DAMAC

Maritime Project

CONNECTIVITY & INFRASTRUCTURE

SHINDAGHA CORRIDOR PROJECT

- **Strategic 13 km corridor** connecting historic Shindagha (Bur Dubai) and Deira
- **Upgrades 15 key intersections** (Sheikh Rashid Rd, Al Mina, Al Khaleej, Cairo St.)
- Improves mobility for 1M residents and major developments
- **Total investment AED 5.3 Billion**; Phases 1-3 completed

Cutting travel time from 104 to 16 minutes by 2030

PHASE 1

WAFI INTERCHANGE IMPROVEMENTS

(SHEIKH RASHID & OUD METHA STREETS)

- Enhanced **connectivity at Wafi intersection** (Sheikh Rashid & Oud Metha)
- **New 700m, 3-lane** flyover (Oud Metha onto Sheikh Rashid Rd)
- **Two additional bridges** and an underpass at Al Mankhool junction
- **Total investment: AED 699 million**
- Project fully completed (2015–2017)

PHASE 2

DEIRA ISLANDS ACCESS & AL KHALEEJ STREET IMPROVEMENTS

- **Improved access**: Northern Deira–Dubai Islands
- **Five new ramp bridges** (2.57 km total length)
- Enhanced Al Khaleej Street connectivity
- **Strategically connects key areas** (Waterfront Market/Shindagha Tunnel)
- Status: Completed (2017–2020)

CONNECTIVITY & INFRASTRUCTURE

PHASE 3

INFINITY BRIDGE & FALCON INTERCHANGE

(SHINDAGHA CROSSING AREA)

- **Infinity Bridge (295m, 12 lanes, 24,000** vehicles/hour)
- Upgraded Falcon Interchange improving traffic flow
- New bridges **(1.8 km total)** and dedicated tunnels
- Fully **operational since mid-2023**

