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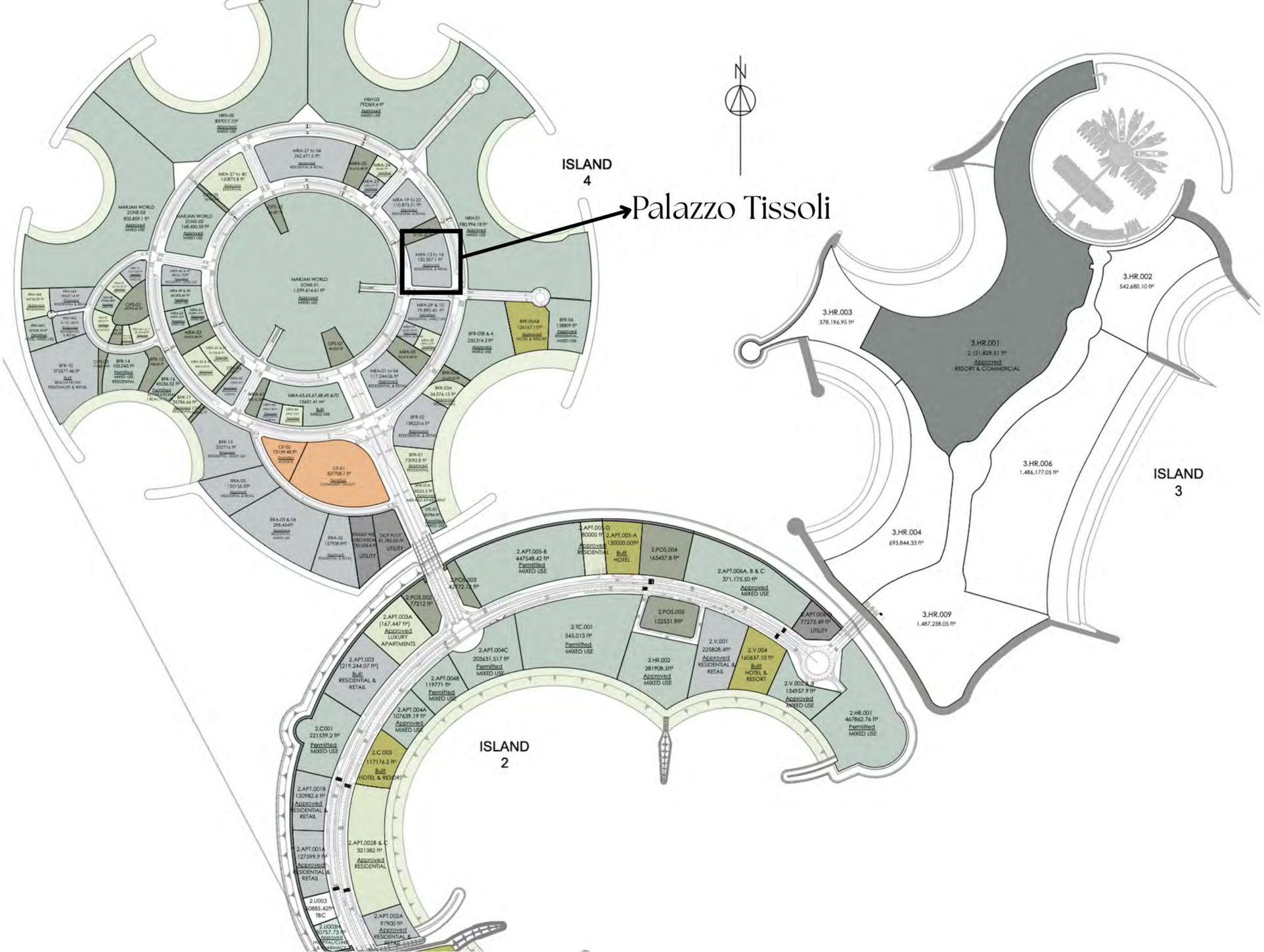
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ISLAND 4
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3.HR.003
378,196.95 ft²
3.HR.001
2,121,828.51 ft²
Approved
RESORT & COMMERCIAL
3.HR.002
542,680.10 ft²
3.HR.006
1,486,177.05 ft²
3.HR.004
693,844.33 ft²
3.HR.009
1,487,238.05 ft²
2.APT.005-B
447548.42 ft²
Permitted
MIXED USE
2.APT.005-A
130000.00ft²
Built
HOTEL
2.POS.004
165457.8 ft²
2.APT.006A, B & C
371,175.50 ft²
Approved
MIXED USE
2.POS.003
42772.14 ft²
2.POS.002
77212 ft²
2.APT.003A
(167,447 ft²)
Approved
LUXURY
APARTMENTS
2.APT.003
(219,244.07 ft²)
Built
RESIDENTIAL &
RETAIL
2.C.001
221539.2 ft²
Permitted
MIXED USE
2.APT.001B
130982.6 ft²
Approved
RESIDENTIAL &
RETAIL
2.APT.001A
127599.9 ft²
Approved
RESIDENTIAL &
RETAIL
2.U003
20885.42ft²
TBC
2.U003H
10757.73 ft²
Approved
RESTAURANT/CLINIC
PHARMACY
2.APT.002A
97900 ft²
Approved
RESIDENTIAL &
RETAIL
2.APT.0028 & C
321382 ft²
