

THE LUXURY COLLECTION

RESIDENCES

TRAINING DECK

This presentation is only meant for training purposes.

Contents mentioned in the presentation may change without prior intimation.

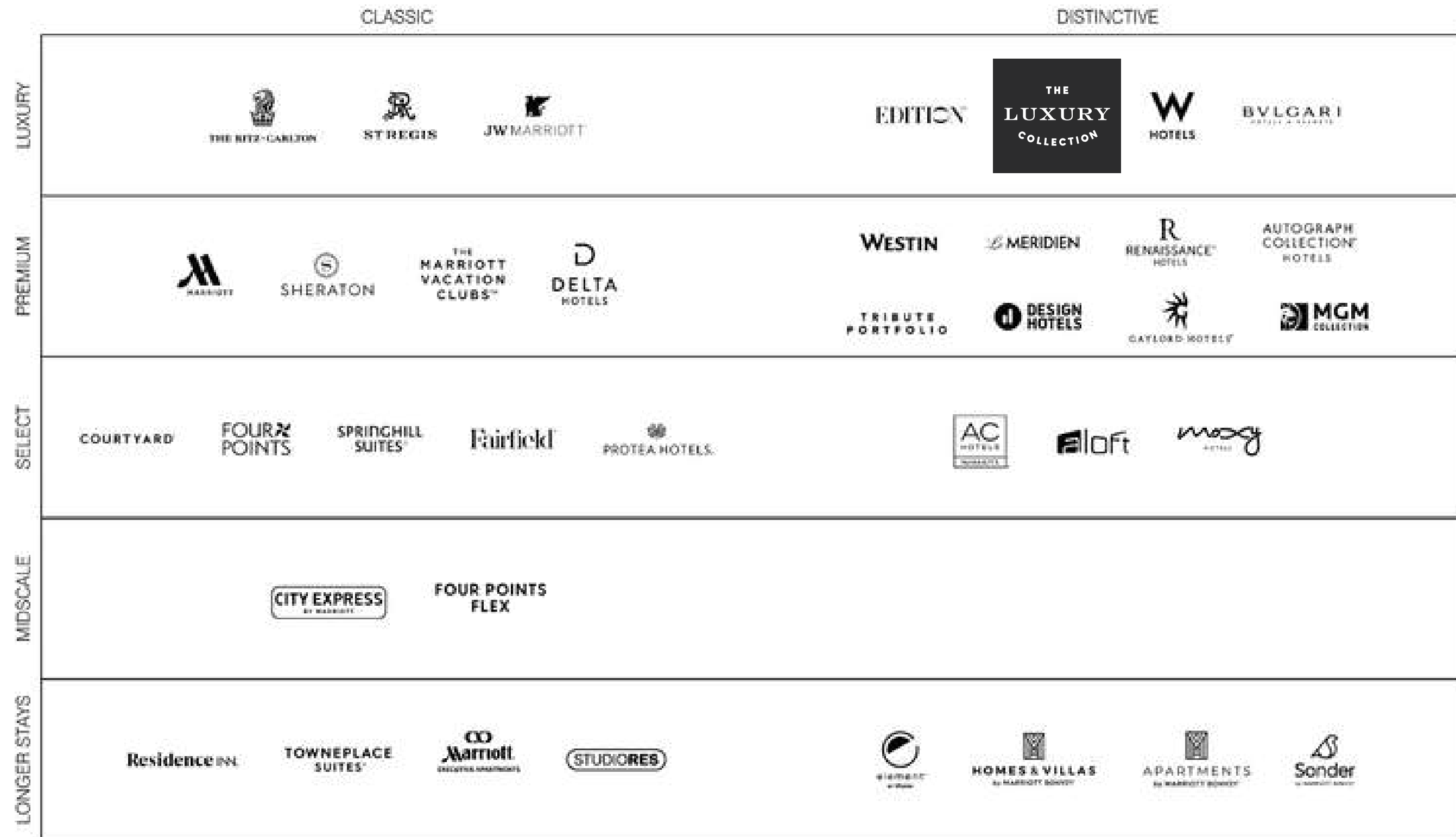
One Broker Group shall not be responsible for any decision taken by anyone basis the contents of this presentation.

Disclaimer: The Residences at Nasim Al Bahr, a Luxury Collection Resort & Spa, Al Marjan Island are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott").

ADNM RAK INVESTMENTS L.L.C - O.P.C RAK Branch uses The Luxury Collection Residence marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein

THE BRAND

Where The Luxury Collection Stands in Marriott's Brand Hierarchy



Only 16: Exclusive, One-of-a-kind Destinations such as RAK



Muir, a Luxury Collection Hotel, Halifax

HALIFAX, CANADA

Muir

Located in the center of downtown in the vibrant Halifax waterfront, MUIR offers elevated hospitality inspired by the spirit, culture, and natural beauty of Nova Scotia.



The Palace, a Luxury Collection Hotel, Madrid

MADRID, SPAIN

The Palace

A beacon of timeless sophistication in the heart of the city's cultural quarter. Steps from the Prado and Retiro Park, the hotel blends Belle Époque grandeur with contemporary elegance.



Koenigshof, a Luxury Collection Resort, Munich, Germany

MUNICH, GERMANY

Koenigshof

Embrace timeless sophistication and attitude of Munich with a new, contemporary design, which beautifully embodies the city's rich stories. Outside, you'll find the historic 'Stachus' Square; inside, a refined and sophisticated atmosphere awaits.



