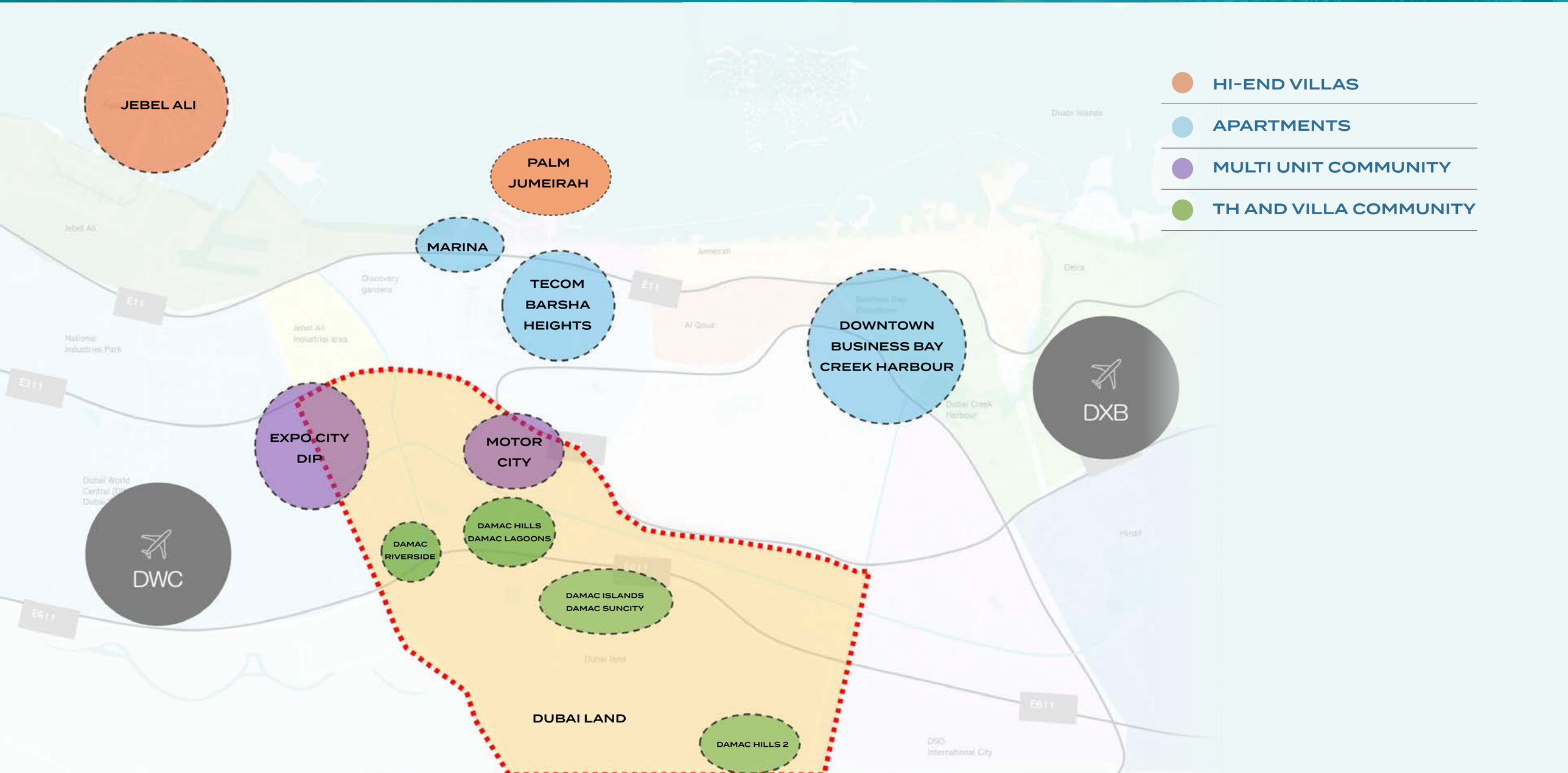

DAMAC
ISLANDS2
A TROPICAL ECO STATE OF MIND

MULTI-CORES IN DUBAI

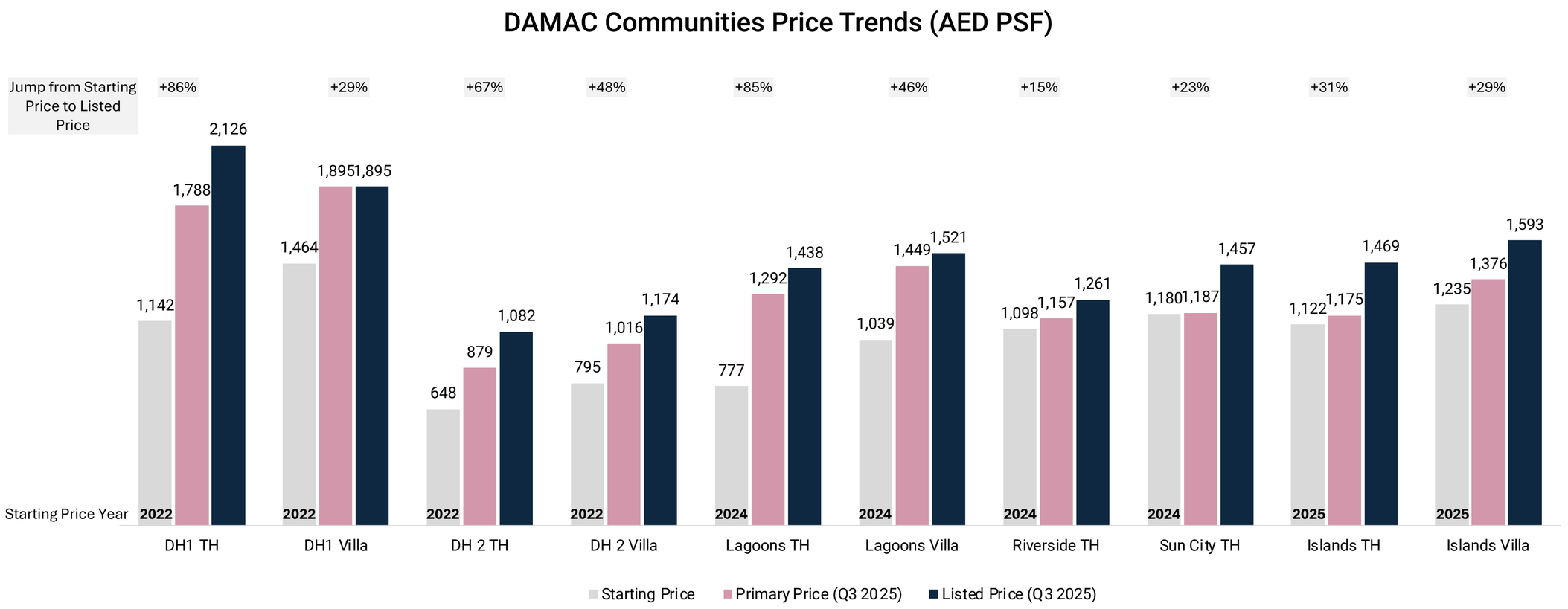
DAMAC



LIMITED AVAILABITY OF HORIZONTAL DEVELOPMENT



DAMAC COMMUNITIES PRICE TRENDS



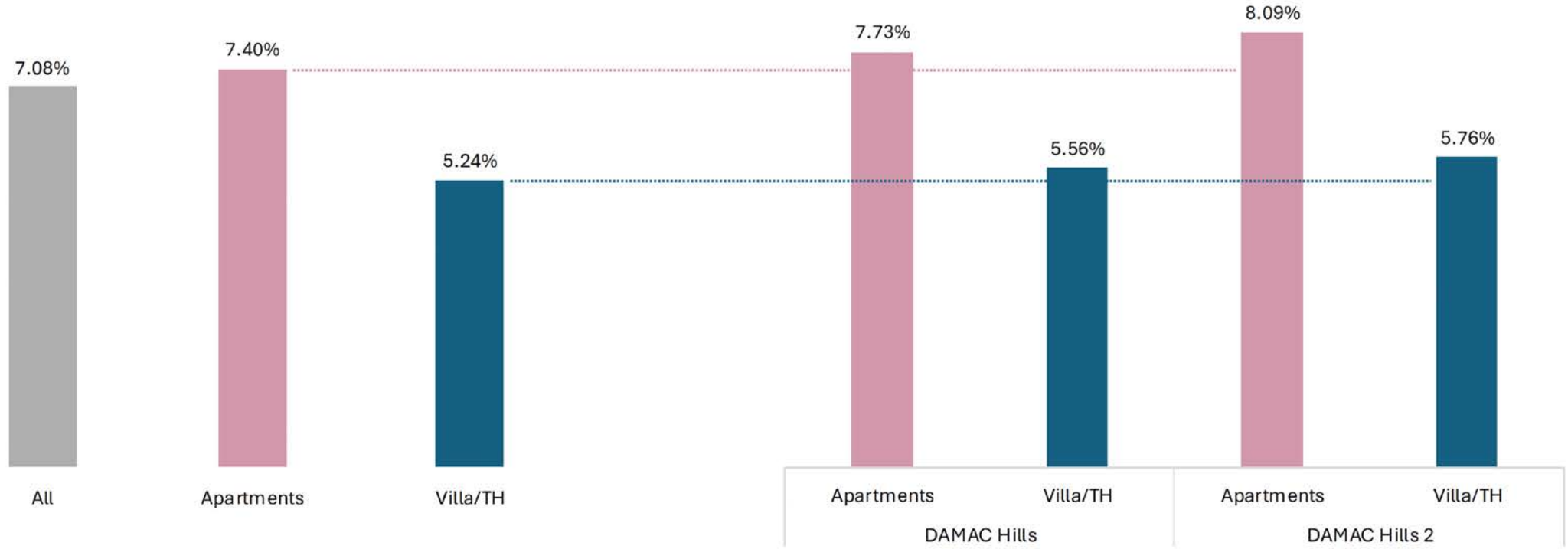
- All graphs are for townhouses/villas only and do not include apartment prices
