



AL MAJAL
Business Park

Company Profile



Al Majal Business Park is a subsidiary of Al Majal - a leading group of Iraqi companies that offer a wide range of products and services to the most prominent companies operating within the energy sector in Iraq.

Al Majal business units include:

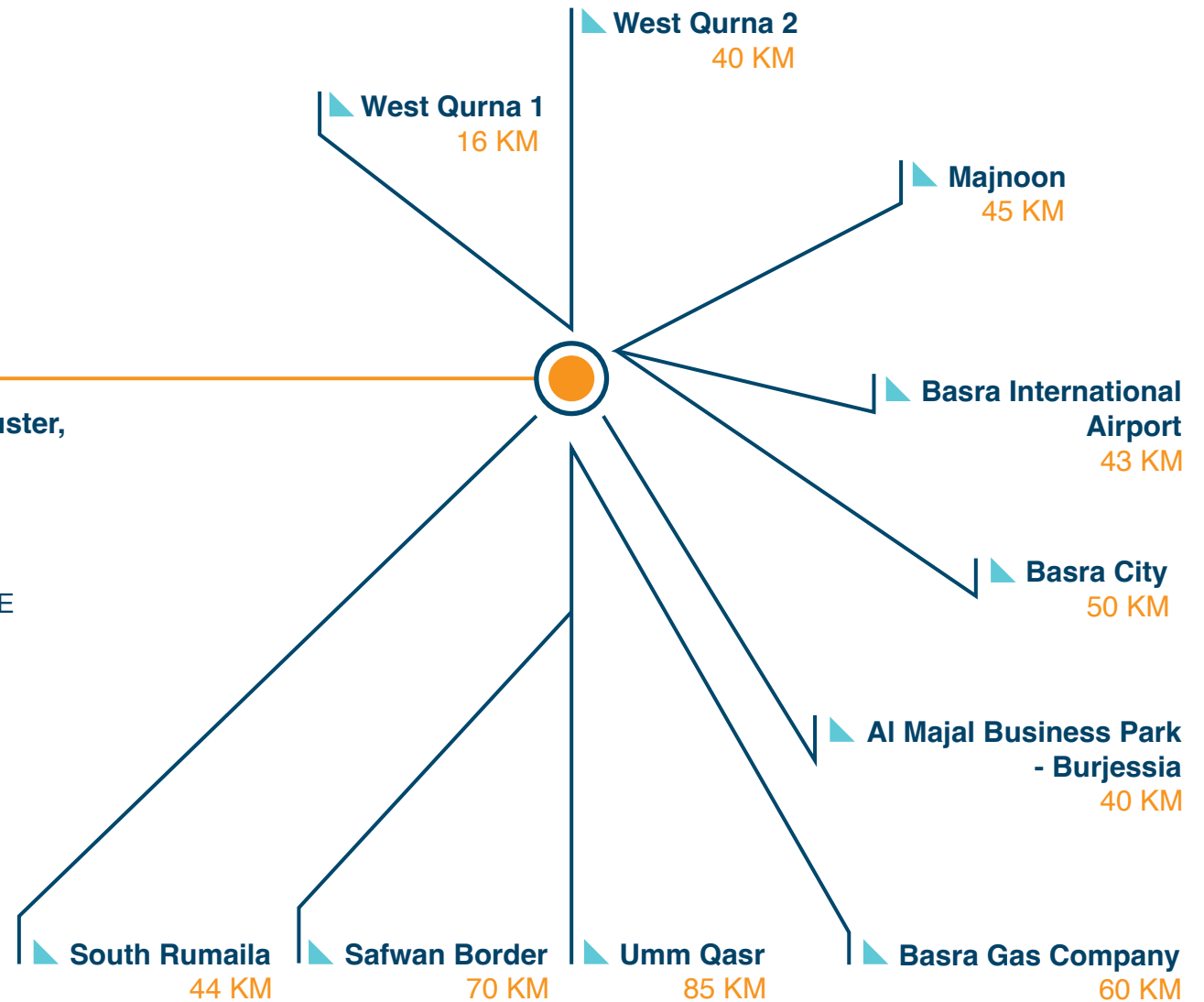
- ▶ Al Majal Business Park (AMBP)
- ▶ Al Majal Technical Services (AMTS)
- ▶ Al Majal Energy Services (AMES)
- ▶ Al Majal Logistics Services (AMLS)
- ▶ Al Majal Integrated Projects (AMIP)
- ▶ Al Majal Human Resources (AMHR)
- ▶ Al Majal Training Center (AMTC)

