EMIRATES DISTRICT COOLING LLC (EMICOOL)

PRE-QUALIFICATION DOCUMENTS

DISTRICT COOLING SERVICES.
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THE COMPANY

COMPANY PROFILE
COMMERCIAL REGISTRATION
EMIRATES DISTRICT COOLING LLC (EMICOOL) is a leading District Cooling Service Provider in the United Arab Emirates. A joint venture between Dubai Investments PJSC and Union Properties PJSC, the company was established in year 2003. Headquartered in Dubai Investment Park, the company is rapidly emerging as a strategic player among top tier district cooling services providers in the region.

A robust joint venture among two of the largest and respected institutions in the region brings several synergies. Sound knowledge, innovation, competitive edge and financial prowess allow the company to undertake Multi-Billion district cooling projects in the region with an appetite for rapid foray into the emerging economies in the region.

We exist to plant smiles on the faces of our customers. Our several plants precisely exist for this human endeavor. Fruits of our efforts are visible from the Green Community Development, to Dubai Investment Park. The reliability and speed of our services in Dubai Motor City is now reaching Dubai Sports City.

Dubai Investments PJSC
http://www.dubaiinvestments.com

Dubai Investments PJSC was incorporated in 1995, with the primary objective of investing in companies and projects. A world-class organization that invests in viable and profitable entities, both existing and start-ups, Dubai Investments has emerged as an assertive, market-led organization. Besides identifying and securing attractive industrial and investment opportunities in the UAE and the Gulf, it also recognizes existing businesses that have potential, but require capital to expand.

District cooling, like any high value sustainable business, requires substantial capital to initiate design and development of new plants. Be it a small community plant or a multi billion dollar plant for large master developments. As joint venture partner, Dubai Investments brings the requisite capital to meet the market demand and ensure long term financial sustenance of the projects.

The largest investment company listed on the Dubai stock Exchange, Dubai Investments was set up with a paid up share capital of AED 650 million. Currently, the company’s shareholders have grown to 20,800 with the paid up share capital exceeding AED 3.5 billion. Since 1995, the company has invested in manufacturing, food and related fast moving consumer goods, wholesale and retail, healthcare and pharmaceuticals, industrial and commercial properties, real estate, transportation, shipping, distribution and logistics, publishing and telecommunications industries.
Union Properties PJSC
http://www.up.ae

Union Properties PJSC (UP), one of the United Arab Emirates’ leading property investment developers, started as Union Property Private Limited in 1987 and floated as a public limited company in 1993. UP delivers superior and comprehensive range of developments with a project portfolio of some of the most unique landmark commercial, residential and leisure developments in the country, acknowledged internationally.

Over the last two decades, the company has grown and contributed to growth, changing the city’s skyline with innovative residential and commercial projects that reflect passion for quality, dedication to excellence and attention to detail. Today, UP are recognized as trusted developers, responsible for some of Dubai’s finest properties and creators of some of the best investment opportunities.

As part of the Emirates Bank Group, UP has the solid support of a leading financial institution, an outstanding reputation for professionalism and integrity throughout the United Arab Emirates serving public institutions, multinational corporations, the business community and the private sector.
VISION

To be a recognized as a world class provider of energy efficient district cooling.

MISSION STATEMENT

To continuously exceed customer expectations in delivering district cooling services. Our motivated and competent workforce shall deliver such services reliably, safety and efficiently. We will utilise resources responsibly while caring for the environment.

CORPORATE OBJECTIVES

- To be the preferred provider of reliable, efficient and environmentally friendly District Cooling Services.
- To utilize our knowledge base as well as professional capabilities in delivering superior district cooling services to the communities we operate in.
- To fulfill our responsibility in reducing the millions of tonnes of greenhouse gas emissions that harm the environment.
- Ensure continuous economic prosperity of our partners and stakeholders.

