

DAMAC

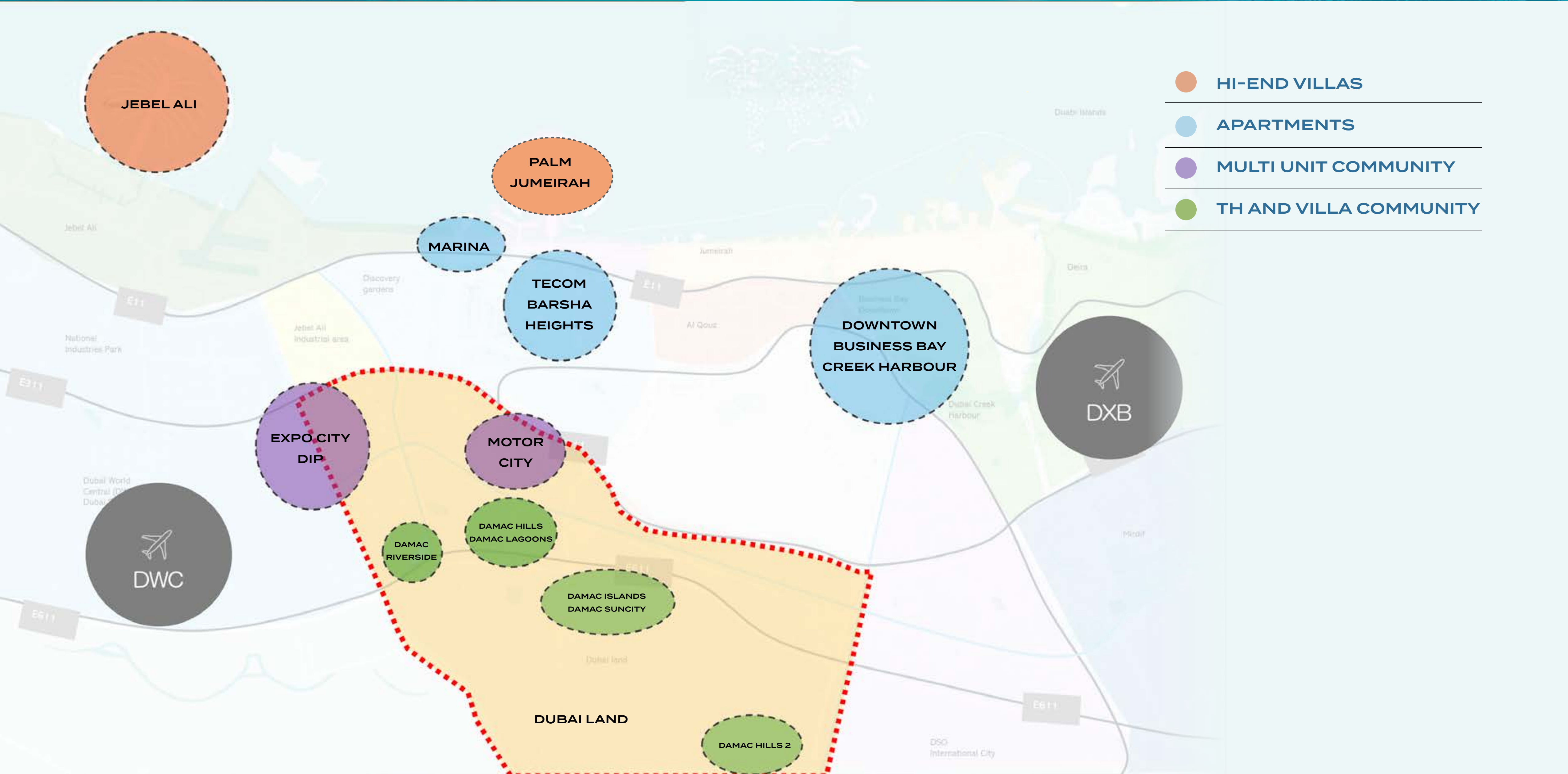
ISLANDS 2

A TROPICAL ECO STATE OF MIND

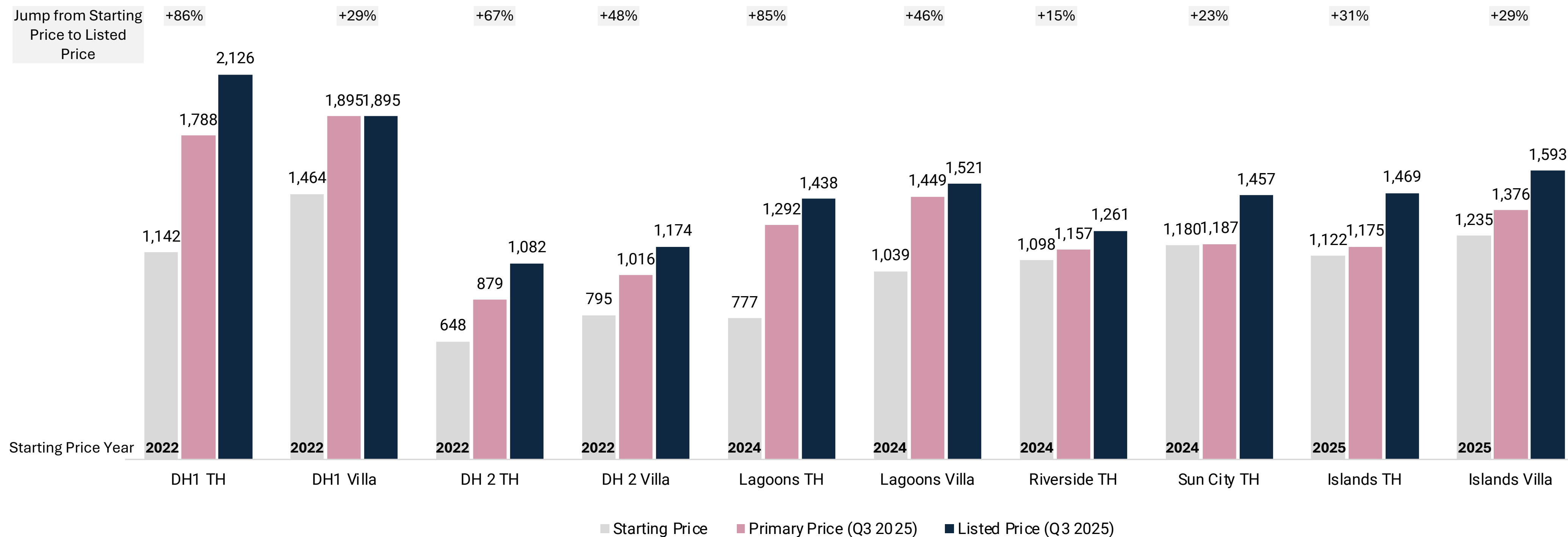
MULTI-CORES IN DUBAI



