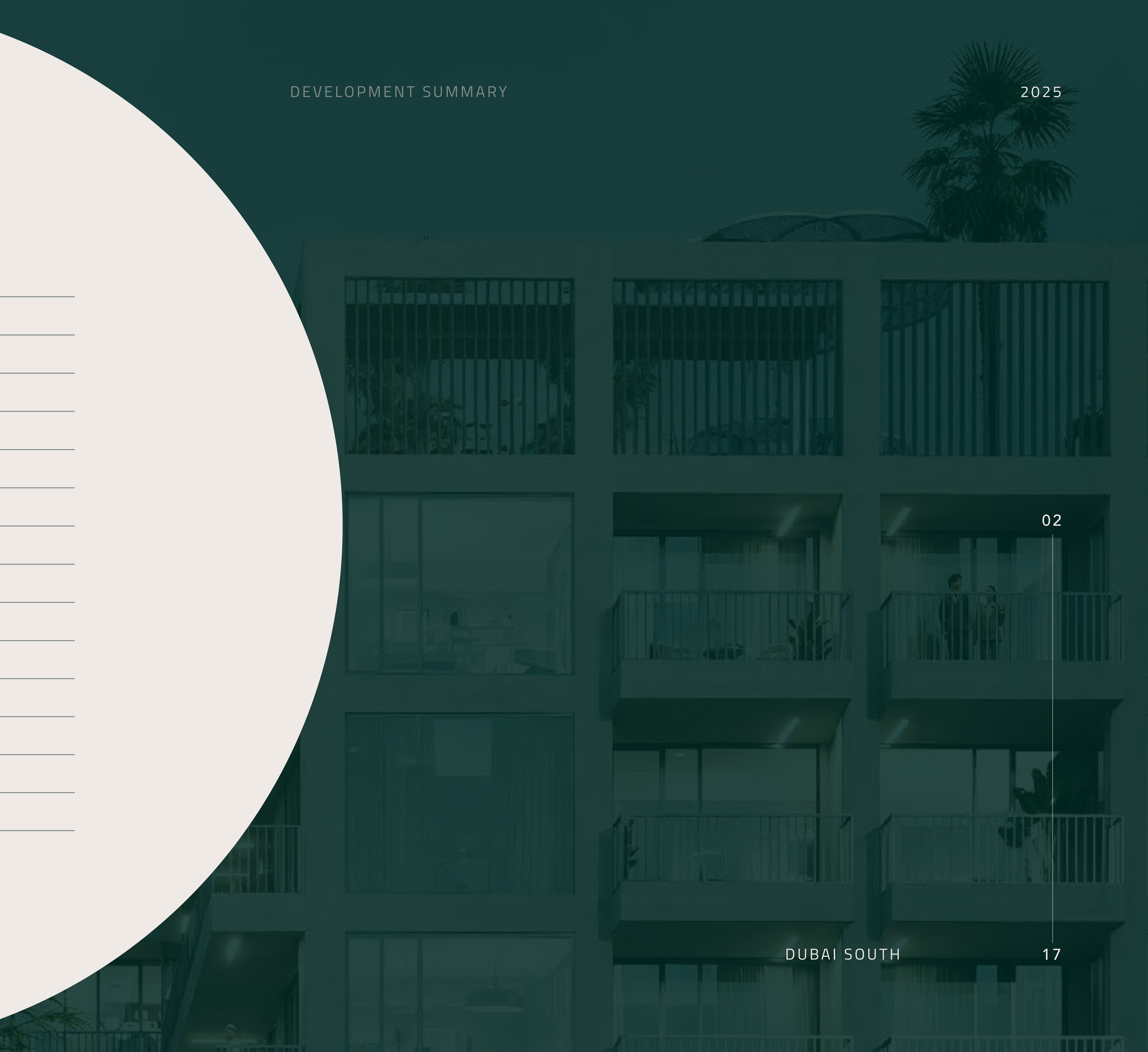
BOLD

THE COLLECTIVE

THE ART
OF COMMUNITY LIVING

Development Summary	
Total Apartment Number:	94
Building Structure:	G + 6
Location:	Dubai South
Developer:	Bold Developer
Architecture:	By Design Haus Medy
Interior Design:	By Bold Bespoke Design
Project Type:	Mid-rise residential
Unit Mix:	1BR and 2BR
Property Type:	Fully Furnished
Completion:	Q1 2028
Payment Plan:	50/50
Starting Price:	From AED 825,000
Estimated Rental Yields:	8.5-9.5%
Service Charge:	Estimated 18 -22 PSF