- All prices are DLD transactions, extracted from Property Monitor
- All listed prices are also extracted from Property Monitor
- Starting prices are taken from marketing brochures

Source: DLD Transactions from Property Monitor

ANNUAL RENTAL YIELD 2025

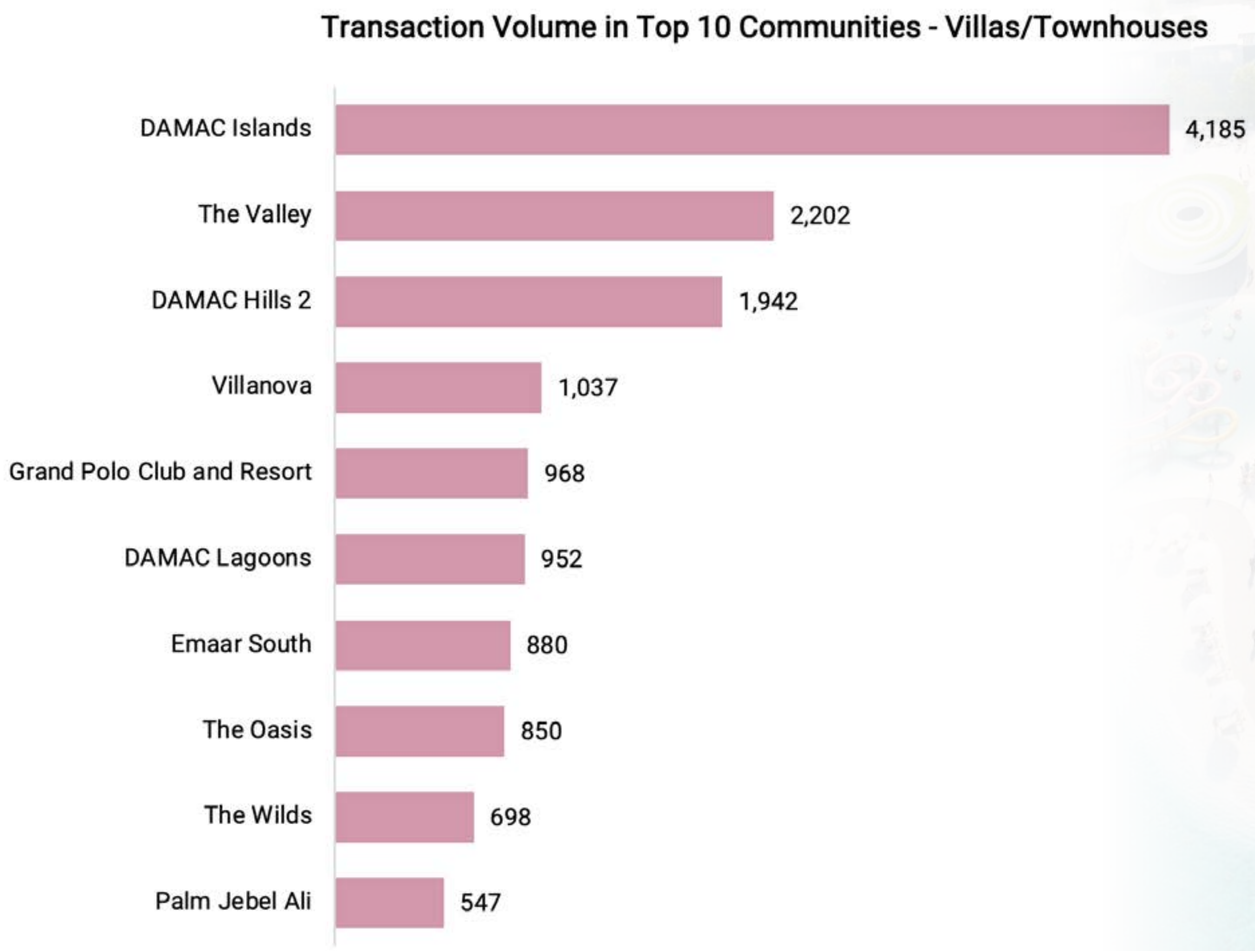
Dubai Annual Rental Yield Trend (New Contracts)
Avg. Gross Annual Rental Yield (Sep 2025)

