

Prices

Studio Type A from 48,000 to 58,000 GBP

Studio Type B from 53,000 to 64,000 GBP

Purchase prices AED '000s

Floors	Type A	Type B	Phase %
2-10 (Phase 1)	AED 346	AED 385	-
11-20 (Phase 2)	AED 380	AED 424	10%
21-29 (Phase 3)	AED 415	AED 462	20%

Purchase prices GBP '000s

Floors	Type A	Type B	Phase %
2-10 (Phase 1)	£48	£53	-
11-20 (Phase 2)	£53	£59	10%
21-29 (Phase 3)	£58	£64	20%

Revenue Highlights

Target IRR 21% per annum
Historic Dubai Index 25% per annum

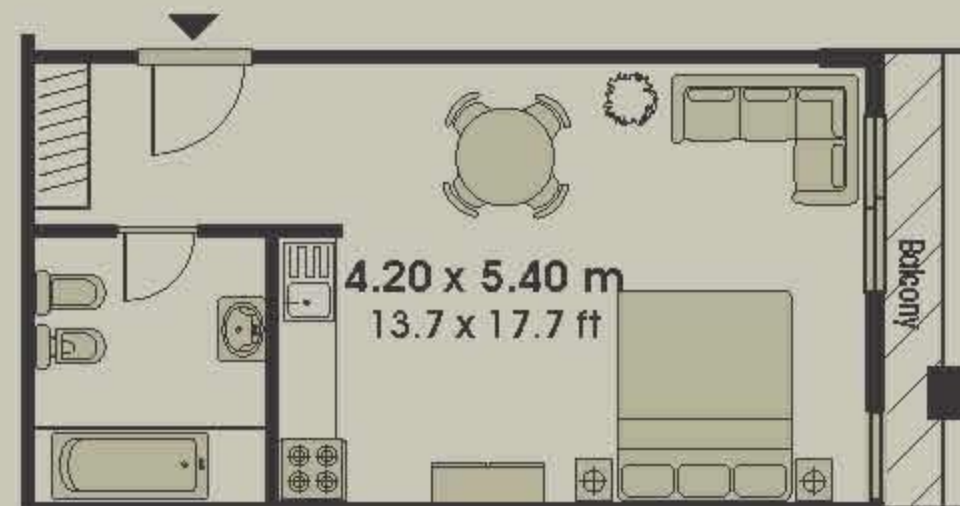
Tenure
Freehold

LOCATION

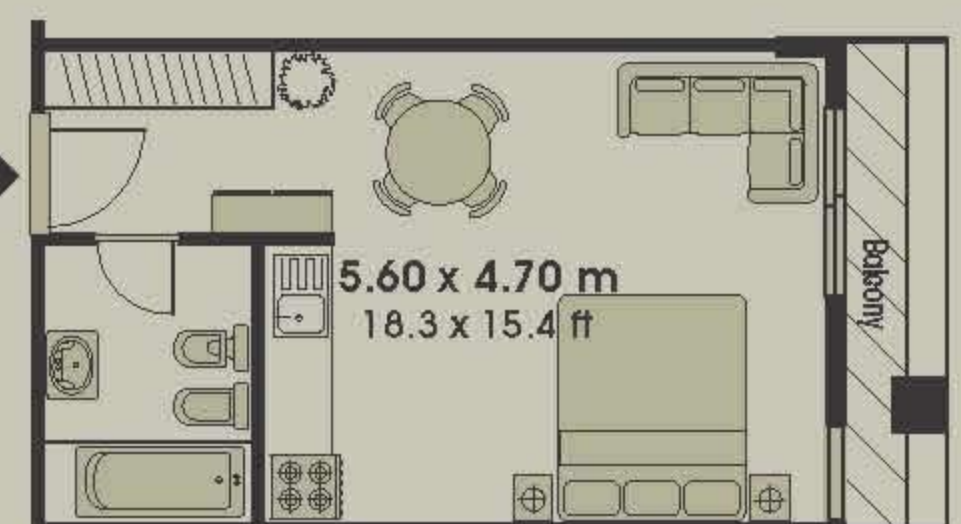


STUDIO FLOORPLAN

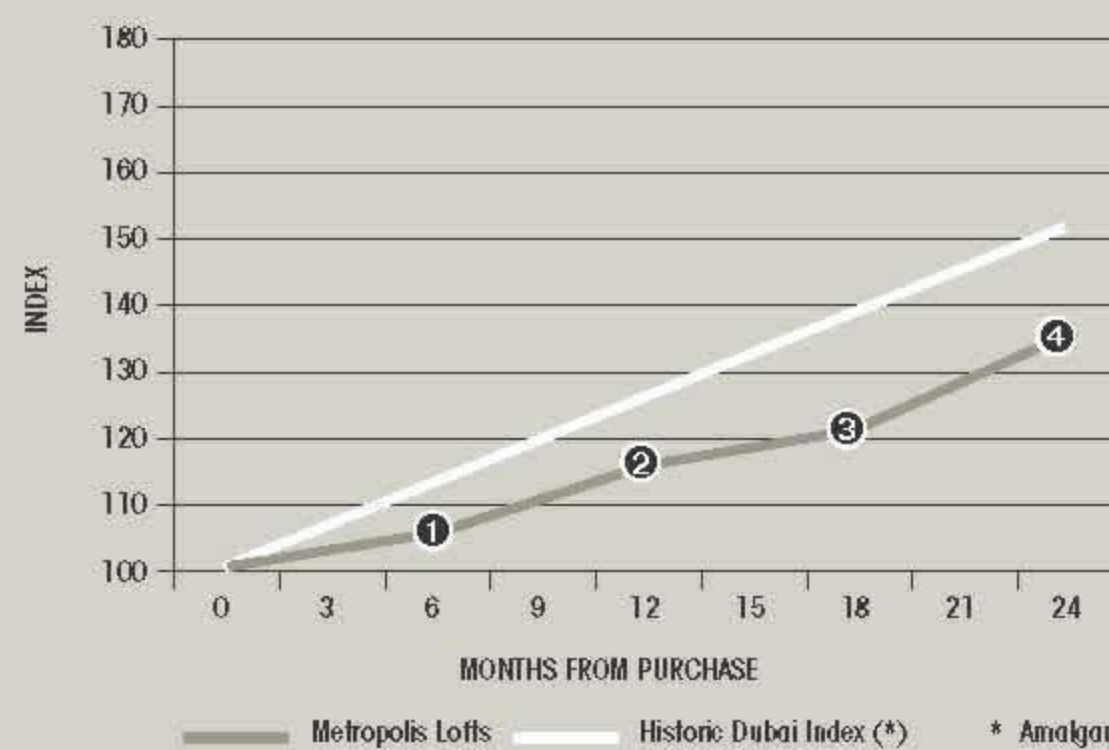
Type A1 – 39.38 sqm (423.9 sqft)
All apartments include a free parking space



Type B1 – 43.89 sqm (472.4 sqft)



FORECAST INVESTOR RETURNS TIMELINE



Project milestones:

- ① (6 months) - Start of piling works
- ② (12 months) - Start of construction
- ③ (18 months) - Start of finishing works
- ④ (24 months) - Handover of keys

Our graph demonstrates that we do not expect returns on Metropolis Lofts to outperform the capital value increases seen in Dubai over the last two years. Investors who entered the Dubai residential market over this period have done exceptionally well.

Neither, however, do we expect a fall in capital values, forecasting instead 10% capital growth per annum in calculating the likely return. We consider Dubai's population growth, and hence demand for residential property, will exceed expectations. It is our belief that Dubai is entering the exponential phase of a classic sigmoid growth curve, with immigration driven by the completion of a number of high profile developments, including Burj Dubai (the world's tallest building), Dubai Land (bigger than Disney World), Jebel Ali airport (the world's largest) and the Dubai Metro.