PHASE 4

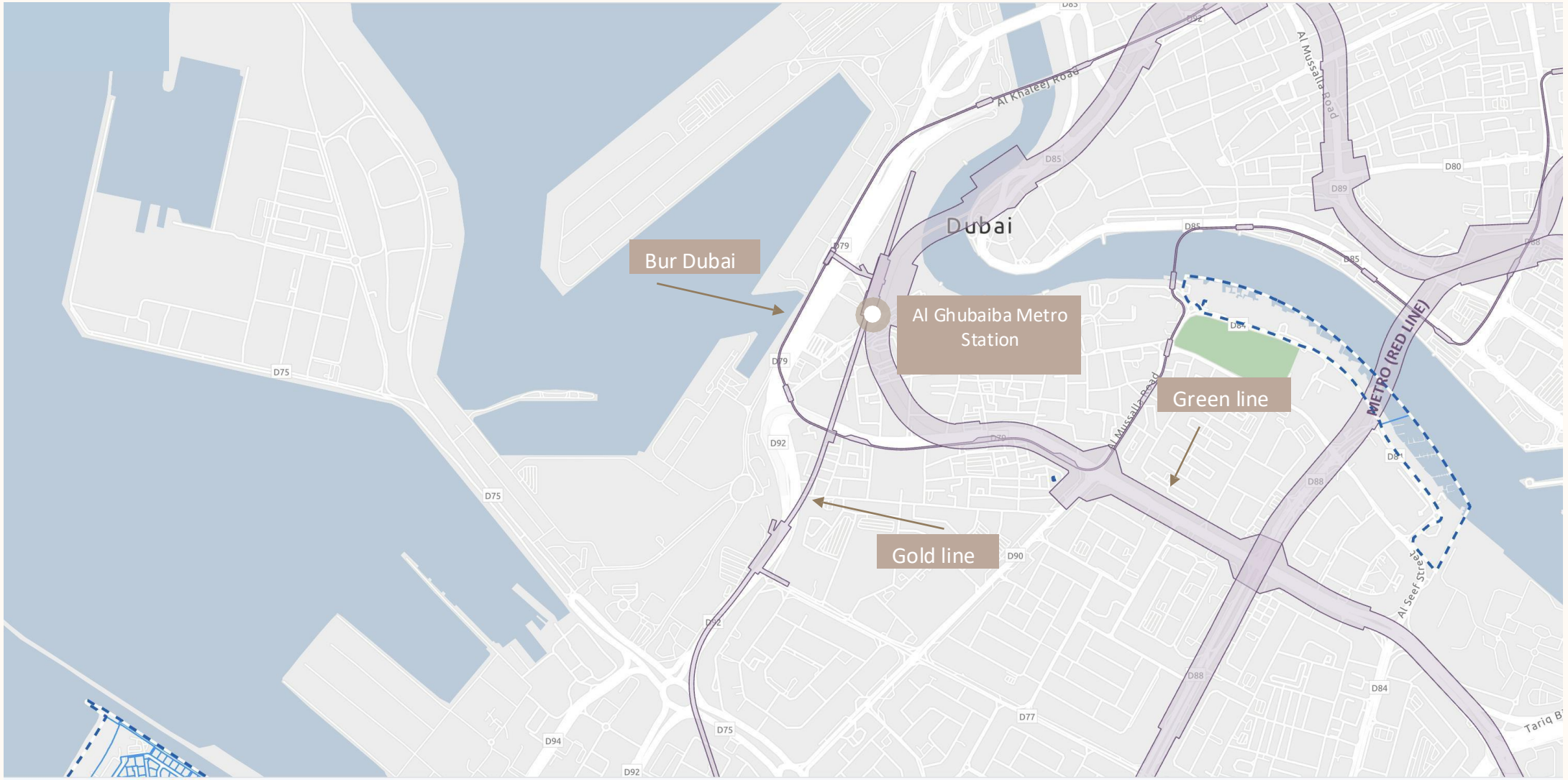
SHEIKH RASHID ROAD AND AL MINA CORRIDOR

- **Strategic 4.8 km road** improvement (Sheikh Rashid Rd–Al Mina–Jumeirah)
- **3 new bridges (total 3.1 km)** enhancing traffic flow
- Capacity up to **~19,400 vehicles/hour**
- Improved intersections and surface road alignments
- Project timeline: **Ongoing (2022–2025)**

- Al Khaleej Street Tunnel (**1.65 km, 6 lanes**) ensuring free-flow traffic (12,000 vehicles/hour)
- **Links Infinity Bridge** to busy Al Khaleej–Cairo Street intersection
- Transforms Cairo–Al Wuheida roundabout into signalized junction
- Status: Under construction (2022–2025), **90% complete by March 2025**

Source: Dubai Media Office, RTA, Arabian business, Gulf news

PUBLIC TRANSPORTATION & METRO CONNECTION



DMC sits within "Zone 1" of the plan, meaning it will benefit from public investments (parks, transport, etc.) aimed at making Old Dubai more attractive and liveable.

Source: DDA

LEISSURE & TOURISM DEVELOPMENT INFRASTRUCTURE

- Dubai Master Plan for Public Beaches
- Blue Flag accreditation for 5 years in a row.
- 400% increase in the length of public beaches
- 300% raise of services

Dubai Reef Project (under **Dubai Can)**

- To develop one of the world's largest artificial reef systems (200 sq km)
- To support marine biodiversity and promote eco-tourism.
- Projected to create over 30,000 green jobs

