

DAMAC

LIVE THE LUXURY

WHY DUBAI WHY DAMAC



A background image of the Dubai skyline at dusk, featuring the Burj Khalifa and other skyscrapers reflected in the water. The image is overlaid with large, abstract, wavy shapes in dark green, dark red, and dark blue. The text "DUBAI" and "A CITY THAT NEVER STOPS RISING" is centered in a bold, yellow, sans-serif font.

DUBAI

A CITY THAT NEVER STOPS RISING

Dubai Economic Growth Drivers



High Rental Yields

Investors can earn rental yields from 7% to 8% annually, surpassing many global markets



Tax Free Environment

The UAE offers zero taxes on income, capital gains and wealth, maximizing returns for investors



Strong and Stable Currency

1 USD = 3.67 AED Pegged
Since 1997, the peg has remained stable, reducing exchange rate risk for international businesses and investors



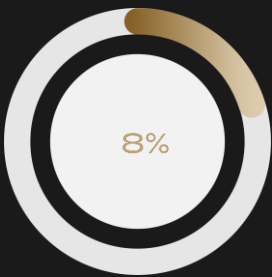
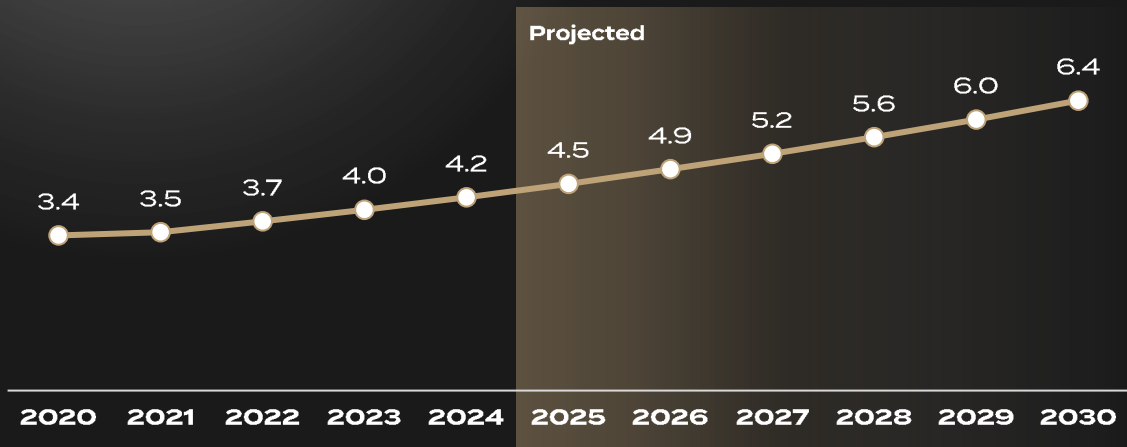
UAE Golden Visa Benefits

Real estate investments in Dubai can grant long-term residency and exclusive Golden Visa Benefits

