HYDE
RESIDENCES
DUBAI HILLS

DUBAI HILLS ESTATE

STUDY MATERIALS PREPARED BY RUSLAN SHARIPOV
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HYDE
DUBAI HILLS

246 residences

162 1 BEDROOMS up to 903.31 sqft
70 2 BEDROOMS up to 1,848.27 sqft
13 3 BEDROOMS up to 2,426.29 sqft
1 3 BEDROOM DUPLEX up to 2,798.40 sqft

Over **24** storeys

Handover date **Q4 2026**
Payment plan **50/50**

10% Booking
10% Downpayment
10% Apr **25**
10% Nov **25**
10% May **26**
50% upon handover

RESALE STRATEGY BASED ON CURRENT PAYMENT PLAN

HYDE RESIDENCES DUBAI HILLS 2BR 1406

ESTIMATED REVENUE DUE TO PAYMENT PLAN AND CAPITAL APPRECIATION

DATE	BOOKING + DOWNPAYMENT	APR 25	NOV 25	MAY 26	Q4 2026 - HANDOVER
Payment plan (developer)	20,00%	10,00%	10,00%	10,00%	50,00%
Investment by fact	*dh947 466,48*	*dh1 342 244,18*	*dh1 737 021,88*	*dh2 131 799,58*	*dh4 105 688,08*
	$259 579,86	*$367 738,13*	*$475 896,41*	*$584 054,68*	*$1 124 846,05*

Payment plan, which is tied to specific terms for this developer in% and the actual investment in AED

NET INCOME MATRIX

Capital appreciation						
Price per ft2	Price	BOOKING + DOWNPAYMENT	APR 25	NOV 25	MAY 26	Q4 2026 - HANDOVER
dh2 957,14	dh3 947 777,00	0,00%	0,00%	0,00%	0,00%	0,00%
dh3 104,99	dh4 145 165,85	20,83%	14,71%	11,36%	9,26%	4,81%
dh3 252,85	dh4 342 554,70	41,67%	29,41%	22,73%	18,52%	9,62%
dh3 400,71	dh4 539 943,55	62,50%	44,12%	34,09%	27,78%	14,42%
dh3 548,56	dh4 737 332,40	83,33%	58,82%	45,45%	37,04%	19,23%
dh3 696,42	dh4 934 721,25	104,17%	73,53%	56,82%	46,30%	24,04%
dh3 844,28	dh5 132 110,10	125,00%	88,24%	68,18%	55,56%	28,85%

The profitability under different resale scenarios, depending on the timing and percentage of growth in the value of the object during construction

DLD fees:	dh157 911,08	$43 263,31
Booking:	dh789 555	$216 316,55
First installment:	dh952 716	$261 018,21

EXAMPLE OF CALCULATING EARNINGS FOR 10 YEARS (BASED ON 2BR 1406)

Project	HYDE Residences	
Unit number	1406	
Price (AED)	3,947,777 AED	
Size (SqFt)	1335	
Current fair rental income (AED / SqFt)	156 AED	
Estimated rental ratio on handover (AED/SqFt)	179 AED	
Estimated service charges (AED / SqFt)	23 AED	
Yearly rental increase ratio (% per year)	5.0%	
Estimated capital appreciation (% per year)	4.2%	Dubai's performance over last 10 years
Inflation rate (% per year)	1.59%	Based on FRED data for the last 10 years

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
A Estimated rental income (AED)				251,474 AED	264,048 AED	277,250 AED	291,113 AED	305,668 AED	320,952 AED	336,999 AED	353,849 AED
B Annual service charges (AED)				30,705 AED	30,705 AED	30,705 AED	30,705 AED	30,705 AED	30,705 AED	30,705 AED	30,705 AED
C Capital appreciation (AED)	165,807 AED	172,771 AED	180,027 AED	187,588 AED	195,467 AED	203,676 AED	212,231 AED	221,144 AED	230,432 AED	240,111 AED	250,195 AED
D Estimated property valuation (AED)	4,113,584 AED	4,286,354 AED	4,466,381 AED	4,653,969 AED	4,849,436 AED	5,053,112 AED	5,265,343 AED	5,486,487 AED	5,716,920 AED	5,957,030 AED	6,207,225 AED
E Estimated profit (A-B+C)	165,807 AED	172,771 AED	180,027 AED	408,357 AED	428,809 AED	450,221 AED	472,638 AED	496,108 AED	520,679 AED	546,405 AED	573,339 AED
F Inflation ((E + D) x inflation rate)	68,042 AED	70,900 AED	73,878 AED	80,491 AED	83,924 AED	87,503 AED	91,234 AED	95,123 AED	99,178 AED	103,405 AED	107,811 AED
ROI from rental ((A-B) / Price)				5.6%	5.9%	6.2%	6.6%	7.0%	7.4%	7.8%	8.2%
Capital gain ((E-F) / Price)	2.5%	2.6%	2.7%	8.3%	8.7%	9.2%	9.7%	10.2%	10.7%	11.2%	11.8%

Estimated rental income till 2034	2,401,352 AED
Estimated capital appreciation till 2034	2,259,448 AED
Estimated Inflation on assets till 2034	961,489 AED

Conclusion

Generated in 10 years ~	3,699,312 AED
ROI NET ~	94%
IRR NET ~	9.4%