DAMAC Communities
Avg. Gross Annual Rental Yield (Oct 2025)



Source: DLD Transactions from Property Monitor

TOP 10 HIGHEST TRANSACTION BY VOLUME IN H1 2025





DAMAC

KATIE



- A Director at a global consulting firm in Dubai
- Salary of AED 60,000/Month
- Saved AED 22,500 every month for 2 years
- Seeking an investment to increase her asset

BEN



- A freelancer attorney from England
- Sold a flat in London for GBP 500,000 (AED 2.4 M)
- Looking to purchase a property in Dubai
- Expecting a competitive return to support his life

HENRY



- A chef from Hong Kong
- Owns a Chinese restaurant for the past decade
- Wants to buy a 4-BR townhouse for his family
- Plans to retire in 7 years and return to Hong Kong

THEY CHOSE TO PURCHASE A 4-BR TOWNHOUSE IN DAMAC ISLANDS

WHAT DO THEIR CHOICES BRING THEM?

DAMAC

PROPERTY VALUE (AED)	48 MONTHS		84 MONTHS
2.25M	2.92M	3.22M	3.54M	3.90M

DOWNPAYMENT
AED 450,000 IN Q4 2024

→

HANDOVER
(FORECAST IN Q4 2028)

→

Q4 IN 2031

+30% Appreciation at Handover
AED 670,000 value increase
from the original price

+

6% Rental yield / year
AED 580,000 income
In 3 years after handover

+

+10% Average appreciation / year
AED 1.6 M value increase
From the original price

TOTAL PROFIT IN 7 YEARS:
AED 2.18 MN (AED 1.6 MN APPRECIATION + 580K RENTAL INCOME)
AVERAGE ROI PER YEAR: 13.8%

IN 2032

DAMAC





1

LIVE IN YOUR TOWNHOUSE

Luxury items from rental income
(AED 580,000)
+
Emotional stability and comfort with family in her own townhouse.
=
Prestigious lifestyle
with top-tier amenities and scenic views.





2

KEEP RENTING OUT

10.3% rental yield /year.
(AED 233,000 & more)
+
10% annual appreciation of your asset.
=
Long-term passive income stream
while your property value grows.





*5BR TWIN VILLA FOR AED 3.07MN

3

SELL & UPGRADE PORTFOLIO

Sell 4-BR TH and buy a
5-BR unit for AED 5.1 Mn
+
13.6% rental yield / year.
(AED 306,000 & more)
=
Maximize returns
And enjoy further growth opportunity.


DAMAC
DO YOU REGRET MISSING
THE AMAZING CHANCE?


DAMAC ISLANDS IS BACK!
DAMAC
ISLANDS2

NEW CORE OF HORIZONTAL DEVELOPMENTS WITH HIGH PROXIMITY TO THE CITY'S KEY AREAS

DAMAC ISLANDS2



*Commuting time estimate for 6 pm on weekdays by Google maps

LIVING IN PARADISE

DAMAC ISLANDS2



Tropical island-themed neighbourhoods centered around water.
Should tap into the quality of life afforded by an island paradise.

“YOUR OWN ISLAND GETAWAY”

DAMAC ISLANDS2

WE ARE SUFFERING FROM...



