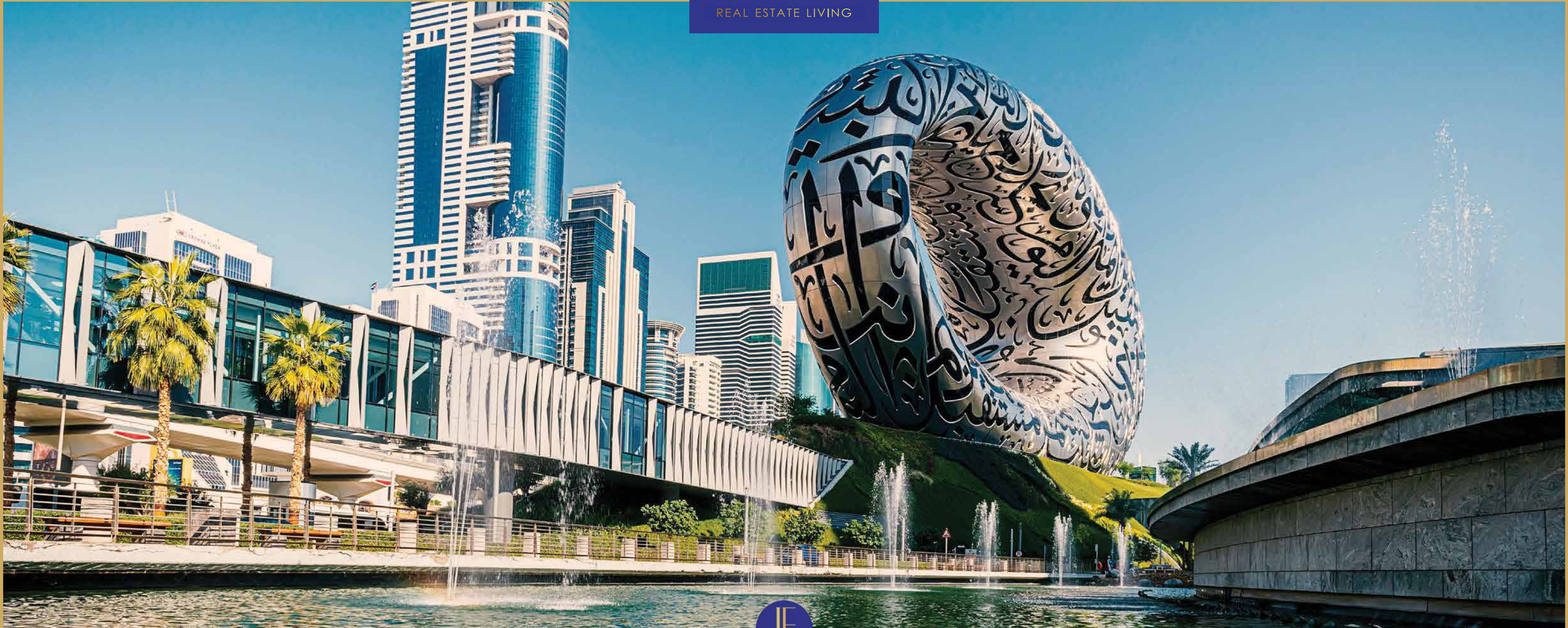




WHY INVEST IN DUBAI

DUBAI, UAE

THE EPICENTER OF THE MODERN WORLD

A city built on ambition, Dubai is the benchmark for modern luxury and smart investment. With its strategic location, cutting-edge infrastructure, and booming economy, it remains one of the world's most desirable real estate markets.

From skyline-defining towers to exclusive retreats along its azure waterfront, Dubai promises unparalleled opportunity for investors, and DarGlobal is architecting its future with exceptional developments in the city's most sought-after destinations.



THE NEW CAPITAL OF THE WORLD

GLOBAL CONNECTIVITY

Dubai International Airport remains one of the world's busiest, offering direct flights to over 272 destinations as of 2025. Passenger volume continues to break global records, with over 100 million served annually.

