



RANGE

RAS AL KHAIMAH

WE BUILD YOUR FUTURE





EXECUTIVE SUMMARY

The UAE stands out as a highly sought-after global real estate market, and within it, the Emirate of RAK is currently undergoing a remarkable transformation fueled by the advancement of the Wynn Al Marjan Island project, set to reach completion by the end of 2026. Anticipated as a catalyst, this development is projected to triple the tourist influx by 2027, consequently driving the need for the city's workforce to double, and prompting investments across various sectors including residential real estate, logistics, healthcare, and education. In this dynamic context, Range is actively engaged in crafting a series of real estate ventures in RAK. The inaugural project, The Beach House at Al Marjan Island, an exclusive beachfront development comprising around 80 units, is strategically positioned directly opposite the Wynn Al Marjan Island, boasting prime vistas and more. The construction timeline is slated to commence in 2023, with completion expected by the conclusion of 2027. Leveraging a substantial track record, Range has successfully delivered projects surpassing AED 2 billion and has notably contributed to the creation of some of the world's finest hotels.



THE BEACH HOUSE
At Al Marjan Island



ABOUT RANGE DEVELOPMENTS

Who we are

Range Developments are an award-winning developer of extraordinary resorts and bespoke luxury properties, with an unrivalled track record of delivery. We completed the flagship resort of Park Hyatt St. Kitts in 2017, named as “the best new Caribbean hotel” by CNN and featured on the Condé Nast “Best New Hotels in the World” Hot List in 2018. The InterContinental Dominica Cabrits Resort & Spa was named one of “the hottest new hotel openings of 2019” by Condé Nast. With the addition of Six Senses La Sagesse, Grenada opening in 2023 and InterContinental Grenada Resort opening in 2025, we are creating benchmarks for new levels of hospitality in the Caribbean.

Our fast-growing portfolio also includes the extraordinary homes of Range Luxury Living. With a visionary approach and unparalleled design, Range Luxury Living creates one of a kind living spaces in Dubai’s most opulent neighbourhoods.

OUR EXPERIENCE: HOTEL DEVELOPMENTS



PARK HYATT ST. KITTS®

CHRISTOPHE HARBOUR

Park Hyatt St. Kitts is a luxury 5-star resort, located on a beautiful Caribbean island. Having opened its doors to guests on November 1, 2017, the resort features 126 locally inspired rooms and suites surrounded by world class amenities. The resort is completed under Citizenship by Investment Programme in St. Kitts and Nevis.




INTERCONTINENTAL
DOMINICA CABRITS
 RESORT & SPA

The InterContinental Dominica Cabrits Resort & Spa is the first government approved real estate project in Dominica under the country's Citizenship by Investment Programme. This hideaway resort, one of the best in its class in the Caribbean, was opened in October 2019.



SIX SENSES
LA SAGESSE, GRENADA

The residences, which crown the headland and resort itself, are spread over 38 acres and laid out using the natural topography of the land to create complete privacy and offer panoramic views over the turquoise sea.




INTERCONTINENTAL
GRENADA RESORT

Located in one of the world's idyllic tropical destinations, La Sagesse Beach will soon become home to the new luxury InterContinental Grenada Resort, the latest Citizenship by Investment development by Range Developments. The InterContinental Grenada Resort will offer a wonderful hospitality experience in the most exquisite setting the Caribbean can provide.

OUR EXPERIENCE: RANGE LUXURY LIVING

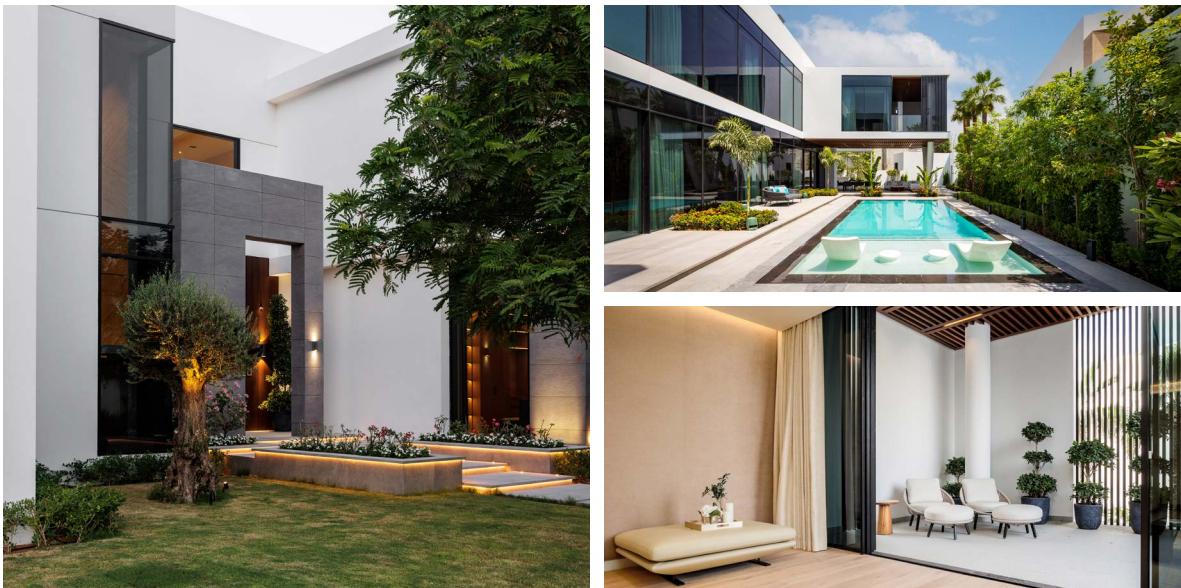
Desert Leaf, Dubai



Silk Leaf, Dubai



R8, Dubai



R9, Dubai





WHY UAE?

UNITED ARAB EMIRATES OVERVIEW

The UAE's strong market fundamentals continue to draw foreign direct investment into the country

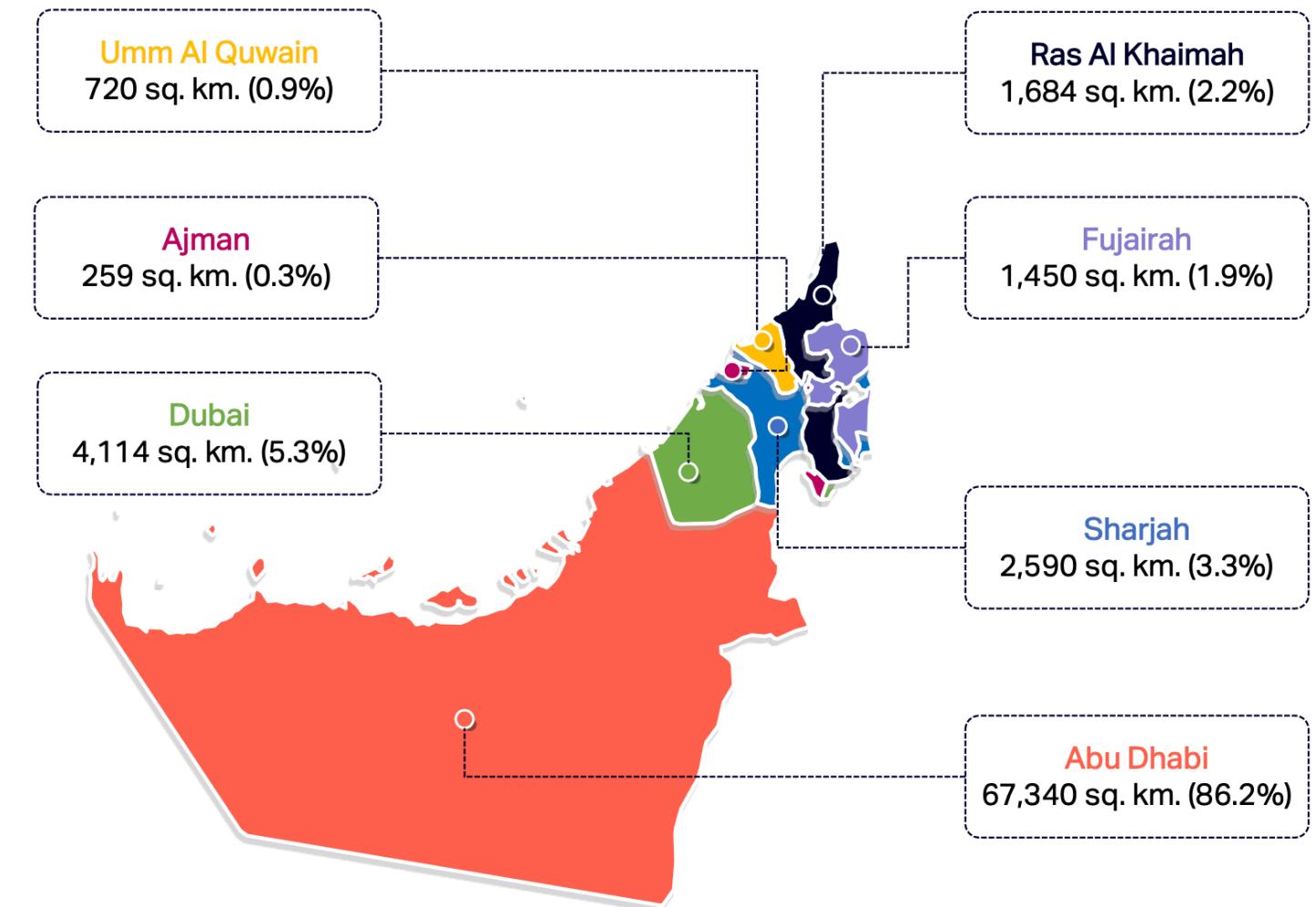
The United Arab Emirates is a federation of seven emirates founded in 1971, with Abu Dhabi as the capital. The below table and map provide an overview of each emirate, including location and land area.