STRESS AND MENTAL HEALTH ISSUES



ENVIRONMENTAL DEGRADATION



PHYSICAL HEALTH PROBLEMS



DISCONNECT FROM THE SURROUNDINGS



SPIRITUAL AND EXISTENTIAL CRISIS

DAMAC ISLANDS2

...OUR SOLUTION

Eco Living

BECAUSE WE NEED TO RECONNECT WITH NATURE
AND RETURN TO THE ROOTS OF OUR EXISTENCE

STRESS AND MENTAL HEALTH ISSUES

ENVIRONMENTAL DEGRADATION

PHYSICAL HEALTH PROBLEMS

DISCONNECTION FROM THESURROUNDINGS

SPIRITUAL AND EXISTENTIAL CRISIS

DAMAC ISLANDS2

FIVE PILLARS OF ECO LIVING



Social Eco Living

Think



Nature-Based Eco Living

Connect



Adventure Eco Living

Act



Cultural Eco Living

Learn



Wellness Eco Living

Feel


DAMAC
ISLANDS2
ANTIGUA
MAURITIUS
CUBA
BERMUDA
BAHAMAS
MAUI
BARBADOS
TAHITI

CLUSTER NAMING

DAMAC ISLANDS2

01 Bahamas

02 Tahiti

03 Barbados

04 Maui

05 Antigua

06 Bermuda

07 Cuba

08 Mauritius



AMENITIES

DAMAC ISLANDS2

Nature-based
Restore the Environment

Wellness
Connect with your surroundings

Adventure
Physical Well-being



Social
Peace of Mind

Culture
Purposeful Living

AMENITIES

DAMAC ISLANDS2

TRANQUIL LAKE & ECO PARK

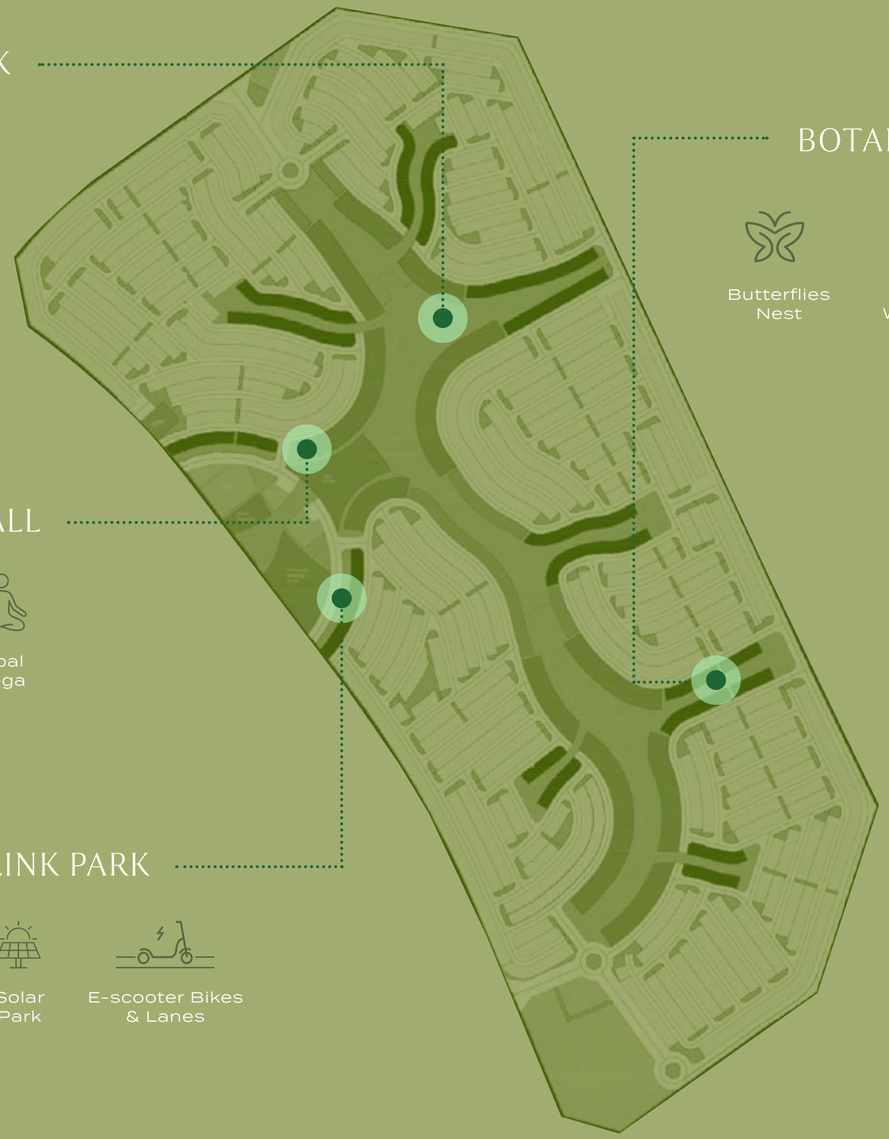
- Zen Garden
- Verdant Waters
- Horizon Trail

BOTANIC GARDEN

- Butterflies Nest
- Bird Watching
- Orchard Field

WHISPERING WATERFALL

- Hidden Restaurant
- Mystic Falls
- Opal Yoga



SOLAR LINK PARK

- Solar Charging Station
- Solar Park
- E-scooter Bikes & Lanes

Nature-Based

TRANQUIL LAKE & ECO PARK

DAMAC ISLANDS2

Relax in a serene environment, with a Zen garden, flowing water and a peaceful trail for a calming escape into nature.



ZEN GARDEN



VERDANT WATERS



HORIZON TRAIL

Nature-Based



BOTANIC GARDEN

DAMAC ISLANDS2

Immerse yourself in nature, with a butterfly nest, birdwatching spots, and a lush orchard field.



BUTTERFLIES NEST

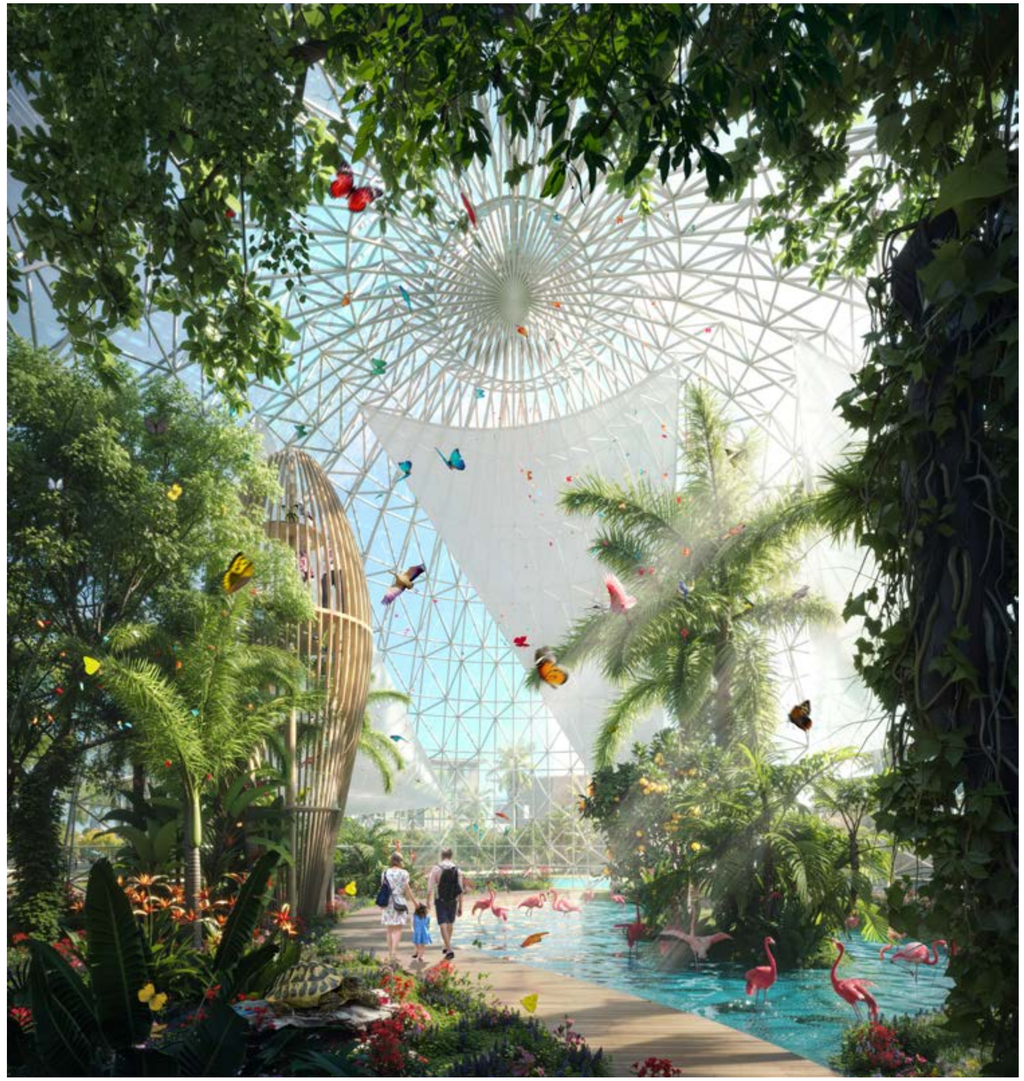


BIRD WATCHING



ORCHARD FIELD

Nature-Based



WHISPERING WATERFALL

DAMAC ISLANDS2

Experience tranquility with a sensor-controlled waterfall, leading to a hidden restaurant and a peaceful yoga deck.



HIDDEN RESTAURANT



MYSTIC FALLS



OPAL YOGA



Nature-Based

SOLAR LINK PARK

DAMAC ISLANDS2

Explore a sustainable park with a solar charging station, and dedicated e-scooter and bike lanes, promoting eco-friendly travel and energy use.



