



FLEURS DE JARDIN

DESIGNED BY

JACOB & CO

Inspired by the UAE. Built by AMIS. Designed by Jacob & Co.

Why we are *here*

01

We Celebrated

The Official Ground-breaking
on June 17, 2026

02

Recognise

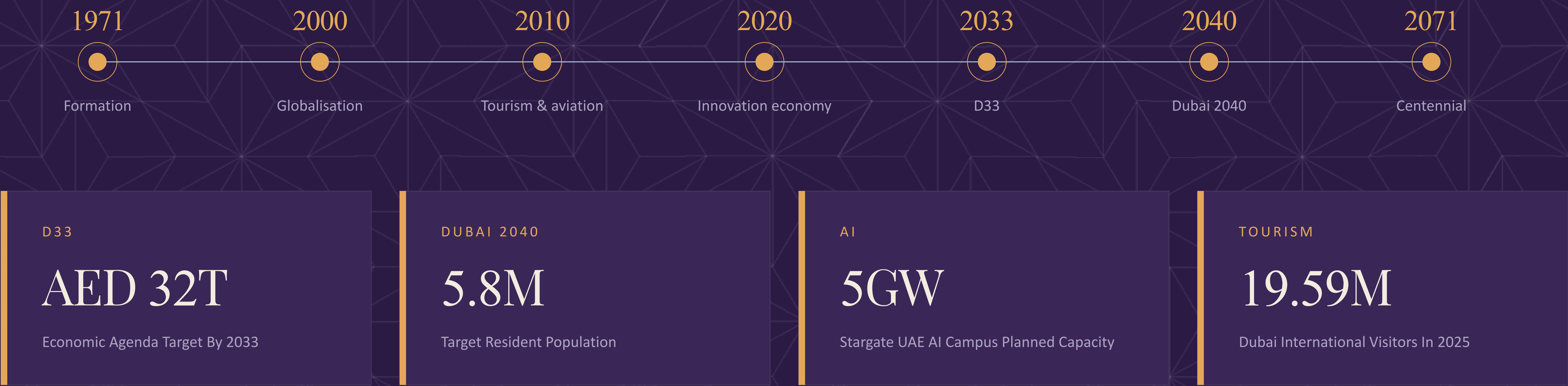
The AMIS x Jacob & Co. Partnership

03

Signal

The Next Chapter Of Luxury
Development In Dubai

The UAE Plans in *Decades*, Not Quarters



One-year signal: *capital, technology, infrastructure and destination-building accelerating at once.*

Sources: D33, Dubai 2040, G42 / Stargate UAE, Dubai Media Office.

What AMIS *Learned* from the UAE

“In the race for excellence, there is no finish line.”

01 Think Long Term

Plan Beyond Cycles

02 Build Before Demand Exists

Create Value Early

03 Deliver Relentlessly

Make Execution Visible

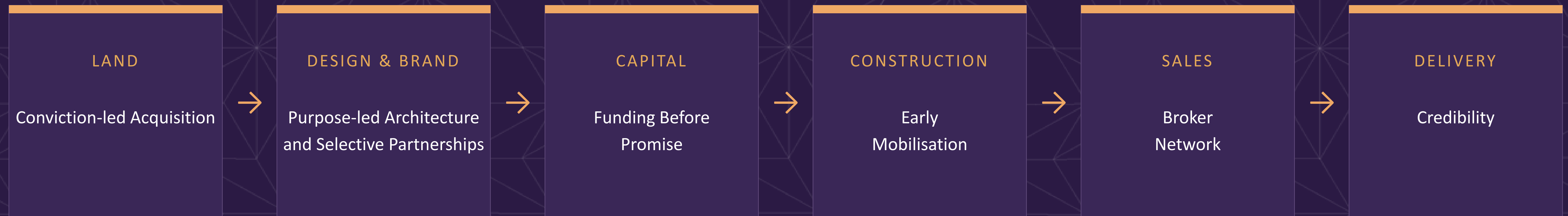
04 Earn Trust Through Proof

Let Reality Speak

These principles shaped AMIS: *development first, delivery first, credibility first.*

AMIS builds *before* it sells

Six disciplined stages — four of Which AMIS commits to before a single home is sold.



