ANGELBRICS
BUILDING LONG-TERM WEALTH, BRICK BY BRICK

AngelBrics • INVESTOR OPPORTUNITY OVERVIEW

A different point of view on

Abu Dhabi waterfront living.

Luluat Marina at Luluat Al Raha - the next chapter of Al Raha Beach's established, family-first waterfront, ten minutes from Yas Island, with 57 released units now available across six configurations.

57	6	AED 1,803	6.9%
UNITS AVAILABLE NOW	CONFIGURATIONS	AVG PRICE per ft²	AVG GROSS YIELD

Prepared for investor discussion by AngelBrics, in association with PRSim and Maison 71. Stock and pricing data current as at 28 July 2026.

Luluat Al Raha — illustrative aerial view of the wider masterplan at dusk.

THE OPPORTUNITY

Introducing Luluat Marina.

Luluat Marina is a new collection of 159 residences - studios, one, two and three-bedroom apartments, lofts and duplexes - within the Marina District at Luluat Al Raha, the newest phase of Al Raha Beach. Every home is designed around a chosen outlook: marina, park or open sea, set along a landscaped promenade with rooftop infinity pools, a recreational beach, community park, gym, concierge and 24/7 security.

It sits within a masterplan that is already a going concern, not a proposal. The Marina District's earlier phases - Juman 1, 2 and 3 - are built, sold and occupied, giving Luluat Marina a genuine, lived-in neighbourhood around it from day one: an operating community, established retail and F&B, and residents already in place.

What makes this a live, actionable opportunity today: the developer has released firm, unit-level pricing for 57 two- and three-bedroom homes across six configurations, from AED 2.80m to AED 5.35m. Studio, one-bedroom, loft and duplex pricing has not yet been released by the developer and is excluded from this pack until confirmed.

Illustrative render — the marina promenade at Luluat Al Raha.

Total scheme size **159 residences**	**Released & available today** **57 units, 6 configurations**
Prior phases **Juman 1 – 3, built & occupied**	**Freehold status** **Freehold, Al Raha Beach**

The case for Luluat Marina rests on its own fundamentals - a substantial, well-specified home in an established freehold district, at a price that undercuts the wider Abu Dhabi waterfront market, with a rental case built on real comparable evidence rather than a masterplan promise.

OUR PREPARATION

What's Behind This Pack.

Before bringing an opportunity to investors, we do the groundwork so the headline numbers hold up to scrutiny. This is what sits behind the figures in this document:

- Full inventory verification - every one of the 57 released units individually logged by unit number, view, floor area and price, sourced directly from the developer's released stock list dated 28 July 2026.
- Independent rental benchmarking - estimated rental values are not developer projections. They are built bottom-up from live, currently-achieved rents in the comparable Al Raha Beach precincts of Al Zeina, Al Muneera and Al Bandar, with a defined, documented premium applied by view category for Luluat Marina's new-build specification and marina frontage.
- Transparent yield methodology - gross and net initial yields are calculated unit-by-unit and shown net of estimated service charge only, so investors see exactly what has (and has not) been deducted rather than a single blended headline figure.
- Market positioning check - pricing has been benchmarked against both the established Al Raha Beach community average and recent premium new-build launches on Yas Island, to place Luluat Marina honestly within the wider Abu Dhabi waterfront market rather than in isolation.
- Direct developer relationship - the developer's sales data and unit release schedules are tracked and updated as new inventory or pricing is confirmed, so investor-facing figures reflect current availability, not a stale launch sheet.

Where a figure in this pack is an estimate rather than a confirmed developer or third-party number, it is labelled as such. We would rather flag a gap than paper over it.

MARKET CONTEXT

Why Abu Dhabi Waterfront, Why Now.

Abu Dhabi's northern waterfront is in genuine demand. A newly launched Yas Island scheme took AED 1.5 billion in sales during its launch week alone, and the wider island recorded over 38m visits in 2024.

A confirmed Disneyland Abu Dhabi resort (Disney's 7th global park, its first in the Middle East) is coming to the island's northern shore. That is useful context, not a competing product: it tells us the wider region is investing seriously in its waterfront and that demand for Abu Dhabi coastal living is structural and growing.