SOLAR CHARGING STATION



SOLAR PARK



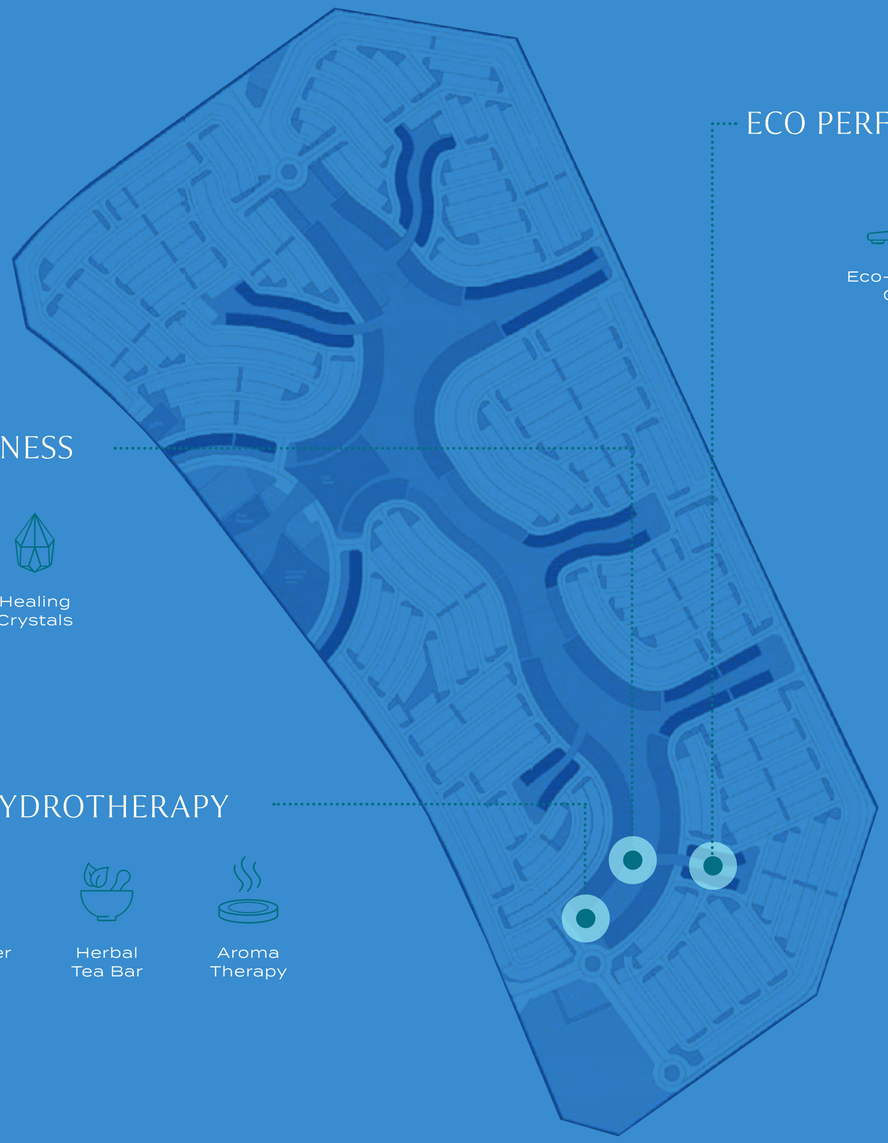
E-SCOOTER & BIKE LANES



Nature-Based

AMENITIES

DAMAC ISLANDS2



ECO PERFORMANCE GROUNDS

- Eco-friendly Gym
- Biodynamic Training

ISLAND VIDA WELLNESS

- Healing Spa
- Healing Herb Garden
- Healing Crystals

HYDROTHERAPY

- Salt-water Pools
- Herbal Tea Bar
- Aroma Therapy

Wellness

ECO- PERFORMANCE GROUNDS

DAMAC ISLANDS2

Enhance your fitness journey at the eco-friendly gym, biodynamic training zone, and the sports field.



ECO-FRIENDLY GYM



BIO-DYNAMIC TRAINING



SPORTS FIELD



Wellness

HYDROTHERAPY

DAMAC ISLANDS2

Relax with saltwater pools, an herb tea bar, and aromatherapy to reduce stress, improve mood, and enhance well-being.



SALTWATER POOLS



HERBAL TEA BAR



AROMA THERAPY



Wellness

ISLAND VIDA WELLNESS

DAMAC ISLANDS2

Embrace wellness and positive energy with island life-inspired spaces, a healing spa, herb garden, and healing crystals.



HEALING SPA



HEALING HERB GARDEN



HEALING CRYSTALS



Wellness

AMENITIES

DAMAC ISLANDS2



NATURE'S VENTURE

- BBQ in the Cave
- Dining in Nature
- Breakfast in the Tent

SKY WOODS ADVENTURE

- Treehouse Park
- Canopy Walk
- Zipline Park

ECO EXPLORERS LAND

- Eco-Education
- Wild Park
- Observation Decks

Adventure

NATURE'S JOURNEY

DAMAC ISLANDS2

Embark on a nature journey, traveling through wooden kayaks, wooden hanging bridges, and exploring floating gardens, immersing yourself in the beauty of the natural world.



WOOD KAYAK



WOODEN HANGING BRIDGES



FLOATING GARDENS

Adventure



ECO EXPLORERS LAND

DAMAC ISLANDS2

An eco-friendly destination offering education, a wildlife park with local flora & fauna i.e., mangroves, cape hare, and stunning observation decks for a nature-filled adventure.



ECO-EDUCATION



WILD PARK



OBSERVATION DECKS

Adventure



SKY WOODS ADVENTURE

DAMAC ISLANDS2

Featuring a treehouse park, canopy walk, and zipline park for thrill-seekers and nature lovers.



TREEHOUSE PARK



CANOPY WALK



ZIPLINE PARK

Adventure



AMENITIES

DAMAC ISLANDS2



ECO HUB: CLUBHOUSE INDOOR

- Indoor Leisure
- Relaxation
- Fitness & Wellness Center

ECO HUB: CLUBHOUSE OUTDOOR

- Outdoor Recreation
- Outdoor Leisure
- Natural Swimming Lagoon

ECO SMART CO-WORKING

- Trading Garden
- Eco Business Pods
- AI Intergrated

ECO LODGE: HOSPITALITY

- Organic Pool
- Farm to Table
- Eco Friendly Design

NATURE'S VENTURE

- BBQ in the Cave
- Dining in Nature
- Breakfast in the Tent

Social

ECO SMART: CO-WORKING

DAMAC ISLANDS2

An AI-driven trading area, and business rooms designed for remote workers seeking a sustainable, innovative workspace.



