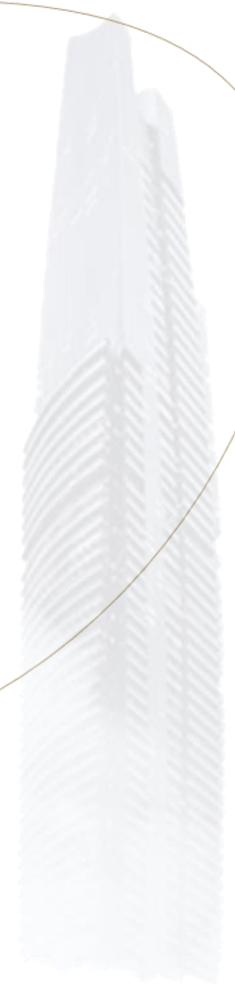
DAMAC
ACADEMY

WHY DUBAI
WHY DAMAC

E X P L O R E . L E A R N . G R O W .



TOPICS

1. Why Dubai – The ideal city to live in

2.Dubai as Business Hub – The ideal city to invest in

3.City of the Future

4.Why Dubai Real Estate

5.Investor Protection - RERA

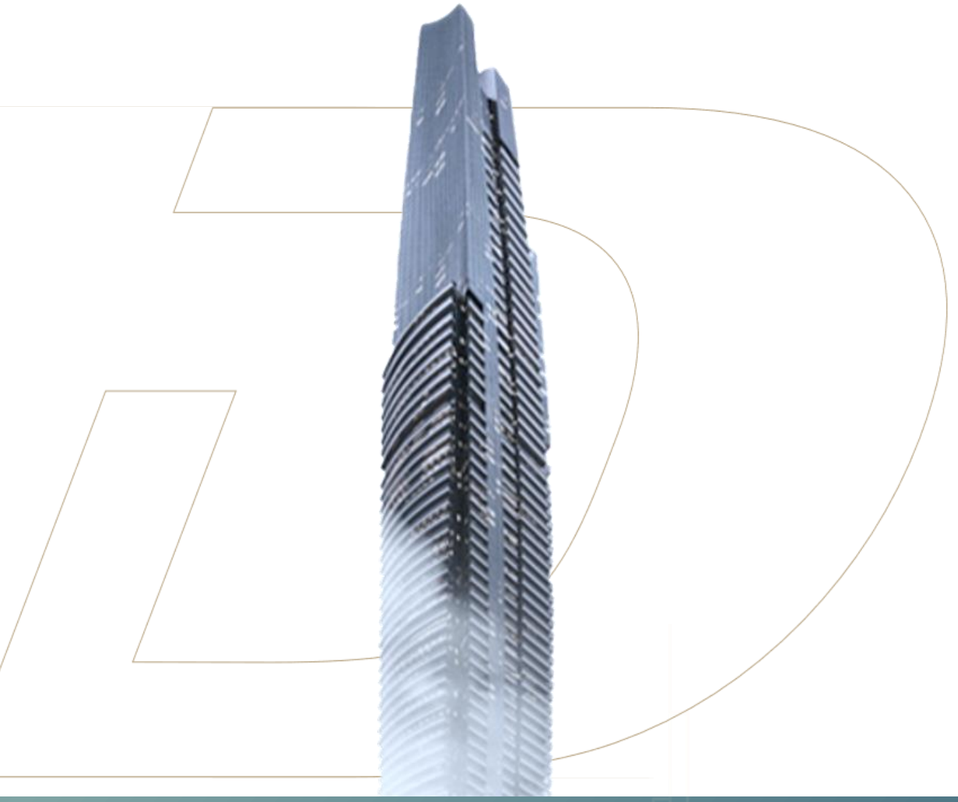
6.Why DAMAC – The largest private luxury developer in UAE



The City of Unbounded Opportunities. DUBAI.

