

KEY DEMAND DRIVERS

260m travellers annually from current DXB's capacity of 115m

5 parallel runways with 5X size of the Dubai international Airport

12m tons annual capacity from current's 3.3m ton annual capacity

Total area of the DWC is 70sq km from DXB being 17.5sq km

FACT SHEET

DAMAC

RIVERSIDE

Higher Scope for Capital Value Jump

- Limited short-term options as on date. .

Higher Scope for Short Term Leasing

- DAMAC Riverside is built to suit new age modern living.

Infrastructure Upgrades

- The location is expected to get priority status for new infrastructure upgrades and network roads.

Business Travelers

- Dubai ranked 1st in attracting greenfield FDI projects for 2023.
- Expo city to see higher MICE events as it shares the load of WTC. Business travellers to Expo city would explore housing options in this location

Strategic Location

- The Logistic District seamlessly connects the new airport and Jebel Ali seaport.
- The logistics district can accommodate 6,400 companies.

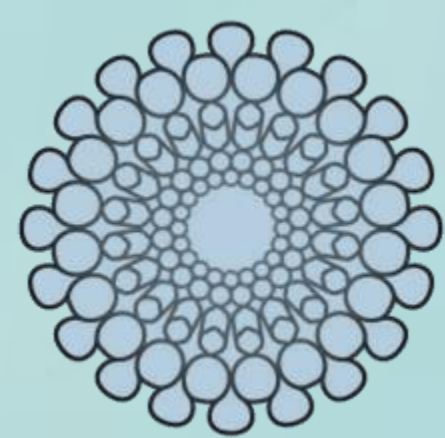
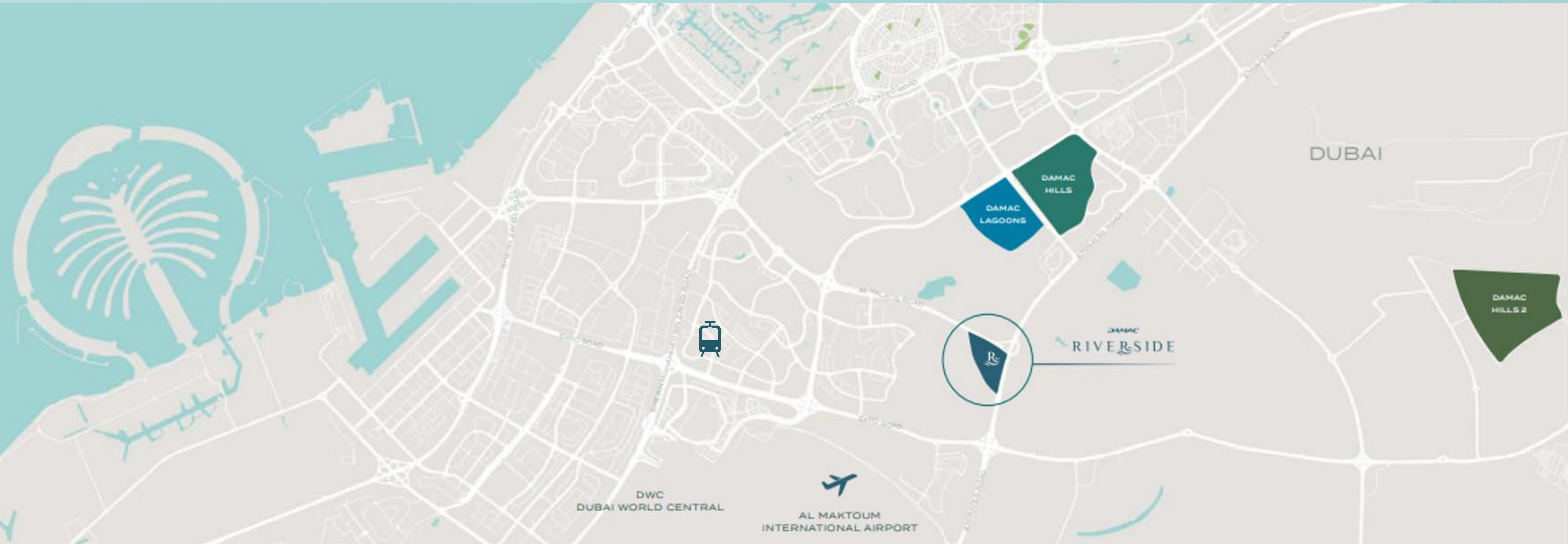
Dubai Logistics District

