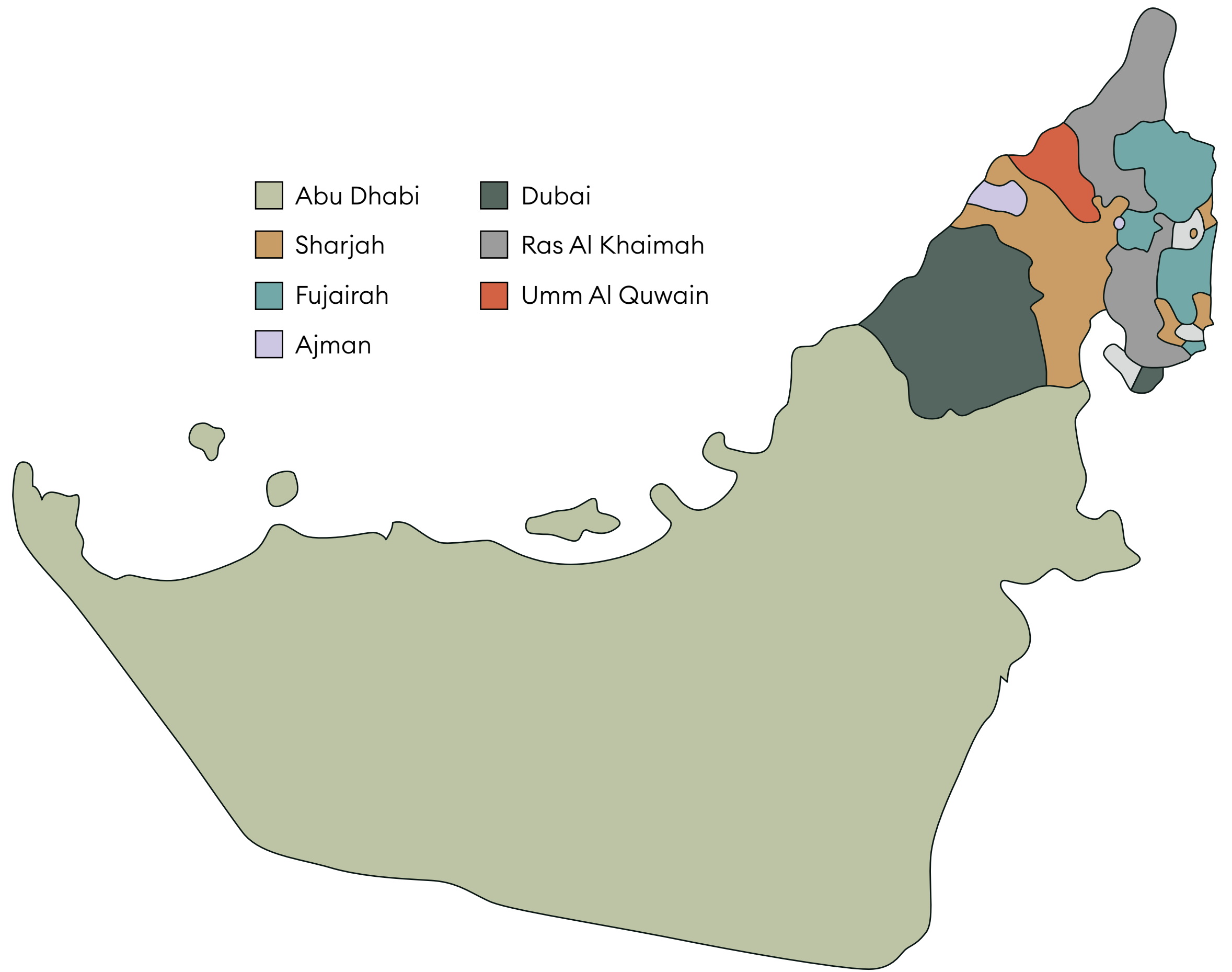
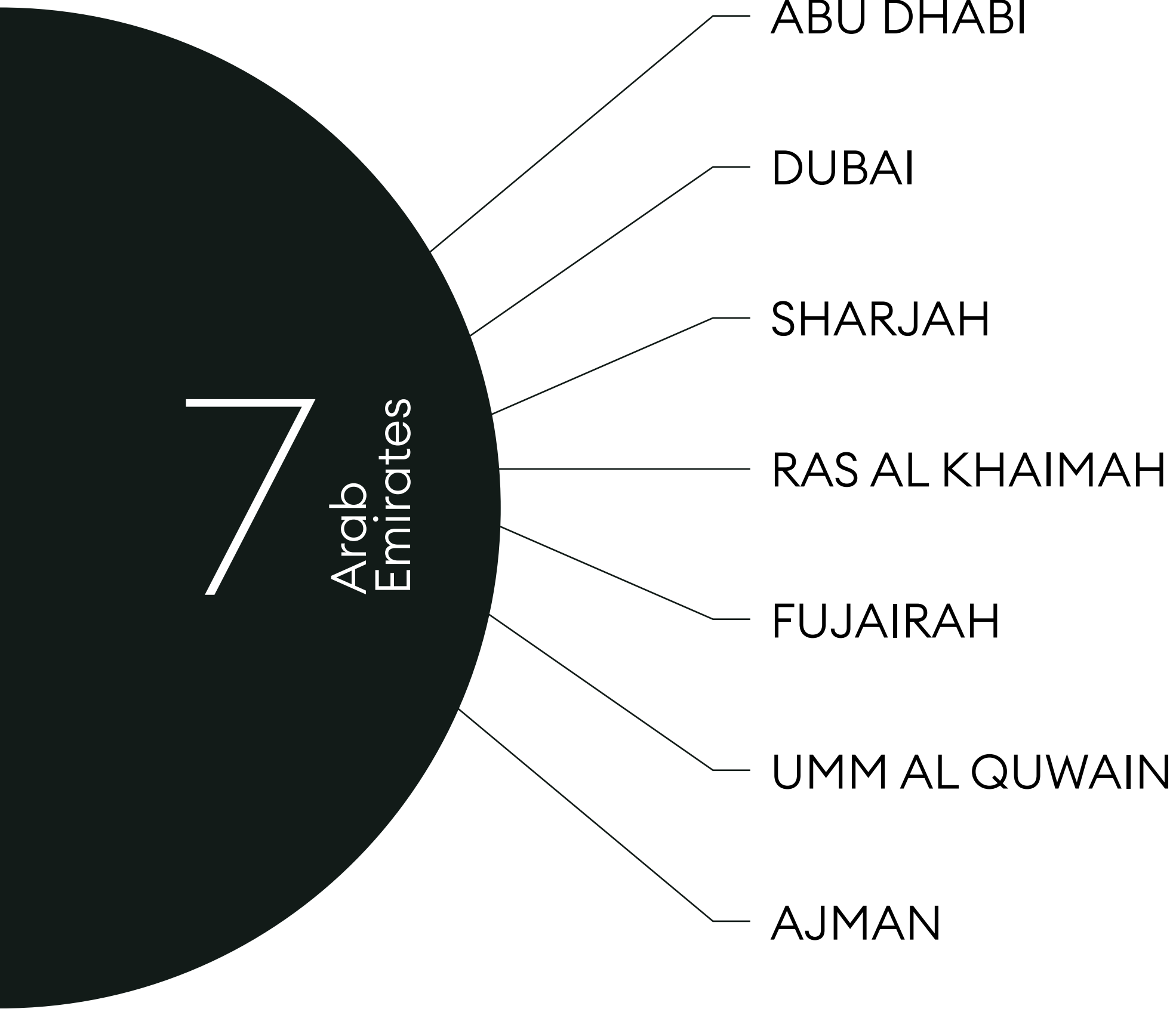


DUBAI



THE UNITED ARAB EMIRATES



FOUR DECADES OF DEVELOPMENT

SHEIKH ZAYED ROAD



● 1981



● 2022

CONVENIENCE OF LOCATION

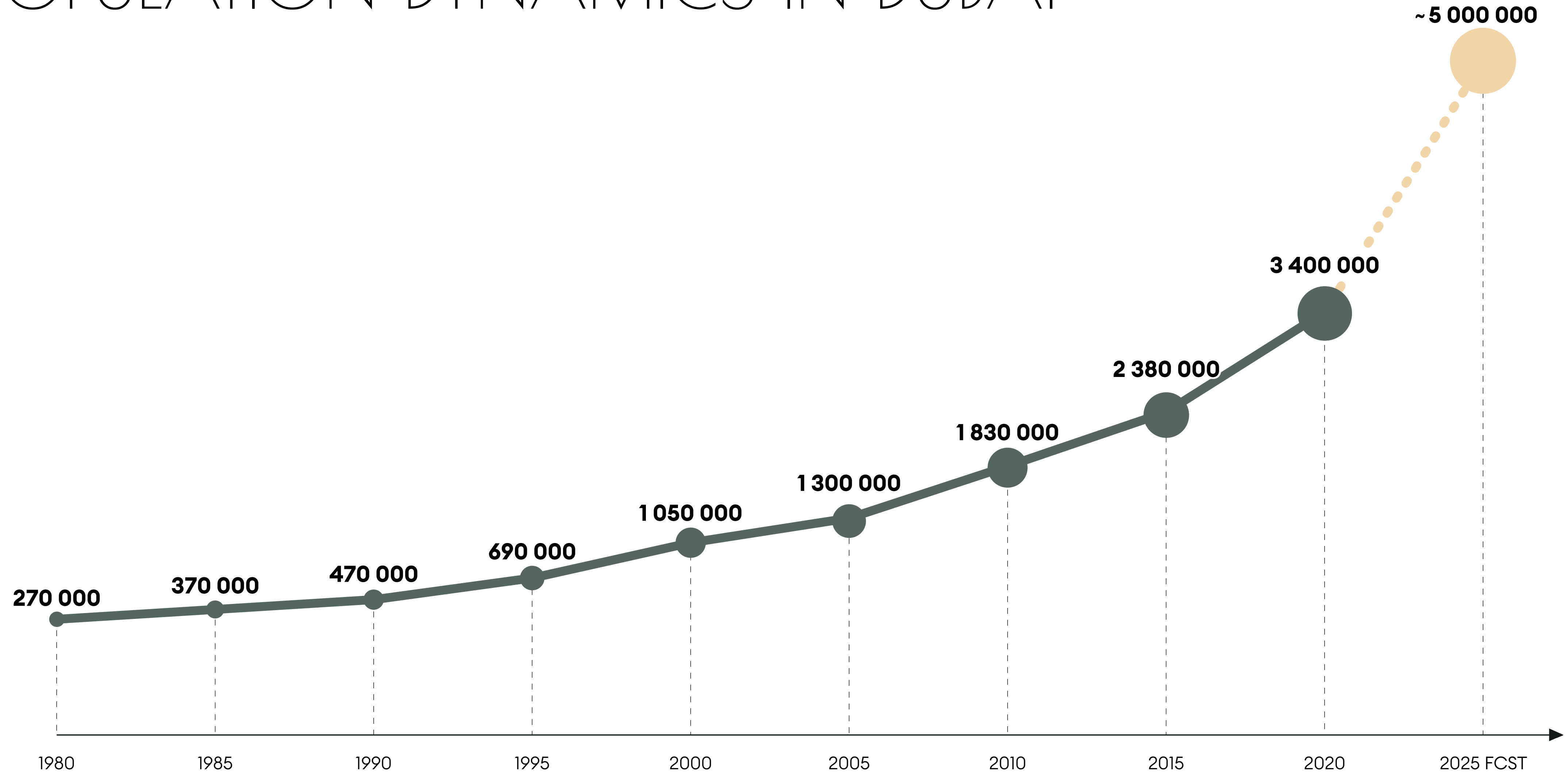


Dubai is located at the crossroads of Asia, Africa and Europe: this location has made Dubai a key point for these markets, as well as a point of attraction for investors and tourists