BUSINESS HUB

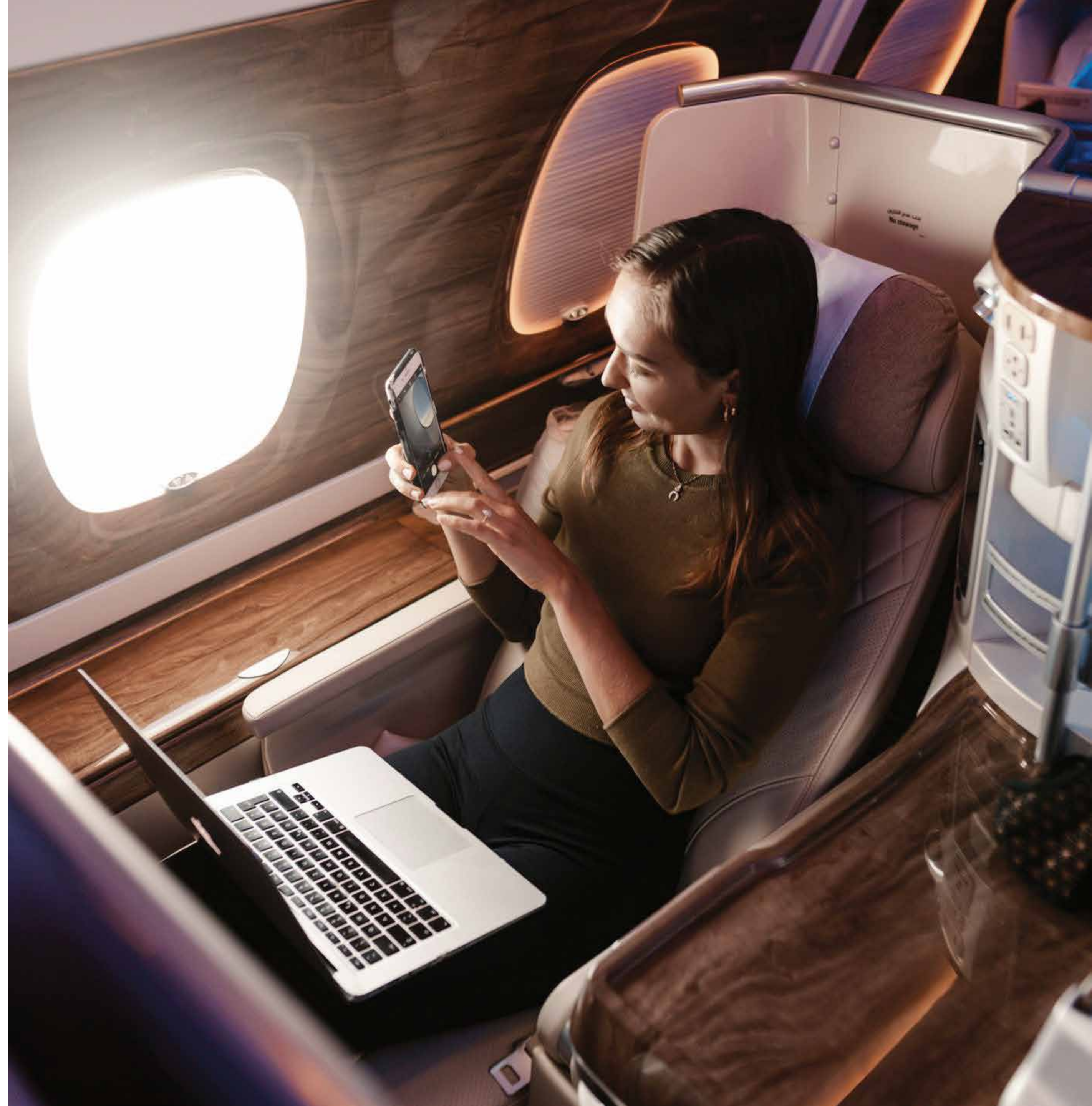
Dubai hosts over 40 multidisciplinary free zones, offering tax exemptions and 100% foreign ownership. The total registered companies in Dubai free zones has reached over 210,000 by the end of November 2024 – a marked increase in entrepreneurship.

LOGISTICS AND TRADE

Jebel Ali Port is ranked the largest in the Middle East and among the top 5 globally for 2025, cementing Dubai's strategic logistics status.

IDEAL FOR ENTREPRENEURS

UAE ranks first among 56 economies and leading high-income nations in 11 of 13 GEM indicators. Government support, innovation and 100% foreign ownership creates a dynamic ecosystem fueling SME growth and supporting a global talent influx.





INFRASTRUCTURE DEVELOPMENT

NEW AIRPORT

Al Maktoum International Airport's expansion is underway, with a projected capacity for 260 million passengers annually. DXB currently expects to reach 115 million by 2031 before major carrier transfers.

PUBLIC TRANSPORT

Number of Dubai Metro stations to expand to 96 by 2030 and 140 stations by 2040, turning Dubai into a 20-minute city. While Etihad Rail will reduce traffic and bring down commute time by 40 percent.

LOGISTICS AND TRADE

Smart city initiatives progress with the Dubai Clean Energy Strategy 2050 aiming for 75% renewables by 2050, plus major new urban centres planned at Expo City Dubai and Silicon Oasis under Dubai Urban Plan 2040.

ECONOMIC GROWTH & PROJECTIONS

CURRENT GDP

116B

USD IN 2024

Dubai's GDP was estimated at 116 billion USD in 2024, expected to grow by 3.3% in 2025.

FUTURE PROJECTIONS

4-5%

AVERAGE ANNUAL RATE

UAE's non -oil sector is expected to achieve growth rates of 4-5% in 2025 i.e. 77% of national GDP.