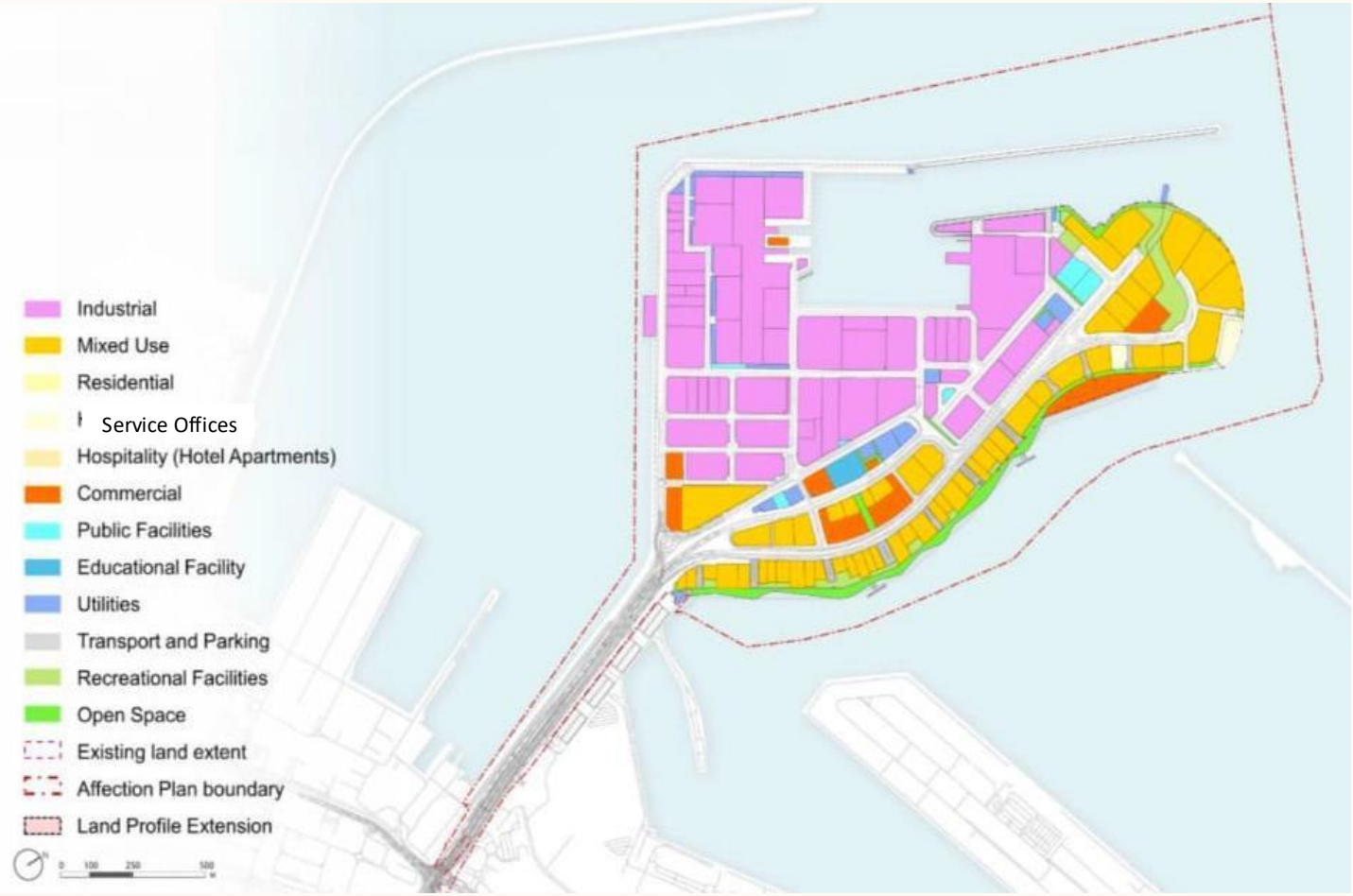
- Dubai's cruise numbers: 900,000+ cruise tourists annually – the busiest cruise hub in Middle East
- World's Leading Cruise Port at the World Travel Awards (2020)
- Middle East's Leading Cruise Port for 13 consecutive years
- DMC adjacent to Port Rashid - direct access to maritime tourism

BALANCED URBAN PLANNING

Dual-purpose district: one-part **residential lifestyle**, one part **employment/economy**.