DAMAC

ACADEMY



WHY DUBAI

DUBAI

200
Nationalities live in Dubai

1
City in quality of life

4
Safest city

1
Accredited health facilities

1
Attracting greenfield FDI projects

12
In Quality of higher education



TAX FREE
Tax Free

#12
Global infrastructure quality

Stable Economy

Highest Visited City in the World

Top 5 City Destination Index

1 Paris

2nd Dubai

3 Madrid

4 Tokyo

5 Amsterdam



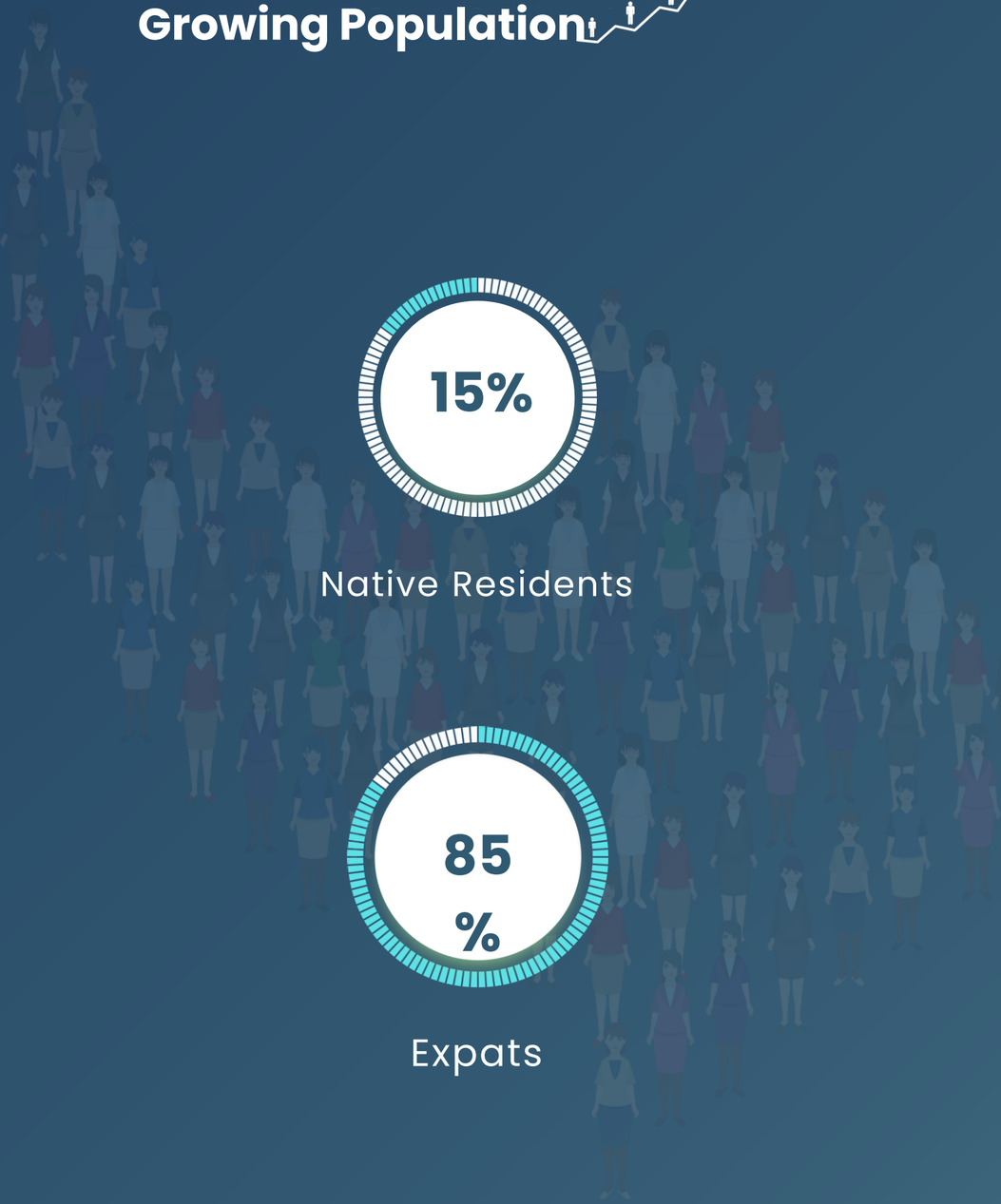
VISITOR TREND



Constantly increasing

Source: CNN Travel, Euromonitor, Govt of Dubai

Growing Population



15%