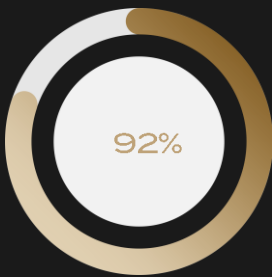
Dubai Population Growth & Trend



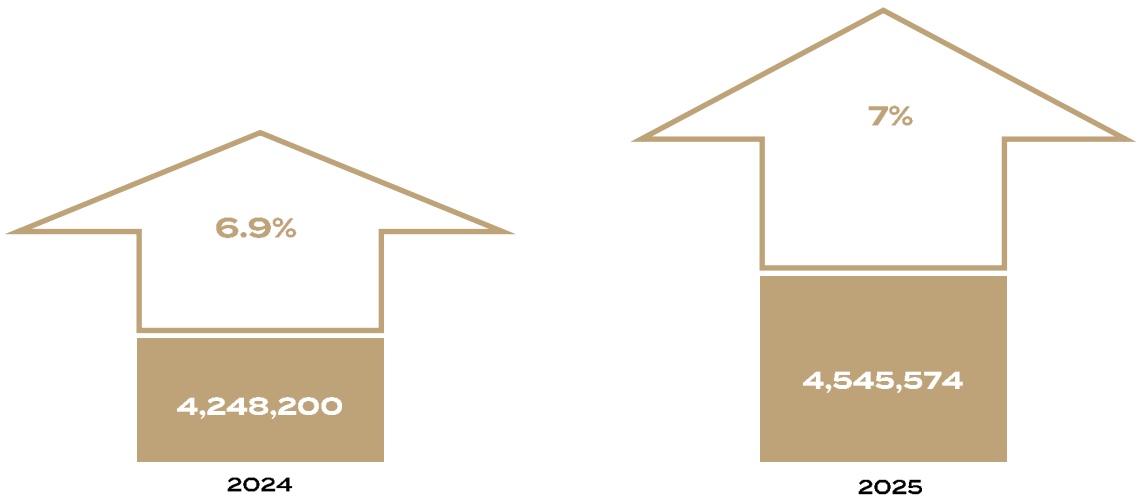
Dubai's Population Growth (Millions)



