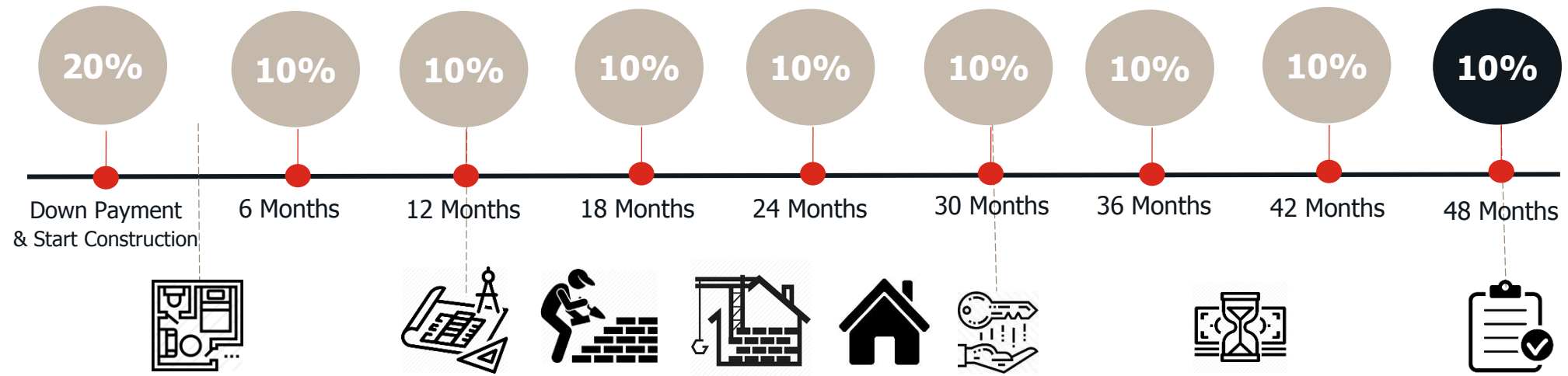


Dubai Holding Land Sales Inventory

Agenda

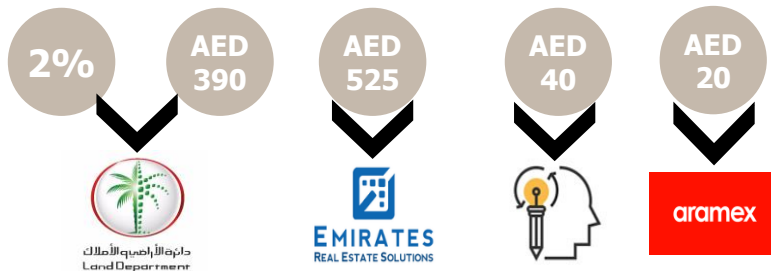
- Payment Plan
- Land Sales Execution
- Broker Commission Execution
- Broker Registration Requirements
- DH Land Sales Projects
 - Arjan
 - DubaiLand Residence Complex
 - Liwan I
 - Liwan II
 - Majan
 - Dubai International Academic City
 - Dubai Industrial City
 - Dubai Production City
 - Dubai Science Park
 - Dubai Studio City

