ROVE

CITY WALK

ROVE CITY WALK

A GREAT OPPORTUNITY TO INVEST IN DUBAI

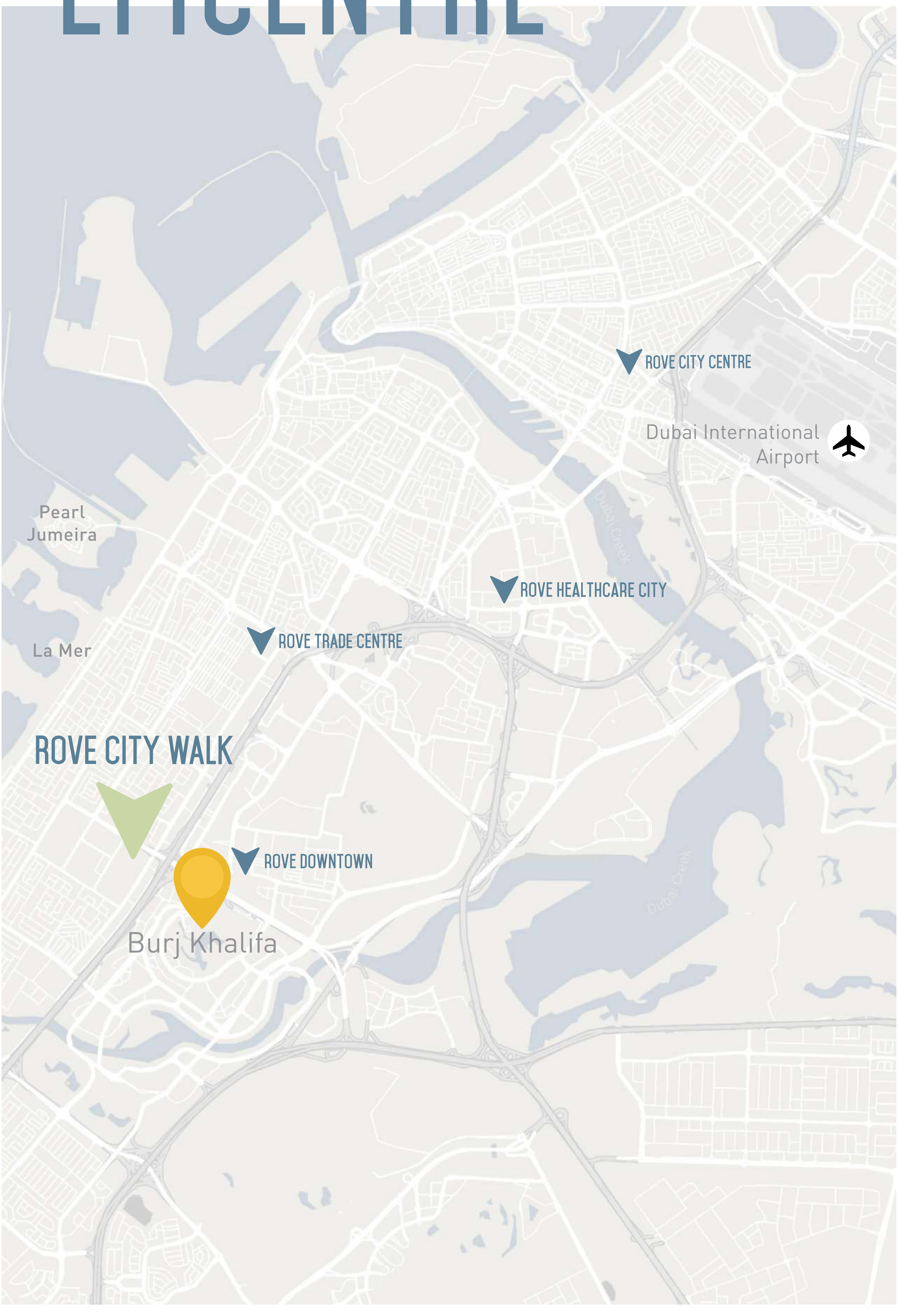
Introducing Rove City Walk, the premier **HOTEL ROOM INVESTMENT PRODUCT** with