Emirati Population

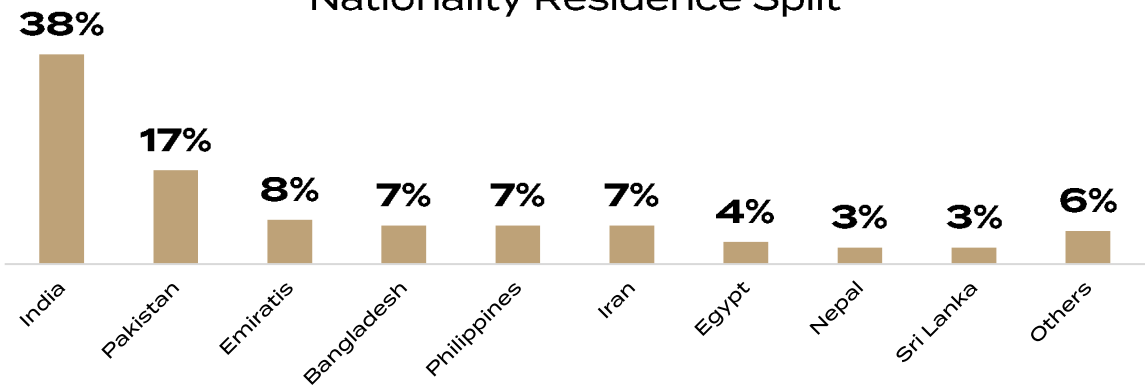


Expatriate Population



Dubai aims to reach 7.8 Million+ population by 2040

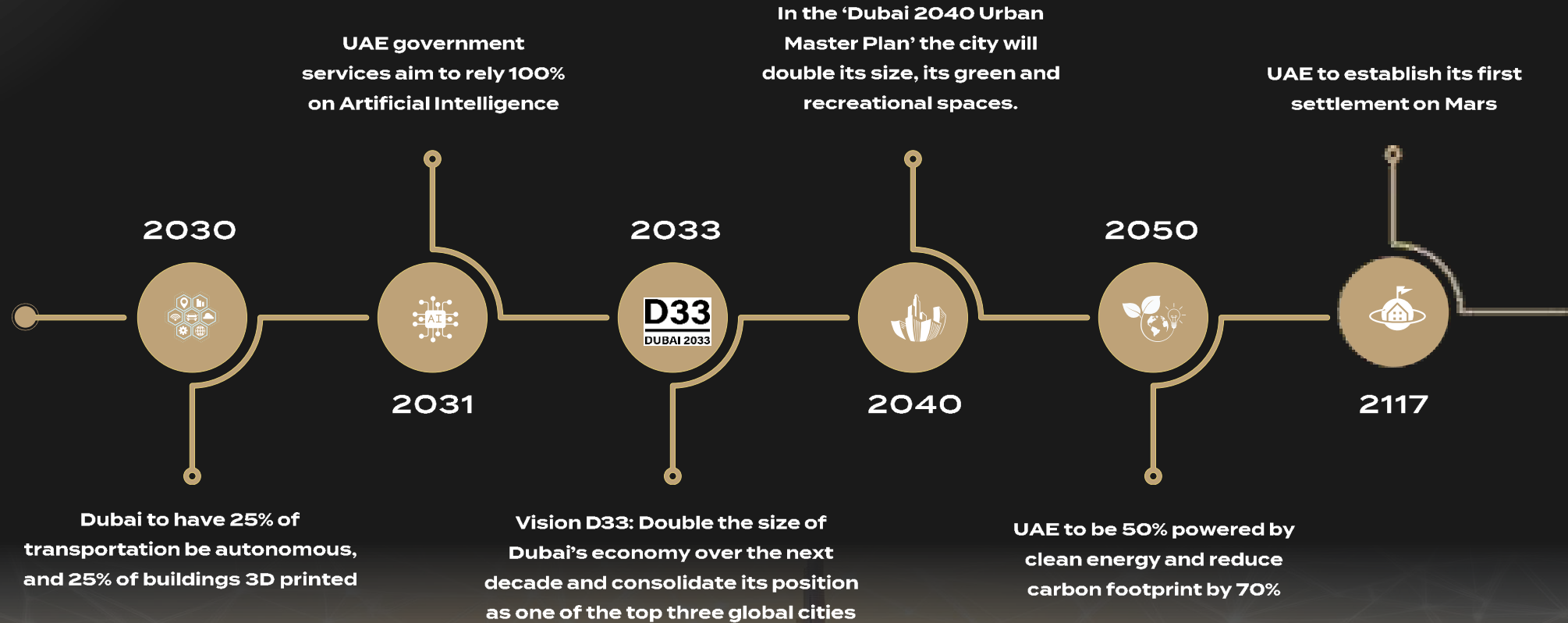
Nationality Residence Split



Source : [Dubai Statistics Center](#) , [Global Media Insight](#), [Central Bank of UAE – Quarterly Economic Review March 2025](#), [World Economic Outlook Update, January 2025](#), [TradingEconomies.com](#)

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Dubai: Vision of the Future



Dubai 2040 Urban Master Plan – Key Highlights

Dubai 2040 Urban Master Plan

7.8 Million
Population increase by
the year 2040 (from 3.3
million now to 7.8 million)

5 Urban Centers

Development of Urban Centers
Deira Bur Dubai, Downtown,
Dubai Marina, Expo 2020 and
Dubai Silicon Oasis

+55%

Of the population to live
within 800 meters of a main
public transport station

+134%

Increase in space for
hospitality and tourism
activities

+25%

Increase in spaces
designated for
educational and health
facilities

+105%

Doubling the size of
green and recreational
areas



Dubai's Biggest Connectivity & Mobility Projects

14 New metro stations under construction



New Metro Line
Blue metro line, 14 Stations
(under construction) AED 18bn
(USD 4.9bn) Completion in 2029

Passenger flights already operational



Al Maktoum International Airport
260 million passengers each year
AED 129bn/ USD 35bn
Phase 1 completion in 2032

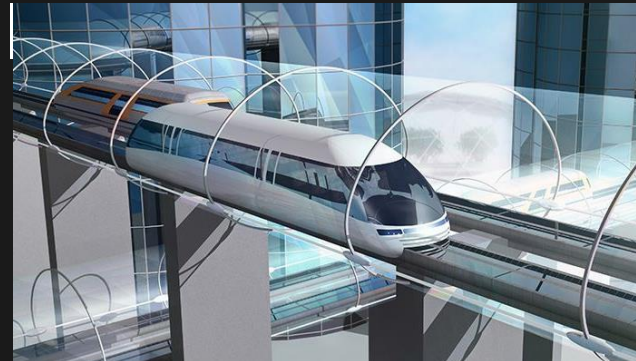
Phase 1 functional since January 2026



Etihad Rail
36.5 million passengers per year,
60million tons of freight
AED 40bn (USD 11bn)
Completion by 2030