4 Years Payment Plan



Dubai Land Department

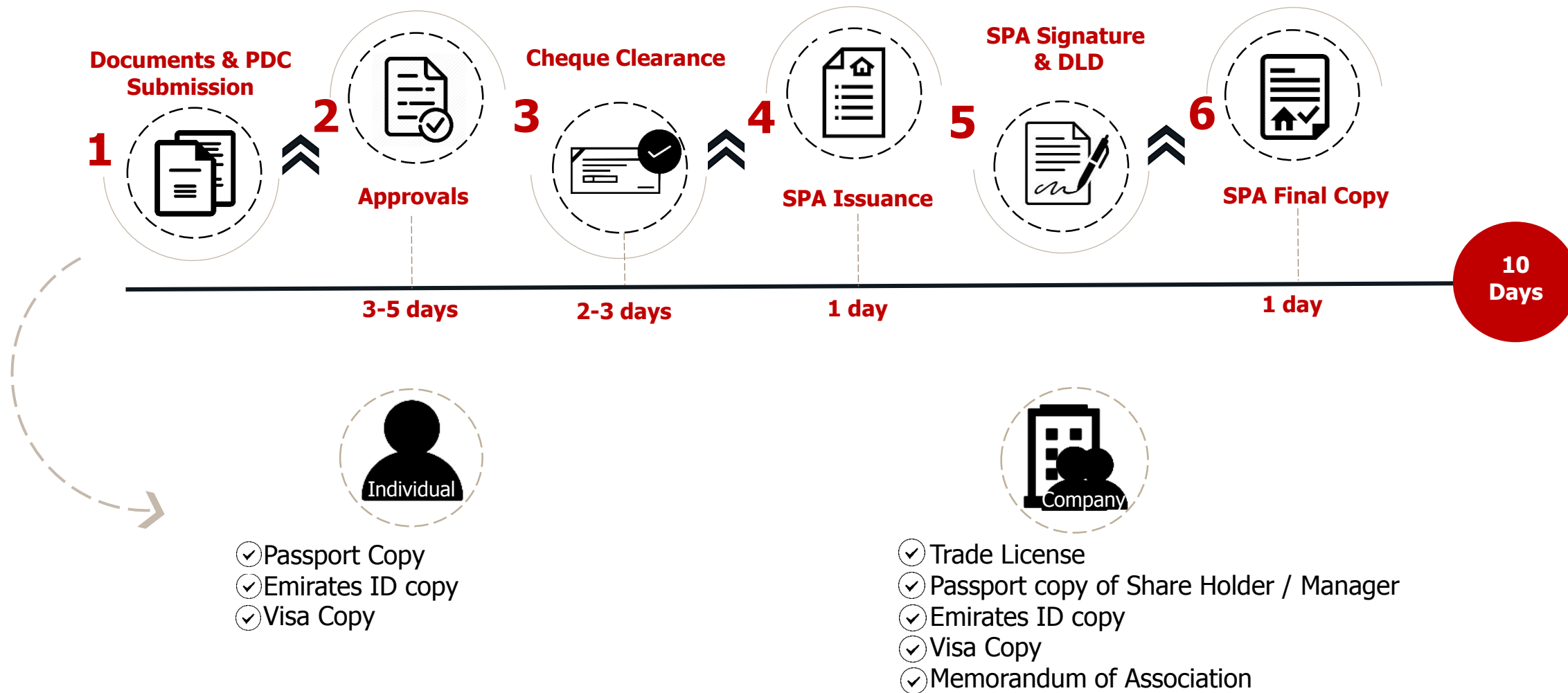
Title Deed Issuance



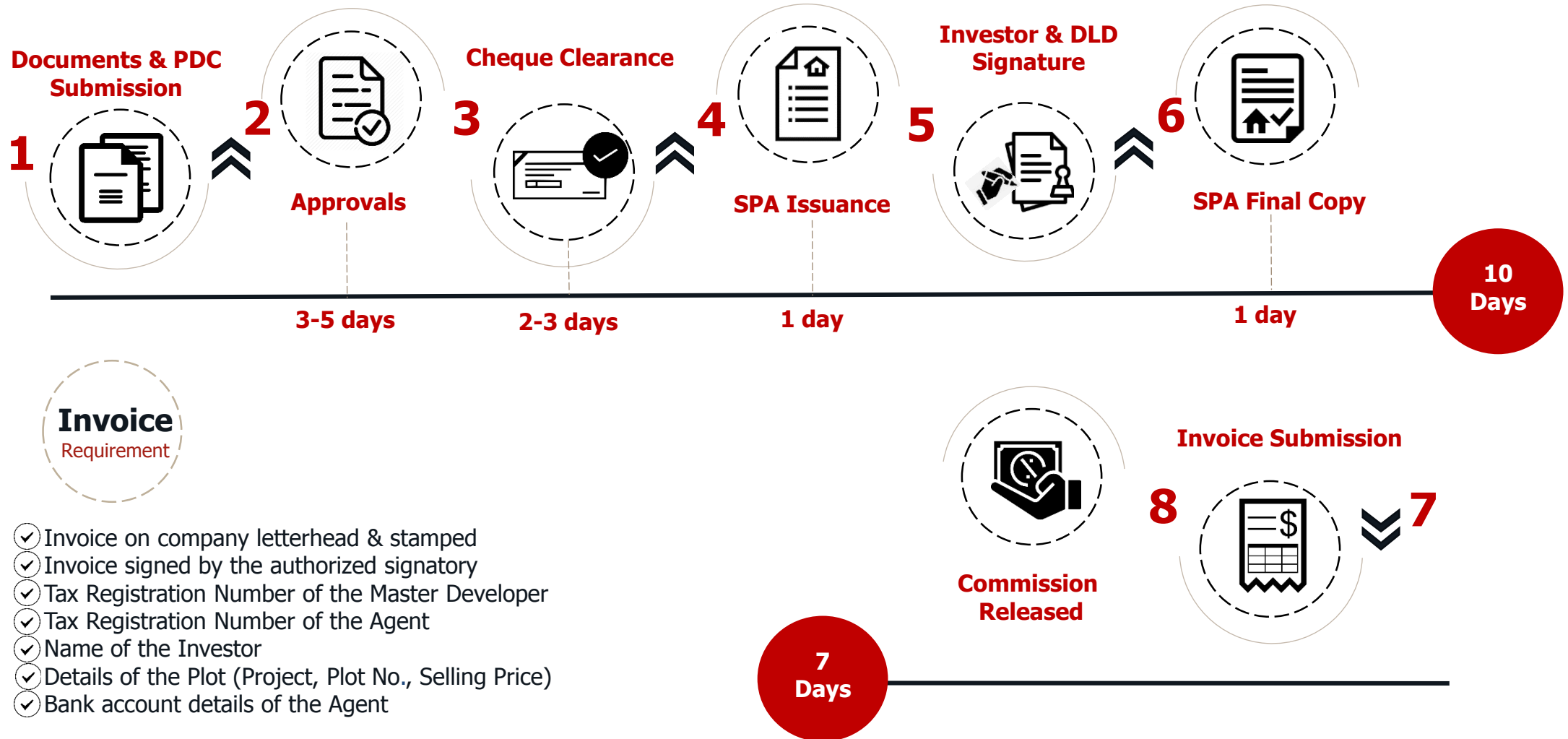
Pre-Title Deed Issuance



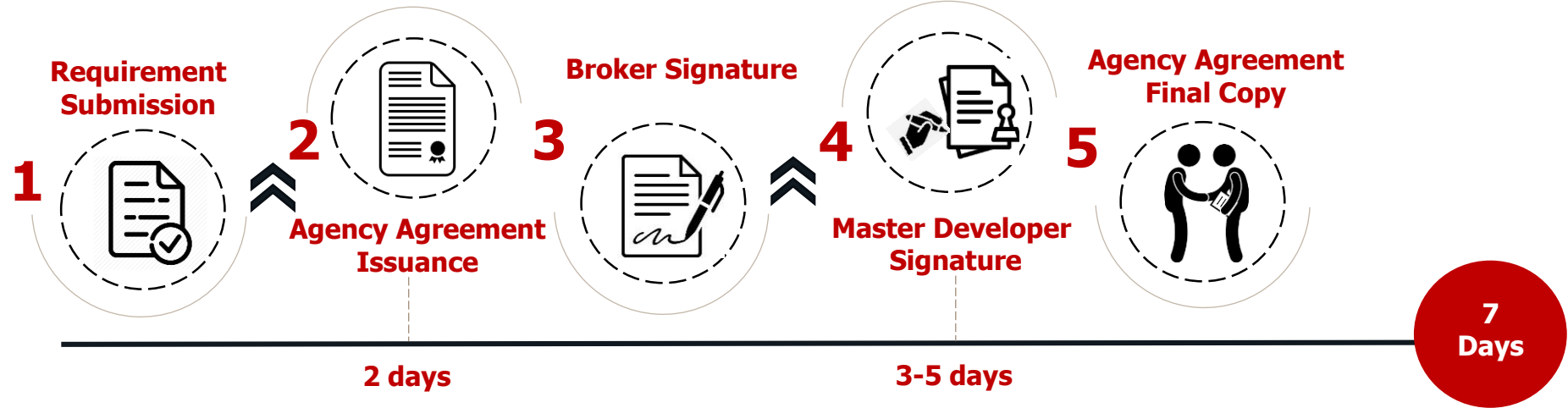
Land Sales Execution



Broker Commission Execution



Broker Registration Requirments



- ✓ Copy of a current / valid Commercial License
- ✓ Copy of a current / valid Certificate of Incorporation
- ✓ Copy of a valid Real Estate Office Registration Certificate in provision of Law 85/2006
- ✓ Copy of Federal Tax Authority Certificate
- ✓ Memorandum & Articles of Association
- ✓ Valid passport, visa (for non-local) & EID copies of the License partner(s) / owner(s)
- ✓ Valid passport, visa (for non-local) & EID copies of License Members
- ✓ Original authorized personnel specimen signature form on company letterhead with stamp & company bank detail
- ✓ Valid passport, visa (for non-local) & EID copy of authorized signatory
- ✓ General Power of Attorney (if applicable)
- ✓ Special Power of Attorney (if applicable)



JBR

Sheikh Zayed Road

11

11

Emirates Mall

Sheikh Zayed Road

Dubai Mall

Sama Jaddaf

DXB

Dubai Festival City

Mirdif City Centre

Ghorroob

Shorooq

Dubai Production City

Dubai Studio City

Arjan

Al Barsha

Dubai Science Park

311

Sheikh Mohammed Bin Zayed Road

Majan

Global Village

611

Liwan 2

Liwan 1

The Villa

DLRC

Academic City Road

Dubai Academic City

Emirates Road

611

Ras Al Khor Road

Emirates Road



..... LANDPLOTS ● ATTRACTIONS

Arjan

Arjan is a rare-to-find mixed-use freehold. Strategically located right off Umm Suqeim Road, Sheikh Mohammed Bin Zayed Road (E311) and adjacent to Al Barsha South. The Masterplan includes an attractive selection of medium-rise buildings with four public squares that serve as social hubs for the development. It is the home to the popular tourist destinations Dubai Miracle Garden, Dubai Butterfly Garden and Mediclinic Parkview Hospital.



Freehold

Customisable plots



NO

Construction timeline



1.3M Sq.m

Masterplan LA



G + 38

Apartments

Project Development GFA Mix:



77.74%

Residential



8.78%

Retail



4.12%

Offices



7.04%

Hotels



2.32%

Community Facilities

Community Facilities:



4 Mosques



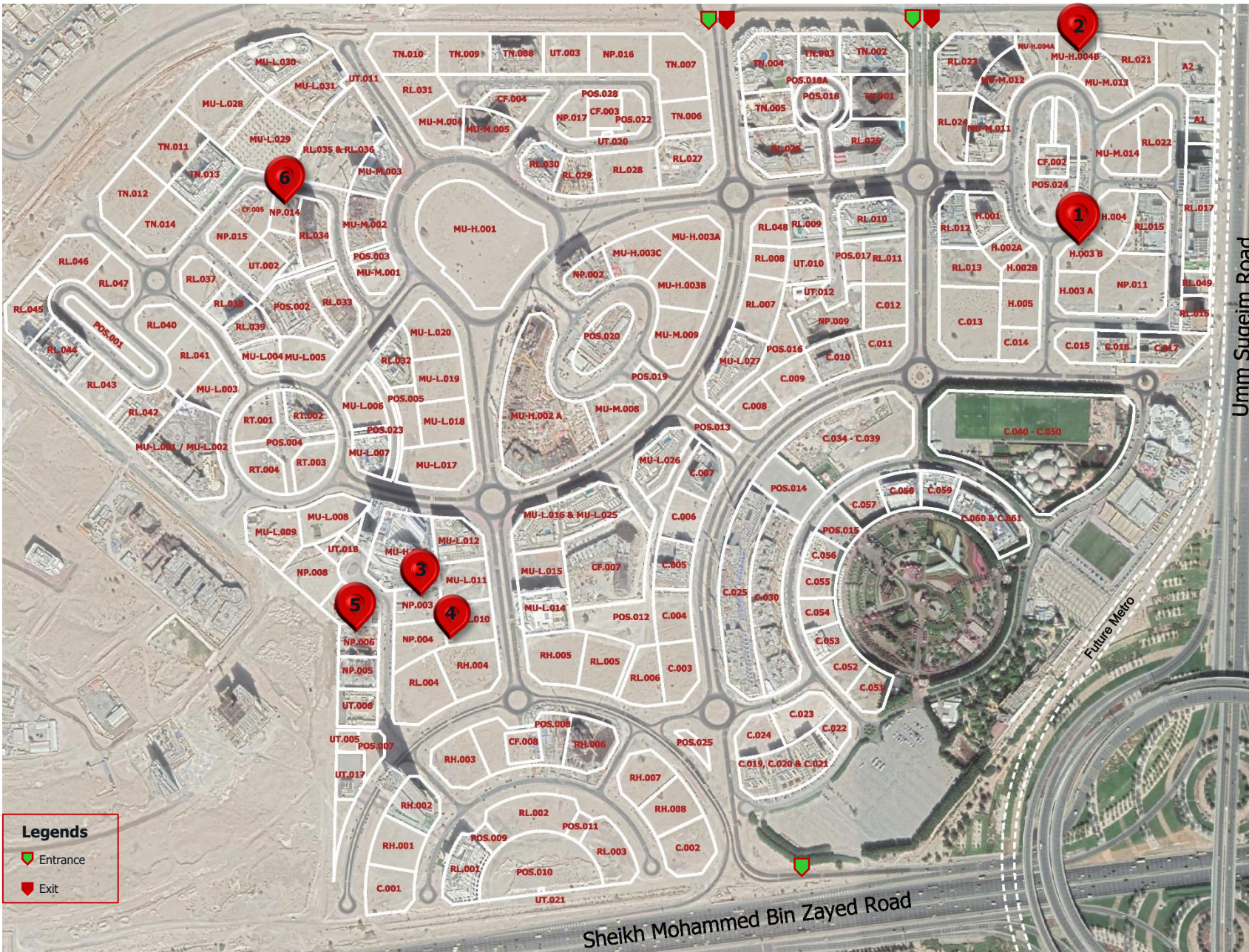
1 Hospital



1 School



Arjan Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	3C-AR-H-003B	Residential & Retail	156,270.45	44,673	3.5	G+15	81	12,658,000
2	3C-AR-MUH-004B	Residential & Retail	252,510.25	42,427	5.95	G+5 P+11	84	21,211,000
3	3C-AR-NP-003	Residential	195,128.16	46,459	4.2	G+18	81	15,806,000
4	3C-AR-NP-004	Residential & Retail	198,572.61	53,671	3.7	G+14	81	16,085,000
5	3C-AR-NP-006	Residential & Retail	146,905.84	36,723	4	G+15	86.25	12,671,000
6	3C-AR-NP-014	Residential & Retail	135,560.68	30,059	4.51	G+16	86.25	11,693,000

Location & Connectivity



5 Min
to Studio City



12 Min
to Global Village



15 Min
to Mall of the Emirates



22 Min
to DXB Airport

DubaiLand Residence Complex

Dubailand Residence Complex (DLRC), offers contemporary customizable land plots. Situated in a key growth area of Dubai, the land is adjacent to the successful “**The Villa**” community. DLRC is ideally located on Dubai - Al Ain Road and conveniently on the junction of Emirates Road, with access to significant areas of growth such as Academic City and Silicon Oasis.



Freehold

Customisable plots



NO

Construction timeline



1.9M Sq.m

Masterplan LA



G + 43

Apartments

Project Development GFA Mix:



86.08%

Residential



3.17%

Retail



5.37%

Offices



3.06%

Hotels



2.32%

Community Facilities

Community Facilities:



5 Mosques



1 Hospital



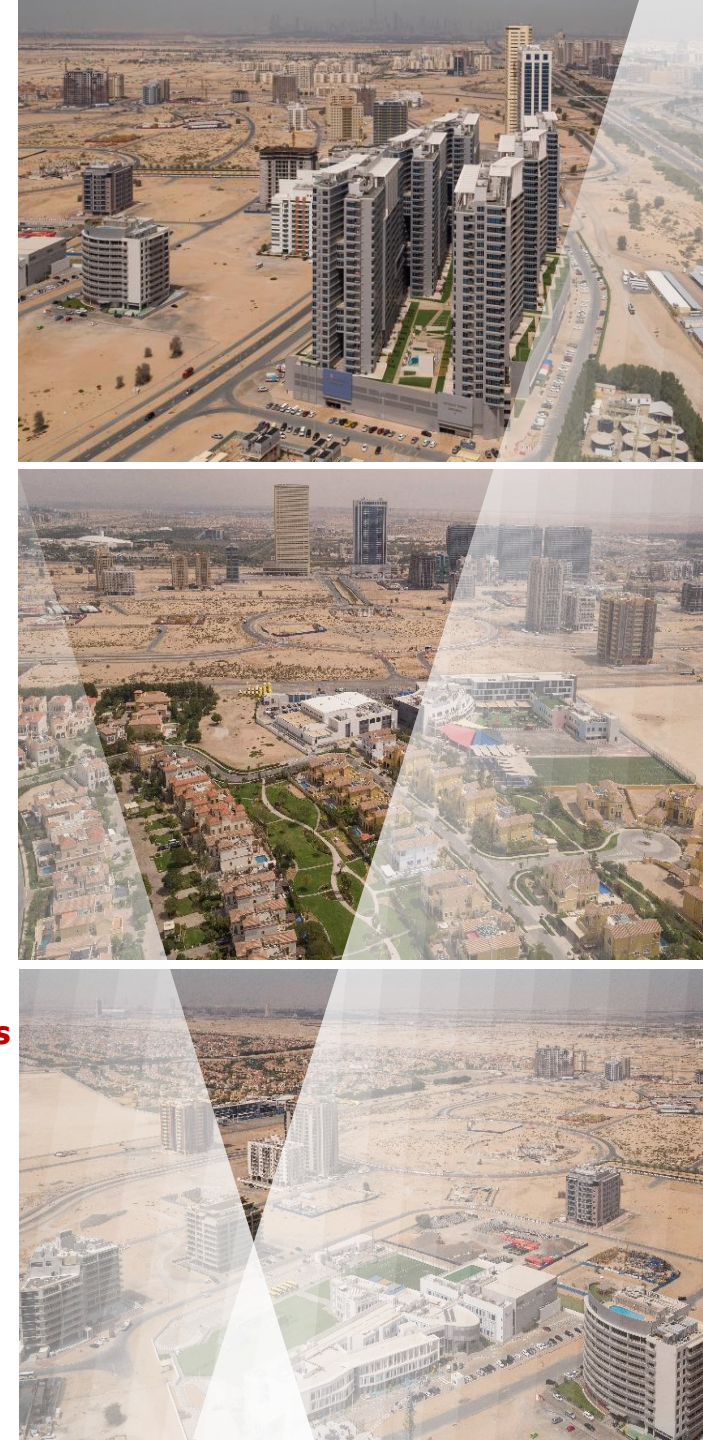
2 School



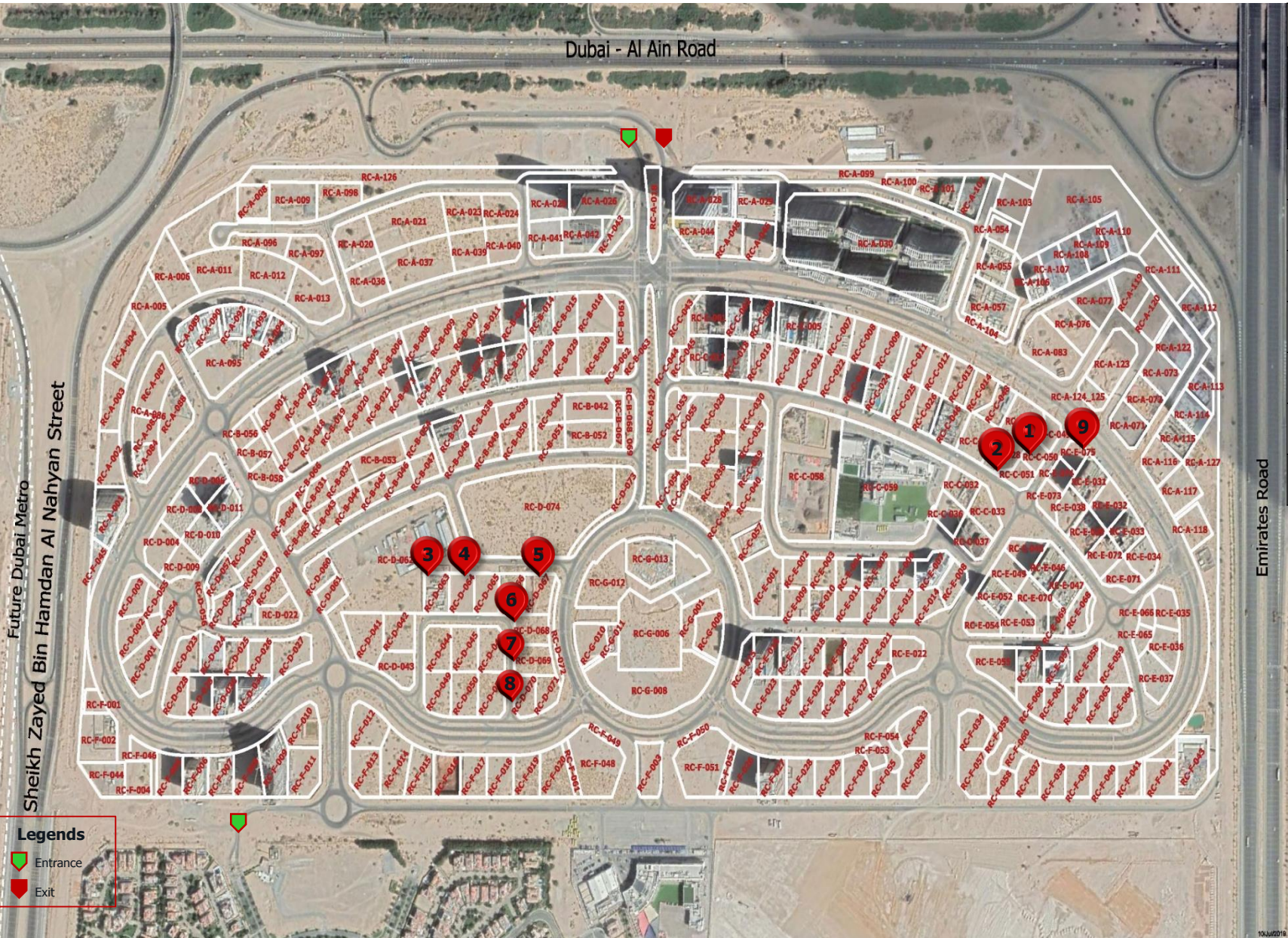
2 Kindergarten



1 Community Mall



DubaiLand Residence Complex Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	RC-C-050	Residential & Retail	24,712.00	16,475	1.5	G+3	110.25	2,725,000
2	RC-C-051	Residential & Retail	28,919.29	19,250	1.5	G+3	110.25	3,189,000
3	RC-D-063	Residential & Retail	60,708.67	30,354	2.0	G+P+5	84.00	5,100,000
4	RC-D-064	Residential & Retail	60,708.24	30,354	2.0	G+P+5	84.00	5,100,000
5	RC-D-067	Residential & Retail	68,348.03	34,174	2.0	G+P+5	84.00	5,742,000
6	RC-D-068	Residential & Retail	62,326.27	31,163	2.0	G+P+5	84.00	5,236,000
7	RC-D-069	Residential & Retail	69,523.02	34,762	2.0	G+P+5	84.00	5,840,000
8	RC-D-070	Residential & Retail	51,740.61	25,870	2.0	G+P+5	84.00	4,347,000
9	RC-E-075	Residential & Retail	24,559.37	15,866	1.5	G+3	110.25	2,708,000

Location & Connectivity



5 Min
to The Villa



10 Min
to Global Village



20 Min
to Mirdif City Centre



22 Min
to DXB Airport

Liwan I

Liwan I, is a fully developed project known for its unique elevated topography. The project is based in a prime location on the crossroads of Sheikh Mohammed Bin Zayed Road & Dubai Al Ain Road, allowing for exceptional connectivity to the rest of Dubai. Additionally, over 15% of the land offers a flexible open area that can be utilized for more recreational activities.



Freehold

Customisable plots



NO

Construction timeline



1.1M Sq.m

Masterplan LA



G + 31

Apartments



Project Development GFA Mix:



75.71%

Residential



4.90%

Retail



14.11%

Offices



0.78%

Hotels



4.50%

Community Facilities

Community Facilities:



3 Mosques



1 Hospital



2 Schools

Liwan I Masterplan



No.	Plot Number	Usage	GFA(ft²)	Plot(ft²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	3C-LW-HA-004	Residential	68,723.26	38,180	1.79	G+10	100	6,873,000
2	3C-LW-R-057	Residential	66,109.78	36,728	1.79	G+10	100	6,611,000
3	3C-LW-R-062	Residential	182,204.05	101,224	1.8	G+6	84	15,306,000
4	3C-LW-R-063	Residential	78,775.57	43,764	1.8	G+9	100	7,878,000

Location & Connectivity



5 Min
to Global Village



11 Min
to The Villa



15 Min
to Downtown Dubai



22 Min
to DXB Airport

Liwan II

Liwan II is a community comprised of low-rise residential buildings that consist of retail arcade by its entrance. The project boasts four lush parks lined with pedestrian and cycling tracks. Conveniently situated, in the Dubailand district on Sheikh Zayed Bin Hamdan Road, within close proximity to Global Village and adjacent to the successful Community “The Villa”.