Bellagio, a Luxury Collection Resort & Casino, Las Vegas

LAS VEGAS, NEVADA

Bellagio

The icon of Las Vegas, 25 years and counting — Bellagio is now joining our portfolio of exceptional hotels and resorts. Overlooking the magnificent Fountains, Bellagio is synonymous with its destination, offering a one-of-a-kind Las Vegas experience.



Casa Brera, a Luxury Collection Hotel, Milan

MILAN, ITALY

Casa Brera

Located near the iconic Teatro alla Scala, Casa Brera is an authentic expression of the city's evocative spirit, intertwined with the rhythm of the Brera neighborhood. Purveyor of storied experiences and social encounters, the hotel is a gateway to the rich tapestry of Milanese history.



Hôtel Du Couvent, a Luxury Collection Hotel, Nice, France

NICE, FRANCE

Hôtel Du Couvent

In the Old Nice, a 17th-century convent with a luxurious garden displays a picture of light and simplicity.



Patmos Aktis, a Luxury Collection Resort & Spa, Greece

PATMOS, GREECE

Patmos Aktis Resort & Spa

Found in the embrace of the Aegean Sea, Patmos Aktis is a secluded, contemporary retreat, inspired by the rich heritage of the island, and a place ideal for reflection and discovery. Immersed in the tranquility of Grikos Bay and infused with authentic experiences, a journey to the soul awaits, whispering tales of history and spirituality.



Almare, a Luxury Collection Resort, Isla Mujeres, Adult All-Inclusive

ISLA MUJERES, MEXICO

Almare, All-Inclusive

Nestled along the Caribbean Sea, Almare offers spacious suites ensuring privacy with outdoor areas encouraging reconnection with the pristine environment. Every detail mirrors the destination's essence, using natural materials to create an exquisite balance between interior design and the island's natural richness.

Only 16: Exclusive, One-of-a-kind Destinations such as RAK



Ta'aktana, a Luxury Collection Resort & Spa, Labuan Bajo

EAST NUSA TENGGARA, INDONESIA

Ta'aktana

Nestled between wild forests and the beauty of the Flores Sea, experience unrivaled luxury and tranquility while celebrating the Indonesian Sea Nomads' way of life.



ITC Ratnadipa, a Luxury Collection Hotel, Colombo

COLOMBO, SRI LANKA

ITC Ratnadipa

Experience stunning water views set between the Indian Ocean and Beira Lake in the capital city of Colombo.



Sanasaryan Han, a Luxury Collection Hotel, Istanbul

ISTANBUL, TÜRKİYE

Sanasaryan Han

In the heart of Istanbul's Old Town and once a beacon of education, this iconic building from 1895 has been carefully restored to offer a gateway to the rich Turkish culture and history.



Paragraph Freedom Square, a Luxury Collection Hotel, Tbilisi

TBILISI, GEORGIA

Paragraph Freedom Square

Located right in the heart of Tbilisi's UNESCO old town, Paragraph Freedom Square celebrates the country's indigenous charms with contemporary design and curated authentic experiences.



Cosme, a Luxury Collection Resort, Paros

PAROS, GREECE

Cosme

Set in the soulful, whitewashed village of Naoussa with the clear-blue Aegean at its feet, Cosme offers guests the freedom to make the experience their own while giving them access to exclusive curated local experiences.



Santo Mauro, a Luxury Collection Hotel, Madrid

MADRID, SPAIN

Santo Mauro

A fascinating experience of aristocratic life in Madrid, where customs and traditions are given a contemporary edge.

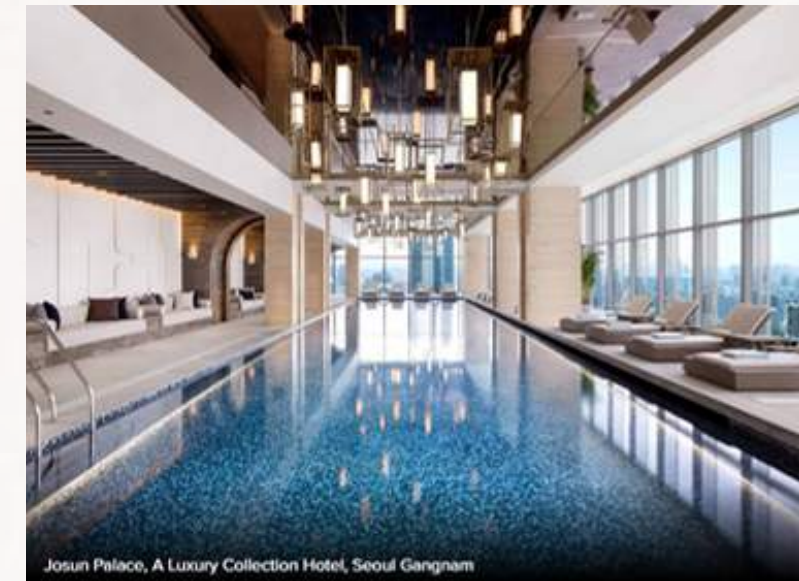


The Tasman, a Luxury Collection Hotel, Hobart

HOBART, AUSTRALIA

The Tasman

Journey to the 1800s with a stay at this architecturally stunning and historically rich hotel in the heart of Tasmania's capital.