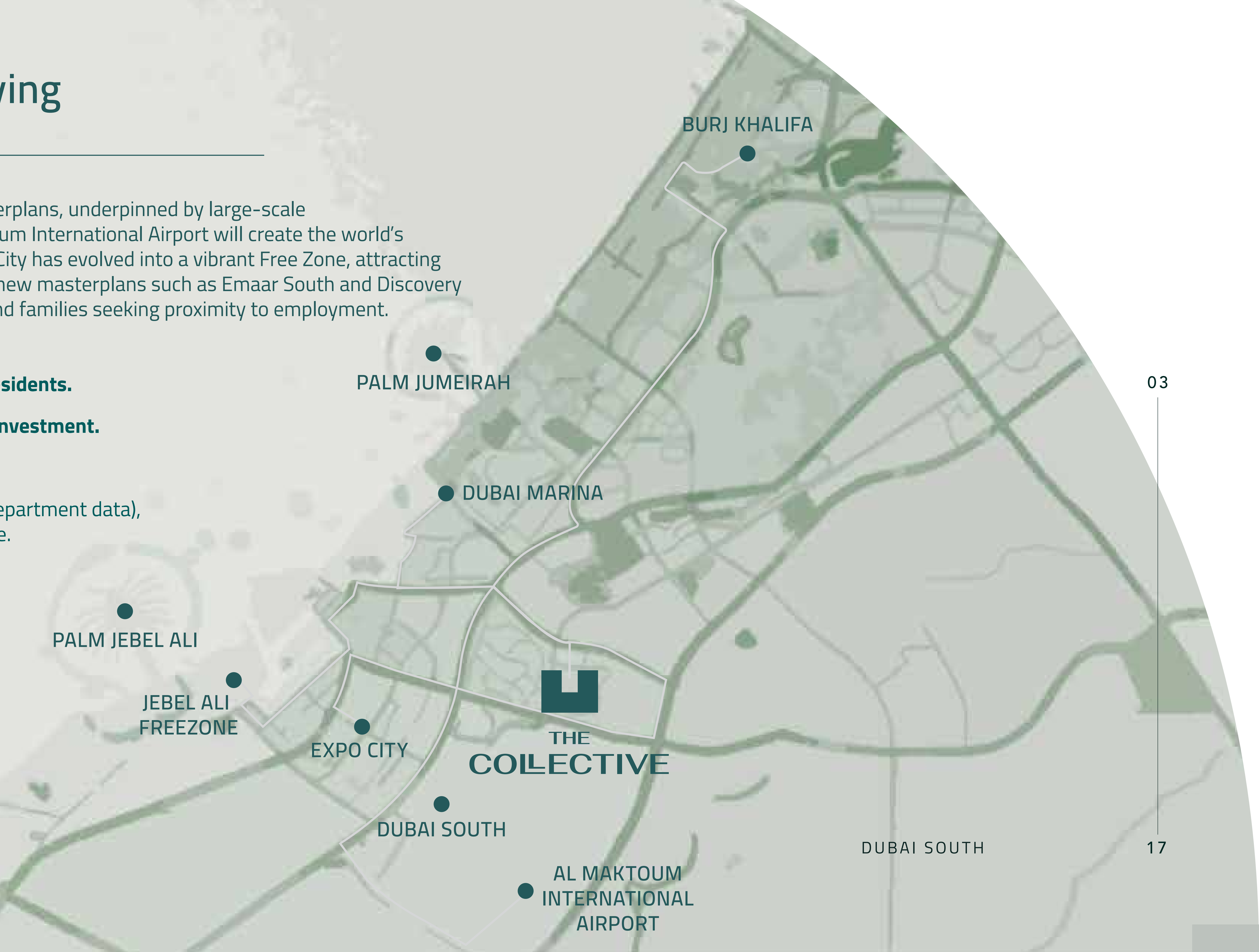


Dubai South:
A Gateway to Growth and Future Living

Dubai South is one of the UAE's most ambitious government backed masterplans, underpinned by large-scale infrastructure and job creation. The AED 128 billion expansion of Al Maktoum International Airport will create the world's largest aviation hub, generating over 130,000 new jobs. Meanwhile, Expo City has evolved into a vibrant Free Zone, attracting multinational tenants. To the west, the development of Palm Jebel Ali and new masterplans such as Emaar South and Discovery Dunes add high-end lifestyle appeal, driving demand from professionals and families seeking proximity to employment.

