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Hulhumale Future Projects

Office Tower
Marina
Hospital and Medical College
Arts and cultural center
Mix - Residential



Foreign Investment Services Bureau

Hulhumale' is the crux of the most ambitious and complex land reclamation and development project undertaken by the government of the Republic of Maldives.

Located in the central region of the country, about 3km away from Male', the development of Hulhumale' involves the creation of a new land mass on what had once been a virtually obscure lagoon known as the Hulhulé-Farukolhufushi lagoon.

A modern and unique city in the making, Hulhumale' would ease the severe housing crisis and congestion prevailing in the capital region while maintaining a large population in the area for economic benefits of the nation.

It would also create much needed employment opportunities through commercial and industrial developments while providing better-quality contemporary living environments.

Established on the 23rd March 2005, the Hulhumale' Development Corporation Ltd (HDC), undertakes the development, management and administration of Hulhumale' city.

Aspiring to carry out this vast and impressive project in a financially feasible and commercially viable manner, HDC has adopted a target oriented approach to ensure that Hulhumale' is a unique island city living up to its full potential.



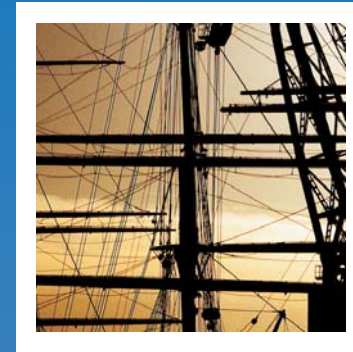
Hulhumale' Development Corporation Ltd.

Phase 1

Land area: 188 hectares
Target population: 53,000
Target completion: 2020
Residential, commercial and light industries



Marina



Location : Hulhumale



Foreign Investment Services Bureau

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Features : Anchorage for 76 vessels
commercial activities such as restaurants and
cafés
Service facilities such as fuel, water ... etc
Opportunity to cater for the lack of Marina
facilities in the greater Male' region

Urban design guidelines : Plot Area (sq.m.): 2,416
Footprint (sq.m): 1,820
Plot ratio: 8.3
Site coverage: 0.75
Max GFA (Sq.m): 20,050

Max - height : Low-rise commercial

Business Model : Long-term lease or JV with HDC

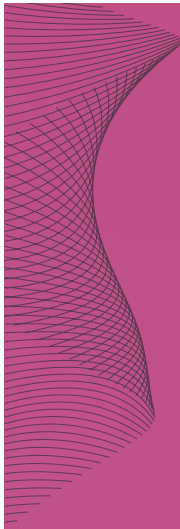
Time frame : 1 to 3 years

Hospital and Medical College



Location : Hulhumale





Features :

Opportunity for creating a hospital with advanced medical facilities to cater for the Male' region and the whole of Maldives.

Opportunity for a broader concept of developing medical tourism in the Maldives.

Urban design guidelines :

Plot Area (sq.m.): 6,495, 2,255 & 6,147

Footprint (sq.m): 4,545, 575 & 2,760

Plot ratio: 4.00, 1.00 & 1.8

Site coverage: 0.70, 0.25 & 0.45

Max GFA (Sq.m): 26,000, 2,255 & 11,040

Max - height :

6F, 2F & 4F

Business Model :

Long-term lease or JV with HDC

Time frame :

1 to 3 years



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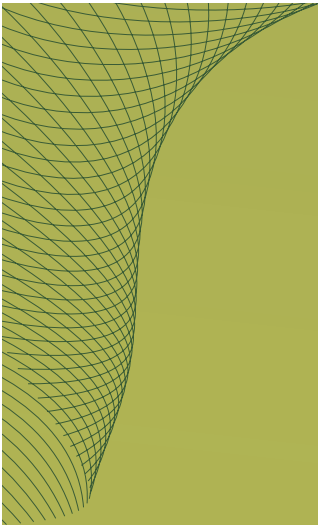
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Arts and cultural center



