Project Brief

Lusail City is one of the most significant Coastal Developments planned for Qatar within the coming years and is set to become an important milestone in a new urban growth corridor that will expand northwards from Doha. The Lusail City will respond to the need for new housing, commercial and retail space, together with full infrastructure development. The Lusail City is expected to house approximately 200,000 residents, retail, commercial centers, hotels, community facilities Restaurants and Kiosk. The total resident, office and visitor population is expected to be approximately 450,000.

Purpose Of Tender

Investors will only be selected from qualified firms recognized for Operating Restaurants and Cafes, and Retail Experience to deliver of a pre-selected range of F&B offerings, unique concept, products and with full presentation and specific details. LREDC will accept submissions proposals to Joint Venture, or Partnerships, International GCC and/or Qatar experience that meet the pre-requirements and evaluation criteria for the whole of the scope and works as set out below.

Project Requirement's

1. F&B Kiosk shall consist of the provision of a minimum range of light food stuffs, sandwiches, snacks, hot and cold beverages on a take away basis.
2. Retail Kiosk shall consist of what pedestrians and visitors may need of merchandises or services and can include cold beverages on a take away basis.
3. All food items and or Merchandise provided by Kiosks shall be offered at TENANT pricing discretion.
4. Kiosks shall be operated at hours proposed by the TENANT, throughout the agreement terms.
5. LREDC is willing to consider any other Retail Service opportunity which the TENANT is encouraged to propose as part of the service.

Technical Information's.

All Design engineering Services and Systems has been considered during Design and Construction of Buildings.

- External Lighting Design
- District cooling system of Lusail city.
- Pneumatic waste collection (PWC) system of Lusail city.
- Building Maintenance Unit (BMU).
## Projects and Surface Area

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Location</th>
<th>Ground Floor Area</th>
<th>Roof Dining Area</th>
<th>Building Height</th>
<th>Outside Dining</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>kiosk /Full Fit-Out</td>
<td>Crescent Park /Block 5</td>
<td>25M²</td>
<td>23M²</td>
<td>G+1</td>
<td>YES</td>
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<tr>
<td>2</td>
<td>Kiosk /Juize Bar No 1</td>
<td>Marina South Prom /Zone 5</td>
<td>18m²</td>
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<td>3.800M</td>
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<td>3</td>
<td>Kiosk/Multi Use No 2</td>
<td>Marina South Prom /Zone8</td>
<td></td>
<td>23M²</td>
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<tr>
<td>4</td>
<td>Kiosk/Multi Use No3</td>
<td>Marina East Prom /Zone 5</td>
<td>23M²</td>
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<td>3.860M</td>
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</tbody>
</table>
MARINE DISTRICT THREE (3) KIOSK

1. JUICE BAR KIOSK SOUTH PROMENADE (ZONE 5)
2. MULTI USE KIOSK SOUTH PROMENADE (ZONE 8)
3. MULTI USE KIOSK EAST PROMENADE (ZONE 5)
MARINE DISTRICT JUICE BAR KIOSK No 1
SOUTH PROMENADE ZONE 5
MARINE DISTRICT MULTI USE KIOSK No 2
SOUTH PROMENADE ZONE 8
MARINE MULTI USE KIOSK No 3
EAST PROMENADE ZONE 5
BLOCK 5: CRESCENT PARK KIOSK
INTRODUCTION
This Scope of Services outlines the requirements for providing F&B Services and Operations of units by the TENANT.
The proposed Restaurant and Kiosk facilities is intended to serve as a regional attraction and is located at the North Crescent Park and South Marina District, currently being constructed, and will be Leased to or JV with the TENANT who will be required to enter into an Agreement with LREDC under GENERAL CONDITIONS OF CONTRACT renewable clause.

GENERAL
Lusail Real Estate Development Company (LREDC) seeks to retain a highly qualified F&B owner or operator with related background to Lease or Operate Kiosk F&B units and provide other range of F&B services that will benefit the community of Lusail City Project

SCOPE
1. Electromechanical
   o Complete electromechanical works Obtain all related governmental approvals and licenses for the works
   o All tenant’s equipments and installations must be done by the tenant.
   o All plans and drawings must be submitted and approved by LREDC

2. Fit-Out
   o Complete fit-out and decorations as per the investor/tenant standard Obtain all related governmental approvals and licenses for the works Maintenance and of all tenant’s equipments and installations must be done by the tenant. All plans and drawings must be submitted and approved by LREDC

3. Modification/installation
   o All desired/required modification or installations to the unit (signboard, outside seating, lightings, decorations, advertising, generator, waste bin, gas cylinder, etc.) must be pre-approved by LREDC

4. Sales
   o Sales report must be submitted quarterly (as explained further in the agreement)