CORPORATE VALUES

Customer focus, industry leadership, innovation, improvement of environment, teamwork, professionalism, integrity, transparency, fairness, corporate social responsibility.

COMMERCIAL REGISTRATION

1) Trade License

Emirates District Cooling (EMICOOL) is registered as Limited Liability Company under the commercial license No 543996 of Department of Economic Development of Government of Dubai. The copy of Trade License is attached herewith as Appendix “A”. 
THE EXPANSION

EMICool Middle East
EMICool Qatar
MIDDLE EAST VENTURES

EMICOOl is committed to serving the region with its turnkey solutions. Bearing this in mind, new business ventures in process of establishment in Saudi Arabia and Qatar

1) EMICOOL Middle East – Saudi Arabia
2) EMICOOL Qatar- Qatar

Besides the above markets, the company is on the verge of finalizing a significant business venture in Sultanate of Oman. Foray into the emerging markets of South East Asia are on the agenda in the immediate future.
THE STATEMENTS

STATEMENT OF INTEREST

STATEMENT OF AVAILABILITY
STATEMENT OF INTEREST

RESIDENTIAL AND COMMERCIAL PROJECTS

EMICOOL values each customer and is keen to work on customized cooling solutions bearing in mind the unique circumstances of each customer. Customer friendly payment plans, adoption of B2B or B2C approaches are just two among several solutions that stem out of a thorough understanding of the needs of the project and the customer.

MASTER DEVELOPMENTS

An ability to see the bigger picture and connect with the multi faceted requirements of planed communities is vital to the success of master developments. Our team can offer highly focused solutions not just in cutting edge technologies, but also innovative approaches to commercial viability of the overall master development.

INTERNATIONAL MARKETS

The company is keen to expand its core business throughout the region. However, not many are fully aware of the reasons behind our bullish approach.

1. **Organic growth**: Thanks to prudent management policies of the founders, the company only believes in growth that is genuine and that can be sustained despite market conditions.
2. **Understanding the business**: Sustainable growth only happens with a thorough understanding of the market and an ability to deliver value consistently.
3. **Riding on core competencies**: Engineering acumen, commitment to business development and access to unlimited funding are our strategic strengths. We are absolutely committed to utilizing these competencies and realizing our vision.
4. **Domination of key markets**: Avoiding hype and focusing on depth and substance will be key in our effort to enter new markets and dominate them.
5. **Team Work**: We are fully alive to the wonders of team work. Entering new markets requires local knowledge. The company is extremely keen to join hands with stake holders that demonstrate value and believe in long term relationships.

CONSULTANTS

Knowledge based economies almost always stand the test of time. Corporate growth that utilize the engines of knowledge always have an edge over competition.

EMICOOL is committed to engaging professionals and consultants while pro-actively reaching out to key markets. Recognizing and rewarding value is a natural process.
STATEMENT OF AVAILABILITY

The management as well as the shareholders of EMICOOL have extended their fullest backing and cooperation to the growth objectives of the company.

They are completely committed to provide their support in principle upon formalization of EMICOOL's commitments.
THE MANAGEMENT

ORGANIZATION AND RESOURCES

COMPANY SINGLE POINT CONTACT DETAILS
ORGANIZATION AND RESOURCES

EMICOOL has an executive management team of highly qualified and seasoned professionals. Our technical expertise and strong financial position allow us to attract exceptional talent. The sheer joy of working in an open minded environment combined with the encouragement to take ownership of assignment helps us to retain our human resources.

The following leaders comprise the key personnel guiding the organization.