Al Majal Business Park (AMBP) offers full life support services within two highly secure properties in the south of Iraq, located in North Rumaila and Burjessia. Both locations are strategically located within close proximity to major oilfields and provide easy access to major ports and transportation networks.

North Rumaila

▶ Located within the North Rumaila oil-field cluster, with over 250,000 SQM in total, including:

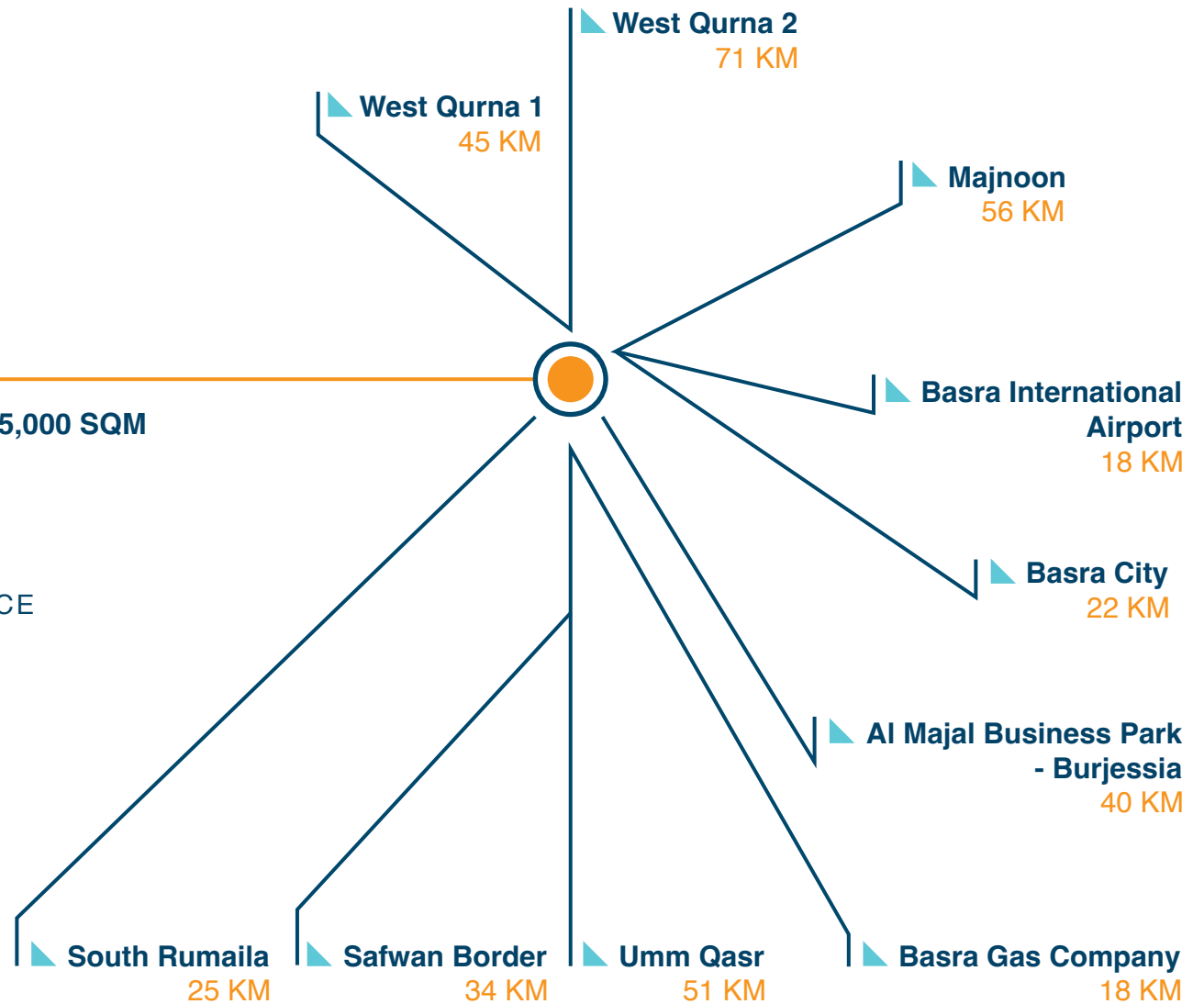
- ▶ OVER 400 RESIDENTIAL UNITS
- ▶ OVER 5,000 SQM OFFICE LEASING SPACE
- ▶ OVER 30,000 SQM WORKSHOPS AND WAREHOUSES