TRADING GARDEN



ECO BUSINESS PODS



AI INTEGRATED



Social

ECO HUB: CLUBHOUSE OUTDOOR

DAMAC ISLANDS2

Offering outdoor recreation, leisure activities,
and a natural swimming lagoon for a relaxing experience.



OUTDOOR RECREATION



OUTDOOR LEISURE



NATURAL SWIMMING LAGOON



Social

ECO HUB: CLUBHOUSE INDOOR

DAMAC ISLANDS2

Featuring leisure spaces, a gaming room, cinema room, relaxation zones, and a fitness and wellness center for a balanced lifestyle.



INDOOR LEISURE



RELAXATION



FITNESS & WELLNESS CENTRE



Social

ECO LODGE: HOSPITALITY

DAMAC ISLANDS2

An eco-friendly designed lodge, featuring an organic pool, and farm-to-table dining experience.



ORGANIC POOL



FARM-TO-TABLE



ECO-FRIENDLY DESIGN

Social



NATURES VENTURE

DAMAC ISLANDS2

Offering a unique experience with BBQ in a cave, dining surrounded by nature, and a cozy breakfast in a tent for an unforgettable outdoor adventure.



BBQ IN THE CAVES



DINING IN NATURE



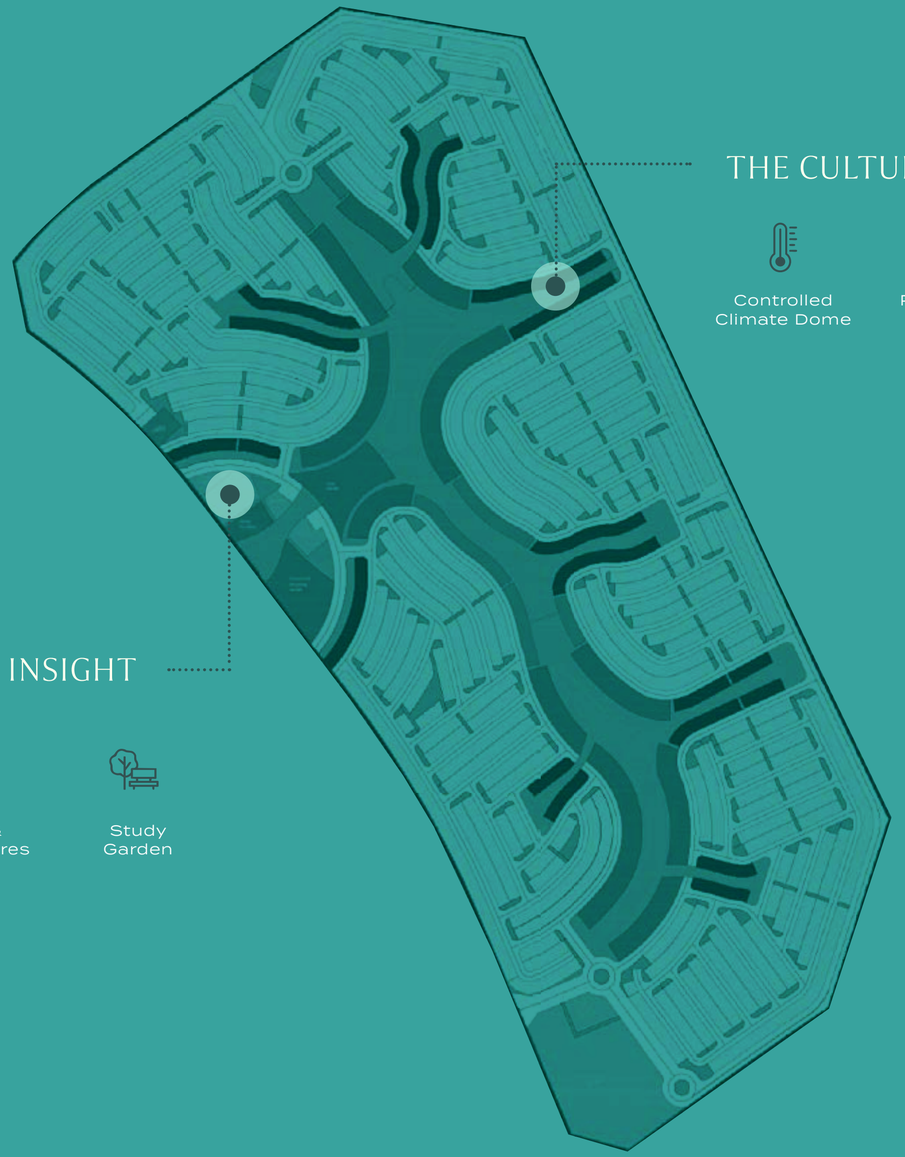
BREAKFAST IN THE TENT



Social

AMENITIES

DAMAC ISLANDS2



THE CULTURAL SQUARE

- Controlled Climate Dome
- Performance Stage
- Food Market

GARDEN OF INSIGHT

- Museum Library
- Art & Sculptures
- Study Garden

Culture

GARDEN OF INSIGHT

DAMAC ISLANDS2

Blending eco-living knowledge in the museum library, artistic sculptures, and a serene study garden for a peaceful and inspiring experience.



MUSEUM LIBRARY



ART & SCULPTURES



STUDY GARDEN



Culture

THE CULTURAL SQUARE

DAMAC ISLANDS2

Featuring a controlled climate dome that showcases extreme climates from around the world, a lively performance stage and a food market.