ZONE TYPE	% OF TOTAL PLOTS
Service Offices	~36.2%
Residential (inc. Mixed Use)	~32.5%
Commercial	~5.5%
Hospitality	~1.2%
Educational Facility	~0.6%
Public Facilities	~3.1%
Transport and Parking	~6.7%
Utilities	~14.1%

- ✓ Strong Residential Foundation
- ✓ Powerful Economic Engine
- ✓ Efficient Infrastructure
- ✓ Lean but Smart Commercial Use



Source: Dubai Maritime Authority

TARGET AUDIENCE

Maritime and Trading Sector Professionals

- **Engineers, managers, and technicians**

Dubai Drydocks

- Senior employees of DD
- Staff of shipping companies,
- Freight forwarders,
- Marine insurance firms' staff,
- Ship classification societies,
- Maritime law firms

Dubai Maritime City Authority's

- international staff from DMCA
- visiting maritime delegations

Port Rashid & Cruise Industry

- Cruise terminal staff (Dubai's home port operations)
- The QE2 floating hotel staff
- Marina operations crew,
- Yacht charter companies employees,
- Cruise liners docking at Port Rashid
- Cruise passengers spending additional nights pre- or post-cruise

Old Dubai's Commercial Centres

- **People working in Deira and Bur Dubai**
  - traditional trading companies
  - banks
  - government departments
  - wholesalers and retailers
  - consulates
  - tourism-related jobs
  - textile traders