Josun Palace, A Luxury Collection Hotel, Seoul Gangnam

SEOUL GANGNAM

Josun Palace

Timeless design combined with a century of hospitality and modernistic sentiments offers guests a singular, storied experience in South Korea's capital.

INVESTING IN TLC BRANDED RESIDENCES

Global Case Studies



Pine Cliffs Residences (Algarve, Portugal)

Key data points:

Sold at €6,910–7,848 per sq.m. price range.

100% units sold (154 units) over 3.5 years.

54% price premium vs. non-branded residences
(Savills 2019).





Solaz Residences (Los Cabos, Mexico)

Key data points:

Sold at \$818 per sq.ft. average price.

100% sold (21 units).

76% price premium over non-branded
(TCG 2018).



THE DEVELOPER

Facts and Figures for 2023

MORE THAN AED

10 Billion
IN ASSETS

MORE THAN

AED **1.63 Billion**
IN ANNUAL TURNOVER

Top Performer Award

ADNH acknowledged as a
top performer within the
hospitality category by
FORBES MIDDLE EAST

OVER

22,900

EMPLOYEES IN
THE ADNH TEAM

AED **422 Million**

OF PROFITS ANNOUNCED FOR
SHAREHOLDER DISTRIBUTION

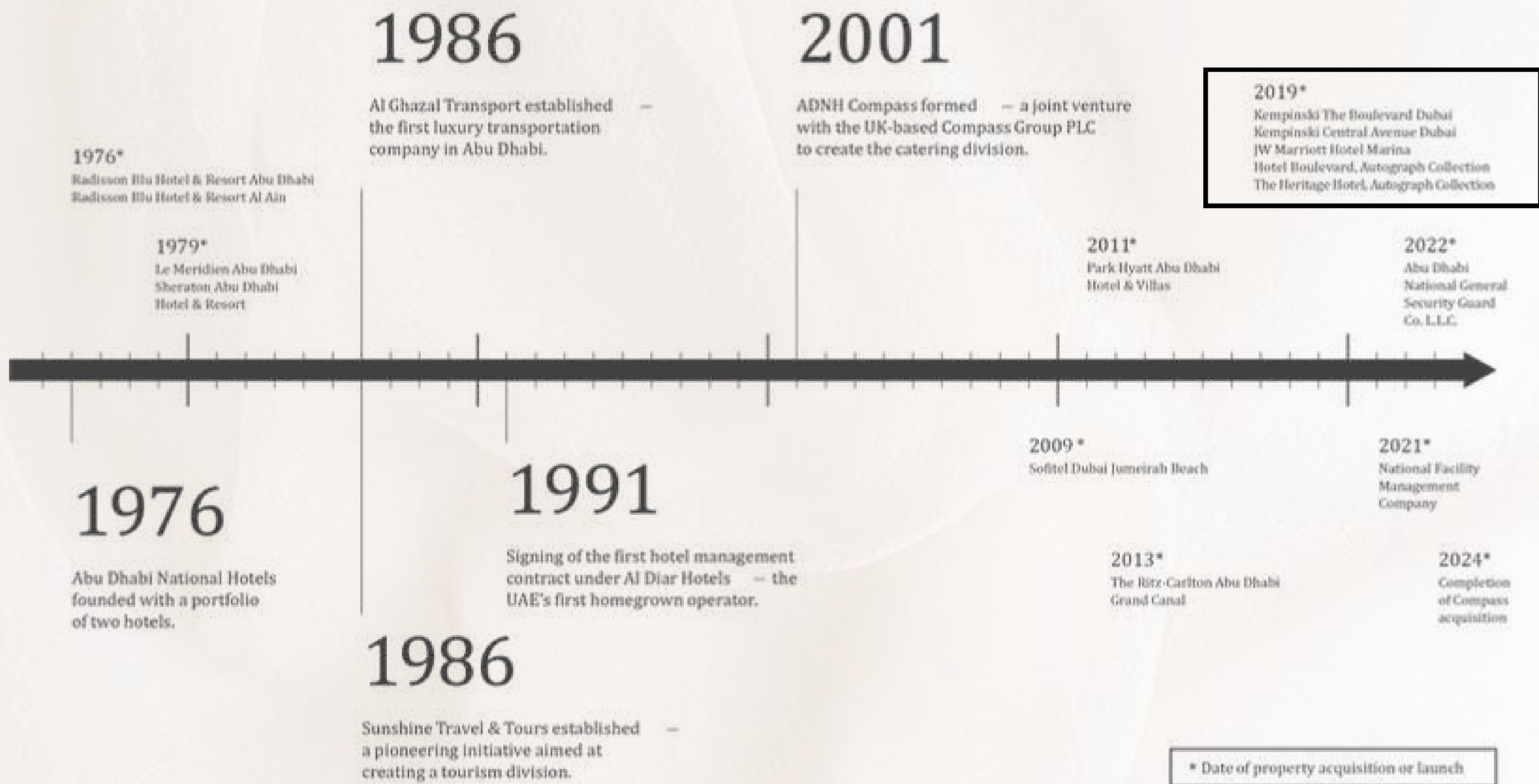
NATIONAL WINNER

MEED Quality Award

Park Hyatt Abu Dhabi Hotel & Villas
awarded the prestigious Leisure &
Tourism Project of the Year