2,1
billion
people within
a 4-hour flight

5,6
billion
people within
a 8-hour flight

POPULATION DYNAMICS IN DUBAI



POPULATION

THE UAE



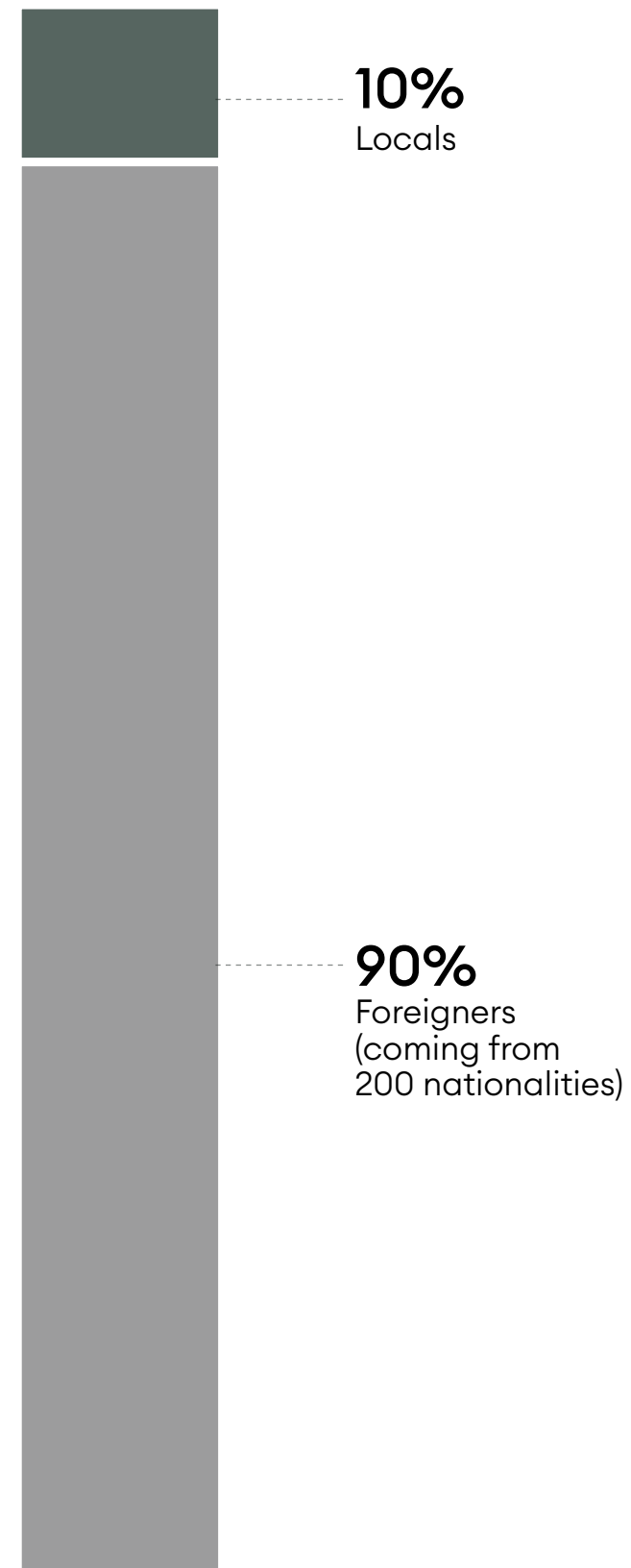
9,77
million permanent
residents



1,31%
annual population
growth



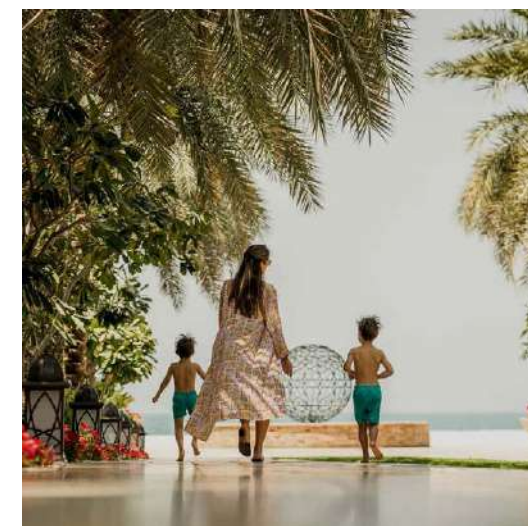
83,6 KM²
total land area



DUBAI



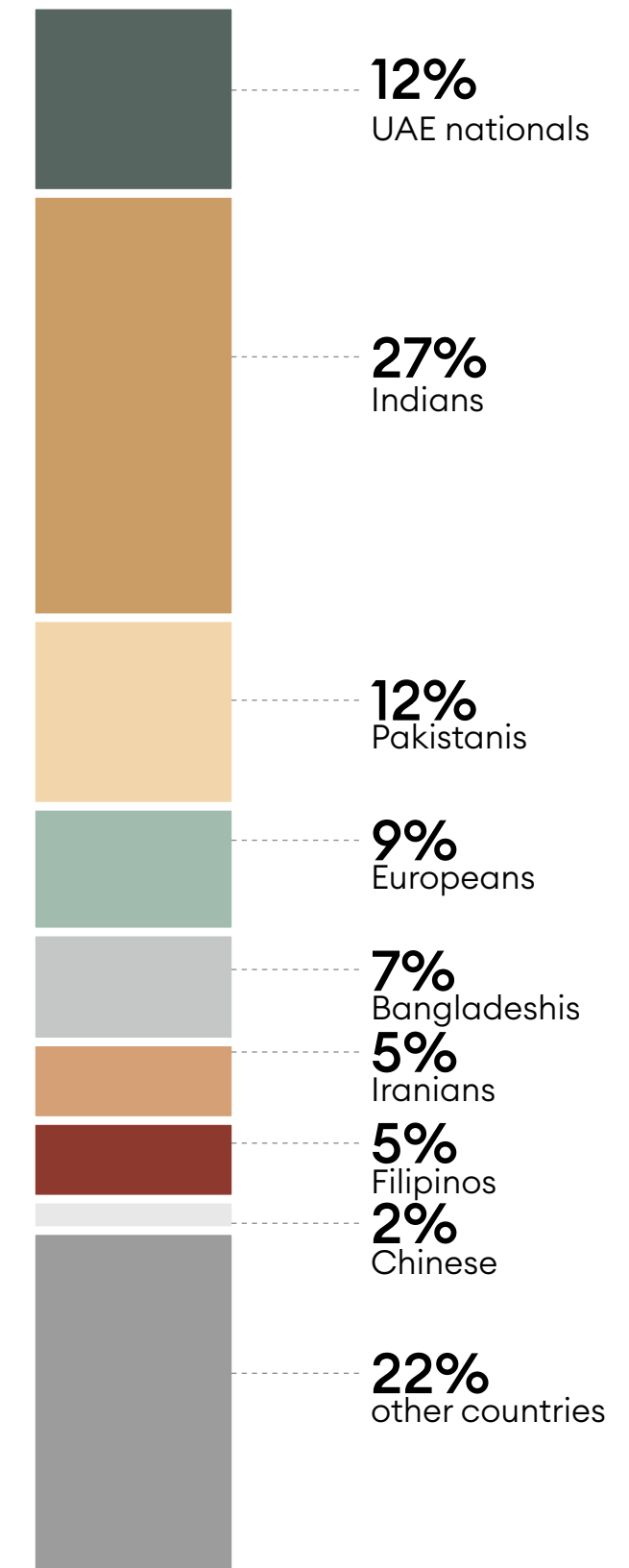
3,38
million permanent
residents



1,63%
annual population
growth



4,1 KM²
total land area



SAFETY



TOP SAFEST COUNTRIES IN THE WORLD

- Iceland
- **The UAE**
- Qatar
- Singapore
- Finland

Global Finance magazine ranking 2021



Dubai is politically stable and safe for residents and visitors. According to Interpol, it is one of the safest cities in the world



CITY OF THE FUTURE

The Dubai Urban Master Plan includes a comprehensive strategy for a sustainable urban development until 2040. It focuses on enhancing quality of life and reinforcing Dubai as a global destination for citizens and visitors over the next 20 years.

+400%
of the beaches

+25%
of schools

32%
share of the tourism industry and agriculture to the Hatta region's GDP

+105%
of parks

+120%
of the population

78%
of the mountain resort of Hatta is recognized as a nature reserve in order to save the unique character of the area



- 60% of Dubai area will become protected natural areas
- Growth of the services and hospitality market by 134%
- Reducing the level of transport impact on the environment

BUSINESS-FRIENDLY ENVIRONMENT



TAXES

0%

tax on income,
dividends, salaries,
capital gains

5%

VAT

9%

tax planned
from June 2023
for companies
with a monthly
revenue
over \$100,000



A STABLE CURRENCY

RATE OF AED TO THE US DOLLAR

0,27

USD 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

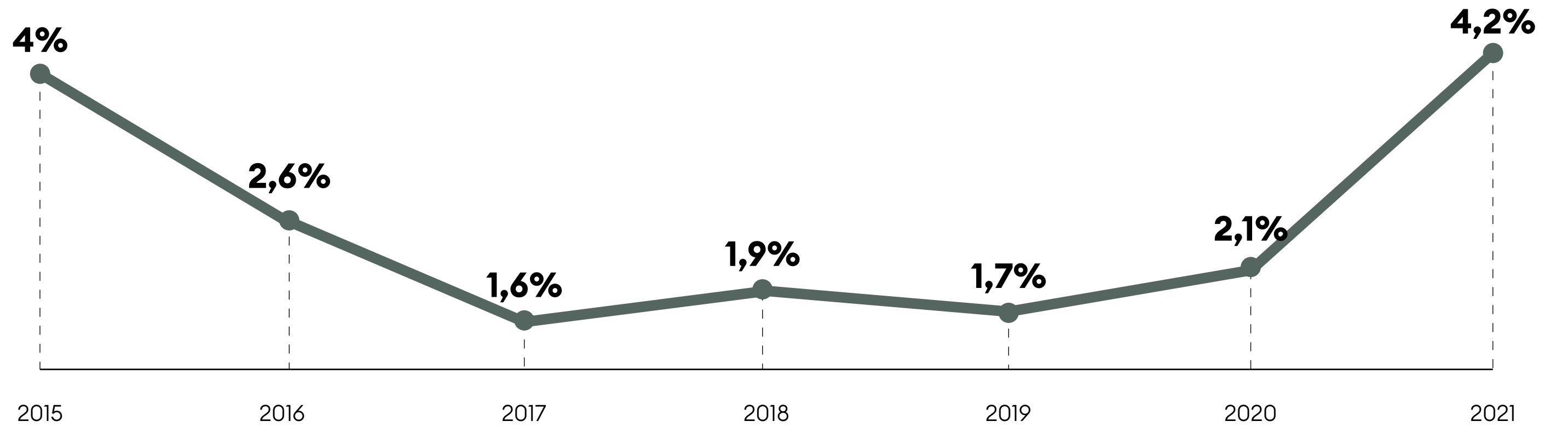


Pegging the UAE dirham to the US dollar guarantees stability and positive dynamics for the currency, as well as stability to the import and export trade

