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INVESTOR GUIDE

FAHID ISLAND

FOR SHORT-TERM RENTAL

Fahid Island represents a singular convergence of wellness-certified living, beachfront exclusivity, and Abu Dhabi's most compelling long-term growth story. This proposal equips investors with the insights, financial detail, and expert strategy needed to capitalise on one of the emirate's most distinctive and high-performing short-let opportunities — before the island reaches its full potential.

www.angelbrics.com
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PRSIM Property Management LLC (Cert 202600828031)

The Beach House Fahid

by Aldar Properties

Fahid Island, Abu Dhabi

Unit Beach House 5, Floor 5, Unit B5-05-03

Type Studio | 473 ft² / 44.03 m²

Price AED 2,195,000

Completion 31 October 2029

Premium Short-Let Wellness Investment Proposal | Prepared by AngelBrics, A PRSim Company | July 2026

ANGELBRICS

Abu Dhabi

Abu Dhabi stands at the intersection of capital power and coastal ambition. As the UAE's federal capital and its largest emirate, it commands a GDP exceeding USD 250 billion, a sovereign wealth fund ranked among the world's top five, and a Vision 2030 agenda determined to cement the emirate's status as a global hub for culture, tourism, and advanced living.

Where Dubai built its reputation on spectacle, Abu Dhabi is defining itself on substance. The Louvre Abu Dhabi, the upcoming Guggenheim, NYU Abu Dhabi, Zayed International Airport's Midfield Terminal, and the Formula 1 Grand Prix at Yas Marina Circuit are not individual landmarks - they are components of a deliberate, long-term strategy to attract the world's most discerning visitors, talent, and capital.

Real estate is central to that strategy. Freehold ownership rights for all nationalities, no capital gains tax, no rental income tax, and a robust regulatory framework administered by the Department of Culture and Tourism (DCT) and ADREC make Abu Dhabi one of the most investor-friendly property markets in the world. The short-let sector in particular is expanding rapidly, underpinned by rising tourism arrivals, major event infrastructure, and a chronic shortage of premium furnished inventory.

For investors seeking premium, yield-generating real estate in a capital city with structural tailwinds, Abu Dhabi in 2026 presents a generational opportunity.

Fahid Island

Fahid Island is not simply another waterfront development. It is a paradigm shift in how residential communities are conceived, delivered, and experienced - and it carries the world's most prestigious wellness credentials to prove it.

World's First Fitwel-Certified Island

Fahid Island holds the distinction of being the world's first Fitwel 3-Star Certified island community - a globally recognised evidence-based standard that benchmarks the built environment against human health outcomes. Alongside this, the island carries LEED for Cities and Communities Platinum pre-certification and an Estidama 3-Pearl Community Rating, together forming the most comprehensive sustainability and wellness accreditation stack ever achieved by a residential island development.

These are not marketing labels. They represent an independently verified commitment to cleaner air (natural mangrove forests filter pollutants, delivering air quality 60% cleaner than urban benchmarks), active living (7.5 acres of open space per 1,000 residents, pedestrian-first streetscaping, dedicated fitness corridors), cognitive and social wellbeing (biophilic design principles, community activation programming), and long-term environmental resilience.

Strategic Location

Spanning 3.4 million m^2 of natural island landscape, Fahid sits at the precise midpoint between two of Abu Dhabi's defining precincts:

- Saadiyat Island (Cultural District) - 15 minutes: home to the Louvre Abu Dhabi, the forthcoming Guggenheim, NYU Abu Dhabi, and pristine natural beaches.
- Yas Island (Entertainment Hub) - 5 minutes: Formula 1 circuit, Yas Waterworld, Ferrari World, Warner Bros. World, and Yas Mall.
- Zayed International Airport - 15 minutes, ensuring frictionless international guest arrivals.
- Abu Dhabi City Centre - 20 minutes.

This location is not merely convenient - it is strategically irreplaceable. Fahid Island sits at the nexus of culture, entertainment, nature, and connectivity, with an 11-km coastline of unspoiled beachfront on one side and tranquil mangrove forests on the other.

Masterplan & Architecture

Aldar has engaged a world-class roster of architects to shape Fahid Island's residential character: Kengo Kuma (Japan), Koichi Takada (Australia/Japan), ACME (London), and NAGA Architects (Dubai). The result is a masterplan defined by pedestrian-first design, shaded wellness corridors, the Coral Drive boutique retail and lifestyle boulevard, a 2 km waterfront promenade, a beach club, a water sports hub, a racquet club, schools, and healthcare - creating a fully self-sufficient island community where wellness is not a feature but a foundation.