EBITDA

AED **790 Million**



The Finest Hospitality Brands Under the ADNHHood: Dubai



Kempinski The Boulevard Dubai



Kempinski Central Avenue Dubai



JW Marriott Hotel Marina



The Heritage Hotel, Autograph Collection



Sofitel Dubai Jumeirah Beach



Hotel Boulevard, Autograph Collection

The Finest Hospitality Brands Under the ADNTH Hood: Abu Dhabi



Le Meridien Abu Dhabi



Radisson Blu Hotel & Resort Al Ain



Radisson Blu Hotel & Resort Abu Dhabi



Park Hyatt Abu Dhabi Hotel & Villas



The Ritz-Carlton Abu Dhabi Grand Canal



Sheraton Abu Dhabi Hotel & Resort



BEHIND THE VISION

Abu Dhabi National Hotels is a broad-based hotel, tourism, transport and catering group, part of which is owned by the Abu Dhabi Government. The company's hotel division acts as a hotel developer and operator—partnering with Hilton, Sheraton, Sofitel and Meridien for some of its flagship properties.

After 50 years of being in Abu Dhabi and Dubai, they are now venturing in RAK bringing their first ever built residential development co-located with the **17th The Luxury Collection Resort globally.**

Though, why Ras Al Khaimah?

Global Casino Destinations Show the Way via Ras Al Khaimah



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 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.