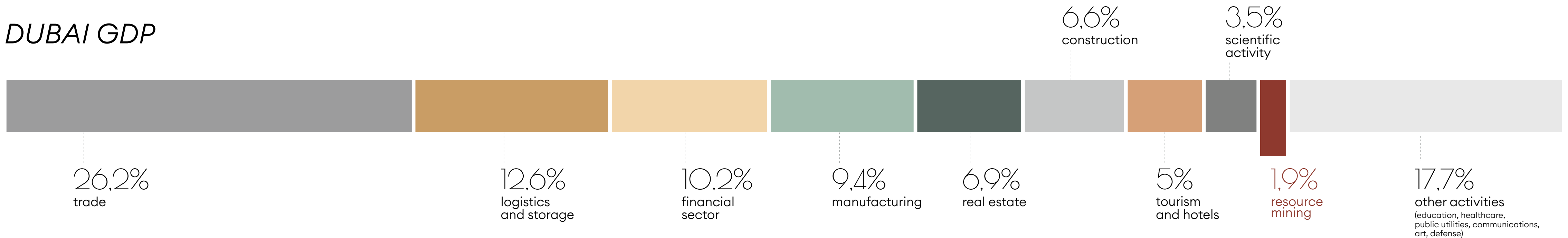
THE GROWING ECONOMY

Although in the second half of the 20th century Dubai began to build its economy on natural resources and, in particular, oil production. It was very soon supplanted by a knowledge-based economy. Nowadays oil exports account for only six percent of Dubai's revenue

«Stronger non-oil growth to drive uae gdp growth in 2018» GULFNEWS
 «Look-ahead 2018: Bright outlook for uae economy» KHALEEJ TIMES
 «Dubai economy to ride expo demand in 2018-19» KHALEEJ TIMES



DUBAI GDP



DEVELOPED FINANCIAL CENTER



The Global
Financial Centres
Index 30

1

Middle East
and Africa

18

World Index

New York
London
Hong Kong
Singapore
San Francisco
Shanghai
Los Angeles
Beijing
Tokyo
Paris
Chicago
Boston
Seoul
Frankfurt
Washington
Shenzhen
Amsterdam
Dubai
Toronto
Geneva



There are 138 indicators
grouped into five
basic categories
of competitiveness
in the Index:

- Business environment
- Financial sector
- Infrastructure
- Human capital
- Reputation and general factors

THE POINT OF ATTRACTION FOR INTERNATIONAL BUSINESS

FORTUNE
500

138

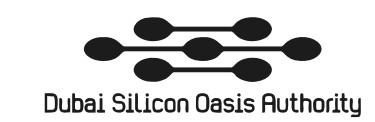
*FOREIGN COMPANIES
HAVE OPENED OFFICES
IN DUBAI*

FREE ZONES

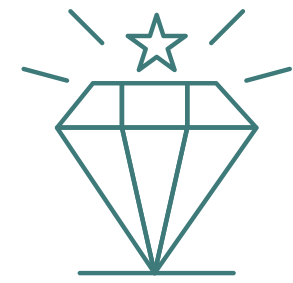


THE FREE ECONOMIC ZONES SYSTEM

Dubai is a path-breaker in the creation of free economic zones with a comfortable tax policy, where 100% foreign ownership of a company is allowed. It provides capital inflow and the development of various business areas



INTERNATIONAL RATINGS AND ASSESSMENTS



SIMPLICITY OF DOING BUSINESS

According to the Global Financial Centers Index (GFCI)*, the UAE maintains its leading position in terms of simplicity of doing business, ranking 16th in 2020. In terms of reputation, the UAE ranks 6th



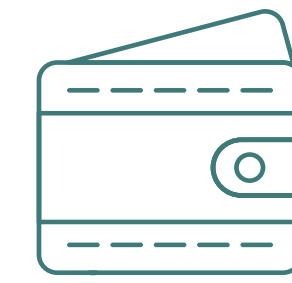
FLEXIBILITY

The UAE is considered the most flexible state in the MENA region and ranks third in this criterion among the countries of the world. In addition, the UAE is ranked 16th in the Global Competitiveness Report 2016-2017**



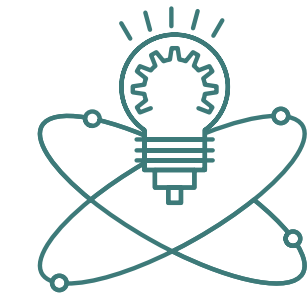
MOST POPULAR DESTINATION

Dubai ranked 4th most popular destination in the world according to the ninth annual MasterCard Global Destinations Cities Index. Emirate offers a rich diversity of attractions and entertainment



MOST ATTRACTIVE FOR ULTRA HIGH NET WORTH INDIVIDUALS

The metropolis is chosen by ultra-wealthy people (ultra high net worth individuals). For example, Dubai ranked 16th in the latest global City Wealth index



BEST IN INNOVATION IN THE ARAB WORLD

At the 2020 Global Innovation Index, the UAE ranked 1st in the Arab World and 34th globally

* The Global Financial Centers (GFCI) Is A Ranking Of The Competitiveness Of Financial Centres Published Twice Per Year By Z/Yen Group In London And The China Development Institute In Shenzhen Since 2015

** According To The KPMG Change Readiness Index



REAL ESTATE AND INVESTMENTS

72 0000

TRANSACTIONS FROM 52,000 BUYERS IN 2021

70%
foreign buyers

\$40B
or 148 billion AED
total market size

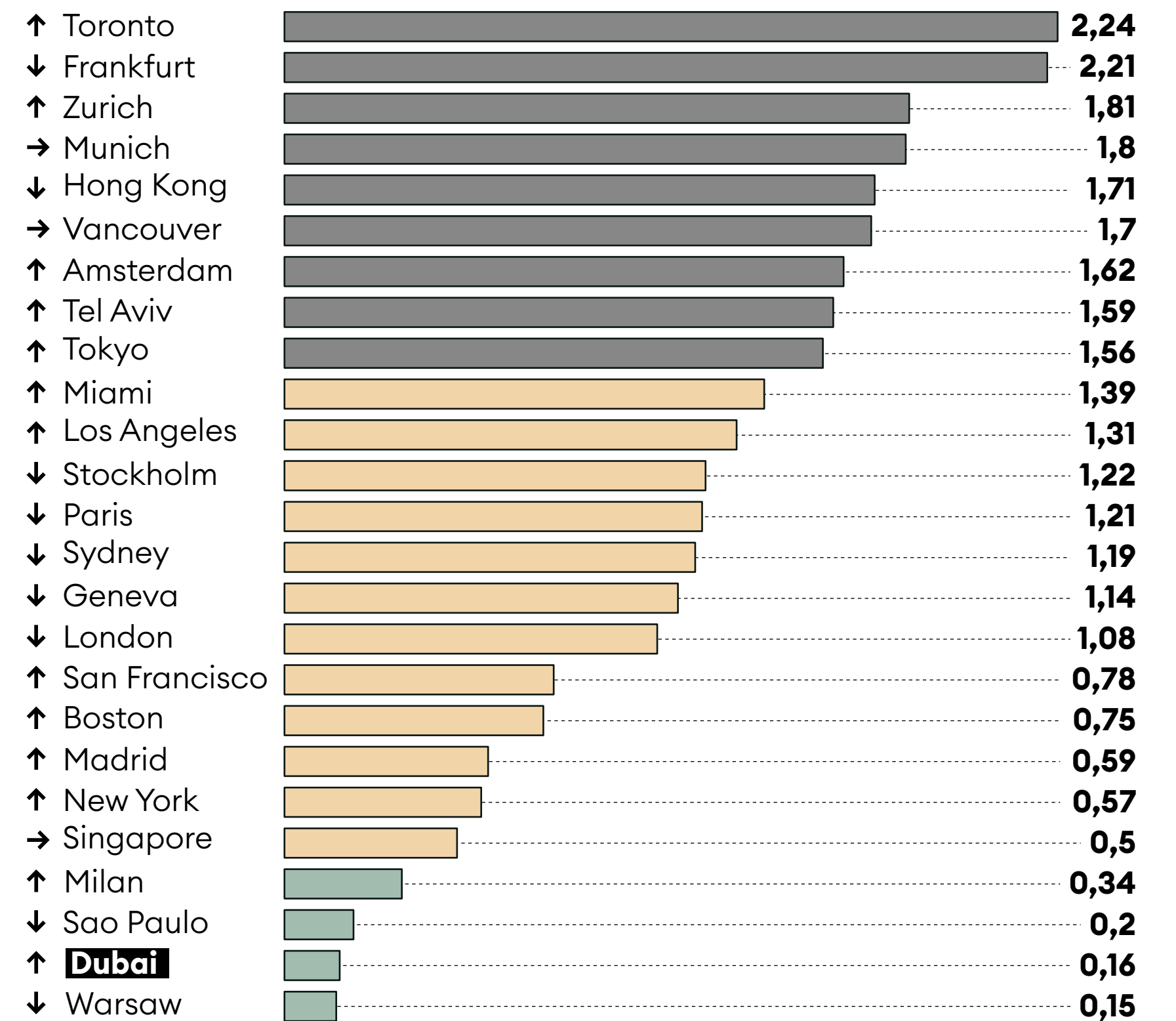
\$540 THS.
or 2 million AED
average check



