

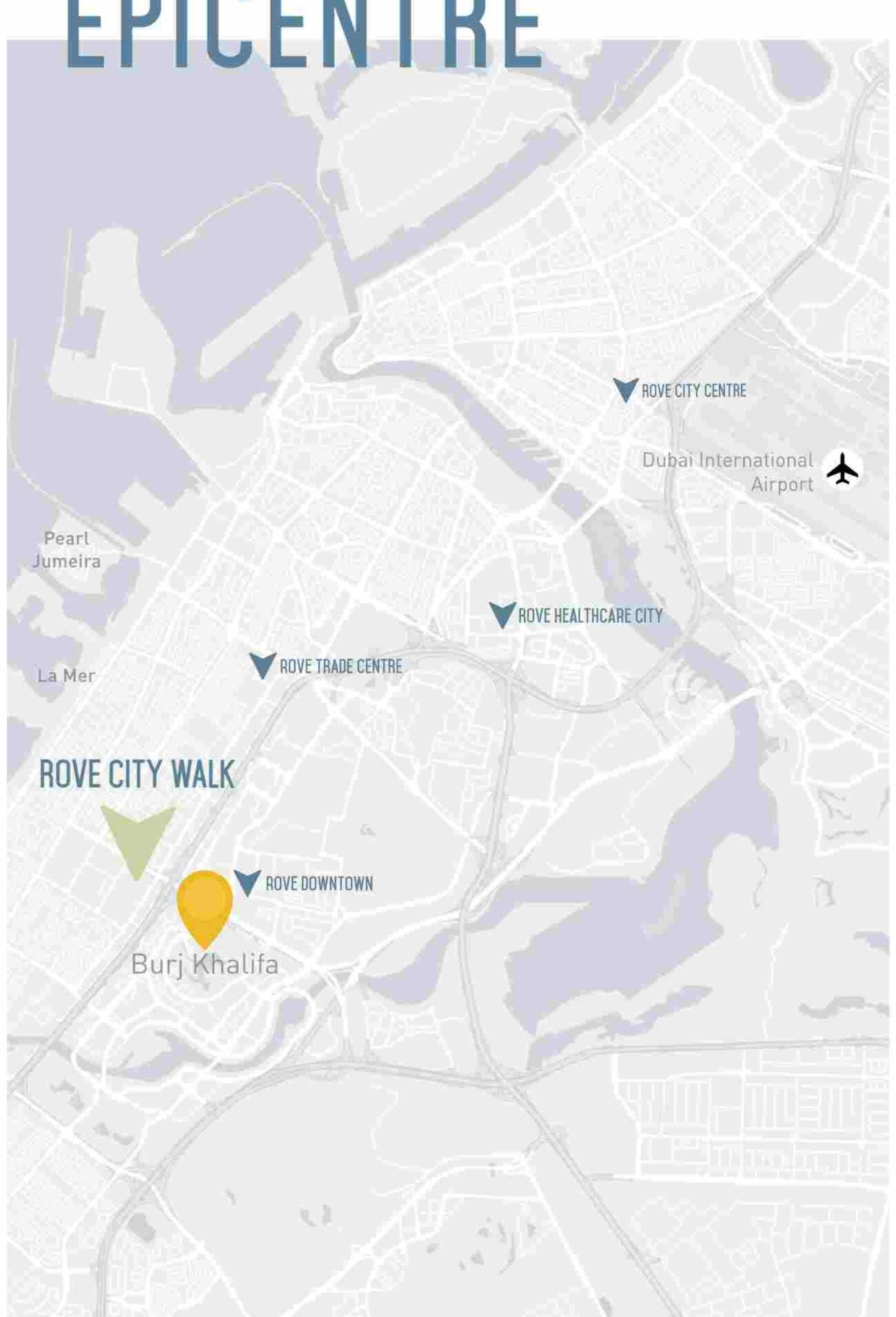
# A GREAT OPPORTUNITY TO INVEST IN DUBAI

Introducing Rove City Walk, the premier

HOTEL ROOM INVESTMENT PRODUCT with

RETURNS OF

# LOCATED AT THE EPICENTRE





Situated in City Walk



Directly opposite

Dubai Arena



5 Minutes to
Burj Khalifa
Downtown Dubai



5 Minutes to The Dubai Mall



10 Minutes to The Dubai Fountain



10 Minutes to Dubai Opera



10 minutes to La Mer in Jumeirah



15 Minutes to
Dubai Int'l Airport



## CITY WALK'S URBAN LIFESTYLE

City Walk is a popular family-friendly neighbourhood with a sophisticated ambiance and a unique mix of residences, high-end retail, dining, entertainment, hospitality, grooming and wellness options.



+300

Retail Units (%)

4

Leisure and
Entertainment
Experiences

17

International Street Art

Attractions





## REVEL IN CHIC COMFORTS



24/7 coffee shop and mini market



In-house laundromat



Pool & Gym



Exclusive cafés and restaurant





## RETURN ON INVESTMENT

40% REVENUE SHARE\*

RETURNS OF 8%\*

#### FREE TWO-WEEK STAY

every year for life\*

### 50% DISCOUNT

on room bookings and F&B across Rove Hotels\*



# ROVE HOTELS MADE FOR THE URBAN EXPLORER



5 Operating hotels



300 Average number of rooms



7
Hotels under development





2018 Best Budget Brand Rove Hotels



Top Choice Award for 3-Star Hotels Rove Healthcare City



2017 Best Budget Brand Rove Hotels



2017 Mid-Market
Launch of the Year
Rove City Centre



2016 Interior Hotel
Design of the Year
Rove Downtowm



## INVEST IN DUBAI'S THRIVING TOURISM SECTOR

### IN TOP 10 MOST VISITED CITIES

In the World in 2018

### 1ST MOST VISITED CITY

In the World by 2025

10.44MN

Int'l Guests Jan - Aug 2018

#### 25MN

Expected Visitors to Expo 2020 Dubai

### 20MN

Expected Annual Visitors by 2020

§ 537 P/DAY

Avg. Tourist Spend

## TOP VISITOR NATIONALITIES

India, Saudi Arabia, UK, China, Oman, Russia

According to research by Euromonitor International 2018 report



## ROVE CITY WALK RETURN ON INVESTMENT

YEAR	2022	2023	2024	2025	2026
Average Daily Rate (3)(4) (AED per night)	403	432	445	458	472
Occupancy <sup>[5]</sup>	74%	84%	84%	84%	84%
Revenue Per Annum / Per Room	109,033	132,572	136,923	140,646	144,865
40% <sup>(6)</sup> Room Revenue Share (Net)	43,613	53,029	54,769	56,258	57,946
Estimated Yield (%)	5.9%	7.2%	7.5%	7.7%	7.9%
Lifestyle Benefits (7)	5,640	6,043	6,224	6,411	6,603
Retun on Investment	6.7%	8.0%	8.3%	8.5%	8.8%

#### Disclaimer:

- (1) The return on Investment is based on Per Key Selling Price excluding Taxes ( VAT ) & DLD Fees
- (2) The hotel is expected to begin operations mid 2021. 2022 is assumed as first full year of Hotel Operations
- (3) ADR excludes Service Charges, Municipality Fees, Tourism Dirhams Fees and VAT
- (4) ADR in 2022 based on YTD 2018 Rove Dowtown with 3% inflation
- (5) Stabilised occupancy based on YTD 2018 Rove Downtown
- (6) 40% of Room Revenue is after deduction of 2% of Room Revenue towards Sinking Fund for Renovation Capex
- [7] Two weeks free stay per annum, subject to availability

# EXPLORING WITHOUT BORDERS

