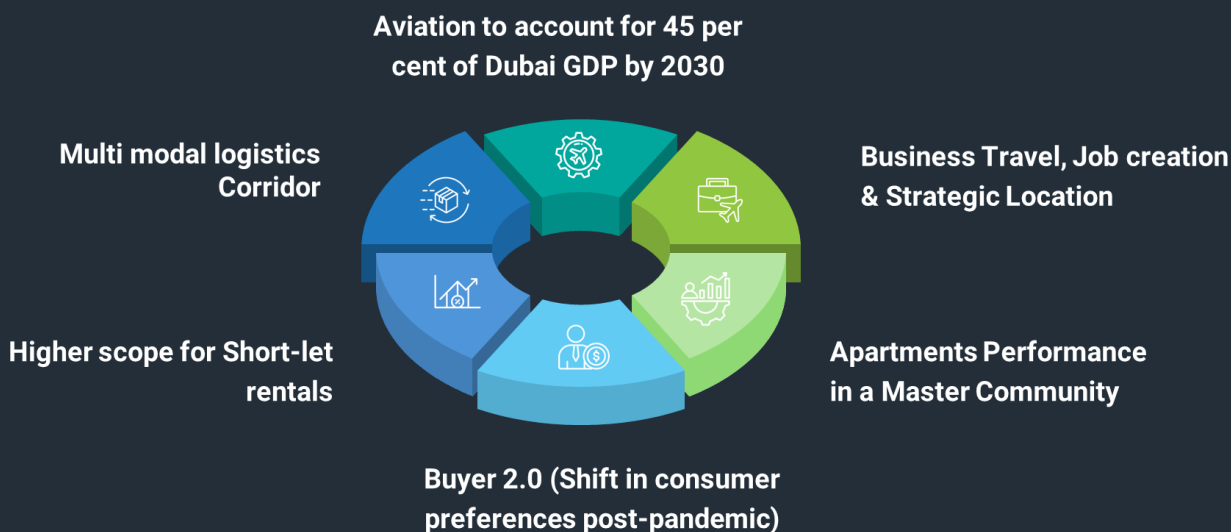


6 FAST FACTS



Multimodal Logistics Corridor & Strategic Location

The project boasts excellent connectivity via Etihad Rail, Metro Brown Line, and The Loop—a 93 km climate-controlled pathway. The Logistics District links the new airport to Jebel Ali Seaport, enhancing strategic value. Riverside’s prime location offers easy access to Dubai’s leisure spots and Abu Dhabi’s top attractions, perfect for regional exploration.



Dubai Aviation Industry to Drive Employment

The aviation sector, led by Emirates Group and Dubai Airports, supported 631,000 jobs and added AED 137 billion to Dubai’s economy in 2023. By 2030, its contribution is projected to reach \$88.1 billion (45% of GDP) and 1.19 million jobs, marking a three-fold growth since 2013, when it added \$26.7 billion.



Business Travel & Job Creation

Dubai ranked first globally in greenfield FDI with 508 projects in H1 2024, surpassing New York, Singapore, and London. Named Best MICE Destination and Best Event Venue 2024, Expo City and WTC will boost MICE events, driving housing demand. Dubai South is set to host 1 million residents and create 500,000 jobs.



Real Estate Performance

Apartments within master-planned communities have demonstrated robust returns, with rental yields of up to 8% and capital appreciation exceeding 14%. In contrast, standalone locations such as DIP have reported lower rental yields and greater susceptibility to capital value declines.



Evolving Consumer Preferences

Post-pandemic trends show a demand for wellness-focused living: The Global Wellness Institute highlights the need for spaces promoting well-being, while ULI and PwC emphasize mixed-use developments. Knight Frank reports high-net-worth individuals prioritize community and well-being, with Property Finder noting a rise in searches for community-focused properties.



Hospitality and Short-Term Rentals

With over 90% hotel occupancy and limited hospitality options in Dubai South, Riverside apartments hold a strategic edge. Centrally located near the airport, leisure spots, the marina, and Abu Dhabi, they meet the rising demand for quality short-term stays.



Cash Flow Illustration for an Investor (Flipping)

Total Cost of the Unit	1,000,000		
Down Payment	20%		
Payment Per Quarter	3% - 7%		
Period	Payment	Payment % of the Capital as per Payment Plan	Invested % of the Capital Value
Q1 - 2025	200,000	20%	20%
Q2 - 2025	70,000	7%	27%
Q3 - 2025	30,000	3%	30%
Q4 - 2025	30,000	3%	33%
Q1 - 2026	70,000	7%	40%
Paid Capital (A)	400,000		
Projected Sold at	1,100,000		
Capital to be Paid to Developer	600,000		
Projected Profit on the Investment(B)	100,000		
Projected % Returns to Investor for Flipping (B)/(A) Return on Capital Employed - (ROCE)	25%		



Cash Flow Illustration for an Investor (Holding)

Total Cost of the Unit	1,000,000		
Down Payment	20%		
Payment Per Quarter	2%		
Year/Returns	Cost	Payment % of the Capital as per Payment Plan	Invested % of the Capital Value
Q1 - 2025	200,000	20%	20%
Q2 - 2025	30,000	3%	23%
Q3 - 2025	30,000	3%	26%
Q4 - 2025	30,000	3%	29%
Q1 - 2026	70,000	7%	36%
Q2 - 2026	70,000	7%	43%
Q3 - 2026	30,000	3%	46%
Q4 - 2026	30,000	3%	49%
Q1 - 2027	50,000	5%	54%
Q2 - 2027	50,000	5%	59%
Q3 - 2027	50,000	5%	64%
Q4 - 2027	70,000	7%	71%
Q1 - 2028	40,000	4%	75%
Paid Capital (A)	750,000		
Projected Sold at	1,260,000		
Profit on Investment	260,000		
% Returns to Inventor for Holding Long-term	35%		



Cash Flow Illustration for an Investor (1 Year Rental Return)

Total Cost of the Unit	1,000,000	
Down Payment	20%	
Payment Per Quarter	3% - 7%	
Avg. Expected Quarterly Growth (Long-term)	2%	
Period	Payments	Payment % on Annual Basis As per Payment Plan
2025	- 330,000	33%
2026	- 200,000	20%
2027	- 240,000	24%
2028	- 230,000	24%
2029 (Expected Rental Collected)	99,000	
Paid Capital (A)	(1,000,000)	
Sold (By end of 2029)	1,320,000	
Profit on Investment	419,000	
% Returns to Inventor for Holding Long-term	42%	