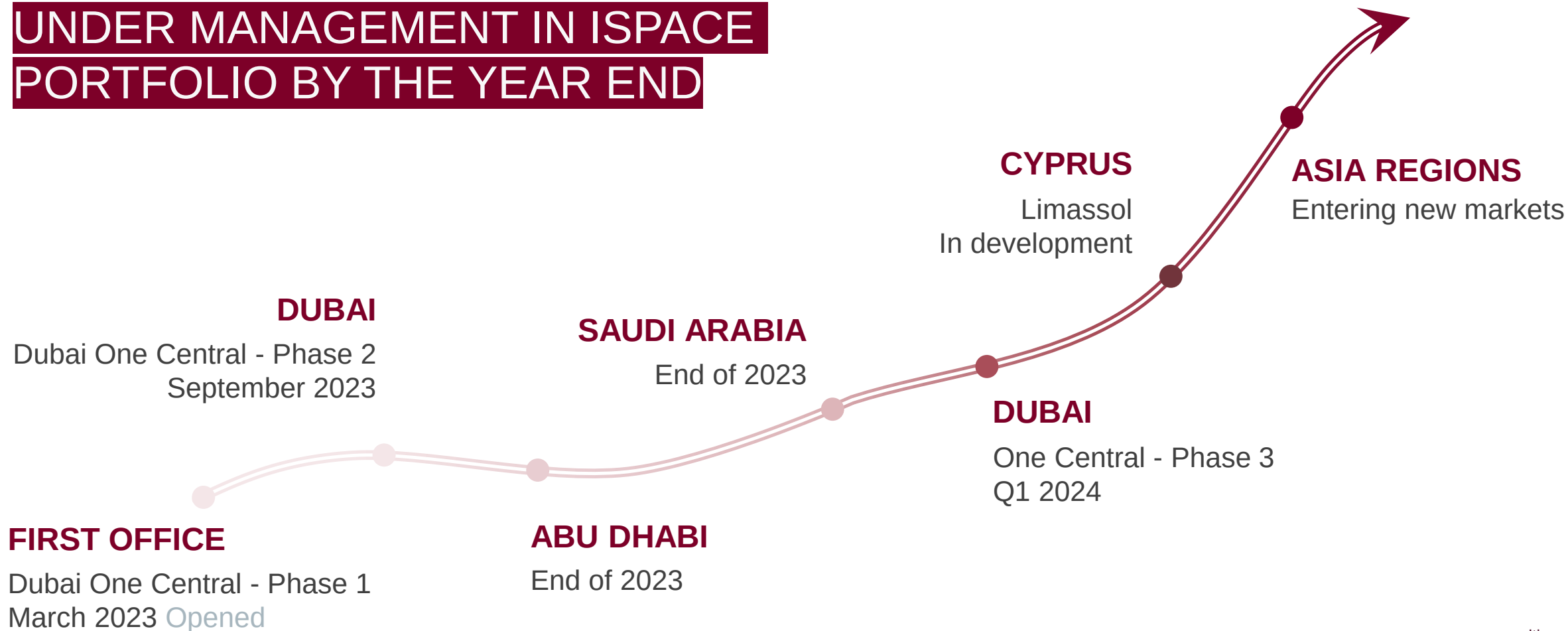


UTILITY BUILDING
PLATFORM

CORE

BUSINESS INITIATIVES IN 2023

THE GOAL IS OVER 6K M² PREMISES
UNDER MANAGEMENT IN ISPACE
PORTFOLIO BY THE YEAR END

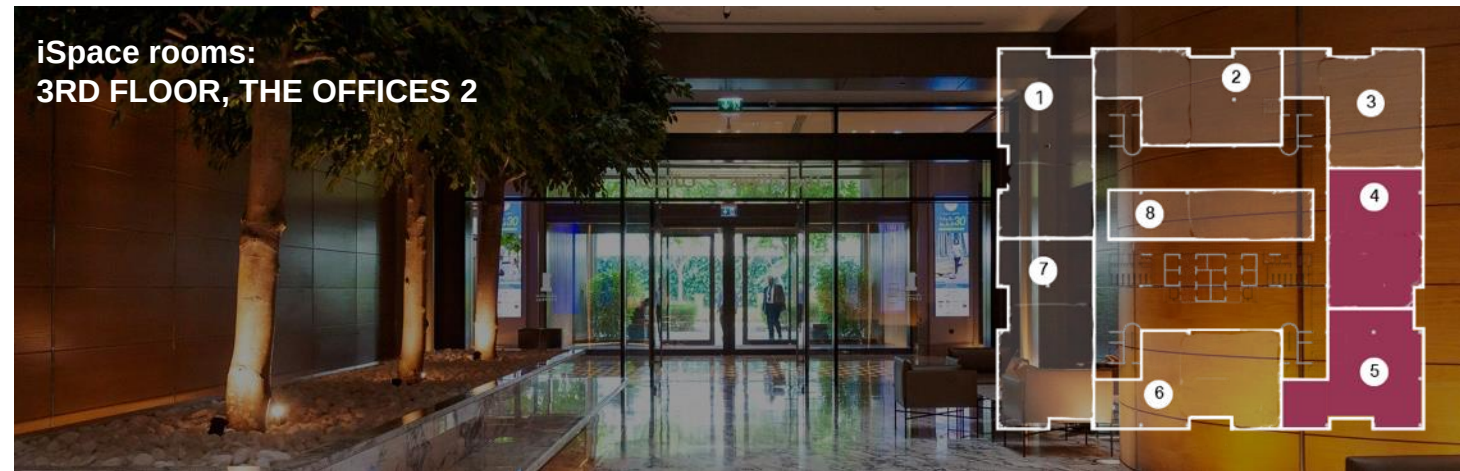
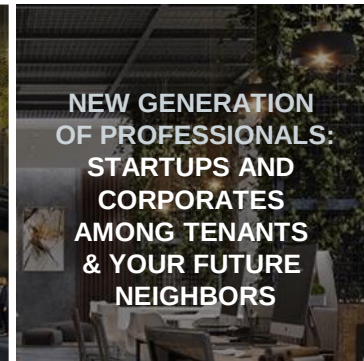
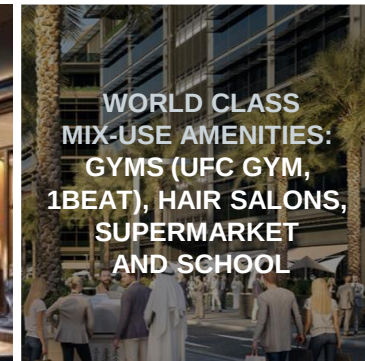
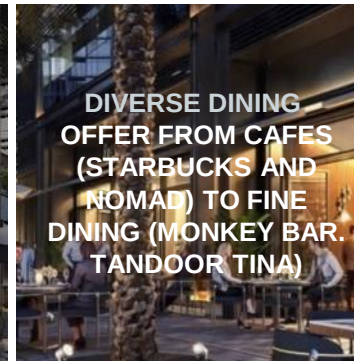
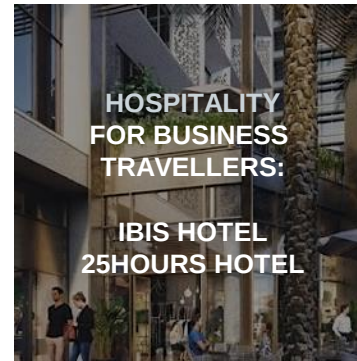


LOCATION. ONE CENTRAL

DUBAI WORLD TRADE CENTER



The Dubai World Trade Center is the perfect place to grow your business. One Central is located at the core of the city Central Business District, and adjacent to major economic areas, including Dubai International Convention and Exhibition Centre and DIFC.



