GENERAL INVESTMENT PROPOSAL

Development-cost access. Direct project participation. Integrated execution.

PRIMARY INVESTMENT FOCUS

01 POOLED INVESTMENT

02 DEVELOPMENT PARTNERSHIP

OTHER STRUCTURES

03 SELECTED OFF-PLAN

04 SUB-DEVELOPMENT

05 PLOT-OWNER JV

A concise overview of Zenith's investment and development opportunities.

INVESTMENT OFFER RANGE

Pooled investment and partnership lead the offer range

Select the structure by capital level, desired control and preferred exit - not by headline return alone.

01 POOLED INVESTMENT

FROM AED 500,000

Participate at development cost with a unit or sellable-area allocation, then choose to sell or retain.

KEY STRENGTH | PROJECTED PROFIT ABOVE 60%*

02 DEVELOPMENT PARTNERSHIP

FROM AED 15 MILLION

A direct project partnership with staged contributions and shared participation in project assets, costs, responsibilities and proceeds.

KEY STRENGTH | PROJECTED ROI ABOVE 70%*

SECONDARY ROUTES

03	SELECTED OFF-PLAN PROPERTY	30% / 70% payment structure - financing up to 10 years where available
04	SUB-DEVELOPMENT	Full project ownership with Zenith managing integrated execution
05	PLOT-OWNER JV	Add value to an existing land asset through a project partnership

*Projected outcomes and timing are illustrative, may vary and are not guaranteed.

OFFER 01 | POOLED INVESTMENT

Access development-stage value creation from AED 500,000

A lower-entry route into development-cost participation, with a unit or sellable-area allocation and a choice to sell or retain.

AED 500K	60%+	APPROX. 2 YEARS
GENERAL STARTING PARTICIPATION	PROJECTED PROFIT TARGET	ILLUSTRATIVE TARGET CYCLE

WHY THIS ROUTE STANDS OUT

Development-cost access: participation is based on the project development-cost structure.
Agreed allocation: receive a unit or sellable-area allocation within the selected project.
Exit flexibility: sell through Zenith or retain the allocated interest.
Integrated execution: Zenith coordinates development, design, construction, sales and reporting.

HOW POOLED INVESTMENT WORKS

Multiple investors participate through one pooled structure to support project development.

SUITABLE FOR

Individuals, family offices and investors seeking accessible participation in development-stage value creation without direct control of an entire project.

IMPORTANT

Profitability may be higher if market prices increase before the sale is completed.

OFFER 02 | DEVELOPMENT PARTNERSHIP

A direct project partnership in a selected development

Designed for strategic investors seeking staged capital participation, clear project involvement and a share of project proceeds.

AED 15M
GENERAL STARTING PARTICIPATION

70%+
PROJECTED ROI TARGET

ADDITIONAL
FEATURES FOR PARTNERSHIP INVESTORS

PARTNERSHIP ADVANTAGES

Direct project participation: invest alongside Zenith in one selected development.
Staged contributions: capital follows the project schedule and funding plan.
Project visibility: maintain visibility over assets, costs, key decisions and proceeds.
Execution platform: Zenith coordinates feasibility, design, delivery, sales, marketing and reporting.

PROJECT CYCLE

01 **FEASIBILITY**
Opportunity review and commercial model

02 **STRUCTURE**
Funding plan and participation model

03 **APPROVALS**
Design, authorities and launch readiness

04 **SALES & MARKETING**
Positioning, launch and buyer engagement

05 **DELIVERY**
Construction, reporting and handover

06 **RECEIVING CAPITAL & PROFIT**
Capital and profit distributions from project proceeds

SUITABLE FOR

High-net-worth, institutional, family-office and strategic investors seeking direct project participation with staged funding and clear project reporting.

IMPORTANT

Additional profit may be possible if market prices increase or sales are completed at an earlier stage.

OFFER 03 | SELECTED OFF-PLAN PROPERTY

Direct ownership with an approved 10-year post-handover plan

Pay 30% before handover, with the remaining 70% payable over ten years after handover.

APPROVED PAYMENT PLAN

30%

BEFORE HANDOVER

70%

AFTER HANDOVER

The 70% post-handover balance is payable over ten years under the approved payment plan.

10 YEARS

POST-HANDOVER PAYMENT PLAN

KEY STRENGTH | APPROVED 10-YEAR POST-HANDOVER PAYMENT PLAN

30% payable before handover.
The remaining 70% is payable over ten years after handover.

IMPORTANT

The approved ten-year payment plan applies to the 70% post-handover balance.

OFFERS 04-05 | DEVELOPMENT-LEVEL OPPORTUNITIES

Build your own project with Zenith's expertise

Choose full project ownership or add value to an existing development plot.

04 SUB-DEVELOPMENT

INDICATIVE START: AED 35 MILLION

The investor owns and funds the project while Zenith manages development and execution.