We do not build because we sell. We sell because we build.

The *Conviction* Started in District 11

- Central Dubai connectivity
- 5 minutes to Meydan Racecourse
- 15 minutes to Downtown & Business Bay
- 20 minutes to DXB Airport
- Privacy without isolation A Villa District

AMIS did not treat District 11 as a sales location — it treated it as a long-term development thesis.



Last to Acquire. *First to Deliver.*

THE WOODLĀND RESIDENCES

by

AMIS

from *Render*
to *Reality*

Automobili Lamborghini Surfaces

This is the moment AMIS moves from render to reality
— physical proof of delivery discipline in District 11.

WE INVITE YOU TO WITNESS THIS REALITY

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Work has *Already* Begun

Before the official launch, ground works at Fleurs de Jardin are already underway.

- **Credibility**

Brokers can Sell with Confidence

- **Cash Flow**

Capital Deployed Before Launch

- **Schedule**

Delivery Mindset from Day One

A developer that moves before the market announcement is a developer built to deliver.

Well Funded to Build the *Full* Vision

Multi-billion USD Funding

Stated Investment Commitment

Singapore APAC Fund

Alongside Other Strategic Capital Partners

IFRS Compliant Reporting

Transparent Financial Reporting

For buyers and channel partners, funding strength is not a footnote. *It is part of the product.*

The *Ambition*: A USD 10B Valuation

AMIS has stated its ambition to pursue an IPO in 2028 / 2029 — moving the conversation from a single project to an institutional development platform.



FROM A SINGLE PROJECT → TO AN INSTITUTIONAL PLATFORM

Jacob Arabo. Not Just a Name. *A Design Standard.*

01

Precision

Watchmaking Discipline
Translated into Details

02

Rarity

A Brand Built on Limited,
Collectible Pieces

03

Craft

Artistry that People
Recognise Globally

04

Legacy

A House Designed to
Feel Collectible





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DUBAI'S *rare* FLOWER



A limited-edition branded villa community in Meydan.

When a *Watchmaker* Designs Real Estate

The villa becomes more than a house — a crafted object at the scale of a private estate.

- 01 From Movement → Landscape
- 02 From Gemstone Colour → Material Palette
- 03 From Rarity → Limited Ownership
- 04 From Craftsmanship → Architectural Detailing



Designed by Jacob & Co. — Not Merely *Inspired* by It

Jacob Arabo designed the entire community. That makes Fleurs de Jardin different from projects that simply borrow cues, colours or campaign language from a luxury brand. The precision and detail that define fine watchmaking are translated into architecture, planning and design.

Community

Experience

Villas

Mansions

Master Vision

Entry, Landscaping and Arrival

Residential Design Language

Ultra-luxury Expression

Designed by — not inspired by. That is the distinction that creates value.



A Rare Boutique Community

25

ULTRA-LUXURY RESIDENCES

19

SIGNATURE VILLAS

6

GRAND MANSIONS

241,051 sq.ft

TOTAL COMMUNITY SIZE

B + G + 2

CONFIGURATION

Q3 2028

TARGET HANDOVER

This is not a mass project. It is an invitation-only community for a very small buyer universe.



The *Master Vision*

- A Clubhouse
- B Community Lagoon
- C Spa & Wellness Center
- D Kids Play Area
- E Basement Parking Entrance





A Landscape That Moves Like a *Timepiece*

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Arrival as Theatre

The entrance experience introduces the world of Fleurs de Jardin before the home begins.



19 Signature Villas With basement

Private, sculptural and garden-centric.