<i>Gross Domestic Product</i>
USD 415 Billion* in 2021 Dependant on Oil Yet More Diversified Than

<i>Population</i>
10 Million in 2021 Steady Growth to Continue Driving Demand Across Asset Classes

<i>Foreign Direct Investment</i>
USD 20.7 Billion Inflow in 2021 Highest FDI Among Arab Countries and Ranked 19th in the World

<i>Tourism</i>
14.8 Million Hotel Guests in 2020 Ranked Highest in the MENA Region on the WEF Travel & Tourism Development Index in 2021



Source: Marjan, World Bank, UNCTAD World Investment Report 2022, WEF Travel & Tourism Development Index 2021

*Constant 2015 USD

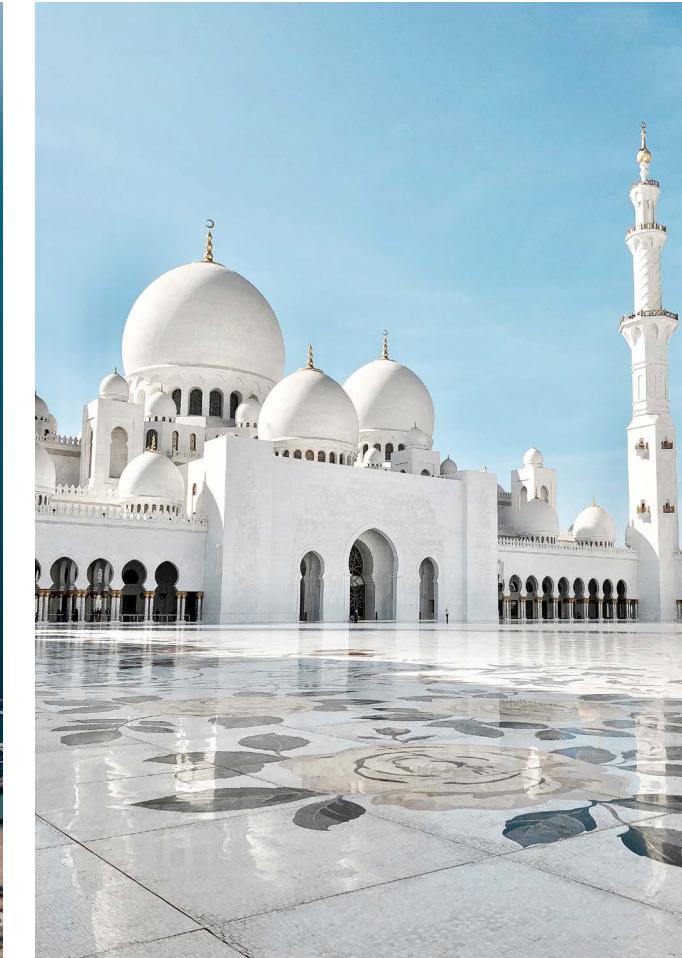


World's most vaccinated nation with **99%** of the population receiving both doses (October 2022)



10 million
UAE population

Ras Al Khaimah - FIRST SAFE CITY IN THE WORLD to receive 'Safeguard Assurance' Label from Bureau Veritas & WTTC



#1
Country where People Feel Safe Walking Alone



#1
In The Middle East Gender parity in government (50/50)



#18
Globally in government gender parity

Hosts **400** of all the world's Fortune **500** companies.



WHY RAK?

STRATEGICALLY CONNECTED

More than 70% of the world's population can travel to RAK in less than 8 hours flight

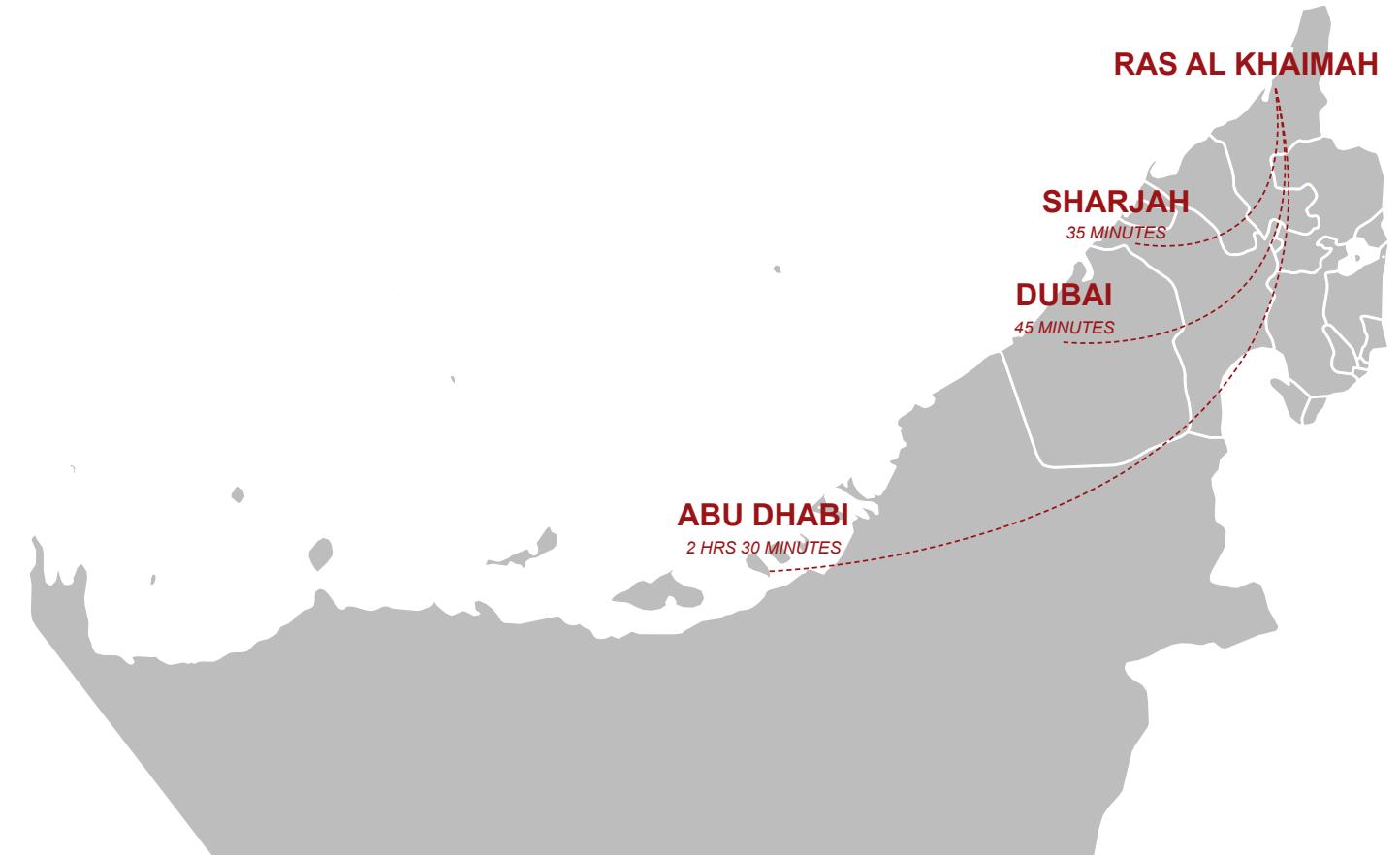


Source: Marjan, RAKTDA

EMIRATE OF RAS AL KHAIMAH OVERVIEW

The Emirate has a long track record of political and social stability and strong public finances.

- Ras Al Khaimah has been consistently rated in the A range by both Fitch Ratings and Standard and Poor's since initiating sovereign ratings over a decade ago.
- RAK's economy is well-diversified. The hydrocarbon extractive industry plays a negligible role in RAK's economy, while a diverse manufacturing base makes up around a quarter of GDP.
- RAK offers an attractive business environment. In 2019, the Emirate ranked 30th for ease of doing business among 190 economies according to the World Bank's global survey, significantly better than the GCC average.

