

SAMANA

AT DOWNTOWN JEBEL ALI

PORTSIDE

Why DUBAI?

A Multi-cultural Hub with Longterm Residency Options



2-5× More Affordable Than Other
Top Tier Global Market



One Of The Safest Cities in The
World



Stable Economy



Free Hold Property



6-8 Hours From 2/3rds of
The World



Zero Tax



Higher Rental Yields (7-9%)



Highly Safe and Regulated for Remote
Investors

Why RESIDENTIAL, RETAIL AND COMMERCIAL?



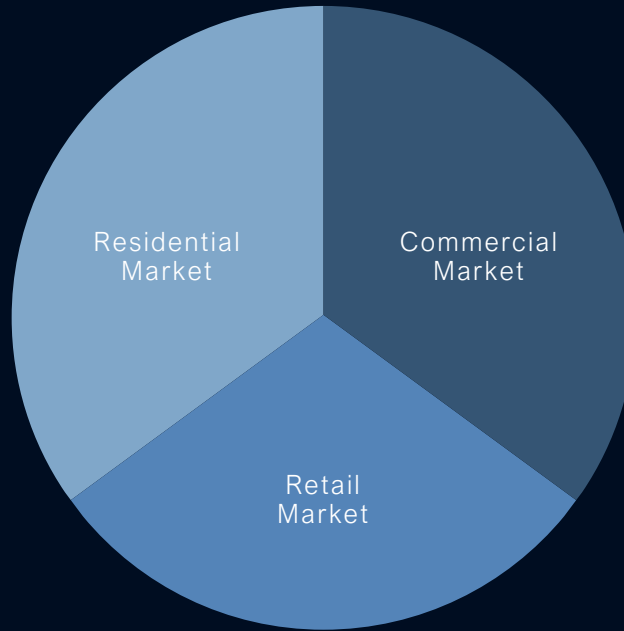
Off-plan sales contributed 65% to total residential sales in 2025



76% of Residential Transactions – Apartments.

42%

Appreciation in the last 5 years.
Residential PSF growth of 9-10% YoY



Higher ROI (8-12% net) and longer leases (3-5 years)



Commercial PSF 160%+ since 2020.



PSF 80%+ YoY for Commercial Grade A since 2022 (2600 in Q4 2025 – 300 in 2026)



Retail demand led by F&B



Retail Rentals of 10%+ over the last 5 years



Top Demanded Retails:
Compact Retail units (200-1000 sq ft)

Why CHOOSE SAMANA?