6 Private Mansions With basement

Private palaces for a very limited buyer circle.
Each mansions offers 10 dedicated parking spaces

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Exquisite Mansion Backyard

Large independent residences | Generous gardens | Private Swimming Pool

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Private Basement Parking

A dedicated basement level with Direct access to your residence



Interior Design *Language*

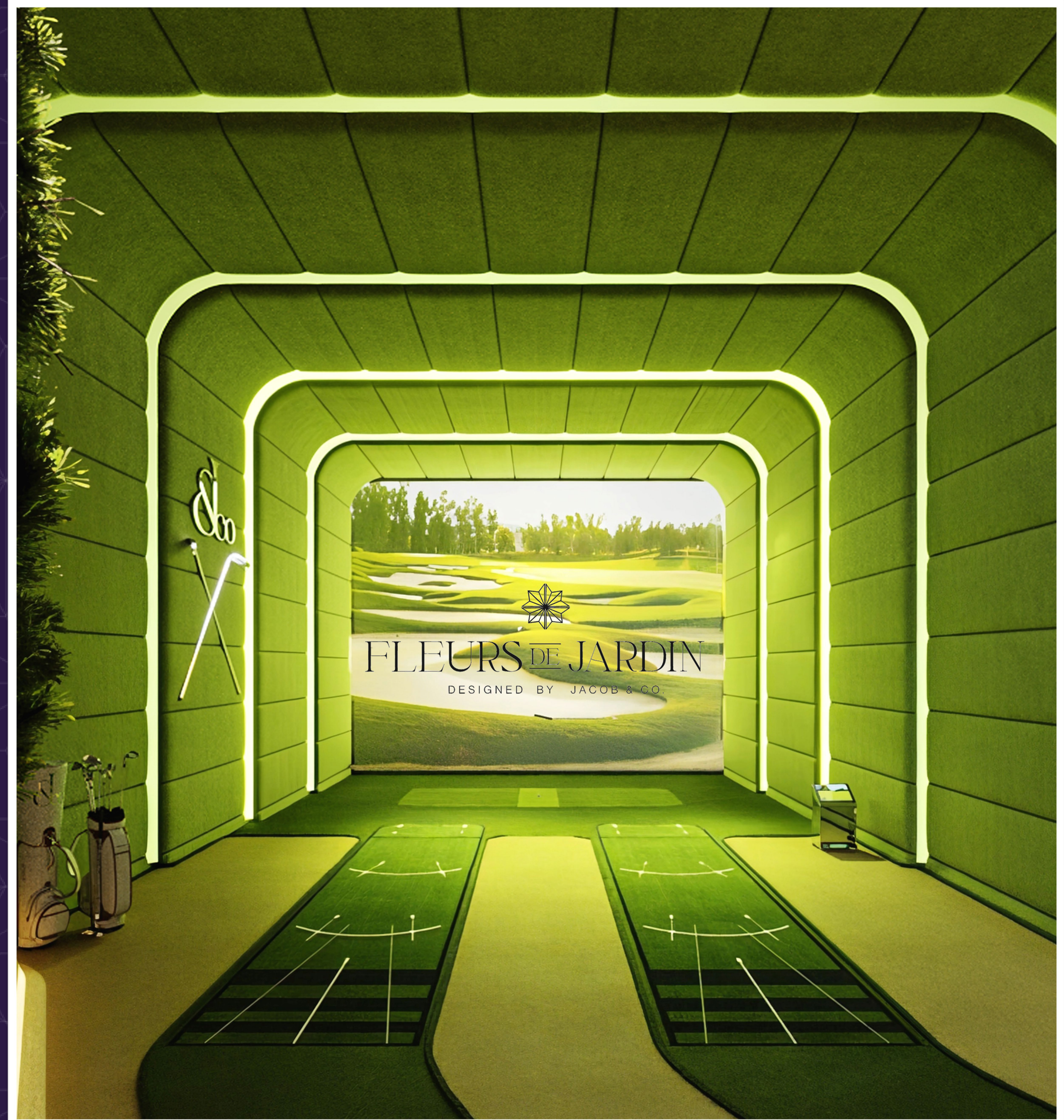
Light, materiality and calm luxury — designed for permanence, not trend.

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Private *Golf* Simulator

Our private golf simulator brings the experience of world-class courses into the comfort of your mansion.