UBS PRICE BUBBLE INDEX

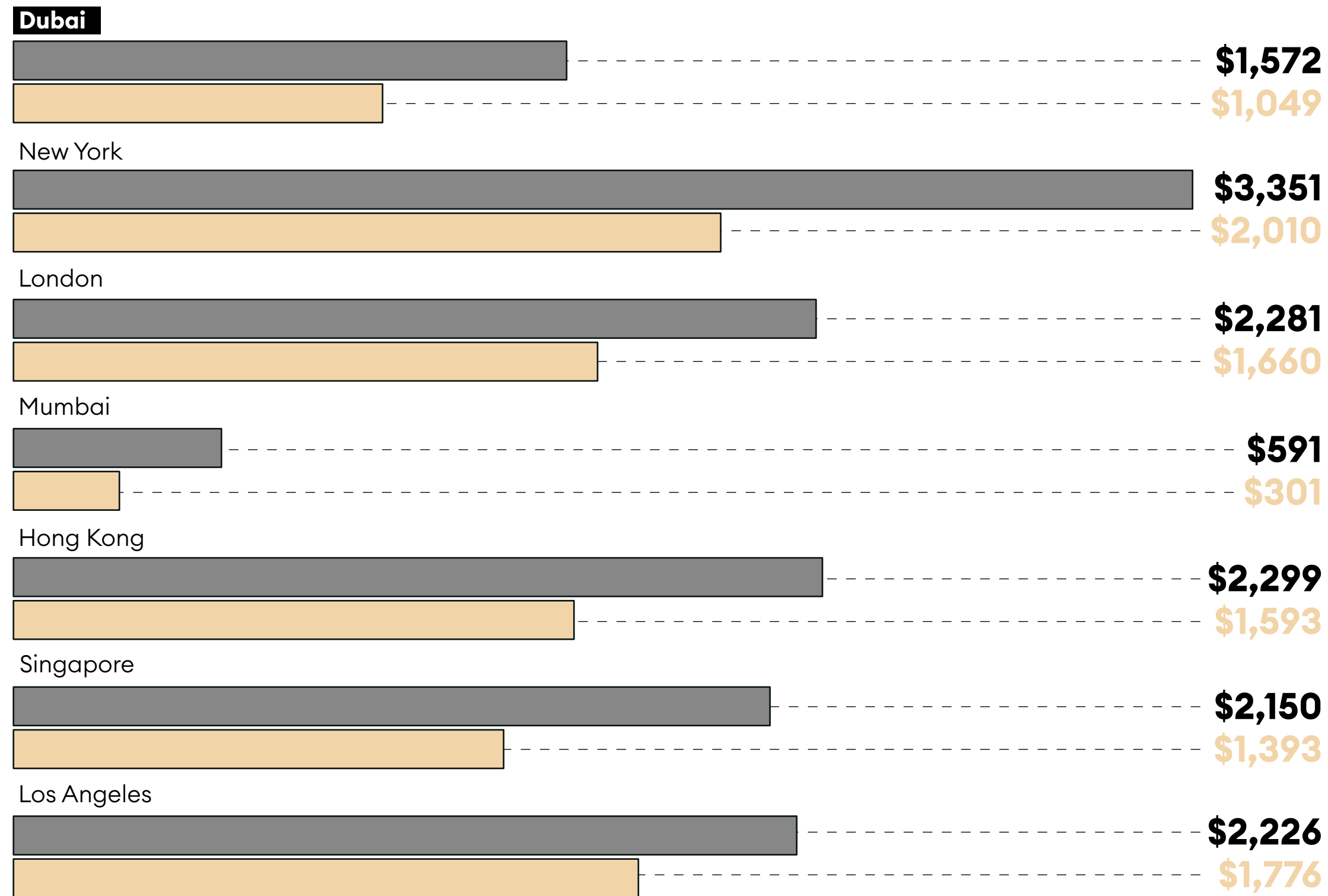
UBS GLOBAL REAL ESTATE BUBBLE INDEX, 2022

- Bubble risk (>1.5)
- Fair-valued (from -0.5 to 0.5)
- Overvalued (from 0.5 to 1.5)
- ↑↓→ Rank change vs. 2021