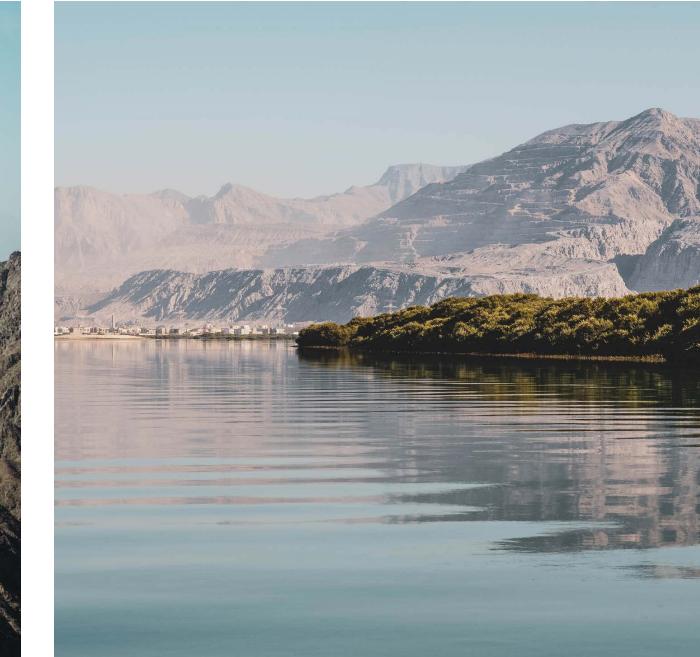


Ratings	S&P: 'A-' Outlook Stable Fitch: 'A' Outlook Positive
Nominal GDP, 2021	AED 40 bn ~ US\$ 11 bn
Government Debt, 2021	9.2% of GDP
Population, 2021	0.4 Million
Key GDP Components	Manufacturing, Trade, Tourism, Financial Services, Construction, Real Estate

Source: Marjan, RAKCSS, Fitch Ratings, IDO

RAS AL KHAIMAH'S IDENTITY

Ras Al Khaimah may be characterized by its culture and history, as well as its varied landscape



CULTURE

- Archeological findings dating back to 5,000 BC
- Area continuously inhabited for 7,000 years
- 18 historic forts, castles, and towers
- Offers unique perspective of UAE and RAK heritage

DESERT

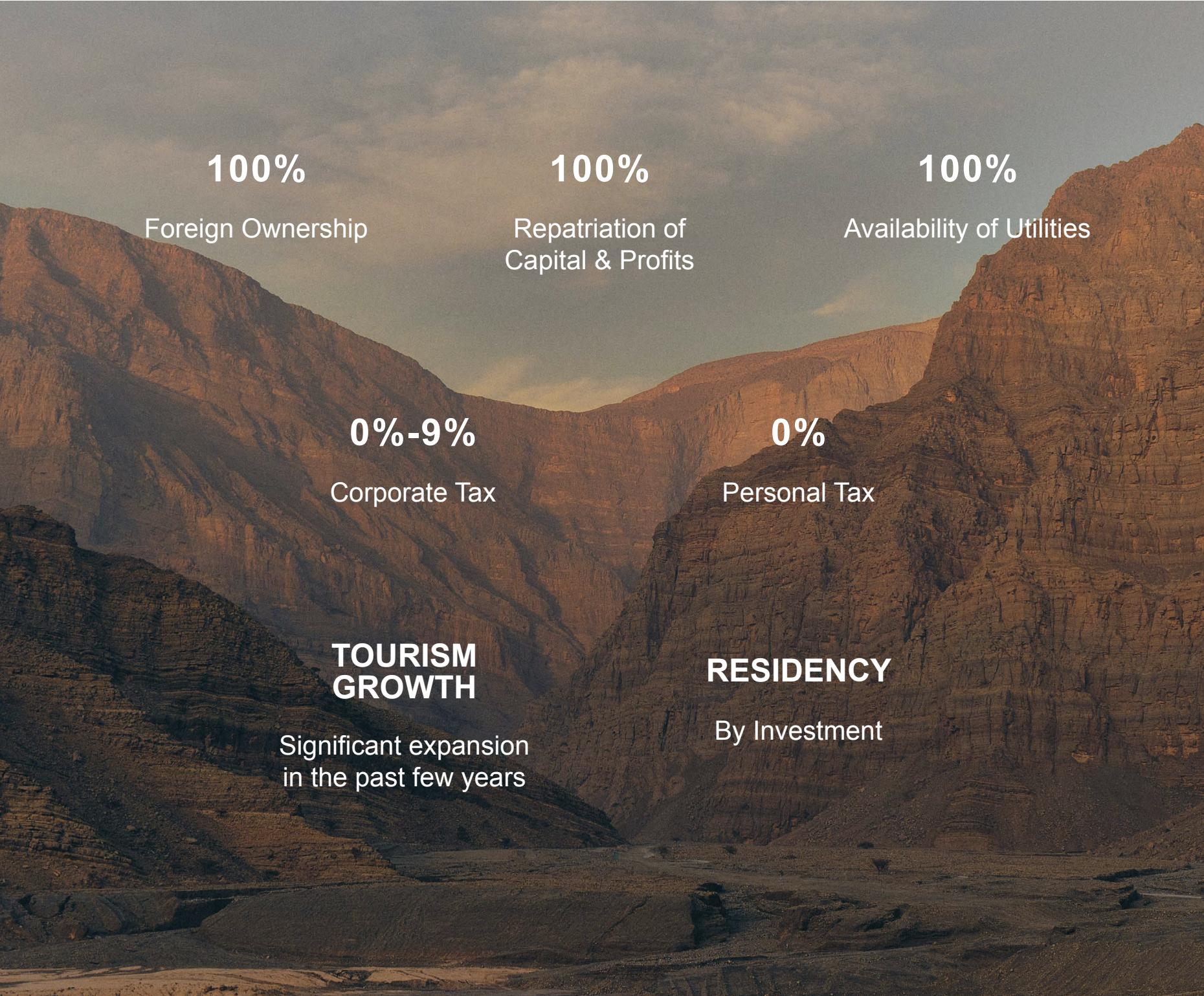
- One of the UAE's most accessible pristine deserts
- Easily accessible from both the beach and the mountains
- Unique fauna and flora and dedicated nature reserves
- Offers off-roading, camping and safari experience

MOUNTAINS

- Jebel Jais, the UAE's tallest mountain at 1,900 meters
- Offers views of the coastline and valleys
- Up to 20 degree temperature differential to the coastline
- Offers hiking, rock-climbing, off- road trails and longest zipline in the world.

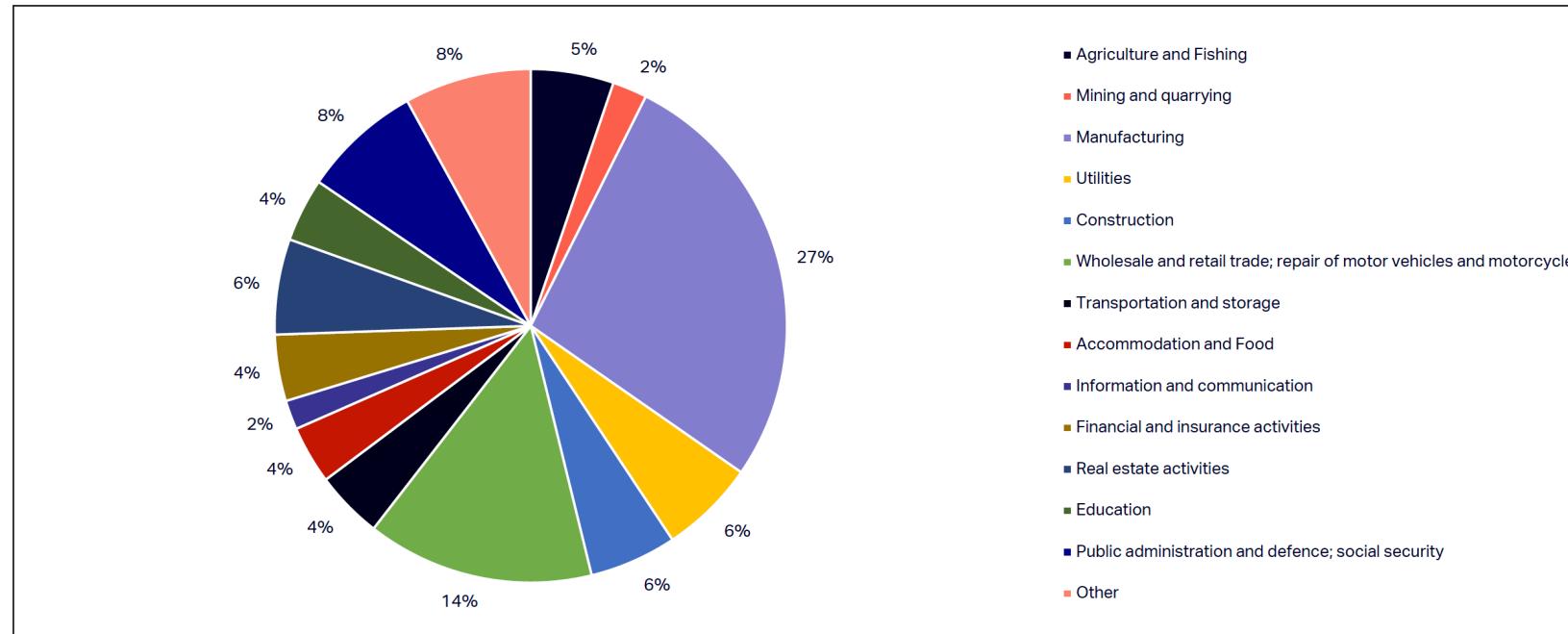
COASTLINE

- 43 kilometers of pristine coastline
- Golden-sand beaches and crystal-clear waters
- Natural mangroves
- Offers water sport activities

