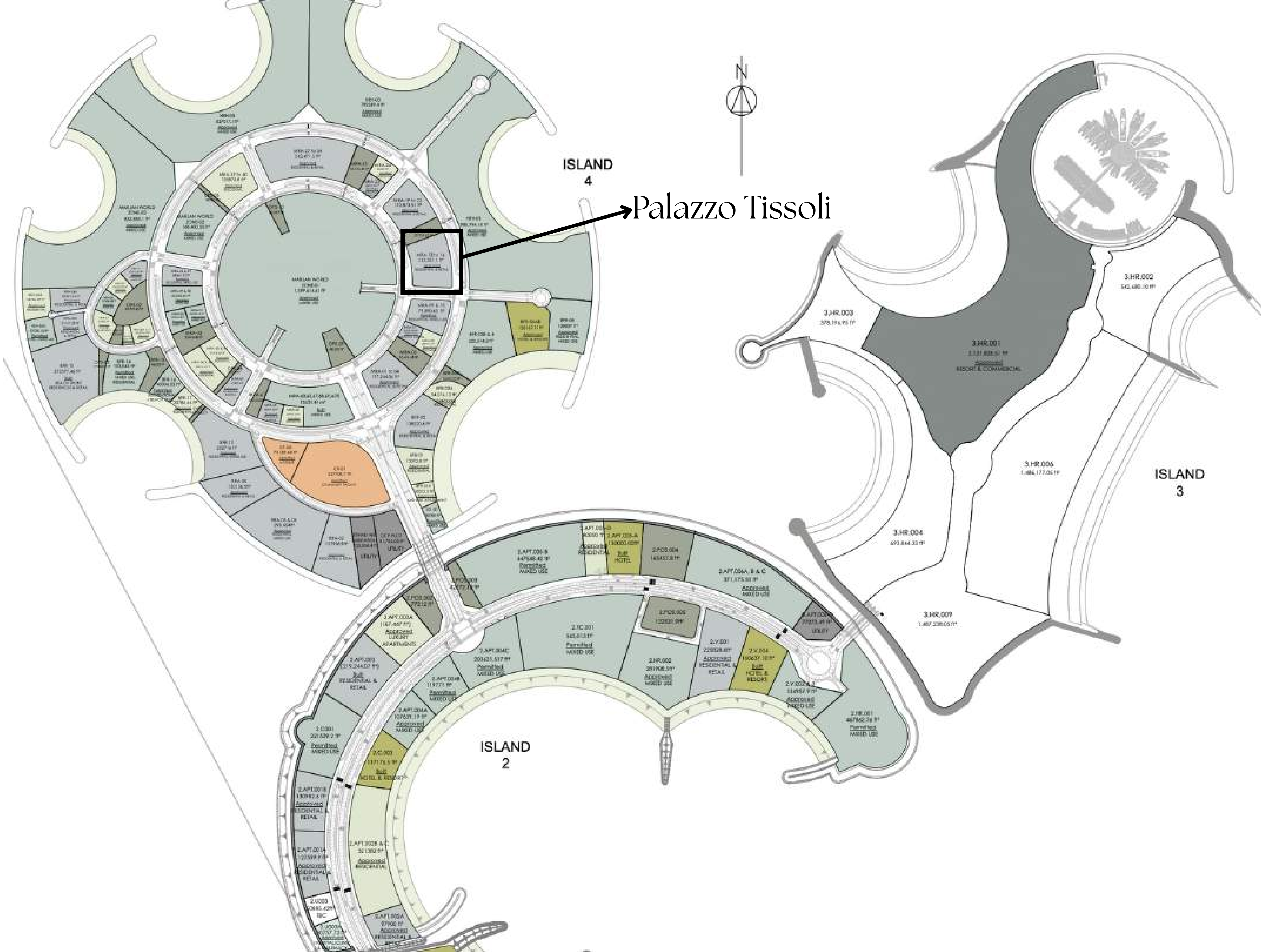
TISSOLI


N
ISLAND
4
Palazzo Tissoli
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3.HR.001
RESORT & COMMERCIAL
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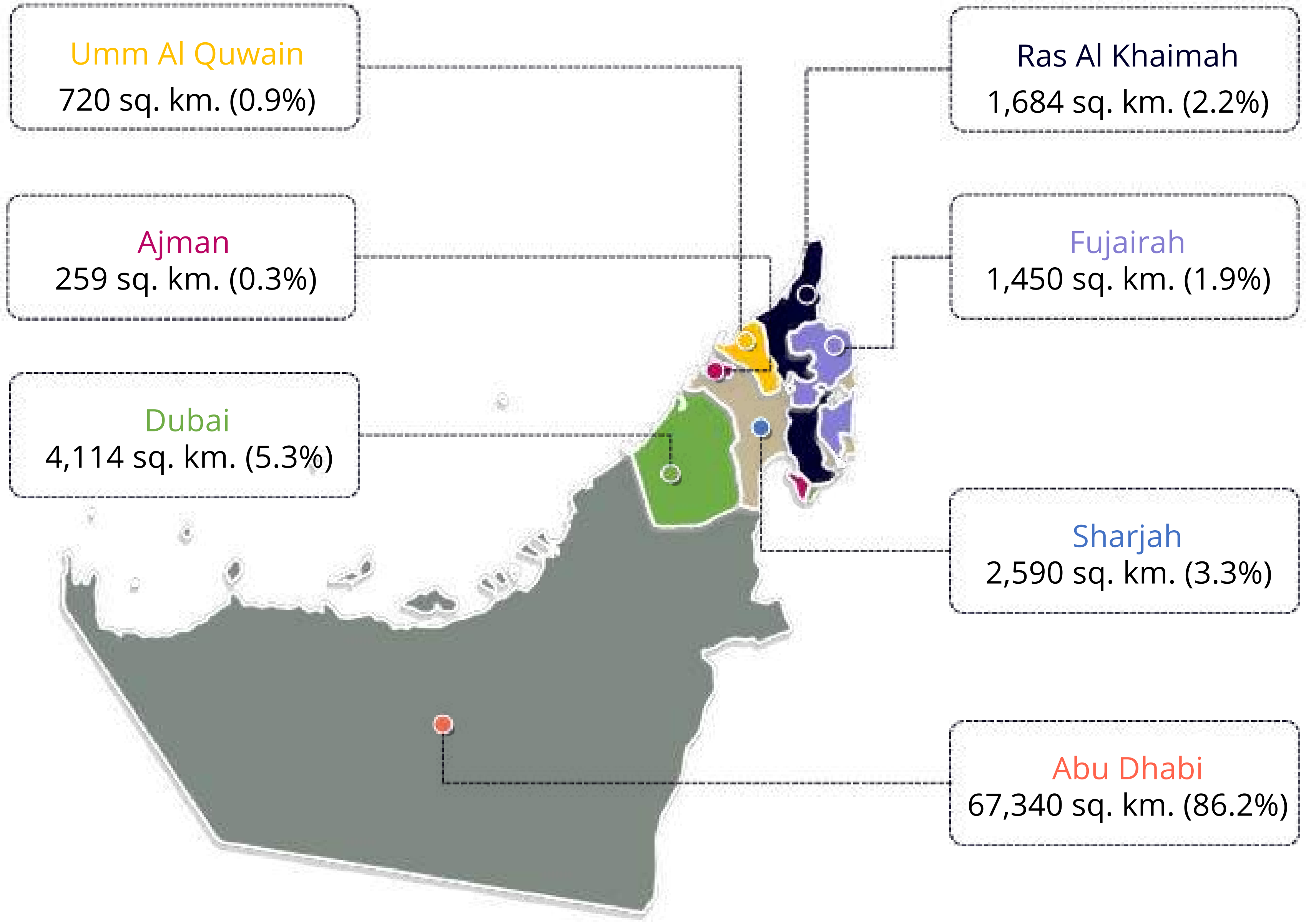
United Arab Emirates Overview