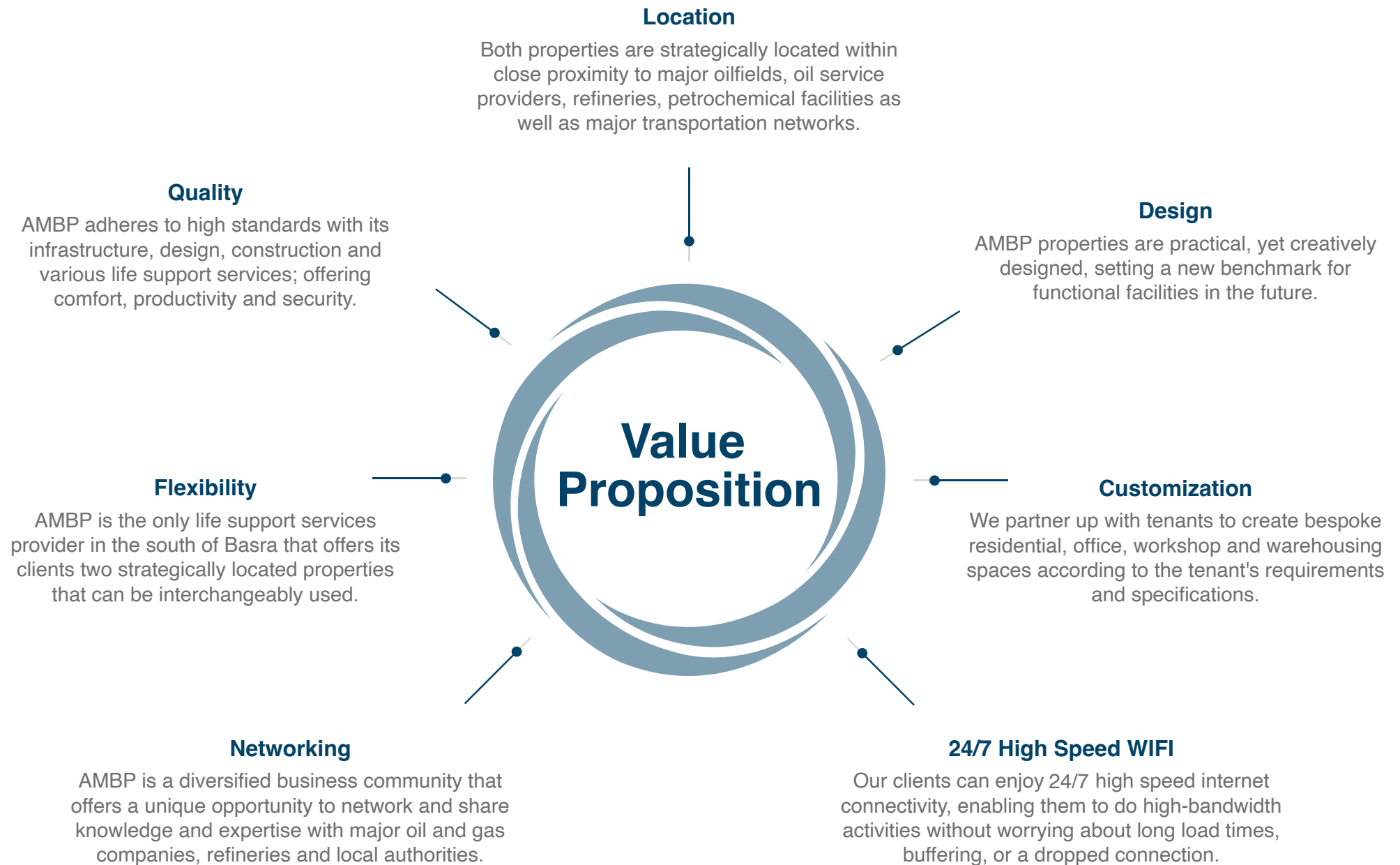


Burjessia

▶ Strategically located in Zubair, with over 145,000 SQM in total including:

- ▶ OVER 400 RESIDENTIAL UNITS
- ▶ OVER 5,000 SQM OFFICE LEASING SPACE
- ▶ OVER 5,000 SQM WORKSHOPS AND WAREHOUSES





**Water****RO water system**

Our Burjessia and North Rumaila properties are each equipped with a RO water system that covers all of our water requirements. A reverse osmosis (RO) system pre-filters water before it forces it through a semi-permeable membrane to remove dissolved solids.

**Food****Greenhouses**

The plan is for our greenhouses to eventually cover for a significant portion of our properties' fresh produce needs. Greenhouses complement our installed drip irrigation and can propel our sustainability efforts by increasing yields while consuming fewer resources.

Cold Stores

AMBP offers two cold stores at AMBP Burjessia, that allow for 120 days of food stock for both properties at all times.

**Power****On site power generators**

Al Majal Business Park has substantial on-site power generation capabilities. Each property has over 5,000 KVA which provides an essential redundancy to power provided by local electric utilities.

OUR SERVICES

Al Majal Business Park (AMBP) has set a new standard for premium life support services and facilities in Iraq, including:

- ▶ **Residential accommodations**
- ▶ **Customizable office leasing solutions**
- ▶ **Customizable workshop and warehousing solutions**
- ▶ **Yard rental for building new projects**

Residential Accommodations