- **A 145 sq km masterplan**, designed to become home to **over 1 million residents.**
- Remarkable growth supported by **$50 billion USD government backed investment.**
- A dynamic work hub with over **500,000 job opportunities.**
- **50% year-on-year increase in transaction volumes** (2024 Dubai Land Department data), a clear testament to the deep confidence and strong potential found here.
- Dubai South forms the core of our ecosystem projected to contribute **32% of Dubai's GDP by 2035.**

- **32% OF DUBAI'S GDP**
- **500,000 JOBS**
- **1 MILLION RESIDENTS**



5
MIN
Drive time to Expo City

10
MIN
Drive time to Al Maktoum International Airport

10
MIN
Emaar Mall Expo 2027

10
MIN
Opera House

15
MIN
Drive time to Palm Jebel Ali

20
MIN
Drive time Dubai Marina

30
MIN
Drive time to Dubai Downtown

- **260 MILLION PASSENGERS**
- **132,000 JOBS**
- **$35 BILLION INVESTED**

The Aviation District & Al Maktoum International Airport

The Aviation District is set to emerge as a global hub for the aviation and aerospace industry. Boasting cutting-edge maintenance, repair, and overhaul (MRO) facilities, world-class aviation training centers, essential fixed-base operator services, and an exclusive VIP terminal designed for discerning travelers, it will also host the Dubai Airshow and the Middle East Business Aviation Show.

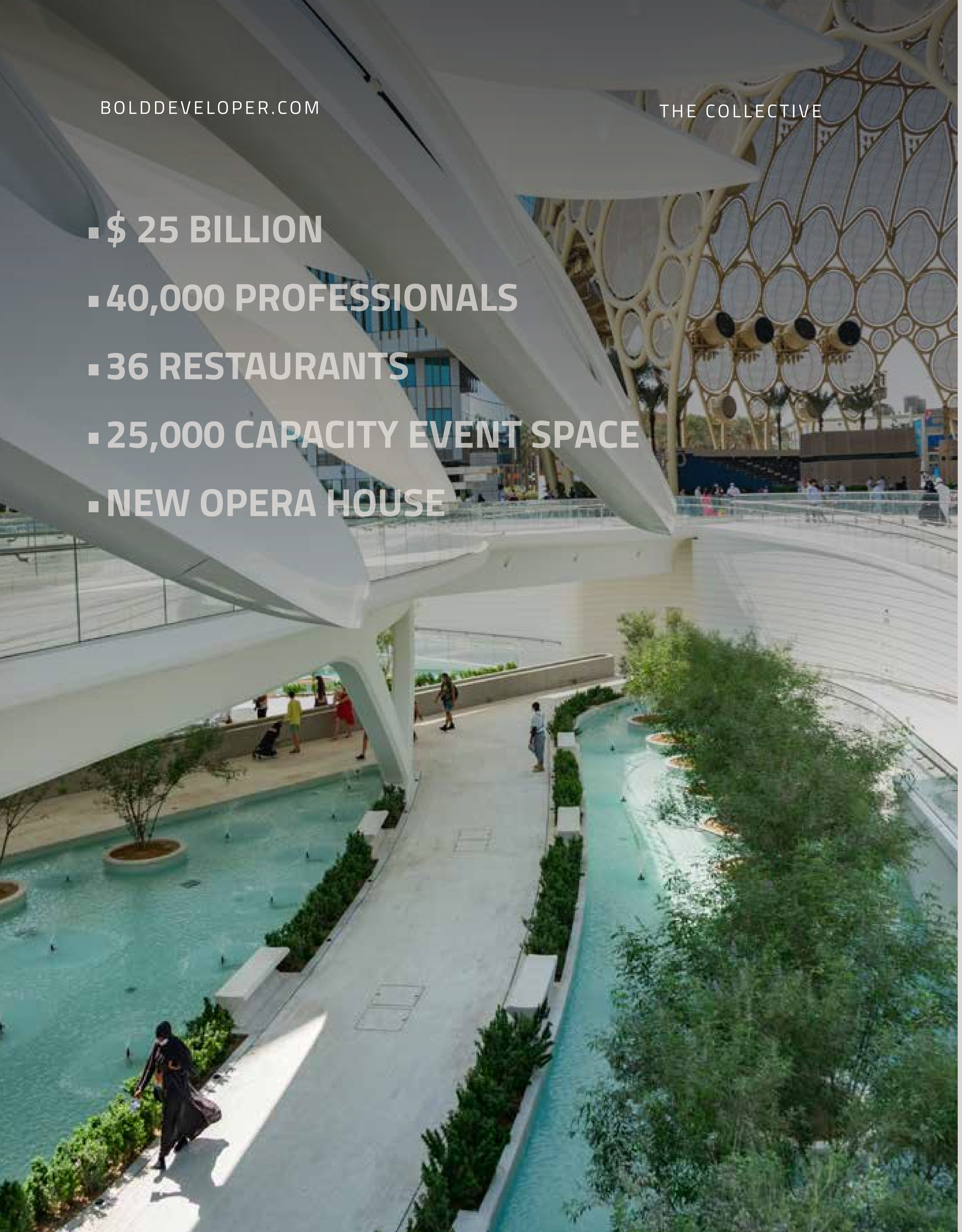
Anchoring this vision, Al Maktoum International Airport is undergoing a monumental US$35 billion transformation. With the vision to become the world's largest aviation gateway, it will feature five parallel runways, over 400 aircraft gates with an annual capacity of up to 260 million passengers.