The UAE's strong market fundamentals continue to draw foreign direct investment intothecountry

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.



Gross Domestic Product

USD 504 Billion* in 2023

Oil is a strong contributor to GDP, but UAE Tourism Strategy 2031 is targeted to raise tourism contribution to $123bn

Population

10.17 Million in 2023

Steady Growth to Continue Driving Demand Across Asset Classes

Foreign Direct Investment

USD 30.7 Billion Inflow in 2023

Highest FDI Among Arab Countries and Ranked 2nd globally in FDI Inflows

Tourism

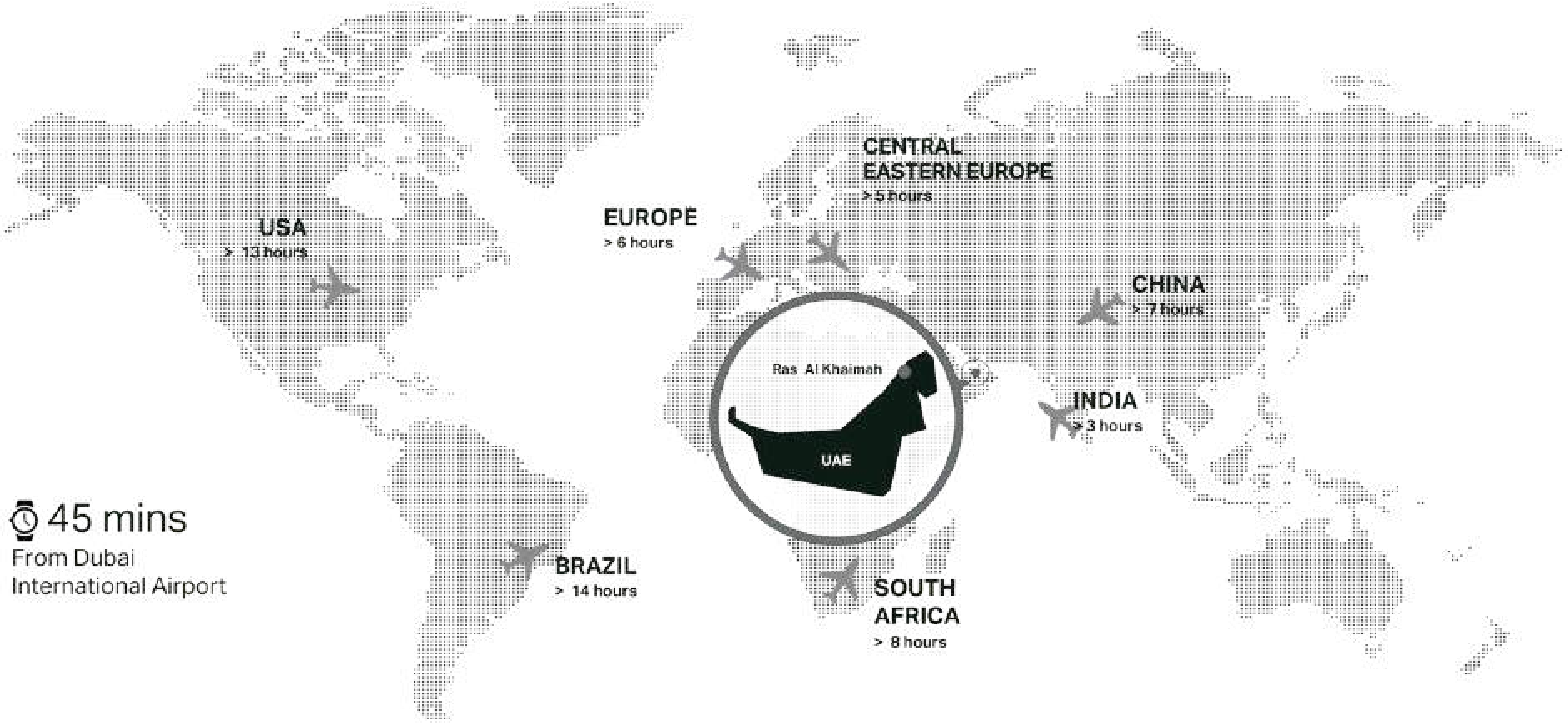
28 Million Hotel Guests in 2023

Ranked1 in the Region and18 globally on the WEF Travel & Tourism Development Index in 2024