- The current airport cargo capacity is 3.3 m tons.
- The new airport is planned to handle 12 m tons per annum from current 576,000 tons.

Job Creation

- The new airport is expected to generate new employment of around 10,000 personals in addition to workforce of exiting airport.
- Further, workforce estimated to be employed in the 6,400 companies would also be scouting for nearby residential options.

LOCATION



EXPO 2020 SITE

15 Min



AL MAKTOUM INTERNATIONAL AIRPORT

12 Min



DIP 1 METRO STATION

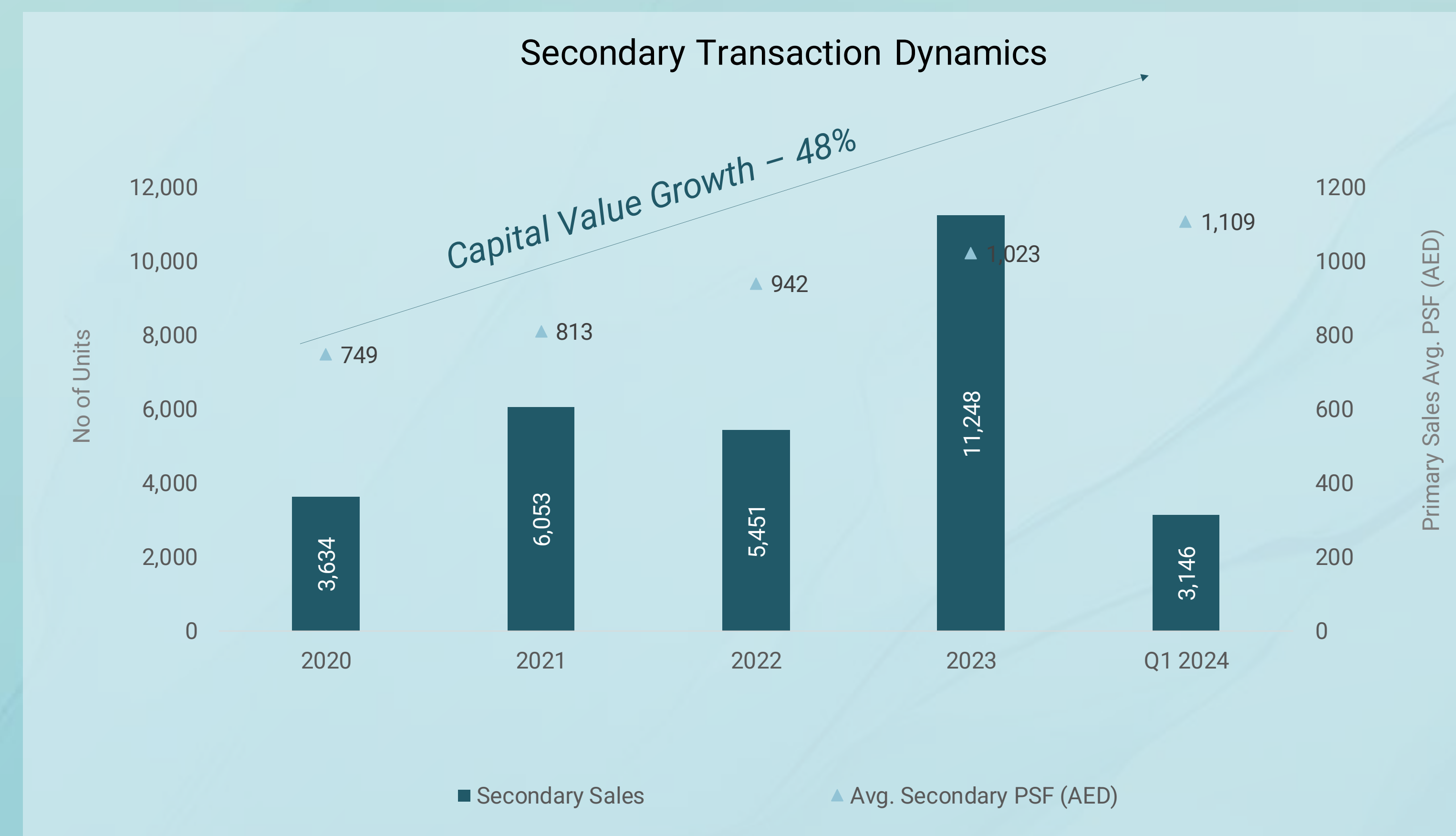
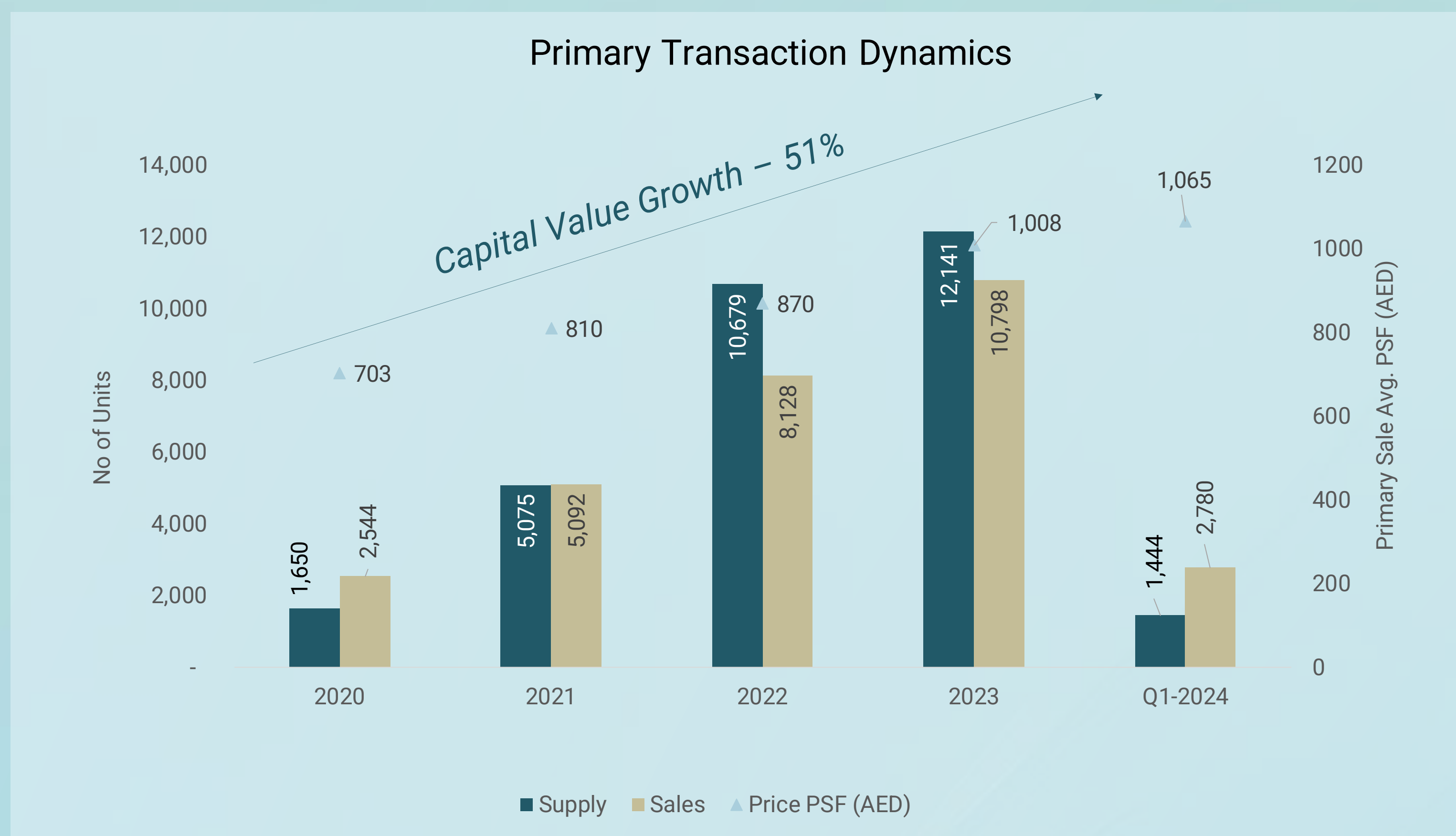
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DAMAC HILLS MALL