MBR Aerospace Hub:

This hub will cultivate a seamless aerospace ecosystem, offering integrated airside and landside facilities for advanced MRO, Research and Development.

DWC Expansion:

The strategic DWC Expansion will see DXB operations gradually transition to Al Maktoum International Airport, with the iconic DXB airport slated for closure around 2032–2034, marking a new era for air travel in the region.



- $ 25 BILLION
- 40,000 PROFESSIONALS
- 36 RESTAURANTS
- 25,000 CAPACITY EVENT SPACE
- NEW OPERA HOUSE

Expo City Dubai

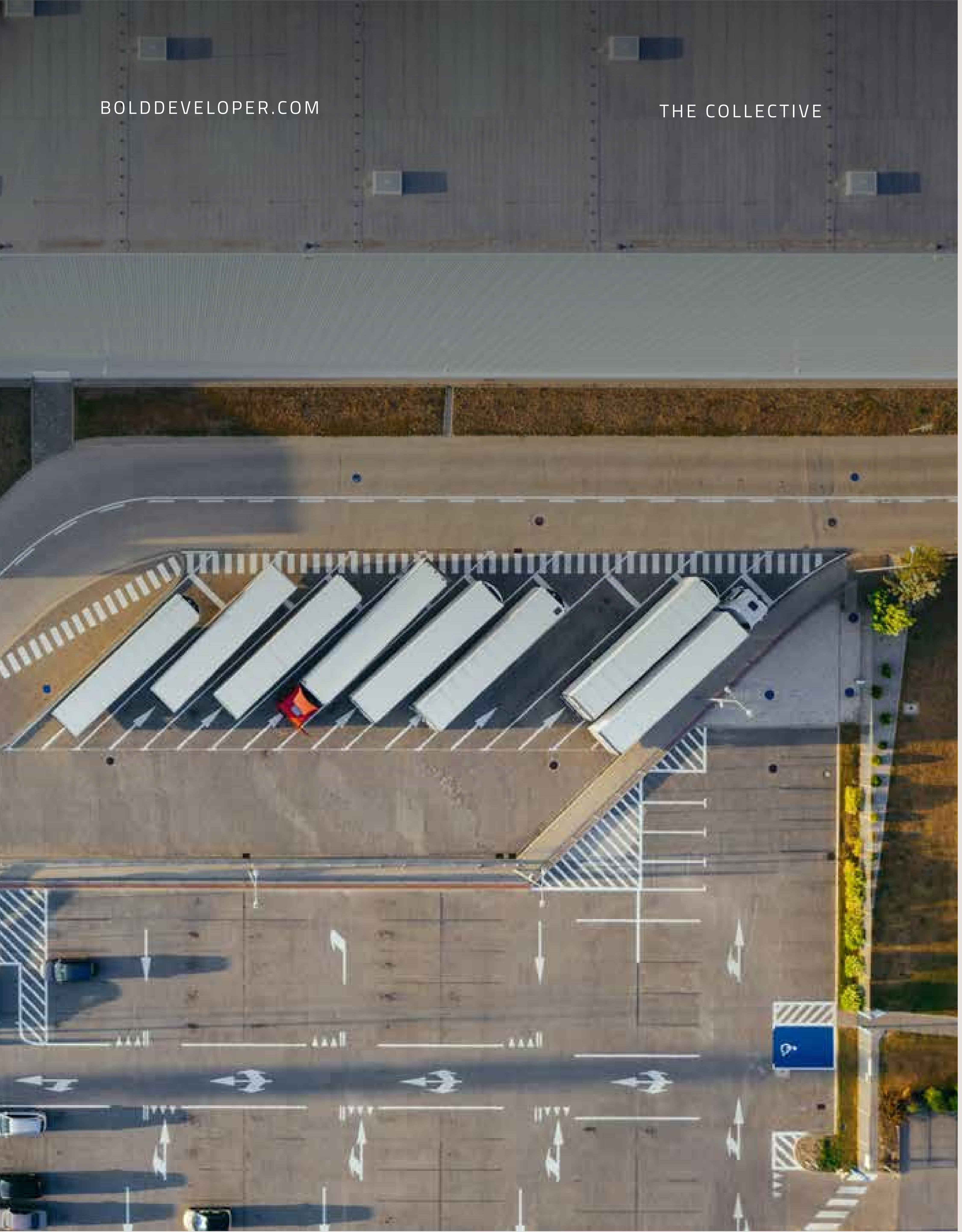
Developing on the legacy of Expo 2020, Expo City Dubai is blossoming into a sustainable urban innovation hub. It will showcase state-of-the-art office spaces, Research & Development zones, cultural institutions, and integrated residential and leisure communities. Designed to attract future-focused businesses and global talent, Expo City is destined to become an address for collaborative, sustainable, and well-connected urban living.