Visionary

Innovative
Unparalleled
Not Yet Experienced

Alluring

Enticing
Mystique
Wonder

Lavish

Extravagant
Layered

Captivating

Enchantment
Depth

Wynn Al Marjan Island



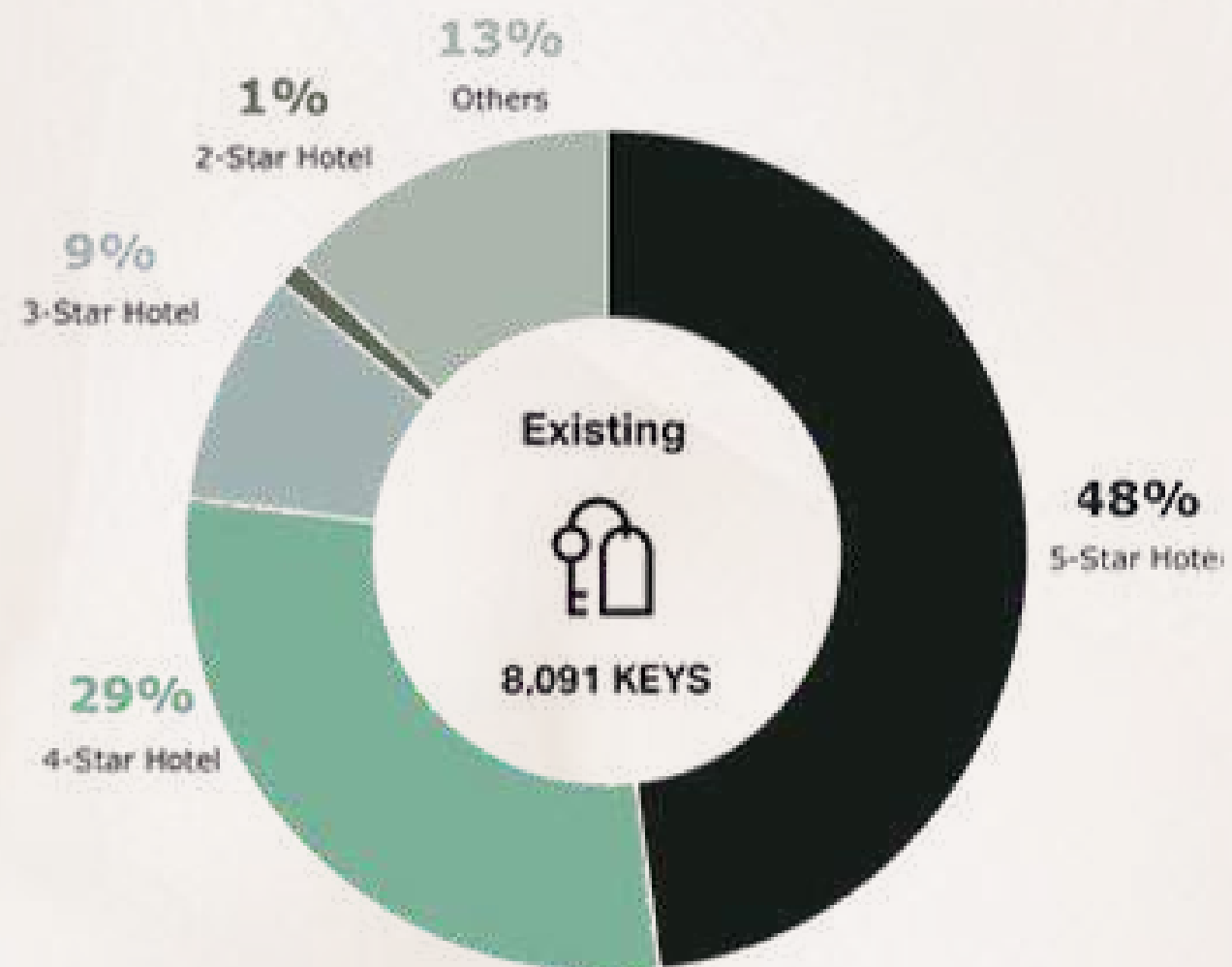
Wynn Al Marjan Island



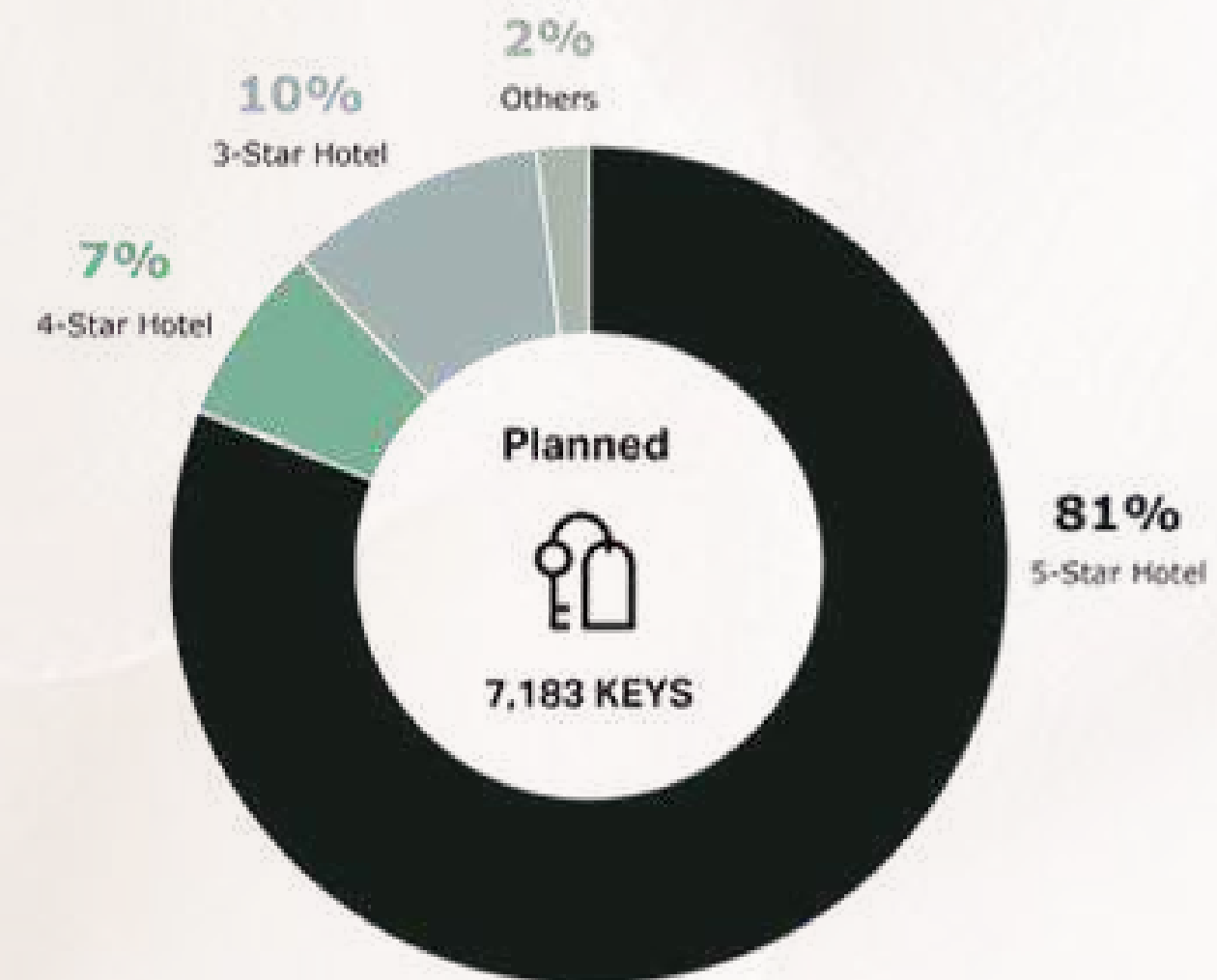
Hospitality Growth in Ras Al Khaimah

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



Accommodation 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%.