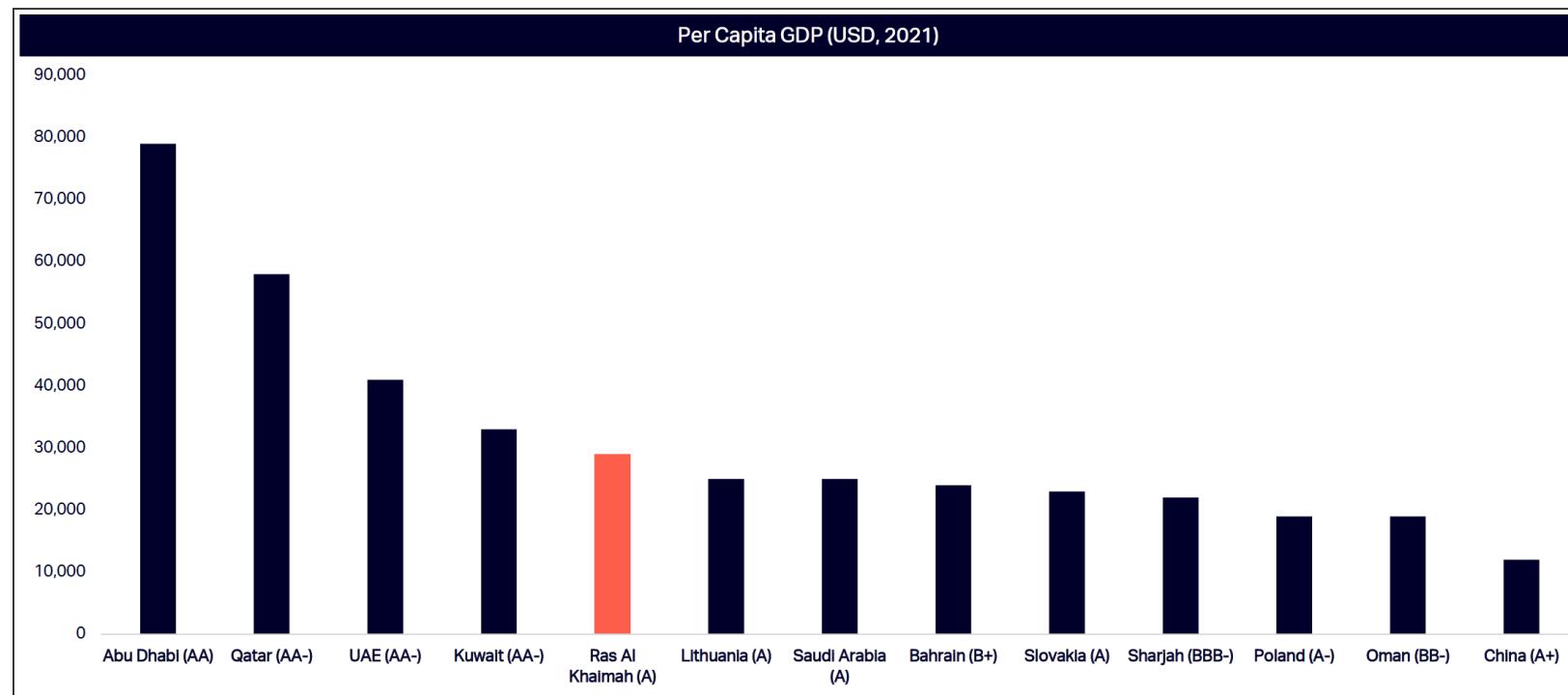


Investors can capitalize on lower development costs and tourism growth

- Added security in a grown and stable economy, which is diversified in four main sectors: real estate, tourism, manufacturing and trading
- Ras Al Khaimah is strategically located on the axis of the GCC, Asia and Africa
- As other competing regional destinations become more expensive and saturated, Ras Al Khaimah can arise as a new attractive, distinguished, yet affordable destination
- Diversified natural settings that other regional destination slack



Percentage distribution of Gross Domestic product by Economic Activity at Current Prices (2021)



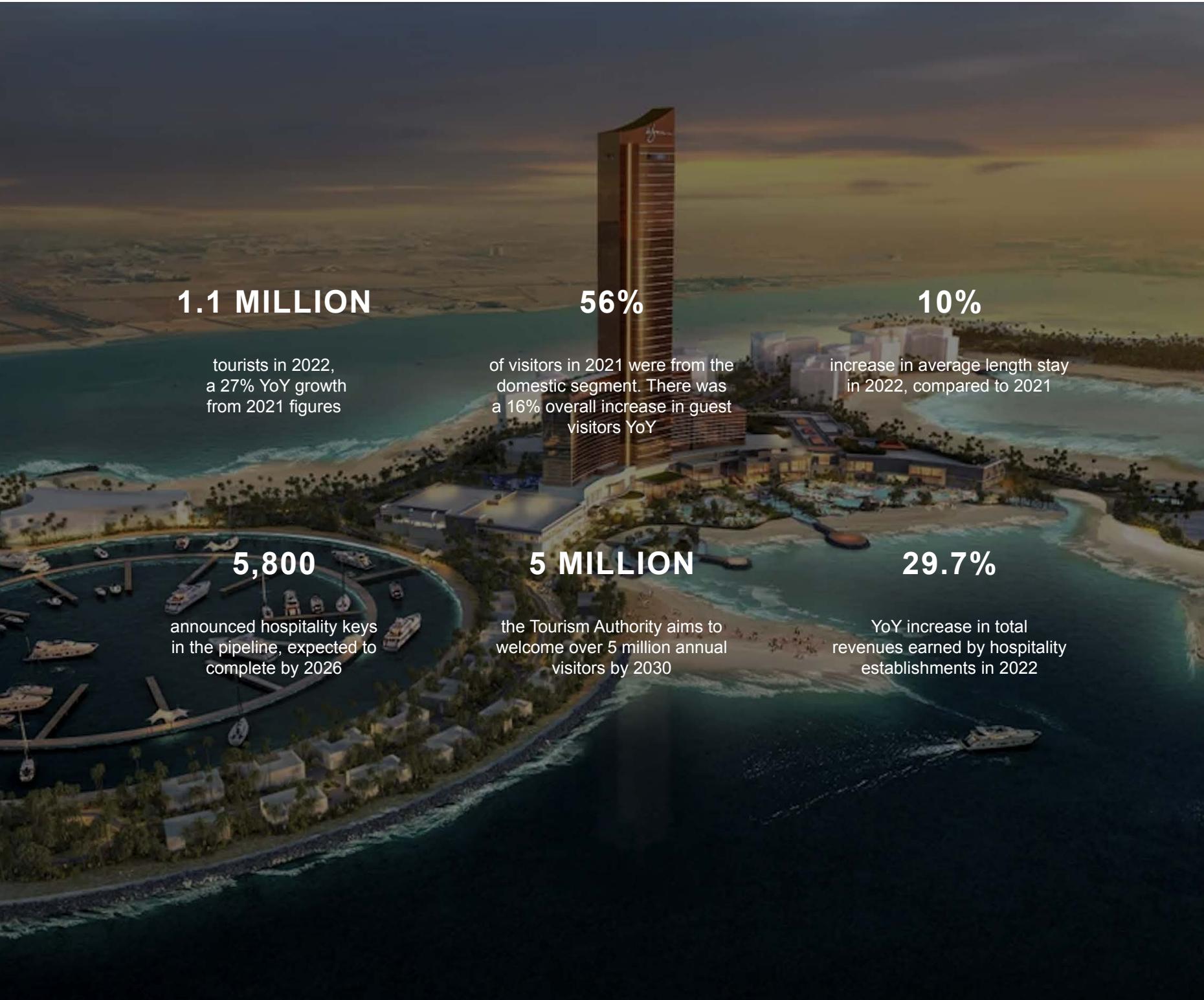
Ras Al Khaimah's GDP per Capita is amongst the highest with respect to neighbouring emirates and countries

Source: Marjan, RAKCSS, Fitch Ratings, IDO

RAS AL KHAIMAH'S MARKET

Key attributes

- Economic Growth, and diversified across many industry types
- Growing Hospitality Market
- 'A' Positive Outlook Affirmed by Fitch
- Business-Friendly Regulatory Environment
- Strategic Location & Connectivity
- Transparent Legal Framework
- Strong Leisure Demand
- A Secure Investment Market
- High GDP per capita among rating peers and neighbouring countries



RAS AL KHAIMAH

Changing the game

Ras-Al Khaimah is an enchanting emirate rooted in ancient history dating back over 7,000 years ago, surrounded by the scenic mountains of the Arabian peninsula, and just a 45-minute drive from glamorous Dubai.