The Dubai Exhibition Centre:

The Dubai Exhibition Centre at Expo City Dubai is undergoing an AED 10 billion expansion led by the Dubai World Trade Centre (DWTC) to become the region's largest indoor events venue. The project will increase its indoor events hosting capacity to 140,000 sq. m. by 2026, enable 600 events annually by 2033, and increase its daily visitor capacity to 50,000 people.

Route 2020 Metro Line:

This new metro line promises enhanced connectivity through smart transport networks and direct links to Al Maktoum International Airport and Jebel Ali Port.



The Logistics District

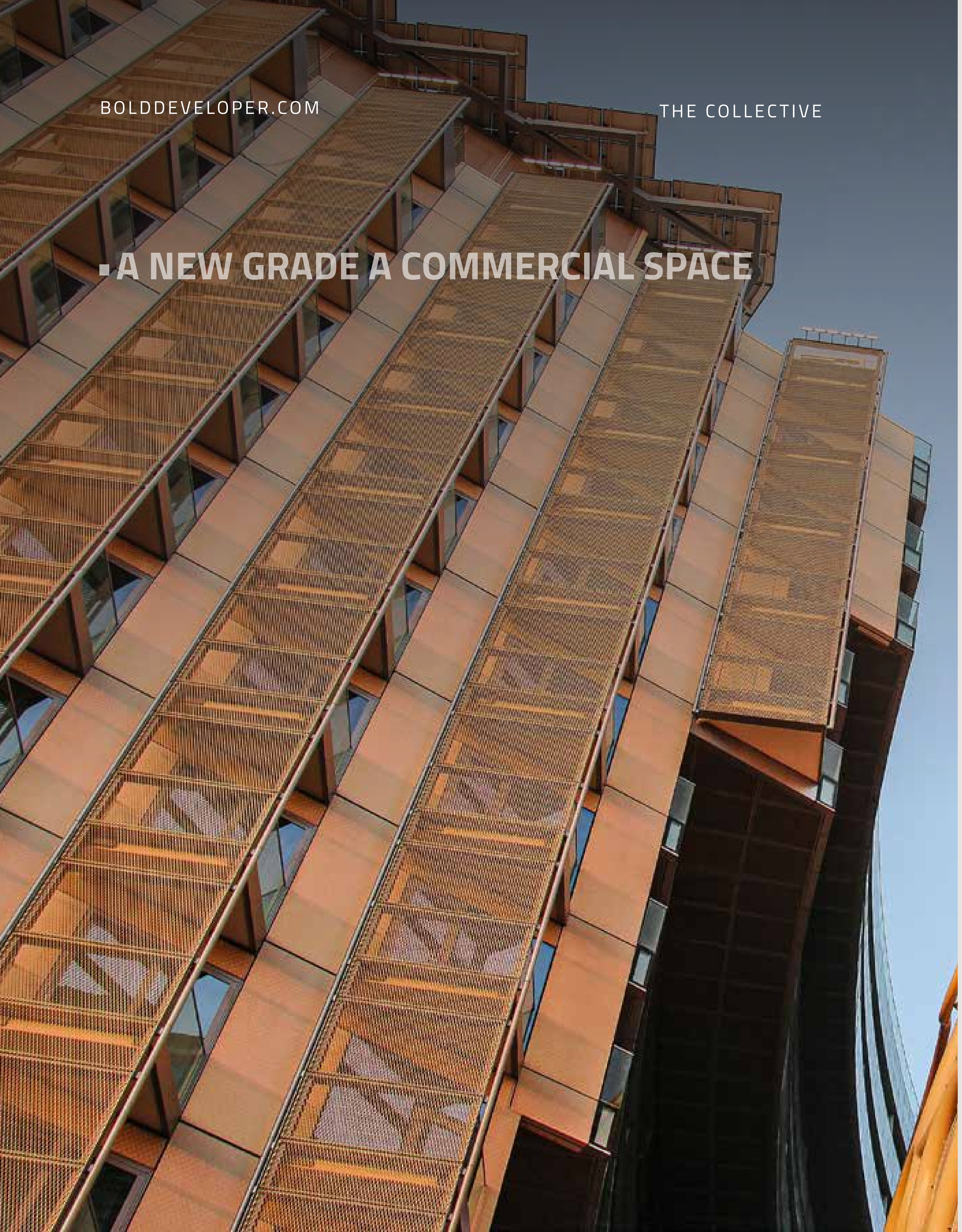
Envisioned as a world-class logistics powerhouse, the Logistics District is set to play a pivotal role in global supply chain operations. It will connect fast-growing markets in Africa, India, Asia, China, and the Middle East to the entire world. The 18-kilometre Logistics District presents build-to-suit and ready-to-use facilities, developed for leading contract logistics providers, freight forwarders, and global integrators. Benefiting from direct airside access to Al Maktoum International Airport, this district will streamline air cargo movement and champion high-efficiency logistics operations worldwide. Additionally, with its proximity and access to Jebel Ali Port via a bonded logistics corridor, the Contract Logistics Zone enhances efficiency, especially for businesses relying heavily on sea freight.