DIFC and Downtown

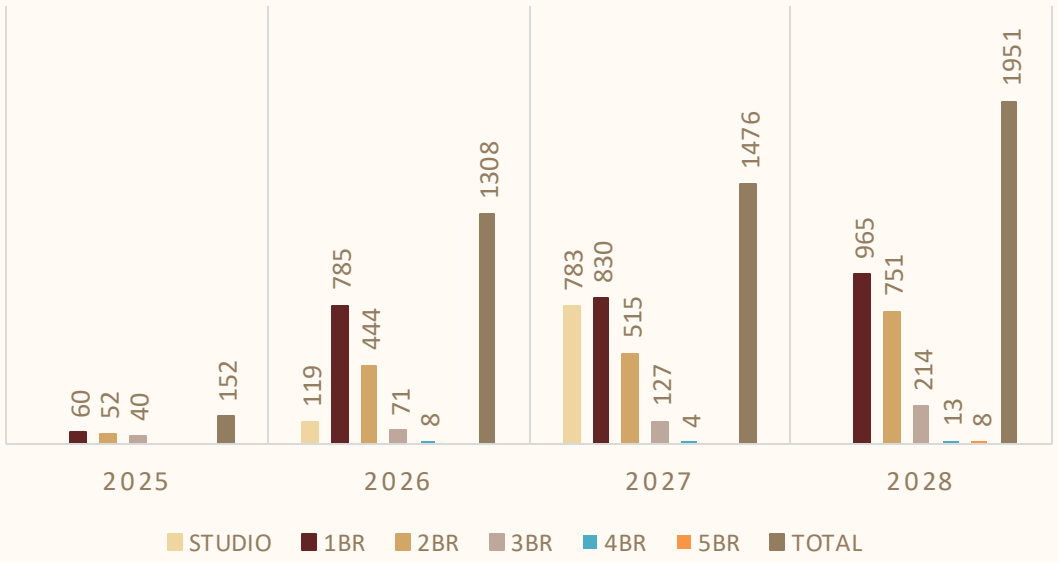
- White-collar segment

Nearby infrastructure and freezones

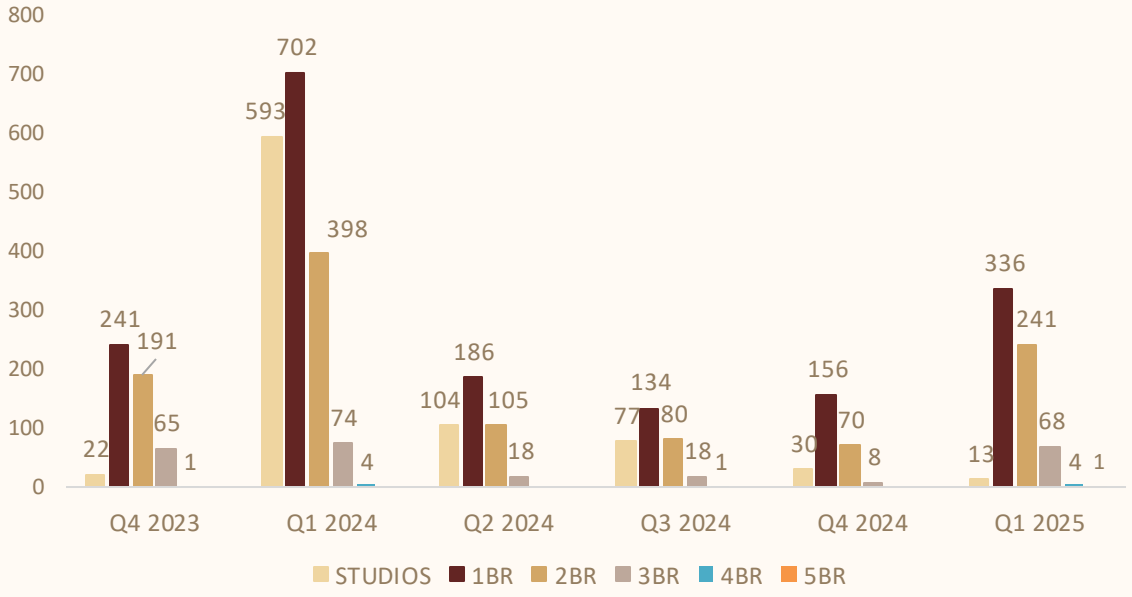
- DWTC
- One Za'abeel
- Dubai Healthcare City in Oud Metha
- DAFZA