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

** Constant 2015 USD*

Ras Al Khaimah: A Global Access Point



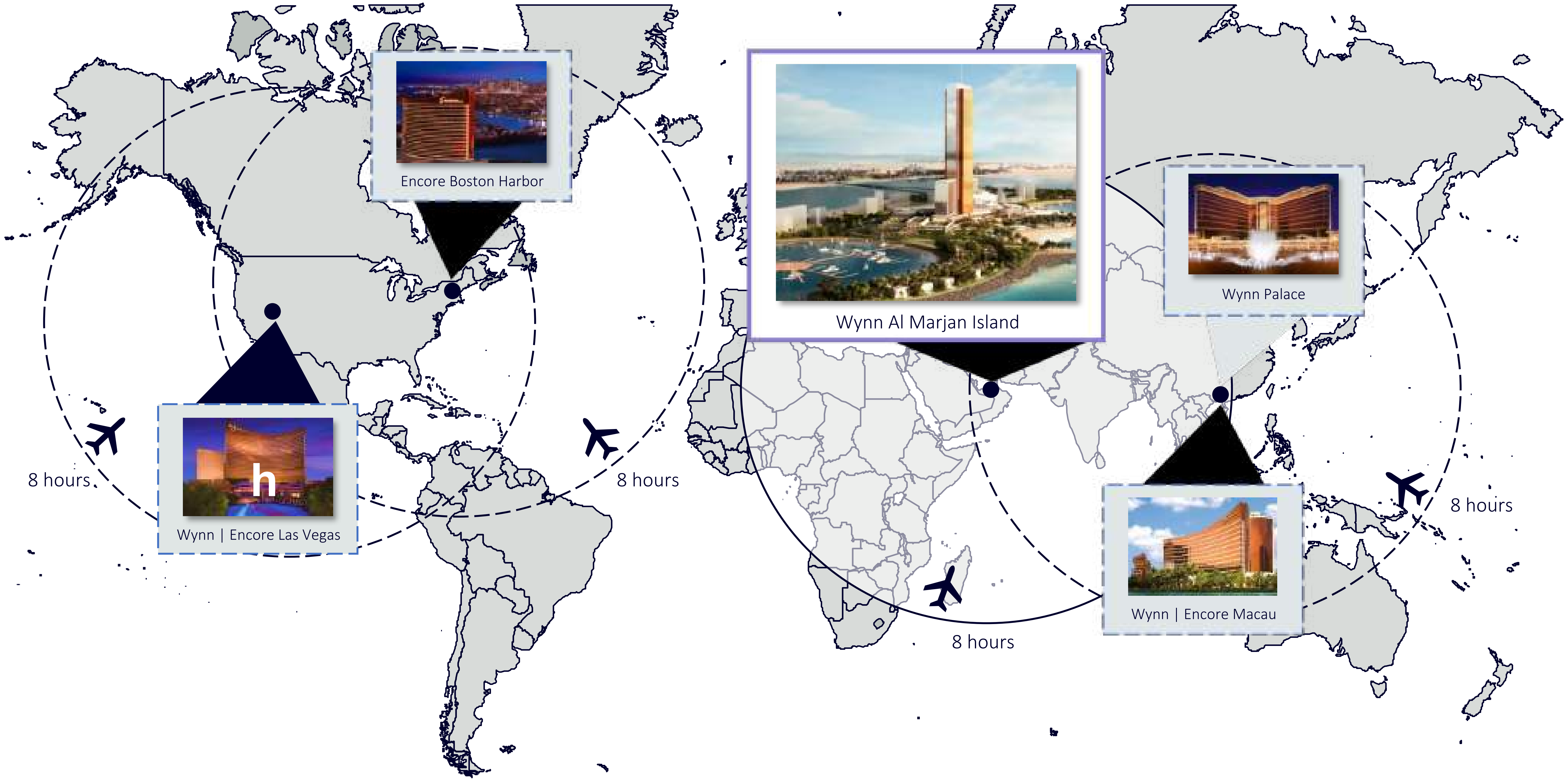
Within 4 hours: Istanbul, Amman, Mumbai, Tbilisi, Cairo

70% of population reachable in under 8 hrs

RAK is on the world's travel axis

Wynn Al Marjan Island Extends Wynn's Global Footprint

- Upon completion of Wynn Al Marjan Island, a Wynn resort will be within an 8-hour flight of 96% of the world population
- This accessibility complements Wynn's broad network, catering to both existing high-end customers across the globe and local demand within its regions



Source: Wynn, Marjan

UAE'S GOVTS. SUPPORT VIA AVIATION

ABU DHABI INTERNATIONAL AIRPORT

ETIHAD AIRWAYS

120+ destinations

SHARJAH INTERNATIONAL AIRPORT

AirArabia العربية للطيران

90+ destinations

DUBAI INTERNATIONAL AIRPORT

Emirates

161 destinations in **85** countries across **6** continents

flydubai

90+ destinations

51.9M passengers in FY 2023–24

60% now stay in Dubai vs 40% in transit

Emirates transforming layovers into long stays

UAE Without Casinos: Still a Global Magnet

UAE:
29.2M international tourist arrivals in 2024 (+15.5% YoY)

Dubai: **18.72M overnight visitors** (2024, all-time high)

RAK: **1.28M visitors** in 2024 (+5%)

Already outperforming many nations without gaming.

TOP 5 TOURIST SPOTS IN UAE AS OF THIS MOMENT

Dubai:

Burj Khalifa
Dubai Mall
BurjAl Arab
Miracle Garden

Abu Dhabi:

Yas Island
Zayed Grand Mosque

If people visiting Dubai travel to AUH to explore the tourist spots there, won't they visit RAK knowing it has one of the **biggest gaming resorts?**

Safety in UAE: An Unmatched Asset

UAE: Ranked 2nd safest country globally

The UAE’s top global safety ranking boosts real estate by attracting both investors and end users. For investors, it means low risk, strong returns, and market stability. For buyers and residents, if offers peace of mind, family-friendly living, and high community value—making the UAE a secure and desirable place to invest and live.

Global Casino Destinations Show the Way

Macao:
34.9M visitors in 2024 (+24%)