CANAL WALK



PERFORMANCE STAGE



FOOD MARKET



Culture


DAMAC
ISLANDS2

DAMAC ISLANDS2

INTERIOR DESIGN

V45 VILLA

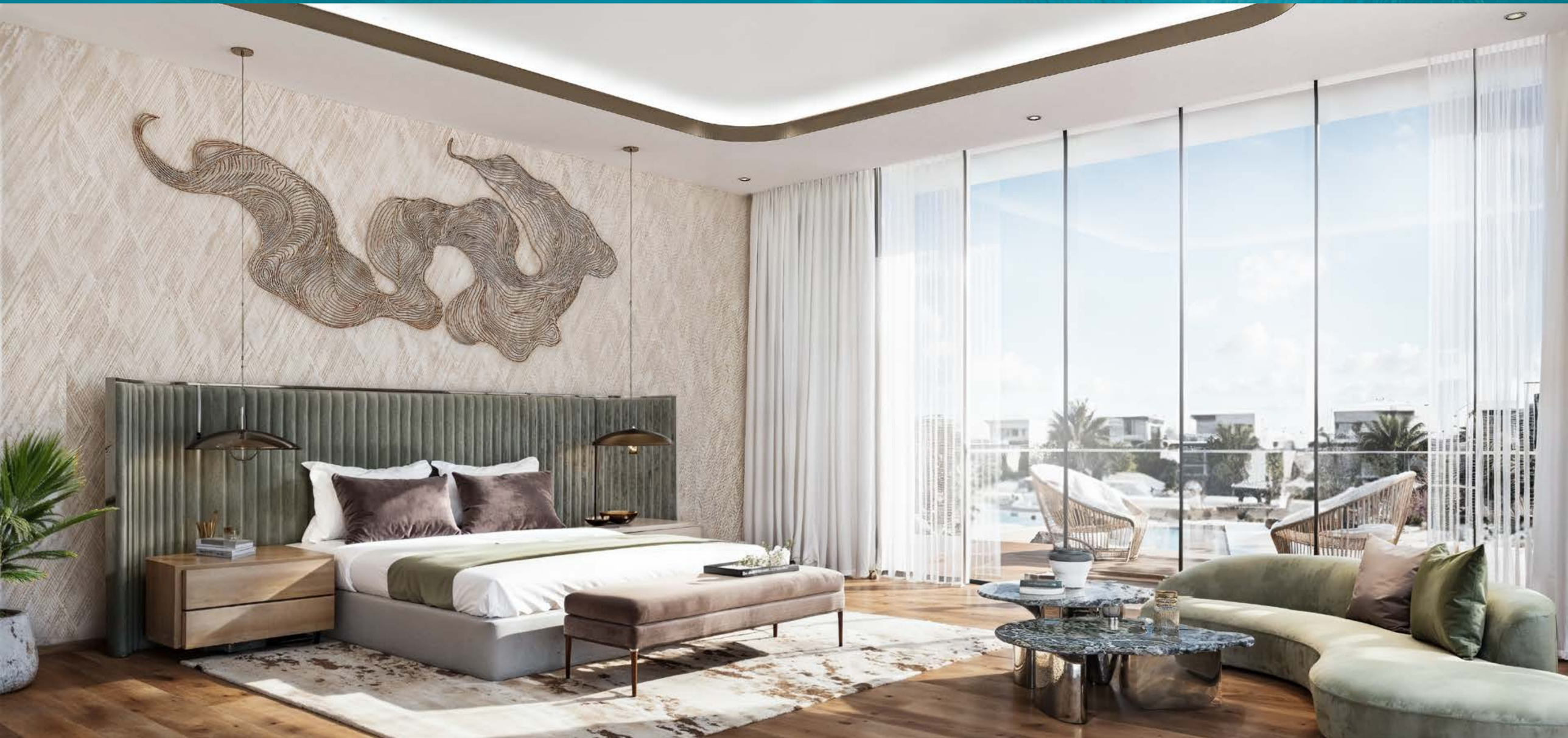
FAMILY LIVING

DAMAC ISLANDS2



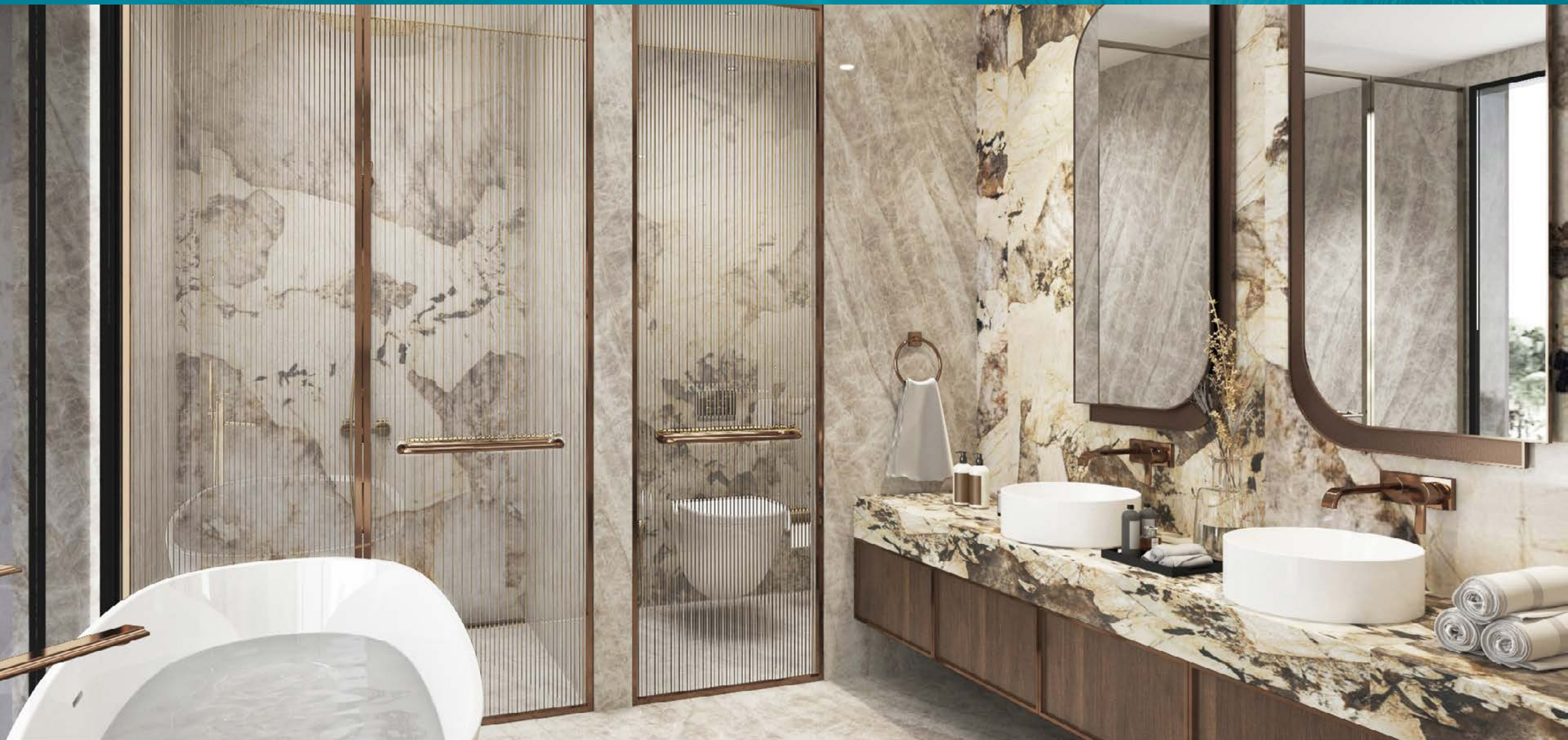
MASTER BEDROOM

DAMAC ISLANDS2



MASTER BATHROOM

DAMAC ISLANDS2



DAMAC ISLANDS2

INTERIOR DESIGN

TWIN VILLA / TOWNHOUSE

MASTER BEDROOM

DAMAC ISLANDS2



LIVING AND DINING

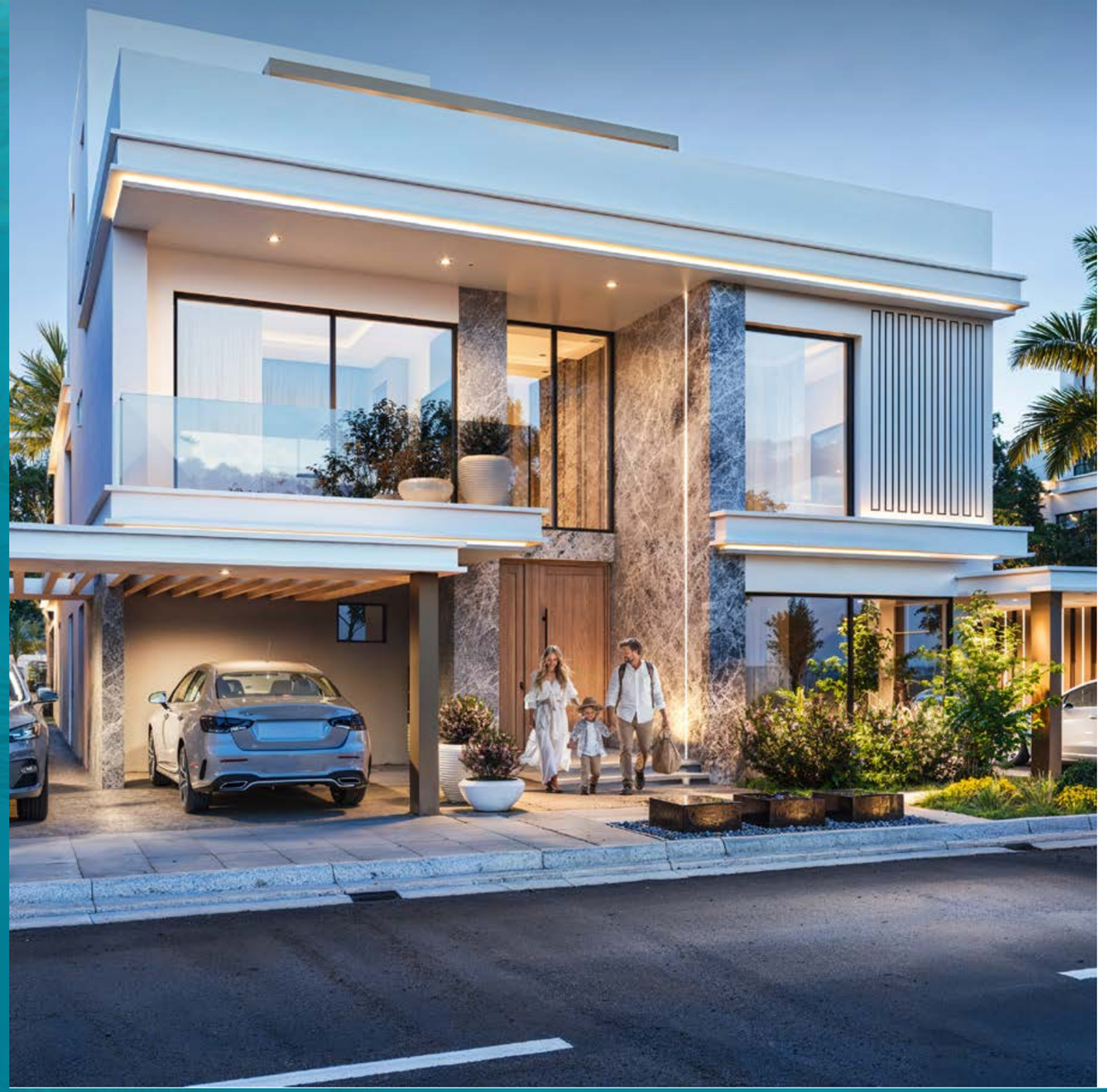
DAMAC ISLANDS2



DAMAC ISLANDS2

UNITS

V45 – 6-BEDROOM VILLA



DAMAC ISLANDS2



TWIN VILLA – 5-BEDROOM



DAMAC ISLANDS2



TOWNHOUSE

DAMAC ISLANDS 2



TOWNHOUSE

DAMAC ISLANDS2



PRICING & PAYMENT PLANS

DAMAC ISLANDS2

DESCRIPTION	MILESTONE EVENT	(%) VALUE
Deposit	Immediate	20
1st Instalment	Within 3 months from sale	1
2nd Instalment	Within 4 months from sale	1
3rd Instalment	Within 5 months from sale	1
4th Instalment	Within 6 months from sale	1
5th Instalment	Within 7 months from sale	1
6th Instalment	Within 8 months from sale	3
7th Instalment	Within 9 months from sale	1
8th Instalment	Within 10 months from sale	1
9th Instalment	Within 11 months from sale	1
10th Instalment	Within 12 months from sale	1
11th Instalment	Within 13 months from sale	1
12th Instalment	Within 14 months from sale	3
13th Instalment	Within 15 months from sale	1
14th Instalment	Within 16 months from sale	1
15th Instalment	Within 17 months from sale	1
16th Instalment	Within 18 months from sale	1
17th Instalment	Within 19 months from sale	1
18th Instalment	Within 20 months from sale	3