Aldar Properties & The Beach House Fahid

Aldar Properties — Developer Profile

Aldar Properties is Abu Dhabi's pre-eminent master developer, listed on the Abu Dhabi Securities Exchange (ADX) and the creative force behind many of the emirate's most iconic communities: Yas Island, Saadiyat Grove, Mamsha Al Saadiyat, Al Raha Beach, and Reem Island.

With a balance sheet exceeding AED 40 billion in assets and a track record of delivering landmark projects on time, Aldar represents the gold standard in UAE real estate. For investors, the Aldar brand is synonymous with quality, governance, and resale liquidity.

The Beach House Fahid

The Beach House Fahid is Aldar's resort-inspired second release on Fahid Island - a response to exceptional demand during the inaugural launch. Comprising 862 meticulously curated residences across 11 contemporary towers, the development leans into social vitality, resort-style pools, and a lightness of architecture that celebrates coastal living.

Sustainability credentials are exceptional: Fitwel 3-Star Certified, Estidama 3 Pearl rated, and LEED Platinum pre-certified - credentials that differentiate the project from virtually every competing residential development in Abu Dhabi.

Key community amenities include:

- Two resort-style infinity pools set within landscaped gardens
- Two fully equipped state-of-the-art gyms
- Co-working lounges and business facilities
- Dedicated indoor and outdoor children's play zones
- Direct beach access and shoreline connectivity
- Coral Drive boutique retail and lifestyle boulevard
- 24/7 concierge and security services

The Property – Asset Description

Property Detail	Specification
Development	The Beach House Fahid by Aldar
Location	Fahid Island, Abu Dhabi, UAE
Building / Block	Beach House 5
Floor & Unit	Floor 5, Unit B5-05-03
Configuration	Studio Apartment
Total Area (incl. Balcony)	473.9 ft² / 44.0 m²
Asking Price	AED 2,195,041
Price Per ft²	AED 4,632 / ft² (approximately)
Anticipated Completion	31 October 2029
Payment Structure	65/35 - 10% Booking, structured instalments to handover
Developer	Aldar Development L.L.C.
Sustainability	Fitwel 3-Star | LEED Platinum Pre-Certified | Estidama 3 Pearl
Ownership Type	Freehold - Open to All Nationalities

Unit B5-05-03 occupies a fifth-floor position within Beach House 5, a vantage point that balances privacy with views across the island's landscaped amenity deck. At 473.93 ft² (44.03 m² total, including a 53.60 ft² / 4.98 m² balcony), the studio delivers an efficient, professionally zoned footprint - a well-proportioned sleeping and living area, a fully equipped kitchen with premium finishes, and a private balcony - sized to operate as a highly capital-efficient short-let asset with a lower entry price point than the development's larger configurations.

The apartment will be delivered with open-plan contemporary layouts, floor-to-ceiling glazing, premium fixtures, and direct access to all Beach House Fahid community amenities. When dressed and styled as a premium wellness short-let, the unit is positioned to command nightly rates at the top of the Abu Dhabi studio segment, while its lower absolute price point broadens the pool of investors who can access Fahid Island at entry level.

Target Market — Guest Profile

The short-let guest profile for The Beach House Fahid spans several high-value segments, each drawn to the convergence of wellness lifestyle, coastal location, and Aldar's brand halo:

Primary Segments

- GCC Wellness Travellers - High-net-worth residents of Saudi Arabia, Kuwait, Qatar, and Bahrain who visit Abu Dhabi specifically for premium lifestyle experiences, biannual leisure trips, and cultural tourism. These guests are accustomed to five-star accommodation and seek a more private, 'living-like-a-local' alternative when travelling as a couple or solo.
- International Corporate Professionals — C-suite executives, management consultants, and government advisors engaged in extended project stays in Abu Dhabi. These guests prioritise space, privacy, and amenity quality over hotel conformity and represent the highest ADR segment outside peak events.
- Cultural and Event Visitors — Attendees of the F1 Abu Dhabi Grand Prix (November/December), the Louvre Abu Dhabi and forthcoming Guggenheim openings, Abu Dhabi Art, and the expanding event calendar on Saadiyat and Yas Islands. These guests book 3–7 night stays and drive the highest nightly rates of the year.
- Wellness-Focused Leisure Travellers — A rapidly growing global segment of health-conscious, experience-driven travellers who are drawn explicitly to Fahid Island's Fitwel-certified community, its biophilic design, and its clean-air, active-living proposition. This segment is underserved in Abu Dhabi and represents a defensible pricing position.
- Staycation Market — Residents of Dubai and Abu Dhabi seeking premium short-break escapes without international travel. The UAE's large, affluent expatriate population regularly uses premium short-let properties for weekend breaks and honeymoon escapes. Fahid Island's proximity to both cities makes it an ideal staycation destination.