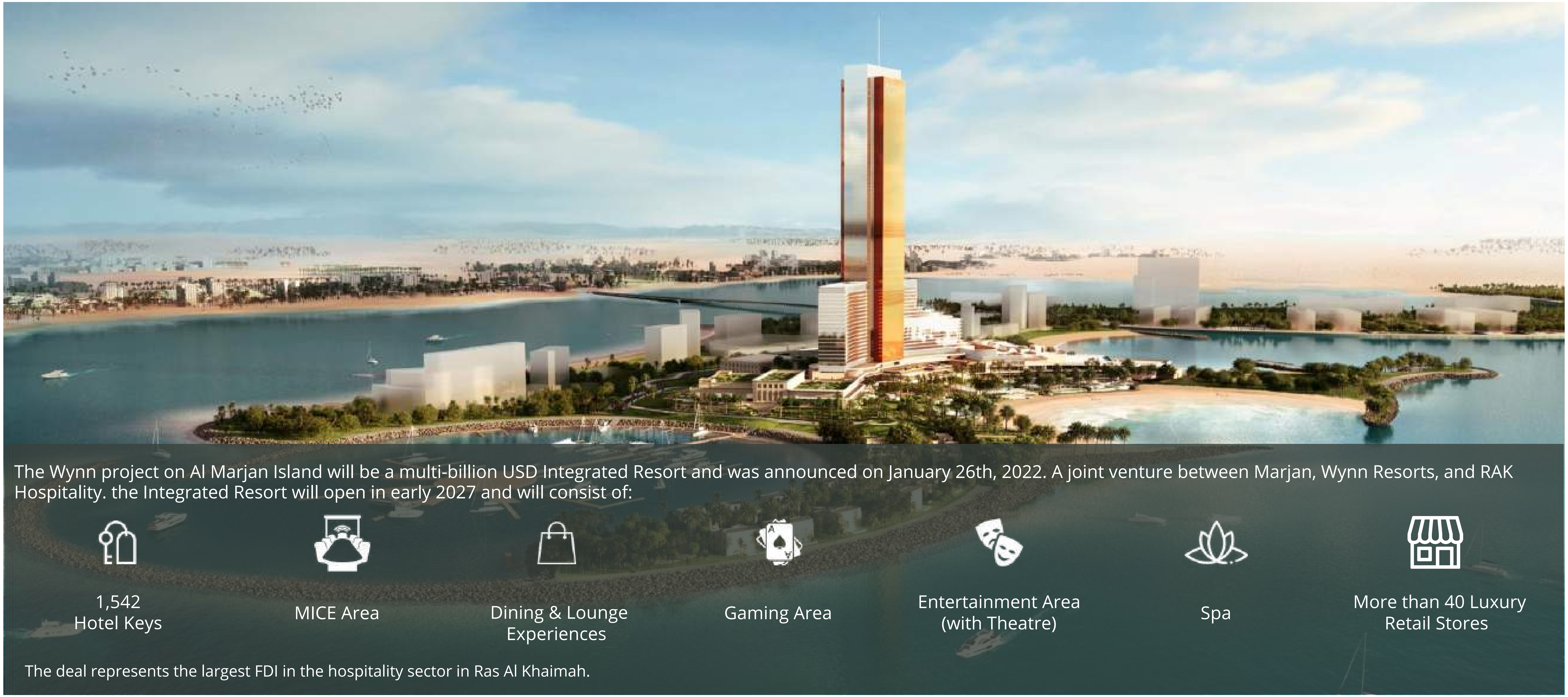
Las Vegas:
41.7M in 2024; 80% gambled

Marina Bay Sands:
38M+ visits in 2024

All prove the transformative power of integrated resorts.

A “Wynn” Win for Ras Al Khaimah

Wynn Al Marjan Island will act as a game changer for the whole emirate of Ras Al Khaimah, attracting a high level of tourism and impacting all real estate sectors such as Residential, Hospitality, Retail, F&B, Office, etc.



The Wynn project on 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 early 2027 and will consist of:

- 1,542 Hotel Keys
- MICE Area
- Dining & Lounge Experiences
- Gaming Area
- Entertainment Area (with Theatre)
- Spa
- More than 40 Luxury Retail Stores

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

Wynn Al Marjan Island

Overview

The intent for Wynn RAK is to a deliver a “Destination Resort” experience that includes a gaming area, not vice versa. The vision for the development is not to bring Vegas to the UAE, but rather to design and develop an integrated resort that respects and incorporates RAK’s unique environmental and cultural factors.