Local UAE Nationals and Long-time Residents

MARITIME CITY - YOY SUPPLY



NUMBER OF TRANSACTIONS IN THE PRIMARY MARKET

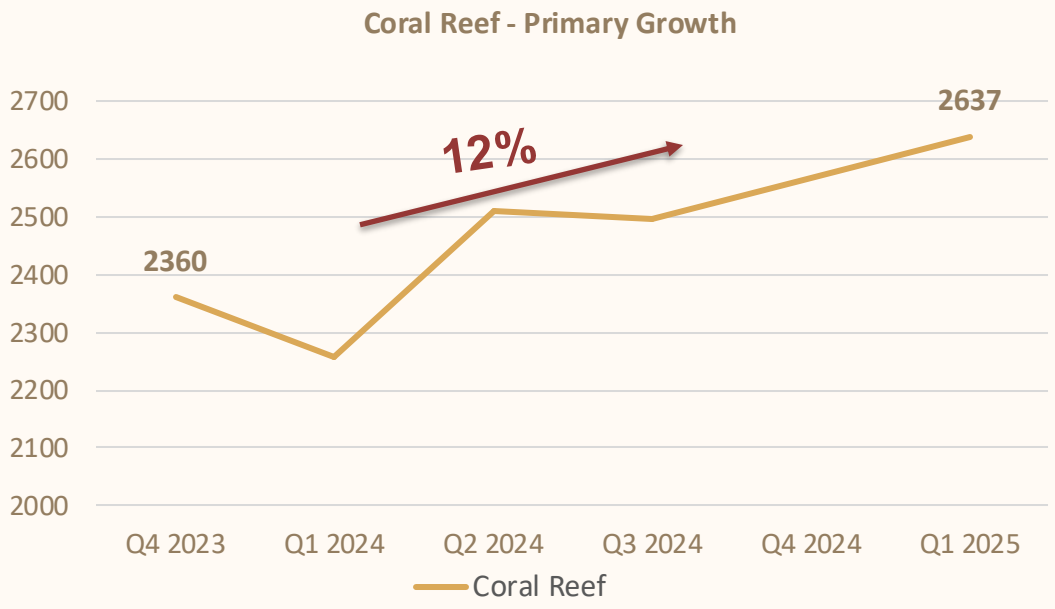


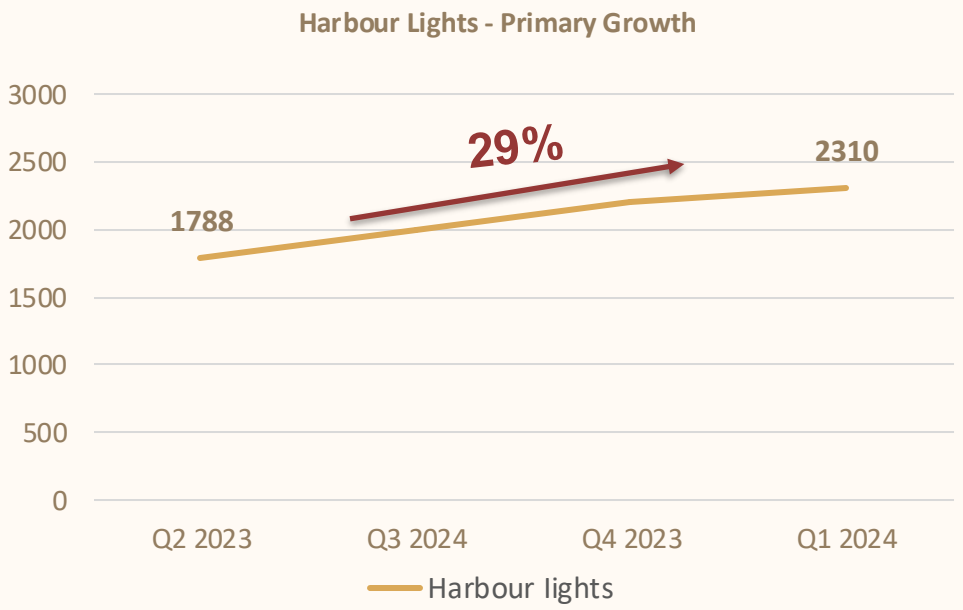
- Current capacity: ~14,067 residents
- Target Capacity as per DMC: 26,236 residents
- Shortfall: ~12.169 residents
- ~4000 additional units needed*

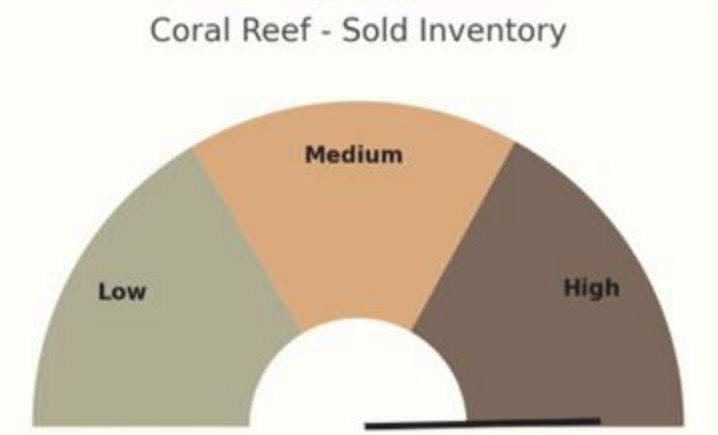
Following occupancy rate assumed: ST – 1.5, 1BR – 2.0, 2BR – 3.0, 3BR – 4.0, 4BR – 5.0, 5BR – 6.0

Typology	Transaction Share%	Absorption Rate %	Comments
1BR	45%	75%	Most popular overall – both most transacted and strongly absorbed. Buyers clearly prefer 1BR units.
2BR	28%	71%	Strong demand and healthy absorption. Not as dominant as 1BR, but still well-performing and in demand.
3BR	7%	62%	Moderate absorption, but low volume. Some demand exists, but it's a more niche segment.