Approved
RESIDENTIAL
2.C.003
117176.5 ft²
Built
HOTEL & RESORT
2.APT.004A
107639.19 ft²
Approved
MIXED USE
2.APT.004B
119771 ft²
Permitted
MIXED USE
2.APT.004C
203631.517 ft²
Permitted
MIXED USE
2.IC.001
545,013 ft²
Permitted
MIXED USE
2.POS.005
122531.9ft²
2.HR.002
281908.5ft²
Approved
MIXED USE
2.V.001
225828.4ft²
Approved
RESIDENTIAL &
RETAIL
2.V.004
160637.10 ft²
Built
HOTEL &
RESORT
2.V.002 & 3
134957.9 ft²
Approved
MIXED USE
2.HR.001
467862.76 ft²
Permitted
MIXED USE
2.APT.005-D
80000 ft²
Approved
RESIDENTIAL
2.APT.006D
77273.49 ft²
UTILITY
MARJAN WORLD
ZONE-01
1,599,814.61 ft²
Approved
MIXED USE
MARJAN WORLD
ZONE-02
168,400.55 ft²
Approved
MIXED USE
MARJAN WORLD
ZONE-03
833,859.1 ft²
Approved
MIXED USE
HRH-03
792349.4 ft²
Approved
MIXED USE
HRH-05
887017.1ft²
Approved
MIXED USE
HRH-01
790,994.18 ft²
Approved
MIXED USE
MRA-27 to 34
242,471.5 ft²
Approved
RESIDENTIAL & RETAIL
MRA-37 to 40
120873.8 ft²
Approved
RESIDENTIAL
MRA-19 to 22
110,873.51 ft²
Approved
RESIDENTIAL & RETAIL
