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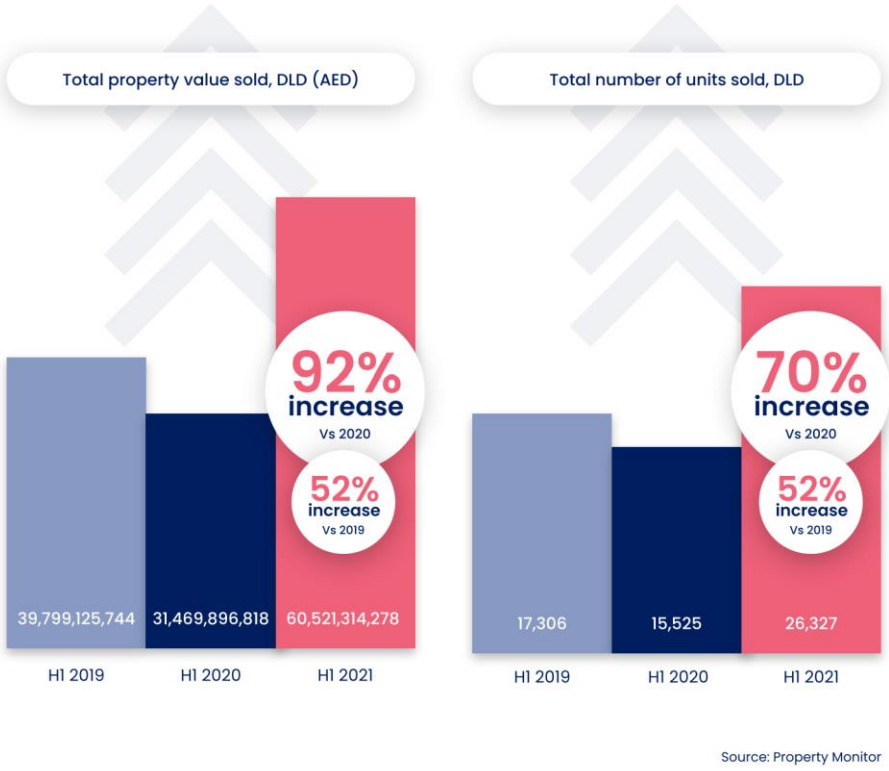
Dubai Real Estate Market Update 2022

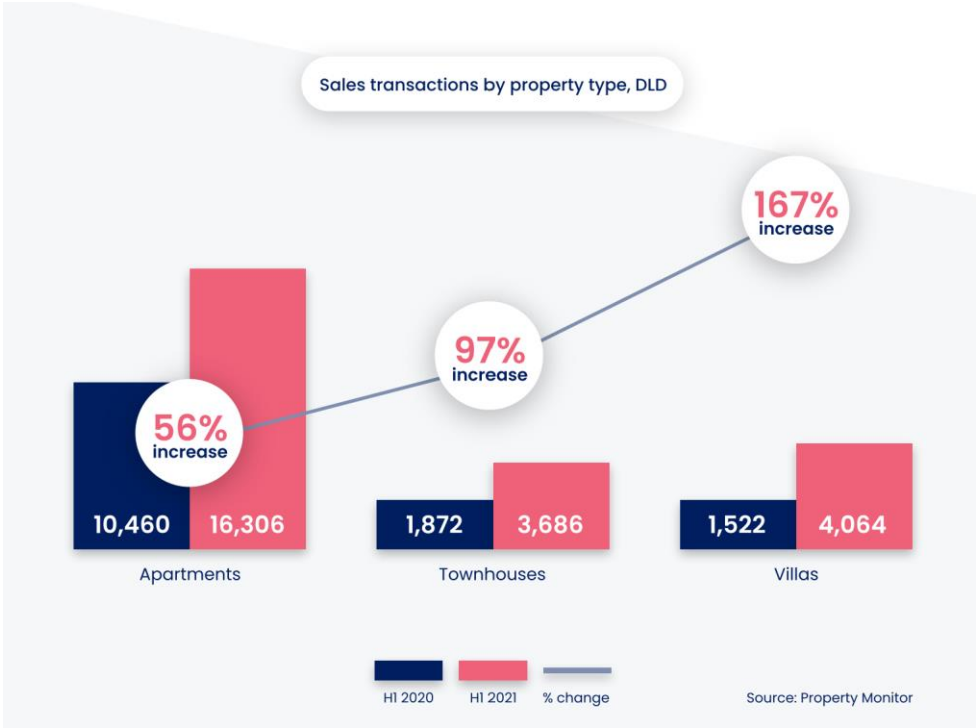
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Dubai Market Updates

The last year has proved to be an exciting one for the real estate market in Dubai. There has been a record number of transactions and a major influx of investment in the property market.