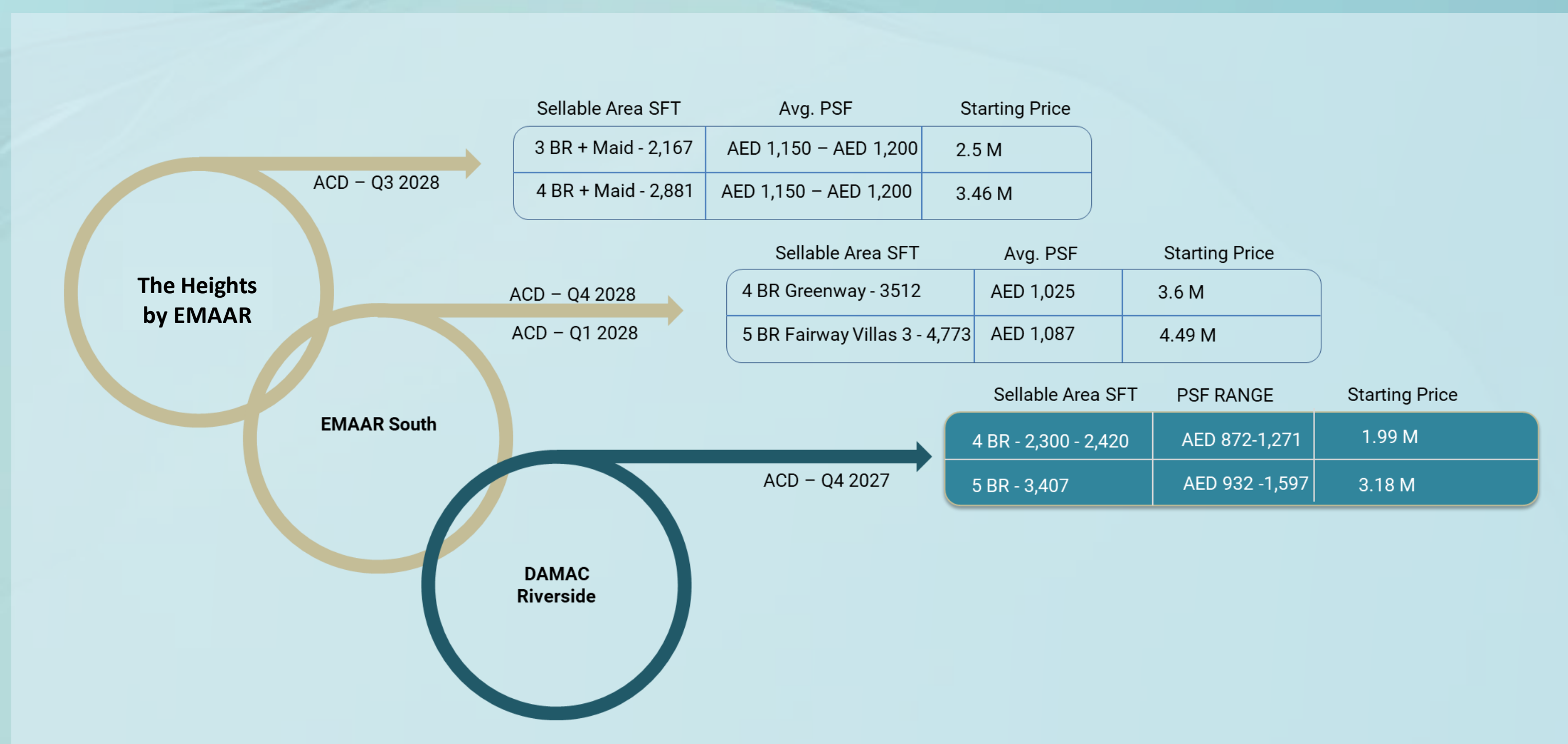
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SUPPLY DEMAND DYNAMICS OF TOWNHOUSES



