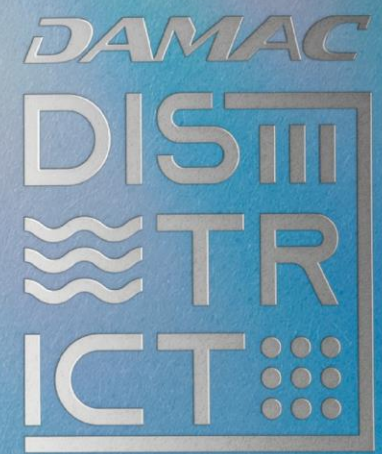
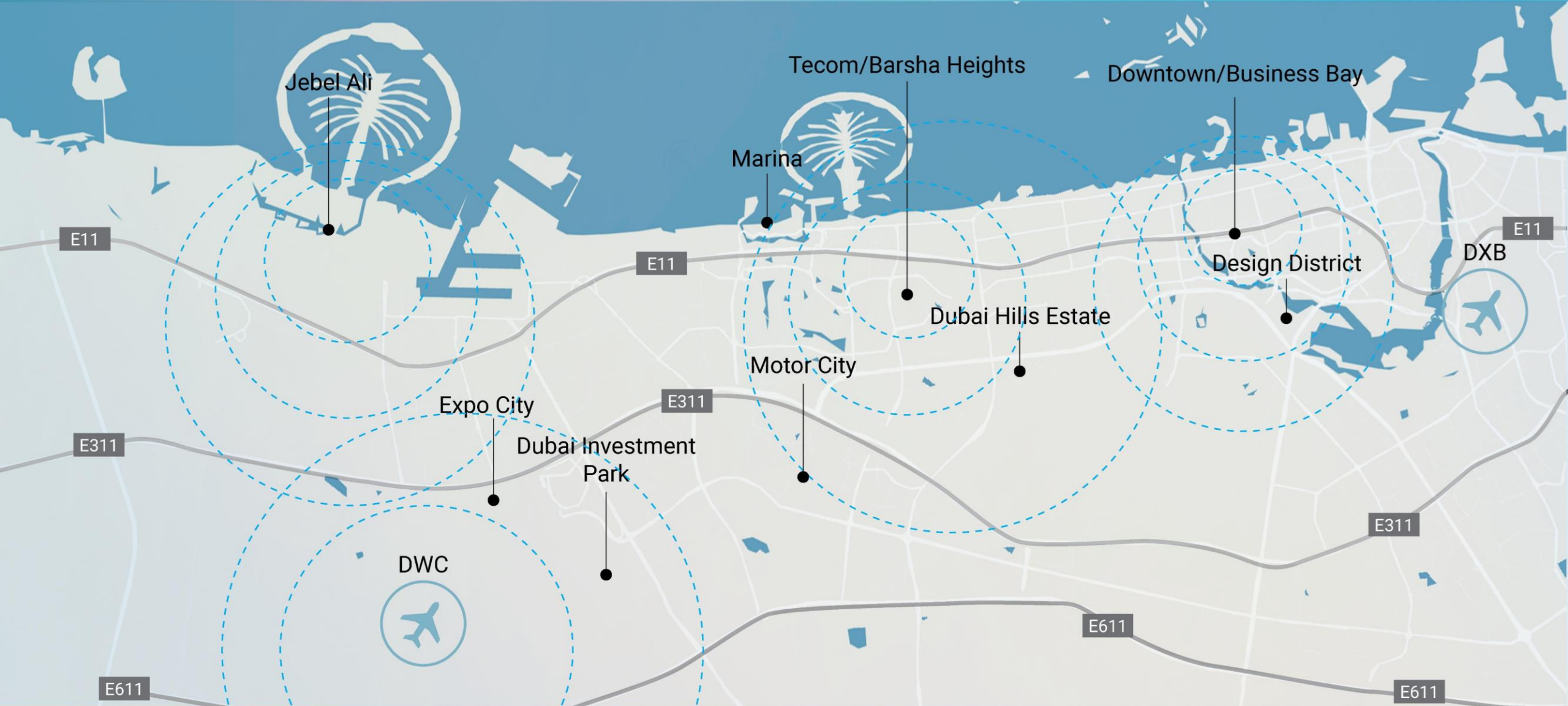