Dubai Global Connect:

This initiative will emerge as a permanent marketplace and exhibition platform, uniting buyers and sellers across F&B, fashion, and home furnishings.

Multi-User Logistics Hub:

A new expansive facility spanning approximately 215,278 sq. ft., offering air-conditioned units with adaptable layouts. It is designed to empower SMEs, innovative e-commerce, and forward-thinking freight forwarders.



▪ A NEW GRADE A COMMERCIAL SPACE

The Business Park & Commercial District

The Business Park is set as a center for commerce within eleven modern buildings that provide ready-to-move office spaces that cater to start-up companies, small and medium-sized enterprises, and international corporations. Complemented by the forthcoming Commercial District, this area is envisioned as a vibrant place weaving together premier retail, hospitality, F&B venues, and entertainment options. Together, these districts will create a truly thriving ecosystem for business and lifestyles, nestled at the heart of Dubai South.

The Residential & Golf District

The Residential District is envisioned as a tranquil, walkable, and family-centric community. It will present a variety of homes – from elegant apartments to charming townhouses and villas – nestled within landscaped neighborhoods. The community will embrace top-tier schools, parks, retail spaces, and community amenities, all created to foster a balanced, family-friendly lifestyle.

The Golf District will be anchored by a 18-hole championship course, surrounded by residences, wellness and leisure facilities. Together, these two districts will craft an unparalleled living experience within a green landscape.

Dubai South Market Performance

Dubai South recorded AED 16.1 billion in property transactions during 2024 and over AED 15 billion in the first five months of 2025, highlighting exceptional investor demand. Apartment rents increased by approximately 30% in 2024 – the highest annual growth across all Dubai districts – supported by population inflows and the expanding employment base.

Analysts forecast residential prices to rise a further 15–20% in the short term, as major infrastructure projects and corporate occupation continue to accelerate demand. Despite this rapid growth, pricing remains 40-50% below other master communities, providing a significant entry advantage and scope for capital appreciation.