LIMITED AVAILABILITY OF HORIZONTAL DEVELOPMENT



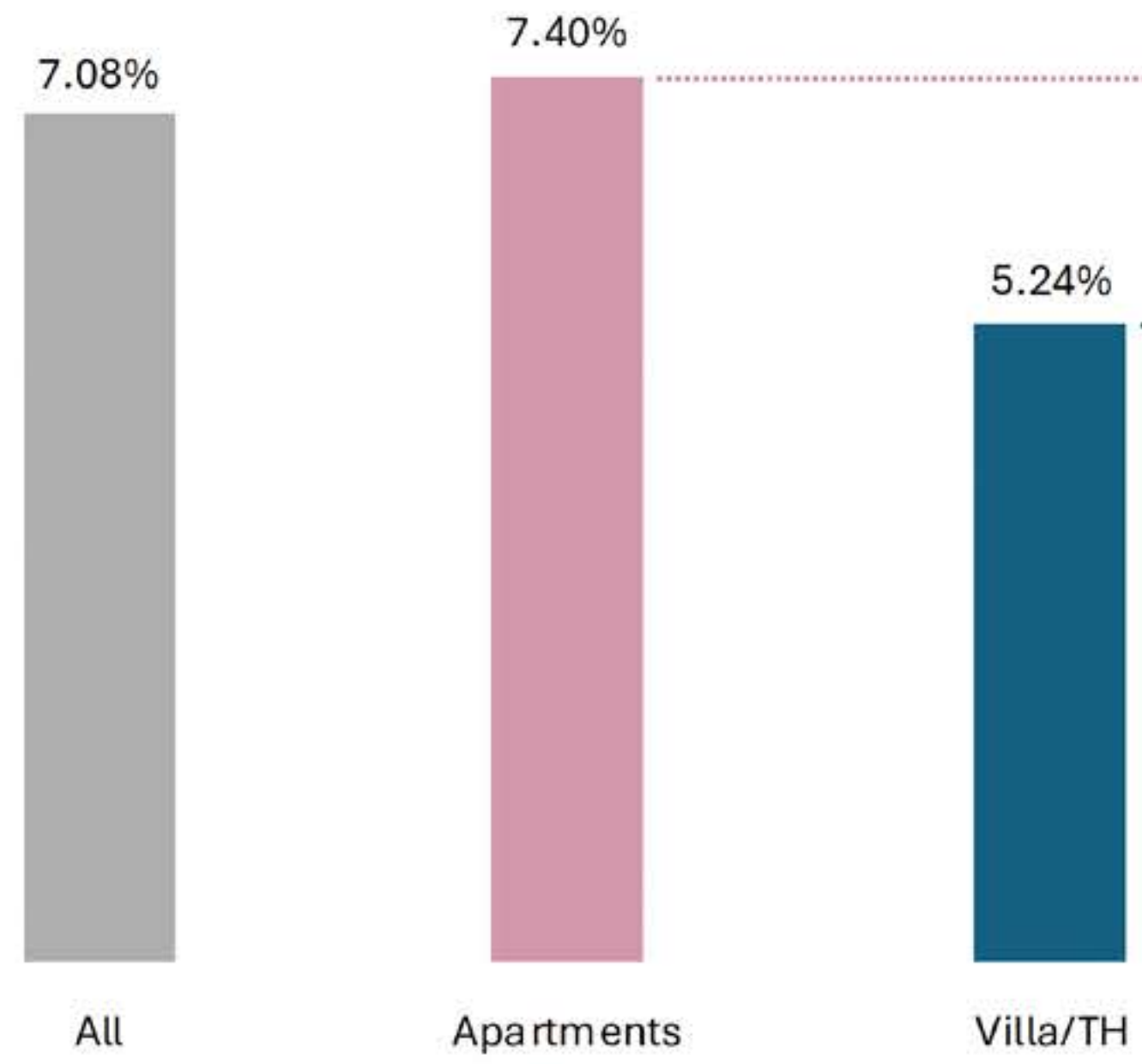
DAMAC Communities Price Trends (AED PSF)