Al Majal Business Park offers elegant and comfortable guest rooms, within two categories; premium and economy. All guest rooms are suitable to fit one to four beds and are available for short and long-term leasing, depending on the client's specific requirements.

The guest rooms are within short walking distance from the park's offices, workshops and warehouses, with access to delicious dining options, state of the art gym and recreation facilities.

Services:

- ▶ Daily housekeeping
- ▶ Laundry (Three times a week)
- ▶ Access to a subscription for 24/7 medical services

In-Room Amenities:

- ▶ Cable TV
- ▶ High speed WIFI connectivity
- ▶ Air Conditioner
- ▶ Office desk
- ▶ Mini refrigerator
- ▶ En-suite bathroom



Office Space

AMBP offers clients flexible tenancy options, with fully equipped office spaces, featuring high ceilings and natural daylight. We work with clients to ensure that their offices are well-suited and customized to their demands and preferences.

Our office leasing solutions include individual and shared office spaces, both fully furnished or unfurnished, in addition to land plots available for building new offices. All offerings include tailor-made supporting services, with security and convenience at the core of all offerings.



The park's business incubator's clients have access to:

- ▶ High speed internet connectivity
- ▶ Daily cleaning services
- ▶ Preventative maintenance
- ▶ Office consumables
- ▶ Executive meeting rooms and equipment
- ▶ Clerical and administrative services



Workshop and Warehousing Solutions

Our standard offering is a 10 ton crane, with customizable options and solutions available, as per the client's own requirements.