Reasons: Low interest rates, Dubai's Covid response, Expo 2020 plans





Reasons for Real Estate Sales Surge in Dubai: Low interest Rates

Low-interest rates boost mortgage transactions in 2021

- Market grows 68 per cent compared to last year, 71 per cent more than 2019

- Data released by mortgage Finder, an independent mortgage consultancy in the UAE and part of the Property Finder Group, on Sunday revealed that Q3 2020 was a notably active period in the mortgage industry. This came as banks and other stakeholders involved in the mortgage process reopened for business, allowing mortgage transactions that had been placed on hold during lockdown to proceed as normal again.

- Villa/townhouse properties accounted for 63 per cent of mortgage purchases while apartments made up 35 per cent, and the remaining 2 per cent was attributed to land, commercial and other property types. The most popular villa communities were Jumeirah Golf Estates, Arabian Ranches and The Springs.

Reasons for Real Estate Sales Surge in Dubai: Covid Response

With the administration of sound government protocols across 2020 and a successful vaccine campaign in the first half of 2021, Dubai became one of the few safe havens of the new normal, where people could go without fear of an imminent lockdown. The demand for real estate from international buyers skyrocketed as a result, particularly from buyers across Europe and East Asia, and even domestic demand soared as residents of the city sought larger homes that would offer a greater sense of privacy and security.

Reasons for Real Estate Sales Surge in Dubai: Expo 2020

- Since the announcement of Expo 2020, there has been an increase of residential and commercial development at the site. New shopping centres, hotels and over 400 restaurants as well as luxury housing and cycling paths, will be completed prior to the highly anticipated event.
- According to a recent Ernst & Young report, titled '*The economic impact of Expo 2020 Dubai',* the event is estimated to bring in Dhs122bn to the overall UAE economy. While that will largely be made up of the tourism, hospitality and F&B industries, there has been a noticeable uptick in demand for rented apartments as a projected increase of visitors are expected to gather in Dubai. It is the perfect opportunity for landowners and investors who are on the lookout for a strong market for their properties.
- Expo 2020 is attracting new investors and buyers who has never bought a property in Dubai before. It has brought in the highest sales, capital appreciation, and improvement in rentability in villas and townhouses. Additionally, developers are experiencing new markets, nationalities, people, and new buyers.
- Expo 2020 has surpassed all expectations as it enters its third month. The world event has welcomed over 5 million visitors during the first 60 days of its commencement

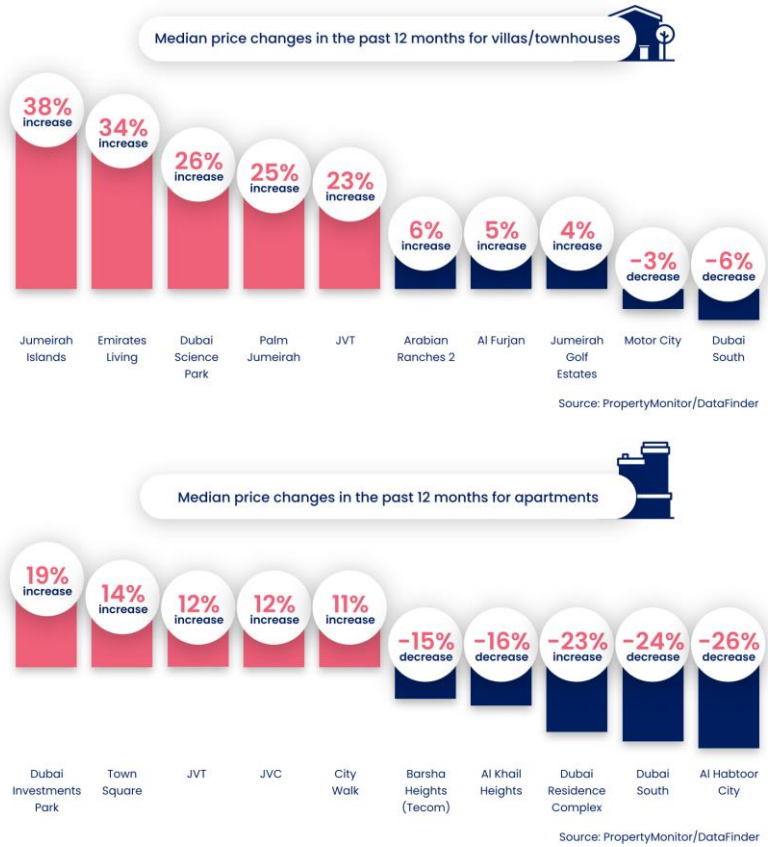
Reasons for Real Estate Sales Surge in Dubai