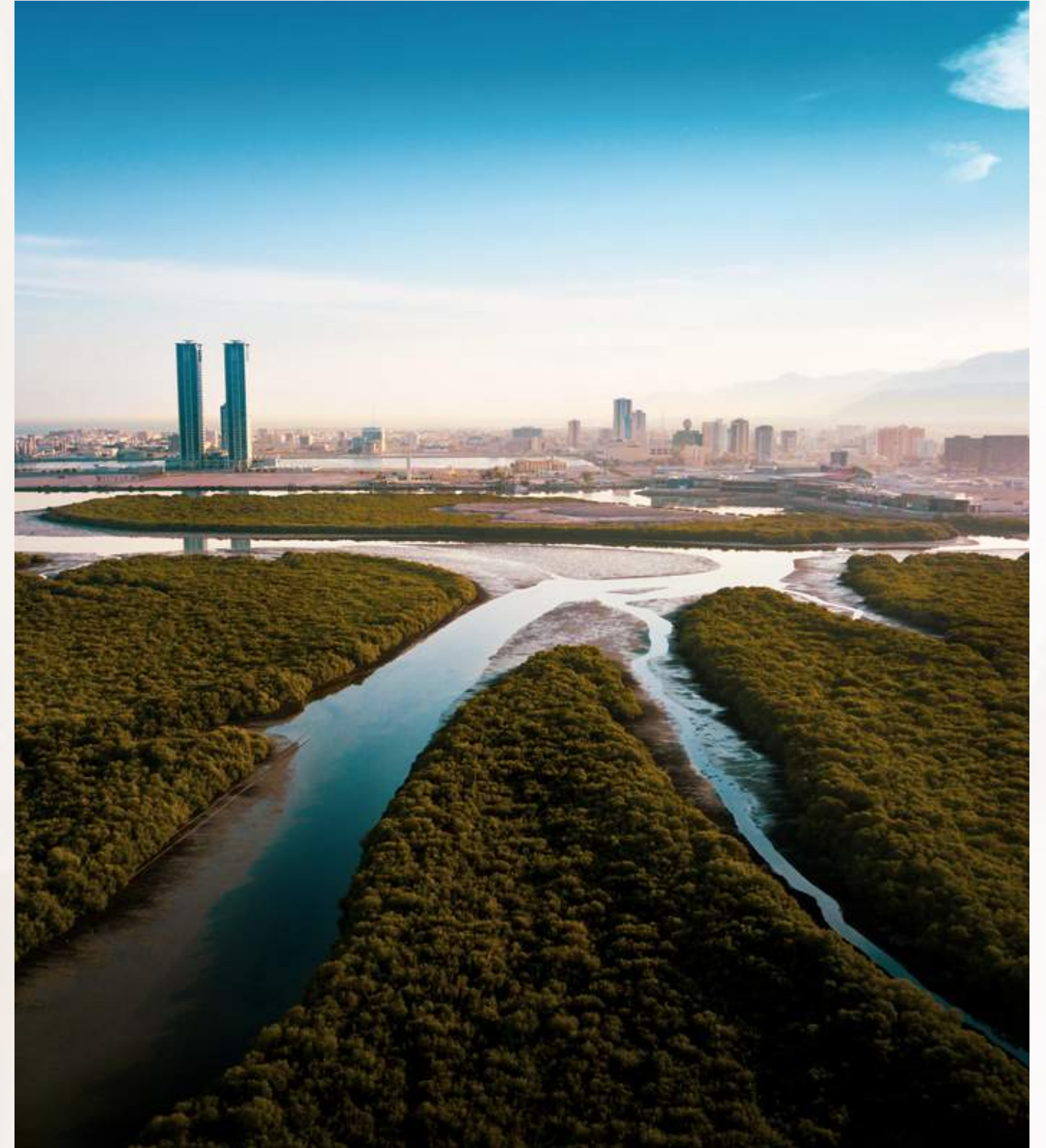
Forecast

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



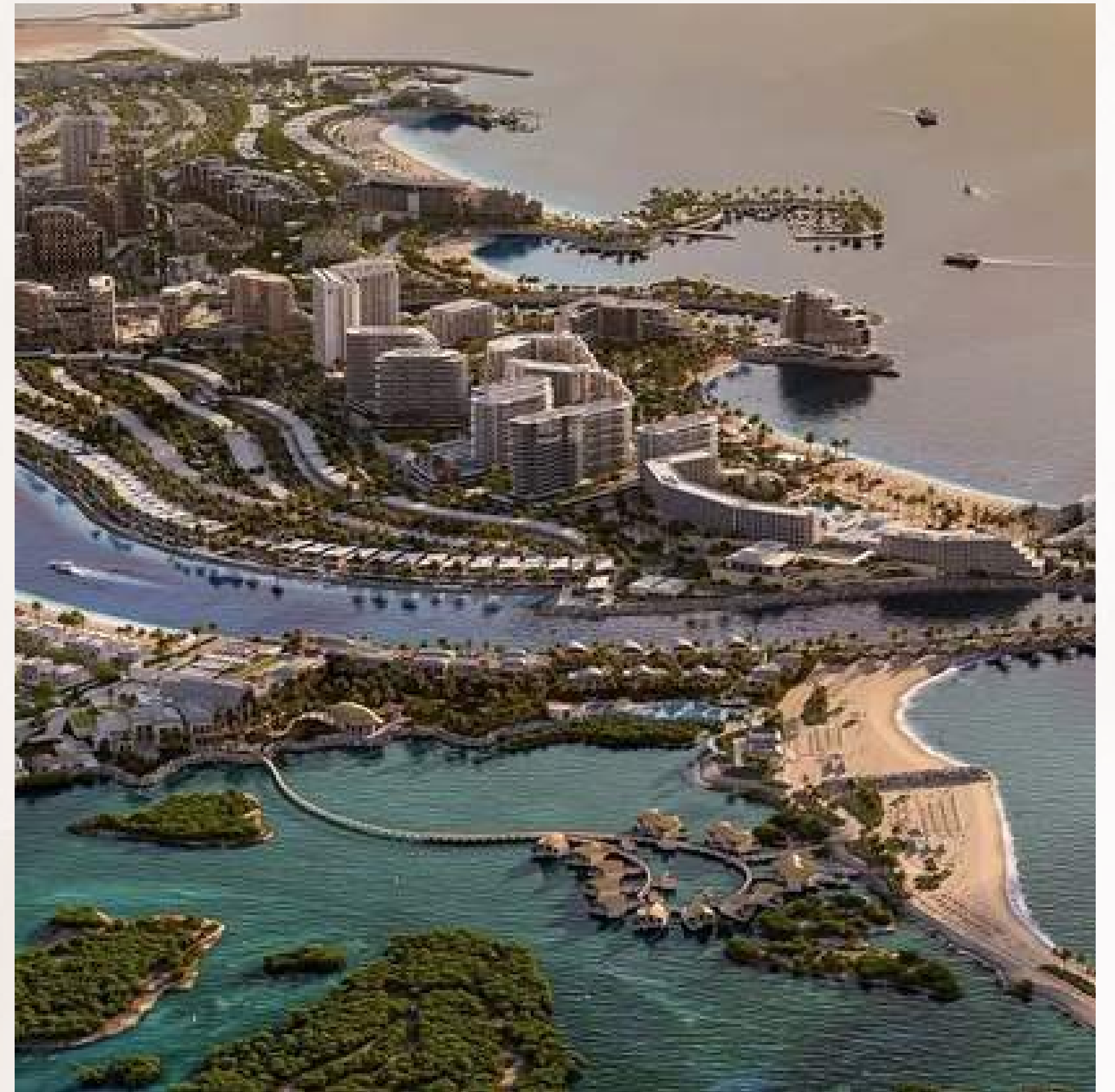
Ras Al Khaimah - The Next VEGAS?