Standing Out From The Rest

5
Largest
Property
Developer

5th Largest Property
Developer For Off Plan

50

Total Number of Projects
Launched Till Date



Turn-key Solutions
Developer, Contractor, Rentals,
Community Management



Pioneer of Residential
Plunge Pools



Resort Style Living



Residential
Grade A Offices
Retail



1% Payment Plans
Optional ROI



Proven Capital Gains



Selected Premium
International Brands



Choice Of 14
Locations
Throughout Dubai

DOMAIN EXPERTISE



Real Estate Development

Residential, Commercial & Mixed



Contractual

Civil, Mechanical, Electrical
& Plumbing (MEP) Contracts



Design & Engineering

*Architecture, Structural Engineering,
Interiors, Glazing, Concrete Solutions*



Construction and Material Support

Building Materials, Finishes,
Fixtures, Specialized Supplies

Backward Integration with world-class partners

ITALTECH
CONTRACTING LLC

**York Engineering
Consultants L.L.C**

QUALITY ECOSYSTEM

Selected Brands Portfolio







SAMANA
ELEVATE

CURRENT

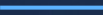
FUTURE

TRAM	BLUE LINE
RED LINE	GOLD LINE
GREEN LINE	ETIHAD LINE

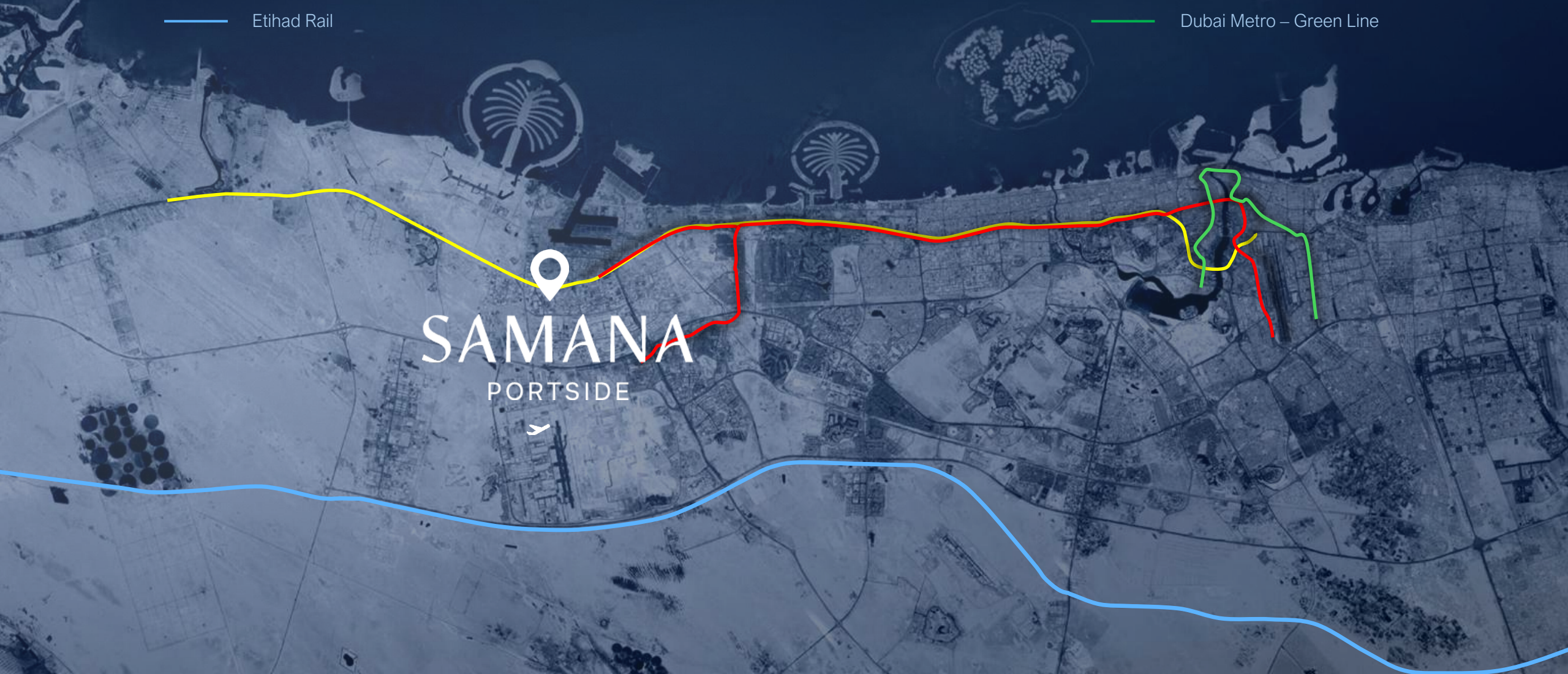
SEAMLESS CONNECTIVITY



LOCATION MAP

 Al Maktoum International Airport
 Etihad Rail

 Sheikh Zayed Road
 Dubai Metro – Red Line
 Dubai Metro – Green Line





SAMANA

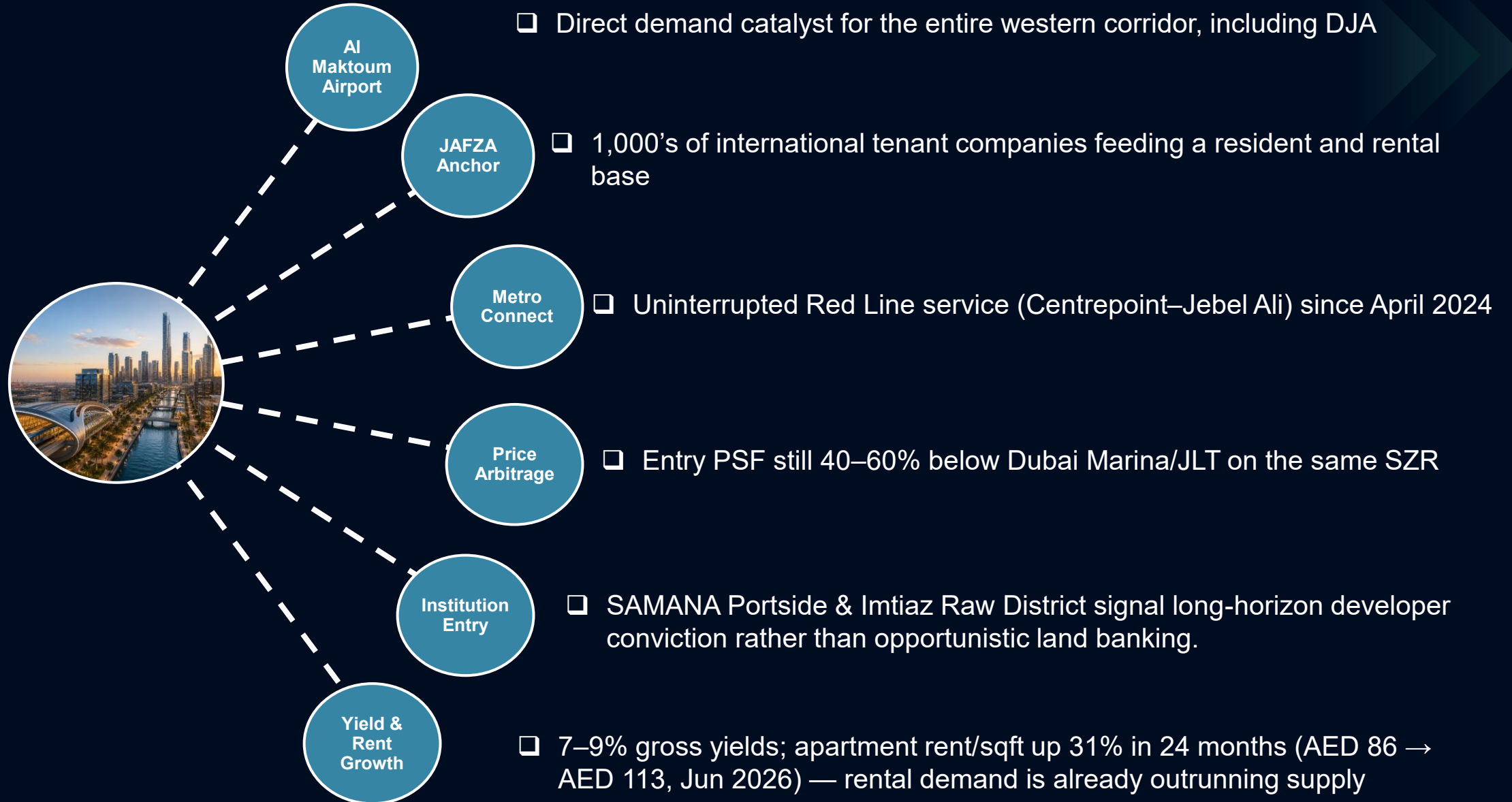
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W H Y D O W N T O W N J E B E L A L I ?