- It is no surprise that a combination of the above-mentioned factors and the investment-friendly policies of Dubai has attracted investors from across the globe. According to figures released by DLD, 52,415 investors entered the real estate market in 2021 to make 72,207 new investments in the sector. This is a 100% increase from the investment value recorded in 2020. A total of 35 real estate projects with a value exceeding AED 11B were also completed in 2021 and 319 projects are in progress, to meet the rising demand for real estate in Dubai.

- With supply, particularly at the higher end of the market, racing to keep up with this invigorated demand, property prices have risen by 4.4% on average by the end of Q3 2021 and transaction levels during that same period totaling just shy of $24 billion, which is 22.6% higher than the transactional record for the entirety of 2020

*DLD is the Department of Land and Property in Dubai

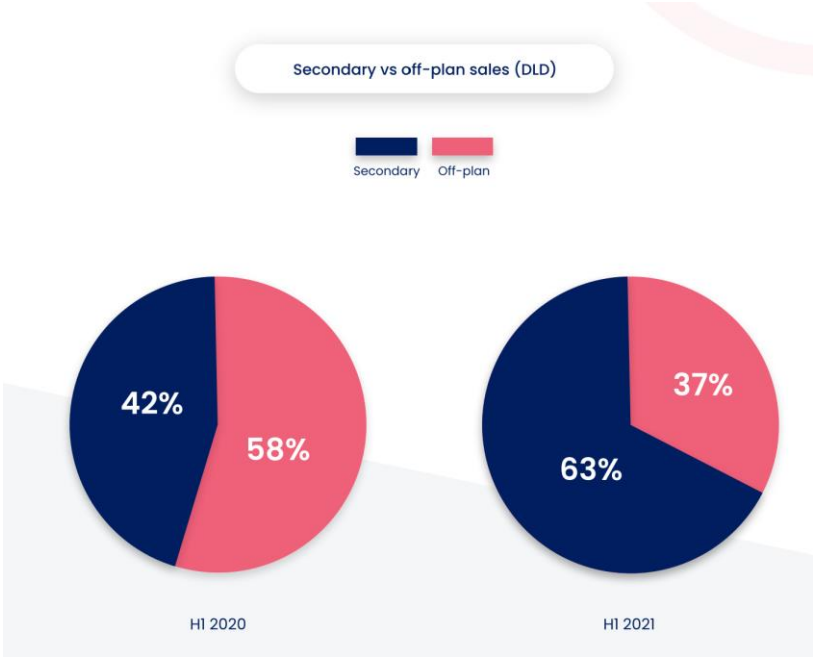
Dubai Real Estate Price Changes



A Reuters (16th Dec 2021) poll of 11 property market analysts showed a median rise of 5.0% in Dubai house prices in 2022, twice the 2.5% forecast three months ago.
House prices were also expected to rise 5.0% in 2023.