It has experienced rapid economic growth in recent years. The tourism development authority are on an unwavering mission to attract over 5 million visitors by 2030, and are investing in exceptional infrastructure and travel expansion with dedication. Tourism is becoming one of the city's most important economic sectors and focus for GDP growth.

The below summarizes the key advantages that Ras Al Khaimah offers investors



EXCELLENT ACCESSIBILITY

- RAK International Airport expansion
- Multiple seaports and marinas
- E311 and E611 highways connect Abu Dhabi (AUH) and Dubai (DXB) to RAK
- Upcoming Etihad Railway
- More than 70% of the world's population can travel to RAK in less than 8 hours flight



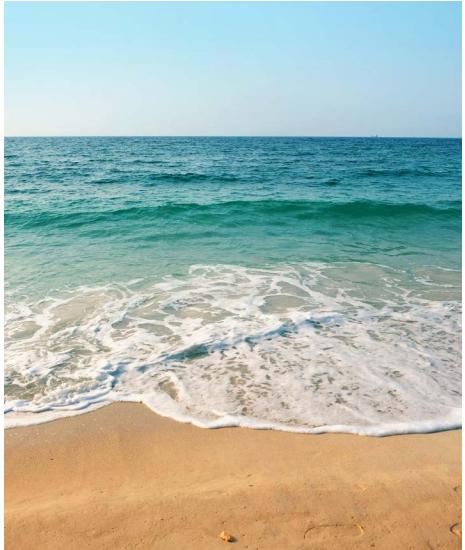
EXCELLENT POSITIONING

- Hotels in RAK are heavily reliant on attracting price sensitive guests with a proposition of a superior product offering at an affordable rate
- Such positioning ensures that RAK complements other regional destinations instead of competing with them



CHANGING DEMOGRAPHICS

- RAK's population is expected to grow by more than 11% in less than 5 years
- Household formation is on the hike
- The casino within Wynn Al Marjan Island's forthcoming 2026 establishment is poised to revolutionize tourism in the emirate. Colliers predict that it could attract a staggering 5.5



EXCELLENT MARKETING

- RAK Tourism Development Authority has been working diligently to promote RAK as a new beach resort destination
- RAKTDA's effort to promote the Emirate has been successful so far and can be felt through widening regional and international awareness, and increasing tourist arrivals



IMPROVING ECONOMY

- Diversified economy with no single segment contributing more than 20% of its GDP
- RAK Investment Authority's Free Zones initiative is boosting corporate presence, and white collar workers population



INFRASTRUCTURE INVESTMENT

- Improved retail offerings within the city (Hamra Mall, Manar Mall, etc)
- Investments in sports infrastructure and the world's longest and highest zip line in Jebel Jais
- Investments in leisure and entertainment in the form of theme parks, and amusement parks

AL MARJAN ISLAND OVERVIEW

Al Marjan Island is RAK's flagship development located roughly 35 km away from the Ras Al Khaimah International Airport

Key Facts

2.7 SQKM

Reclaimed Land

8,000

Planned Hotel
Keys

7.8 KM

Pristine Beaches

12,000

Planned
Residential Units

23 KM

Waterfront

600

Holiday Villas

- The island is a man-made development which extends 4.5 km into the Arabian Gulf.
- It has been meticulously master planned to deliver a mixed-use project that represents the commitment to making Ras Al Khaimah a global destination for investors, developers, travelers and residents.
- Al Marjan Island has established a world-class, sustainable beach resort-style community that caters to everyone.

WYNN AL MARJAN ISLAND

The Wynn Al Marjan Island will be a multi-billion USD Integrated Resort and was announced on January 26th, 2022.

A joint venture between Marjan, Wynn Resorts, and RAK Hospitality. The Integrated Resort will open in 2026 and will consist of:



c. 1,500
Hotel Keys



c. 24
Dining & Lounge
Experiences



MICE Area



Spa



Entertainment Area
(with Theatre)



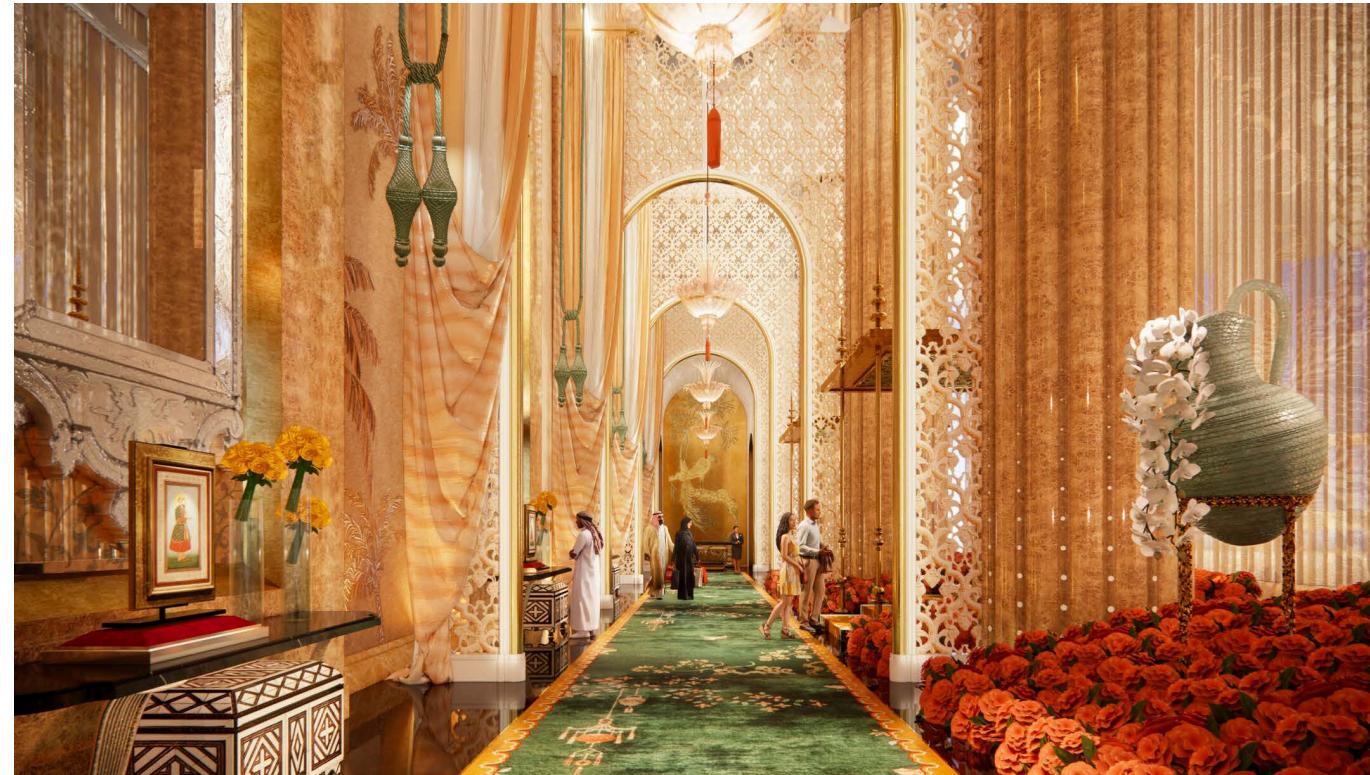
Gaming Area

The deal represents the largest FDI in the hospitality sector in Ras Al Khaimah.

Wynn Resorts is the highest-rated independent hotel company in the world operating in Nevada, Boston and Macau.



WYNN AL MARJAN ISLAND



CGI, Hotel Reception



CGI, Exterior

Craig Billings, CEO of Wynn Resorts, said:

“We have spent the past year meticulously programming and conceiving Wynn Al Marjan Island, carefully considering its unique location. I am incredibly proud of our design and development team’s ability to impart our legacy of rich, thoughtful design into a sun-soaked beachside resort that will delight customers, new and old.”

WYNN AL MARJAN ISLAND IN THE PRESS

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PROPERTIES

In pictures: Wynn Al Marjan Island, a \$3.9 billion UAE casino resort

CONSTRUCTION BUSINESS NEWS

Marjan to develop a multibillion-dollar integrated resort in RAK with Wynn Resorts

HKS Architects appointed to develop Wynn's UAE project



HKS Architects have been appointed to develop the concept and design of a planned multi-billion dollar project from Wynn Resorts in the United Arab Emirates.

The project is on the man-made Al Marjan Island and the U.S. operator is partnering with master developer, Marjan and RAK Hospitality.