MRA-13 to 16
133,357.1 ft²
Approved
RESIDENTIAL & RETAIL
MRA-01 to 04
117,244.06 ft²
Approved
RESIDENTIAL & RETAIL
MRA-43,65,67,68,69 & 70
18431.41 ft²
Built
MIXED USE
CF-02
73139.48 ft²
CF-01
327768.7 ft²
BFR-05A&B
126167.11ft²
Approved
HOTEL & RESORT
BFR-06
138809 ft²
Approved
RESIDENTIAL
MIXED USE
BFR-03B & 4
250,314.3 ft²
Approved
MIXED USE
BFR-03A
54,576.13 ft²
Approved
RESIDENTIAL
BFR-02
138220.6 ft²
Approved
RESIDENTIAL & RETAIL
BFR-01
73092.8 ft²
Approved
RESIDENTIAL
BFR-10
272577.46 ft²
Built
BEACHFRONT
RESIDENCES & RETAIL
BFR-14
103,043 ft²
Permitted
MIXED USE
RESIDENTIAL
BFR-13
202716 ft²
Approved
RESIDENTIAL, MIXED USE
RRA-05
130154.55ft²
Approved
HOTEL, RESIDENTIAL & RETAIL
RRA-03 & 04
298,454ft²
Approved
RESIDENTIAL
MIXED USE
RRA-02
157938.8ft²
Approved
RESIDENTIAL & RETAIL
UTILITY
UTILITY
DCP PLOT
81,281.05 ft²
UTILITY
CPS-02
CPS-03
CPS-07
CPS-10
CPS-01
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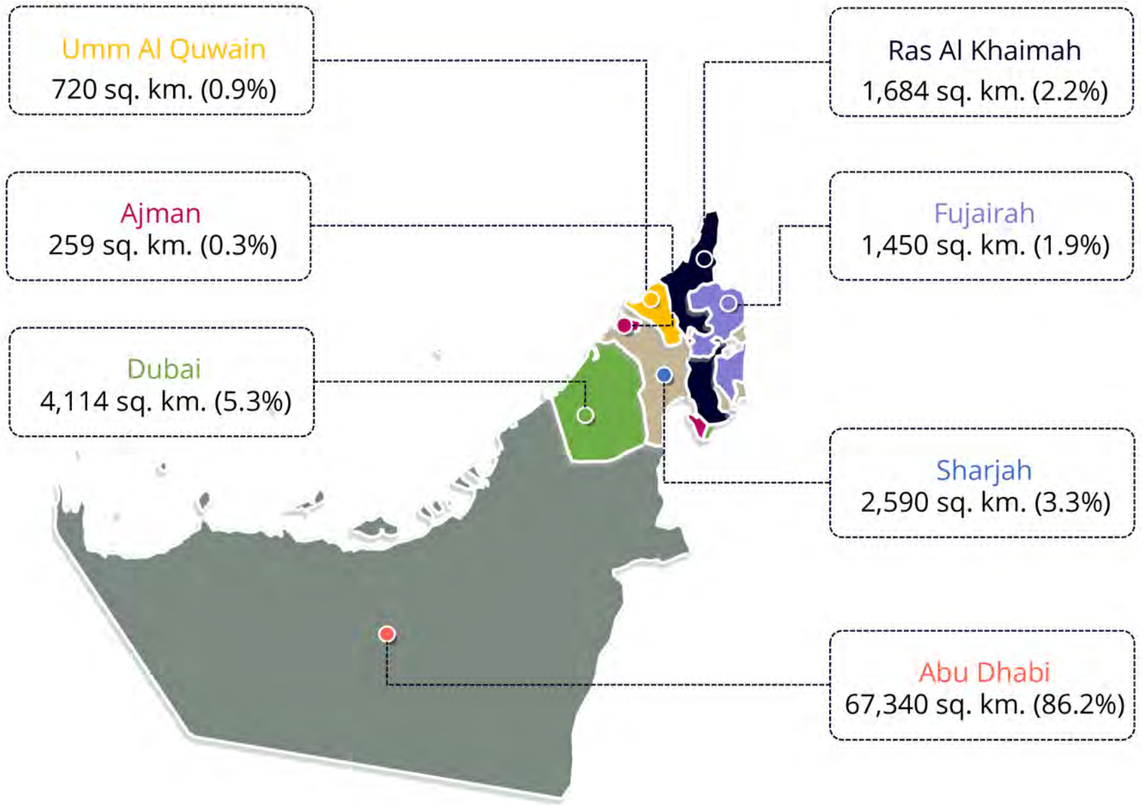
United Arab Emirates Overview