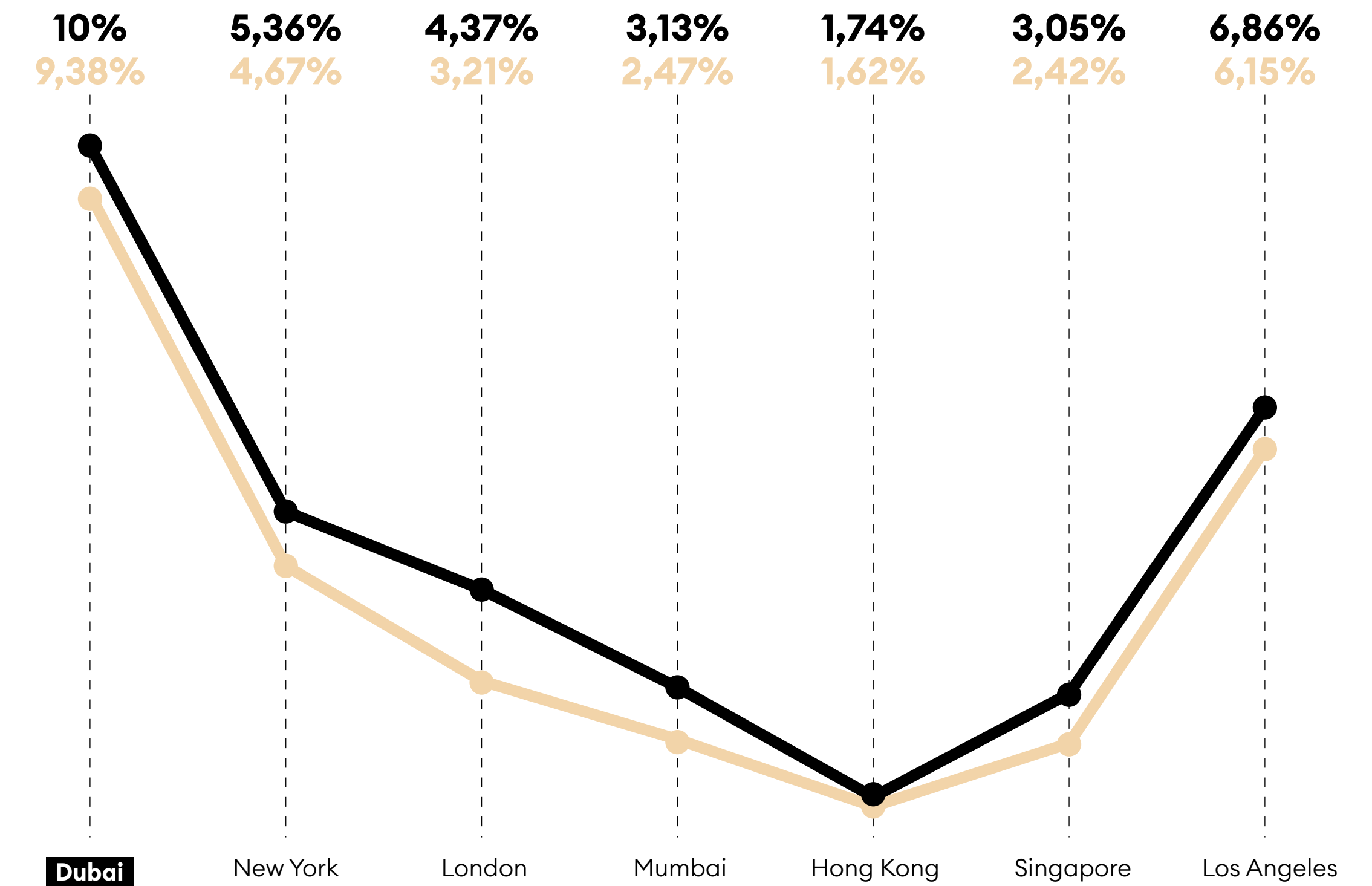


RENT AND YIELD

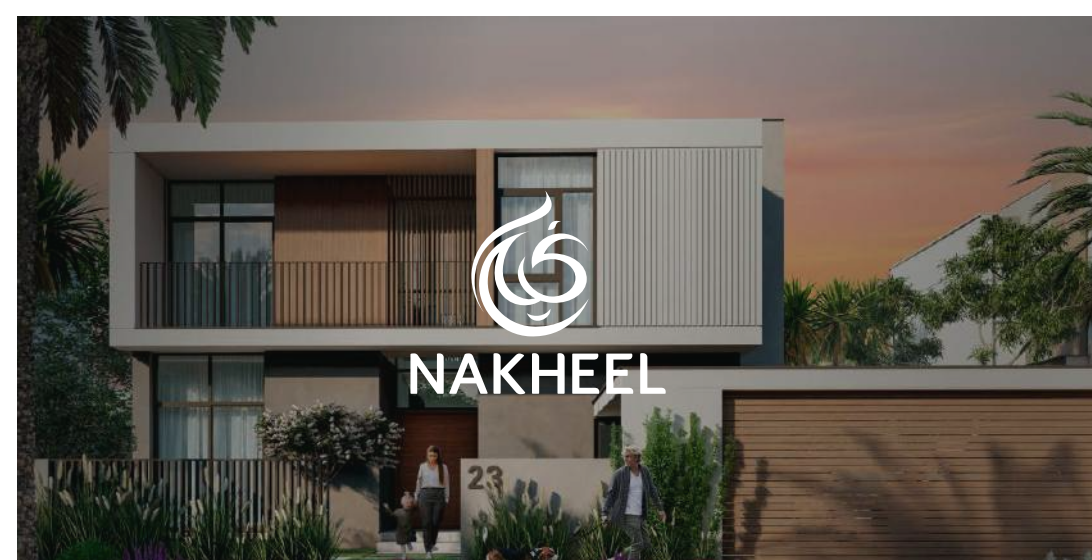
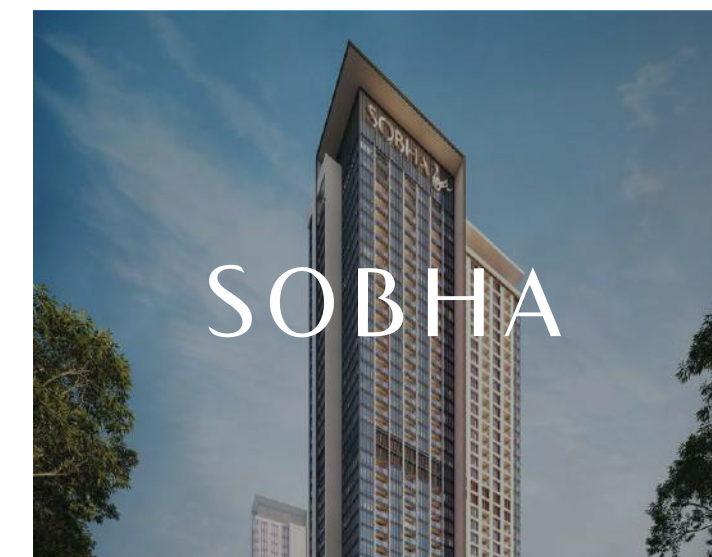
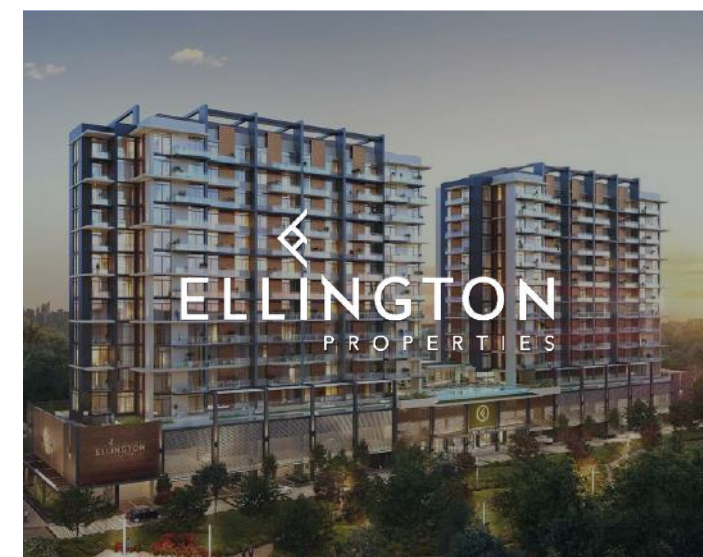
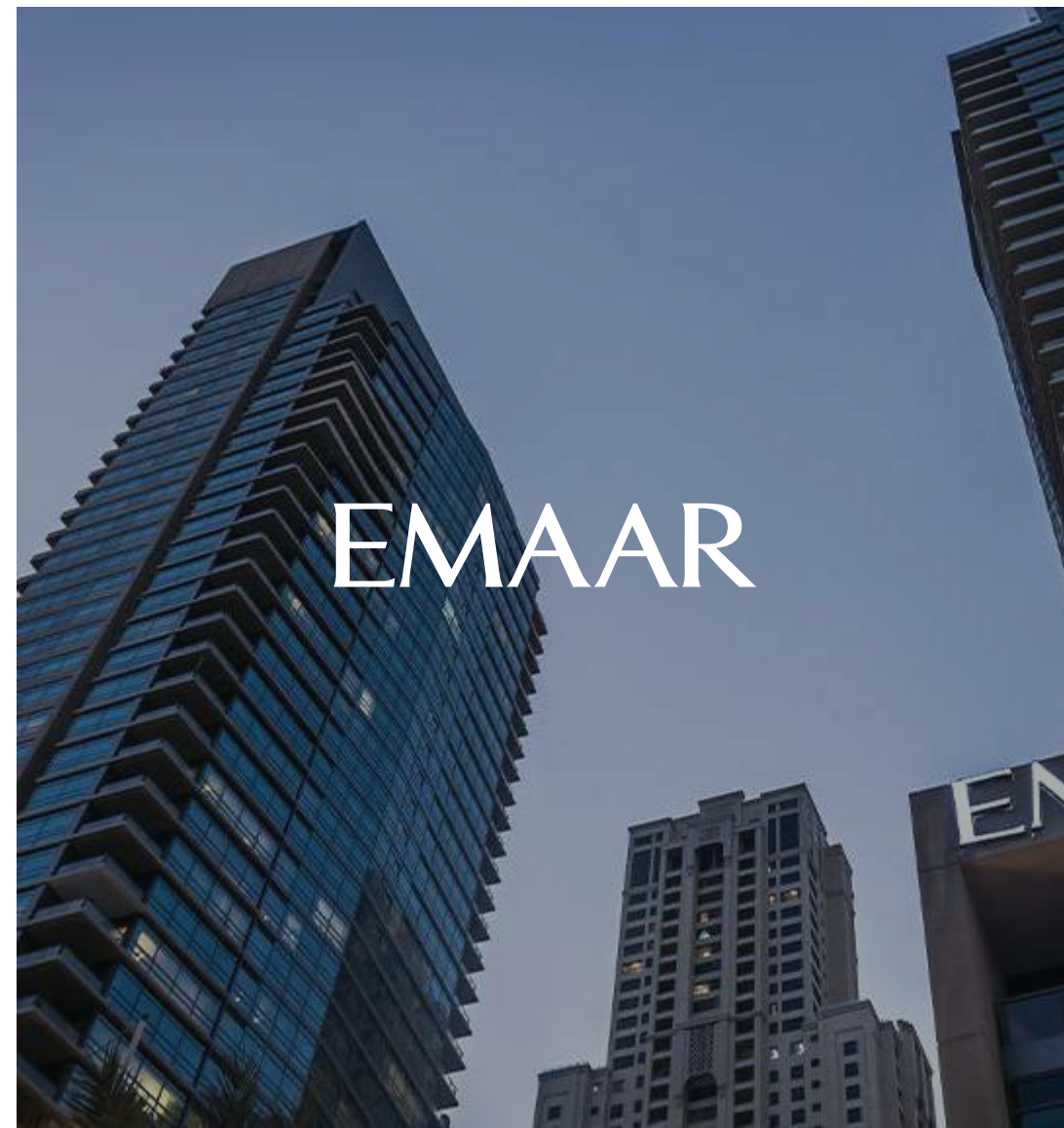
■ Rent price. Center
■ Rent price. Other areas



■ Gross yield. Center
■ Gross yield. Other areas



KEY DEVELOPERS



REGULATORY POLICY FOR DEVELOPERS

The Dubai Real Estate Regulatory Agency (RERA) sets strict requirements and monitors the implementation of development projects, which increases the reliability of transactions for buyers



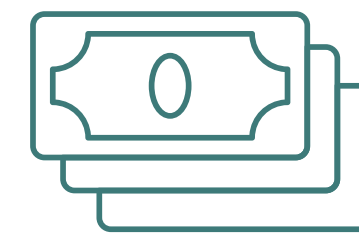
100% ownership
of the land being
developed



Banks
guarantee 50%
of the construction
cost



10%
performance
bond
by the contractor



10% advance
guarantee
to the contractor
by the developer



Open an escrow
account
in the project
name



All funds in escrow
account are regulated
by RERA and can
only be spent after
completion of certain
stages of construction.
As a guarantee,
5% of the total amount
is kept on the account
for 12 months after
commissioning (in case
of troubleshooting)

INTEREST-FREE INSTALLATION WHEN PURCHASING REAL ESTATE

PAYMENT PLAN EXAMPLE

Down payment	10% + 4%	
After 2 months	10%	
After 8 months	10%	
<hr/>		<i>resale - 30%</i>
After 14 months	10%	
After 20 months	10%	
<hr/>		<i>resale - 50%</i>
Before handover	50%	



EMIRATES ID WHEN PURCHASING REAL ESTATE



HOW TO GET A RESIDENT VISA

- Buy real estate for \$205,000
- Open a company
- Apply for a job
- Go to university
- Be a relative of a resident
- Be a talented expert

BENEFITS OF A RESIDENT VISA

- Stay in the country without restrictions
- Open a bank account
- Become a tax resident
- Get a driver's license
- Work officially
- Rent a property
- Get education
- Pass through iGate when leaving

POPULAR DISTRICTS FOR BUYING REAL ESTATE



TOP ATTRACTIVE DISTRICTS FOR LIVING AND INVESTMENT

DUBAI MARINA



PALM JUMEIRAH



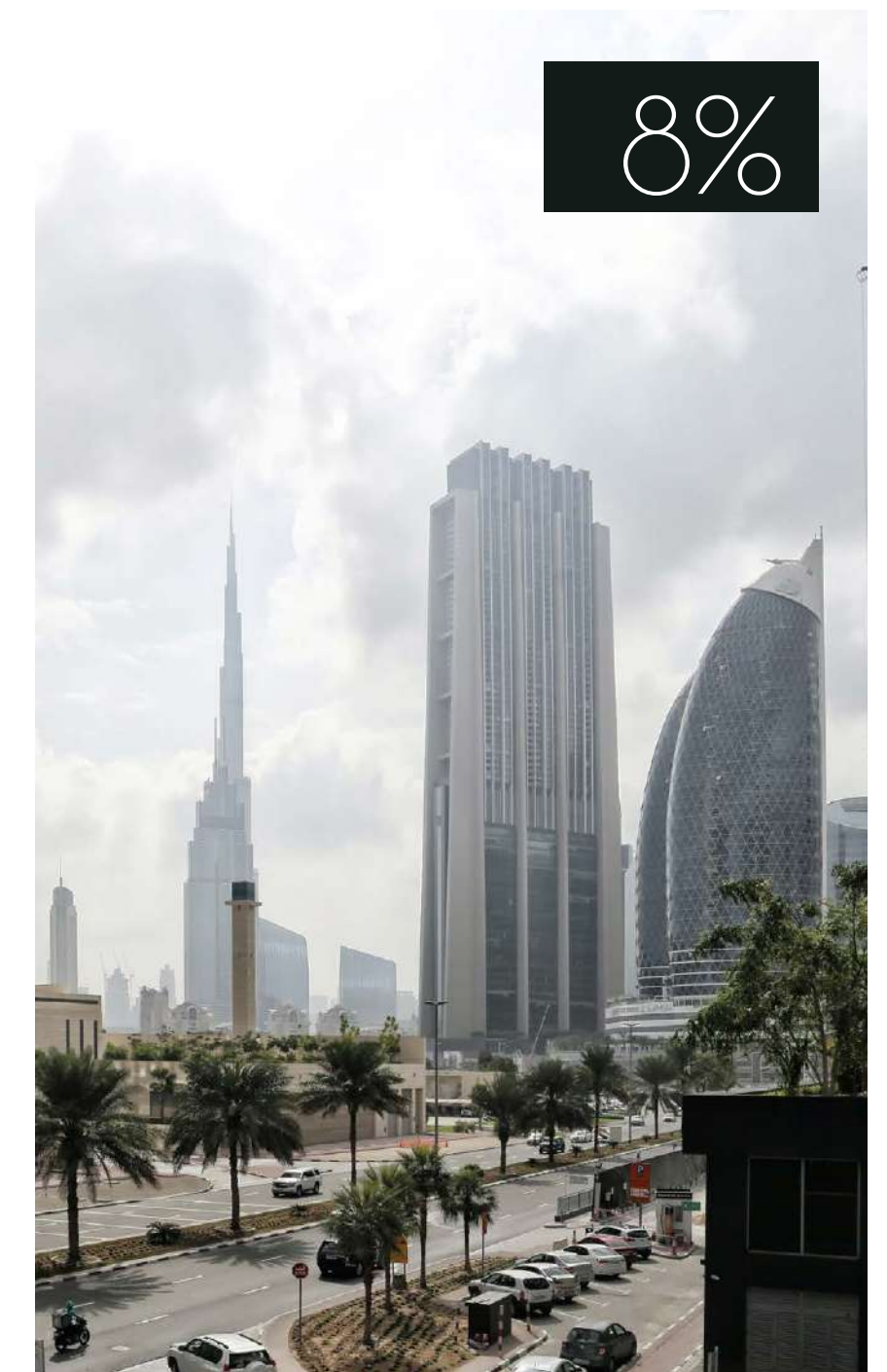
MBR CITY



DOWNTOWN



BUSINESS BAY



DUBAI MARINA



BEST OFFERS

DAMAC CAVALLI TOWER



from \$261,4 ths. to \$16,6M



LIV LIV MARINA



from \$843,9 ths.