HKS is the architect behind the newly opened **NUSTAR Resort & Casino** in the Philippines, as well as the Venetian Macau and a revamp of Resorts World Sentosa.

The flagships development of Marjan, Al Marjan Island is a man-made island that is being turned into a world-class resort destination with five-star hotels and residential developments.

The resort's current scope includes a luxury hotel of more than 1000 rooms, a high-end shopping esplanade, state-of-the-art meetings and convention facility, an exclusive spa, and a golf course.

Arabian Business

US hotel and casino operator Wynn Resorts will offer Ras Al Khaimah "new way to develop," says tourism boss

Set to open in 2026, the integrated resort will add to the emirate's tourism diversification efforts which currently include sports and sustainability attractions

Gulf Business

INDUSTRY | GCC | LIFESTYLE | EVENTS | EXPO 2020 | **TECH TALK**

Home > Lifestyle

New department in Ras Al Khaimah to regulate entertainment and gaming operations

The scope of activities of the Department of Entertainment and Gaming Regulation established will cover licensing, taxation, operational procedures, and consumer safeguards



REUTERS

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January 25, 2022 8:50 pm GMT+4 Last updated 5 months ago

Middle East

UAE inks deal with casino giant Wynn as Gulf state eyes gambling

By Lisa Barington and Abeer El-Vakil



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Latest Updates

Las Vegas's Wynn announces UAE resort with gaming facilities



Gulf Business

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Marjan partners with Wynn Resorts to develop multi-billion dollar resort in Ras Al Khaimah

The multi-purpose integrated resort – the first in the MENA region by Wynn Resorts – marks the largest of its kind foreign direct investment in Ras Al Khaimah



CNN BUSINESS

Markets | Tech | Media

MIDDLE EAST

Wynn Resorts wants to bring 'gaming' to the UAE

By Celine Alkhalef, Eoin McSweeney and Hamza Noor, CNN

Updated 10:11 GMT (18:11 HKT) January 27, 2022



Business Traveller

FORUM | NEWS | COMPETITIVE

Wynn to open 1,000-room hotel in Ras Al Khaimah

By Tom Cawley | 27 Jan 2022 | 11:00 AM | 0 comments



GULF NEWS

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UAE: Ras Al Khaimah inks deal with hospitality giant Wynn

The planned resort is scheduled to open in 2026



TRAVEL

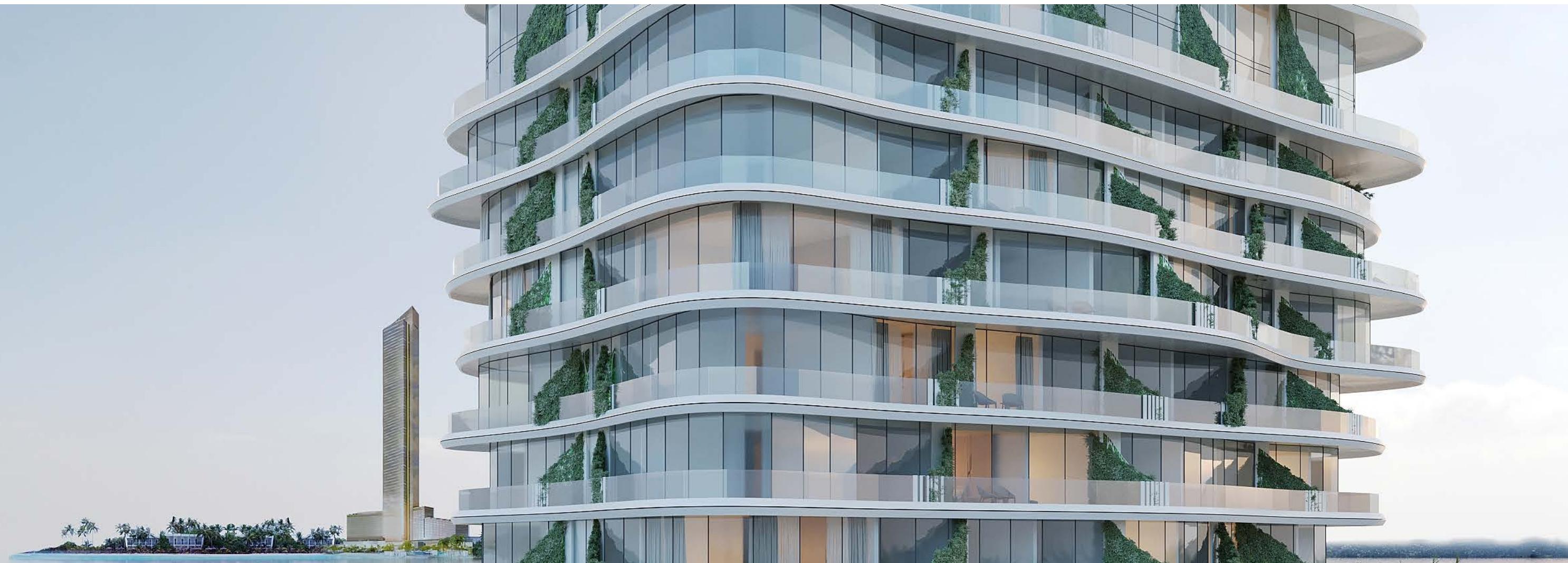
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Wynn Al Marjan Island in Ras Al Khaimah unveils first renderings of mega resort

The multibillion-dollar resort is expected to open in 2027 with 1,500 rooms, suites and villas



Source: Various Media



THE OPPORTUNITY

PROJECT LOCATION ON AL MARJAN





THE BEACH HOUSE
At Al Marjan Island

Elevated living, beach side tranquility

The Beach House at Al Marjan Island has been designed as a landmark serviced residence in the growing island-scape of Al Marjan Island.

Modelled on the luxury of simplicity and convenience, a team of the finest craftsmen have been gathered to design three different apartment styles and ample shared amenities to provide owners with a hassle-free lifestyle, overlooking the Wynn Al Marjan Island on the opposite shore.