PAYMENT PLANS

Payment Plan Option 1

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

Payment Plan Option 2

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

Booking fee: 1,000 GBP

1 AED = 0.138859 GBP

Prices

Apartment Type C from 111,000 to 133,000 GBP

Apartment Type D from 107,000 to 128,000 GBP

Purchase prices AED '000s

Floors	Type C	Type D	Phase %▲
2-10 (Phase 1)	AED 800	AED 770	-
11-20 (Phase 2)	AED 881	AED 847	10%
21-29 (Phase 3)	AED 961	AED 924	20%

Purchase prices GBP '000s

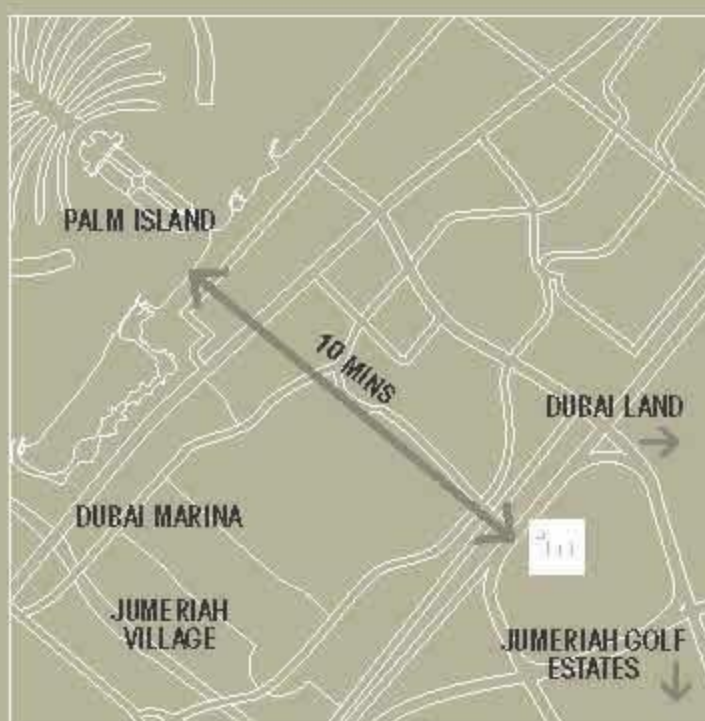
Floors	Type C	Type D	Phase %▲
2-10 (Phase 1)	£111	£107	-
11-20 (Phase 2)	£122	£118	10%
21-29 (Phase 3)	£133	£128	20%