Native Residents

85 %

Expats

The Population of Dubai

2.9%

Year 2023

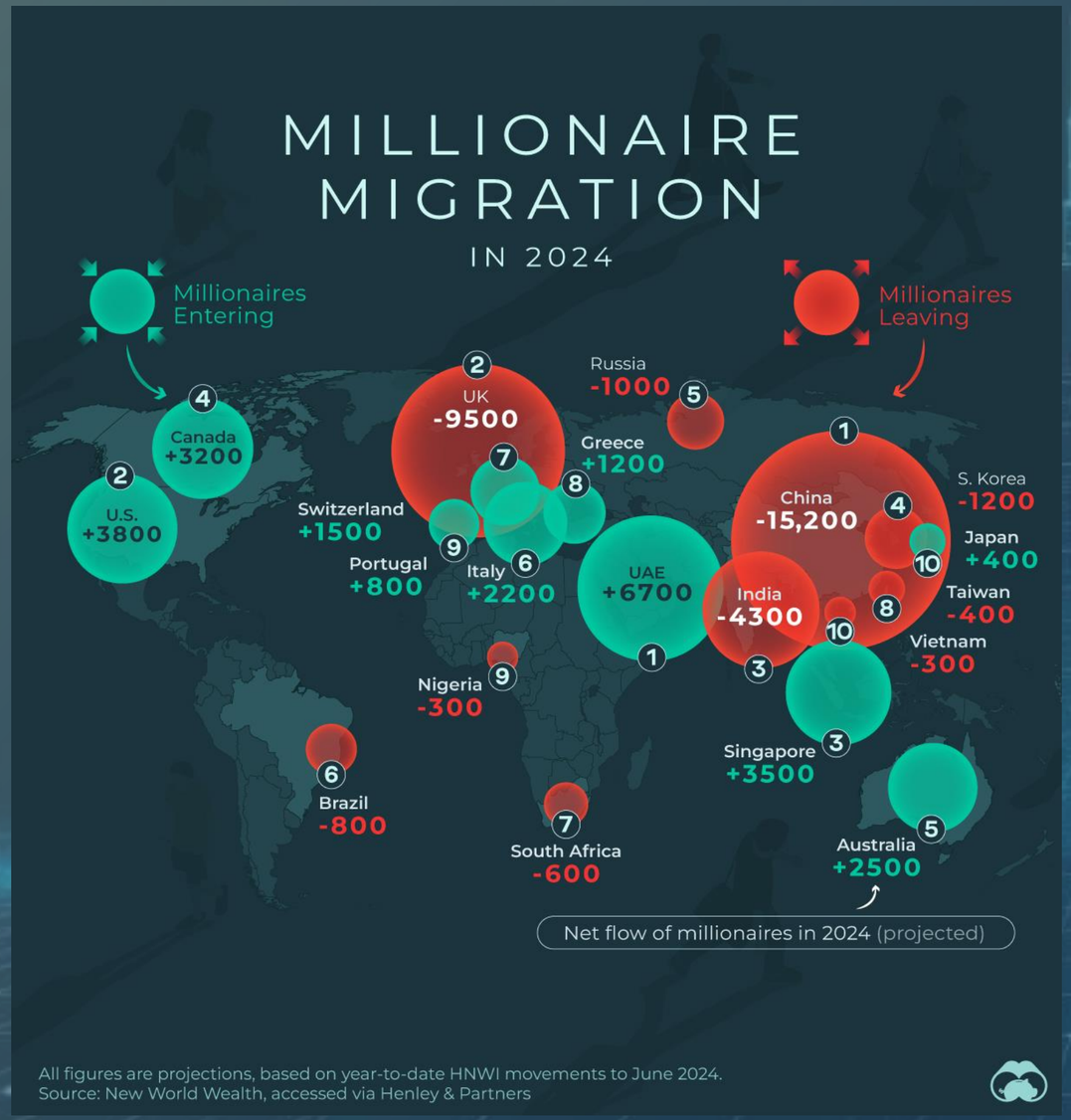
3.66m

4.6%

Year 2024

3.83m

Dubai aims to reach **7.8 Million+** population by **2040**



70%

FORTUNE 500 companies chose Dubai as their regional head quarters

62.4%

Dubai is home to 62.4% of 300 global brands

55.3%

SHANGHAI

51.7%

LONDON

Dubai 2040 – Urban Master Plan Outcomes



+55%

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

7.8 Million

Population increase by the year 2040 (from 3.7 million now to 7.8 million)