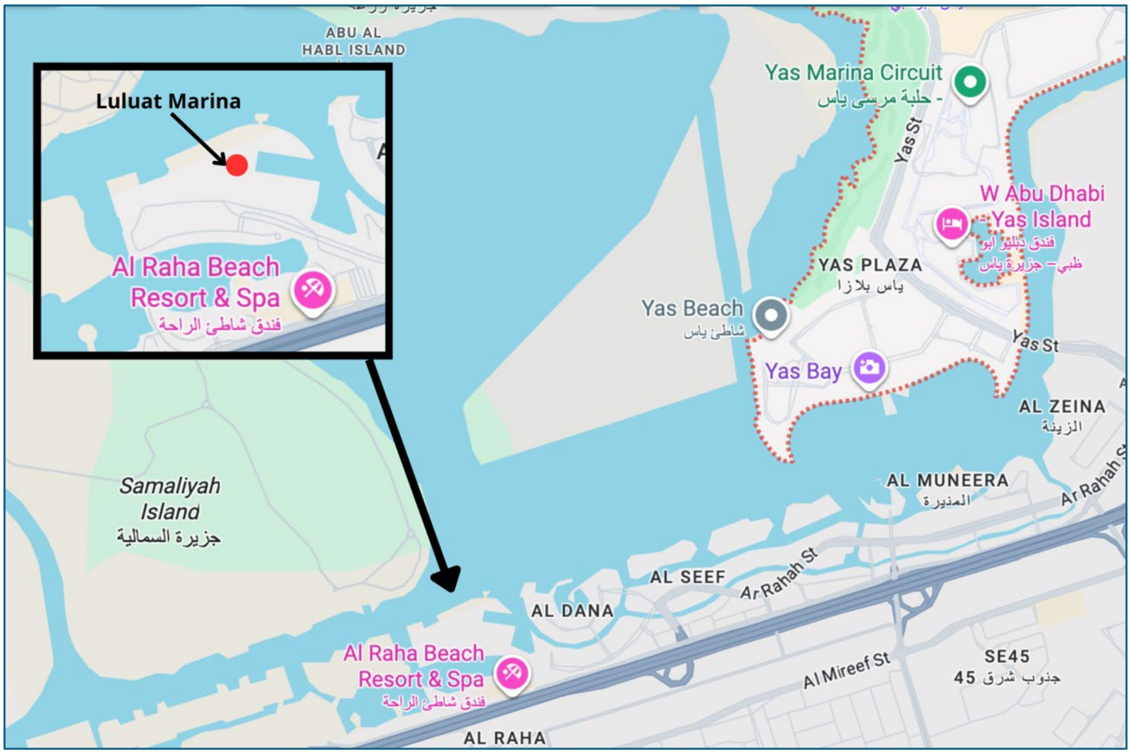
It also means new supply on Yas itself is arriving at premium pricing - recent branded launches there have priced from around AED 1.65 million, averaging roughly AED 2,800 – 2,900 per ft² for compact, tightly-sized units - which sets a useful ceiling for what waterfront living in this part of Abu Dhabi is now worth.

AED 6b	38m+	AED 2,800 – 2,900
NEW YAS ISLAND DESTINATION	YAS ISLAND VISITS, 2024	RECENT YAS LAUNCH per ft²

THE LOCATION

Al Raha Beach — Abu Dhabi's Established Family Waterfront.

Luluat Marina occupies the Marina District at Luluat Al Raha, part of Al Raha Beach - one of Abu Dhabi's most established freehold communities. Independent market data on the wider precinct (Al Zeina, Al Muneera, Al Bandar) consistently describes it as Abu Dhabi's family address of choice - private beach access, established international schools, and a materially quiet, settled footprint.



Source: Google Maps.

Connectivity is a genuine strength in its own right:

Destination	Approx. drive time
Yas Island	10 min
Zayed Int'l Airport	10 min
Disney Abu Dhabi (announced site)	10 min
Abu Dhabi City	20 min
Saadiyat Island	25 min
Dubai	50 min

Every unit at Luluat Marina is designed around a specific outlook - marina, park or open sea - with a resident promenade, rooftop infinity pools, a recreational beach, community park, nursery, clinic and F&B island all part of the masterplan, not a future phase.

THE PRODUCT & PRICING

Stock at a Glance.