The warehouse spaces include:

- ▶ High speed internet connectivity
- ▶ Mezzanine decks for offices
- ▶ Aprons
- ▶ Certified racking
- ▶ Environmental control
- ▶ Local exhaust ventilation
- ▶ Fully certified workshop facilities
(Fire alarm system, falling object, steel structure, grounding, insulation, crane)



OUR FACILITIES

Our tenants have access to our various state of the art facilities, that are specifically designed to offer comfort, convenience and entertainment.



**Security provided
by international firms**



Medical facilities



**State of the art
recreational facilities**



Dining and catering



Security

AMBP's security providers are compliant, internationally recognized and locally authorized to operate the park's static guard force and secure both sites.

The security provision at AMBP complies with the highest security standards and measures set by international oil companies (IOC's) and have passed all audits conducted by IOC's since its establishment.

Security features include:

- ▶ Onsite parking for pre-approved vehicles
- ▶ A combination of security chain-link
- ▶ Fences with high T-walls
- ▶ Strategically located tower guards
- ▶ Live Persons-On-Board (POB) systems
- ▶ Digital CCTV coverage



Dining and Catering

Our welcoming dining facility offers an extensive selection of flavorful and nutritious dishes, while adhering to high standards in operating the remote kitchen sites.

Our dining and catering services include:

- ▶ Delicious and healthy international cuisine menus
- ▶ Breakfast buffets
- ▶ Live cooking stations
- ▶ Pre-packed meals
- ▶ Private and outdoor dining services

Both parks are home to Al Majal Bean coffee shop, offering tenants freshly brewed coffee and snacks in a casual relaxed setting.