+134%

Increase in space for hospitality and tourism activities

5 Urban Centers

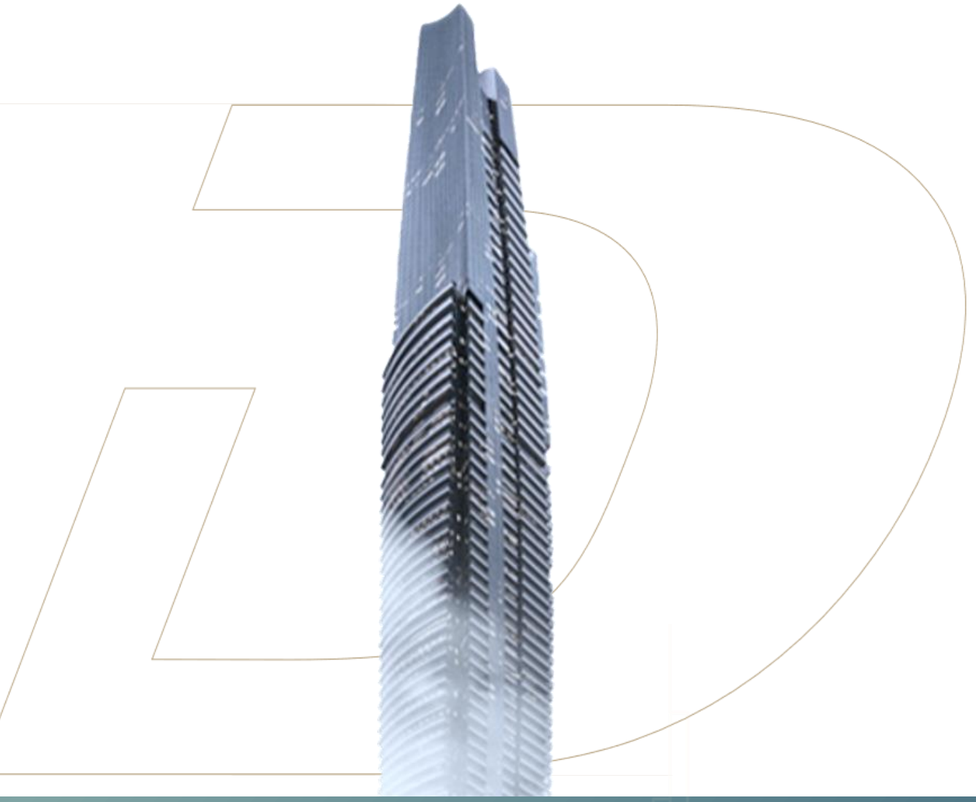
Development of Urban Centers Deira Bur Dubai, Downtown, Dubai Marina, Expo 2020 and Dubai Silicon Oasis

+25%

Increase in spaces designated for educational and health facilities

+105%

Doubling the size of green and recreational areas



WHY DUBAI REAL ESTATE

Real Estate Structure & Governance

دائرة الأراضي والأملاك
Land Department

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
(Regulatory Arm)

Real Estate Investment Management & Promotion Centre
(Investment Arm)

Dubai Real Estate Institute
(Educational Arm)