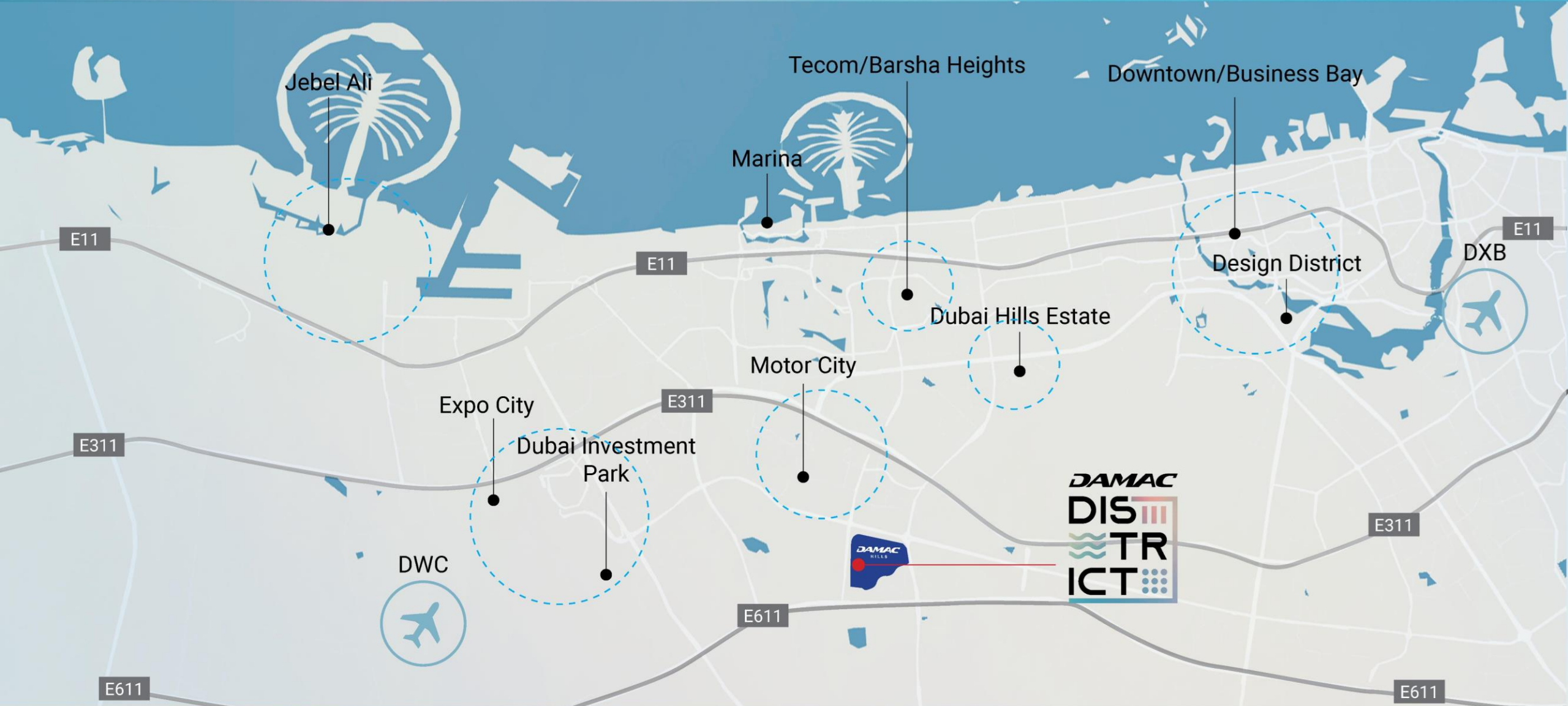
DECENTRALISATION IN DUBAI

DAMAC

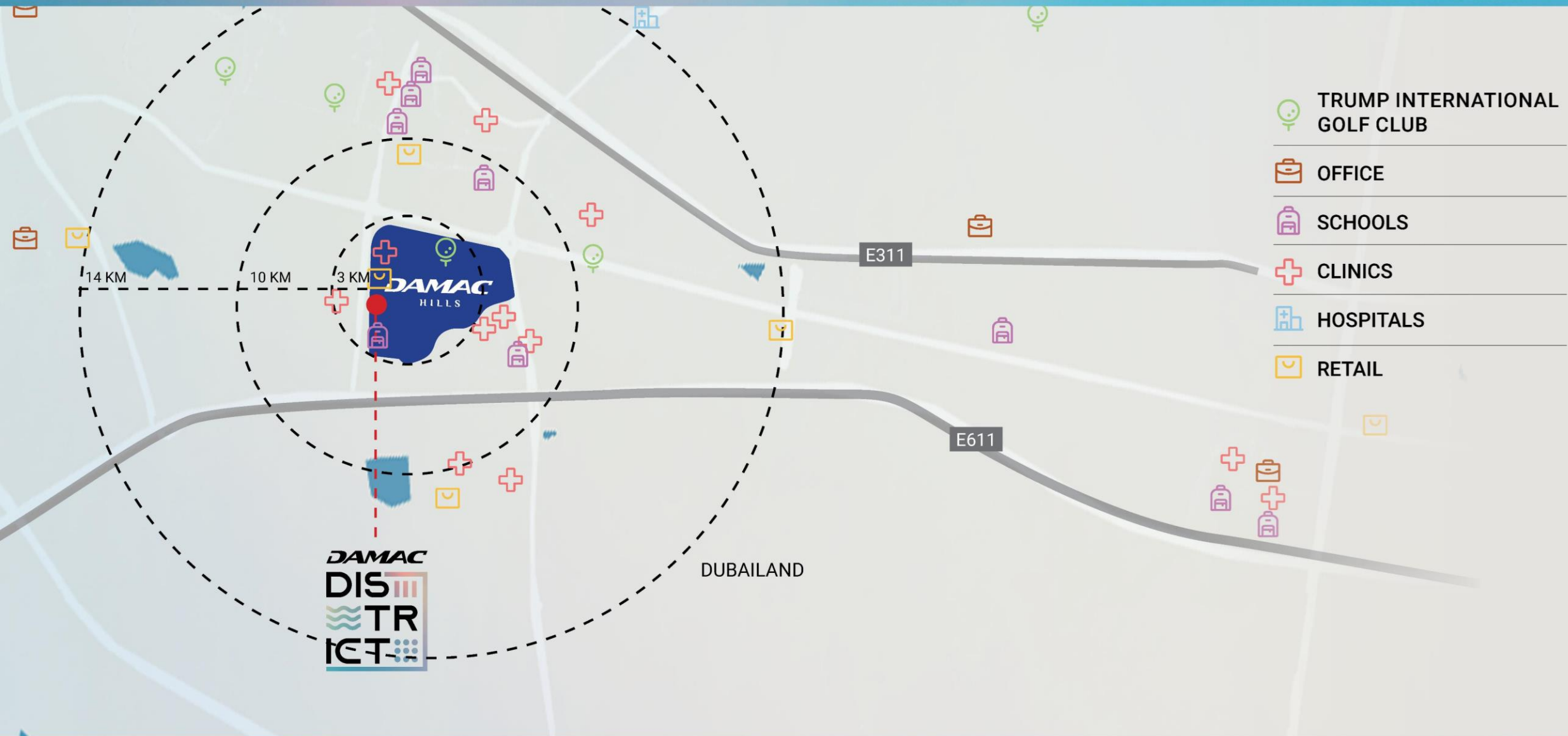


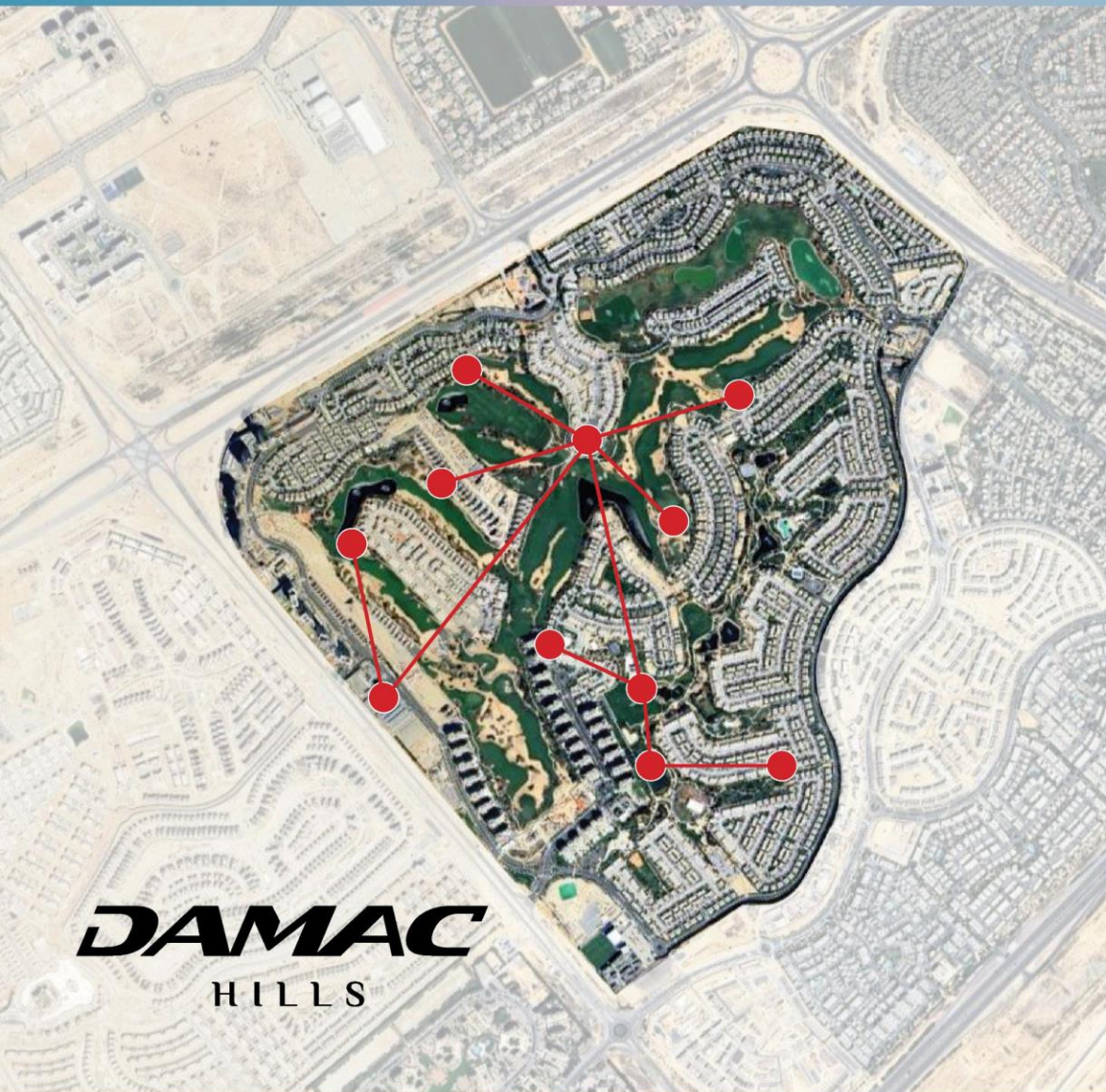
AS A NEW CORE IN DUBAILAND

DAMAC



AS A NEW CORE IN DUBAILAND