19th Instalment	Within 21 months from sale	1
20th Instalment	Within 22 months from sale	1
21st Instalment	Within 23 months from sale	1
22nd Instalment	Within 24 months from sale	1
23rd Instalment	Within 25 months from sale	1
24th Instalment	Within 26 months from sale	3
25th Instalment	Within 27 months from sale	1
26th Instalment	Within 28 months from sale	1
27th Instalment	Within 29 months from sale	1
28th Instalment	Within 30 months from sale	1
29th Instalment	Within 31 months from sale	1

DESCRIPTION	MILESTONE EVENT	VALUE (%)
30th Instalment	Within 32 months from sale	1
31st Instalment	Within 33 months from sale	1
32nd Instalment	Within 34 months from sale	1
33rd Instalment	Within 35 months from sale	1
34th Instalment	Within 36 months from sale	1
35th Instalment	Within 37 months from sale	1
36th Instalment	Within 38 months from sale	1
37th Instalment	Within 39 months from sale	1
38th Instalment	Within 40 months from sale	1
39th Instalment	Within 41 months from sale	1
40th Instalment	Within 42 months from sale	1
41st Instalment	Within 43 months from sale	1
42nd Instalment	Within 44 months from sale	1
43rd Instalment	Within 45 months from sale	1
44th Instalment	Within 46 months from sale	1
45th Instalment	Within 47 months from sale	1
46th Instalment	Within 48 months from sale	1
47th Instalment	Within 49 months from sale	1
	On Completion	25

PRICING

4-BR	5-BR	6-BR
Starting from AED	Starting from AED	Starting from AED
2.75M	3.67M	9.51M

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: 30 JUNE 2030


DAMAC
ISLANDS2

DAMAC