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AT DOWNTOWN JEBEL ALI

PORTSIDE

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Why DUBAI?

A Multi-cultural Hub with Longterm Residency Options



- 2-5× More Affordable Than Other Top Tier Global Market
- One Of The Safest Cities in The World
- Stable Economy
- Free Hold Property
- 6-8 Hours From 2/3rds of The World
- Zero Tax
- Higher Rental Yields (7-9%)
- Highly Safe and Regulated for Remote Investors

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Why RESIDENTIAL, RETAIL AND COMMERCIAL?

Off-plan sales contributed 65% to total residential sales in 2025

76% of Residential Transactions – Apartments.

42% Appreciation in the last 5 years. Residential PSF growth of 9-10% YoY



Higher ROI (8-12% net) and longer leases (3-5 years)

Commercial PSF 160%+ since 2020.

PSF 80%+ YoY for Commercial Grade A since 2022 (2600 in Q4 2025 – 300 in 2026)

Retail demand led by F&B

Retail Rentals of 10%+ over the last 5 years

Top Demanded Retails: Compact Retail units (200-1000 sq ft)

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Why CHOOSE SAMANA?

Standing Out From The Rest

5th Largest Property Developer For Off Plan

50
Total Number of Projects Launched Till Date

Turn-key Solutions
Developer, Contractor, Rentals, Community Management

Pioneer of Residential Plunge Pools

Resort Style Living

Residential
Grade A Offices
Retail

1% Payment Plans
Optional ROI

Proven Capital Gains

Selected Premium International Brands

Choice Of 14 Locations Throughout Dubai

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DOMAIN EXPERTISE



Real Estate Development

Residential, Commercial & Mixed



Contractual

Civil, Mechanical, Electrical
& Plumbing (MEP) Contracts



Design & Engineering

Architecture, Structural Engineering,
Interiors, Glazing, Concrete Solutions



Construction and
Material Support

Building Materials, Finishes,
Fixtures, Specialized Supplies

Backward Integration with world-class partners

ITALTECH
CONTRACTING LLC

York Engineering
Consultants L.L.C

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QUALITY ECOSYSTEM

Selected Brands Portfolio

TEKA

legrand

Panasonic

BOSCH

JOTUN

ASSA ABLOY

ALUMINIUM SYSTEMS
HUECK
GERMAN ENGINEERING SINCE 1814

GROHE

MITSUBISHI ELECTRIC

KONE

ARISTON

SAINT-GOBAIN

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SAMANA PROJECTS

OUR FOOTPRINT IN THE UAE – *50+ Projects Launched!*



1 SAMANA Greens
2 SAMANA Hills
3 SAMANA Golf Avenue
4 SAMANA Park Views
5 SAMANA Waves
6 SAMANA Waves 2
7 SAMANA Miami
8 Miami by SD
9 SAMANA Santorini
10 SAMANA Mykonos
11 SAMANA Mykonos Signature
12 SAMANA Ivy Gardens
13 SAMANA Ivy Gardens 2
14 SAMANA Skyros
15 California by SD
16 California 2 by SD
17 SAMANA Golf Views
18 SAMANA Portofino
19 Manhattan 1 by SD
20 Manhattan 2 by SD
21 SAMANA Barari Views
22 SAMANA Barari Views 2
23 SAMANA Lake Views
24 SAMANA Lake Views 2
25 SAMANA Avenue
26 Ocean Pearl by SD
27 Ocean Pearl 2 by SD
28 SAMANA Park Meadows
29 SAMANA IBIZA
30 SAMANA Barari Lagoons
31 Rome by SD
32 Rome 2 by SD
33 SAMANA Resorts
34 SAMANA Parkville
35 SAMANA Barari Avenue
36 SAMANA Hills South
37 SAMANA Hills South 2
38 SAMANA Skyviews
39 SAMANA Business Park
40 SAMANA Barari Heights
41 Ocean Bay by SAMANA
42 Ocean Crest by SAMANA
43 Rome 3 by SD
44 SAMANA Business Park 2
45 SAMANA Boulevard Heights
46 SAMANA Imperial Garden
47 SAMANA Hills South 3
48 SAMANA Greenfield
49 SAMANA Business Hub
50 SAMANA South Haven
51 SAMANA Ocean Views (Maldives)
52. SAMANA Portside