C O M P E T A T I V E E D G E

DJA – Dubai's next growth corridor



NEARBY LANDMARKS

100+ Fortune 500 companies in JA

FMCG - Nestlé, Unilever, PepsiCo

AUTOMOTIVE - Mercedes-Benz, Mitsubishi

INDUSTRIAL - Nestlé, Unilever, PepsiCo

AUTOMOTIVE - Caterpillar, Cummins

TECHNOLOGY - Canon, LG Electronics

LOGISTICS - FedEx, DHL

Healthcare facilities

Aster Cedars Hospital

NMC Royal Hospital DIP

Aster Medical Centre

Multispecialty hospital

Tertiary hospital

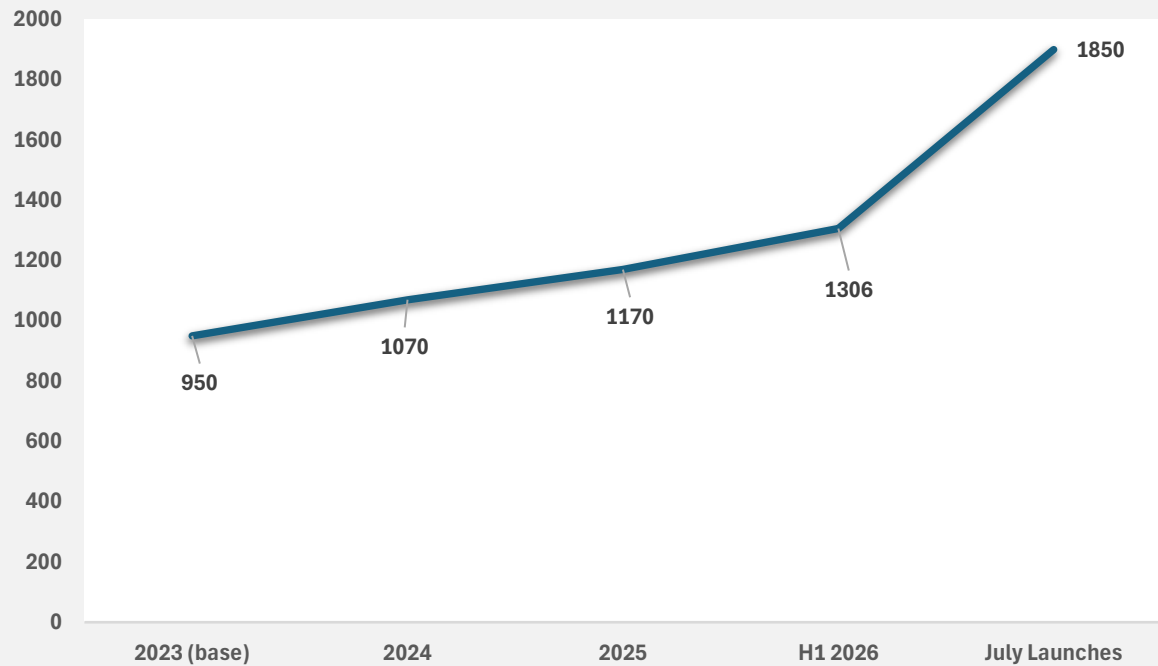
Other Destinations

Jebel Ali Beach

Palm Jebel Ali

2023 – July'2026 Journey about DJA

DJA AED/sq ft Trend



2023

District PSF was flat while DJA was still an industrial fringe address

2024

April 2024 uninterrupted Red line Metro service from (Centrepont – Jebel Ali) went live

H1 2026

Further compounded in H1 2026 on AI Maktoum Airport expansion & JAFZA leasing momentum