Revenue Highlights

Target IRR 21% per annum
 Historic Dubai Index 25% per annum

Tenure
 Freehold

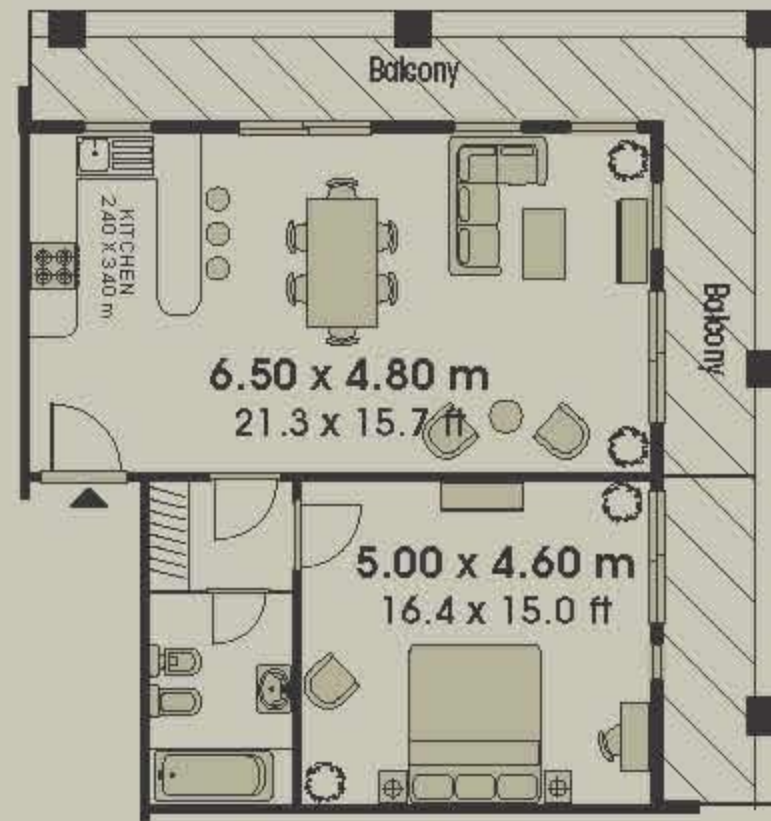
LOCATION



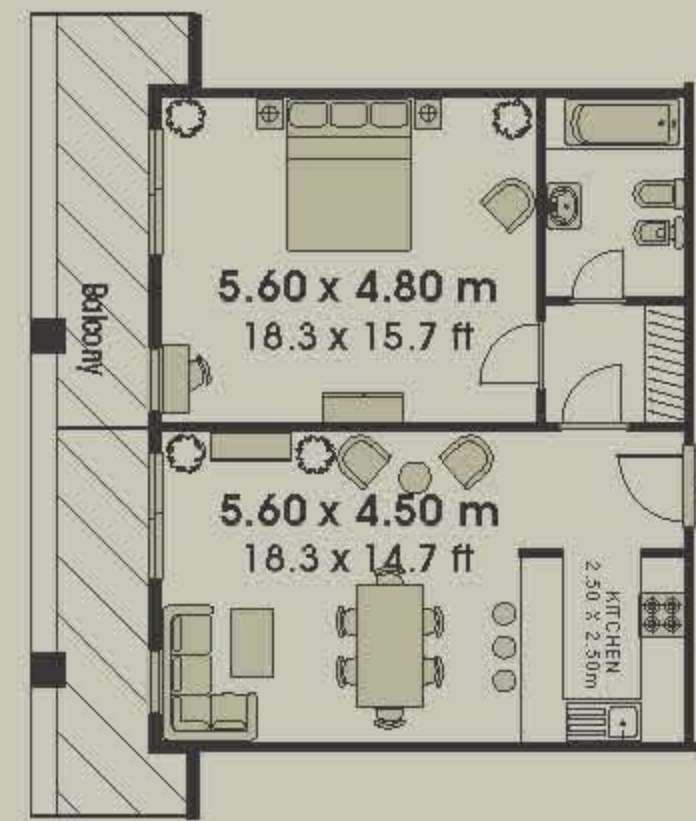
1 BEDROOM APARTMENT FLOORPLAN

TYPE C1 – 91.19 sqm (981.6 sqft)

