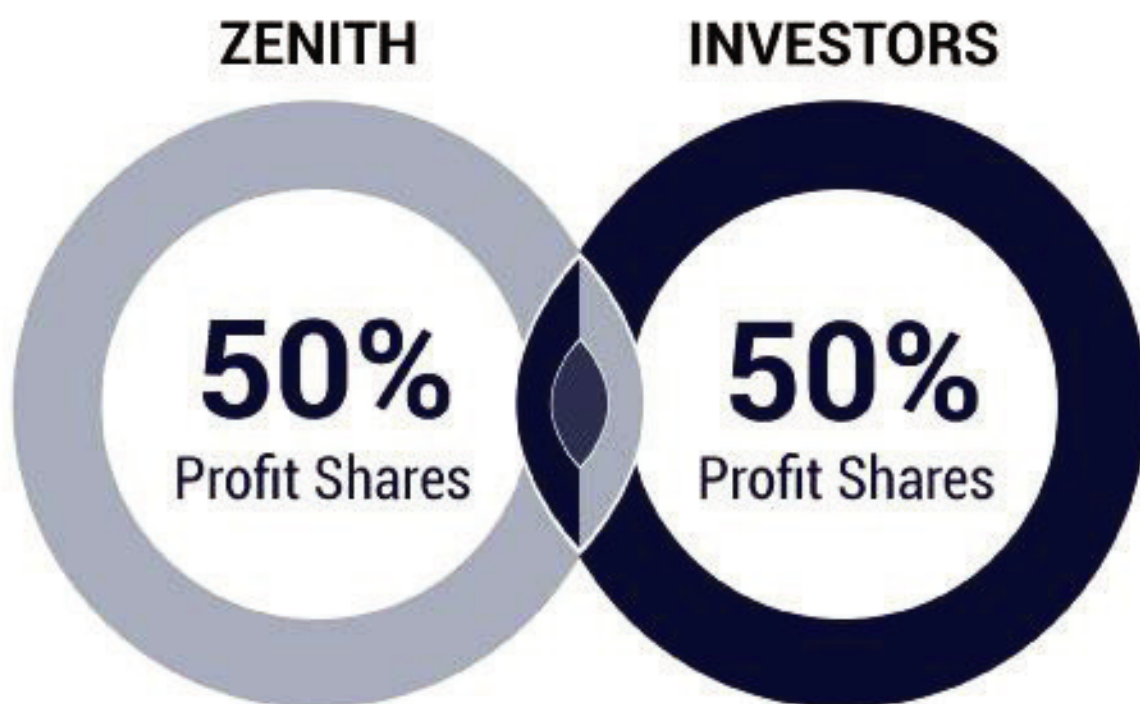




Getting Over **100% ROI** in Property Development

(((Be Our Partner in Property Development)))



Partnership in property development



ZENITH SUPPORT

- ✓  Support in Development Management & Execution
- ✓  Access to Zenith's Project Portfolio & Facilities
- ✓  Supporting in Sales

INVESTOR BENEFITS

- ✓  Over **100%** ROI
- ✓  Full Investment Security
- ✓  Co-Branding Authority

Zenith and the Investor share costs and assets equally (50/50).

Partnership in property development

The investor and developer jointly contribute equal funding and receive asset shares from the project, leveraging their combined strengths to drive development, marketing, and sales.

In this regard, both parties enter into a strategic partnership, progressing step by step to maximize mutual benefits and ensure the successful completion of the projects. The cost-sharing is outlined as follows.

Total Development Cost:

- Land charges
- Construction cost: 310 AED/ FT² of total area (incl. net area + common area + parking)
- Design: 5% of construction value
- interior: 2% of construction value
- Government: Estimated 2.5M AED
- Project management: 3% of construction
- Project registration 4%
- VAT: 5% of construction value
- Corporate tax: 9% of profit
- Agent fee: for acquiring land through an agent
- Development administration overhead expenses, legal affairs, and developer service profit:
7% of the construction value
- Other charges

Case Study

Details of a plot in Dubai South are as follows:

Project details:

Land/ Plot: 25,892 FT² | Residential | G+4

Net Area / Salable Area: 46,607 FT²

Total Build - up Area: 69,910 FT² (Including Parking, pools)



Share details:

- Plot Owner Share: 30 % of Net Area (13,982 FT²), Provided through plot JV
- Investor Share: 35 % of Net Area (16,312 FT²)
- Developer Share: 35 % of Net Area (16,312 FT²)

➤ SALE VALUE: 1,400 AED/FT² | 16,312 FT² X 1,400 AED/FT²: 22.8 M AED

➤ COST VALUE: 880 AED/FT² | 16,312 FT² X 880 AED/FT²: 14.3 M AED

➤ COMMISSION TO AGENT : 5% OF SALE : 1.2 M AED

➤ **PROFIT : 7.3 M AED FOR INVESTOR**

❖ ROI Calculation

- From a realistic point of view, after the Investor contributes the initial AED 6.3 million, off-plan sales will begin and are expected to cover the remaining portion of the Investor's commitment.

7.3 M profit / 6.3 M (Initial Investment) | ROI: 116% (in two years)

Payment Plan:

- 1M as initial payment to the developer.
- 0.5M upon design completion to the developer.
- 4.8M once the escrow account is opened, to the escrow account.

📌 **Note :** The sale price is based on the current value, without considering inflation, to ensure a greater profit.

❖ Zenith Strengths: Positioning for Above-Market Sales:

- Proven track record with numerous successful project deliveries
- Luxury developments with outstanding and innovative designs
- Flexible and convenient payment plans for off-plan buyers
- Comprehensive post-handover property management and leasing services
- Premium hospitality services for residents
- Extensive networking and marketing reach
- Professional project presentation and branding
- Active initiation and development of multiple projects in Dubai South (DWS)

❖ Why Zenith Offers Such Opportunities

- Zenith minimizes risk by managing design, construction, legal, and finance fully in-house. Strong joint ventures from plot owners, combined with off-plan sales and investor funding, secure project budgets. With every high-performance delivery, Zenith strengthens its brand and market dominance.

Who is Zenith

Founded in 2006, Zenith is a fully integrated property development group with a proven track record of over 50 successful projects across Dubai. Through its 15 in-house companies, Zenith delivers end-to-end services encompassing architectural design, construction, development management, sales, and post-handover services. Our mission is to combine innovation, quality, and market expertise to maximize value for investors and stakeholders.