The new standard in resort branding

Visionary

Innovative

Unparalleled

Not Yet Experienced

Alluring

Enticing

Mystique

Wonder

Lavish

Extravagant

Layered

Captivating

Enchantment

Depth

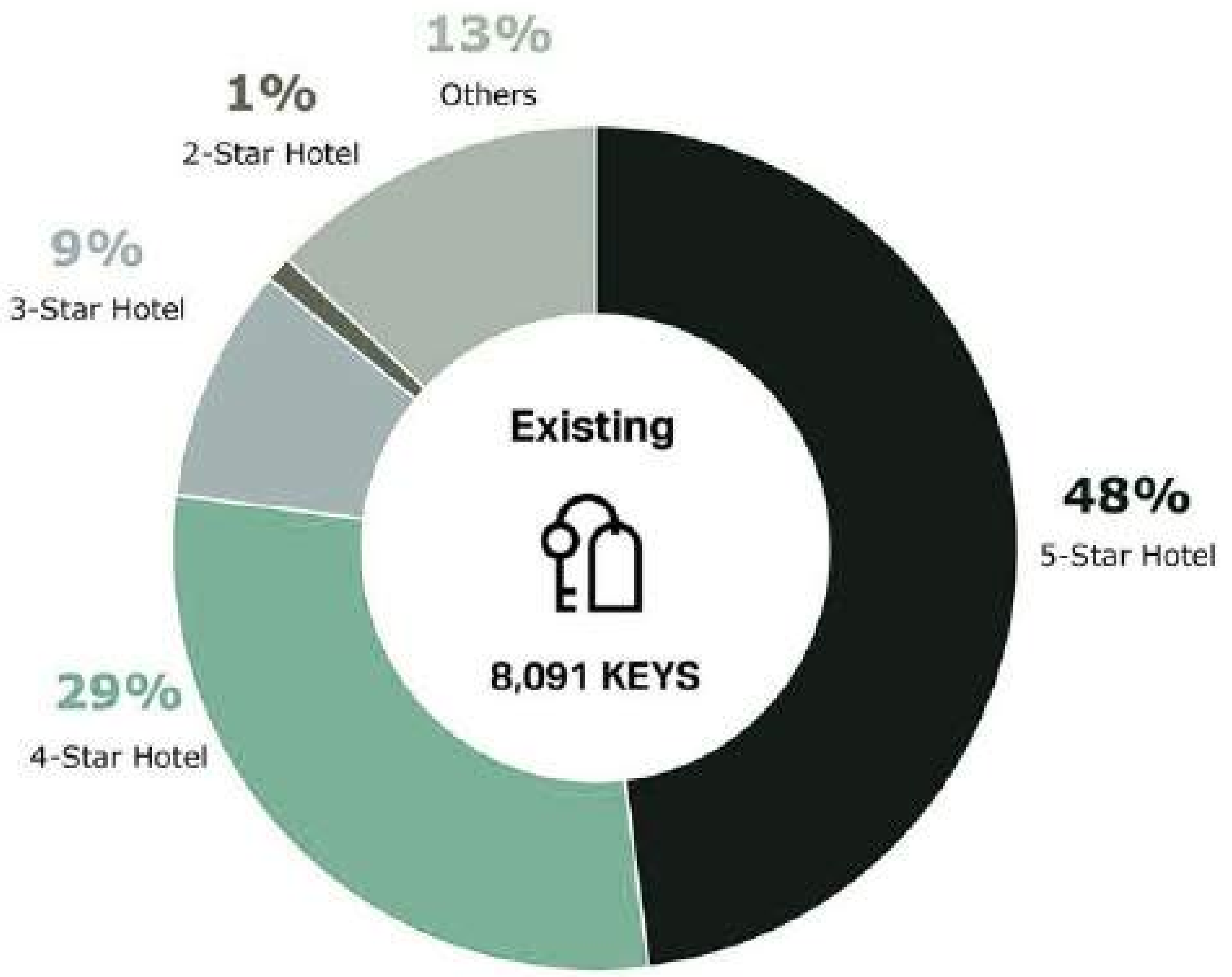
Wynn Al Marjan Island

Wynn Al Marjan Island

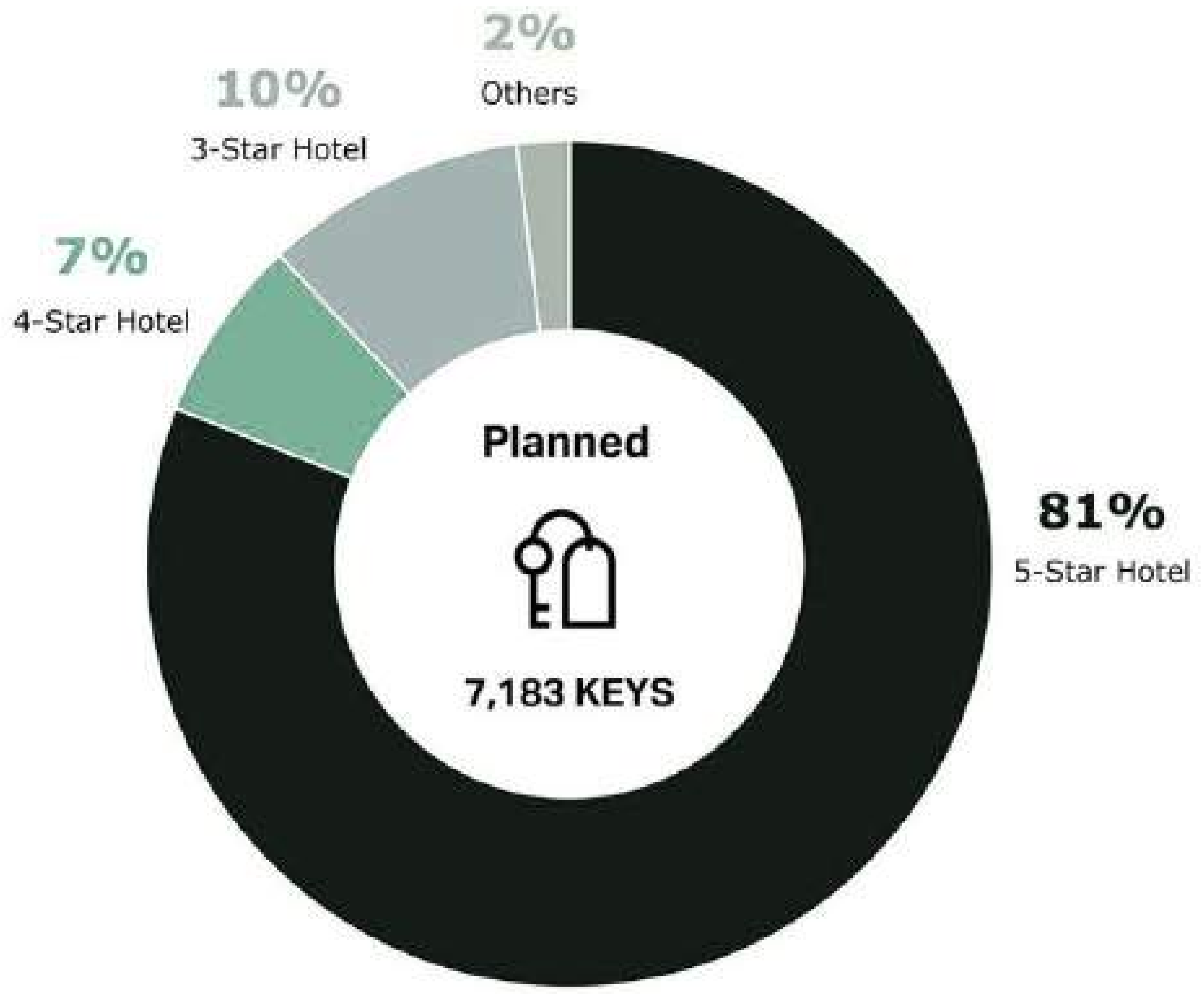
Hospitality Growth in Ras Al Khaimah

By 2027, the hospitality sector in Ras Al Khaimah is expected to comprise of 15,208 keys

Currently, Ras Al Khaimah has a total inventory of 8,091 hotel keys.



A total of 7,183 keys are scheduled to be developed by 2027.



Al Marjan Island - Existing Supply

The below presents the location and quantum of existing supply on the island

Al Marjan Island - Project Pipeline

Al Marjan Island - Project Pipeline

Let’s Do Some Math

Visitor Potential

UAE welcomed **29.9M** visitors in 2024

Other Casino Destinations:

Approx **40M** visitors annually

If Wynn attracts even

HALF of other destinations

That’s 20M new visitors

Projected Total Visitors

29.9M (UAE Base) + 20M (Wynn-driven)
49.9M annual visitors

Accomodation Demand

49.9M visitors divided by 3 per room = **16.6M room nights**
16.6M divided by 365 days = **44,749 rooms needed**

Planned Supply: Only 15,208 keys

Undersupply = Opportunity

- ✓ 3x more rooms needed
- ✓ Demand far outpaces supply
- ✓ High occupancy + premium rates = Peak investor returns