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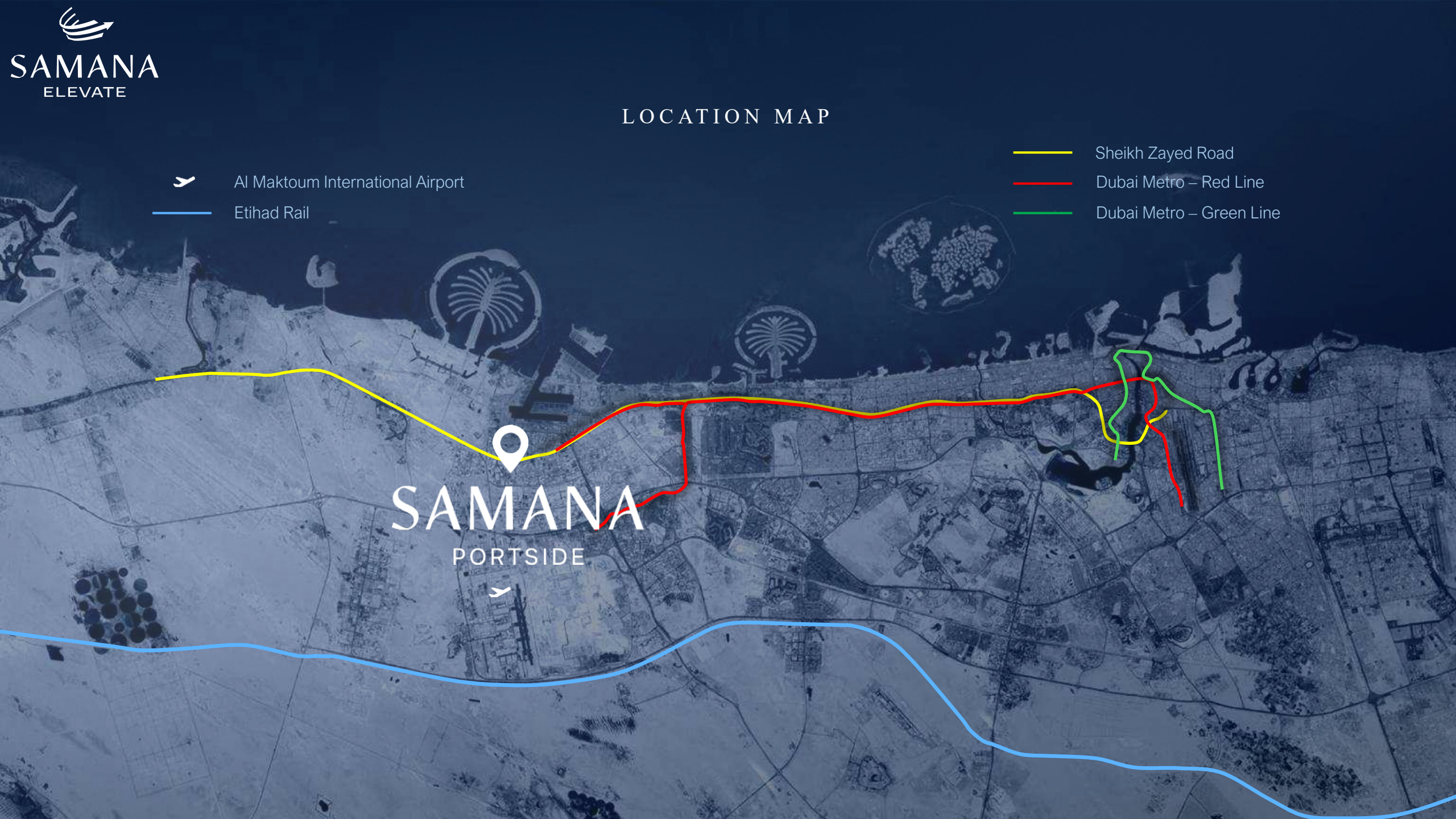
SEAMLESS CONNECTIVITY

CURRENT	FUTURE
TRAM	BLUE LINE
RED LINE	GOLD LINE
GREEN LINE	ETIHAD LINE



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LOCATION MAP



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WHY DOWNTOWN JEBEL ALI?