THE ONLY FULLY INTEGRATED & SELF-SUSTAINED COMMUNITY IN DUBAILAND



HOTEL



RETAIL



OFFICES



TRUMP INT'L GOLF CLUB



F&B



PARKS

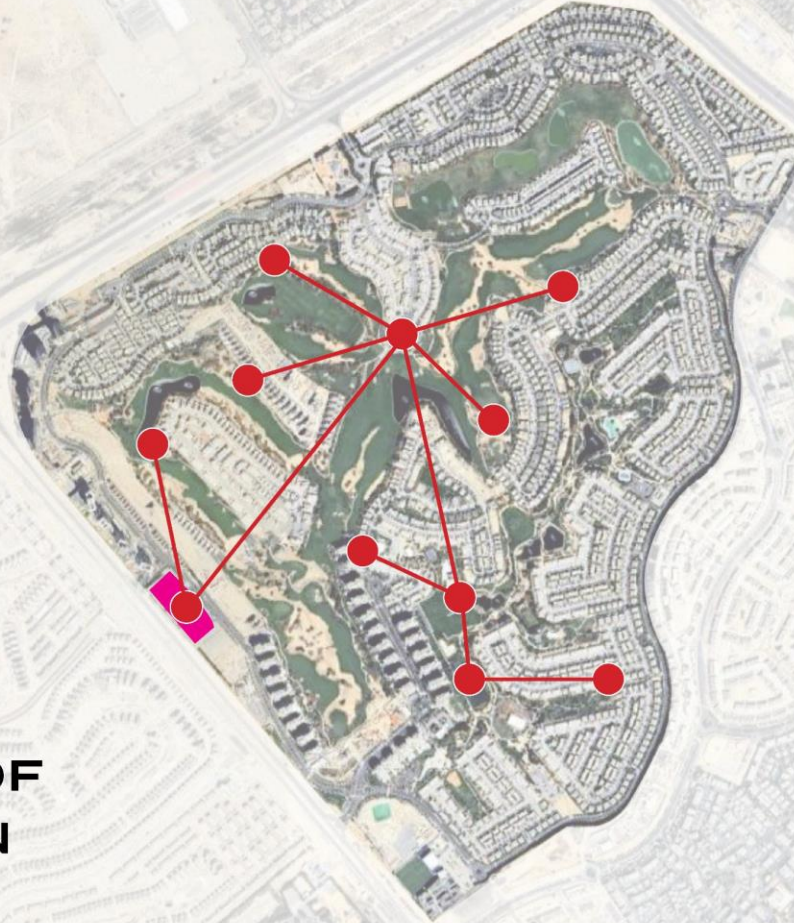


CLINIC



SCHOOL

**DAMAC DISTRICT
COMPLETES THE NODES OF