Roads & Highways
226km roads, 115 bridges
and tunnels (57 initiatives)
AED 35bn (USD 9.5bn) Completion 2027



Hyperloop – Dubai/ Abu Dhabi
12min one way trip, 1,200 Km/Hr
AED 22bn/ USD 6bn



The Loop
93 km Climate-Controlled
Urban Mobility Corridor
No public disclosed investment
Completion 2040



What Can

US \$1 Million

Buy Around the World

Residential space **2X**
higher in Dubai compared
 to Singapore, New York, Hong
 Kong

Real Estate Structure & Governance



Established in 1960, Dubai Land Department (DLD) prepares all the necessary legislations required to propel as well as regulate the real estate sector in Dubai. It also organizes and promotes real estate investment and disseminates knowledge.



Real Estate Regulatory Agency (RERA)

Regulatory Arm,
established in 2007



Real Estate Investment Management & Promotion Centre

Investment Arm,
established in 2011



Dubai Real Estate Institute

Educational Arm,
established in 2007



Rental Dispute Settlement Centre (RDSC)

Judicial Arm,
established in 2013

Real Estate Safety

- ESCROW account mandatory to launch off-plan sales
- Buyer's payments are deposited into the project's ESCROW account
- Developer may withdraw ESCROW funds only upon submission of certified construction progress
- Construction progress is published on DLD website
- RERA may impose penalty for regulatory non-compliance
- Defect Liability Period (DLP): 1 year for general defects; 10 years for structural defects
- 5% retention from the construction contracts value is held during the DLP to cover post completion defects

**Golden Visa
10 Years**



**Property Investor Visa
2 Years**



**Retirement Visa
5 Years**



Golden Visa 10 Years

Investment Required: AED 2 Million

Benefits

- Extended Stay outside the UAE: There is no limit on how long you can be outside the UAE to keep your visa active.
- Sponsor up to 2 maids and 1 driver for 2 years
- Sponsor your Family for the same period for 10 years
- Sponsor your child Age limit is less than 30 years for boys & girls Unmarried
- Sponsor your parents for a period of 10 years.
- Work, study or reside long-term in UAE without requiring a sponsor
- Open a bank account in the UAE

Recent Benefits Offered by UAE Government

In 2025, the UAE introduced new global support services for Golden Visa holders:

- Emergency assistance abroad
- 24/7 government support hotline
- Electronic return document if passport is lost
- Crisis evacuation assistance
- Repatriation support in emergencies

These services were previously mostly available only to citizens.

Property Investor Visa 2 Years

Investment Required: No minimum property value

Benefits

- Husband or wife, and children can be sponsored for the same period for 2 years
- Sponsor your parents for 1 year.
- Work, study or reside long-term in UAE without requiring a sponsor
- Open a bank account in the UAE
- Investors can later upgrade to the 10-year Golden Visa if property investment reaches AED 2 million.

Criteria

- There is no minimum property value required for sole property owners, however for jointly owned, each owner must hold a minimum share of AED 400,000 to be eligible.
- To apply for residency, the property must be ready or at least 50% construction completed.

Retirement Visa 5 Years

Investment Required: AED 1 Million

Benefits

- Husband or wife, and children can be sponsored for the same period for 5 years
- Work, study or reside long-term in UAE without requiring a sponsor
- Open a bank account in the UAE
- Sponsor your parents for a period of up to 5 years.
- Age Criteria is 55 Years or above

Criteria

- You should have a property in the UAE with a minimum value of AED 1 Million
- To apply for residency, the property must be ready or at least 50% construction completed.