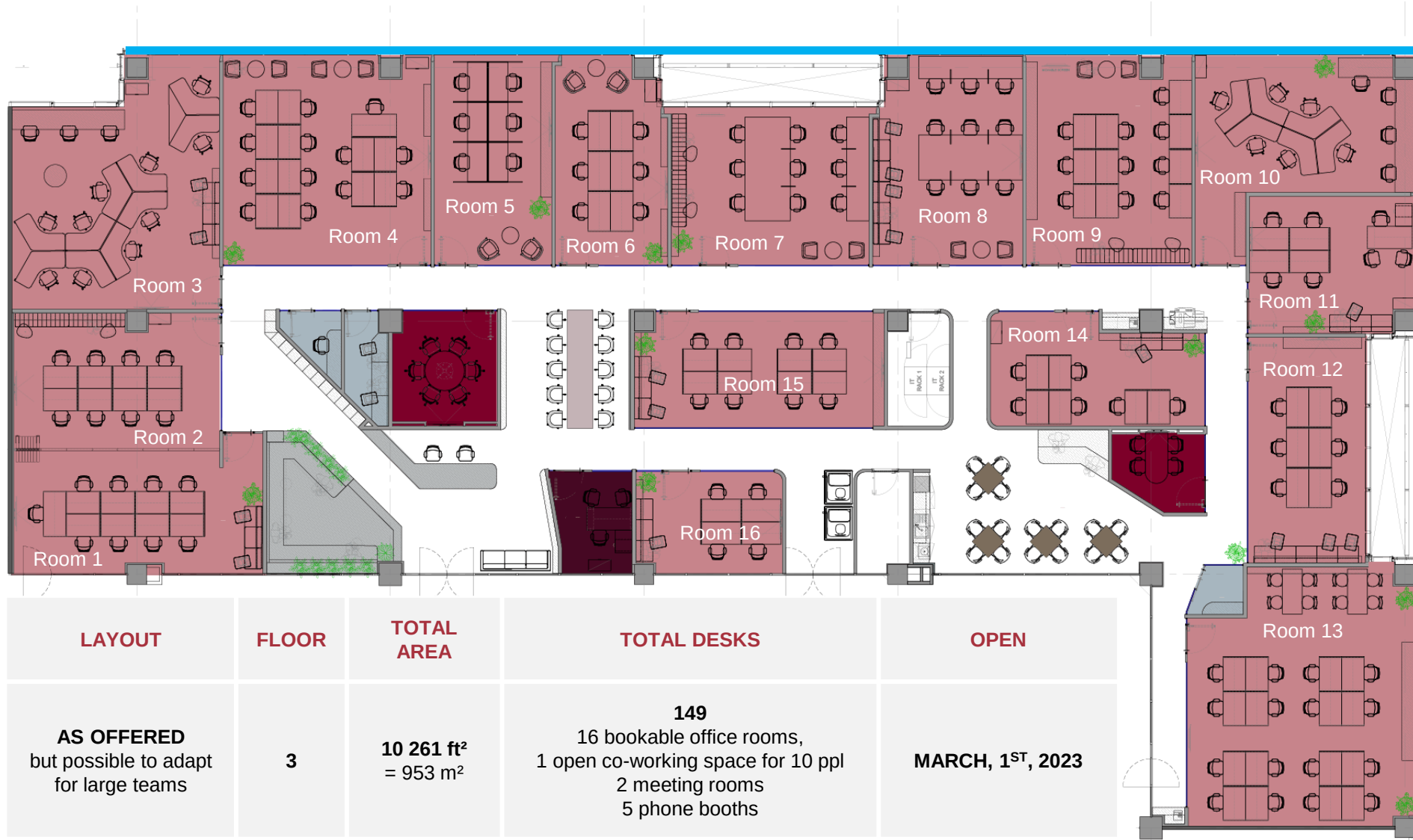
WTC METRO STATION 🚶 5 mins
DWTC 🚶 5 mins
IBIS ONE CENTRAL 🚶 2 mins

DIFC 🚗 10 mins
DUBAI INTERNATIONAL AIRPORT 🚗 15 mins
BUSINESS BAY / DOWNTOWN 🚗 15 mins

10,261 ft² = 953 m²
Flexible grade A office area

iSPACE ONE CENTRAL

OFFICE LAYOUT



KEY LEGEND

- ROOM
- RECEPTION
& WAITING AREA
- MEETING ROOM
- CO-WORKING SPACE
- MANAGER'S OFFICE
- PHONE BOOTH
- BARISTA
- ACCESS TO PANORAMIC
VIEWS OF DUBAI AND
NATURAL LIGHT

ONE CENTRAL COMMON AREAS



ONE CENTRAL PRIVATE OFFICE ROOMS



ONE CENTRAL MEETING ROOMS



Video walkthrough prepared by our strategic partner, project company and general contractor - **KPS**

<https://www.dropbox.com/s/yd1hejsvi505wbe/ISPACE%20VIDEO%20WALKTHROUGH.mp4?dl=0>



ispace your business



Pavel Tapygin

Head of Leasing

pt@multispace.ae

+971 58 675 5229

+7 903 618 07 63

3rd Floor, The Offices 2, One Central,
Dubai World Trade Center, P.O. Box 416590, Dubai, UAE

www.iSpaceProperties.ae



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