PALM JUMEIRAH



BEST OFFERS

SELECT GROUP *SIX SENCES (VILLA)*



from \$25,9M



ELLINGTON *BEACH HOUSE*

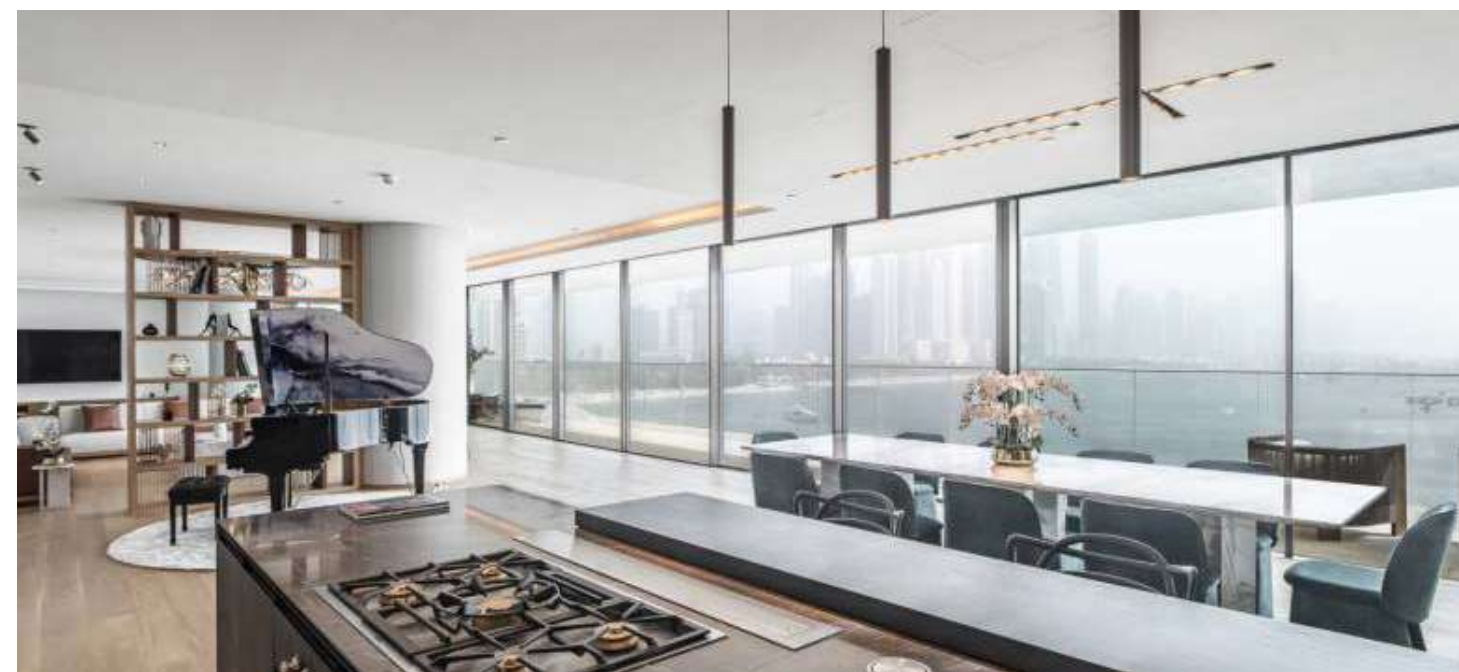


from \$517 ths. to \$2,9M



BEST OFFERS

OMNIAYAT *AVA AT PALM / ONE AT PALM*



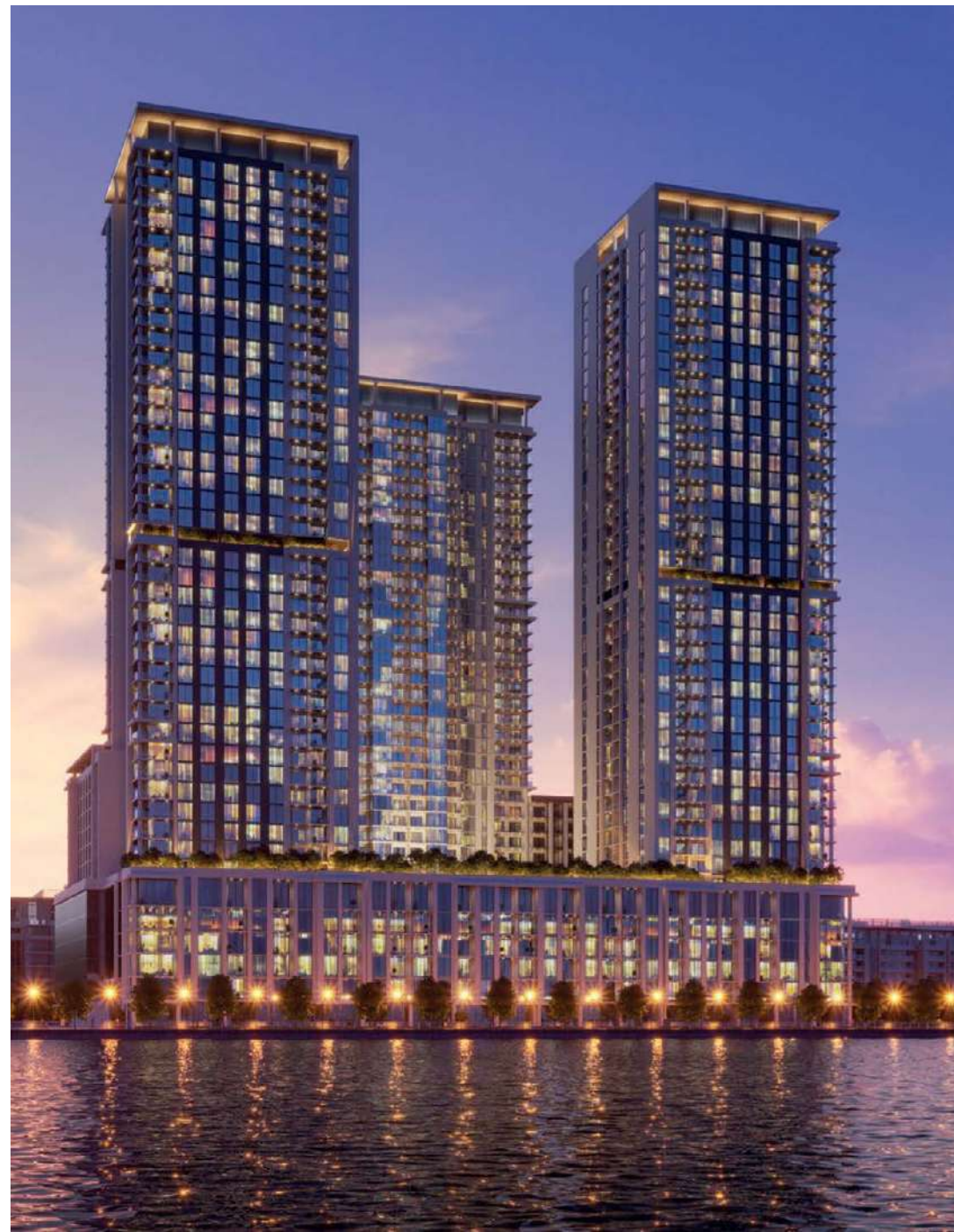
from \$8,7B to \$63,9M

MBR



BEST OFFERS

SOBHA *THE CREST GRANDE*



from \$326,7 ths. to \$1,3M



AZIZI *PARK AVENU*

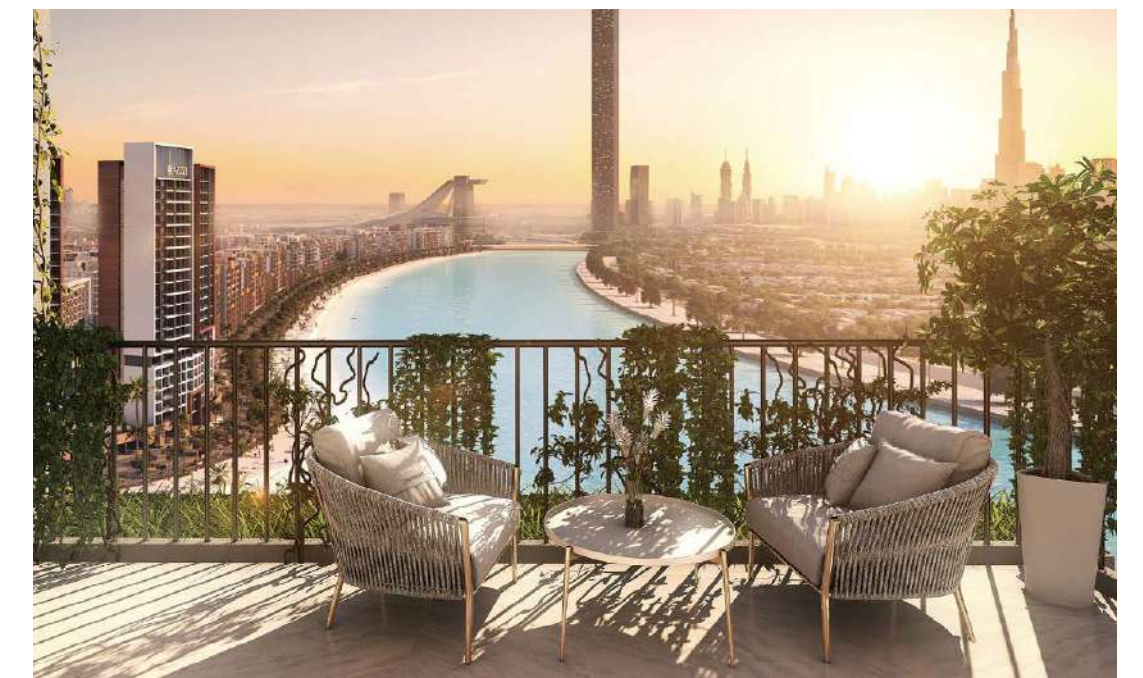
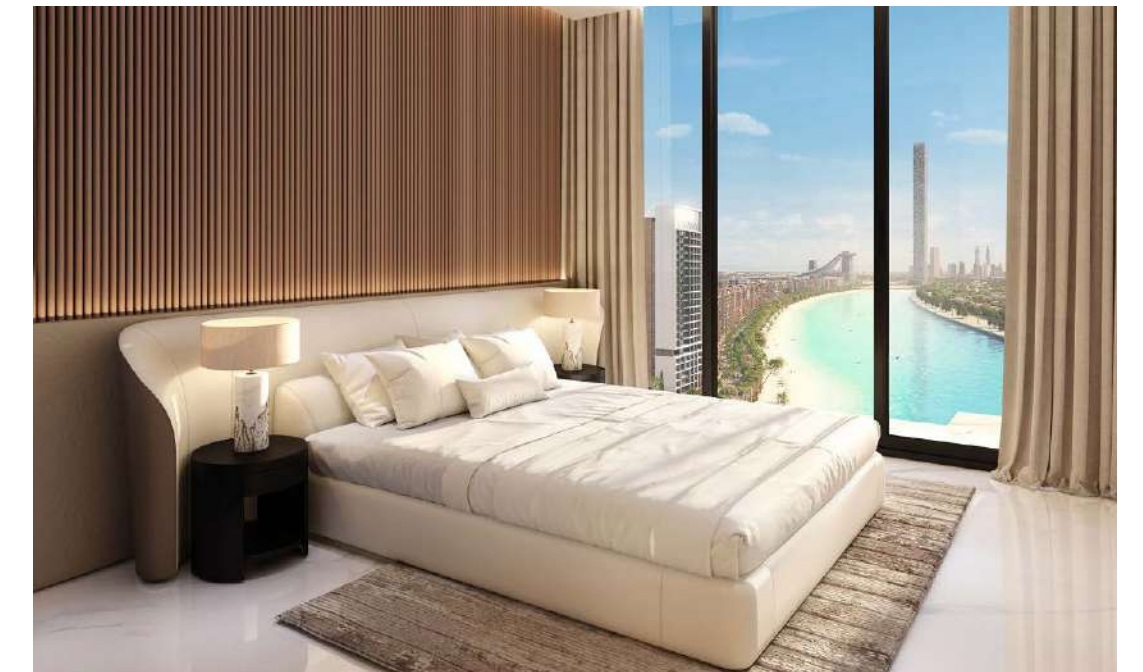


from \$326,7 ths. to \$476,4 ths.