COMPETATIVE EDGE

DJA – Dubai's next growth corridor

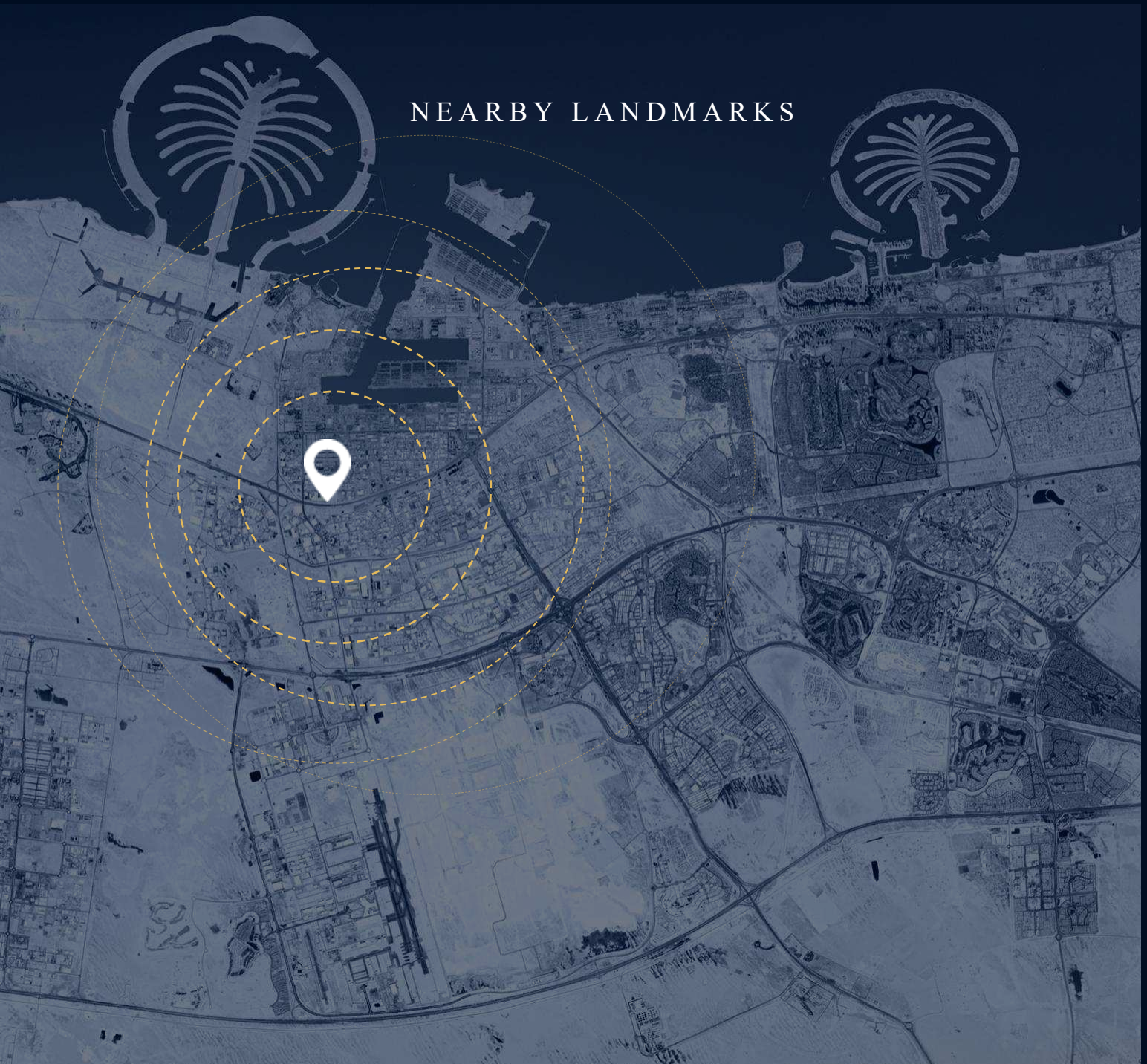


- Al Maktoum Airport
- JAFZA Anchor
- Metro Connect
- Price Arbitrage
- Institution Entry
- Yield & Rent Growth

- ❑ Direct demand catalyst for the entire western corridor, including DJA
- ❑ 1,000's of international tenant companies feeding a resident and rental base
- ❑ Uninterrupted Red Line service (Centrepoint–Jebel Ali) since April 2024
- ❑ Entry PSF still 40–60% below Dubai Marina/JLT on the same SZR
- ❑ SAMANA Portside & Imtiaz Raw District signal long-horizon developer conviction rather than opportunistic land banking.
- ❑ 7–9% gross yields; apartment rent/sqft up 31% in 24 months (AED 86 → AED 113, Jun 2026) — rental demand is already outrunning supply