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

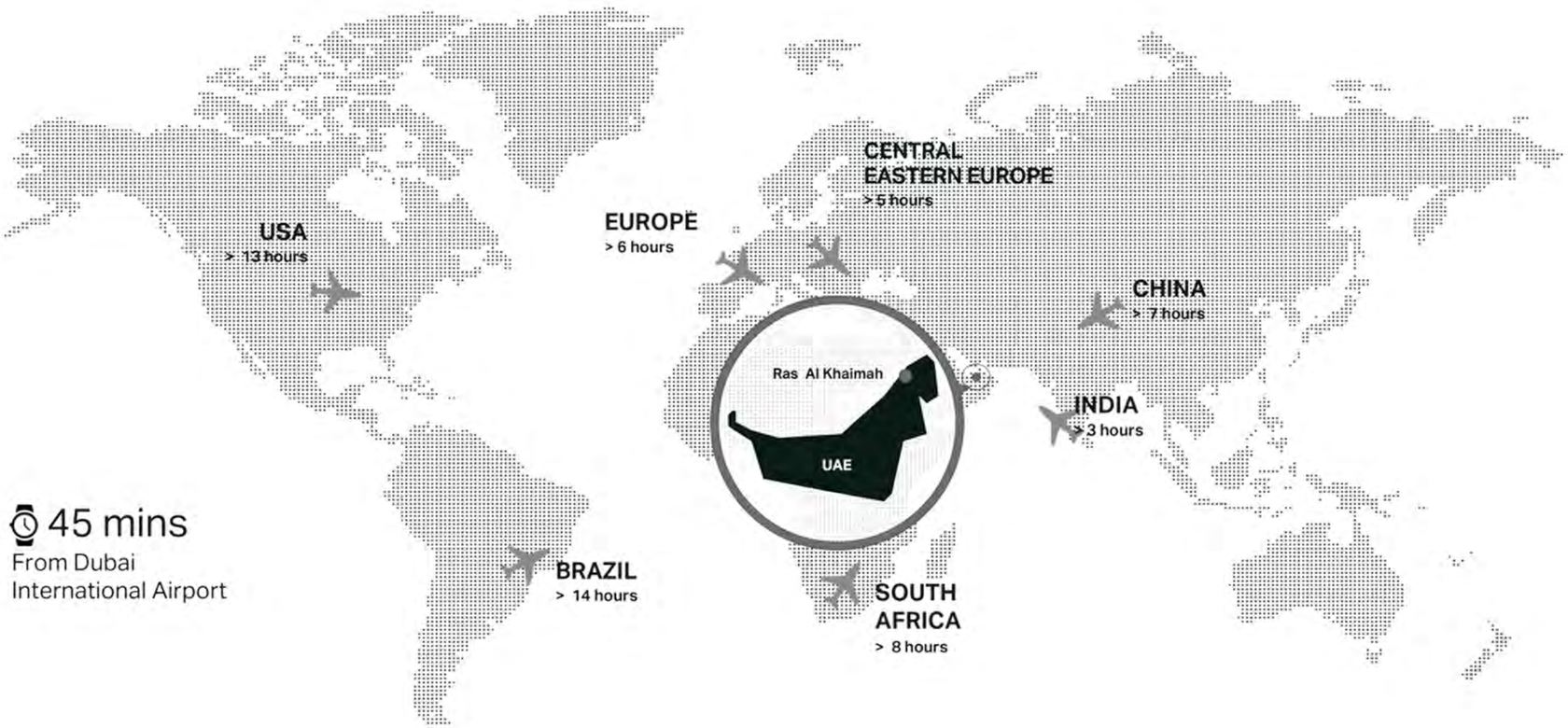
28 Million Hotel Guests in 2023