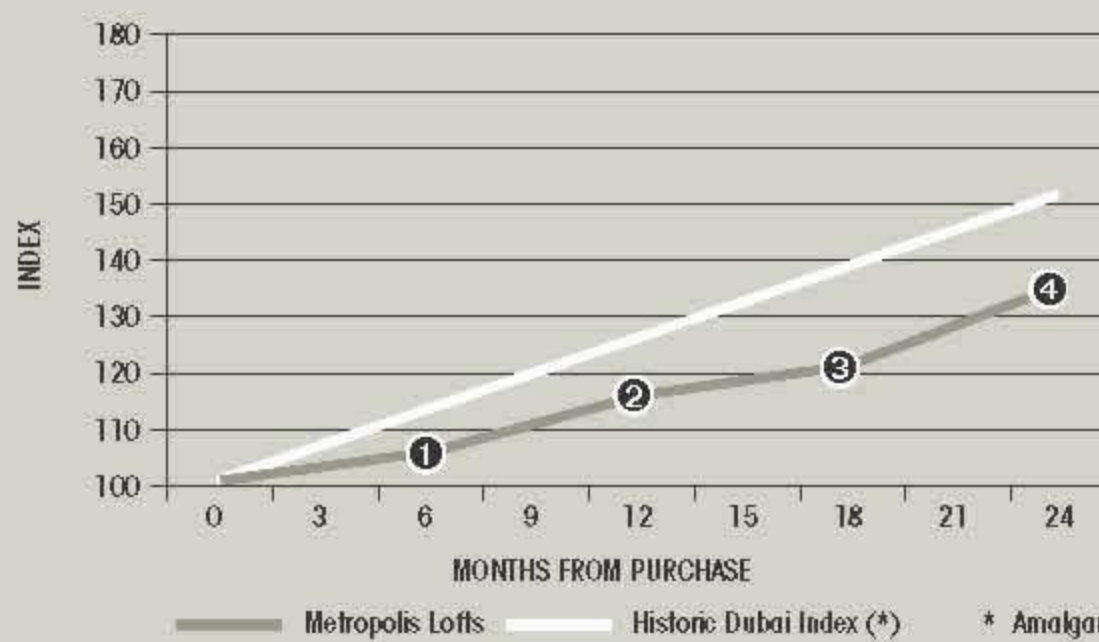
All apartments include a free parking space



TYPE D1 – 87.67 sqm (943.7 sqft)



FORECAST INVESTOR RETURNS TIMELINE



Project milestones:

- ① (6 months) - Start of piling works
- ② (12 months) - Start of construction
- ③ (18 months) - Start of finishing works
- ④ (24 months) - Handover of keys

Our graph demonstrates that we do not expect returns on Metropolis Lofts to outperform the capital value increases seen in Dubai over the last two years. Investors who entered the Dubai residential market over this period have done exceptionally well.

Neither, however, do we expect a fall in capital values, forecasting instead 10% capital growth per annum in calculating the likely return. We consider Dubai's population growth, and hence demand for residential property, will exceed expectations. It is our belief that Dubai is entering the exponential phase of a classic sigmoid growth curve, with immigration driven by the completion of a number of high profile developments, including Burj Dubai (the world's tallest building), Dubai Land (bigger than Disney World), Jebel Ali airport (the world's largest) and the Dubai Metro.

PAYMENT PLANS

Payment Plan Option 1

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

Payment Plan Option 2

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

Booking fee: 1,000 GBP

1 AED = 0.138859 GBP

Prices

Apartment Type E from
141,000 to 169,000 GBP

Purchase prices AED '000s

Floors	Type E	Phase %
2-10 (Phase 1)	AED 1014	-
11-20 (Phase 2)	AED 1115	10%
21-29 (Phase 3)	AED 1217	20%

Purchase prices GBP '000s

Floors	Type E	Phase %
2-10 (Phase 1)	£141	-
11-20 (Phase 2)	£155	10%
21-29 (Phase 3)	£169	20%