WHY **DAMAC**

The Largest Private Developer in UAE



Leadership



DAMAC Overview



**Market Share
&
Performance**



Visionary Leadership that Shapes the Future



Ali Sajwani
Managing Director



Hussain Sajwani
Founder



Amira Sajwani
Managing Director

Honoured with 50+ Awards Sectors & Recognitions 2025



LEADERSHIP & RECOGNITION

FORBES LIST – The World's Richest Arabs 2025
Hussain Sajwani
FOUNDER, DAMAC GROUP

Lifetime Achievement Award
GULF BUSINESS
Hussain Sajwani
FOUNDER, DAMAC GROUP

Power 100 List
CONSTRUCTION WEEK
MIDDLE EAST
Hussain Sajwani
FOUNDER, DAMAC GROUP

Most Influential Arabs 2022
ARABIAN BUSINESS
Hussain Sajwani
FOUNDER, DAMAC GROUP

Best Leaders List
CEO MIDDLE EAST
Hussain Sajwani
FOUNDER, DAMAC GROUP

Next Generation Award
FAMILY BUSINESS
COUNCIL GULF
Ali Sajwani
MANAGING DIRECTOR DAMAC



HOSPITALITY & LIFESTYLE

DAMAC Maison Aykon City
Hotel Apartment of the Year
(WINNER)

DAMAC Maison Mall Street
Best Boutique Hotel
(HIGHLY COMMENDED)

Paramount Hotels
Hotel Management
Company of the Year
(HIGHLY COMMENDED)

Paramount Hotel Midtown
Sustainable Hotel
(HIGHLY COMMENDED)



SUSTAINABILITY & HEALTH STANDARDS

MEFMA Award 2023
Middle East Facility Management
Association-Best HSE Initiative

ISO Certification & WELL Health and Safety

Forbes Middle East Sustainability Leaders List 2025
Ali Sajwani
MANAGING DIRECTOR DAMAC

LEED Platinum Certification 2025
DAMAC Lagoons for Cities and Communities

LEED Gold Certification 2025
DAMAC Hills 2 Community Centre



REAL ESTATE COMMUNITY MANAGEMENT

World Realty Congress 2025
Happiest Residential Community of the Year

World Realty Congress 2025
Safest Community of the Year

Shaping Intelligence 2025 - Commercial Summit, Bangkok
Best Digital Transformation Project Award

Middle East Facility Management Association / MEFMA Awards
Excellence in FM Technology Integration

Smart Built Environment Forum / SBEF Awards
Community Engagement Initiative of the Year



CHOSEN BY DUBAI

PROVEN BY THE MARKET

#1
IN
VILLA
SALES

#1
BY
UNITS
SOLD

#2
BY
SALES
VALUE

ONE BRAND
ONE EXTRAORDINARY PERFORMANCE
ONE NAME DRIVING MOMENTUM

5,706



HOMES SOLD

₹15.6B



IN SALES

44.2%



VILLA MARKET SHARE

DAMAC Portfolio

DAMAC



Logistics

- Global Logistics Services (GLS) - DAMAC Group's original beginning
- Since 1982 (40+ yrs) - GCC, ME, CIS & Africa
- Services: catering, camps, manpower



Hospitality

- Established in 2012
- DAMAC Hotels & Resorts (3,000+ units)
- Projects: DTP, DAMAC Maison, Edge by Rotana
- Brands: Mandarin, Paramount, Rotana, Radisson



Investments

- Focus: AI, cybersecurity, climate tech
- Assets: public, private equity, hedge funds
- Strategic stakes across global sectors



Retail & Fashion

- Acquired globally renowned fashion houses since 2019
- Roberto Cavalli (Italy luxury fashion)
- De Grisogono (Swiss jewelry house)
- Integrated into DAMAC developments



Data Centre

- Edgnex (launched 2021)
- Projects: Spain, KSA, Thailand, Jordan
- \$20B US expansion, hyperscale focus



Properties

DAMAC Properties

From world-class master communities and luxurious residential towers to expansive master-planned developments and exclusive island resort residences, DAMAC Properties is renowned for creating projects that blend innovative design with exceptional amenities, offering an unparalleled living experience in prime locations around the globe.