- 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

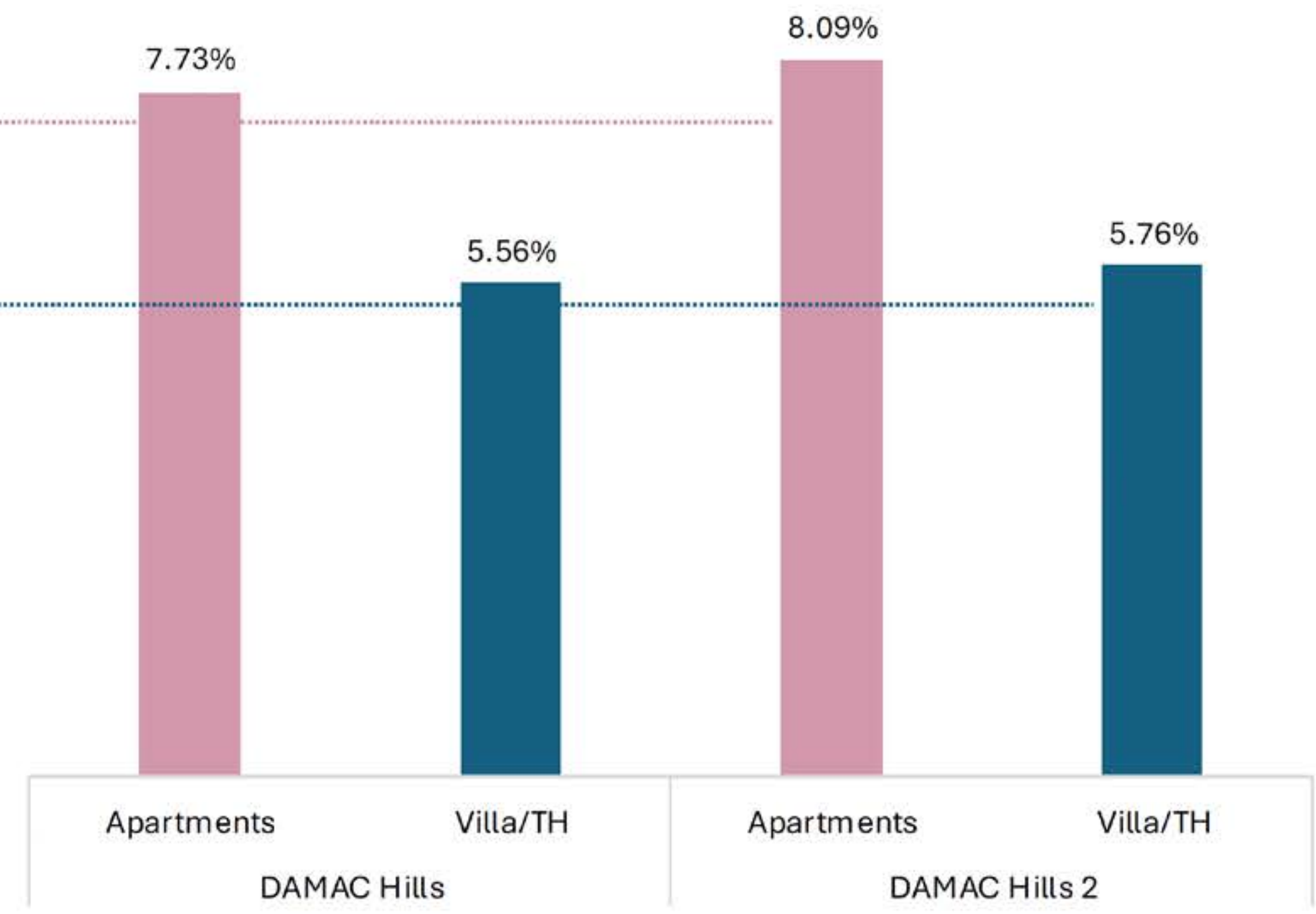
Dubai Annual Rental Yield Trend (New Contracts)