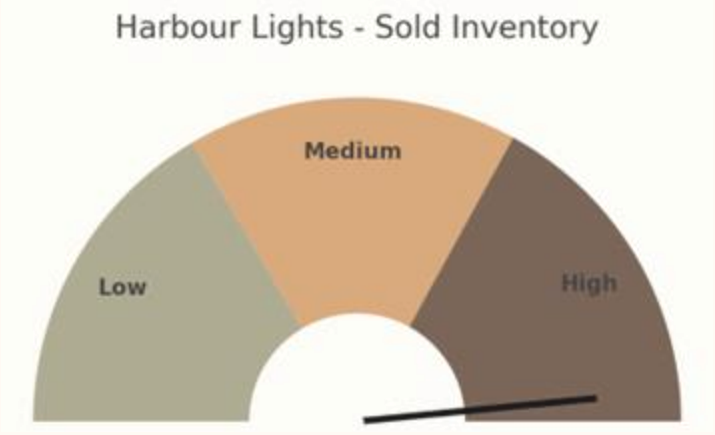
Source: DLD, Property Monitor







277 out of 279 units sold
99.28% of inventory sold



285 out of 294 units sold
96.94% of inventory sold

Source: DLD, Property Monitor

WHY MARITIME PROJECT

Limited Competing Supply
Few competing projects in Old Dubai ensure high demand and potential for rapid price growth.

Early Investment Upside
Entering early captures future capital appreciation as infrastructure and market recognition increase.

Established Infrastructure Advantage
Major infrastructure already operational, reducing future investment risks.

Central Urban Location
Minutes from DIFC, Downtown, Bur Dubai, and key commercial hubs (10-15 mins).

Clear Target Audience
Appeals primarily to young professionals, small families, and working-age population.

Integrated Maritime Economy Hub Economic zone anchored by maritime industry (DMCA HQ, marine insurers, logistics firms).

Competitive Pricing & Yield
Attractive pricing combined with potential for solid yields and capital growth.

Government-Backed Regeneration Momentum
Central to Port Rashid and Old Dubai revitalization, benefiting from ongoing public investment.