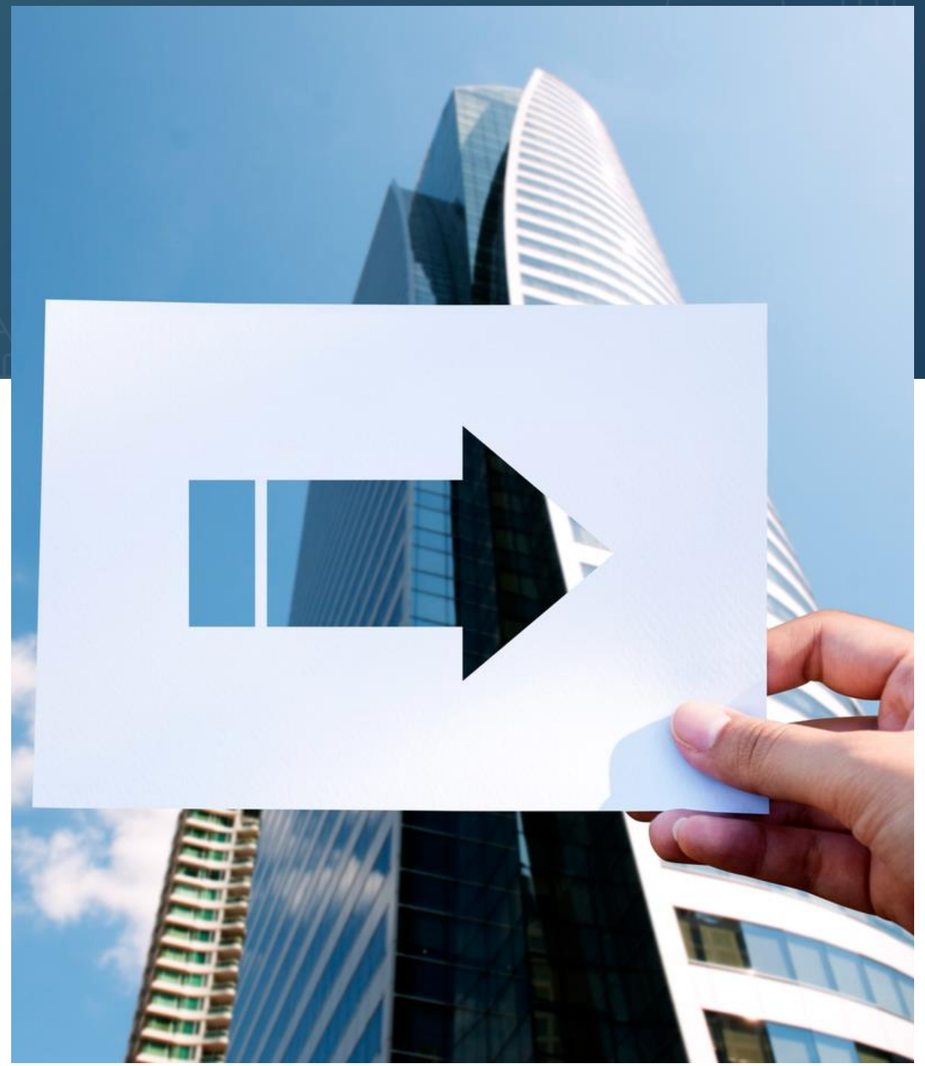
Rental Dispute Settlement Centre (RDSC)
(Judicial Arm)

Real Estate Safety

- ESCROW mandatory to launch sales
- 20% of project value in ESCROW by Developer
- Developer is required to furnish a progress certificate to withdraw funds
- Construction progress update on DLD site

Investor Protection

- RERA penalty for developers for non-compliance
- DLP – Defect Liability Period 1 Year
- 5% of the project value hold back during DLP to cover any defects arising post completion