Al Marjan Island Land - Real Estate Appeal

Investor Appeal

Strong demand for developments near UAE's first casino resort

Market Outlook 2024

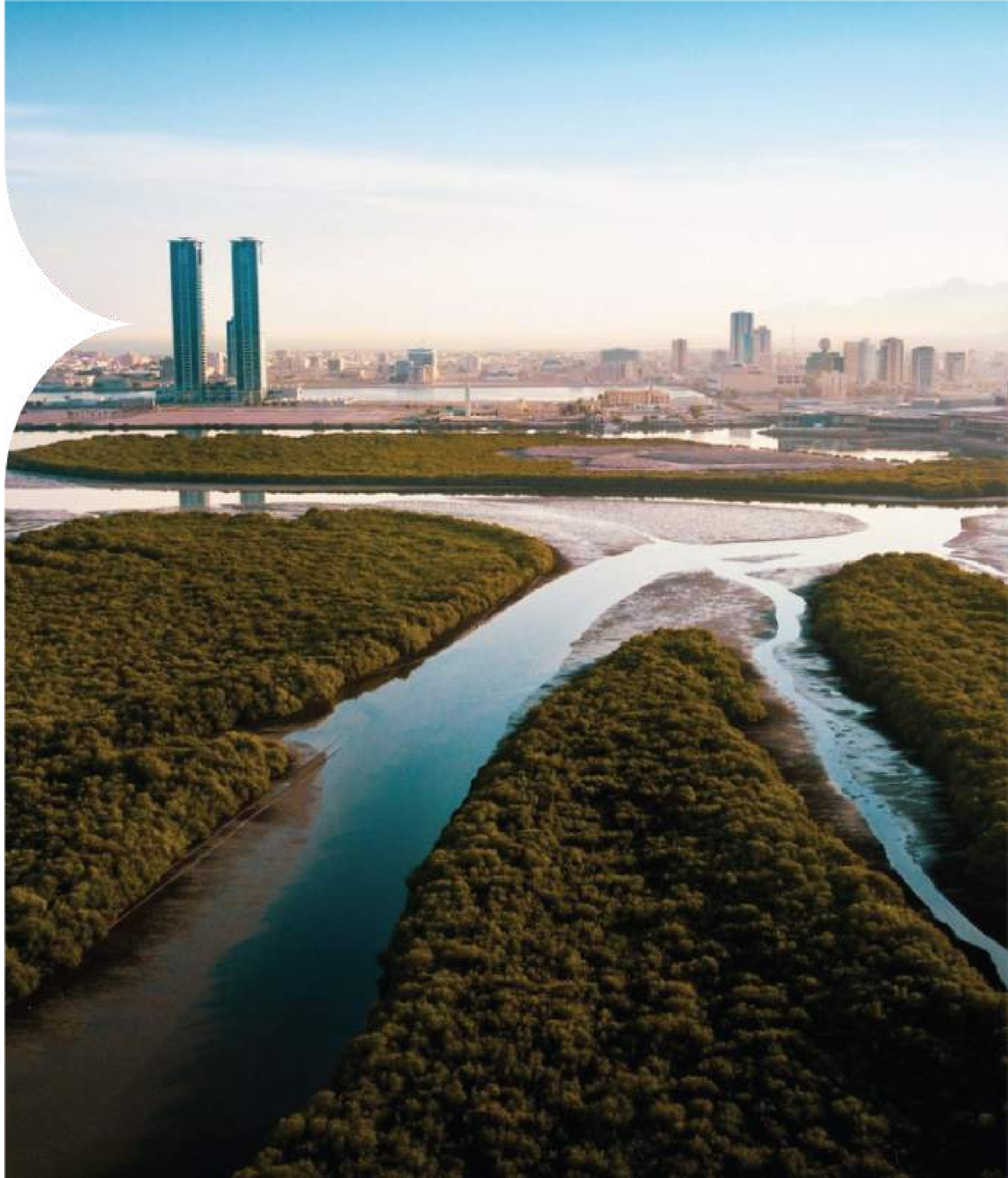
RAK property transactions up 118% reached AED 15.1B. Property prices on Al Marjan Island increased 20% to 23%.

Forecast

Prime areas may reach AED 10,000/sq ft by 2030 — 3x today's prices. High rental yields projected (9%+).

Ras Al Khaimah -
The Next VEGAS?

- Ras Al Khaimah is entering a historic transformation
- The next big thing in global luxury tourism and real estate
- UAE's most exciting investment frontier is now



Why Buy in RAK now?

- Scarcity, momentum, and regulation = investor confidence.
- Wynn opens 2027 – peak price acceleration expected before then.
- Ras Al Khaimah is the new global hotspot.

95 Years of Design Legacy & Luxury Craft

Pininfarina is the emblem of the truly Italian design since 1930. The symbol of a sophisticated lifestyle and vision, able to conjugate innovative experiences, performance, emotions an aesthetic excellence. Pininfarina Design is recognizable by a perfect balance between beauty and functionality focusing on the users of the product.

The Battista
by Pininfarina

Pininfarina is the emblem of the truly Italian design since 1930. The symbol of a sophisticated lifestyle and vision, able to conjugate innovative experiences, performance, emotions an aesthetic excellence. Pininfarina Design is recognizable by a perfect balance between beauty and functionality focusing on the users of the product.

Collaboration of Pininfarina and Ferrari

Pininfarina’s partnership with Ferrari began in 1951 with a meeting between the great Enzo Ferrari and the founder of a noted car design and coachbuilding firm, Battista ‘Pinin’ Farina. The summit to discuss a possible collaboration was held at a neutral venue – a small restaurant in a town named Tortona – which was halfway between Modena and Turin, where the two companies were based respectively.

A 360° Design House with a Mission to Develop Timeless Beauty

Completed more than 1950 projects spanning the Automotive, Architecture, Nautical, Transportation & Mobility, and Product & Experience design

- Beyond automotive: yachts, architecture, furniture & products
- Timeless design adaptable to every context
- A brand legacy built on cross-sector innovation

A Constellation of Icons

- Ferrari Testarossa, Alfa Romeo Spider, and more
- Iconic projects in architecture, yachts, furniture & watches
- A global symbol of elegance and visionary design

The Pininfarina Brand

- Italian heritage, global influence
- Elegance across cars, mobility, lifestyle & interiors
- A complete luxury lifestyle experience

The power of the Pininfarina brand stepping into Real Estate Market

Pininfarina has proven to be a transformative force in the branded real estate market, with measurable commercial impact across multiple developments.

The quality, the timeless design and the beauty of a Pininfarina branded residence attract globally-mobile, brand-conscious affluent individuals thus achieving the highest possible positioning on the market and maximising profitability in sales, when you combine the marketing strategy with the brand's strength.

The Pininfarina brand has a worldwide recognition as an icon of luxury, advanced design and beauty. The extraordinary company history makes it rather unique in the world and therefore, highly sought after by global luxury seeking connoisseurs.
With over 30 announced projects worldwide, and more in development, Pininfarina stands as one of the leading companies for branded non-hotelier developments, and the first Italian design house in the world.

Branded Developments by Pinanfarina

Branded residences offer residents with a variety of benefits beyond their core services. This value proposition allows them to command a premium compared to similar non-branded residences."