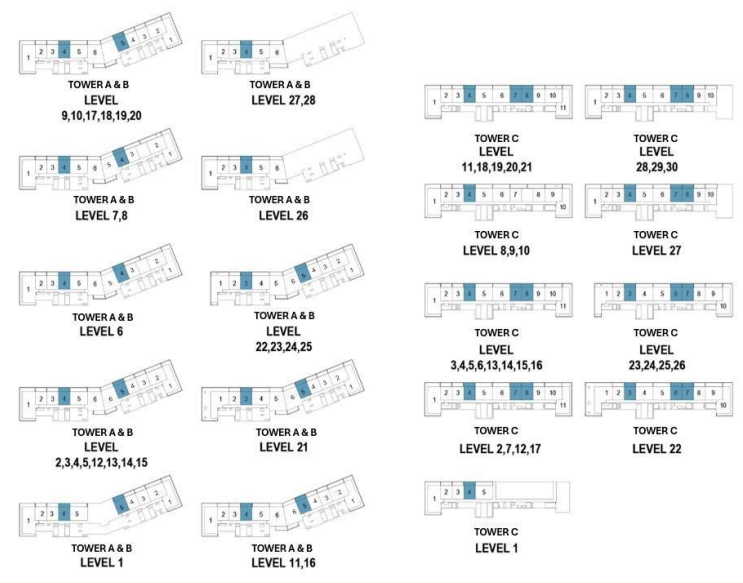
DAMAC

UNIT LAYOUT

1 BEDROOM

Avg Se lable Area

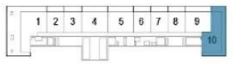
72.06 sqm | 775.64 sqft



2 BEDROOM

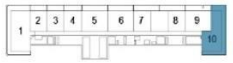
Avg Se lable Area

150.56 sqm |1,620.61 sqft

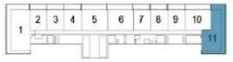


TOWER C
LEVEL 22

TOWER C
LEVEL
11,18,19,20,21



TOWER C
LEVEL 8,9,10

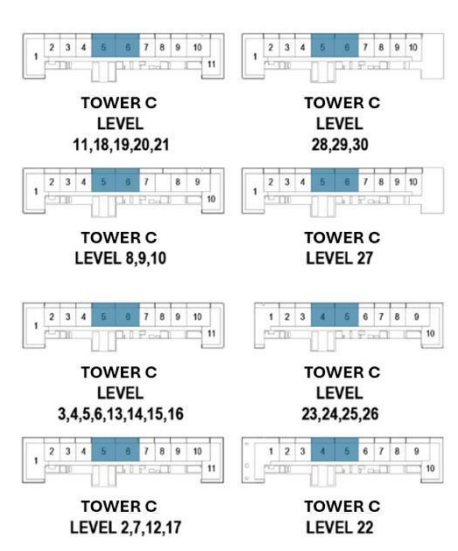


TOWER C
LEVEL 2,7,12,17

2 BEDROOM

Avg Se lable Area

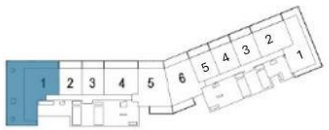
107.80 sqm |1,160.35 sqft



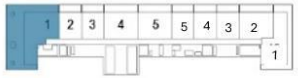
3 BEDROOM

Avg Se lable Area

264.05 sqm |2,842.21 sqft



TOWER A & B
LEVEL 21



TOWER C
LEVEL 22

COMMERCIAL TERMS

Description	Milestone Event	Value (%)
Deposit	Immediate	24
1st Installment	Within 3 months of booking	1
2nd Installment	Within 4 months of booking	1
3rd Installment	Within 5 months of booking	1
4th Installment	Within 6 months of booking	1
5th Installment	Within 7 months of booking	1
6th Installment	Within 8 months of booking	1
7th Installment	Within 9 months of booking	1
8th Installmant	Within 10 months of booking	1
9th Installment	Within 11 months of booking	1
10th Installment	Within 12 months of booking	1
11th Installment	Within 13 months of booking	1
12th Installment	Within 14 months of booking	1
13rd Installment	Within 15 months of booking	1
14th Installment	Within 16 months of booking	1
15th Installment	Within 17 months of booking	1
16th Installment	Within 18 months of booking	1
17th Installment	Within 19 months of booking	1
18th Installmant	Within 20 months of booking	1
19th Installment	Within 21 months of booking	1
20th Installment	Within 22 months of booking	1
21st Installment	Within 23 months of booking	1
22nd Installment	Within 24 months of booking	1
23rd Installment	Within 25 months of booking	1
24th Installment	Within 26 months of booking	1
25th Installment	Within 27 months of booking	1
26th Installment	Within 28 months of booking	1
27th Installment	Within 29 months of booking	1
28th Installmant	Within 30 months of booking	1
29th Installment	Within 31 months of booking	1
30th Installment	Within 32 months of booking	1
31st Installment	Within 33 months of booking	1
32nd Installment	Within 34 months of booking	1
33rd Installment	Within 35 months of booking	1
34th Installment	Within 36 months of booking	1
35th Installment	Within 37 months of booking	1
36th Installment	Within 38 months of booking	1
37th Installment	Within 39 months of booking	1
38th Installmant	Within 40 months of booking	1
39th Installment	Within 41 months of booking	1
40th Installment	Within 42 months of booking	1
41st Installment	**On Completion**	**40**
Total		**104**

1 BEDROOM

Starting Price

AED 2.16 M

Average Price

AED 2.16 M

2 BEDROOM

Starting Price

AED 3.10 M

Average Price

AED 4.26 M

3 BEDROOM

Starting Price

AED 4.77 M

Average Price

AED 5.89 M

THANK YOU

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