Chairman: Mr. Abdul Aziz Al Serkal
Managing Director: Mr. Adib Moubadder
Technical Director: Mr. Fabian Jayasuriya
Finance Director: Mr. Anand Sundaresh
Support Service Director: Mrs. Sanela Habbab
Operations and Maintenance Head: Mr. Anas Chaker
COMPANY’S SINGLE POINT CONTACT DETAILS

OVERALL OPERATIONS

Managing Director:  Adib Moubadder
Address: Post Box 9152, Dubai, United Arab Emirates
Telephone
Direct: +971 4 8853 022
Fax: +971 4 8852 453
E mail: adibm@emicool.net

Executive Office
Ms. Allen May
Contact e mail: allen@emicool.net

TECHNICAL

Technical Director: Fabian Jayasuriya
Address: Post Box 9152, Dubai, United Arab Emirates
Telephone: +971 4 8852 452
Fax: +971 4 8852 453
E mail: fabian@emicool.net
THE CAPABILITIES

FINANCIAL CAPABILITIES

EMICOOL’S PAST PROJECTS HISTORY

EMICOOL’S RECENT EXPERIENCE IN BRIEF

OPERATION & MAINTENANCE AND EXPERIENCE IN BRIEF

EMICOOL’S PROJECTS OVERVIEW
FINANCIAL CAPABILITIES

FINANCIAL INDICATORS

<table>
<thead>
<tr>
<th>Description</th>
<th>Year 2008 (Million’s), AED</th>
<th>Year 2009 (Million’s) AED</th>
<th>Year 2010 (Million’s) AED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assets</td>
<td>937.51</td>
<td>1,325.37</td>
<td>1,372.72</td>
</tr>
<tr>
<td>Turn Over</td>
<td>58.46</td>
<td>132.10</td>
<td>153.17</td>
</tr>
</tbody>
</table>

BANKERS
We Maintain the following banking relationships

1) Abu Dhabi Islamic Bank
   P.O Box 46000,
   Sh. Zayed Road,
   Dubai, UAE.

2) Union National Bank
   P.O Box 33875
   Sh. Zayed Road,
   Dubai, UAE.

3) Mashreq Bank Psc
   P.O Box 1250
   Dubai, UAE

4) Emirates Bank
   P.O Box 2923
   Dubai, UAE

5) Standard Chartered Bank
   P.O Box 999
   Dubai, UAE
EMICCOOL typically works with a Build, Own, and Operate (BOO) business model. Our total nominal capacity exceeds 330,800 TR including reticulation pipe network and Energy Transfer Stations.

- Commercial Operations commenced in April 2004 by Providing District Cooling Services to Green Community Phase 1 through its First Plant.

- June 2005, EMICCOOL started the Second Phase of Plant 1 in order to provide District Cooling Services to EWAN Residence, Dubai Investment Park.

- June 2006, Initiated Plant 4 works in Order to Provide 20,000 TR in two Phases, which were completed in May 2007. Operations and Maintenance was taken over by the EMICCOOL in May 2009.

- December 2006, Work commenced on Plant 6 to provide 60,000 TR (30,000 TR Mechanical Plant Capacity and 30,000 TR-H TSE) District Cooling Service to the Dunes Village and Dubai Lagoon Development in Dubai Investment Park. Commercial Operations started on 1st of August 2010.

- April 2007, EMICCOOL initiated Plant 3 works to provide 60,000 TR (3 Phases) and 82,000 TR-H TSE and deliver the District Cooling Service to the Phase 5 Development of Dubai Investment Park. First Two Phases were completed and commercial operations shall begin in mid of year 2012.

- Feb 2007, Twin plants, Plant 7 and Plant 8 initiated to Provide 80,000 TR Mechanical Capacity and 77,600 TR-H (Each Plant represent 40,000 TR Mechanical Plant Capacity and 38,800 TR-H TSE) to the Motor City Development, Dubai. Plant 7 was in Operation since May 2010 and Plant 8 planned to be in Operation from mid of year 2012.

- June 2011, EMICCOOL shall Design, Build, Own and Operate “DBOO” a plant in Dubai Sports City. A Joint Venture among EMICCOOL and Dubai Sport City (Master Developer of Dubai Sport City- Dubai) the plant shall be of 20,000 TR Mechanical Capacity. Execution work commenced on October 2011.