Occupancy Forecast

Abu Dhabi's short-let market follows a well-established seasonal pattern driven by climate, events, and the GCC travel calendar. The following projections reflect a stabilised year (2030 onwards, post-launch ramp-up), applying conservative assumptions appropriate for a premium studio unit in a wellness-certified beachfront setting.

Month	Season	Occupancy	ADR (Avg)	Est. Monthly Revenue
January	High Season	91%	AED 1,000	AED 28,210
February	High Season	93%	AED 1,050	AED 27,342
March	High / Transition	85%	AED 975	AED 25,691
April	Shoulder	71%	AED 800	AED 17,040
May	Low Season	55%	AED 650	AED 11,083
June	Low Season	49%	AED 575	AED 8,453
July	Very Low	41%	AED 550	AED 6,991
August	Very Low	41%	AED 550	AED 6,991
September	Low / Recovery	51%	AED 600	AED 9,180
October	Shoulder / Ramping	68%	AED 750	AED 15,810
November	High Season	88%	AED 975	AED 25,740
December	Peak (F1 + NYE)	97%	AED 1,200	AED 36,084
ANNUAL TOTAL		69%	—	AED 218,615

Assumptions: Based on 31-day months where applicable. ADR reflects a premium positioning for a wellness-certified, professionally styled studio, calibrated below the development's 1-bedroom ADR tier. Occupancy ramps from approximately 55% in 2029 (partial year, post-handover) to the above stabilised rates by mid-2030.

Revenue Projection — First Full Year (2030)

The 2030 revenue projection represents the first full calendar year of operation, following handover on 31 October 2029, a professional fit-out and staging period of approximately 6–8 weeks, and an initial ramp-up phase to build listing reviews and search ranking.

Revenue & Cost Item	2030 (Full Year)
Gross Short-Let Revenue (252 nights @ blended AED 868)	AED 218,615
Less: Platform Commissions (Airbnb/VRBO avg. 15%)	AED (32,792)
Net Rental Revenue	AED 185,823
Less: AngelBrics Management Fee (20% of net)	AED (37,165)
Less: Operating Expenses (utilities, consumables, maintenance)	AED (15,000)
Less: Service Charge / Community Fee	AED (15,090)

Revenue & Cost Item	2030 (Full Year)
NET OPERATING INCOME (NOI)	AED 118,568
Gross Yield on Purchase Price	9.96%
Net Yield on Total Investment (AED 2.45M)	~4.83% (levered, mortgage-adjusted later)

Setup & Positioning Budget

To command premium nightly rates and consistently attract the wellness-conscious, design-literate guest segment, the property must be delivered to a level that exceeds guest expectations and supports 5-star Airbnb Superhost status from the outset. The following budget reflects a genuine investment in the asset's commercial positioning - not an afterthought.

Budget Item	Estimated Cost (AED)
Purchase Price (AED)	2,195,041
ADM Registration Fee (2%)	43,901
AngelBrics Brokerage Commission (2%)	43,901
Mortgage Arrangement / Legal / SPA Fees	65,051
Total Acquisition Cost	2,347,894
Furnishing & Interior Styling	65,000
Wellness Amenity Kit	18,000
Photography & Listing Setup	6,000
Holiday Home Licence (DCT)	5,000
Smart-Home / Tech Install	8,000
Contingency (5%)	5,100
Total Setup & Fit-Out	107,100
TOTAL ALL-IN INVESTMENT	2,454,994

The furnishing and wellness positioning package is central to the investment thesis.

A standard furnished studio apartment in Abu Dhabi attracts an ADR of AED 450 – 600. A professionally designed, wellness-branded, five-star furnished studio in a Fitwel-certified island community - managed and presented by AngelBrics – will command AED 550 – 1,200 depending on season. The AED 107,100 fit-out investment pays back in well under 12 months at stabilised occupancy.