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



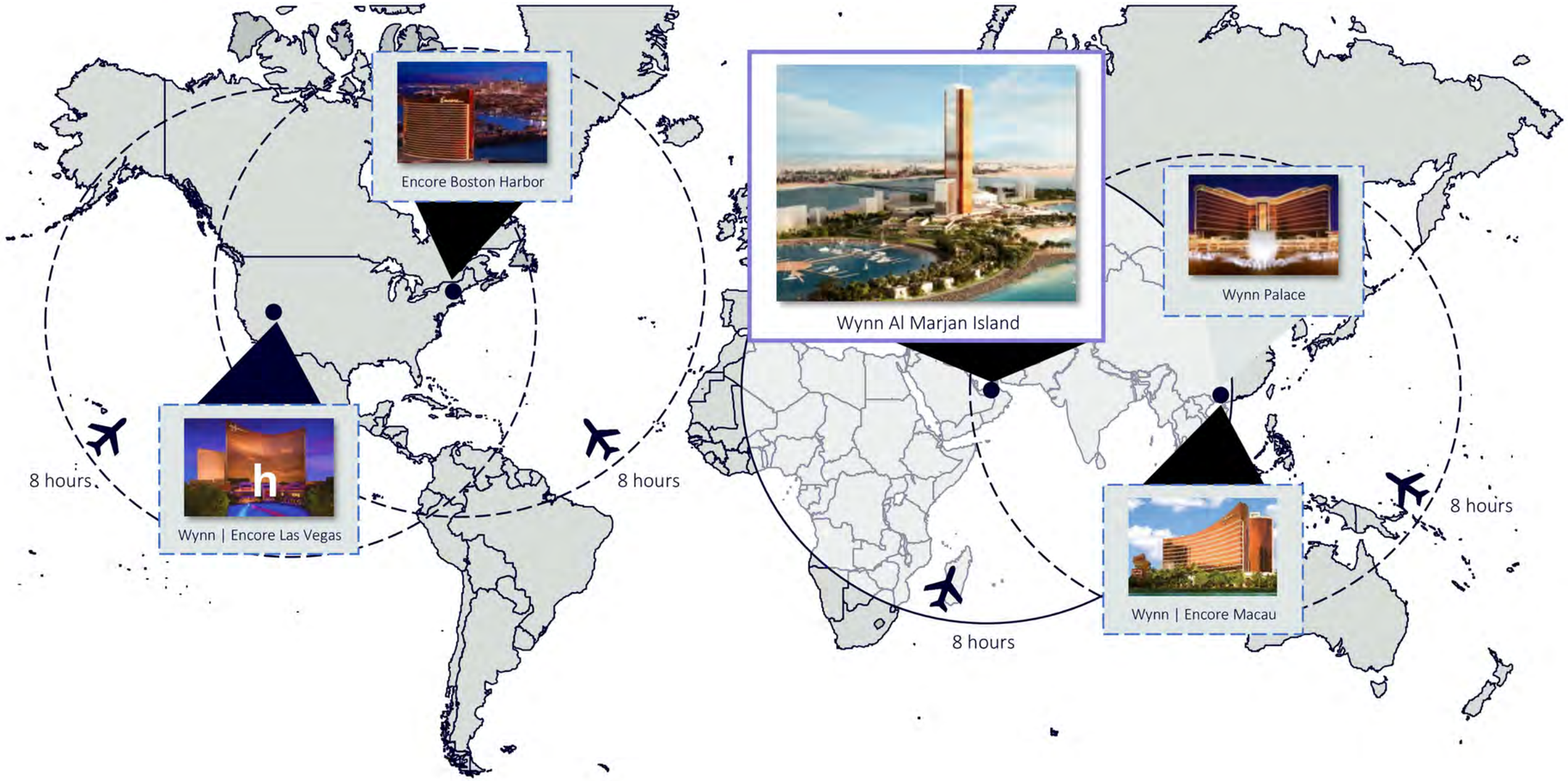
Within 4 hours: Istanbul, Amman, Mumbai, Tbilisi, Cairo