EMICCOOL has a strong footprint in the Research, Technical, Marketing, Operations Maintenance and Finance domains. This all round acumen present the company with capabilities to undertake future projects with a commitment to deliver cost effective, eco friendly and state of the art technology to developers and end users.
EMICOOL’S RECENT EXPERIENCE BRIEF

The table below provides the status of various plants planned / chilled water pipe network and ETS’s operated by EMICOOL as of 2010:

<table>
<thead>
<tr>
<th>Name &amp; Address</th>
<th>Description Of the Contract /Project</th>
<th>Commencement of Contract</th>
<th>Period Of Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant 1</td>
<td>District Cooling Plant-1 had Existing Capacity of around 7,000 TR, the Plant 1 Expansion comprise the total Plant Capacity of 11,325 TR and future Thermal Storage Tank arrangements having capacity of 16,000 Ton Hours and make up water tank of 1000 Cu meters</td>
<td>28th March 2003</td>
<td>2 years</td>
</tr>
<tr>
<td>Plant 3</td>
<td>Dubai Investment Park -Plant 3 total capacity of 75,000 TR Comprising of 3 Phases as follows: Phase-I:- 20,000 TR and 7,500 TES Tank Phase-II:- 20,000 TR and 7,500 TES Tank Phase-III:- 20,000 TR</td>
<td>3rd April 2007</td>
<td>3 years</td>
</tr>
<tr>
<td>Plant 4</td>
<td>Dubai Investment Park - Plant 4 has total capacity of 20,000 TR Comprising 2 Phases and TES Tank 5,000 TR-H are as follows Phase-I:- 12,000 TR Phase-II:- 8,000 TR</td>
<td>1st June 2006</td>
<td>2 years</td>
</tr>
<tr>
<td>Plant 6</td>
<td>Dubai Investment Park-Plant 6 total capacity Comprising of 30,000 TR Chiller and 30,000 TRH TES.</td>
<td>21st December 2006</td>
<td>2 years</td>
</tr>
</tbody>
</table>
Dubai Motor City-Plant 7 has total capacity of 40,000 TR each Comprising each Plant of 2 Phases are as follows

Phase-I:- 20,000 TR and 38,800 TRH TES Tank
Phase-II:- 20,000 TR

14th February 2007
2 years

Dubai Motor City-Plant 8 has total capacity of 45,000 TR each Comprising each Plant of 2 Phases are as follows

Phase-I:- 20,000 TR and 38,800 TRH TES Tank
Phase-II:- 20,000 TR

14th February 2007
2 years

<table>
<thead>
<tr>
<th>Description</th>
<th>DIP (31 Square Kilometer) (Km)</th>
<th>DMC (Km)</th>
<th>Contracts Volume (Million AED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chilled Water Networks</td>
<td>120</td>
<td>50</td>
<td>347</td>
</tr>
<tr>
<td>ETS's</td>
<td>160</td>
<td>29</td>
<td>80</td>
</tr>
<tr>
<td>Total</td>
<td>180</td>
<td>79</td>
<td>427</td>
</tr>
</tbody>
</table>

The Chilled Water Pipe Network Diameter varies between (100 – 1500 mm Dia.).
OPERATION AND MAINTENANCE

As a leader in energy efficiency and sustainability, a strong ethics and support resource required to maintain the energy efficient, whereby EMICOOL could provide technical expertise and know how. This understanding transformed into customer-specific solutions to meet our objectives.

EMICOOL’s in-house Operation and Maintenance Department is providing standard O&M services to its plants and its reticulation chilled water network via 24x7 basis.

With effective ethics of operating the chillers and the equipments, EMICOOL managed to achieve best kW/TR ratio in its all operating plants, which gave significant sustainable savings of operation.