The Beach House at Al Marjan Island



The Beach House at Al Marjan Island



The Beach House at Al Marjan Island



The Beach House at Al Marjan Island





The Beach House at Al Marjan Island

The Beach House at Al Marjan Island



The Beach House at Al Marjan Island



The Beach House at Al Marjan Island

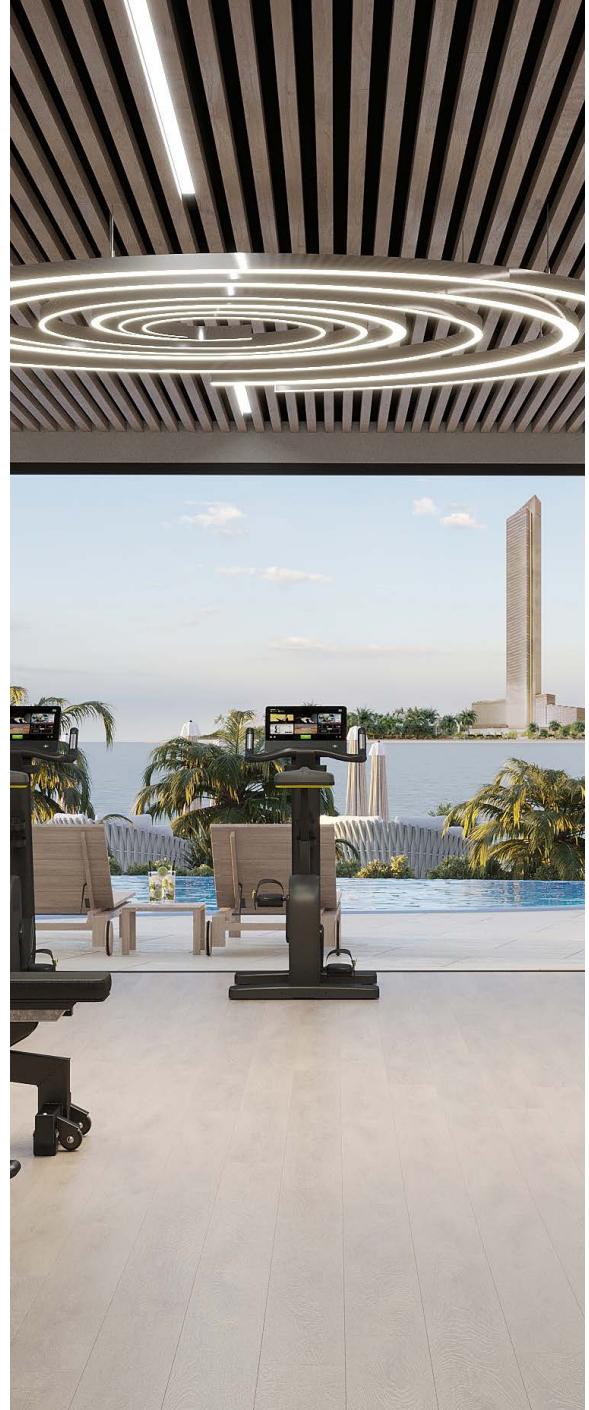
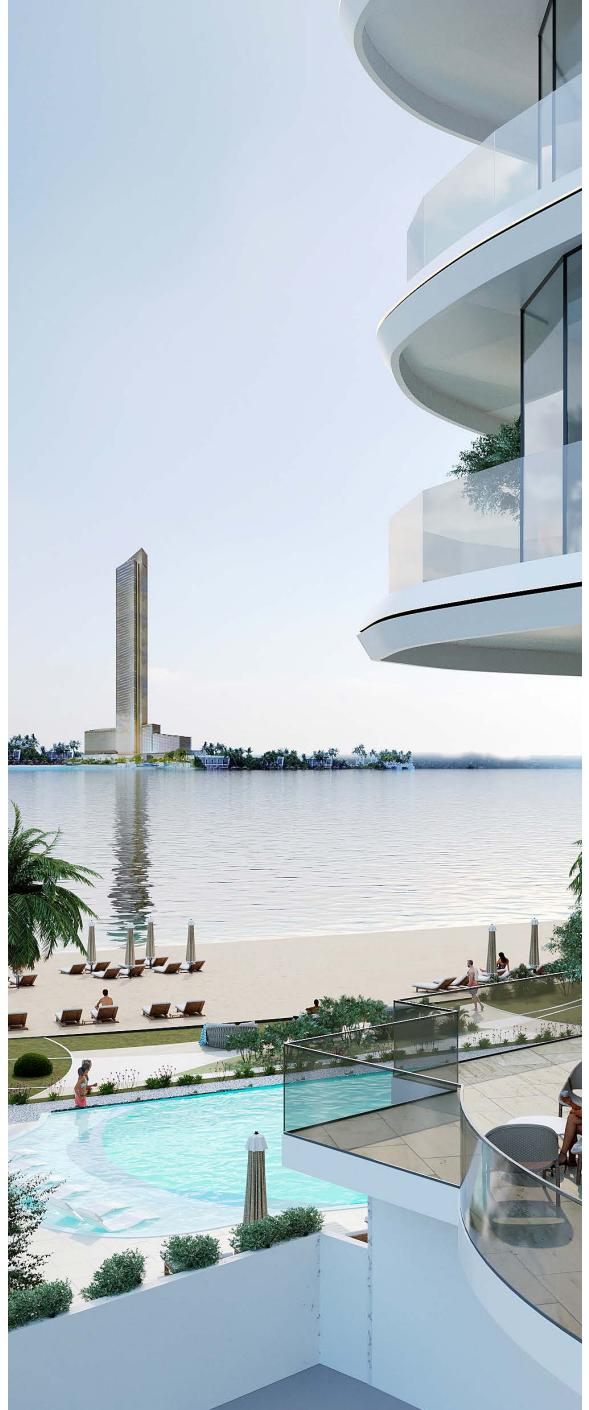
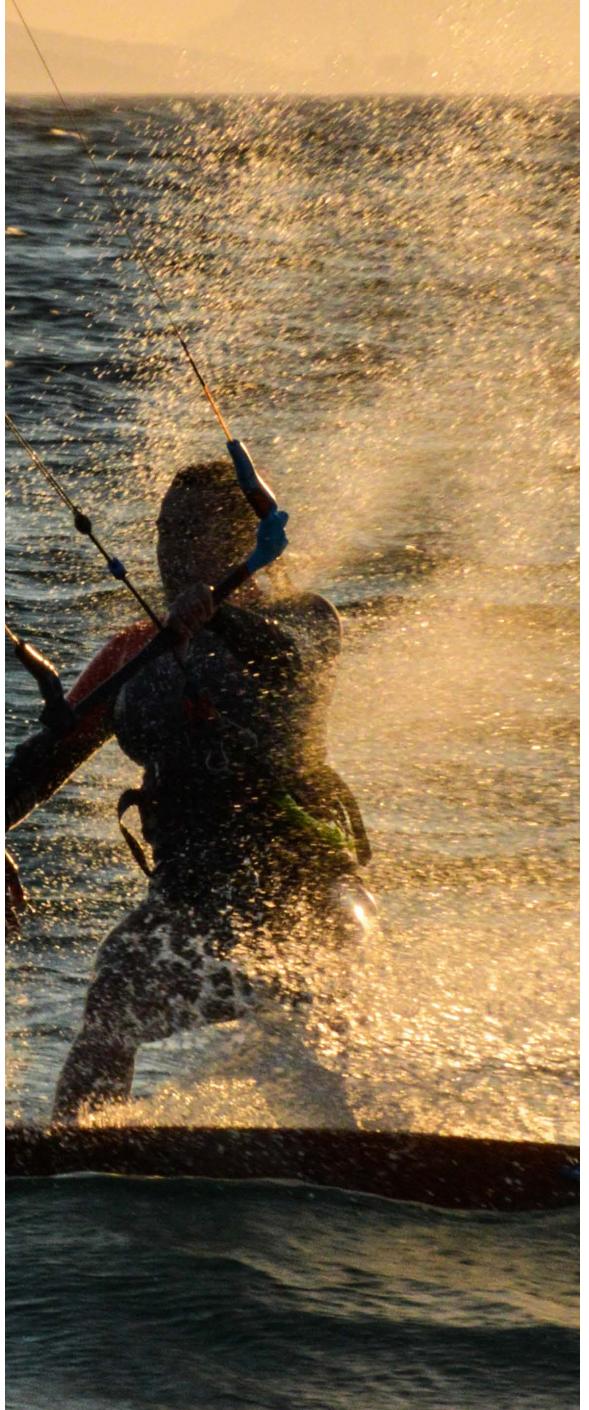




The Beach House at Al Marjan Island

The Beach House at Al Marjan Island





EXQUISITE AND CONTEMPORARY
INTERIORS

GLAMOROUS AND ADVENTURE FILLED
LIFESTYLE

BEACHFRONT ACCESS AND
VIEWS OF THE SEA AND WYNN AL
MARJAN ISLAND

THOUGHTFULLY CURATED
OWNER AMENITIES

AN AUTHENTIC AND
APPEALING BRAND



THE BEACH HOUSE
At Al Marjan Island



Exceptional Comfort and Elegance

The Beach Residences at Al Marjan Island embodies the perfect combination of modern architecture and serene beachfront living.

Its distinctive facades and vast, floor-to-ceiling windows illuminate every space with natural light, creating a harmonious balance between indoor luxury and outdoor tranquillity. These homes are not only visually stunning but are also equipped with top-tier finishes, designer lighting, and advanced appliances, offering an elevated lifestyle by the sea.



The Beach Residences at Al Marjan Island



The Beach Residences at Al Marjan Island

The Beach Residences at Al Marjan Island





The Beach Residences at Al Marjan Island

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The Beach Residences at Al Marjan Island



The Beach Residences at Al Marjan Island



The Beach Residences at Al Marjan Island





The Beach Residences at Al Marjan Island

The Beach Residences at Al Marjan Island





The Beach Residences at Al Marjan Island: The Townhouses

The Beach Residences at Al Marjan Island: The Townhouses



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The Beach Residences at Al Marjan Island: The Townhouses