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

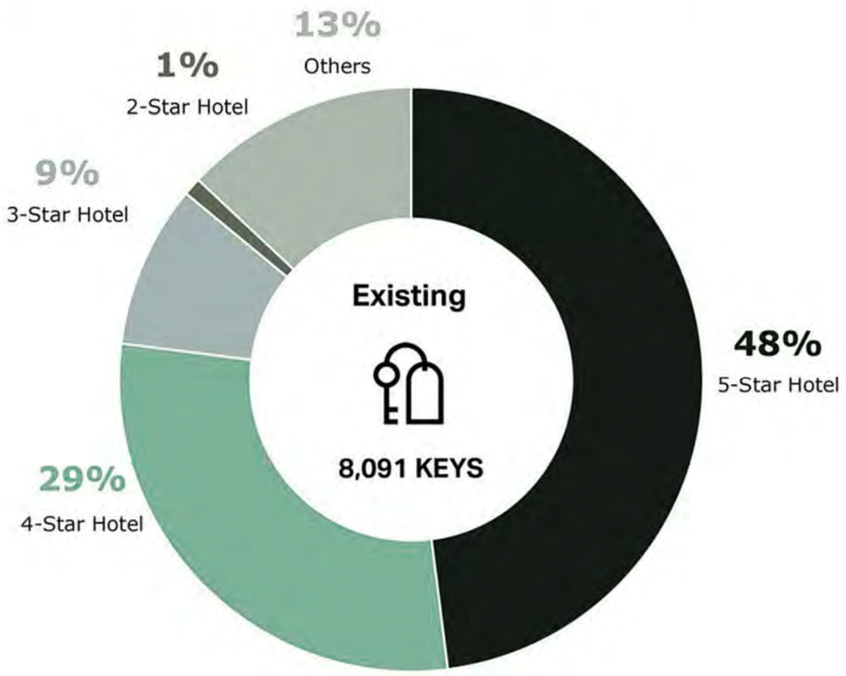
Wynn Al Marjan Island

Wynn Al Marjan Island

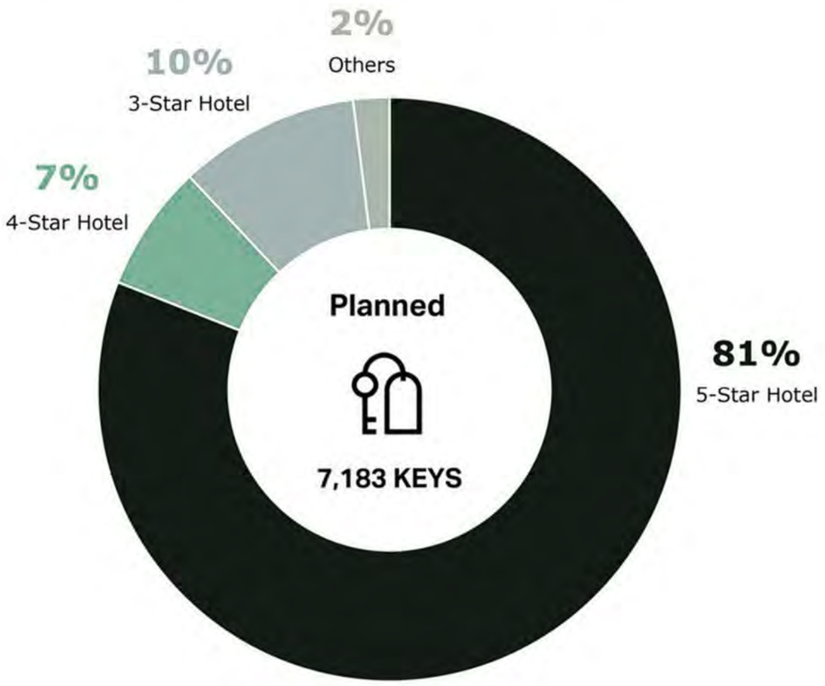
Hospitality Growth in Ras Al Khaimah

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

Nobu Hotel

An upcoming luxury resort operated by a highly-reputable brand name that will elevate the destination's hospitality offering.

Hilton

Third Hilton property to be brought to Al Marjan Island by M Hospitality. The new project comprises 410 keys, encompassing 350 hotel rooms and 60 exclusive residences.

Moonstone by Missoni

Branded residential tower with 200 residential units

Masa Residence – YOO inspired by Starck

Mixed-use residential development & branded residences

Saudi German Hospital

An upcoming c.100-bed multi-disciplinary specialized hospital offering all medical, rehabilitation and cosmetic services.

JW Marriot Hotel & Branded Residences

US-based WOW Resorts acquired the plots to develop a luxury hospitality project (JW Marriot development featuring a hotel and branded residences).

Branded Residences

A mixed-use residential complex that will provide luxury branded residences.

Harrisoni Villas - Almal Capital

Development of a 400-key entertainment hotel and luxury villas.

Aark Developers

An upcoming hospitality project offering luxury hotel & branded residences.

Rove Al Marjan

A 441-key lifestyle beach resort set to open in Q3 2024.

Nikki Beach Residences and Rosso Bay

An estimated 2,000 units mixed-use project developed by Aldar.