KEY DRIVERS

Diversification initiatives, such as the Dubai Industrial Strategy 2030. Investments in technology and innovation, positioning Dubai as a smart city.

Industrial diversification: Dubai Industrial Strategy 2030 projected to add AED 160 billion (\$43.5 billion) by 2030.

Tech & Innovation: Strong advances in AI, fintech, and smart city integration.



BOOMING TOURISM INDUSTRY

Dubai's tourism sector generated approximately \$43.3 billion USD in 2024, contributing significantly to the local economy.

01

VISITOR NUMBERS

Dubai welcomed 11.17 million international visitors in Q4 2025 and is on track to reach 27.6 million for the year – a 4.6% rise from 2024.

02

MAJOR ATTRACTIONS

Iconic landmarks such as Burj Khalifa, Dubai Mall, and the Palm Jumeirah. Expo 2020's lasting impact, with an expected boost in tourism and infrastructure.

03

TOURISM'S IMPACT

Holiday home regulations now allow over 22,000 registered short-stay properties with yield optimization peaking at 9%-12% ROI in top zones.





REAL ESTATE MARKET

MARKET VALUE

\$117.4 billion USD in H1 of 2025
(83.44% increase over H1 2024)

TRANSACTION VOLUME

125,538 real estate transactions in H1 2025
(26% increase compared to H1 2024)

FOREIGN INVESTMENT

\$62.2 billion USD in H1 2025,
led by foreign investors from India and UK.

LUXURY MARKET

9,800 millionaires relocate to Dubai in 2025

RENTAL YIELDS

7.3% for apartments, 5% for villas

RENTAL YIELDS

Dubai offers some of the highest rental yields in the world, with average returns ranging from

5% - 8%

COMPARISON

Dubai offers higher rental yields compared to global cities like London (3-4%) and New York (2-3%).

MARKET DEMAND

Dubai set to rank among top three global travel destinations in fourth quarter of 2025.



REAL ESTATE MARKET PROJECTIONS

KEY DEVELOPMENTS

MAJOR PROJECTS

Major projects like Dubai Creek Harbour and Expo City Dubai (Formerly District 2020) are set to boost the market.

INVESTOR SENTIMENT

LUXURY PROPERTIES

Strong positive outlook driven by global HNWIs targeting iconic locations like Palm Jumeirah and Downtown Dubai.

UP TO
40%
ANNUAL CAPITAL
APPRECIATION

GROWTH TRENDS

Villas saw up to 40% capital appreciation and up to 20% for apartments in H1 of 2025.





Source: MOFA



BENEFITS OF INVESTING IN DUBAI

GOLDEN VISA

Property owners with assets worth 2 million AED or more are now eligible for a 10-year Golden Visa.

TAX ADVANTAGES

No property tax, capital gains tax, or income tax on rental income, making Dubai a tax-efficient investment destination.

GLOBAL CONSULAR SUPPORT

Golden Visa holders can now get urgent assistance in emergencies while outside the UAE, such as an electronic return permit within 30 minutes in case of a lost passport, free of charge.

OFF-PLAN PROPERTIES

Off-plan Properties are now eligible for the Golden Visa, provided their total investment 2 million AED. The previous requirement of a minimum 1 million AED minimum down payment has been removed. Requirements: down payment, 4% registration fees and SPA execution.

CO-OWNERSHIP

If the property value is less than 4 million AED, only one person is eligible for the Golden Visa.

PROPERTY OWNERSHIP

100% ownership of freehold properties for foreign investors.

DEDICATED HOTLINE

A 24-hour hotline has been launched for Golden Visa holders to help provide direct communication with UAE's Ministry of Foreign Affairs' call centre for inquiries, urgent support, or assistance while abroad.

EMERGENCY EVACUATION INCLUSION

Offering unparalleled peace of mind for international lifestyles, Golden Visa holders are integrated into UAE's national evacuation and crisis response plans worldwide, providing priority shelter, repatriation, and on-ground support during disasters or unrest.

6 REASONS TO INVEST IN DUBAI

Consistently ranked as one of the best places to live, work, vacation, and invest in, Dubai has fast emerged as the new capital of the world. Its social, economic and service-friendly environment coupled with its title as the safest city in the world, offers residents and investors numerous advantages over other countries.



01

SECURE A 10-YEAR GOLDEN VISA

With a 2 million AED investment, now including off-plan properties

02

NO TAXATION

With 0% Income Tax and 0% Property Tax

03

HIGH ROI

Between 5% to 8%

04

COSMOPOLITAN LIVING

With more than 120 nationalities currently living in Dubai

05

GLOBAL TOP 10

Dubai consistently ranks high as the best city to live in, globally

06

TOURISM HUB

The top 5 visited cities in the world



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