50,000+

Homes Delivered
30% repeated customer

54,000+

Units Under
Development

100Mn+ Sqft

Projects Planning
& Progress

8

Master
Communities

10

Countries



Largest Private Luxury Developer in UAE



Established in 2002 by Mr. Hussain Sajwani



Developer of the Year by Construction Week ME in 2026



& Finance World Magazine in 2024

Presence in 12 cities



Limited Edition Branded Residence Opportunities



50+ International Design Houses

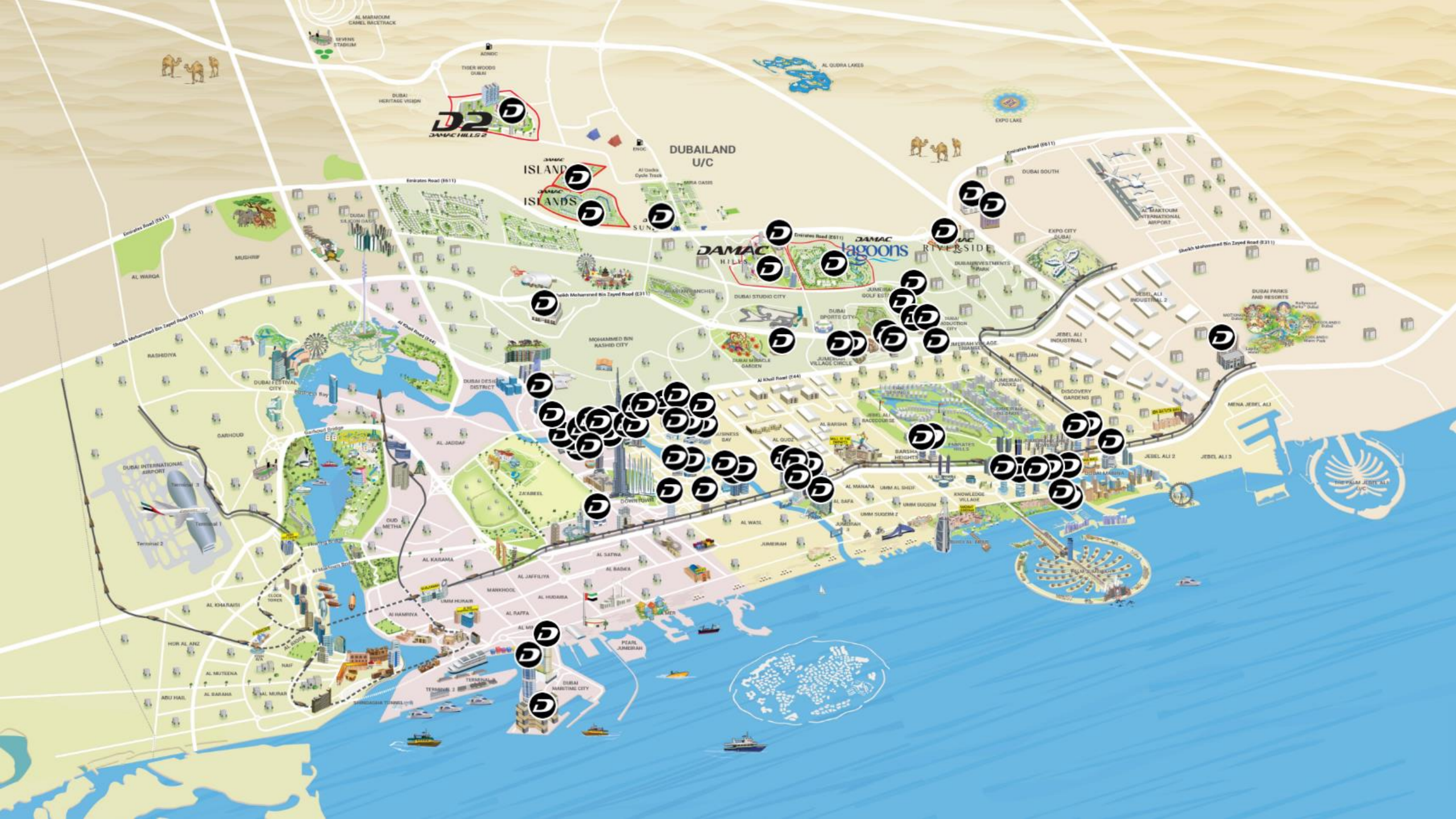


200+ Strategic Partnerships



2600+ Employees





DAMAC Islands AED 10.2 BILLION

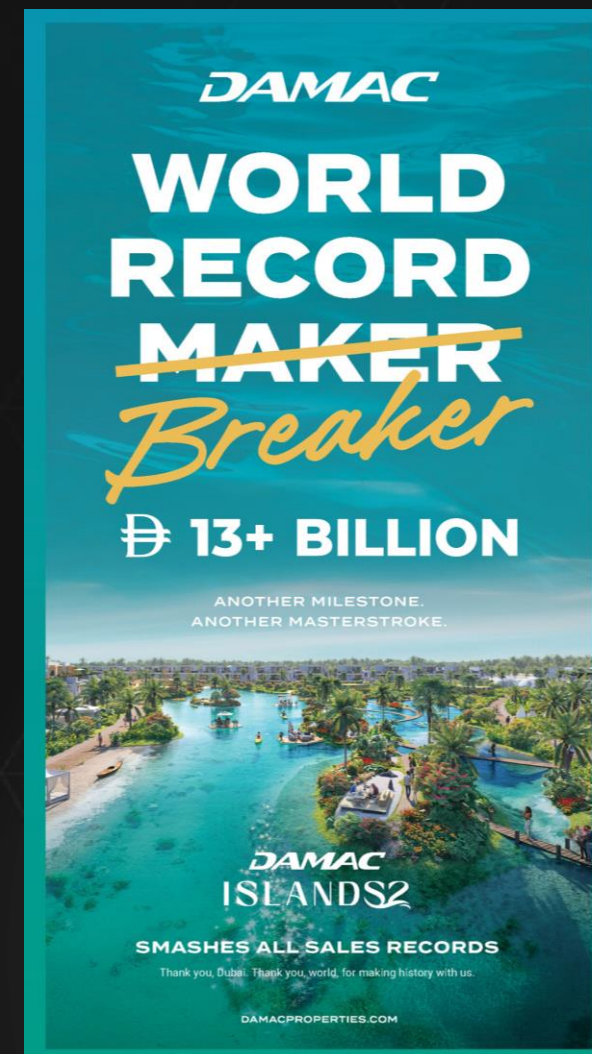


DAMAC



**DAMAC Islands is officially
RECORD BREAKING
Community around the world in
2024 & 2025**

DAMAC Islands 2 AED 13+ BILLION



**DAMAC RIVERSIDE
PHASE 1
AED 2.8 BILLION**



DAMAC
PHASE 1
OF URBAN RIVERSIDE LIVING IS NOW
SOLD OUT

DAMAC RIVERSIDE VIEWS

PHASE 2 EOI'S NOW OPEN

SALES EVENT

FEBRUARY 27

SUBMIT EOI

[DAMACPROPERTIES.COM](https://damacproperties.com)

**DAMAC RIVERSIDE
PHASE 2
AED 1 BILLION**



DAMAC
RIVERSIDE VIEWS

**PHASE 2
JOINS THE CLUB**

SOLD OUT

ANOTHER PHASE. ANOTHER SELLOUT.
DAMAC RIVERSIDE VIEWS SETS THE
BAR HIGH WITH
AED 1 BILLION SOLD.

THE NEXT OPPORTUNITY IS
RELEASING SOON

[DAMACPROPERTIES.COM](https://damacproperties.com)