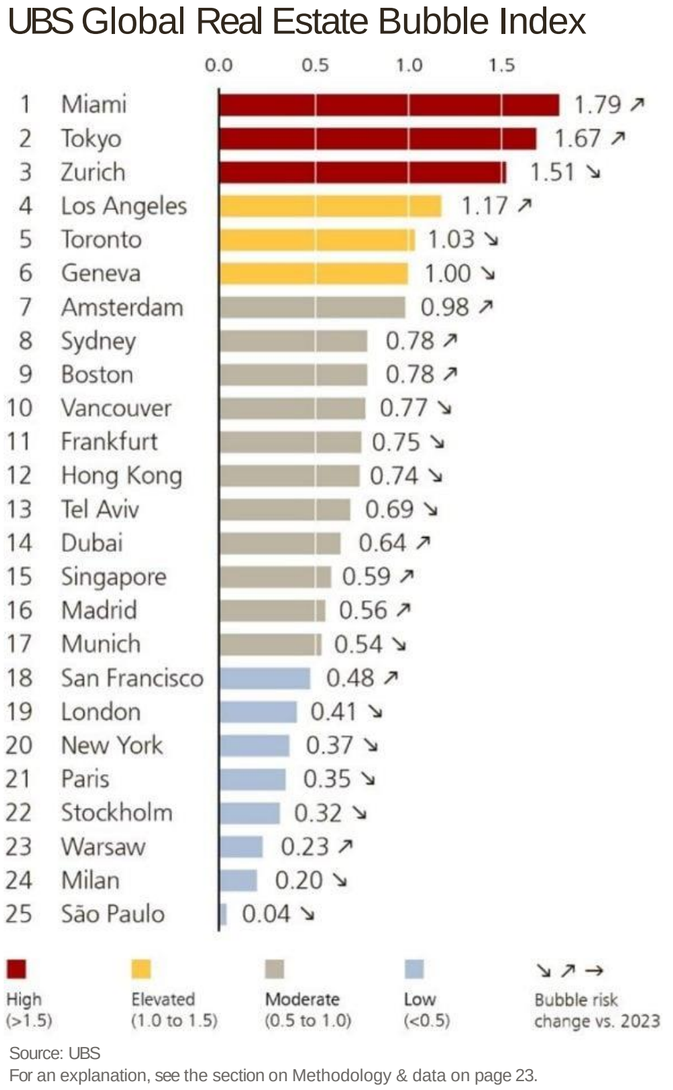


Dubai

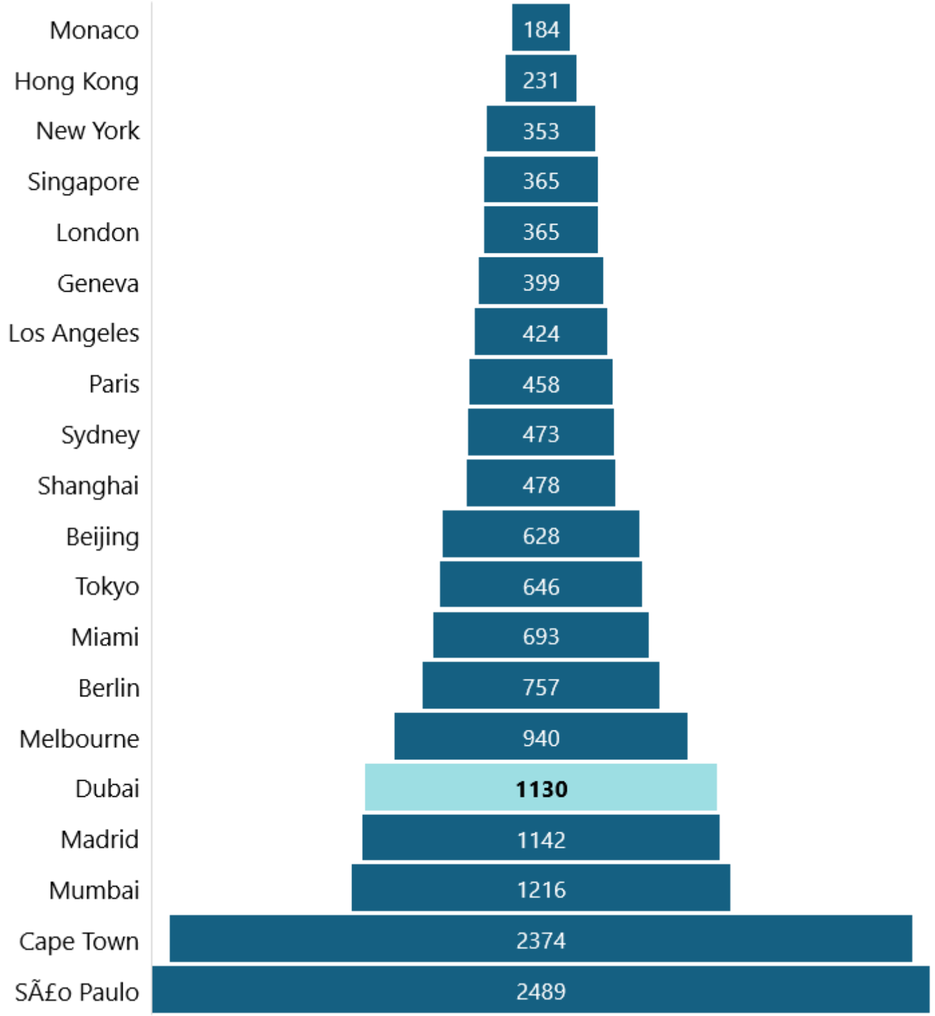
DAMAC

Why investors from all over the world invest in Dubai Real estate?