BEST OFFERS

AZIZI *RIVIERA*



from \$242,3 ths. to \$1,9M



DOWNTOWN

BEST OFFERS

EMAAR *BLVD HEIGHTS*



from \$952,8 ths.



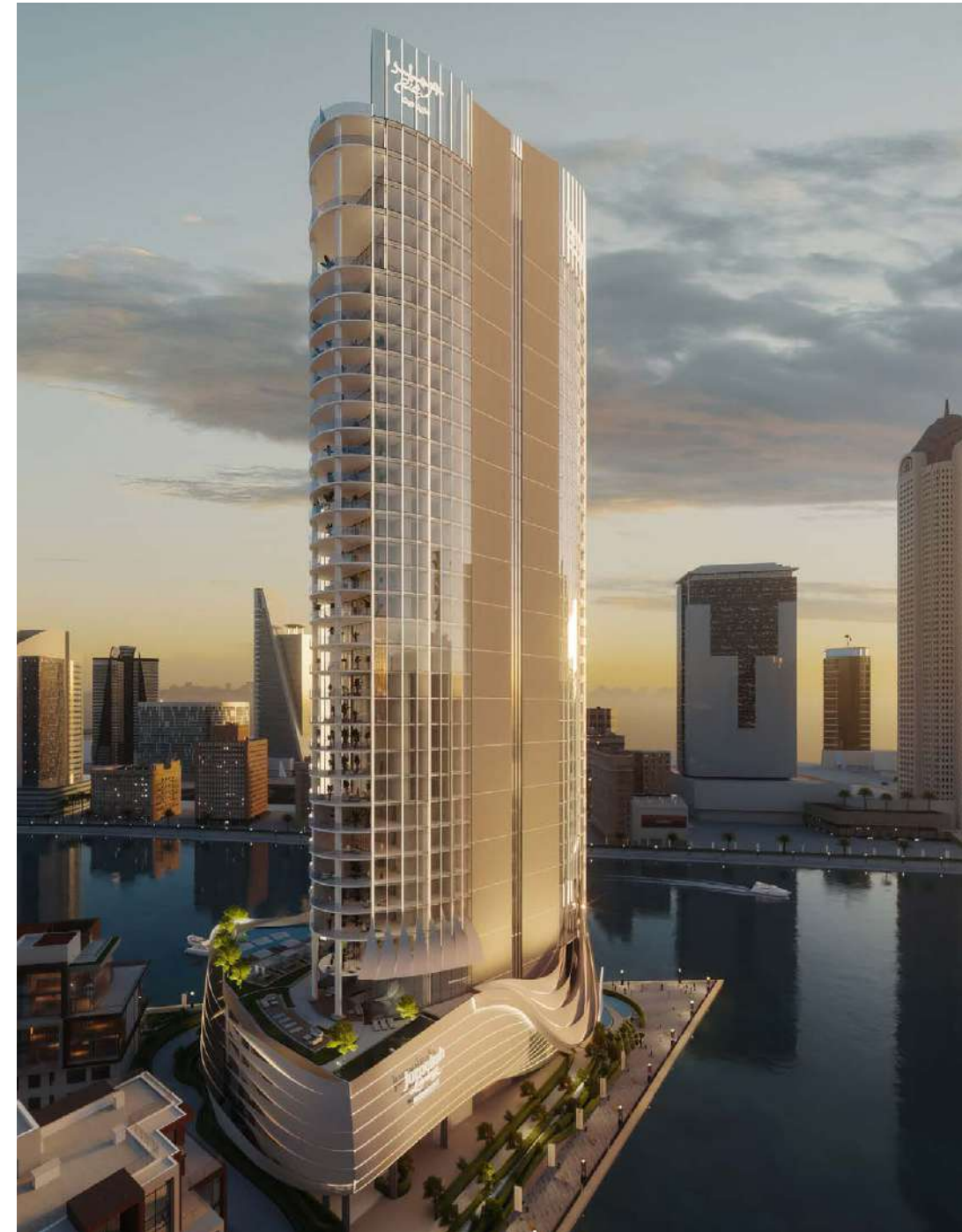
BUSINESS BAY

BEST OFFERS

SELECT GROUP *JUMEIRAH LIVING BUSINESS BAY*



from \$2B to \$12,9M



BINGHATTI *CANAL*

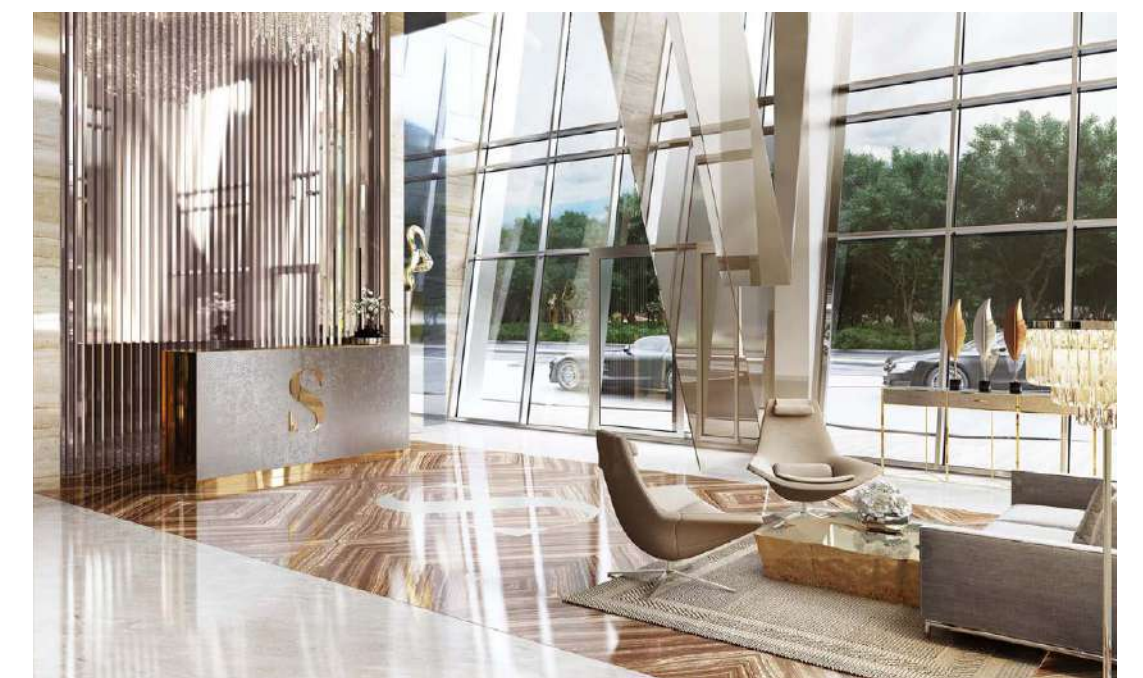


from \$269,5 ths. to \$544,5 ths.



BEST OFFERS

OMNIYAYT *THE STERLING*



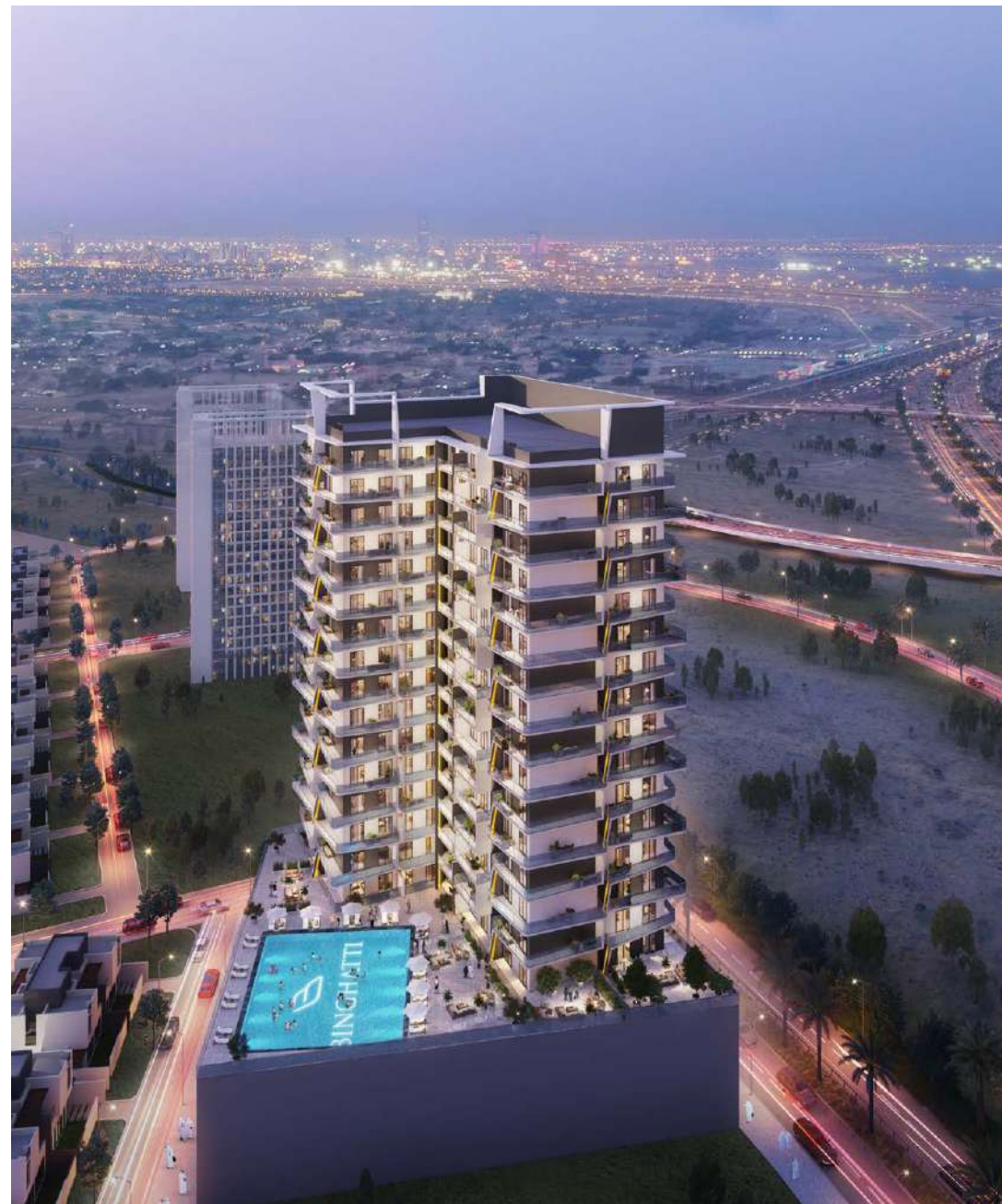
from \$299,5 ths. to \$1,8M

TOP OFFERS BY PRICE RANGES



OFFERS FROM \$148 THS.