**DAMAC CHELSEA
RESIDENCIES
AED 3.5 BILLION**



CHELSEA RESIDENCES
BY **DAMAC**

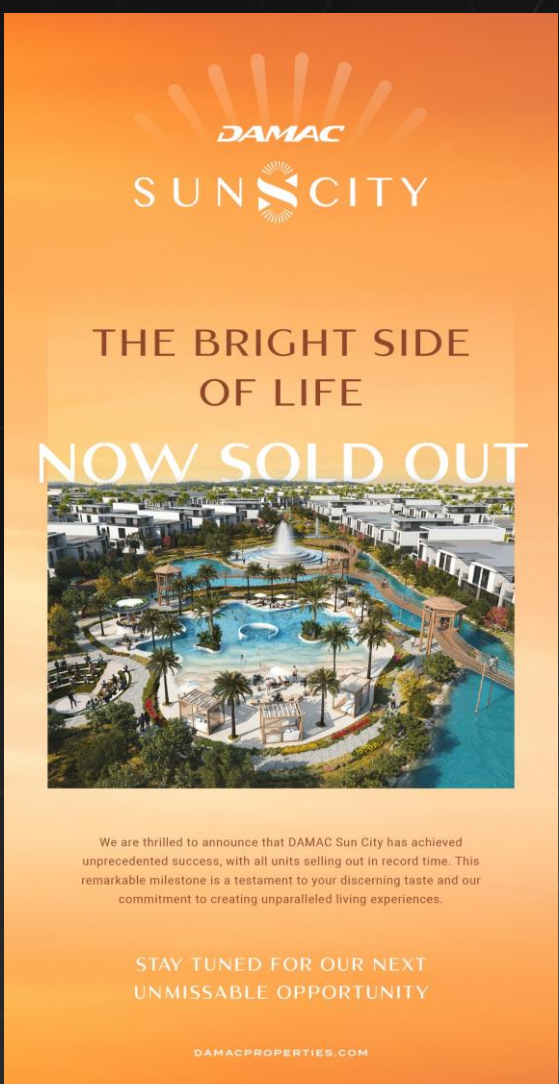
GAME OVER BEFORE
THE 90TH MINUTE

FOUR TOWERS

SOLD OUT

A RECORD-BREAKING GOAL IN JUST 1.5 HOURS

**DAMAC SUN
CITY AED
2.5 BILLION**



DAMAC
SUN CITY

THE BRIGHT SIDE
OF LIFE

NOW SOLD OUT

We are thrilled to announce that DAMAC Sun City has achieved unprecedented success, with all units selling out in record time. This remarkable milestone is a testament to your discerning taste and our commitment to creating unparalleled living experiences.

STAY TUNED FOR OUR NEXT
UNMISSABLE OPPORTUNITY

[DAMACPROPERTIES.COM](https://damacproperties.com)

Brand Collaborations



VERSACE
HOME



Radisson



Paramount
Hotels & Resorts



roberto cavalli



de GRISOGONO
GENEVE



Trump International Golf Club



روتانا
Rotana



FENDI
CASA

Broker Engagement Events

Oracle RED Bull Racing - DAMAC Team Partner



Broker Engagement Events

Roberto Cavalli fashion event – Milan, Italy



Broker Engagement Events

Chelsea Collaboration Event



Broker Engagement Events

Porsche Experience in Finland



Broker Engagement Events

Super Luxury Car Gifts



WHAT CAN

US \$1 MN

BUY IN DAMAC

DUBAILAND

DAMAC Lagoons Valencia

- 5 Units of Studio Apartment
- 3 Units of 1-BR Apartment
- 2 Units of 2-BR Apartment



DAMAC District

- 2 Units of 1-BR Apartment
- 1 Unit of 2-BR Apartment



DAMAC Islands 2

- 1 Unit of 4-BR Townhouse
- 1 Unit of 5-BR Townhouse & Twin



WHAT CAN
\$1MN
BUY IN DAMAC?

DUBAI SOUTH

DAMAC Riverside Views

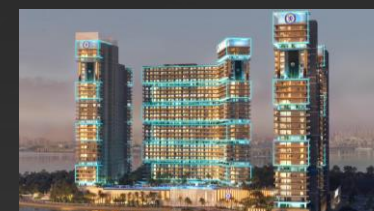
- 3 Units of 1-BR Apartment
- 2 Units of 2-BR Apartment



MARITIME CITY

Chelsea Residences

- 1 Unit of 1-BR Sea Facing Branded Apartment



SHEIKH ZAYED ROAD



Safa One

- 1 Unit of 1-BR Apartment

Safa Gate

- 2 Units of 1-BR Apartment
- 1 Unit of 2-BR Apartment

THANK YOU