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NEARBY LANDMARKS



100+ Fortune **500** companies in JA

FMCG - Nestlé, Unilever, PepsiCo

AUTOMOTIVE - Mercedes-Benz, Mitsubishi

INDUSTRIAL - Nestlé, Unilever, PepsiCo

AUTOMOTIVE - Caterpillar, Cummins

TECHNOLOGY - Canon, LG Electronics

LOGISTICS - FedEx, DHL

Healthcare facilities

Aster Cedars Hospital

NMC Royal Hospital DIP

Aster Medical Centre

Multispecialty hospital

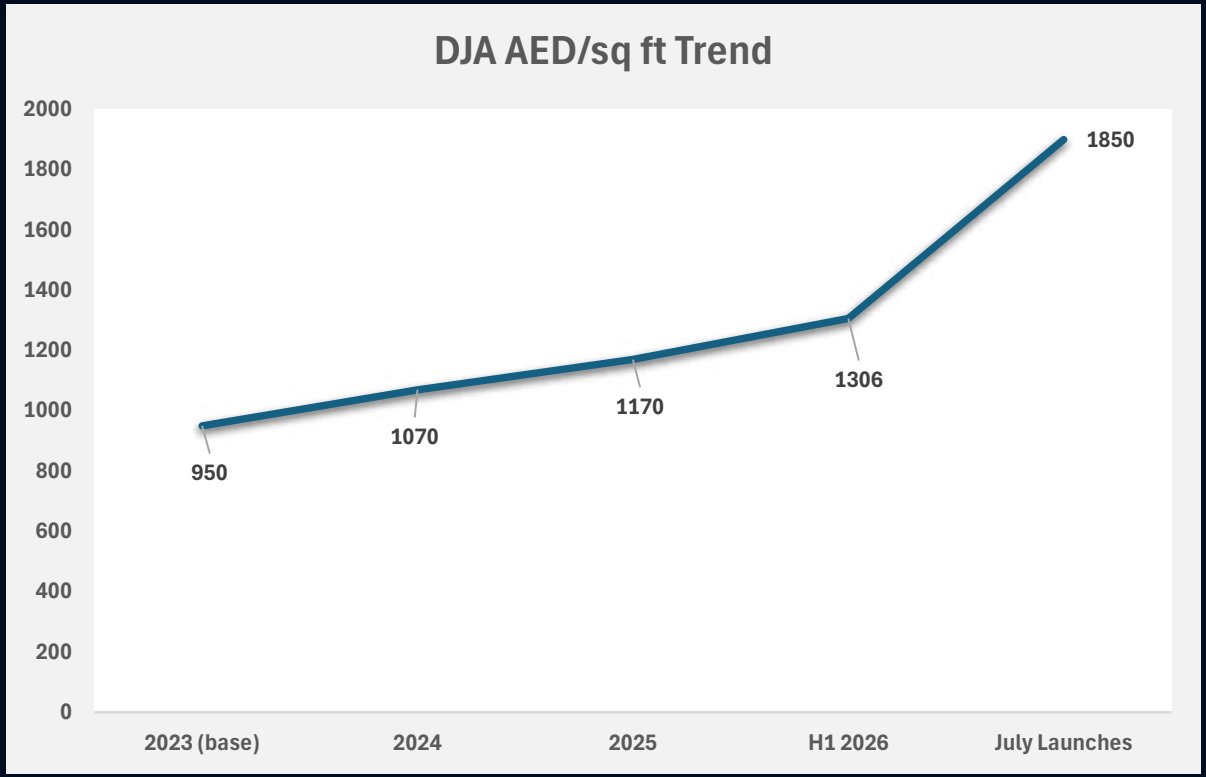
Tertiary hospital

Other Destinations

Jebel Ali Beach

Palm Jebel Ali

2023 – July'2026 Journey about DJA



2023

District PSF was flat while DJA was still an industrial fringe address

2024

April 2024 uninterrupted Red line Metro service from (Centrepoint – Jebel Ali) went live

H1 2026

Further compounded in H1 2026 on Al Maktoum Airport expansion & JAFZA leasing momentum

July'26

Growth story reflects with asking PSF between AED 1700 – 3000 on new 2029 delivery launches