Freehold

Customisable plots



NO

Construction timeline



334,841 Sq.m

Masterplan LA



G + P + 6

Apartments

Project Development GFA Mix:



86.65%

Residential



2.60%

Retail



10.75%

Community Facilities

Community Facilities:



2 Mosques



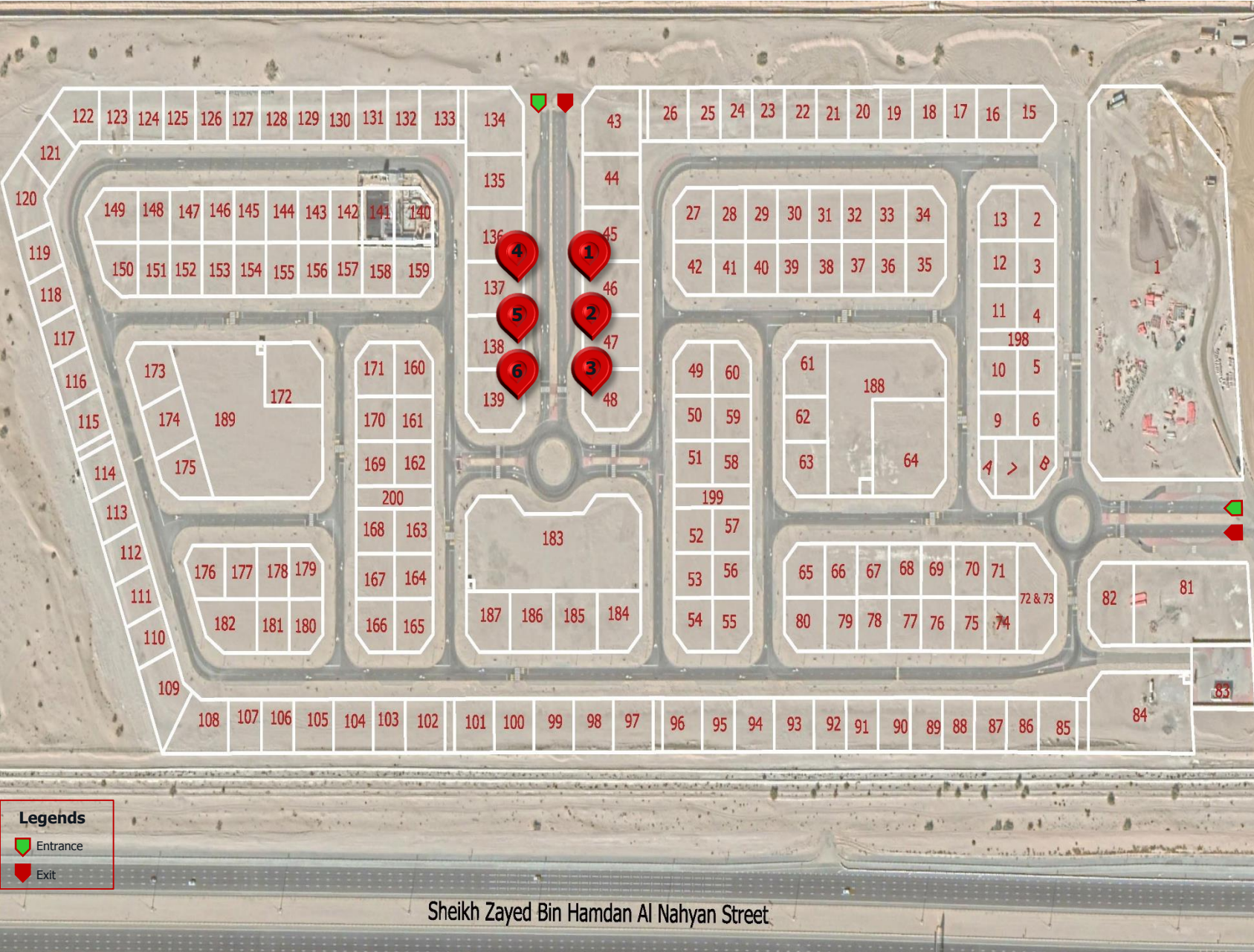
1 School



1 Community Centre



Liwan II Masterplan



No.	Plot Number	Usage	GFA(ft²)	Plot(ft²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	LW-P2-046	Residential & Retail	26,156.30	14,531	1.8	G+5	110	2,878,000
2	LW-P2-047	Residential & Retail	26,156.30	14,531	1.8	G+5	110	2,878,000
3	LW-P2-048	Residential & Retail	27,606.09	15,337	1.79	G+5	110	3,037,000
4	LW-P2-137	Residential & Retail	26,156.30	14,531	1.8	G+5	110	2,878,000
5	LW-P2-138	Residential & Retail	26,156.30	14,531	1.8	G+5	110	2,878,000
6	LW-P2-139	Residential & Retail	28,020.61	15,567	1.8	G+5	110	3,083,000

Location & Connectivity



5 Min
to Global Village



5 Min
to Dubai International Academic City



15 Min
to Downtown Dubai



22 Min
to DXB Airport

Majan

The community and neighborhood in Majan offers vast array of uses that are interlinked with open spaces including axial parks and mid-block connective spaces. The land is strategically located on Sheikh Mohammed Bin Zayed Road and is conveniently situated on Dubai's largest cycling track. The project is adjacent to Al Barari community and IMG Worlds of Adventure.



Freehold

Customisable plots



NO

Construction timeline



980,000 Sq.m

Masterplan LA



G + 40

Apartments

Project Development GFA Mix:



60.1%

Residential



8.8%

Retail



16.4%

Offices



14.7%

Community Facilities

Community Facilities:



4 Mosques



1 Hospital



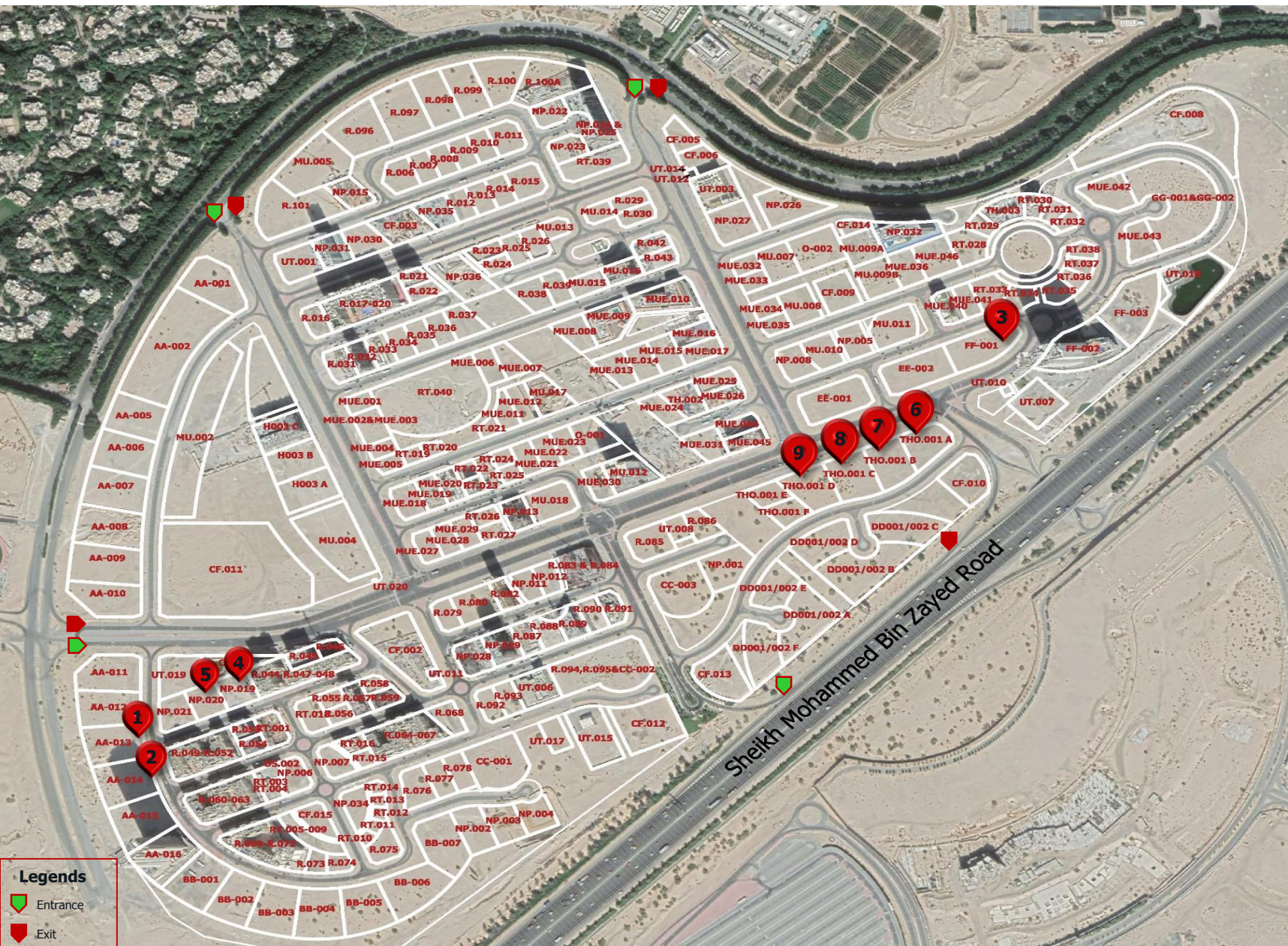
3 Schools



1 Community Centre



Majan Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	3C-MJ-AA-013	Residential	199,695.94	55,480	3.6	G+17	73.50	14,678,000
2	3C-MJ-AA-014	Residential & Retail	201,401.59	57,570	3.5	G+17	73.50	14,804,000
3	3C-MJ-FF-001	Residential	212,682.49	53,171	4	G+15	73.50	15,633,000
4	3C-MJ-NP-019	Residential	123,536.97	27,453	4.5	G+14	73.50	9,080,000
5	3C-MJ-NP-020	Residential	116,375.09	25,860	4.5	G+14	73.50	8,554,000
6	3C-MJ-THO-001A	Residential & Retail	156,643.64	37,268	4.2	G+15	73.50	11,514,000
7	3C-MJ-THO-001B	Residential & Retail	157,910.87	43,864	3.6	G+15	73.50	11,607,000
8	3C-MJ-THO-001C	Residential & Retail	176,850.62	49,125	3.6	G+15	73.50	12,999,000
9	3C-MJ-THO-001D	Residential & Retail	157,035.87	43,621	3.6	G+15	73.50	11,543,000

Location & Connectivity



5 Min
to Global Village



15 Min
to Downtown Dubai



22 Min
to DXB Airport

Dubai International Academic City

Dubai International Academic City "DIAC", is a knowledge-based free zone development dedicated to Higher Education & institutional investors. DIAC has established the region's talent pool with diversified international platforms. This easily accessible academic hub is located between Sheikh Mohammed Bin Zayed Road and Emirates Road, allowing easy access to key neighborhoods such as Dubai Silicon Oasis, Dubailand Residence Complex and Nad al Sheba.



Freehold

Customisable plots



NO

Construction timeline



1.4M Sq.m

Masterplan GFA



G + 6

Apartments

Project Development GFA Mix:



11%

Residential



17%

Retail



69%

Education



1%

Hotels



3%

Community Facilities

Community Facilities:



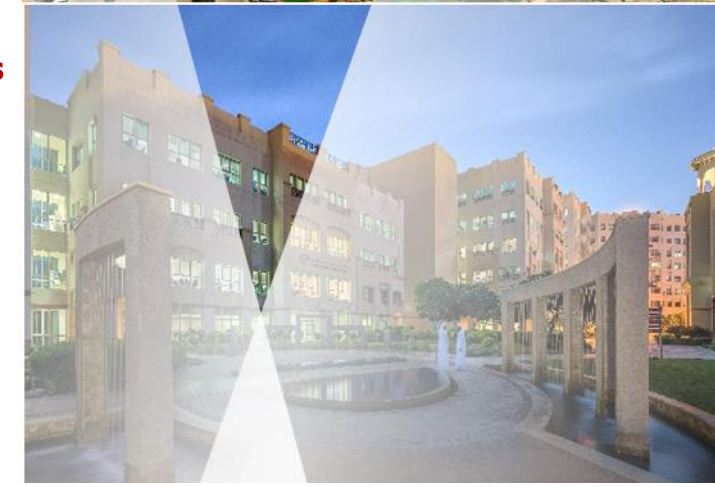
1 Mosque



1 Hospital



3 Government
Authorities



Dubai International Academic City Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	DIAC-B-001	Hotel	139,996	68,347	2.00	G+7	89.25	12,495,000
2	DIAC-B-002	Apartments	225,985.18	90,393	2.50	G+6	89.25	20,170,000

Location & Connectivity



13 Min
to Outlet mall



16 Min
to Global Village



18 Min
to DXB Airport



20 Min
to Business Bay

Legends

Entrance

Exit

Dubai Industrial City

Dubai Industrial City, one of the largest industrial hub in the region serving as a catalyst for the growth opportunity and expansion. The development provides a cost-effective business solution to investors; with its integrated offerings varying from logistics solutions, warehousing to labor accommodation. The development leverages its convenient location close to Jebal Ali port, with easy access to major highways.



Freehold

Customisable plots



NO

Construction timeline



17 .1M Sq.m

Masterplan GFA



G + 12

Apartments



Project Development GFA Mix:



18%

Residential



8%

Retail



3%

Offices



67%

Industrial



4%

Community Facilities

Community Facilities:



21 Mosques



1 Hospital

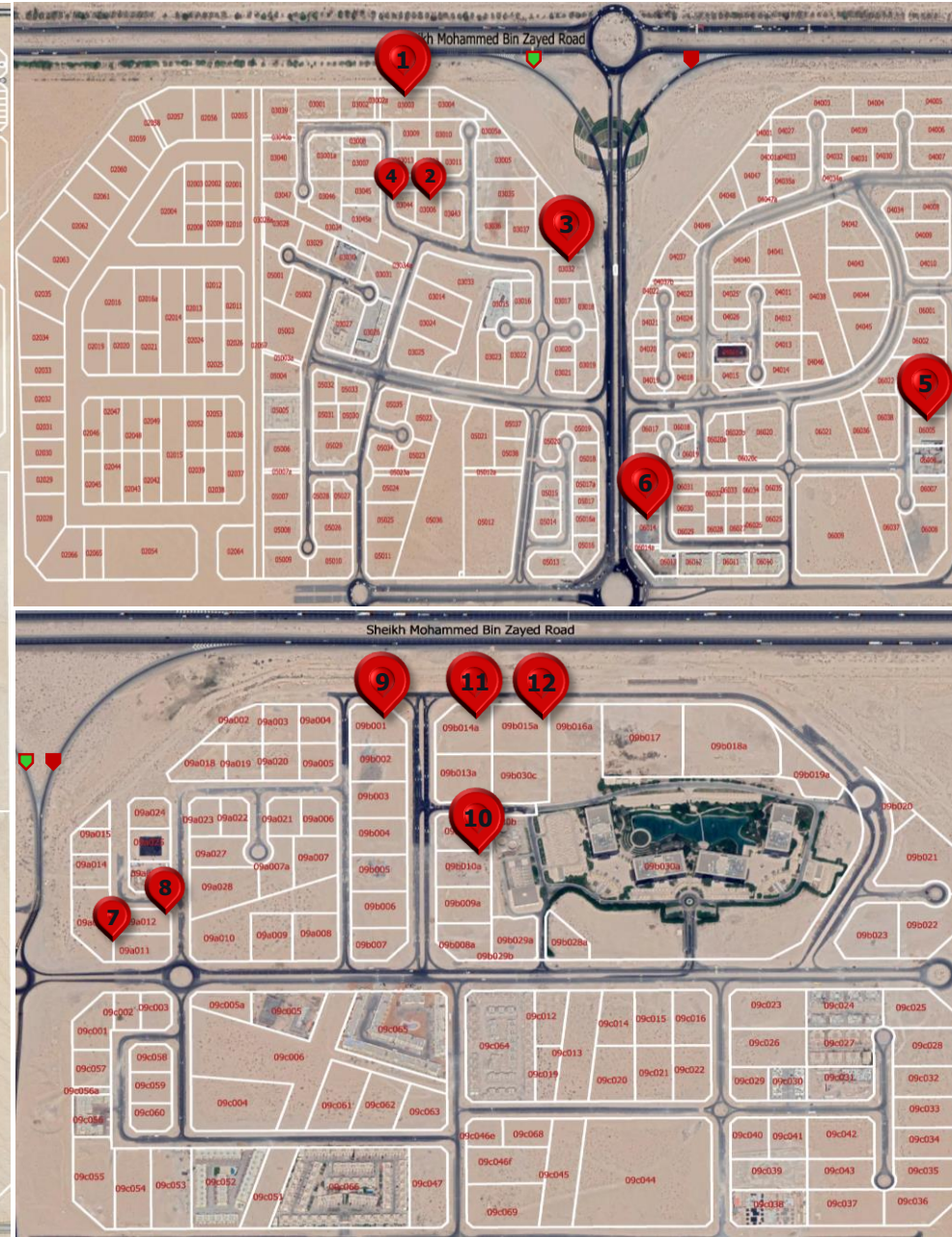


5 Schools



18 Government
Authorities

Dubai Industrial City Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	3003	Hotel / Hotel Apartments	360,571	72,114	5.00	B+G+3P+12	68.25	24,609,000
2	3006	Apartments	129,414	43,138	3.00	G+8	68.25	8,833,000
3	3032	Apartments	137,586	45,862	3.00	G+8	68.25	9,391,000
4	3044	Apartments	83,327	27,776	3.00	G+8	68.25	5,688,000
5	6005	Apartments	98,412.77	46,863.27	2.10	G+6	68.25	6,717,000
6	6014	Apartments	78,531	37,396	2.10	G+6	68.25	5,360,000
7	09a011	Apartments	59,598	39,732	1.50	G+4	68.25	4,068,000
8	09a012	Apartments	53,498	35,665	1.50	G+4	68.25	3,652,000
9	09b001	Apartments	234,569	52,126	4.50	G+9	68.25	16,010,000
10	09b010a	Apartments	148,553	50,528	2.90	G+5	68.25	10,139,000
11	09b014a	Apartments	265,175	66,294	4.00	G+10	68.25	18,099,000
12	09b015a	Apartments	283,592	70,898	4.00	G+10	68.25	19,356,000

Location & Connectivity



Adjacent to
Abu Dhabi Border



10 Min
to DWC Airport



15 Min
to Jebel Ali Port



45 Min
to DXB Airport

Dubai Production City

Dubai Production City, a fast emerging diversified collaboration of residential lifestyle alongside light industrial focused community. The project is conveniently situated at the intersection of Al Khail Road and Sheikh Mohammed Bin Zayed Road, making it a well-connected ecosystem; ideal for development and investment. Dubai Production City's existing component, comprises of City Centre Me'aisem and Aloft Hotel.



Freehold

Customisable plots



NO

Construction timeline



3.9M Sq.m

Masterplan GFA



G + 18

Apartments

Project Development GFA Mix:



34%

Residential



31%

Retail



11%

Offices



6%

Hotels



12%

Industrial



5%

**Community
Facilities**

Community Facilities:



5 Mosques



1 Hospital



1 School



4 Government
Authorities



Dubai Production City Masterplan



No.	Plot Number	Usage	GFA(ft²)	Plot(ft²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	IMPZ.B.24	Hotel & Hotel Apartments	133,282	38,080	3.5	G+7	94.5	12,596,000
2	IMPZ.E.19	Apartments	75,388	21,539	3.5	G+11	94.5	7,125,000
3	IMPZ.E.21	Apartments	75,361	21,532	3.5	G+11	94.5	7,122,000
4	IMPZ.E.27	Apartments	57,481	19,160	3	G+7	94.5	5,432,000
5	IMPZ.E.28	Apartments	75,818	25,273	3	G+7	94.5	7,165,000
6	IMPZ.E.29	Apartments	127,332	36,381	3.5	G+7	94.5	12,033,000
7	IMPZ.G.13	Hotel Apartments	115,114	41,796	2.8	G+8	94.5	10,879,000
8	IMPZ.H.18	Apartments	218,747	72,810	3	G+8	94.5	20,672,000
9	IMPZ.H.20	Apartments	114,383	39,512	2.9	G+8	94.5	10,810,000
10	IMPZ.H.21	Apartments	110,021	37,966	2.9	G+8	94.5	10,397,000
11	IMPZ.H.22	Apartments	147,142	50,739	2.9	G+8	94.5	13,905,000
12	IMPZ.K.01	Apartments	231,117	60,820	3.8	G+16	94.5	21,841,000
13	IMPZ.K.02	Apartments	234,227	61,639	3.8	G+16	94.5	22,135,000
14	IMPZ.K.03	Apartments	228,998	60,263	3.8	G+16	94.5	21,641,000

Location & Connectivity



5 Min
to City Centre Me'aisem



15 Min
to Dubai Marina



17 Min
to Global Village



26 Min
to DXB Airport

Dubai Science Park

Dubai Science Park is a science-focused business community dedicated to energy and environmental sectors. The future oriented innovative development offers a supportive ecosystem for businesses to flourish. Strategically located in Al Barsha South along Umm Suqeim Road and access to main highways. Dubai Science Park is home to Villa Lantana and adjacent to My City Centre - Al Barsha.



Freehold

Customisable plots



NO

Construction timeline



1.8 M Sq.m

Masterplan GFA



G + 34

Apartments

Project Development GFA Mix:



23%

Residential



47%

Retail



13%

Offices



9%

Hotels



4%

Industrial



4%

**Community
Facilities**

Community Facilities:



3 Mosques



2 Hospitals



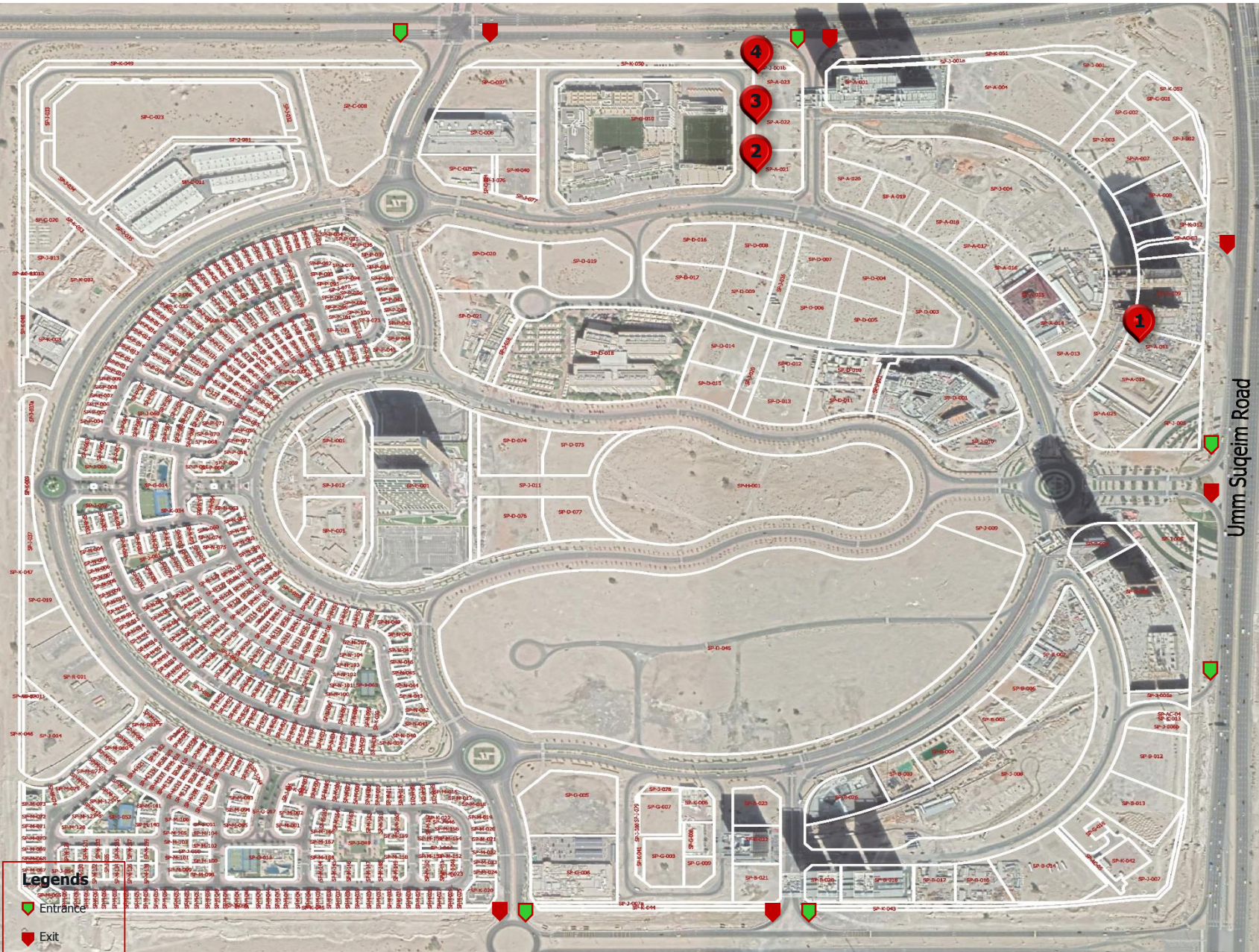
1 School



3 Government
Authorities



Dubai Science Park Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	SP-A-011	Hotel (3 or 4 Stars) & Hotel Apartments	420,322	52,540	8.00	G+34	94.50	39,721,000
2	SP-A-021	Hotel Apartments	226,126	37,688	6.00	G+19	94.50	21,369,000
3	SP-A-022	Hotel Apartments	227,928	37,988	6.00	G+19	94.50	21,540,000
4	SP-A-023	Hotel Apartments	226,765	37,794	6.00	G+19	94.50	21,430,000

Location & Connectivity



14 Min
to Global Village



14 Min
to Mall of the Emirates



19 Min
to Business Bay



22 Min
to DXB Airport

Dubai Studio City

Dubai Studio City is a vibrant, mixed-use area for the creative business community. Offering ideal land investment opportunities for retail, residential development and nurturing media production. Extremely well-connected between Hessa and Umm Suqeim road with easy access to two of the emirate's major highways: Sheikh Mohammed Bin Zayed Road and Emirates Road.



Freehold

Customisable plots



NO

Construction timeline



1.4M Sq.m

Masterplan GFA



G + 8

Apartments

Project Development GFA Mix:



13%

Residential



35%

Retail



29%

Offices



13%

Hotels



3%

Education



7%

Industrial



1%

**Community
Facilities**

Community Facilities:



2 Mosques



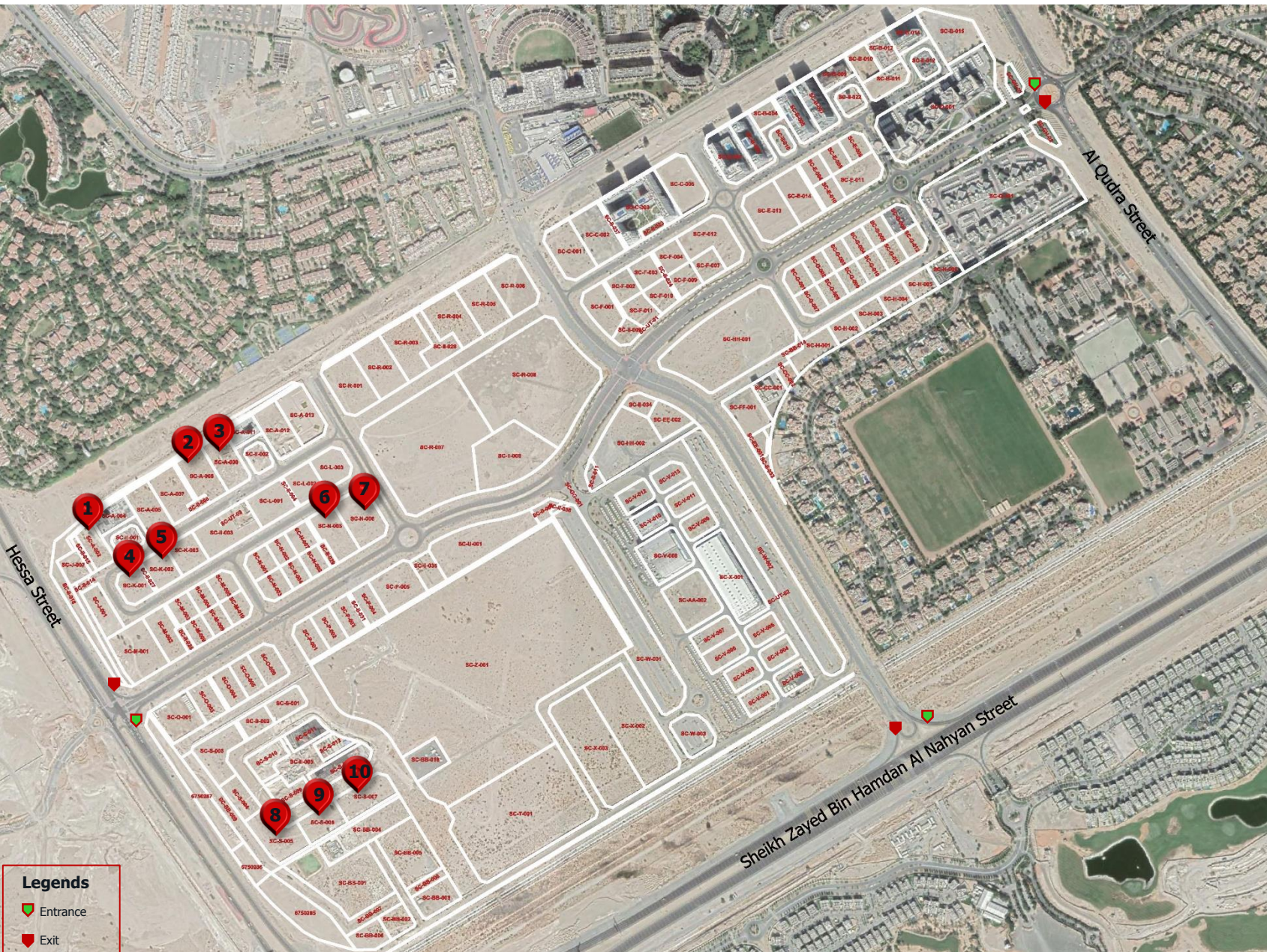
1 School



2 Government
Authorities



Dubai Studio City Masterplan



No.	Plot Number	Usage	GFA(ft ²)	Plot(ft ²)	FAR	Height	4 Year Payment	
							GFA/Sqft	Sale Value
1	SC-A-002	Apartments	111,979	44,436	2.5	G+8	105	11,758,000
2	SC-A-008	Apartments	178,169	70,702	2.5	G+8	105	18,708,000
3	SC-A-009	Apartments	171,637	68,110	2.5	G+8	105	18,022,000
4	SC-K-001	Apartments	89,800	44,900	2.0	G+5	105	9,430,000
5	SC-K-002	Apartments	91,708	45,854	2.0	G+5	105	9,630,000
6	SC-N-005	Hotel Apartments	177,217	68,114	2.60	G+8	105	18,608,000
7	SC-N-006	Hotel (3 or 4 Stars)	200,000	87,995	2.30	G+8	105	21,000,000
8	SC-S-005	Apartments	105,275	83,221	1.30	G+3	105	11,054,000
9	SC-S-006	Apartments	71,306	56,368	1.30	G+3	105	7,488,000
10	SC-S-007	Apartments	94,350	74,585	1.30	G+3	105	9,907,000

Location & Connectivity



14 Min
to Global Village



17 Min
to Mall of Emirates



20 Min
to Business Bay



24 Min
to DXB Airport

Legends

- Entrance
- Exit

For the Good of Tomorrow

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