AngelBrics, in association with PRSim and Maison 71, has access to 57 released apartments at Luluat Marina, spread across 11 floors (floor 2 to 12) and six configurations. Figures below are indicative, summarising current availability by configuration rather than a fixed unit list - specific unit numbers and floors are confirmed at the point of reservation.

Configuration	Units	Avg size	Price range	Avg AED per ft²
2 Bedroom + M Type A	18	2,279 ft²	AED 3,643,390 – AED 3,935,969	1,685
2 Bedroom + M Type B	11	2,024 ft²	AED 3,586,493 – AED 3,840,313	1,846
2 Bedroom + M Type C	10	1,988 ft²	AED 3,627,298 – AED 3,771,820	1,862
2 Bedroom Type D	9	1,493 ft²	AED 2,799,944 – AED 2,918,621	1,923
2 Bedroom Type E	4	1,960 ft²	AED 3,241,213 – AED 3,291,466	1,674
3 Bedroom	5	2,793 ft²	AED 5,215,464 – AED 5,351,354	1,900

All configurations at a glance: 57 units, average AED 3,723,558, equating to an average of AED 1,803 per ft².

Luluat Marina's apartments are generously sized by any Abu Dhabi waterfront standard. For context, a recent branded waterfront launch on Yas Island's northern shore priced comparable unit types 40 - 45% smaller for a higher price per ft² - a useful data point on where the wider market has been willing to pay, not a like-for-like rival product.

Studio, 1-bedroom, 1-bed loft and 2-bed duplex pricing is not yet released by the developer and should be confirmed before being quoted to investors.

Illustrative kitchen finish.

Illustrative dining & living area.

THE RENTAL CASE

A Strong, Evidence-Backed Case for Long-Term Family Lets.

Luluat Marina's larger, family-configured units in an established residential precinct are built for long-term tenancy, and the yield evidence backs that up directly - benchmarked against real, currently-achieved rents in the neighbouring Al Raha Beach precincts, not a masterplan promise.

Configuration	Est. Avg ERV (p.a.)	Est. Avg gross yield	Est. Avg net yield*
2 Bedroom + M Type A	AED 266,765	7.0%	6.1%
2 Bedroom + M Type B	AED 254,692	6.8%	6.0%
2 Bedroom + M Type C	AED 228,610	6.2%	5.4%
2 Bedroom Type D	AED 179,840	6.3%	5.5%
2 Bedroom Type E	AED 258,677	7.9%	7.0%
3 Bedroom	AED 430,114	8.1%	7.3%

**Net yield after estimated service charge only (AED 14.8 per ft² p.a.) — does not deduct void periods, management fees, or purchase costs.*

ERV rates applied are indicative, based on comparable rental evidence from the established Al Raha Beach precincts (Al Zeina, Al Muneera, Al Bandar), with a premium applied to reflect Luluat Marina's new-build specification and outlook.

View category	ERV applied (AED per ft² p.a.)
Community view	115
Park / community view	122
Beach / park / community view	132
Marina view	148
Open sea / marina view	158

For reference, the wider Al Raha Beach community currently achieves average rents of AED 155,000 - 187,000 p.a. across all unit types at an average yield of approximately 6.7%, against an average sale price of AED 1,161 per ft² - the established stock Luluat Marina's rental case is benchmarked against.

THE LONG-TERM RETURN

Modelling Ten Years of Leveraged Growth.

Beyond the entry yield, the real return on a Luluat Marina purchase builds over time through two compounding effects: capital appreciation on the unit itself, and rental growth on a widening income base — both amplified through financing. Modelled over a 10-year hold, assuming 5% p.a. capital growth, 5% p.a. rental growth, and financing at 50% loan-to-value, 5.49% p.a. interest and a 20-year term, applied consistently across all 57 units — the portfolio produces the following indicative returns on equity invested.

All figures below are estimates only, modelled on the stated growth and financing assumptions — they are not a forecast, projection or guarantee of actual performance, and are not actual or historical returns.

AED 1.94M	AED 6.07M	209%	11.9%
AVG EQUITY INVESTED (50% + FEES)	AVG EST. YEAR 10 VALUE	AVG EST. TOTAL 10-YEAR ROI	AVG EST. ANNUALISED RETURN

The table below breaks this down by configuration, based on each configuration's average equity invested (50% deposit plus registration fee) and modelled net operating income (after estimated service charge, management fee, void allowance and maintenance, and after mortgage payments).