- 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.





NASIM AL BAHR
RESIDENCES

AL MARJAN ISLAND





Villas

Resort Villas

Apartments

Connecting
Bridge

Resort

THE RESIDENCES AT NASIM AL BAHR

The Apartments

1 BR | 2 BR | 3BR

The Penthouses

4 BR | 5 BR



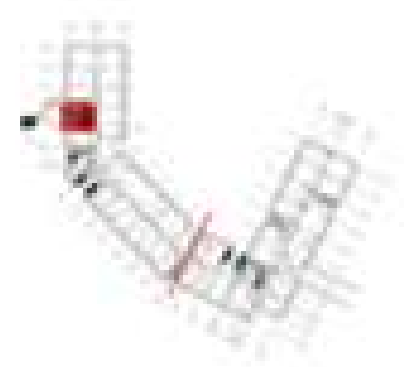






1 BR APARTMENT

PLAN



1 Bedroom Unit	
Foyer	1.60 sqm
Living Lounge	20.50 sqm
Dining & Kitchen	14.70 sqm
Master Bedroom	22.80 sqm
Master Bathroom	9.80 sqm
Powder Room	2.20 sqm
Utility Area	1.10 sqm
Owner's Closet	1.00 sqm
Total	82.20 sqm

*Floor plans are indicative for reference only.
Final floor plans to be released upon launch.

3 BR APARTMENT

PLAN



3 Bedroom Unit

Foyer	5.00 sqm
Living Lounge	17.60 sqm
Dining	17.80 sqm
Kitchen	2.00 sqm
Master Bedroom	25.60sqm
Master Bathroom	12.40 sqm
Dressing Room	5.80 sqm
Bedroom 2	19.70 sqm
Bathroom 2	5.60 sqm
Bedroom 3	20.40 sqm
Bathroom 3	5.60 sqm
Powder Room	3.36 sqm
Utility Area	1.70 sqm
Owners Closet	1.30 sqm
Total	172.80 sqm

*Floor plans are indicative for reference only.
Final floor plans to be released upon launch.

4 BR APARTMENT

PLAN



4 Bedroom Unit

Foyer	11.00 sqm
Living Lounge	30.25 sqm
Dining & Kitchen	48.26 sqm
Master Bedroom	26.50 sqm
Dressing Room	9.90 sqm
Master Bathroom	12.60 sqm
Bedroom 2	17.90 sqm
Bathroom 2	5.60 sqm
Bedroom 3	17.90 sqm
Bathroom 3	5.60 sqm
Guest Suite	18.70 sqm
Guest Bathroom	8.20 sqm
Working Room	14.20 sqm
Maid Room	8.80 sqm
Maid Bathroom	3.80 sqm
Powder Room	5.10 sqm
Utility Area	5.00 sqm
Owners Closet	4.00sqm
Total	253.31 sqm

*Floor plans are indicative for reference only. Final floor plans to be released upon launch.

5 BR APARTMENT

PLAN



5 Bedroom Unit

Foyer	9.56 sqm
Living, Dining & Kt.	75.50 sqm
Master Bedroom	26.40 sqm
Walk-in Wardrobe	36.40 sqm
Master Bathroom	16.10 sqm
Bedroom 2	17.50 sqm
Bathroom 2	5.60 sqm
Bedroom 3	17.50 sqm
Bathroom 3	5.60 sqm
Bedroom 4	17.50 sqm
Bathroom 4	5.60 sqm
Twin Suite	24.02 sqm
Guest Bathroom	7.90 sqm
Office	15.05 sqm
Powder Room	5.35 sqm
Maid Room	8.80 sqm
Maid Bathroom	3.00 sqm
Utility Area	2.57sqm
Owners Closet	2.80 sqm
Kitchen	22.0sqm
Total	336.20 sqm

*Floor plans are indicative for reference only. Final floor plans to be released upon launch.