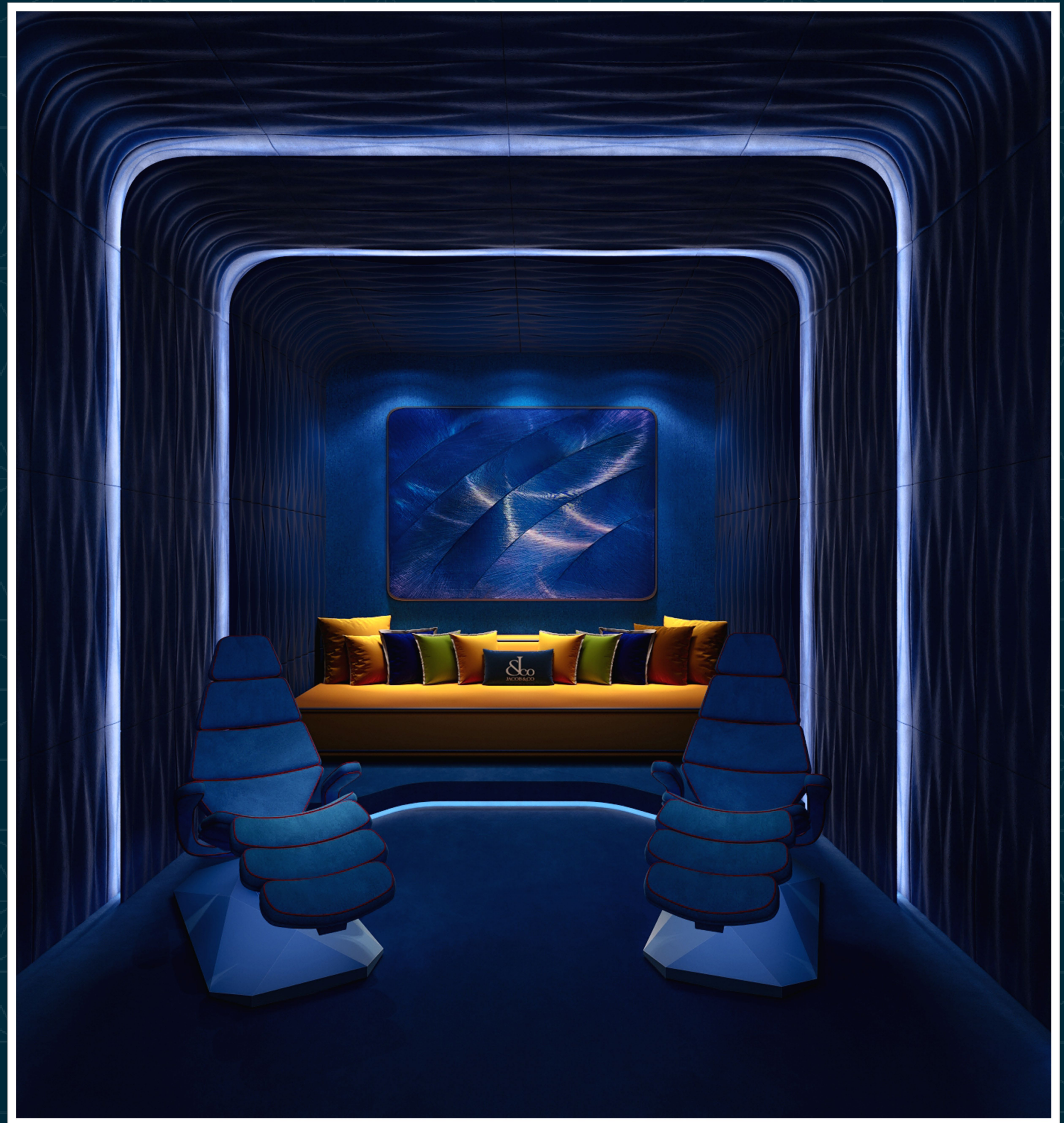
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Private *Cinema*

Step into a world where entertainment
feels truly personal.

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Spa & Wellness Lounge

Water, light and stillness — a private retreat at the centre of the gardens.

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Sale by *Invitation* Only

Fleurs de Jardin will not be treated as a mass-market launch.

- Private previews for selected buyers
- Limited broker access through AMIS channels
- A controlled release strategy designed around scarcity
- The right buyer matters as much as the sale

The objective is not volume. The objective is fit.