Branded Projects

Andare Residences by Pininfarina, USA, Miami, 163 units, Pipeline, 2027

Yachthouse by Pininfarina, Brazil, Balneario Camboriu, 256 units, Completed, 2023

Diagonal by Pininfarina, Brazil, Fortaleza, 47 units, Pipeline, 2028

Heritage by Pininfarina, Brazil, São Paulo, 31 units, Completed, 2020

Iconic Tower Design by Pininfarina, UAE, Dubai, 310 units, Pipeline, 2027

Dieci Design by Pininfarina, Panama, Panama City, 231 units, Pipeline, 2028

Torre Designo by Pininfarina, Mexico, Mexico City, 150 units, Pipeline, 2027

La Città by Pininfarina, Brazil, Balneário Camboriú, 102 units, Pipeline, 2023

Light Towers Design by Pininfarina, Mexico, Merida, 122 units, Pipeline, 2025

Torre Carrà by Pininfarina, Guatemala, Guat. City, 28 units, Pipeline, 2027

Cyrela Porto Alegre by Pininfarina, Brazil, Porto Alegre, 26 units, Pipeline, 2026

Aldea Uh May Design by Pininfarina, Mexico, Tulum, 20 hectares, Pipeline, TBD

Cyrela Riserva Golf by Pininfarina, Brazil, Rio de Janeiro, 1 unit, Completed, 2019

Vitra by Pininfarina, Brazil, Balneário Camboriú, 102 units, Pipeline, 2025

Beachwalk by Pininfarina, USA, Hallendale, 300 units, Completed, 2015

Cyrela by Pininfarina, Brazil, São Paulo, 92 units, Completed, 2018

Awards

2024 Pillars of Real Estate Award Iconic Tower Design by Pininfarina

2023 American Architecture Award Aldea Uh May Design by Pininfarina

2022 Green Good Design Award Urban Lounge

2021 American Architecture Awards Torre Designo Design by Pininfarina

2020 American Architecture Award Yachthouse By Pininfarina

2020 International Architecture Award Sixty6 Design By Pininfarina

2017 German Design Award Special Mention Vitra By Pininfarina

2016 International Architecture Award Istanbul Air Traffic Control Tower

2016 If Design Award Cyrela By Pininfarina

2015 American Architecture Award Vitra By Pininfarina

2013 Object Of Desire Award Iproperty. com People Choice's Awards Ferra

2012 Innovation Stadium Award Juventus Stadium

Four Seasons Hotels
Jacksonville, USA

Diagonal
Fortaleza, Brazil

Light Towers
Merida, Mexico

Introducing

PALAZZO TISSOLI

DESIGN BY pininfarina

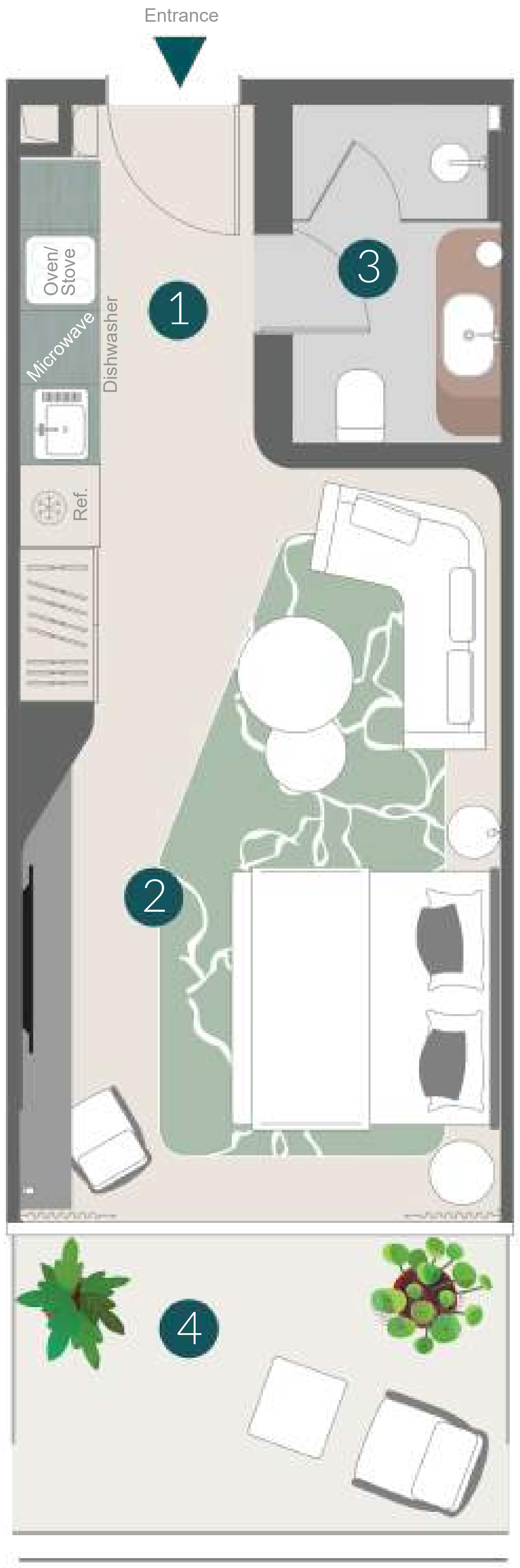

TISSOLI


PALAZZO TISSOLI
PALAZZO TISSOLI


PALAZZO TISSOLI

STUDIO

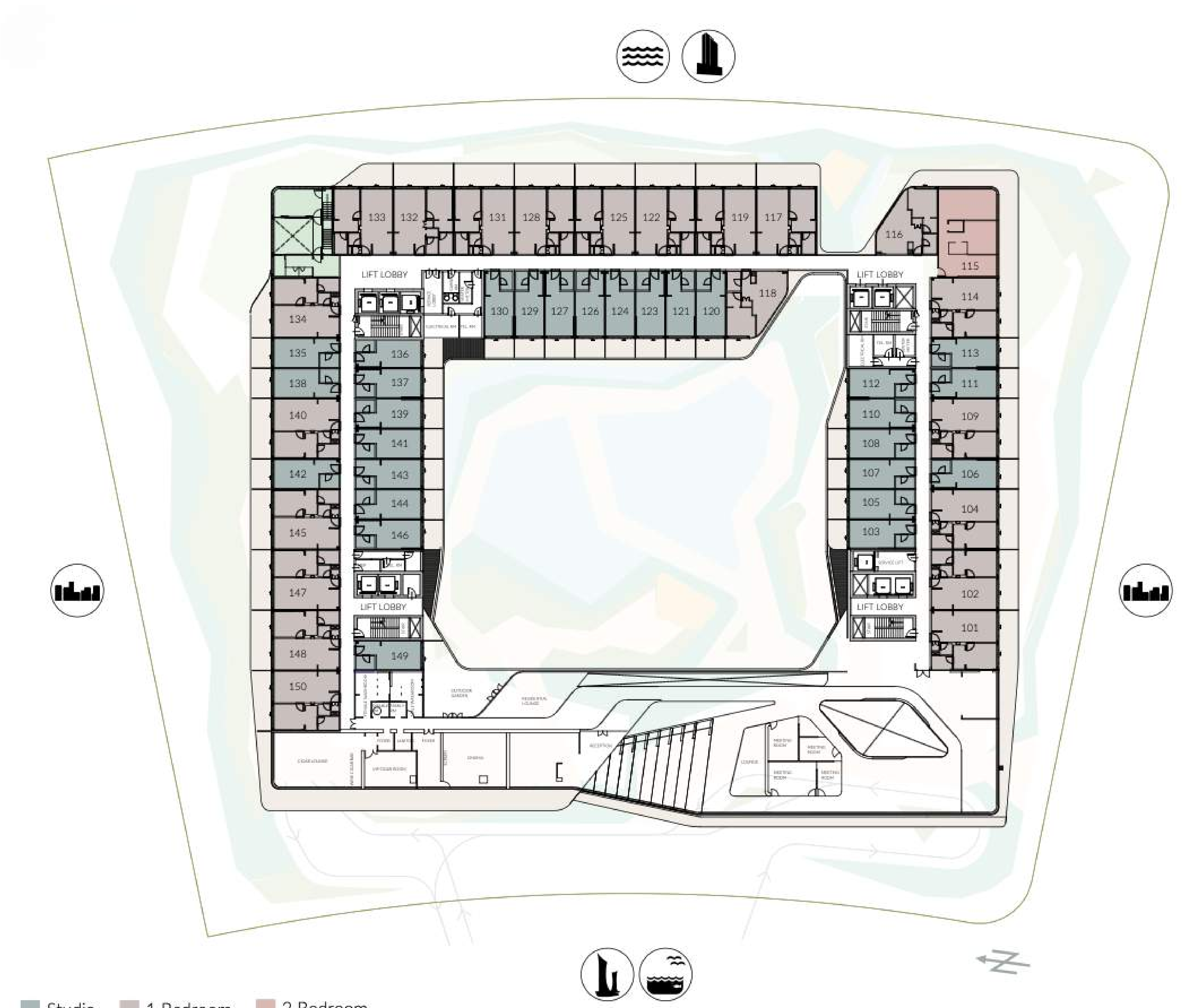
Avg. Size	**470 sq. ft.**
Expected Price From	**AED 1.1 MN**