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

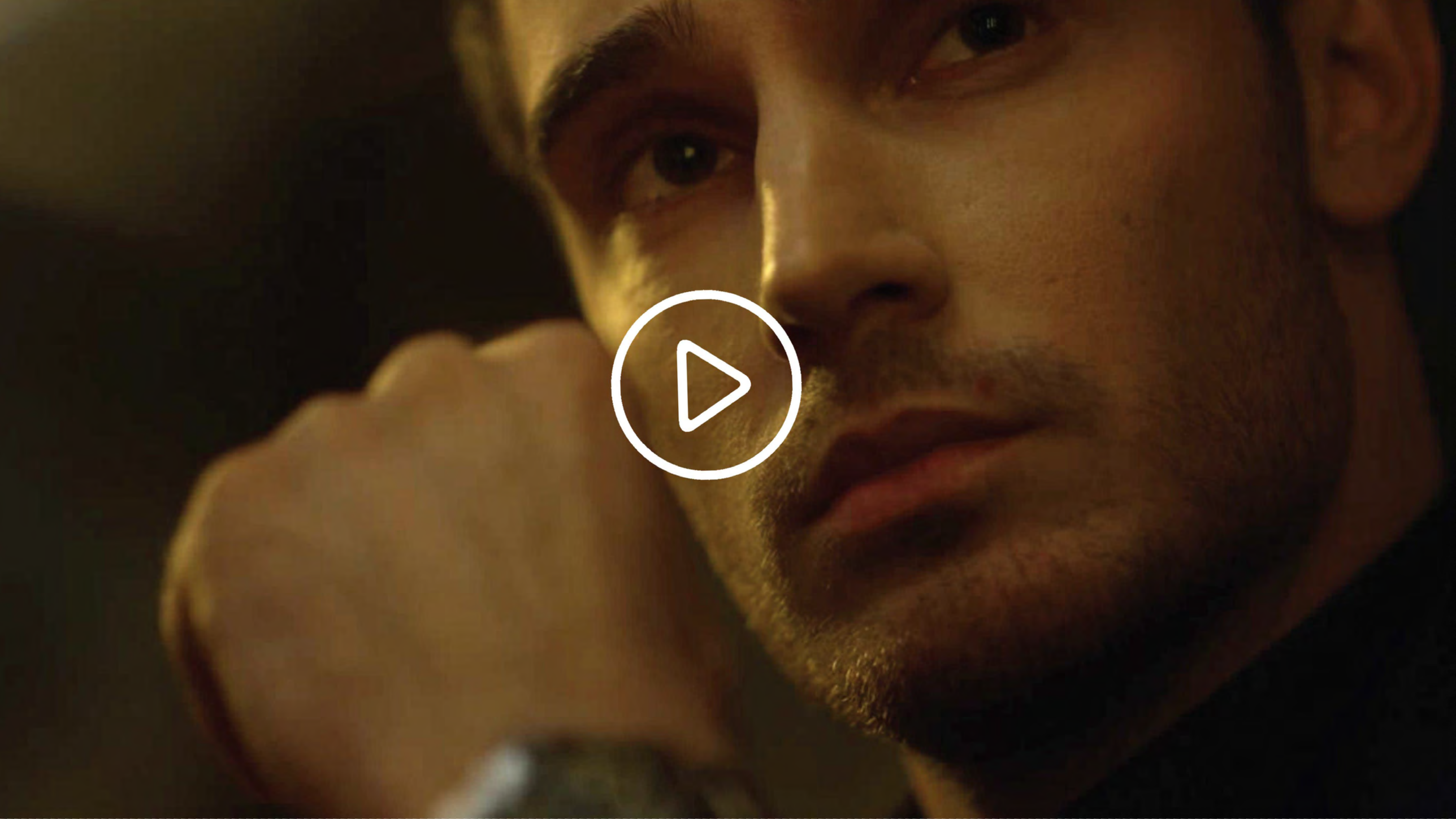
Why Buy in RAK now?

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

Introducing

PALAZZO TISSOLI

DESIGN BY pininfarina



95 Years of Design Legacy & Luxury Craft

Pininfarina Design is recognizable by a perfect balance between
beauty and functionality focusing on the users of the product.

High performances are the result of the use of state-of-the-art technologies, innovative materials, and visionary shapes.

High perofrmances also mean sporty character and the lightness of aerodynamic in its noblest perspective.

Oriented Towards the Future

- Over 90 years of shaping design
- From founder Battista "Pinin" to today's Cambiano Design Center
- Always redefining the future of aesthetics

A 360° Design House

- 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

Brand Image

- Italian: Dolce vita sophistication
- Iconic: Timeless curves & craftsmanship
- Prestigious: Symbol of exclusivity worldwide
- Visionary: Pioneering design & sustainability

An Emotional Experience

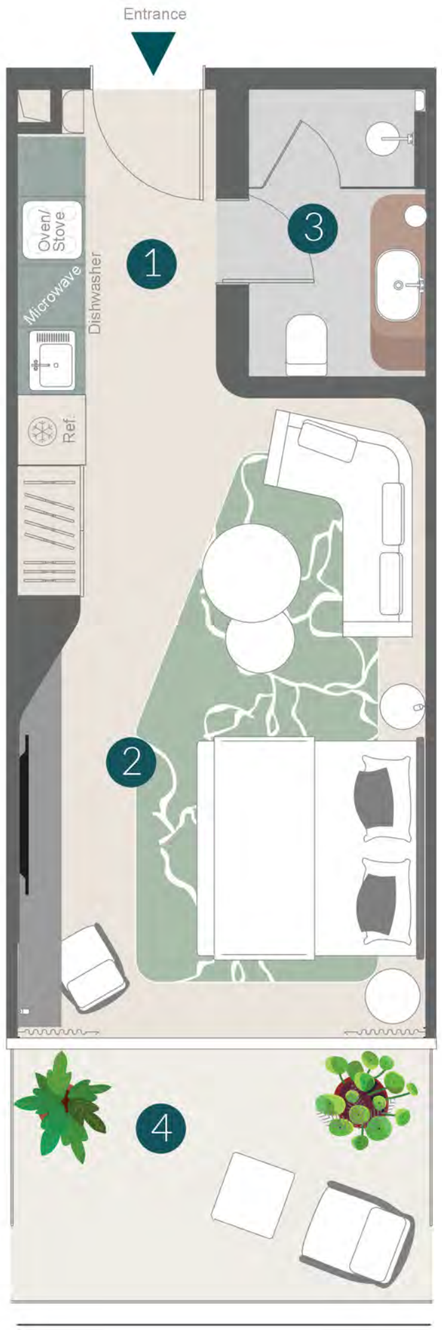
- Elegance woven into every product & moment
- From luxury cars to yachts, watches & interiors
- A world of icons built around you