KEY STRENGTH

FULL PROJECT OWNERSHIP

Feasibility, design and authority coordination
Budget, procurement and project reporting
Construction, sales and handover mobilisation
Sell inventory, retain assets or combine both

05 PLOT-OWNER JV

LAND + DEVELOPMENT EXPERTISE

The plot owner contributes land while Zenith leads the technical and commercial development process.

KEY STRENGTH

ADD VALUE TO THE LANDOWNER'S ASSET

Land forms the core contributed project asset
Feasibility, design, approvals and delivery
Shared project assets, costs and proceeds
Receive proceeds, retain assets or combine both

NEXT STEP

Select the structure that matches your asset, capital and development objective. Zenith will prepare the project scope, programme and indicative financial model.

INVESTMENT OFFER COMPARISON

Compare each offer by its strongest advantage

A concise view of entry point, core strength and ownership or exit position.

NO.	OFFER	STARTING POINT	KEY STRENGTH	OWNERSHIP / EXIT
01	**POOLED INVESTMENT**	From AED 500,000	**PROJECTED PROFIT ABOVE 60%***	Unit or area allocation; sell or retain
02	**DEVELOPMENT PARTNERSHIP**	From AED 15 million	**DIRECT PROJECT PARTNERSHIP**	Project share; distribute, sell or retain
03	**SELECTED OFF-PLAN**	30% before / 70% after	**UP TO 10 YEARS* FINANCING OPTION**	Direct unit; occupy, lease or resell
04	**SUB-DEVELOPMENT**	Indicative from AED 35 million	**FULL PROJECT OWNERSHIP**	Sell inventory, retain assets or combine
05	**PLOT-OWNER JV**	Development plot	**ADD VALUE TO AN EXISTING LAND ASSET**	Receive proceeds, retain assets or combine

IMPORTANT

Additional profit may be possible if market prices increase or sales are completed at an earlier stage.

PRIMARY INVESTMENT FOCUS

Two routes into development-stage value creation

Pooled investment offers accessible participation; development partnership offers deeper project involvement and visibility.

ACCESSIBLE PATH

POOLED INVESTMENT

From AED 500,000

Participate at development cost
Receive a unit or sellable-area allocation
Target projected profit above 60%*
Sell through Zenith or retain

STRATEGIC PATH

DEVELOPMENT PARTNERSHIP

From AED 15 million

Direct participation in a selected project
Stage capital in line with project progress
Target projected ROI above 70%*
Share in project proceeds and key decisions

THE ZENITH EXECUTION LAYER

01	02	03	04
FEASIBILITY & STRUCTURING	DESIGN & APPROVALS	CONSTRUCTION & REPORTING	SALES, EXIT & OPERATIONS

One coordinated group connects the investment structure to delivery, sales and long-term asset operations.

*Actual outcomes and timing may vary and are not guaranteed.

ZENITH GROUP | TRACK RECORD & INVESTMENT RELEVANCE

Built for the full property cycle - not only property sales

Zenith Group is a Dubai-based integrated property-development group operating since 2006.

SINCE 2006	50+	APPROX. 15
OPERATING IN DUBAI	PROJECTS DELIVERED IN DUBAI	IN-HOUSE COMPANIES

ONE ACCOUNTABLE GROUP ACROSS FOUR STAGES

01	STRATEGISE & DEVELOP	Feasibility, investment planning, approvals and commercial strategy.
02	DESIGN & ENGINEER	Architecture, structural, MEP and interior design with value engineering.
03	BUILD & FINISH	Civil works, MEP/AC, aluminium, glass, joinery, fit-out and decor.
04	SELL & OPERATE	Sales, leasing, property operations, facilities, vacation homes and hospitality.

WHY THIS MATTERS TO INVESTORS

Integrated coordination supports earlier decisions, stronger cost visibility, connected sales planning and post-handover continuity.

ZENITH GROUP | INTEGRATED COMPANY PORTFOLIO

One platform from investment structure to long-term operations

Specialist companies and teams work together around one development, delivery and asset-management objective.

01

INVEST & DEVELOP

Feasibility
Project structuring
Development management
Authority coordination

02

DESIGN & DELIVER

Architecture & engineering
Project management
Civil, MEP & AC
Aluminium, glass & joinery
Fit-out, furniture & decor

03

SELL & HAND OVER

Inventory strategy
Brokerage & marketing
Sales and leasing
Handover mobilisation

04

OPERATE & PROTECT

Property management
Facilities & maintenance
Vacation homes
Hospitality support
Resident services

INVESTMENT RELEVANCE

COST VISIBILITY

Connected design, procurement and delivery decisions

EXECUTION CONTROL

One accountable group across specialist activities

EXIT READINESS

Sales, leasing and operations planned with delivery

NEXT STEP

Confirm the preferred capital level, objective and exit strategy. Zenith can then provide a project shortlist, assumptions, payment schedule, indicative financial model and due-diligence process.