Configuration	Equity Invested	Est. Yr 10 Value	Est. Total 10-Yr Return	Est. Total 10-Yr ROI	Est. Annualised Return (CAGR)
2 Bedroom + M Type A	AED 1,989,703	AED 6,232,723	AED 4,152,502	208.7%	11.9%
2 Bedroom + M Type B	AED 1,940,032	AED 6,077,131	AED 4,025,349	207.5%	11.9%
2 Bedroom + M Type C	AED 1,922,945	AED 6,023,606	AED 3,719,223	193.4%	11.4%
2 Bedroom Type D	AED 1,492,623	AED 4,675,627	AED 2,924,161	195.9%	11.5%
2 Bedroom Type E	AED 1,699,599	AED 5,323,977	AED 3,898,939	229.4%	12.7%
3 Bedroom	AED 2,749,963	AED 8,614,230	AED 6,515,408	236.9%	12.9%

**Modelled on a leveraged (mortgage-financed) basis: 50% loan-to-value, 5.49% p.a. interest rate, 20-year term. Capital growth and rental growth compound independently over a 10-year hold. Net operating income deducts estimated service charge, management fee (8%), void allowance (3%) and maintenance (1.5%) — a fuller deduction than the net yield figures on the previous page, which deduct service charge only — and mortgage payments are deducted throughout the hold. At the 10-year point the mortgage is not yet fully repaid; the outstanding balance is deducted from the sale proceeds before the investor's return is realised. ROI and annualised return are measured against equity invested (the 50% deposit plus the 2% registration fee), not the full purchase price. Excludes selling costs, taxation and refinancing costs. Modelled on stated assumptions, not a forecast or guarantee; actual returns will vary with market and financing conditions, and are sensitive to changes in interest rates.*

THE PROCESS

How This Works.

An indicative route from interest to handover. Exact reservation deposit, SPA timeline and construction-linked payment plan are set by the developer at the time of reservation.

1. Unit selection
Investor confirms preferred configuration. Specific unit and floor confirmed at reservation - availability is subject to change.

2. Reservation
Reservation form and initial deposit paid to secure the unit. Deposit amount to be confirmed with the developer per unit.

3. SPA signing
Sale and Purchase Agreement issued and signed. Timeline from reservation to be confirmed with the developer.

4. Payment plan
Construction-linked instalments per the developer's published payment plan — to be confirmed and provided per unit.

5. Handover
Estimated completion date to be confirmed with the developer; title deed registration follows via DMT.

6. Post-handover
Optional onward management, including short-let/holiday-home management, available via PRSim Property Management LLC.

THE READ

An Established Address, a Strong Product, Genuine Value.

Luluat Marina brings substantial, well-designed new-build homes to one of Abu Dhabi's most established freehold waterfronts, in a masterplan that is already built out and occupied around it rather than promised on paper. Pricing sits well inside the wider Abu Dhabi waterfront market, ten minutes from Yas Island's entertainment core and the airport, in a setting built for family living rather than tourist turnover - and the rental evidence to back it, drawn from an established, currently-let neighbourhood rather than a forecast.

57 units are available today, priced from AED 2,799,944 to AED 5,351,354, averaging 1,803 AED per ft² and an indicative gross yield of 6.9%.

SOURCES & BASIS

of Preparation.

Yas Island visitor and Disney figures per Aldar/Miral press materials and public reporting (2024–2026); recent Yas Island launch pricing and unit schedule per developer sales-launch materials, referenced generically. Al Raha Beach rental and yield data per third-party market reporting (Property Finder, Betterhomes, RHK Properties, Oliva, 2026). Luluat Marina pricing, ERV and yield figures per PRSim and Maison 71 inventory workings dated 28 July 2026, benchmarked against Al Zeina/Al Muneera/Al Bandar comparables - indicative only, not a formal valuation.

GET IN TOUCH

Next Steps.

For unit availability, pricing confirmation and to proceed with a reservation, please contact:

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Nick Clarke
nick.clarke@prs-im.co.uk
+44 7725 890 295
www.angelbrics.com