July'26

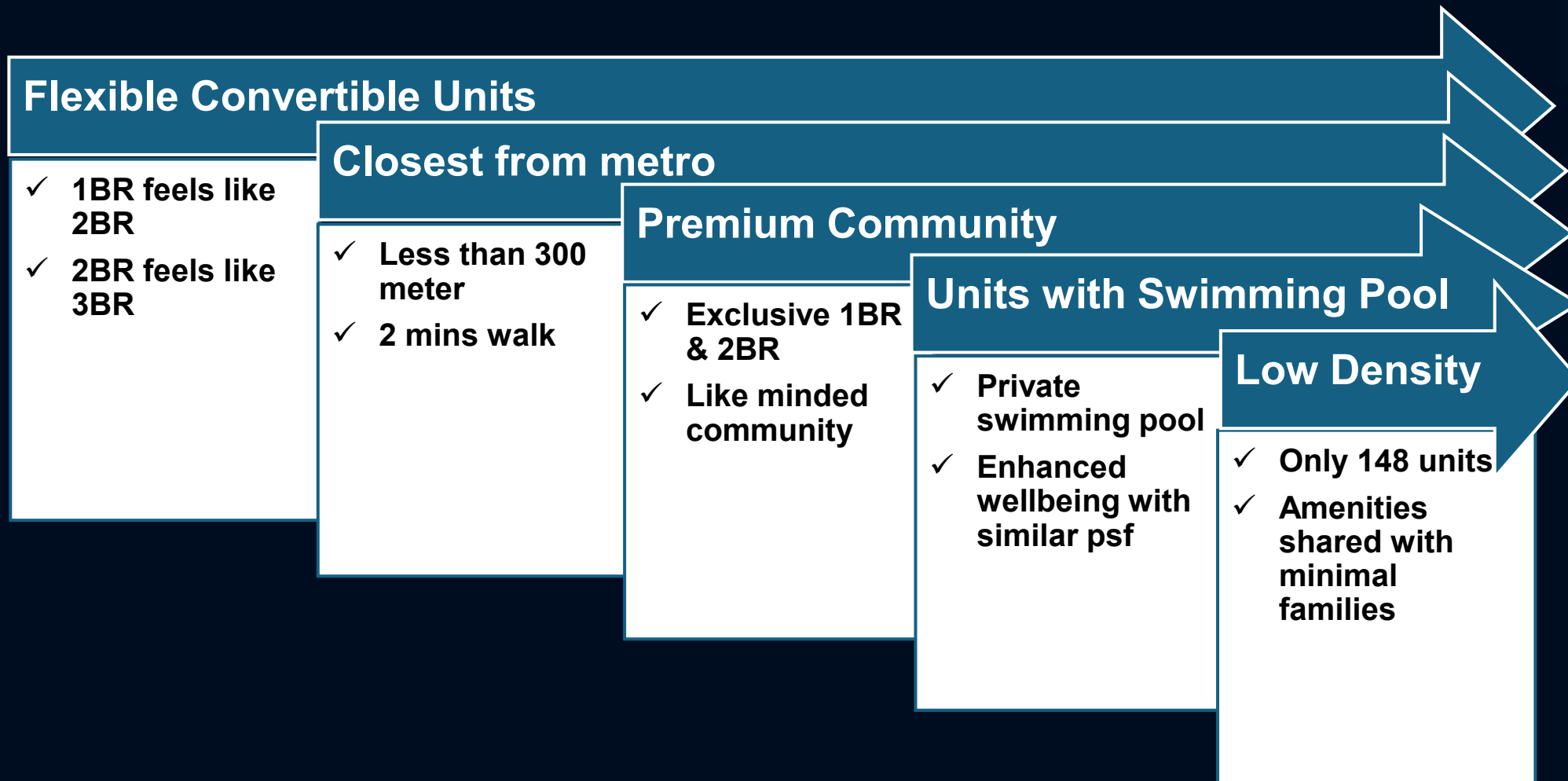
Growth story reflects with asking PSF between AED 1700 – 3000 on new 2029 delivery launches

COMPETATIVE EDGE

Competitive Edge

	Azizi Abraham	Raw District 2	Deyaar Eleve
Typology	Studio – 3Bed	Studio – 3Bed	Studio – 3Bed
Handover	Q2-2027	Q2-2029	Q2-2027
Avg 1BR PSF	AED 1460	AED 1750	AED 1580
Payment Plan	50% on Handover	40% on Handover	30% on Handover
Total Units	426	1058	818
Distance	1.7km to Metro	850M to Metro	500M to Metro

Why SAMANA Portside?



PAYMENT PLAN

CONVERTIBLE 1 AND 2 BEDROOM HOMES WITH PRIVATE POOL

PDC

10%	5%	5%	80%
DOWNPAYMENT	IN 6 TH MONTH	IN 12 TH MONTH	1% X 80 MONTHS

NON-PDC

15%	5%	5%	75%
DOWNPAYMENT	IN 6 TH MONTH	IN 12 TH MONTH	1% X 80 MONTHS



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LAUNCH DATE:
August 2026

HANDOVER DATE:
July 2029



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I N T E R I O R & E X T E R I O R A M E N I T I E S

F L O O R P L A N S



INTERIOR & EXTERIOR AMENITIES



EXTERIOR



EXTERIOR



POOL DECK



OUTDOOR AMENITIES



INDOOR GYM



LIVING ROOM



RECEPTION



BEDROOM



BATHROOM