1-BEDROOM

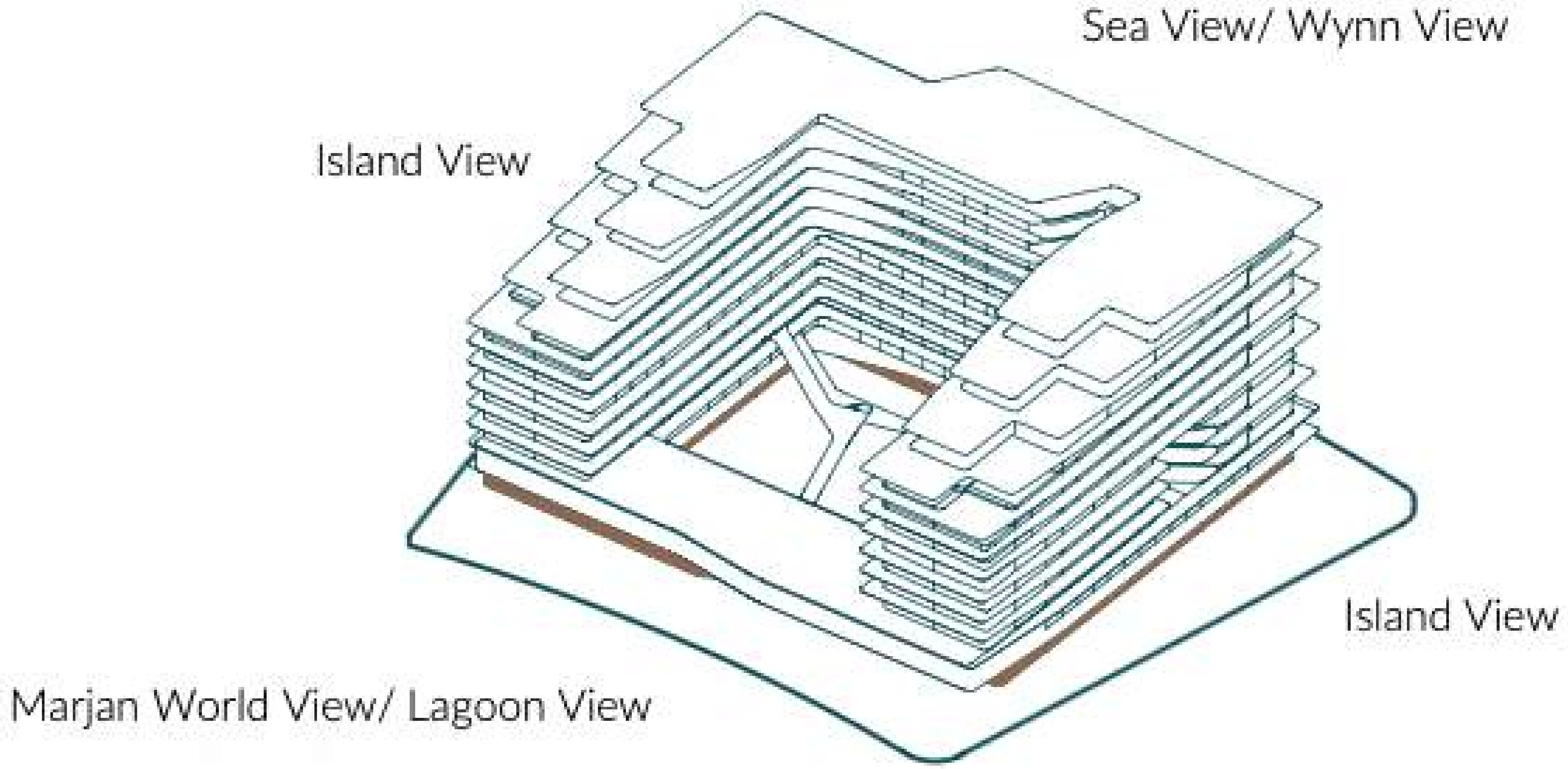
Avg. Size	**1,000 sq. ft.**
Expected Price From	**AED 2.2 MN**

SAMPLE FLOOR PLATE



Studio 1 Bedroom 2 Bedroom

TOWER OVERVIEW



EXPRESSION OF INTEREST FOR PHASE ONE

AED 37,000

Booking Documents Required:

Passport Copy
Proof of Payment Copy

Palazzo Tissoli Corporate Account Details for EOI Collection

Account Name: TISSOLI LUXURY DEVELOPERS FZ-LLC

Bank: ABU DHABI COMMERCIAL BANK PJSC

ACCOUNT NUMBER AED: 13078753920002

IBAN: AE570030013078753920002

SWIFT: ADCBAEAA

Abu Dhabi Commercial Bank

Ground floor, Bay Gate Tower, Al Sa'ada St.

Business Bay, Dubai, UAE

TISSOLI