EMICOOL’S O&M EXPERIENCE BRIEF

The table below provides the status of various plants including its chilled water pipe network and ETS’s operated by EMICOOL as of to date;

<table>
<thead>
<tr>
<th>Plant</th>
<th>Description</th>
<th>Commencement of O&amp;M</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant 1</td>
<td>Plant Capacity of 11,325 TR</td>
<td>April 2004</td>
<td>In-House O&amp;M</td>
</tr>
<tr>
<td>Plant 3</td>
<td>Total capacity of 75,000 TR</td>
<td>TBA</td>
<td>TBA</td>
</tr>
<tr>
<td>Plant 4</td>
<td>Total capacity of 20,000 TR and TES Tank 5,000 TR-H</td>
<td>May 2009</td>
<td>In-House O&amp;M</td>
</tr>
<tr>
<td>Plant 6</td>
<td>Total Capacity 30,000 TR and 30,000 TRH TES.</td>
<td>August 2010</td>
<td>In-House O&amp;M</td>
</tr>
<tr>
<td>Plant 7</td>
<td>Total capacity of 40,000 TR and 38,800 TRH TSE.</td>
<td>May 2010</td>
<td>In-House O&amp;M</td>
</tr>
<tr>
<td>Plant 8</td>
<td>Total capacity of 40,000 TR and 38,800 TRH TSE.</td>
<td>TBA</td>
<td>TBA</td>
</tr>
</tbody>
</table>
THE PERFORMANCE
The Plants achieved overall best performance during the operation as follows

<table>
<thead>
<tr>
<th>Plant</th>
<th>Description</th>
<th>Best kW/TR Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plant 1</td>
<td>Plant Capacity of 11,325 TR</td>
<td>0.84 kW/TR</td>
</tr>
<tr>
<td>Plant 4</td>
<td>Total capacity of 20,000 TR and TES Tank 5,000 TR-H</td>
<td>0.89 kW/TR</td>
</tr>
<tr>
<td>Plant 6</td>
<td>Total Capacity 30,000 TR and 30,000 TRH TES.</td>
<td>0.93 kW/TR</td>
</tr>
<tr>
<td>Plant 7</td>
<td>Total capacity of 40,000 TR and 38,800 TRH TSE.</td>
<td>1.00 kW/TR</td>
</tr>
</tbody>
</table>

THE O&M DEPARTMENT
Operation Maintenance Departments structure as follows

1) Operation & Maintenance Head
2) Plant Operation and Network In charge
3) Plant Operators
4) Technicians
5) Handy men

EMICool PROCEDURES
The following QHSE procedures is strictly followed during the course of O&M

1) Control of Documents & records
2) Equipment maintenance
3) Chilled water Generation
4) Calibration of the equipment
5) Inspection & Quality Control
6) Incident, Accident reporting and investigation
7) Identification & evaluation of aspects and hazards
8) Control nonconformity, corrective & preventive actions
9) Measurements, analysis and improvement
10) Emergency preparedness & response
11) Training
12) Internal & External Communication
13) Audit
14) Legal & other requirements
EMICCOOL - PROJECTS OVERVIEW.

District Cooling Plant # 1
Dubai Investment Park Development.
District Cooling Plant # 3

Dubai Investment Park Development.
District Cooling Plant # 4

Dubai Investment Park Development.
District Cooling Plant # 6

Dubai Investment Park Development.
District Cooling Plant # 7

Dubai Motor City Development
District Cooling Plant # 8

Dubai Motor City Development
THE HEALTH AND SAFETY

OCCUPATIONAL SAFETY AND HEALTH (OSH)
OCCUPATIONAL SAFETY AND HEALTH (OSH)

It is the policy of EMICOOL to comply with the Occupational Safety and Health (OSH) standards and provide working conditions that protect its employees from physical hazards, unhealthy conditions and unsafe acts of other personnel.

The company shall endeavor to provide all its employees working conditions that do not impair their safety and health. It is committed to the requirements of law to reduce hazards through the promotion of safety and health standards, particularly those of the OSH.
APPENDIX “A”

TRADE LICENSE

ORGANIZATION CHART