A SELF-SUSTAINED CITY IN
DAMAC HILLS**



TRUMP INTERNATIONAL GOLF CLUB, DUBAI

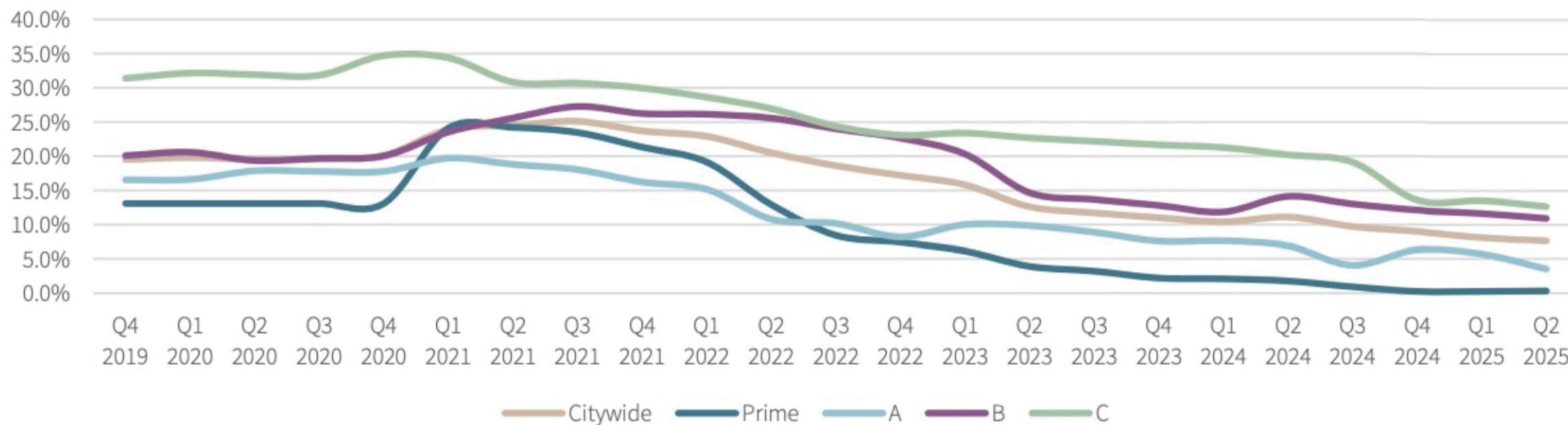
DAMAC



THE LAST CHANCE TO OWN A PART OF A COMMUNITY NEXT
TO A WORLD-CLASS GOLF COURSE IN DUBAI LAND.