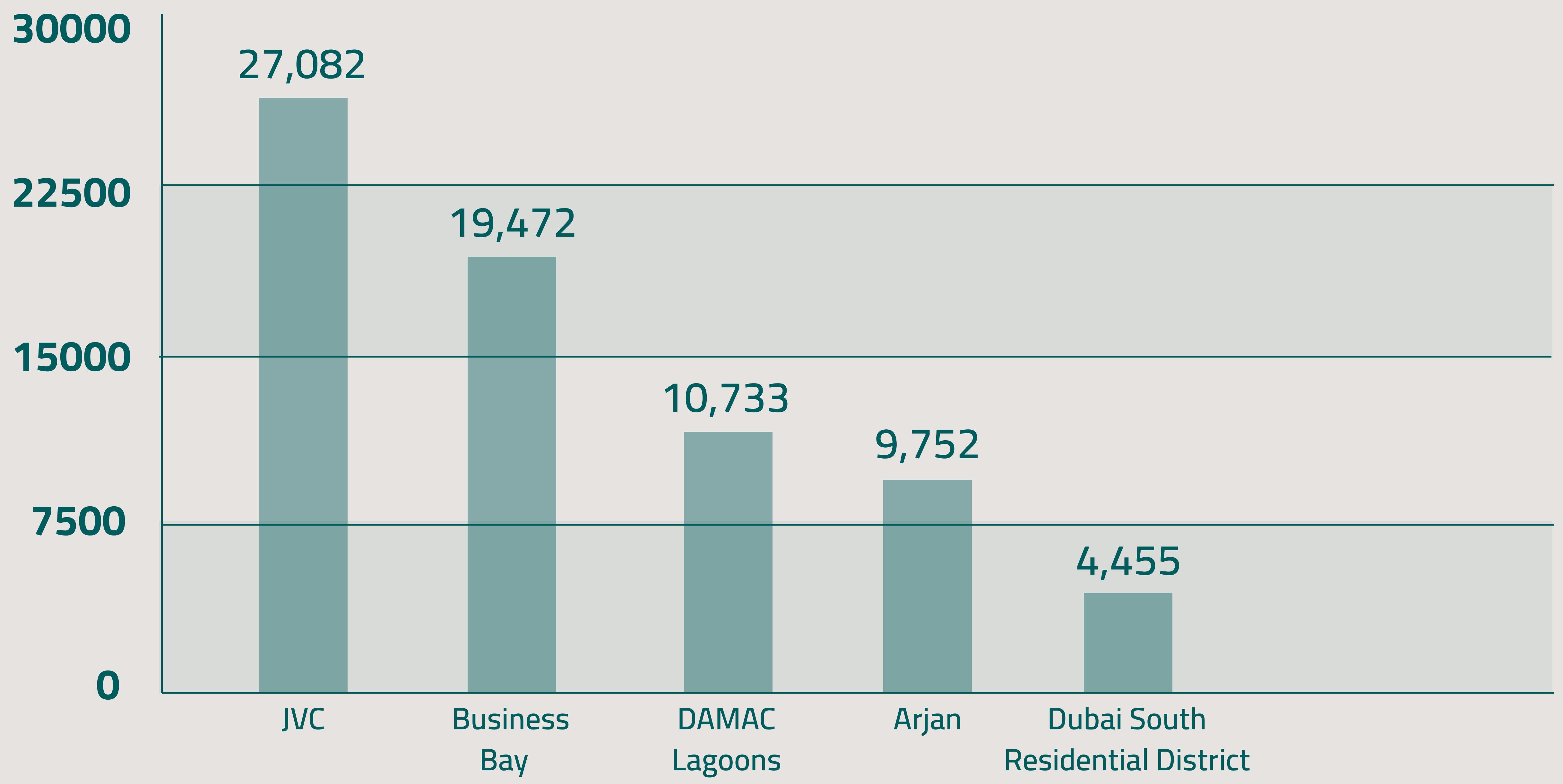
- **30% RENTAL GROWTH**
- **16.1 BILLION TRANSACTED IN 2024**
- **50% YOY INCREASE IN TRANSCATION VALUES**

Supply & Sustainability: Nurturing Balanced Growth

Dubai South maintains a controlled residential supply profile with zoning favouring villas and low-rise apartments. Only about 850 apartment units are currently under construction within the residential district—a fraction of what would be required to meet demand from the projected 500,000 employees by 2035. The limited pipeline mitigates the oversupply risk often associated with emerging areas.

The 132,000 airport workers give long term stability as your tenancy demographic won't be tied to short term expatriate cycles and with a shortage of residential land zoned under the 2040 Urban Plan.