TISSOLI

PALAZZO TISSOLI

STUDIO

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



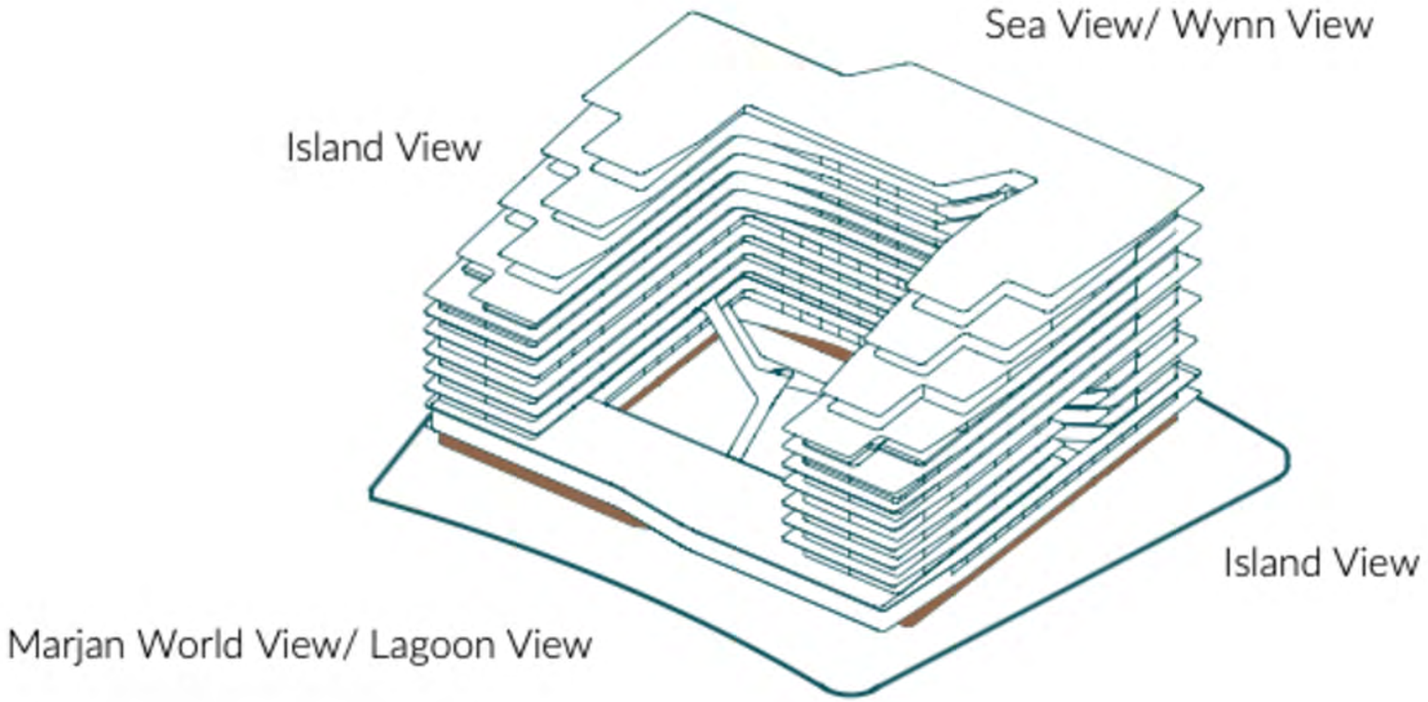
1-BEDROOM

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

TISSOLI