- Townhouses category housing units are witnessing high demand from end users and investors alike. Which can be seen from the above chart where the secondary prices are surpassing the primary capital values.
- This trend is triggered by the pandemic as families prefer to stay in Townhouses which led to the parallel growth of capital values in primary and secondary markets.
- The average Dubai level capital values for townhouses have surpassed AED1,000 mark offering excellent value for money proposition for DAMAC's riverside project

COMPETITION BENCHMARK OF LATEST LAUNCH



LOCATION RENTALS – TOWNHOUSE/VILLA

LONG TERM RENTALS		
Type	Rent	Yield %
4 BR	AED 1,32,000 up to AED 2,51,000 /Year	5.9% - 7.0%
5 BR	AED 2,22,000 up to AED 3,00,000 /Year	6.2 - 7.5%

- According to the property monitor reports, long term gross rentals yield for townhouses of 4 & 5 BR have ranged between 6% to 7% in the last 12 months.
- 5 BR townhouses command higher rentals with average gross rental yields hovering at 6.9% for the last 12 months as tenants pay higher rent for larger townhouses.

CLUSTER PLAN



AMENITIES

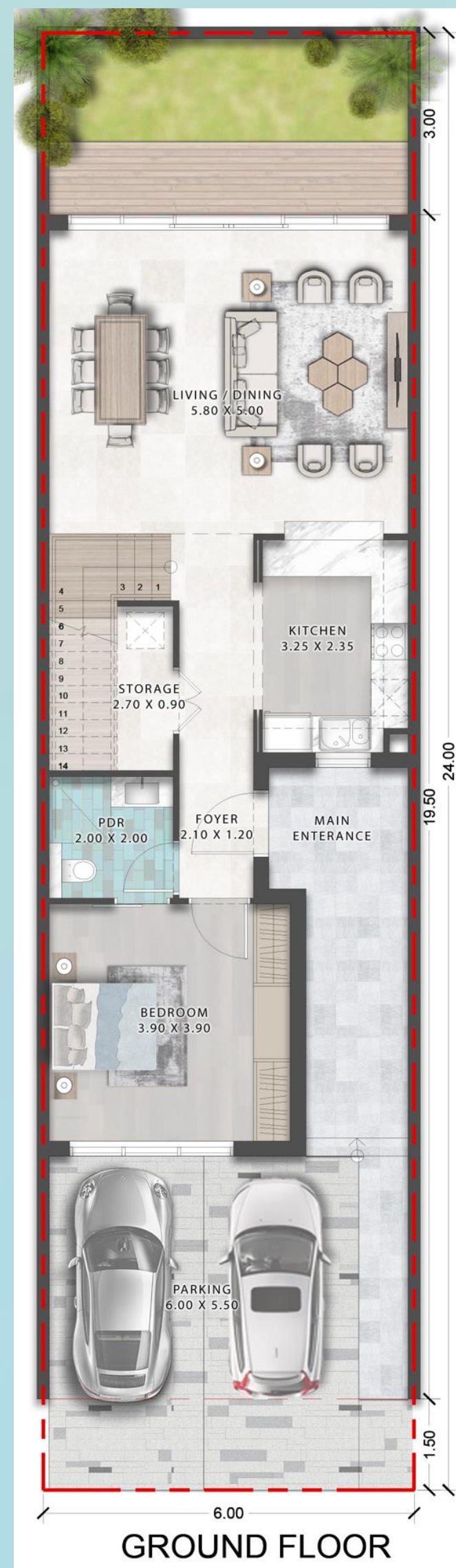


UNT MIX & PRICING

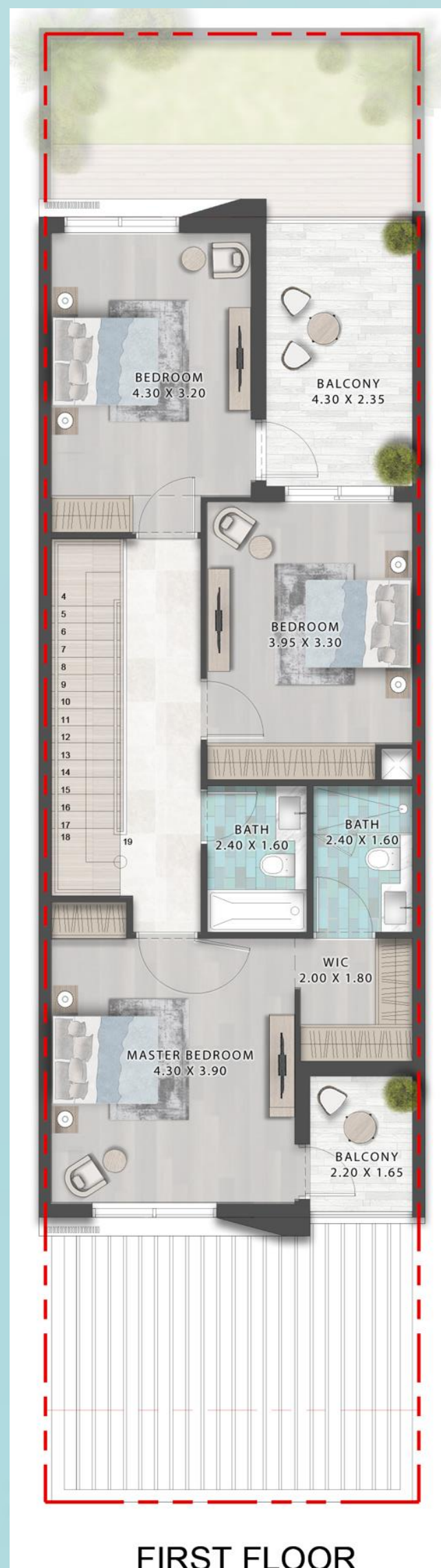
TYPOLOGY	TOTAL UNIT	SELLABLE AREA		PRICE		MIN PSF	MAX PSF	AVG. PSF
		MIN SA	MAX SA	MIN AED	MAX AED			
		SQFT	SQFT	AED	AED			
4 BR	1,424	2,297	2,420	1,988,000	3,076,000	872	1,271	1,071
5 BR	478	3,407	3,407	3,176,000	5,441,000	932	1,597	1,265
Grand Total	1,902							