Dubai, Vacancy Rate, %

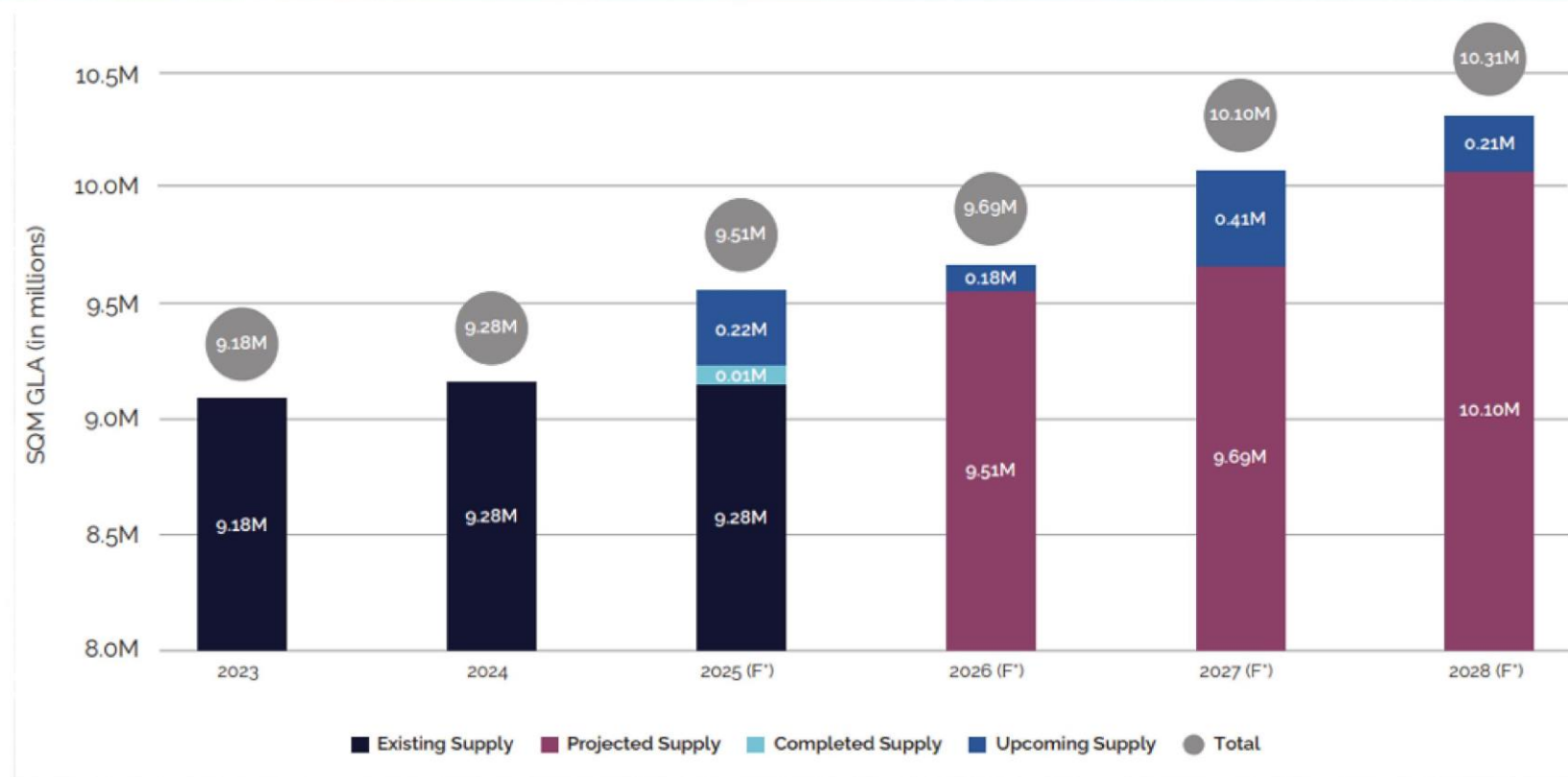


Source: JLL Research, 2025

- Limited availability of space and strong demand continue to put pressure on vacancy rates in Dubai. Particularly for Prime and A-Grade properties, which have reached a low of 0.3% and 3.5% respectively in Q2.
- The overall citywide vacancy rate has also dropped to 7.5%, down from 11.1% a year earlier, as occupiers continue to secure the limited quantity of available space.

Source: Cavendish Maxwell Report - Dubai Office Market Performance Q1 2025

DUBAI OFFICE SUPPLY – EXISTING & UPCOMING



- Current supply as of Q1 2025 is over **9.29 million sqm GLA**.
- The demand continues to exceed supply, supported by:
 - New business setups
 - Expansion of existing operations

- Upcoming supply:
 - **215,000 sq m** in 2025
 - **181,000 sq m** in 2026
 - Primarily **A-Grade space** in core business districts
- The supply-demand gap is expected to gradually reduce through 2027.