Operational Management — AngelBrics by PRSim

AngelBrics will act as the investor's single-point-of-contact full-service partner across the entire lifecycle of this investment - from contract exchange through to eventual sale and exit.

The investor's role is simply to own the asset and receive distributions. Everything else is AngelBrics.

Full-Service Scope

- Acquisition Coordination - Transaction management, developer liaison, documentation review, and purchase administration from exchange to completion.
- Mortgage Facilitation - Introduction to preferred UAE banking partners, mortgage application support, and terms optimisation for investors seeking leverage.
- Snagging & Handover Management - Professional snagging inspection at handover, defect management, and developer rectification coordination to ensure the property is delivered to specification before fit-out commences.
- Furnishing, Styling & Wellness Positioning - Full interior design and furniture procurement to AngelBrics' premium short-let standard, curated wellness amenity kit (premium linens, diffusers, yoga mats, quality kitchen equipment), and professional photography and videography for listings.
- Listing Optimisation - Multi-platform listing management across Airbnb, Booking.com, Vrbo, and Plum Guide, with dynamic pricing powered by market-leading revenue management tools.
- Day-to-Day Operations - Guest communication (24/7), check-in and check-out management, housekeeping coordination, maintenance response, and guest experience management targeting consistent 5-star reviews.
- DCT Holiday Home Licensing - Full compliance management including initial licence application, annual renewal, and adherence to Abu Dhabi's short-term rental regulations.
- Financial Reporting - Monthly owner statements with revenue, expenses, occupancy metrics, and net distributions. Quarterly portfolio reviews and annual performance analysis.
- Sale Coordination & Exit Management - When the investor is ready to exit, AngelBrics manages the resale process - market valuation, buyer introduction, transaction coordination, and capital repatriation - ensuring a smooth, maximally valued exit.

AngelBrics' management fee of 20% of net rental revenue aligns our incentives directly with the investor's - we earn more only when you earn more.

Hold & Exit Strategy

Recommended Hold Period: 7–10 Years

The 7 to 10 year hold horizon is strategically optimal for this asset class and location. The reasoning is straightforward:

- Fahid Island is at the very beginning of its development arc. As subsequent phases deliver, the island's amenity offering deepens, its community population grows, its retail and dining ecosystem matures, and its brand recognition strengthens. Early investors capture the appreciation gradient as the island transitions from off-plan to a fully activated destination.
- Abu Dhabi's tourism growth trajectory - supported by Vision 2030, expanding airlift, major museum openings, and the Disneyland Abu Dhabi development on Yas Island - is expected to sustain and grow short-let demand throughout the hold period.
- Capital value appreciation of 30 – 50% over a 7 to 10-year hold is a realistic expectation for a beachfront, Aldar-branded, Fitwel-certified asset in this location, based on comparable trajectory analyses of Saadiyat Island and Yas Island assets over equivalent periods.

Exit Options

- Open Market Sale – upon decision to exit, AngelBrics coordinates the resale, leveraging the property's established short-let track record, premium presentation, and the growing scarcity of beachfront freehold inventory on Fahid Island. A well-maintained, revenue-generating short-let with a documented performance history commands a premium over comparable vacant or long-let units.
- Transition to Long-Let - If market conditions or investor preference dictates, the property can be transitioned to an annual or semi-annual furnished long-let, targeting the professional expatriate market at an estimated AED 120,000 – 140,000 per annum.
- Investment Vehicle Roll-Up - AngelBrics, via its parent operating entity PRSim, continuously sources routes to market for large capital allocators. With significant institutional interest in the short-let serviced accommodation sector, there is a potential option to seed a fund vehicle with this asset - delivering strong risk-adjusted returns to investors while maintaining continuity of management.

Regulatory Compliance & Risk Factors

DCT Holiday Home Licensing

Abu Dhabi's short-let market is regulated by the Department of Culture and Tourism (DCT). All holiday home operators are required to hold a valid DCT Holiday Home Licence, issued per property. AngelBrics will manage the full licence application process, annual renewal, and ongoing compliance - including adherence to DCT's guest registration (Tawtheeq-linked), occupancy reporting, and property classification standards.