- Offers a high rental yield of more than 5%
- Tax free - No investment taxes from Dubai government
- Strong and stable currency. 1USD = 3.67AED Pegged
- Fairly priced (UBS Global Real Estate Bubble index 2023) – Less risk



Source: UBS
For an explanation, see the section on Methodology & data on page 23.



What Can

US$1 Million

Buy Around the World?

With US$1 million, buyers can secure around 1,130 square feet of prime residential space in Dubai, three times more than in cities like London, New York, or Singapore, driving demand among the world's wealthy.

Dubai has emerged as one of the top-5 busiest luxury residential markets globally due to its heightened level of deal activity.



Golden Visa - 10 Years

Investment Required : AED 2 Million

- **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 **2maids and 1 drivers** 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

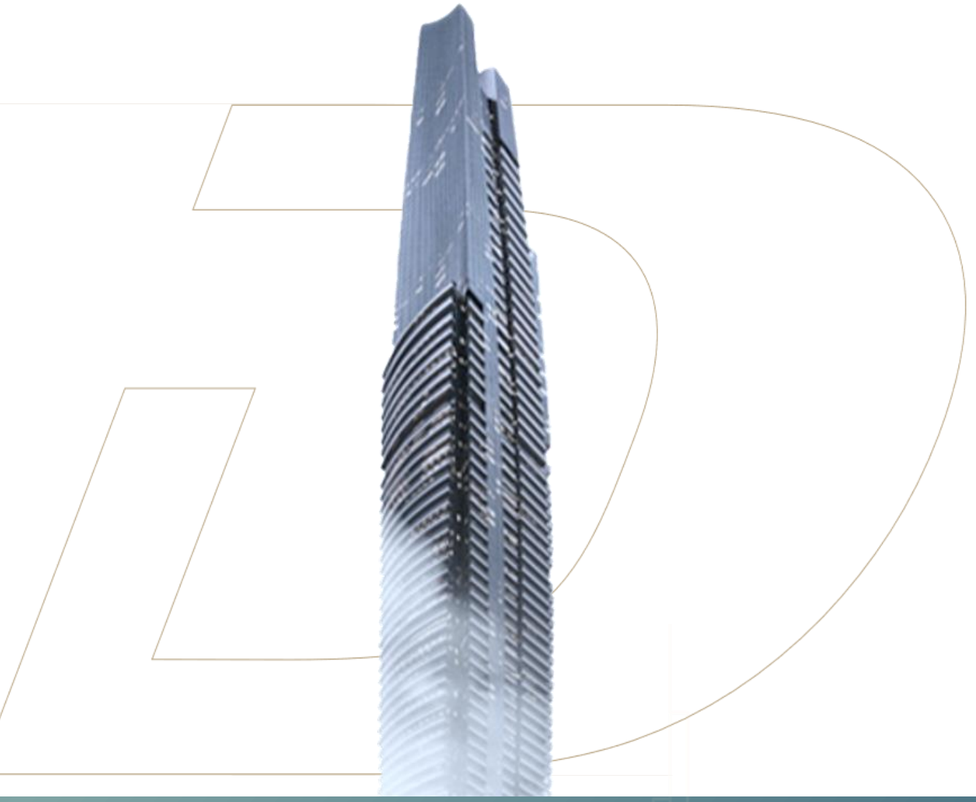


Property Investor Visa - 2 Years

Investment Required : AED 750,000

Benefits

- **Husband or wife**, and children can be sponsored for the same period for 2 years
- **Work, study or reside long-term** in UAE without requiring a sponsor
- **Open a bank account** in the UAE



WHY DAMAC

DAMAC ACADEMY

DAMAC

47,000+
Homes Delivered
(30% Repeat Customer)