Location : Hulhumale



Features : Potential to cater for tourism due to link with Airport and proximity to resorts

Urban design guidelines : Plot Area (sq.m.): 8,179
Footprint (sq.m): 2,454
Plot ratio: 1.2
Site coverage: 0.3
Max GFA (Sq.m): 9,816

Max - height : 4F

Business Model : Long-term lease

Time frame : 1 to 3 years



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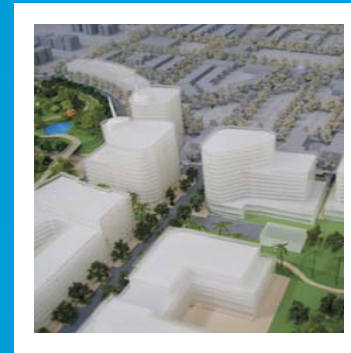
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Office Tower



Location : Hulhumale

Features : Opportunity to cater to shortage of office space in Male' and Hulhule' region
Location linked to International Airport
In line with broader direction to develop Hulhumale' as commercial hub for central region

Urban design guidelines : Plot Area (sq.m.): 2,416
Footprint (sq.m): 1,820
Plot ratio: 8.3
Site coverage: 0.75
Max GFA (Sq.m): 20,050

Max - height : 45m

Business Model : Long-term lease

Time frame : 1 to 3 years



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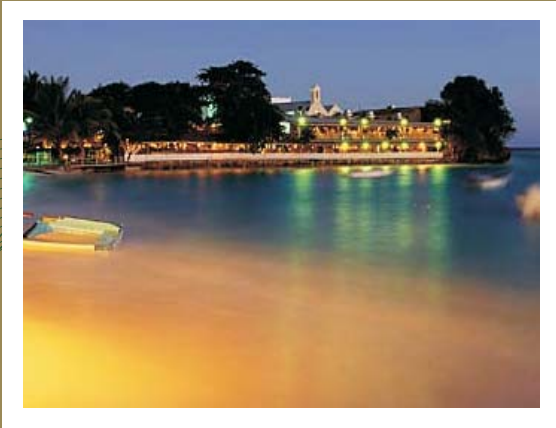
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Mix - Residential



Location : Hulhumale

Features :
Mix use residential and commercial properties
Water front view
Close to waterfront district
Potential for ground and first floor shopping complexes
and other commercial activities
Upscale residential units on higher floors

Urban design guidelines :
Plot Area (sq.m.): 2,610 - 2,558 - 2,550 & 2,590
Footprint (sq.m): 1,050 - 1,025 - 1,025 & 1,025
Plot ratio: 3.10
Site coverage: 0.4
Max GFA (Sq.m): 8,100 - 7,925, 7,900 & 8,025

Max - height : 8F

Business Model : Long-term lease or JV with HDC

Time frame : 1 to 3 years



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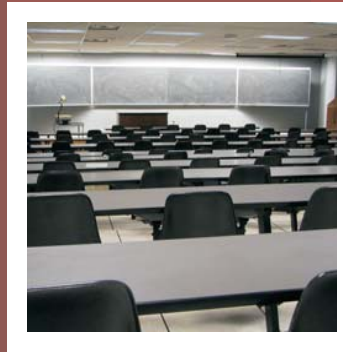
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International School



Location : Hulhumale

Features : Significant local population travels abroad for primary & secondary education.
Opportunity exists to cater for an international standard education opportunity in a local setting.
Such facilities will also be the first of its kind in the Maldives

Urban design guidelines : Plot Area (sq.m.): 2,962 & 3,000
Footprint (sq.m): 1,050 & 1,200
Plot ratio: 1.45 & 1.50
Site coverage: 0.35 & 0.40
Max GFA (Sq.m): 4,290 & 4,500

Max - height : 4F

Business Model : Long-term lease

Time frame : 1 to 3 years



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