Source: DLD, DXB & Bayut

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COMPETATIVE EDGE

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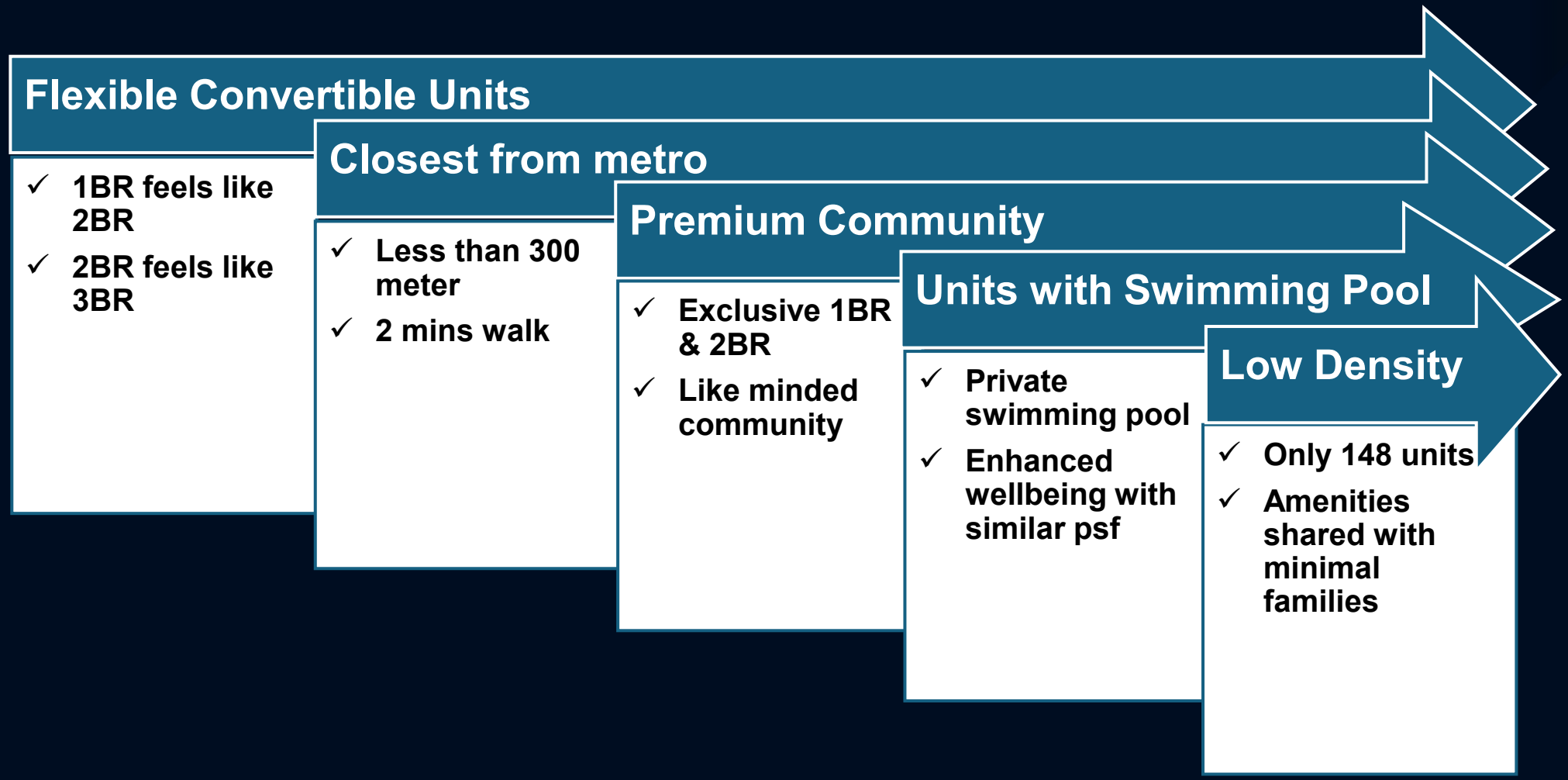
Competitive Edge

	Azizi Abraham	Raw District 2	Deyaar Eleve
Typology	Studio – 3Bed	Studio – 3Bed	Studio – 3Bed
Handover	Q2-2027	Q2-2029	Q2-2027
Avg 1BR PSF	AED 1460	AED 1750	AED 1580
Payment Plan	50% on Handover	40% on Handover	30% on Handover
Total Units	426	1058	818
Distance	1.7km to Metro	850M to Metro	500M to Metro

Source: DLD, DXB & Bayut

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Why SAMANA Portside?



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PAYMENT PLAN

CONVERTIBLE 1 AND 2 BEDROOM HOMES WITH PRIVATE POOL

PDC

10%	5%	5%	80%
DOWNPAYMENT	IN 6TH MONTH	IN 12TH MONTH	1% X 80 MONTHS

NON-PDC

15%	5%	5%	75%
DOWNPAYMENT	IN 6TH MONTH	IN 12TH MONTH	1% X 80 MONTHS



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LAUNCH DATE:
August 2026

HANDOVER DATE:
July 2029

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INTERIOR & EXTERIOR AMENITIES

FLOOR PLANS

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INTERIOR & EXTERIOR AMENITIES



EXTERIOR



EXTERIOR



POOL DECK



OUTDOOR AMENITIES



INDOOR GYM



LIVING ROOM



RECEPTION



BEDROOM



BATHROOM