Avg. Gross Annual Rental Yield (Sep 2025)

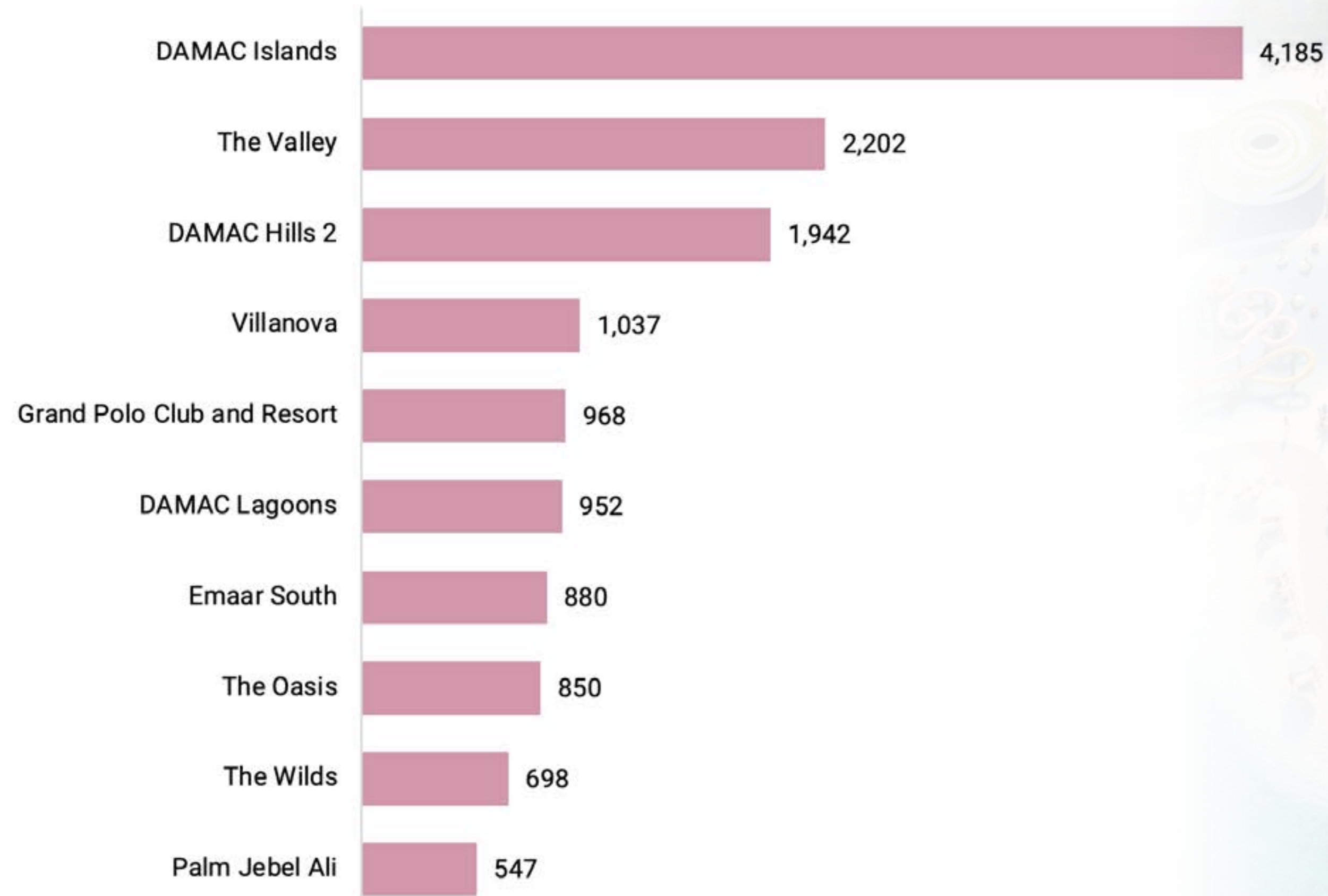


DAMAC Communities

Avg. Gross Annual Rental Yield (Oct 2025)



Transaction Volume in Top 10 Communities - Villas/Townhouses



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)



2.25M

48 MONTHS



2.92M

3.22M

3.54M

84 MONTHS



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.

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.

DO YOU REGRET MISSING
THE AMAZING CHANCE?

DAMAC ISLANDS IS BACK!



DAMAC

ISLANDS 2

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”

WE ARE SUFFERING FROM...