33,000+
Units Under Development

77+ Million Sq.Ft
Project Planning & Progress

- **Largest** Private Luxury Developer in UAE
- **Developer of the Year Award** by Finance World Magazine in 2024
- Established in 2002 by entrepreneur **Mr. Hussain Sajwani**
- Presence in **10 countries**
- **Diversified Portfolio** - Apartments, Villas, Townhouses, Plots & Hotels
- Limited edition **branded opportunities**
- **50+ International** design houses
- **200+** Strategic partners
- **2600+** Employees



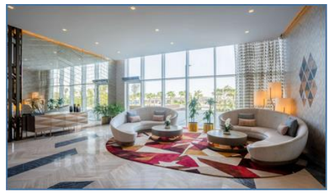
DAMAC ACADEMY

DAMAC

A Selection of our Brand Collaborations



VERSACE HOME



Radisson



Paramount Hotels & Resorts



roberto cavalli



de GRISOGONO GENEVE



FENDI CASA



Trump International Golf Club DUBAI



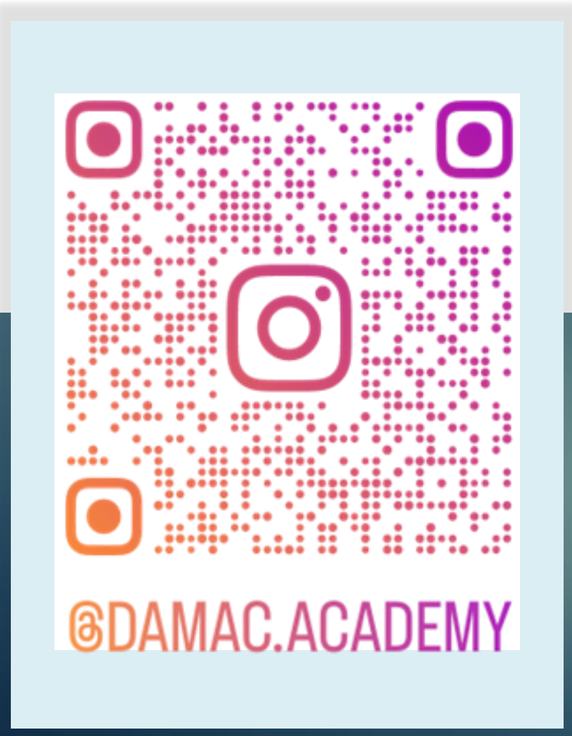
روتانا Rotana



VINCENT FAUDEMER


DAMAC
DAMAC ACADEMY
SE
S
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SE
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W
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NW
D2
DAMAC HILLS 2
DUBAILAND
U/C
DAMAC HILLS
DAMAC lagoons
DAMAC RIVERSIDE
Emirates Road (E311)
Sheikh Mohammed Bin Zayed Road (E311)
Al Khail Road (E44)
DUBAI INTERNATIONAL AIRPORT
DOWNTOWN
ZABEEL
DUBAI DESIGN DISTRICT
DUBAI FESTIVAL CITY
DUBAI STUDIO CITY
DUBAI SPORTS CITY
DUBAI PRODUCTION CITY
DUBAI INVESTMENTS PARK
EXPO CITY DUBAI
DUBAI SOUTH
AL MAKTOUM INTERNATIONAL AIRPORT
DUBAI PARKS AND RESORTS
DISCOVERY GARDENS
JUMEIRAH PARKS
BARSHA HEIGHTS
KNOWLEDGE VILLAGE
MENA JEBEL ALI
JEBEL ALI 2
JEBEL ALI 3
JEBEL ALI INDUSTRIAL 1
JEBEL ALI INDUSTRIAL 2
AL FURJAN
JUMEIRAH VILLAGE CIRCLE
JUMEIRAH GOLF ESTATES
AL QUDRA LAKES
AL MARMOUM CAMEL RACETRACK
SEVENS STADIUM
MUSHRIF
AL MARGA
NADD AL SHEBA
GARHOUD
OUD METHA
AL KARAMA
AL KHABAISI
HOR AL ANZ
AL MUTEENA
AL RAQAA
ABU HAIL
AL JADDAF
AL SAFA
AL WASL
JUMEIRAH
AL SUFOUH
AL BARSHA
AL MANARA
AL MINA
AL MANKHOOL
AL MURAQABAT
AL HARMAIN
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Thank you