Source: Cavendish Maxwell Report - Dubai Office Market Performance Q1 2025

VIEWS

DAMAC



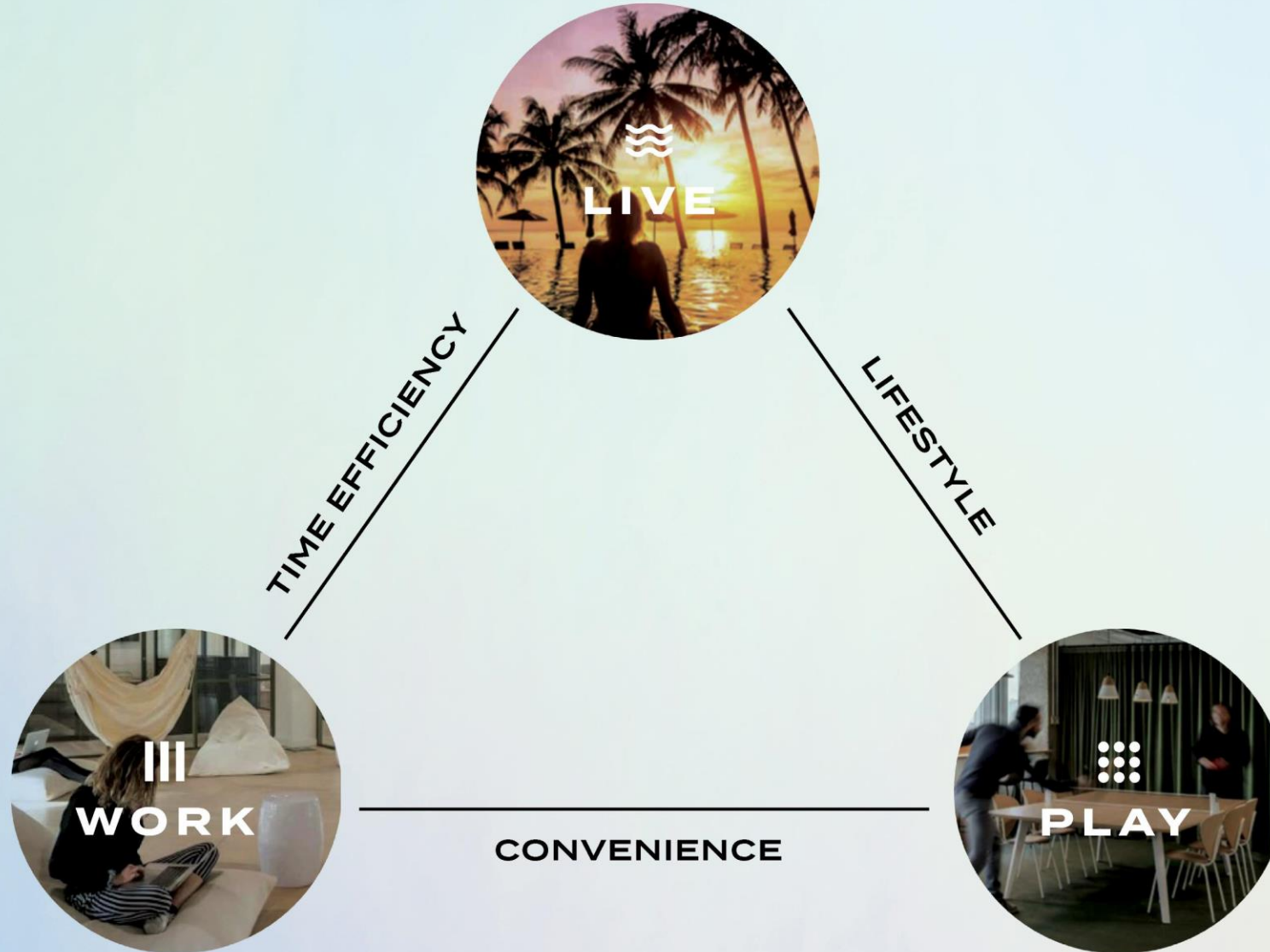
**UNMATCHED GOLF
& LAGOON VIEWS**



DAMAC
Lagoons

DAMAC
HILLS





TOWER B
G+2P+26

TOWER A
G+2P+29

OFFICE
G+2P+10



RESIDENTIAL

Amenities



GOLF & LAGOON VIEWS



Experience unbeatable views of both the championship golf course and tranquil lagoon from both sides of the building.

CALM PALM GARDEN



An organic palm garden with flowing pathways and ergonomic benches blend with nature for ultimate relaxation.

WHISPERING WATERS



Listen to the gentle flow of water as it winds through serene streams. A peaceful retreat where the rhythm of water brings calm and tranquility.

URBAN FARMING TERRACE



Sustainable vertical farming brings fresh produce closer to you.

PLAYING FOR HEALTH

RESIDENTIAL
Amenities



GARDEN YOGA



Find your balance and inner peace with yoga by the calming water and greenery. Breathe, stretch and flow in nature's rhythm.

ORGANIC POOL



Dive into relaxation in our organically shaped pool, offering a refreshing escape with ample space to swim, lounge and soak up the sun in a beautiful, serene setting.

OUTDOOR CALLISTHENICS



Boost your fitness at our outdoor callisthenics station. Enjoy a refreshing workout in a peaceful, natural setting.

PADEL COURT



Enjoy exciting matches on our padel court, designed for everyone to challenge themselves and have fun in a vibrant, social setting.

FEAST IN FUN

RESIDENTIAL Amenities



SUNSET BAR



A stylish bar designed for golden-hour views, where you can unwind and enjoy vibrant sunsets in a relaxed, social atmosphere.

BBQ STATIONS



Gather around for a BBQ feast, creating unforgettable outdoor memories.