STRESS AND MENTAL
HEALTH ISSUES



ENVIRONMENTAL
DEGRADATION



PHYSICAL HEALTH
PROBLEMS



DISCONNECT FROM THE
SURROUNDINGS



SPIRITUAL AND
EXISTENTIAL CRISIS

...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
THE SURROUNDINGS

SPIRITUAL AND
EXISTENTIAL CRISIS

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
ISLANDS 2

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

Nature-based

Restore the Environment



Wellness

Connect with your surroundings



Adventure

Physical Well-being



Social

Peace of Mind

Culture

Purposeful Living

AMENITIES

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
ISLANDS 2

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

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



BUTTERFLIES NEST



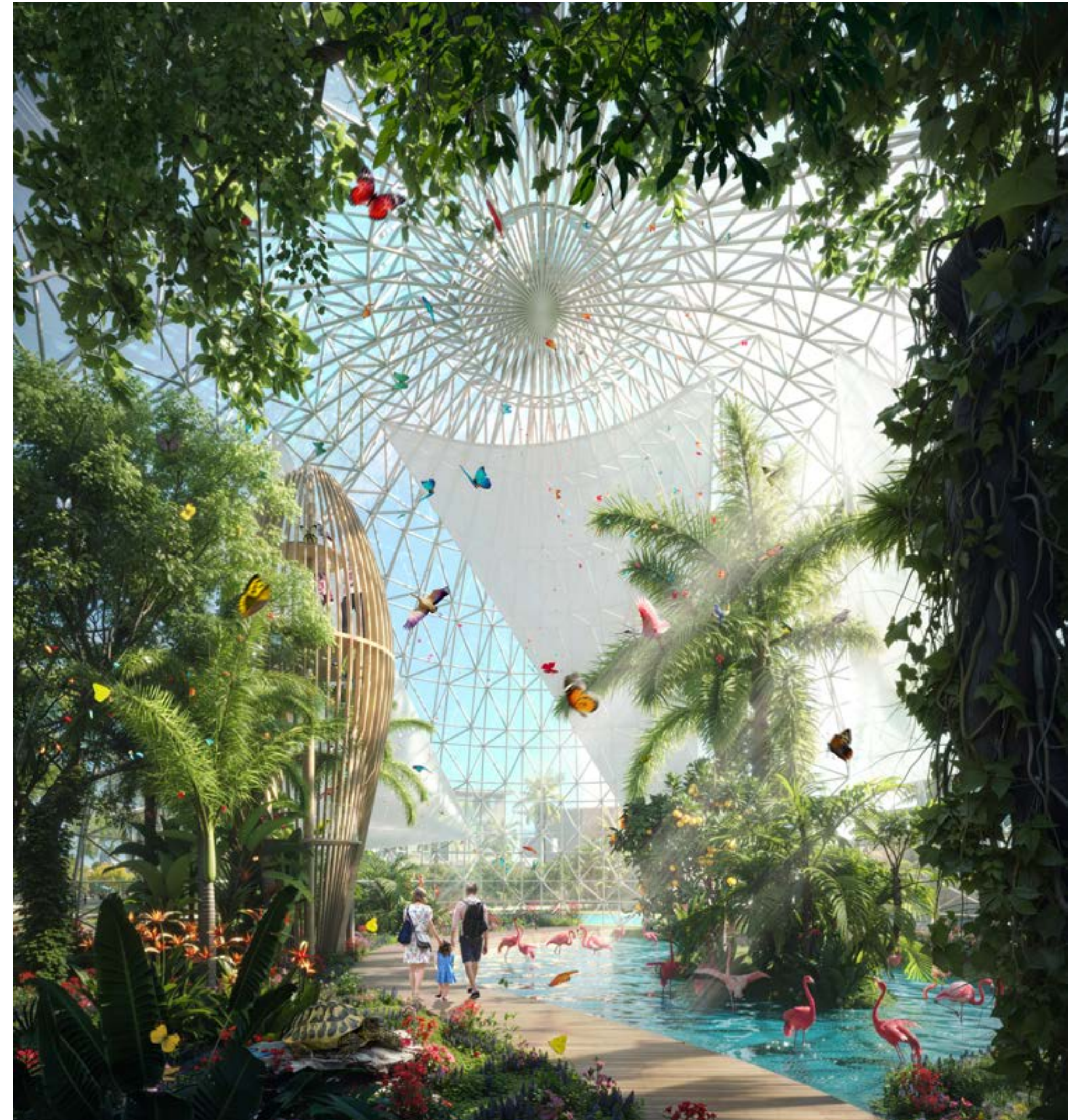
BIRD WATCHING



ORCHARD FIELD



Nature-Based



WHISPERING WATERFALL

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

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



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
ISLANDS 2

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

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