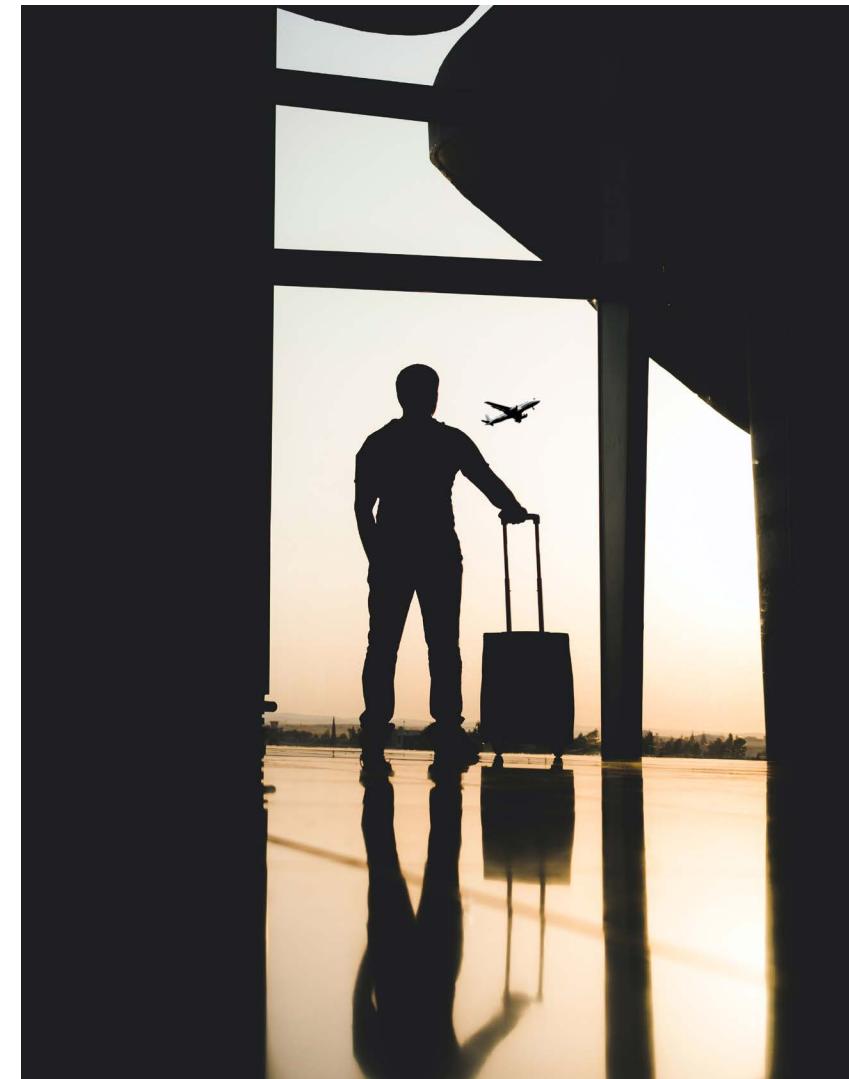
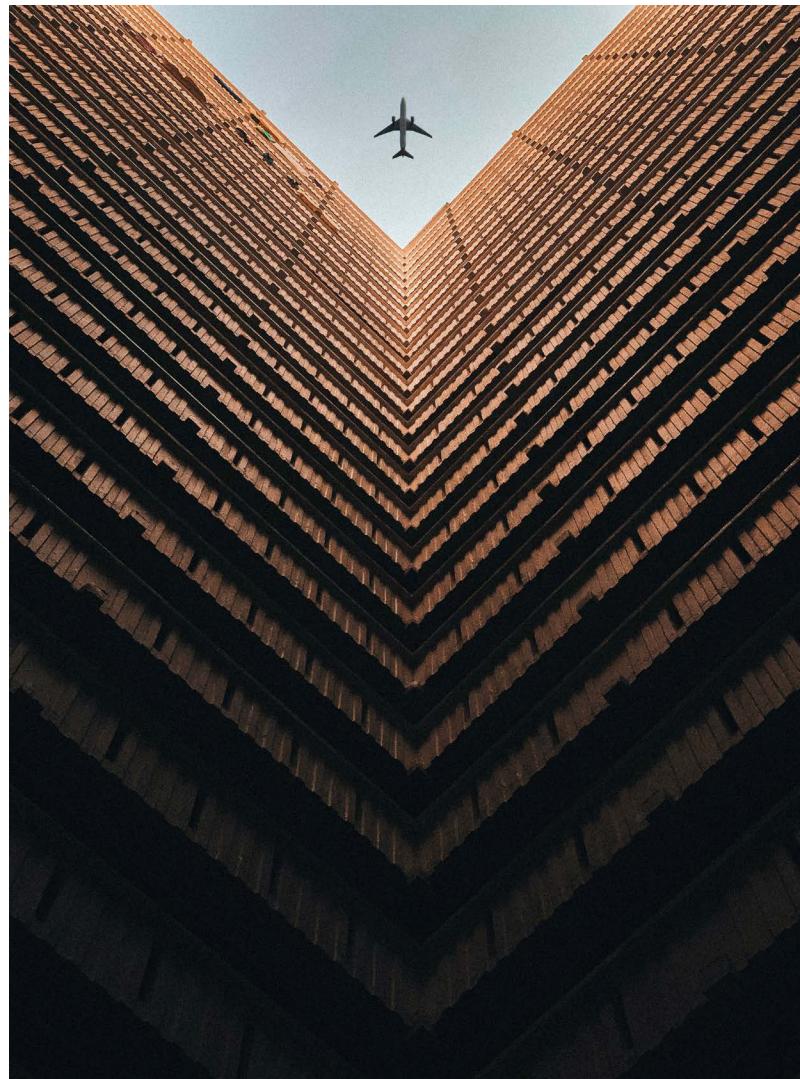




The Beach Residences at Al Marjan Island: The Townhouses

GOLDEN VISA

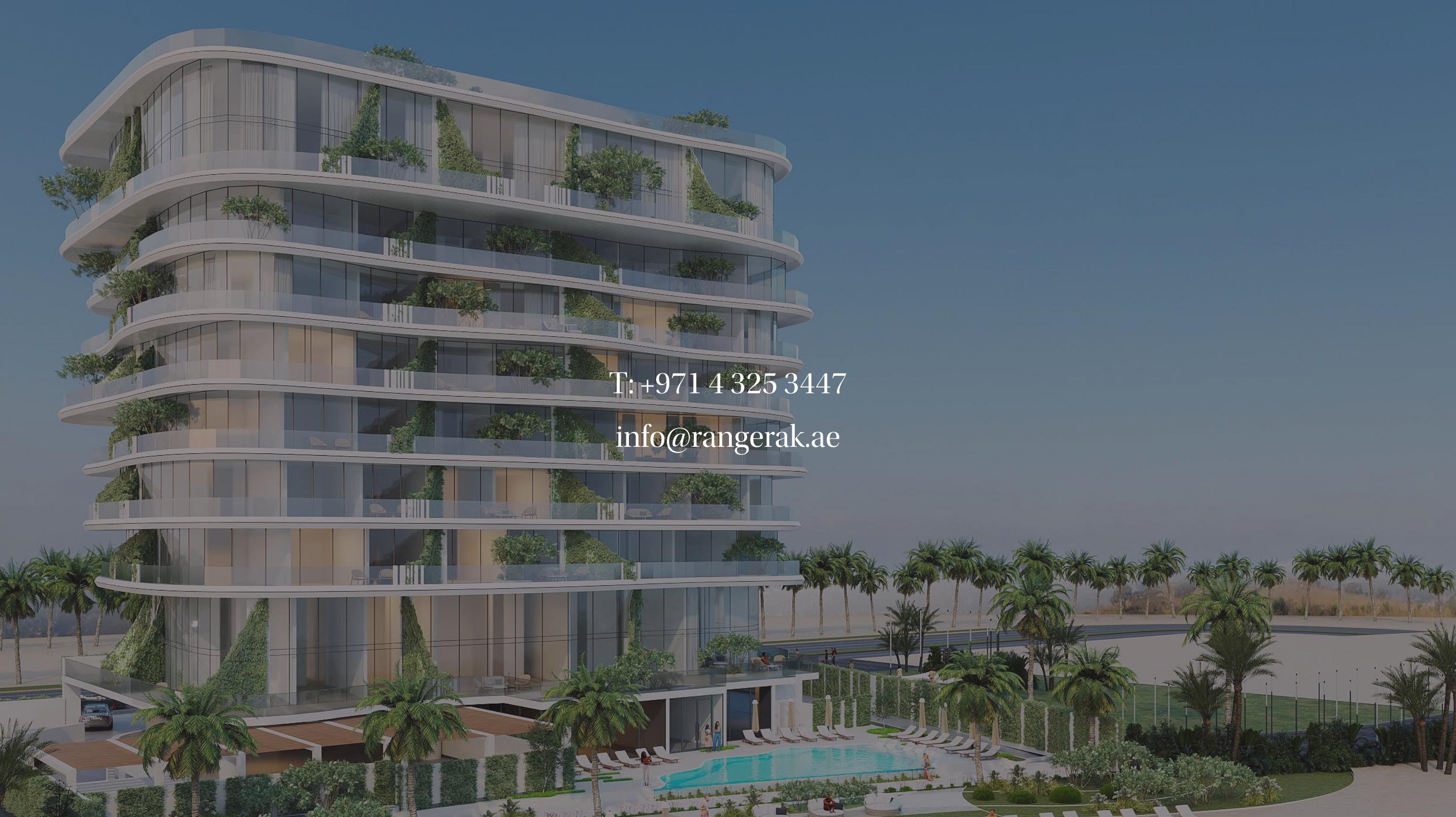
The UAE's Golden Visa program provides foreign investors and their families the opportunity for extended residency by making significant investments in the country's economy.



The UAE's Golden Visa is a program offering foreign investors and their families the chance to secure residency by making a substantial economic contribution to the country. By investing in sectors such as real estate, businesses, or government bonds, participants stimulate economic growth while gaining the advantage of residing, working, and traveling within the UAE. This initiative underscores the country's commitment to attracting global talent and fostering economic development, though it has also raised discussions regarding its implications on ethics and financial transparency.

Benefits of Golden Visa

- an investment of no less than AED2 million into one or more properties will entitle investor to apply for a long-term and renewable residence visa valid for 10 years
- a self-sponsored visa
- ability to stay outside of the UAE for any amount of time without having their visa nullified
- sponsoring their family members, including spouses and children
- sponsoring their parents for a 10-year residency without the need to pay additional deposits
- sponsoring an unlimited number of domestic helpers
- allowing family members to stay in the UAE until the end of their permit duration in the event the primary holder of the Golden Visa passes away



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