Unit Type			Starting Size		Starting Price	
1 BR Apartment	965 sq. ft.	AED 3.5 million	<div> <div></div> <div>EOI Amount: AED 50,000</div> <div>Payment Plan: 40/60 Handover: Q1 2028</div> </div>			
2 BR Apartment	1,382 sq. ft.	AED 4.8 million				
3 BR Apartment	2,071 sq. ft.	AED 7.2 million	<div> <div></div> <div>EOI Amount: AED 100,000</div> <div>Payment Plan: 30/70 Handover: Q1 2028</div> </div>			
4 BR Penthouse	3,709 sq. ft.	AED 19.9 million				
5 BR Penthouse	4,006 sq. ft.	AED 21.7 million				

THE RESIDENCES AT NASIM AL BAHR

The Townhouses & Villas

2 BR Podium Villas

3 BR Townhouses, Beach Villas, and Podium Villas

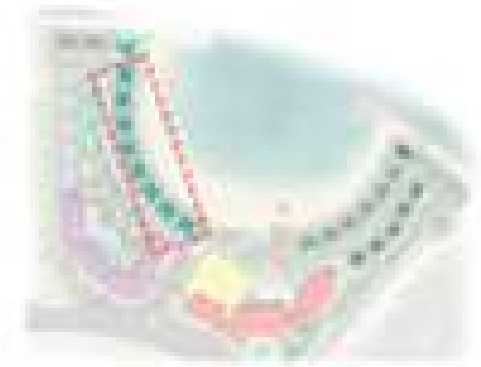






3 BR BEACH SIDE VILLA - TYPE 01

LAYOUT PLAN - GROUND FLOOR

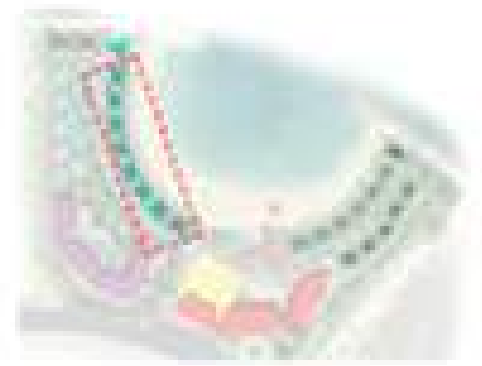


Villa - BV - 01A GF	14 Keys
Entrance Lobby	16.00 sqm
Living & Dining	38.00 sqm
Kitchen	16.00 sqm
Powder Room	3.50 sqm
Maid's Room	6.80 sqm
Maid's Toilet	4.20 sqm
Utility Area	3.90 sqm
Stairwell	8.70 sqm
Total	101.00 sqm

*Floor plans are indicative for reference only. Final floor plans to be released upon launch.

3 BR BEACH SIDE VILLA - TYPE 01

LAYOUT PLAN - FIRST FLOOR



Villa - BV - 01A GF	16 Keys
Entrance Lobby	16.00 sqm
Living & Dining	38.00 sqm
Kitchen	16.00 sqm
Powder Room	3.50 sqm
Maid's Room	6.80 sqm
Maid's Toilet	4.20 sqm
Utility Area	3.90 sqm
Stairwell	8.70 sqm
Total	101.00 sqm

*Floor plans are indicative for reference only. Final floor plans to be released upon launch.

3 BR PODIUM VILLA- TYPE 03

LAYOUT PLAN - GROUND FLOOR

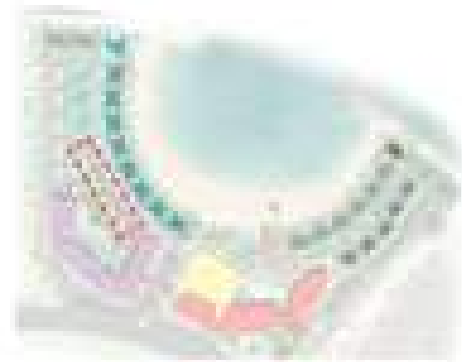


3 BR Podium Villa GF	S Keys
Entrance Lobby	16.45
Living Lounge	20.30 sqm
Dining	17.80 sqm
Kitchen	15.35 sqm
Powder Room	3.70 sqm
Maid's Room	6.30 sqm
Maid's Toilet	4.20 sqm
Stairwell	8.80 sqm
Utility Area	4.00 sqm
Total	97.00 sqm

*Floor plans are indicative for reference only. Final floor plans to be released upon launch.

3 BR PODIUM VILLA - TYPE 03

LAYOUT PLAN - FIRST FLOOR



3 BR Podium Villa FF	8 Keys
Master Bedroom	27.36 sqm
Walk-in Closet	5.80 sqm
Master Bathroom	11.02 sqm
Bedroom 2	17.95 sqm
Bathroom 2	4.20 sqm
Bedroom 3	18.70 sqm
Bathroom 3	6.20 sqm
Corridor	10.25 sqm
Total	89.65 sqm

*Floor plans are indicative for reference only.
Final floor plans to be released upon launch.

UNIT TYPE	STARTING SIZE	STARTING PRICE
3 BR Townhouse	2,828 sq. ft.	AED 10.8 million
3 BR Beach Villa	3,071 sq. ft.	AED 18 million
3 BR Podium Villa	4,992 sq. ft.	AED 19.6 million
2 BR Podium Villa	5,506 sq. ft.	AED 21.8 million
3 BR Presidential Villa	11,697 sq. ft.	PRICE ON REQUEST

EOI Amount: AED 100,000

Payment Plan: 30/70 | Handover: Q1 2028