Dubai Market Updates

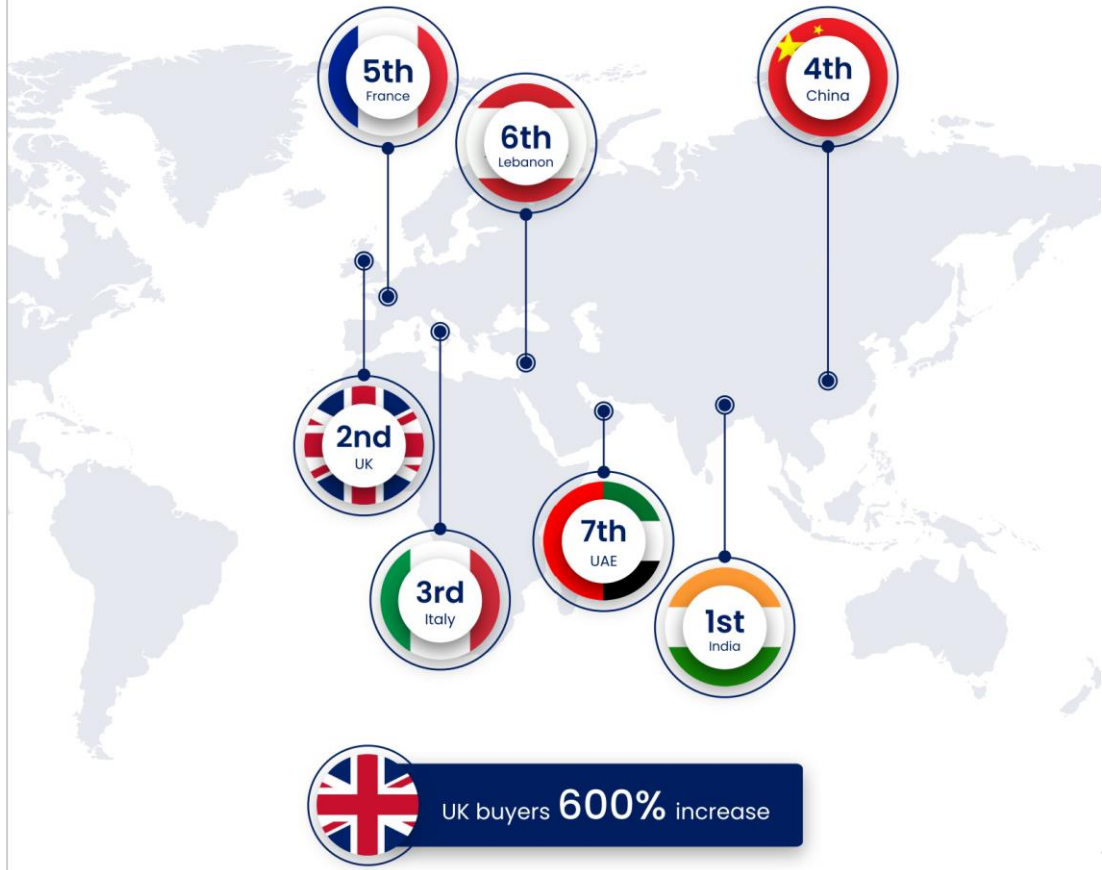
Off-plan sales stabilised in the market but still significantly lagged behind secondary market sales. Over the last four quarters, off-plan sales remained at similar levels. In H1 2021, off-plan sales accounted for 37% of total sales. Developers remain hesitant to release big launches due to oversupply in the market. However, several proved so successful they sold out in several hours. Tilal al Ghaf, La Rosa, District One Villas and Madinat Jumeirah Living are just some examples of successful off-plan projects that generated significant demand from investors in the local market.



TOP 7 COUNTRIES PURCHASED IN DUBAI

1st half of 2021

- 1) India
- 2) UK 600% increase compared to other years
- 3) Italy
- 4) China
- 5) France
- 6) Lebanon
- 7) UAE



The number of buyers from the UK increased significantly, jumping from 10th place in H1 2020 to 2nd place in H1 2021.



Our Portfolio in Dubai and General Information

- We are a registered agency of Select Group in Dubai
- We have 2 underconstruction projects ready sharing with interested investments at Business Bay and Downtown Dubai districts
- We are in the progress of registration process with Emaar Group
- We are about to complete agreement process with Damac Properties
- We are about to be registered by Zoom Properties a platform for Dubai properties listing but we can benefit from it for market updates and finding agencies and developers to cooperate
- We are in contact with D&B Dubai we will visit once in Dubai, Nakheel Group, Dubai Properties, Fam Properties, Sobha and Harbor Real Estate Properties.



Benefits of our Customers to Purchase a Property in Dubai

- The city offers **higher rental yields** than many other mature real estate markets. On average, investors can achieve gross rental yields of between 5- 9%.
- Property **prices** per square foot are lower than many other cities globally, making Dubai an affordable location to own prime real estate.
- New **visa laws** linked to property investment enable investors to gain a residence visa subject to certain conditions. For properties valued above AED 1 million, you may be entitled to a 2-year residency visa. For properties valued above AED 5 million, you may be entitled to a 5-year residency visa. While for properties valued at above AED 10 million, you may be entitled to a 10-year residency visa.
- Highly **favourable tax conditions** in particular, the absence of property taxes and stamp duties, that are applicable in other global real estate markets, also paints the city as a highly attractive investment environment.



Dubai Real Estate Portfolio Plan

- The aim is to develop our portfolio in every district of Dubai as according to the real estate market reports for 2022 Dubai will be a top location for foreign investors.

- We can focus on villas mainly in Canal, Business Bay, Downtown Dubai, Marina, Jumeirah locations and on residences for rental income in Dubai Greek harbour, City Walk, Downtown Dubai, Palm Jumairah, Business Bay.