PRIVATE DINING PODS



Savour your meals in private dining pods, featuring small kitchenettes where residents can bring their own food, all while enjoying a peaceful outdoor setting.

GAMING LOUNGE



Step into our gaming lounge, equipped with high-performance PCs, PlayStation consoles, and a billiard table, offering the ultimate space for gaming and relaxation.

CO-WORKING SPACES



Providing a professional environment for meetings, ensuring privacy and convenience when you can't host clients at home.

INDOOR GOLF SIMULATOR



Enjoy year-round golfing with our state-of-the-art indoor golf simulator, offering a realistic experience.

AI GYM



A fully equipped gym, offering residents the convenience of fitness and wellness just steps from home.

RED LIGHT THERAPY



Experience the health benefits of red light therapy, including improved skin health, hair growth, reduced inflammation & faster muscle recovery.

OFFICE Amenities



Meeting Pods

Relaxation Areas

Garden Co-Working Space

Outdoor Gym

Yoga & Pilates

Indoor Gym

Office Canteen

WORKING WITH PRODUCTIVITY

OFFICE
Amenities



INNOVATIVE WORKPLACE



An innovative workplace unites technology, flexibility and design to empower teams and inspire growth.

MEETING ROOMS



Experience the next level of productivity with well-equipped Smart Meeting Rooms.

OUTDOOR MEETING PODS



Work in the open air with an outdoor workspace featuring benches and private pods, blending focus, flexibility and fresh surroundings.

WORK TERRACES



Terraces provide a refreshing outdoor setting for meetings, quick catch-ups, or a relaxing break, blending productivity with comfort.

LIVING IN BALANCE

OFFICE
Amenities



HAVEN WORKSPACE



Get productive at our outdoor working spots next to the water, where you can enjoy a comfortable workspace with a calming view.

OFFICE CANTEEN



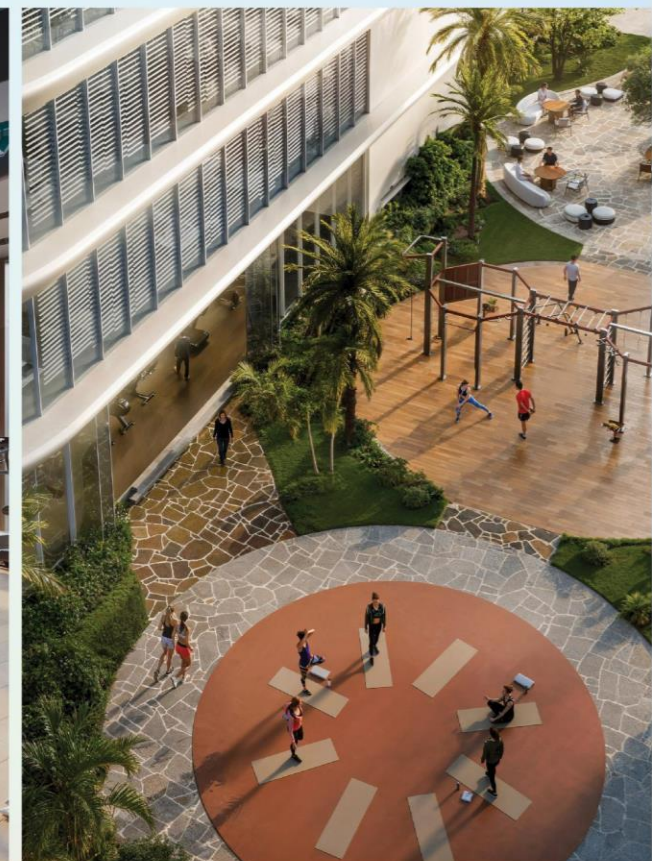
Enjoy fresh, wholesome meals in a modern office canteen designed for comfort, convenience and social connection during your workday.

INDOOR GYM



Boost productivity and well-being with a fully equipped indoor office gym, offering convenient access to fitness without leaving the workplace.

OUTDOOR YOGA



Stay energised with a dedicated outdoor yoga space, designed to promote wellness and movement throughout the workday.

Residential
INTERIOR DESIGN



LIVING ROOM

INTERIOR DESIGN





MASTER BATHROOM

INTERIOR DESIGN



FLOOR PLANS



FLOOR PLAN

1-BEDROOM

AVERAGE SALEABLE AREA:
740 SQ FT



FLOOR PLAN

2-BEDROOM

AVERAGE SALEABLE AREA:
1221 SQ FT



OFFICE FLOOR PLAN



LEASABLE FLOOR AREA

22,459 SQ FT- 22,882 SQ FT

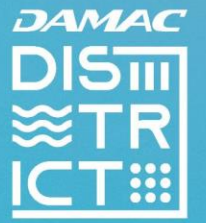


LEASABLE OFFICE UNIT AREA

3,164 SQ FT- 6,588 SQ FT



STARTING PRICE



1-BEDROOM
STARTING FROM
₪ 1.1 M

2-BEDROOM
STARTING FROM
₪ 1.7 M

OFFICE SPACE
STARTING FROM
₪ 6.1 M

PAYMENT PLAN

20 - 40 - 40

20 %
DOWN PAYMENT

1 %
FOR 40 MONTHS

40 %
ON HANDOVER

WHO'S THE RIGHT BUYER?