Key Risks & Mitigants

Risk Factor	Description	Mitigation
Construction / Delivery Risk	Aldar delays handover beyond Q4 2029	Aldar's strong delivery track record; RERA-backed SPA protections; interest accrues to buyer on delays
Market / Demand Risk	Short-let demand falls below forecast	Fahid Island's wellness positioning, multi-segment guest base, and proximity to major event venues provides demand diversification; transition to long-let possible
Regulatory Risk	DCT tightens short-let regulations	Proactive compliance management; Fahid Island's premium positioning aligns with DCT's goal to elevate Abu Dhabi's short-let quality
Currency Risk	AED/GBP or AED/EUR movement affects repatriated returns	AED is pegged to USD, providing stability; currency risk is at the repatriation stage only; forward hedging available
Interest Rate Risk	Mortgage rate increases compress cash yield	Fixed-rate mortgage products available; strong NOI provides headroom; conservative leverage assumed
Vacancy / Seasonal Risk	Low summer occupancy creates negative cash flow months	Dynamic pricing, multi-platform listing, and annual cash management plan to smooth summer impact; reserves set aside from high-season surpluses

Financial Model

Key Assumptions

- Purchase Price: AED 2,195,041
- Total All-In Investment: AED 2,454,994 (purchase + acquisition costs + fit-out)
- Assumed Mortgage (65% LTV): AED 1,426,777 at ~5.0% p.a. fixed (non-resident rates currently range 4.5% – 6.5% p.a.) - annual repayment ~AED 100,090 p.a.
- Equity Invested: AED 1,028,217
- Revenue growth: 7% per annum (reflecting Fahid Island maturation, tourism growth, and ADR uplift)
- Operating costs: 3% annual inflation assumption
- Capital appreciation: 35% over 7 years (AED 2,195,041 → AED 2,963,305 estimated exit value)

- 2029: Minimal operation (handover 31 October 2029; 6 – 8 weeks fit-out; live circa mid-December 2029)

Year	Gross Rev.	Platform	Net Rev.	Mgmt Fee	OPEX	NOI	Mortgage	Cash Surplus
2029*	16,943	15%	14,401	20%	2,508	9,014	8,341	673
2030	218,615	15%	185,823	20%	30,090	118,568	100,090	18,479
2031	233,918	15%	198,830	20%	30,993	128,072	100,090	27,982
2032	250,292	15%	212,748	20%	31,922	138,276	100,090	38,187
2033	267,813	15%	227,641	20%	32,880	149,233	100,090	49,143
2034	286,560	15%	243,576	20%	33,867	160,994	100,090	60,904
2035	306,619	15%	260,626	20%	34,883	173,618	100,090	73,529

** 2029 reflects approximately 1 month of operation (December, post-fit-out). Full-year revenue and NOI from 2030.*

IRR & Returns Summary

Return Metric	Projected Figure
7-Year Cumulative NOI	AED 877,774
7-Year Cash Surplus (after mortgage)	AED 268,896
Estimated Exit Value (2035)	AED 2,963,305
Less: Outstanding Mortgage Balance	AED ~1,228,006
Net Sale Proceeds	AED ~1,613,804
Total Return on Equity (Cash Surplus + Sale Proceeds – Equity In)	AED ~854,483
Gross Return on Equity	~83%
7-Year IRR (Unlevered / Property Level)	~6.7%
7-Year IRR (Levered / Equity Level — Base Case)	~9.4%

Sensitivity Analysis

Scenario	Avg Occ.	ADR	Gross Rev (2030)	NOI (2030)	7yr IRR (Equity)
Bear Case	57%	AED 650	AED 135,233	AED 61,868	5.0%
Base Case	69%	AED 868	AED 218,615	AED 118,568	9.4%
Bull Case	81%	AED 1,050	AED 310,433	AED 181,004	14.1%

Even in the bear-case scenario - assuming a significant reduction in occupancy and average daily rates against forecast - the investment generates a positive 7-year IRR of 5.0% on equity.

The base case of 9.4% levered IRR reflects a solid, income-led return profile appropriate for a lower-entry-price studio asset, and the bull case of 14.1% is achievable should Fahid Island's profile accelerate as anticipated following the opening of the Guggenheim Abu Dhabi and Disneyland Abu Dhabi.

Assumptions and risk considerations

Key Risks and Considerations
This analysis has been prepared using our best estimates of prevailing market conditions and is intended to present a balanced view of the investment opportunity. However, as with all asset classes, real estate investment carries risk and past performance is not indicative of future results. Investors should carefully consider the following factors when making their investment decision.