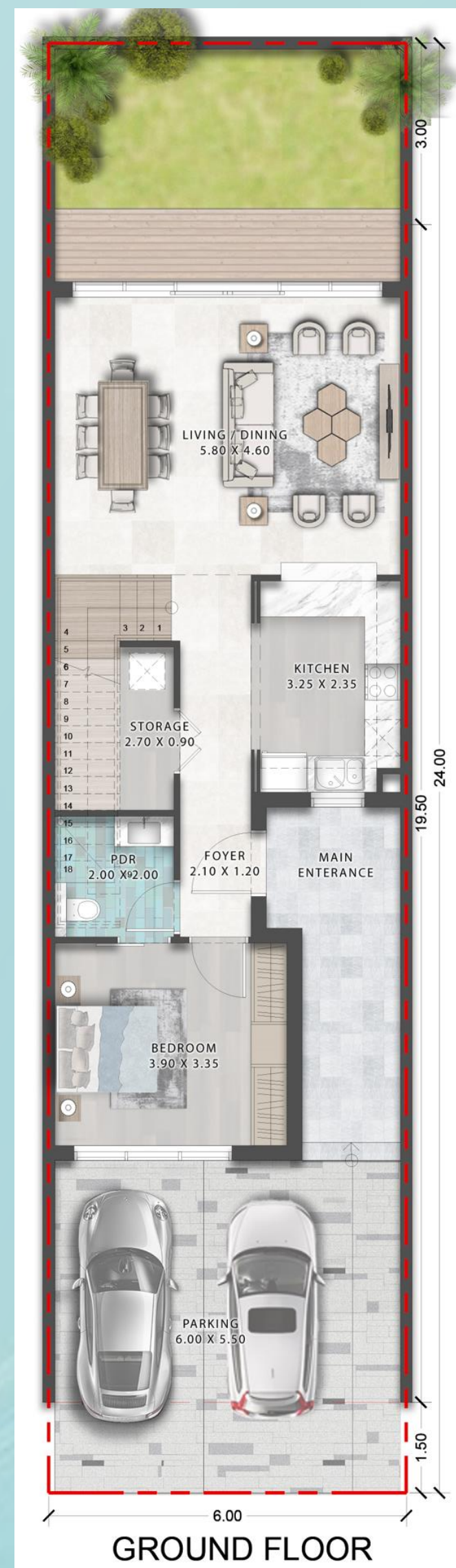
UNIT LAYOUT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



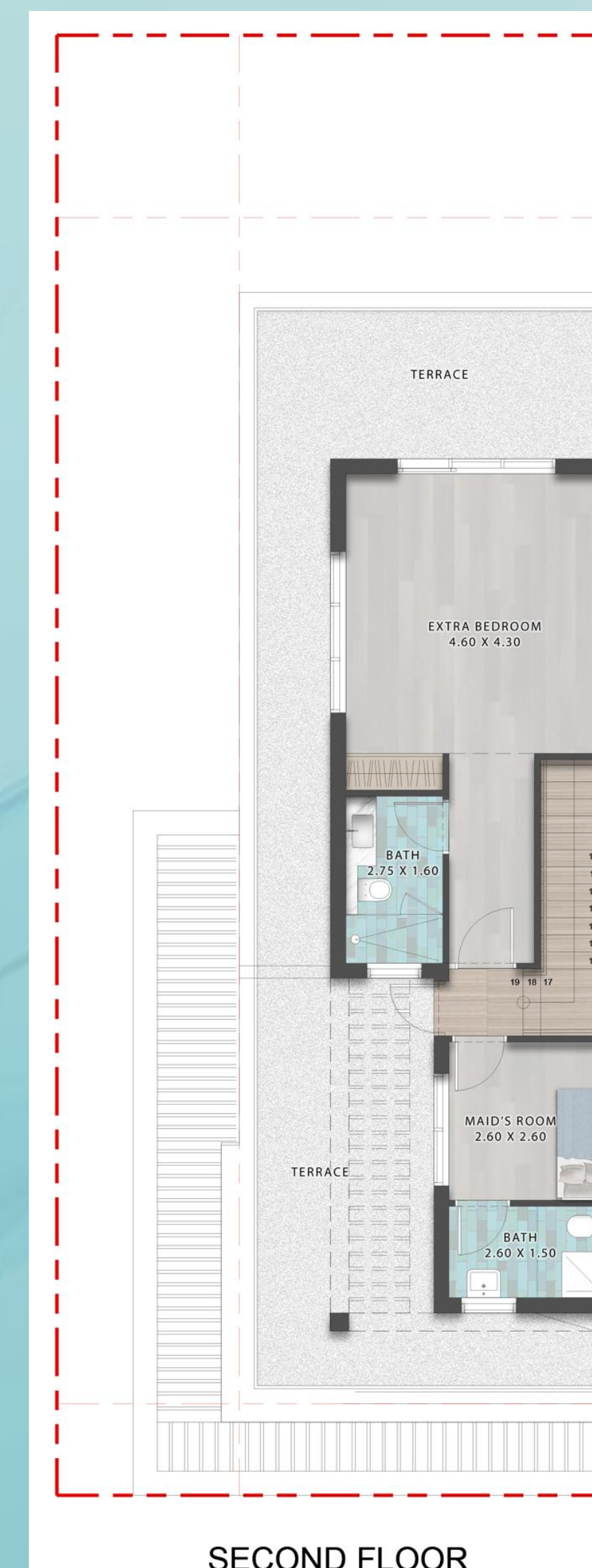
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