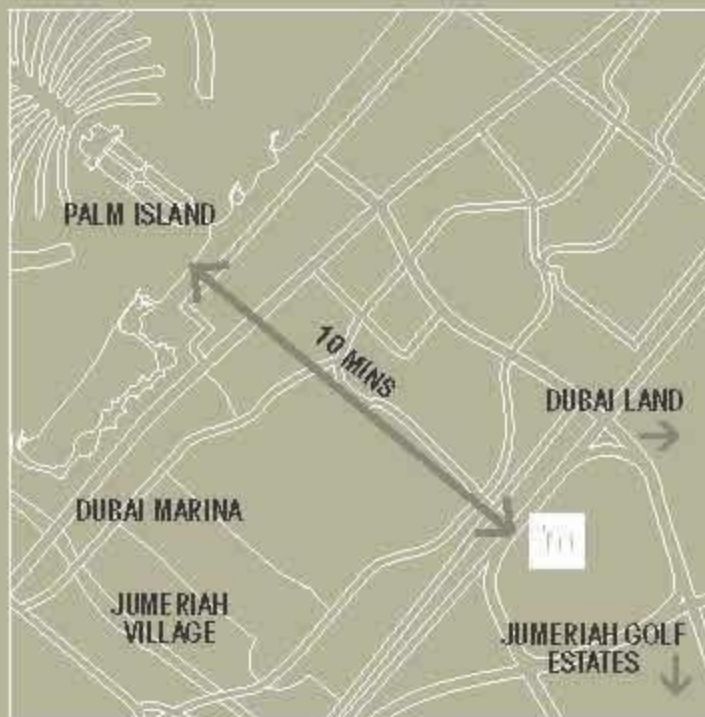
Revenue Highlights

Target IRR 21% per annum
Historic Dubai Index 25% per annum

Tenure

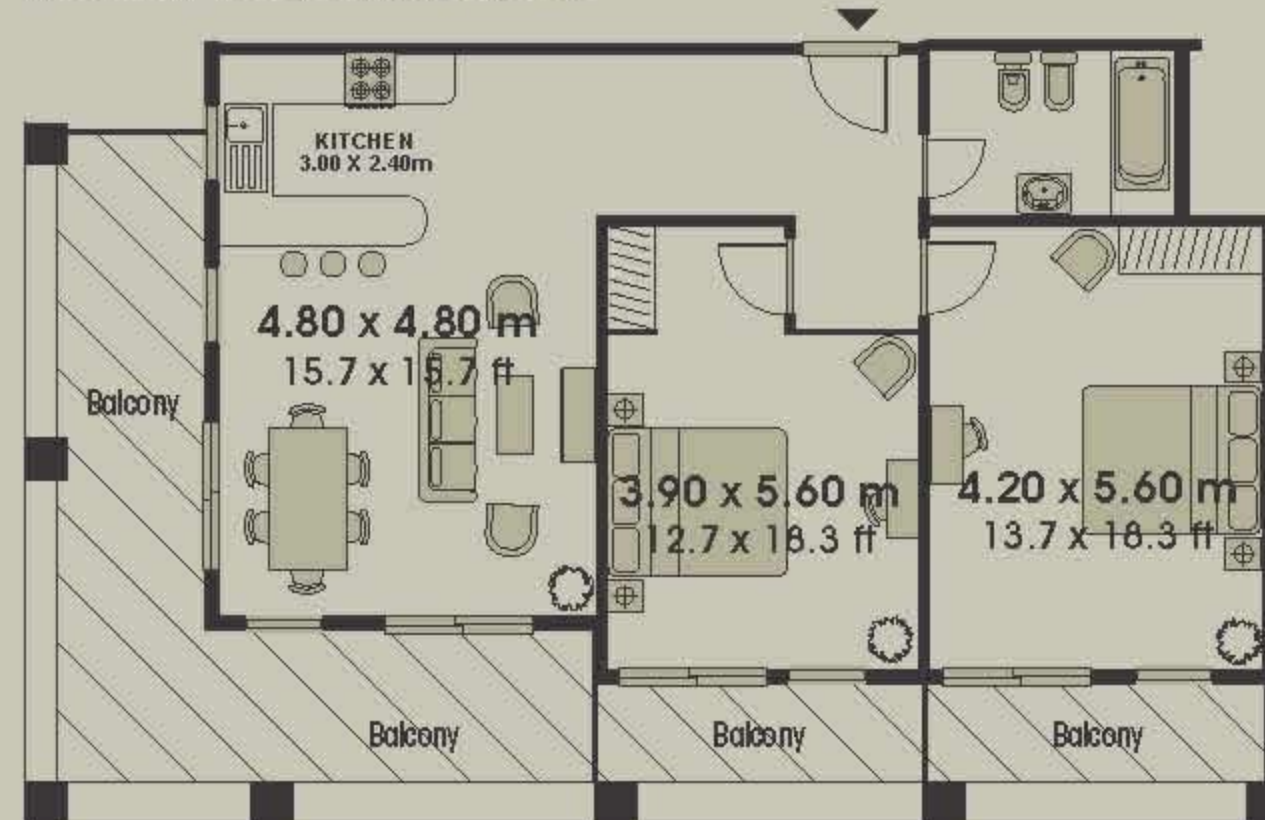
Freehold

LOCATION

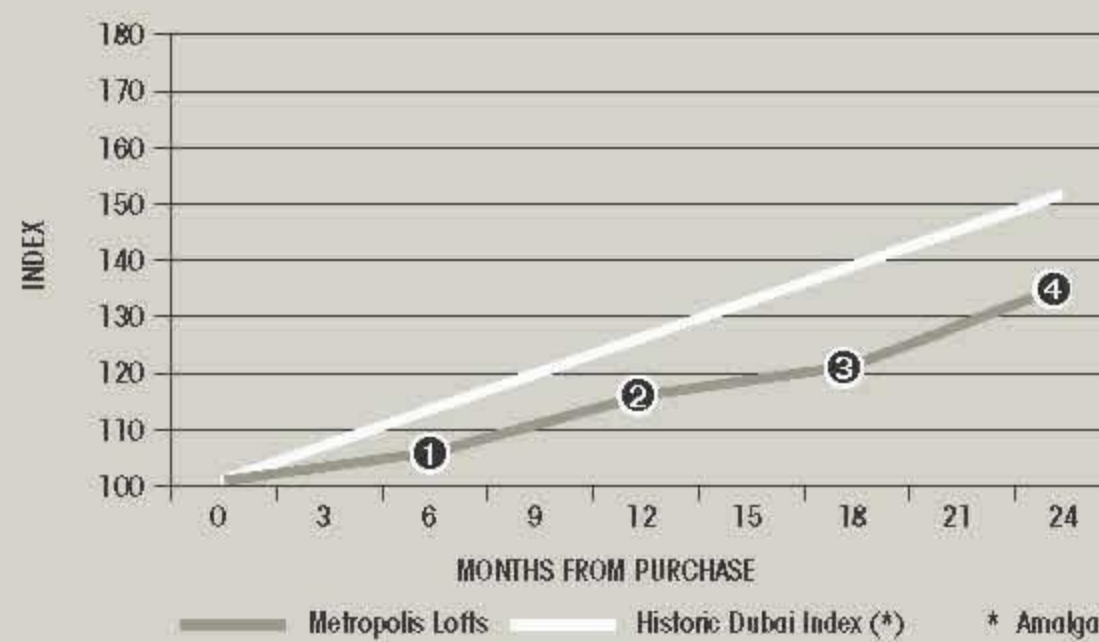


2 BEDROOM APARTMENT FLOORPLAN

Type E1 – 115.5 sqm (1243.2 sqft)
Includes free parking space



FORECAST INVESTOR RETURNS TIMELINE



Project milestones:

- ① (6 months) - Start of piling works
- ② (12 months) - Start of construction
- ③ (18 months) - Start of finishing works
- ④ (24 months) - Handover of keys

Our graph demonstrates that we do not expect returns on Metropolis Lofts to outperform the capital value increases seen in Dubai over the last two years. Investors who entered the Dubai residential market over this period have done exceptionally well.

Neither, however, do we expect a fall in capital values, forecasting instead 10% capital growth per annum in calculating the likely return. We consider Dubai's population growth, and hence demand for residential property, will exceed expectations. It is our belief that Dubai is entering the exponential phase of a classic sigmoid growth curve, with immigration driven by the completion of a number of high profile developments, including Burj Dubai (the world's tallest building), Dubai Land (bigger than Disney World), Jebel Ali airport (the world's largest) and the Dubai Metro.

PAYMENT PLANS

Payment Plan Option 1

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

Payment Plan Option 2

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

Booking fee: 1,000 GBP

1 AED = 0.138859 GBP