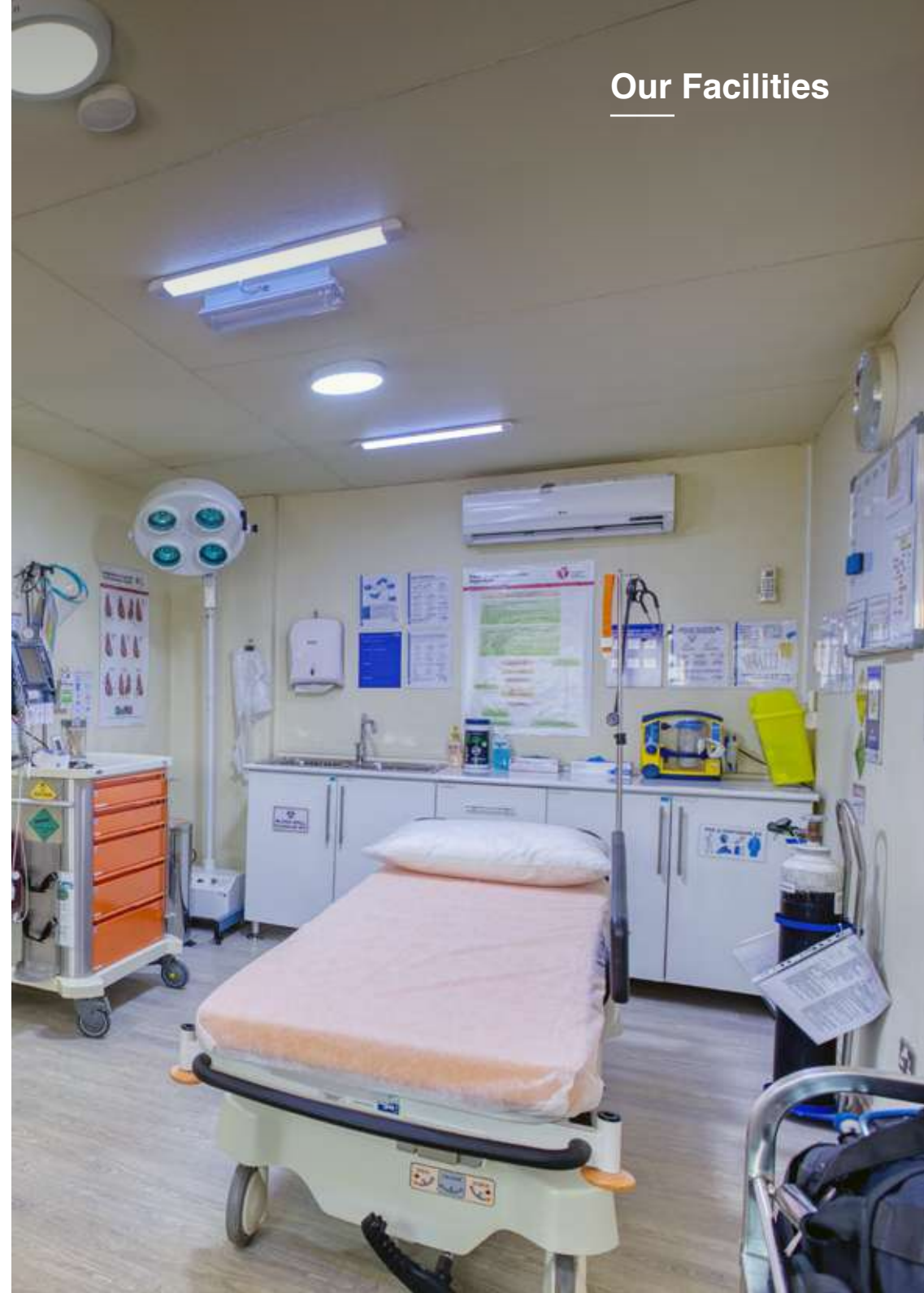


Medical Services

AMBP offers 24/7 medical services at both sites, provided by an internationally recognized medical provider; International SOS.

The medical services are provided through direct annual subscription, and include the following:

- ▶ Internationally trained medical personnel
- ▶ Onsite emergency medical support
- ▶ Routine healthcare consultations for diagnosis and treatment
- ▶ Diagnostic procedures
- ▶ Dispensary services and routine limited
- ▶ Laboratory tests
- ▶ General healthcare advice





Recreation and Fitness Facilities

We believe that our tenants deserve an exclusive space to retreat, recharge and refocus. Our recreation facilities are a leisure focused, vibrant part of AMBP that offer tenants an opportunity to network with like-minded executives and unwind in a casual relaxed setting. They include:

24/7 Fitness Center

Re-energize with a workout at our state-of-the-art gym center, open 24 hours, seven days a week and featuring a full range of cardio and weight-training equipment.

Al Majal Bean Coffee Shop

Al Majal Bean is the place to begin or end your day at AMBP. Enjoy a cup of freshly brewed coffee and a pastry in the morning, or stop by later for afternoon tea.

Sports Area

This premium venue features a state-of-the-art Football field, Volleyball, and Basketball courts, surrounded by a professional running track. Our residents can use this brilliant space to unwind and enjoy their time during the after-work hours.

Golf Simulator

The golf simulator offers unparalleled quality in performance analysis and true to life gaming. Residents can unwind while practicing on the range, or playing one of many courses including Pebble beach and The Majlis Course.

Gaming Room

The gaming room is a dedicated area for residents to bond, play games and decompress. It includes activities like table tennis, billiards and PS5 gaming consoles, with a large library of standalone games and full IT connectivity for high-speed online gaming. The lounge also offers a cinema style experience where residents can watch live sports or the latest movies in surround sound.

Outdoor Theaters

Our outdoor theater offers a casual setting to relax and unwind the day with movie nights or sporting events.

Convenience Store

The convenience store at AMBP is easily accessible, within a short walking distance from the residential accommodations.

Events and Activities

AMBP holds regular events and activities that bring all tenants together, offering them a chance to unwind, connect and reset.



CLIENTS AND PARTNERS



CONTACT US



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