4 BR MIDDLE UNIT TYPE 1

4 BR MIDDLE UNIT TYPE 2

5 BR END UNIT



LAUNCH PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE
1st Installment	Deposit	5%
2nd Installment	Within 1 Month of Sale	5%
3rd Installment	Within 2 Months of Sale	5%
4th Installment	Within 3 Months of Sale	5%
5th Installment	Within 4 Months of Sale	1%
6th Installment	Within 5 Months of Sale	1%
7th Installment	Within 6 Months of Sale	1%
8th Installment	Within 7 Months of Sale	1%
9th Installment	Within 8 Months of Sale	1%
10th Installment	Within 9 Months of Sale	5%
11th Installment	Within 10 Months of Sale	1%
12th Installment	Within 11 Months of Sale	1%
13th Installment	Within 12 Months of Sale	1%
14th Installment	Within 13 Months of Sale	1%
15th Installment	Within 14 Months of Sale	1%
16th Installment	Within 15 Months of Sale	1%
17th Installment	Within 16 Months of Sale	5%
18th Installment	Within 17 Months of Sale	1%
19th Installment	Within 18 Months of Sale	1%
20th Installment	Within 19 Months of Sale	1%
21st Installment	Within 20 Months of Sale	1%

22nd Installment	Within 21 Months of Sale	1%
23rd Installment	Within 22 Months of Sale	5%
24th Installment	Within 23 Months of Sale	1%
25th Installment	Within 24 Months of Sale	1%
26th Installment	Within 25 Months of Sale	1%
27th Installment	Within 26 Months of Sale	1%
28th Installment	Within 27 Months of Sale	1%
29th Installment	Within 28 Months of Sale	1%
30th Installment	Within 29 Months of Sale	1%
31st Installment	Within 30 Months of Sale	5%
32nd Installment	Within 31 Months of Sale	1%
33rd Installment	Within 32 Months of Sale	1%
34th Installment	Within 33 Months of Sale	1%
35th Installment	Within 34 Months of Sale	1%
36th Installment	Within 35 Months of Sale	5%
37th Installment	Within 36 Months of Sale	1%
38th Installment	Within 37 Months of Sale	1%
39th Installment	Within 38 Months of Sale	1%
40th Installment	On Completion	25%

ACD : Q4 2027

PRICING

4 BEDROOM TOWNHOUSE

Starting from AED

1.99 MILLION*

5 BEDROOM TOWNHOUSE

Starting from AED

3.18 MILLION*