**DAVID HAS BEEN IN DUBAI FOR 2 YEARS,
HIS SALARY IS AED 35,000**

WHO'S THE RIGHT BUYER?



**DAVID HAS BEEN SAVING 1/3RD
OF HIS INCOME**

$$35,000 \times 1/3 = \text{AED } 11,666$$

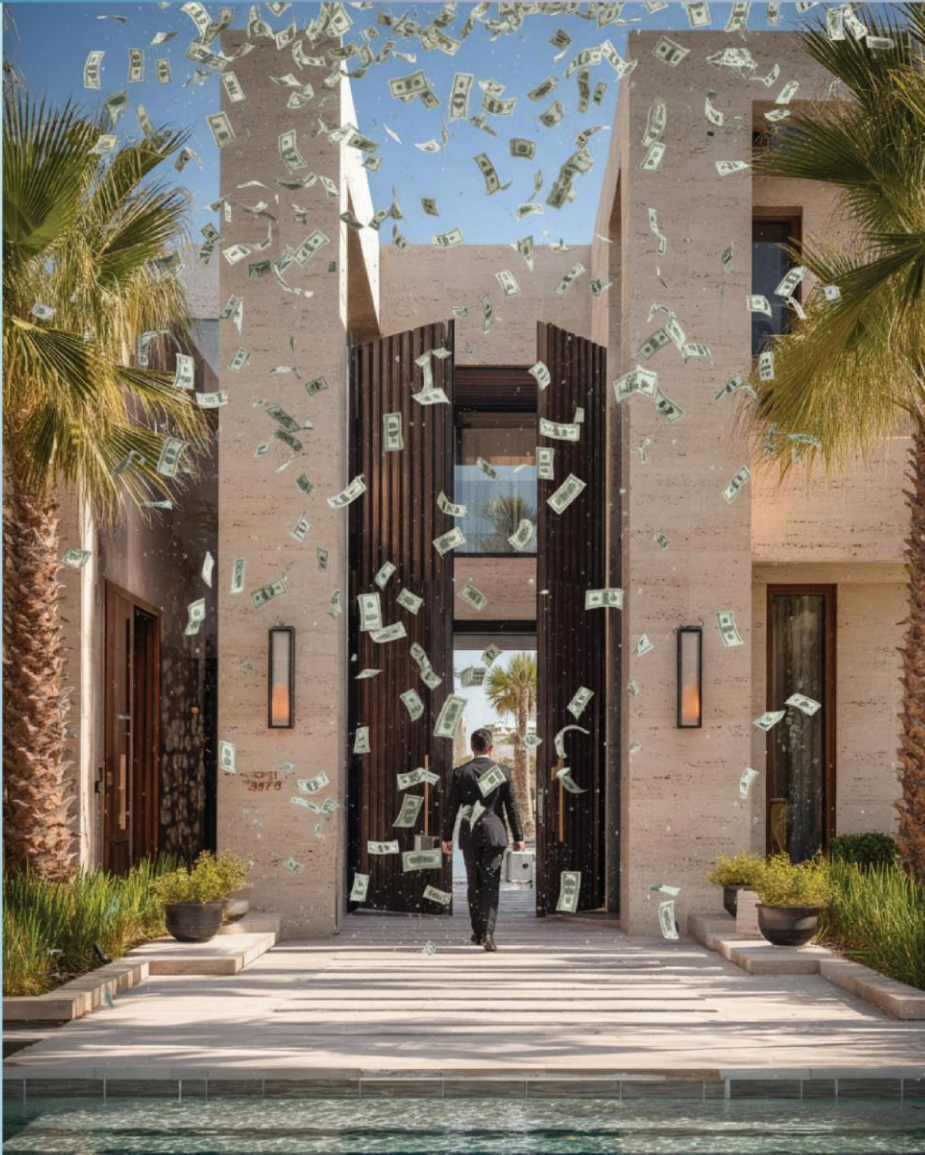
$$11,666 \times 24 = \text{AED } 280,000$$

WHO'S THE RIGHT BUYER?



**HE SAVED UP ENOUGH TO PAY
FOR THE 20% DOWNPAYMENT
AND INSTALLMENTS**

WHO'S THE RIGHT BUYER?



**DAVID CAN BUY HIS DREAM HOUSE,
PLUS GET A 30% CAPITAL GAIN
ON HIS PROPERTY**

YOU HAVE ~~£~~250,000 RIGHT NOW?



MERCEDES-BENZ C-CLASS



ROLEX DAYTONA
TIFFANY BLUE



ROLEX GMT
MASTER II



AUDEMARS PIGUET



PORSCHE 718 CAYMAN

A DOWNPAYMENT FOR DAMAC DISTRICT



**YOU HAVE ₪250,000
RIGHT NOW?**



**CAR PRICE WILL
DEPRECIATE BY 50-60%**

**WATCH WILL DEPRECIATE
BY 20-30%**



**VALUE OF AN APARTMENT
APPRECIATES BY 30-35%
PLUS AN ADDITIONAL 6-8%
RENTAL INCOME**

BUY THIS NOW!



PAY ONLY ₪250,000

**5 YEARS
LATER** →

TOTAL EXPECTED VALUE



+



MERCEDES-BENZ S-CLASS



ROLEX GMT WITH
DIAMONDS

THANK YOU

DAMAC