ISLANDS 2

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



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

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

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
ISLANDS 2

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



TREEHOUSE PARK



CANOPY WALK



ZIPLINE PARK

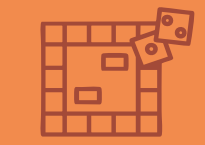


Adventure

AMENITIES



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 Integrated

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

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



TRADING GARDEN



ECO BUSINESS PODS



AI INTEGRATED



ECO HUB: CLUBHOUSE OUTDOOR

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



OUTDOOR RECREATION



OUTDOOR LEISURE



NATURAL SWIMMING
LAGOON



ECO HUB: CLUBHOUSE INDOOR

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



ECO LODGE: HOSPITALITY

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

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

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



THE CULTURAL SQUARE

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





DAMAC
ISLANDS2

INTERIOR DESIGN
V45 VILLA

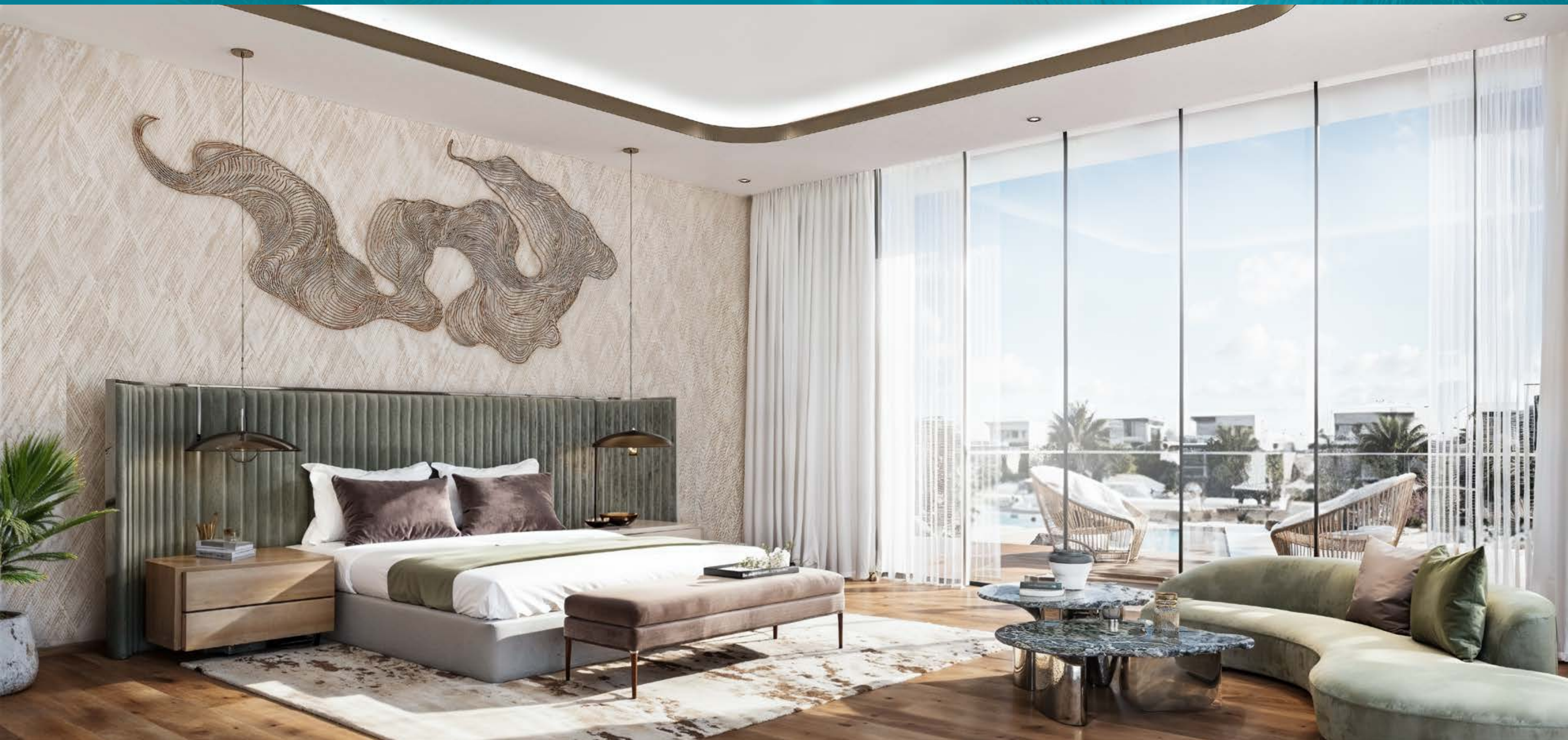
FAMILY LIVING

DAMAC
ISLANDS 2



MASTER BEDROOM

DAMAC
ISLANDS 2



MASTER BATHROOM

DAMAC
ISLANDS 2



INTERIOR DESIGN
TWIN VILLA / TOWNHOUSE

MASTER BEDROOM

DAMAC
ISLANDS 2



LIVING AND DINING

DAMAC
ISLANDS 2



UNITS

V45 – 6-BEDROOM VILLA



DAMAC
ISLANDS 2



V45 – 6 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SA: 583.09 SQ M / 6,276.33 SQ FT

TWIN VILLA – 5-BEDROOM



DAMAC
ISLANDS 2



TWIN VILLA – 5-BEDROOM / TOWNHOUSE 5-BEDROOM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL SA: TWIN VILLA
324.44 S QM / 3,492.24 SQ FT

TOTAL SA: END UNIT
293.41 SQ M / 3,158.24 SQ FT

TOTAL SA: MIDDLE UNIT
262.85 SQ M / 2,829.29 SQ FT

TOWNHOUSE

DAMAC
ISLANDS 2



TOWNHOUSE

DAMAC
ISLANDS 2



TOWNHOUSE – 4-BEDROOM MIDDLE UNIT



GROUND FLOOR



FIRST FLOOR

SA: 203.04 SQ M / 2,185.50 SQ FT

PRICING & PAYMENT PLANS

| 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
Starting from AED
2.75M

5-BR
Starting from AED
3.67M

6-BR
Starting from AED
9.51M

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

ACD: 30 JUNE 2030

DAMAC
ISLANDS2



DAMAC