RETURNS OF

8%*

*Normalized returns – Terms and conditions apply

LOCATED AT THE EPICENTRE



Situated in
City Walk

Directly opposite
Dubai Arena

5 Minutes to
Burj Khalifa
Downtown Dubai

5 Minutes to
The Dubai Mall

10 Minutes to
The Dubai Fountain

10 Minutes to
Dubai Opera

10 minutes to
La Mer in Jumeirah

15 Minutes to
Dubai Int'l Airport

#SHOP

CITY WALK'S

URBAN LIFESTYLE

City Walk is a popular family-friendly neighbourhood with a sophisticated ambiance and a unique mix of residences, high-end retail, dining, entertainment, hospitality, grooming and wellness options.



+300

Retail Units



4

Leisure and Entertainment Experiences



17

International Street Art Attractions

#FAMILY

REVEL IN
CHIC COMFORTS



24/7 coffee shop
and mini market



Pool &
Gym



In-house
laundromat



Exclusive cafés
and restaurant

#RELAXATION

EVERYONE TELLS ME TO
FOLLOW MY DREAMS...
I'm going back to bed

RETURN ON INVESTMENT

40% REVENUE SHARE*

RETURNS OF 8%*

FREE TWO-WEEK STAY

every year for life*

50% DISCOUNT

on room bookings and F&B across Rove Hotels*

*Normalized returns – Terms and conditions apply


#MEET

ROVE HOTELS

MADE FOR THE URBAN EXPLORER



5

Operating hotels



300

Average number of rooms

7

Hotels under development

#DINE



Business Traveller
Middle East

2018 Best Budget Brand
Rove Hotels

tripadvisor®

Top Choice Award
for 3-Star Hotels
Rove Healthcare City

Business Traveller
Middle East

2017 Best Budget Brand
Rove Hotels

Hotelier express AWARDS

2017 Mid-Market
Launch of the Year
Rove City Centre

COMMERICAL Interior design AWARDS

2016 Interior Hotel
Design of the Year
Rove Downtowm

#EXPLORER

INVEST IN DUBAI'S THRIVING TOURISM SECTOR

IN TOP 10 MOST VISITED CITIES

In the World in 2018

1ST MOST VISITED CITY

In the World by 2025

10.44MN

Int'l Guests Jan – Aug 2018

25MN

Expected Visitors to Expo 2020 Dubai

20MN

Expected Annual Visitors by 2020

USD 537 P/DAY

Avg. Tourist Spend

TOP VISITOR NATIONALITIES

India, Saudi Arabia, UK, China, Oman, Russia

According to research by Euromonitor International 2018 report


ROVE

ROVE CITY WALK

RETURN ON INVESTMENT

YEAR	2022	2023	2024	2025	2026
Average Daily Rate [3][4] (AED per night)	403	432	445	458	472
Occupancy [5]	74%	84%	84%	84%	84%
Revenue Per Annum / Per Room	109,033	132,572	136,923	140,646	144,865
40% [6] Room Revenue Share (Net)	43,613	53,029	54,769	56,258	57,946
Estimated Yield (%)	5.9%	7.2%	7.5%	7.7%	7.9%
Lifestyle Benefits [7]	5,640	6,043	6,224	6,411	6,603
Retun on Investment	6.7%	8.0%	8.3%	8.5%	8.8%

Disclaimer:

(1) The return on Investment is based on Per Key Selling Price excluding Taxes (VAT) & DLD Fees

(2) The hotel is expected to begin operations mid 2021. 2022 is assumed as first full year of Hotel Operations

(3) ADR excludes Service Charges, Munipality Fees, Tourism Dirhams Fees and VAT

(4) ADR in 2022 based on YTD 2018 Rove Dowtown with 3% inflation

(5) Stabilised occupancy based on YTD 2018 Rove Downtown

(6) 40% of Room Revenue is after deduction of 2% of Room Revenue towards Sinking Fund for Renovation Capex

(7) Two weeks free stay per annum, subject to availability

EXPLORING WITHOUT BORDERS