Leverage and Return Risk
The projected levered IRR of 9.4% (base case) and total equity return of approximately 83% over seven years reflect the amplifying effect of mortgage debt on a smaller equity investment. While leverage enhances returns in a rising market, it equally amplifies losses if property values decline. A fall in property value does not reduce the outstanding mortgage balance, and in a significant downturn an investor could find themselves in a negative equity position.

Interest Rate Risk
This analysis assumes a mortgage interest rate of 5.0% p.a., reflecting a realistic mid-point for non-resident borrowers in the current UAE market, where rates range from approximately 4.5% to 6.5% depending on the lender, loan term, and borrower profile. The actual rate available to any individual investor will depend on their personal financial profile, country of residence, and the lending criteria of UAE banks at the time of application. Non-resident borrowers may face higher rates or more restrictive lending conditions. Investors should stress-test their position at 6.0% or above before committing.

Mortgage Term
The model is based on a 25-year repayment mortgage. A shorter term would increase monthly repayments, reducing annual cashflow and potentially turning the investment cashflow-negative in early years.

Vacancy and Rental Risk
The analysis assumes an average annual occupancy of 69%, implying an unoccupied rate of 31% across the year — concentrated in the summer low season (July–August). Actual occupancy may be lower, particularly during the initial ramp-up period, economic downturns, or periods of increased supply in the local market. Investors should be aware of the break-even occupancy rate — the point at which rental income no longer covers mortgage and running costs — and satisfy themselves that local demand supports the assumptions used.

Capital Growth Uncertainty
The model assumes capital appreciation of 5.0% p.a., which we have applied as a conservative figure relative to current market forecasts. However, this remains an assumption and not a guarantee. Flat growth, below-trend growth, or periods of price decline are all possible outcomes, particularly over a five-year horizon. Investors should be comfortable with the investment on a cashflow basis alone, without relying solely on capital appreciation to generate returns.

Liquidity Risk
Real estate is an illiquid asset. There is no guarantee that an investor will be able to sell at a time of their choosing, at their desired price, or within their required timeframe. A forced or rushed sale may necessitate a price discount relative to prevailing market values. Investors should ensure they have sufficient liquidity elsewhere and are not dependent on the timely realisation of this asset.

Absentee Owner and Management Risk

This opportunity is targeted at international investors who will not be resident in the UAE. As such, investors will be reliant on a local property management company to manage tenancy, maintenance, and regulatory compliance on their behalf. The quality and reliability of property management is a material factor in investment performance and should be carefully assessed before proceeding.

Currency Risk

The UAE Dirham is pegged to the US Dollar, providing a degree of currency stability for investors from USD-linked economies. For investors repatriating returns in other currencies (GBP, EUR, SGD, and others), exchange rate movements between those currencies and the USD/AED represent the primary currency risk. This risk materialises at the point of repatriation rather than during the hold period, and forward hedging instruments are available through most international banks for investors wishing to manage this exposure.

Regulatory and Legal Risk

The UAE is a developing legal market and property law, landlord and tenant regulations, foreign ownership rules, and taxation policy are all subject to change. Whilst the current environment is favourable to investors, there is no guarantee that this will remain the case over the investment horizon.

Exit Costs

The Year 7 sale projection assumes total selling costs of approximately 4.1% of the sale price. Investors should be aware that these costs include agent commission, NOC fees, and transfer-related charges, and should verify current fee schedules at the time of any disposal.

Tax Considerations

Whilst the UAE levies no income tax or capital gains tax on property, investors remain subject to the tax laws of their country of residence. Tax treatment of overseas property income and capital gains varies significantly by jurisdiction. Investors should seek independent tax advice to confirm their personal position, particularly if they hold residency or tax obligations in multiple countries.

Want to Find Out More?

We can build a bespoke financial model tailored to your unique circumstances — whether that means adjusting for your financing structure, equity position, target hold period, or currency of return. To request your personalised analysis or to discuss this opportunity further, please get in touch.

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Key Risks Include:
Property values may fall as well as rise.
Rental income is not guaranteed and may be affected by void periods or changes in demand.
Currency risk: exchange rate fluctuations may impact returns for investors based overseas.
Tax rules applicable to overseas property income and gains may change in your country, or the UAE.
Liquidity risk: Property is not a liquid asset and may take time to sell.
Regulatory and legal changes in the UAE or the investor's home jurisdiction.

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