Upcoming Property Supply (2028-2025)



Average Per Sq.Ft Values 2025

Category	2025	Price Differencial
Al Jaddaf Apartments	AED 2,175	40%
Dubai Maritime City	AED 2,123	39%
Sobha Hartland Apartments	AED 2,111	38%
Mohammed Bin Rashid City Apartments	AED 1,985	35%
Expo City	AED 1,979	34%
Jumeirah Heights Apartments	AED 1,628	20%
Dubai Festival City	AED 1,550	16%
Meydan Apartments	AED 1,537	15%
The Collective	**AED 1,300**	**0%**

Average Sales Price 2025

Category	2025	Price Differencial
Al Furjan Apartments	AED 4,223,478	71%
Jumeirah Heights Apartments	AED 4,037,440	70%
Dubai Festival City	AED 3,749,790	67%
Dubai Maritime City	AED 2,607,253	53%
Mohammed Bin Rashid City Apartments	AED 2,550,725	52%
Al Habtoor City	AED 2,533,261	52%
Expo City	AED 2,170,963	44%
Town Square Apartments	AED 2,085,432	41%
Sobha Hartland Apartments	AED 1,994,819	39%
The Collective Average price	**AED 1,220,000**	**0%**

THE COLLECTIVE

The Collective: Crafted for Connection. Designed for Growth

The Collective" is a design-led, boutique project delivering a high-end living experience typically unseen in this segment. Its exterior, defined by clean architectural lines, is the inspired creation of Design Haus Medy.

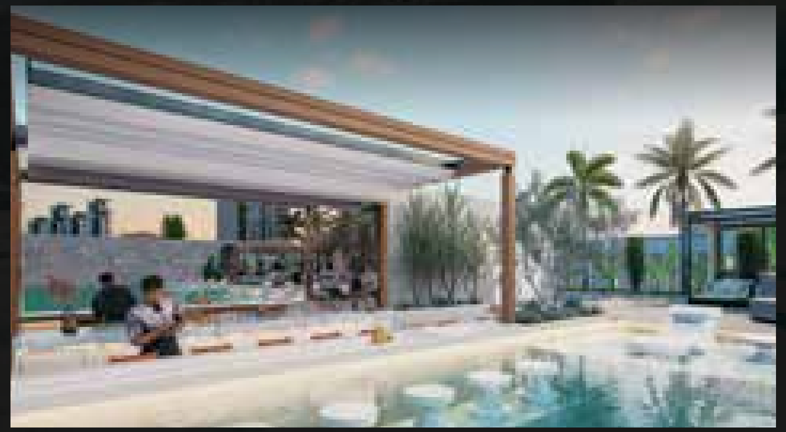
Inside, each home is a curated sanctuary by BOLD Bespoke Design, featuring signature hospitality-grade interiors. Every unit is fully furnished and accessorised to high hotel standards, allowing investors to acquire a fully operational asset on completion. This thoughtful approach extends an invitation to an effortless, high-performing investment from day one.

Fully turn Key Investments:

Amenities & Community Living

- Rooftop Swimming Pool with Panoramic Views
- Landscaped Terraces and Community Gardens
- Rooftop Bar
- Gym and Wellness Studio
- Outdoor Fitness Zone
- Multi Purpose Court
- Open-Air Cinema
- Outdoor BBQ and Dining Area
- Children’s Play Area and Family Leisure Zones
- Residents' Lobby with the Concierge Service
- Tranquil Relaxation Areas





1. Rooftop Swimming Pool with Panoramic Views
2. Landscaped Terraces and Community Gardens
3. Rooftop Bar
4. Outdoor Fitness Zone
5. Multi Purpose Court
6. Open-Air Cinema
7. Bonfire Area
8. Outdoor BBQ and Dining Area
9. Children’s Play Area

Investment Summary

Dubai South is rapidly establishing itself as a pivotal urban district, central to Dubai's long-term growth vision. For the investors, this market offers a rare alignment: accessible entry pricing, robust population growth, and disciplined supply. With over one million future residents, half a million jobs, and world-class infrastructure being delivered, Dubai South is on course to become Dubai's next major residential and business hub.

Why Collective stands apart

- **USD 35 billion airport expansion driving 132,000 jobs and long-term rental demand.**
- **Expo City and DWTC corridor attracting 40,000+ professionals.**
- **Entry price AED 1,300 PSF, 10–15 percent below competing projects.**
- **Fully furnished, turnkey apartments reduces investor capex and accelerates rental uptake.**
- **8%-9% projected yield on completion.**
- **Low district supply with under 3,000 apartments in the pipeline and only 850 currently under construction.**
- **50/50 payment plan and resale flexibility after 30 percent payment.**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