BINGHATTI LUNA



from 648 to 1 493 sq. ft **\$209,3 ths. – \$377,8 ths.**

📍 JVC

AZIZI STAR AT AL FURJAN



from 798 sq. ft **from \$271,4 ths.**

📍 Al Furjan

OFFERS FROM \$148 THS.

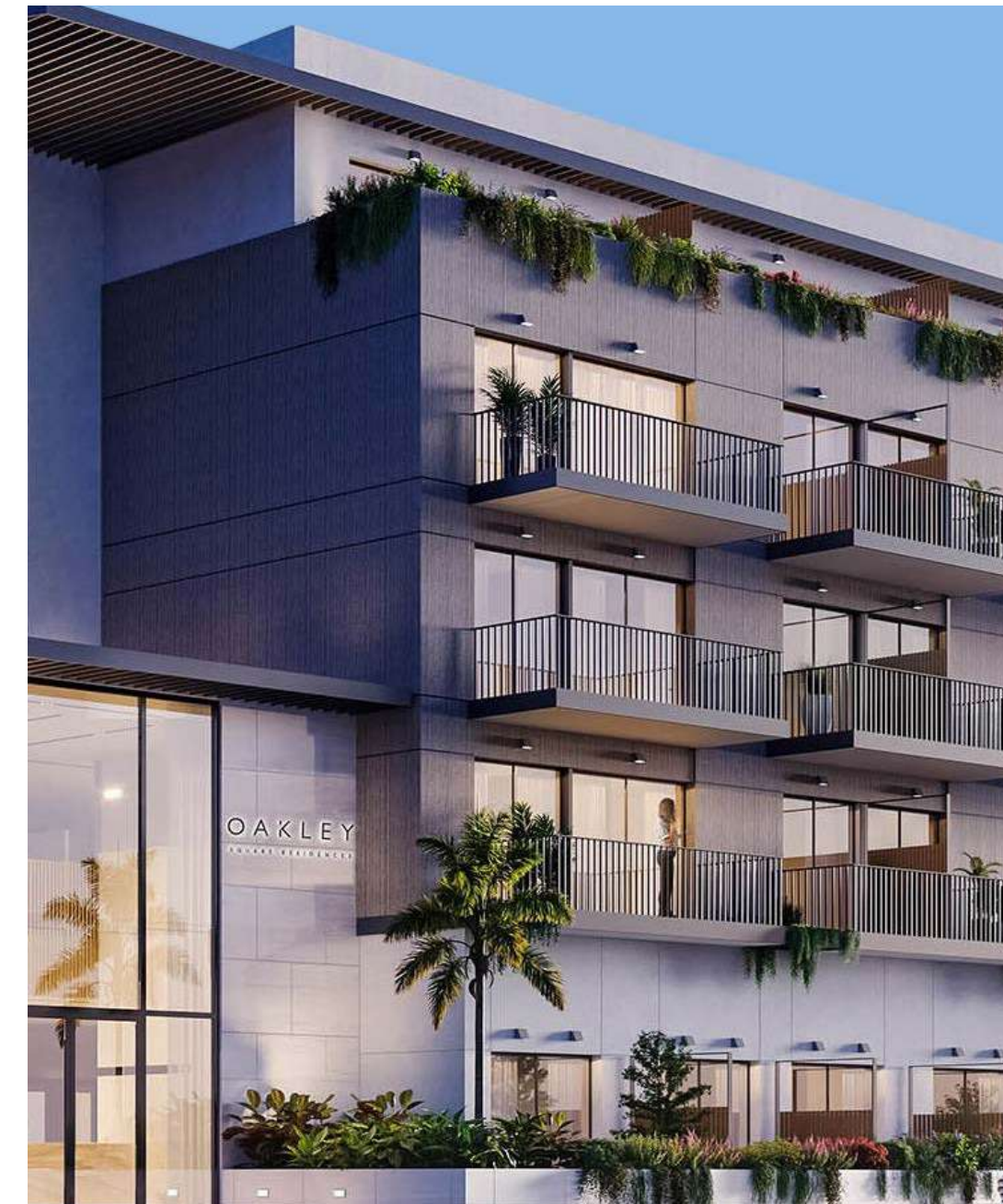
SEVEN TIDES GOLF VIEWS SEVEN CITY



from 792 to 1537 sq. ft **\$148,6 ths. – \$433,9 ths.**

📍 Jumeirah Bay Towers

ELLINGTON OAKLEY SQUARE RESIDENCE



from 488 to 1518 sq. ft **\$181 ths. – \$483,2 ths.**

📍 Jumeirah Village

OFFERS FROM \$456 THS.

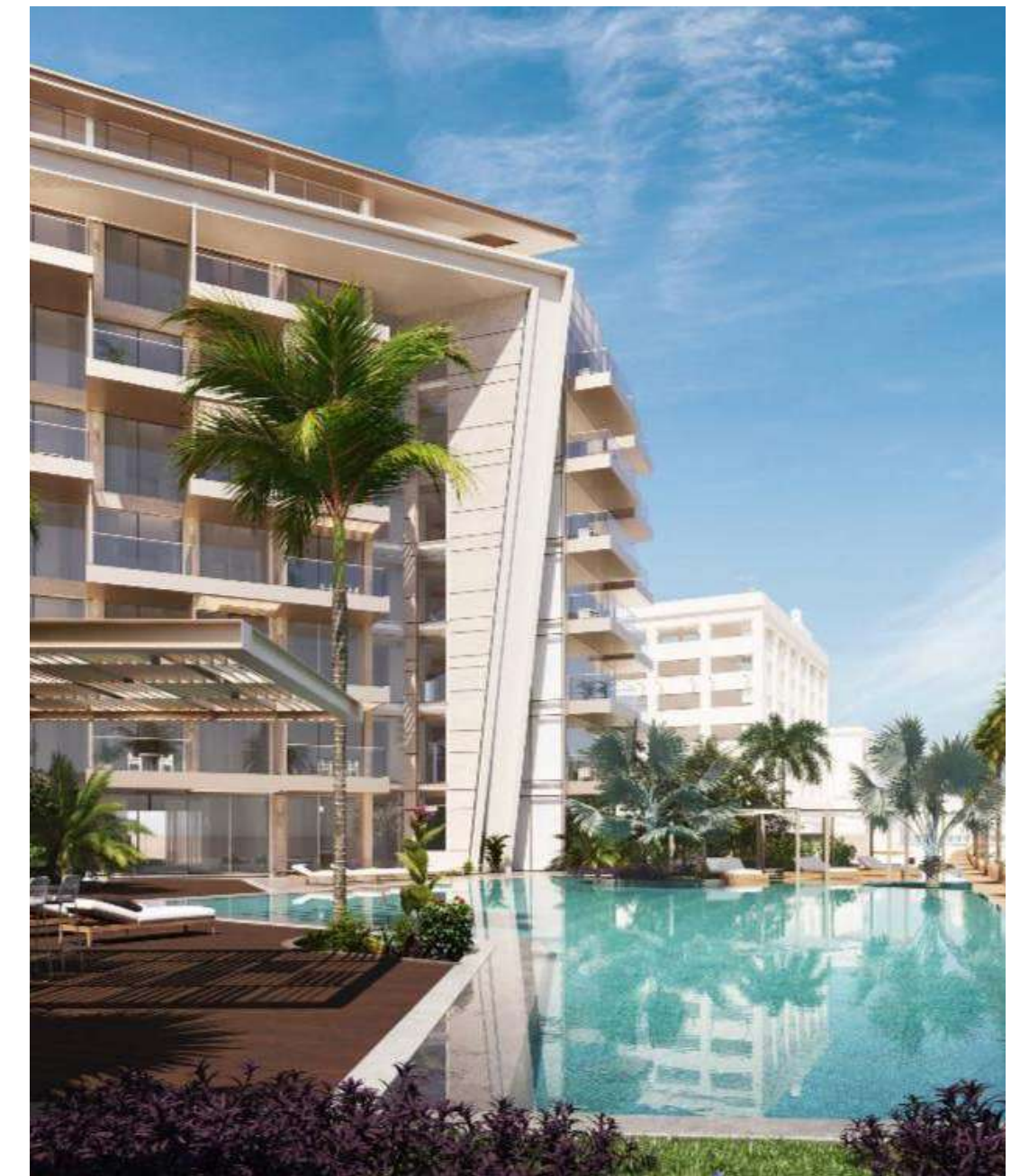
OMNIYAT *THE STERLING*



from 961 to 2 574 sq. ft **\$592,1 ths. – \$1,5M**

📍 Business Bay

ELLINGTON *BEACH HOUSE*



from 1256 to 2299 sq. ft **\$1,9B – \$3,4M**

📍 Palm Jumeirah

OFFERS FROM \$456 THS.

DAMAC SAFA TWO



from 688 to 2226 sq. ft **\$456,6 ths. – \$1,6M**

📍 Business Bay



DUBAI PROPERTIES MUDON AL RANIM



from 2 217 to 2 978 sq. ft **\$551,9 ths. – \$859,2 ths.**

📍 Mudon



OFFERS FROM \$534 THS.

SELECT GROUP

JUMEIRAH BUSINESS BAY LIVING



from 1 655 to 9 648 sq. ft **\$2M – \$12,9M**

📍 Business Bay

DAMAC

GEMS ESTATES



from 4 059 to 24 550 sq. ft **\$1,6M – \$9,6M**

📍 Damac Hills

OFFERS FROM \$534 THS.

NAKHEEL *PALM BEACH TOWER*



from 2 739 to 3 304 sq. ft **\$699,4 ths. – \$3,2M**

📍 Palm Jumeirah

SOBHA *CREEK VISTAS GRANDE*



from 1 106 to 1 758 sq. ft **\$534,9 ths. – \$861,7 ths.**

📍 MBR

Consulting for the people

with love to business
and attention to details

BRIGHT RICH REAL ESTATE LLC IN ASSOCIATION WITH CORFAC INTERNATIONAL



+971-4-364 90 90 | +971-4-362 69 69 | +7 (499) 703-38-18

brightrich.ae | office@brightrich.ae

Dubai, the UAE



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