

The background of the advertisement features a vibrant, tropical scene. It consists of large, dark green palm fronds on the left and right sides, their intricate vein patterns catching the light. The center of the image is dominated by a bright, turquoise-blue body of water with gentle, rippling waves. The overall composition is organic and serene, evoking a sense of a tropical paradise.

DAMAC

ISLANDS2

A TROPICAL ECO STATE OF MIND

DUBAI STRUCTURE PLAN 2040

Land Use Map

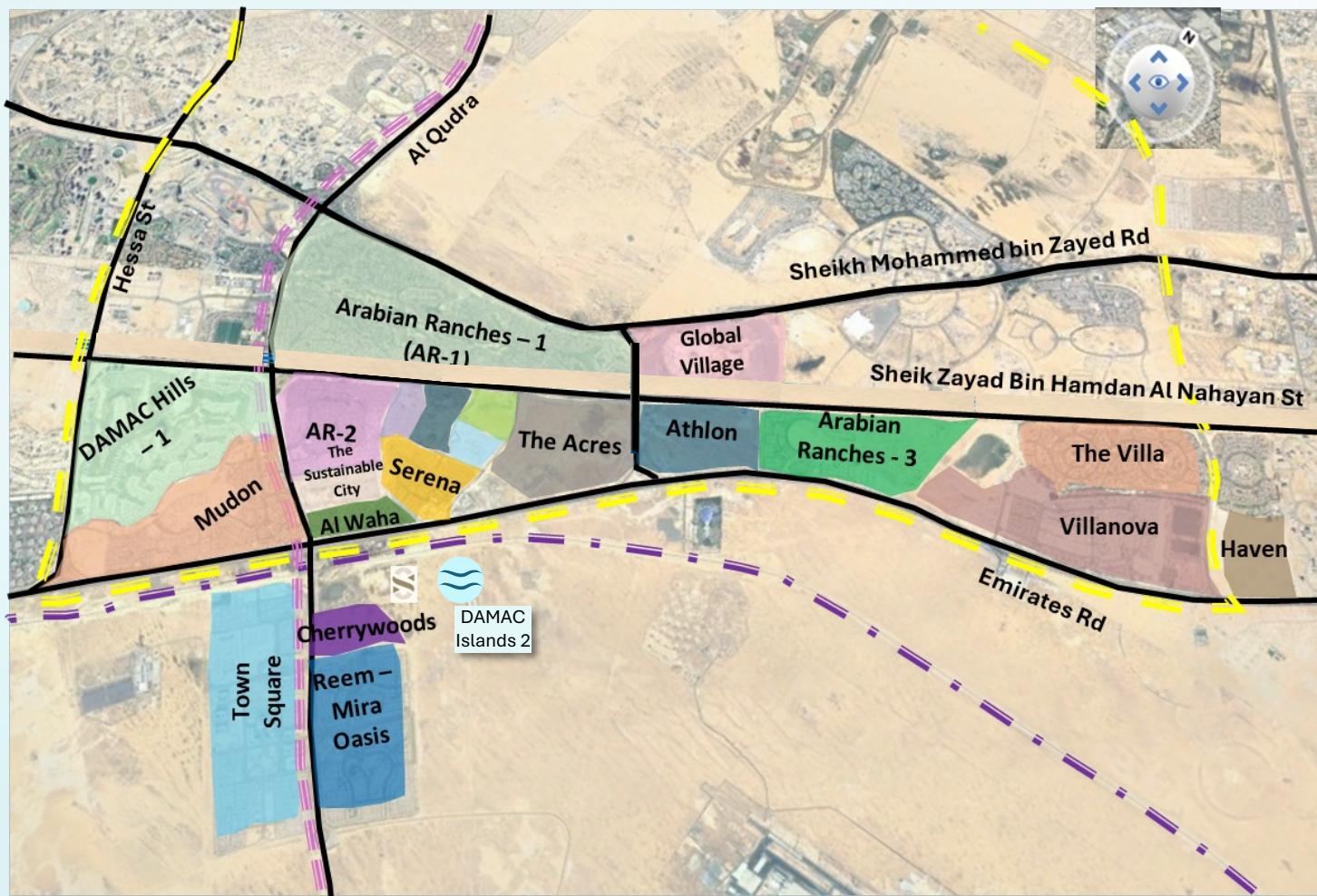


1. Limited land bank
2. Excellent investment opportunity
3. Centrally located between old & new Dubai
4. Seamless connectivity

- | | |
|---------------|---------------------|
| ■ Commercial | ■ Mixed Use |
| ■ Land Bank | ■ Conservation Area |
| ■ Residential | ■ Industrial |
- Urban Area Extend

UPCOMING INFRASTRUCTURE

Dubai Land



Infrastructure



Etihad Rail



Pink Line
MOE to Townsquare



Yellow Line
Internet City to Maritime City



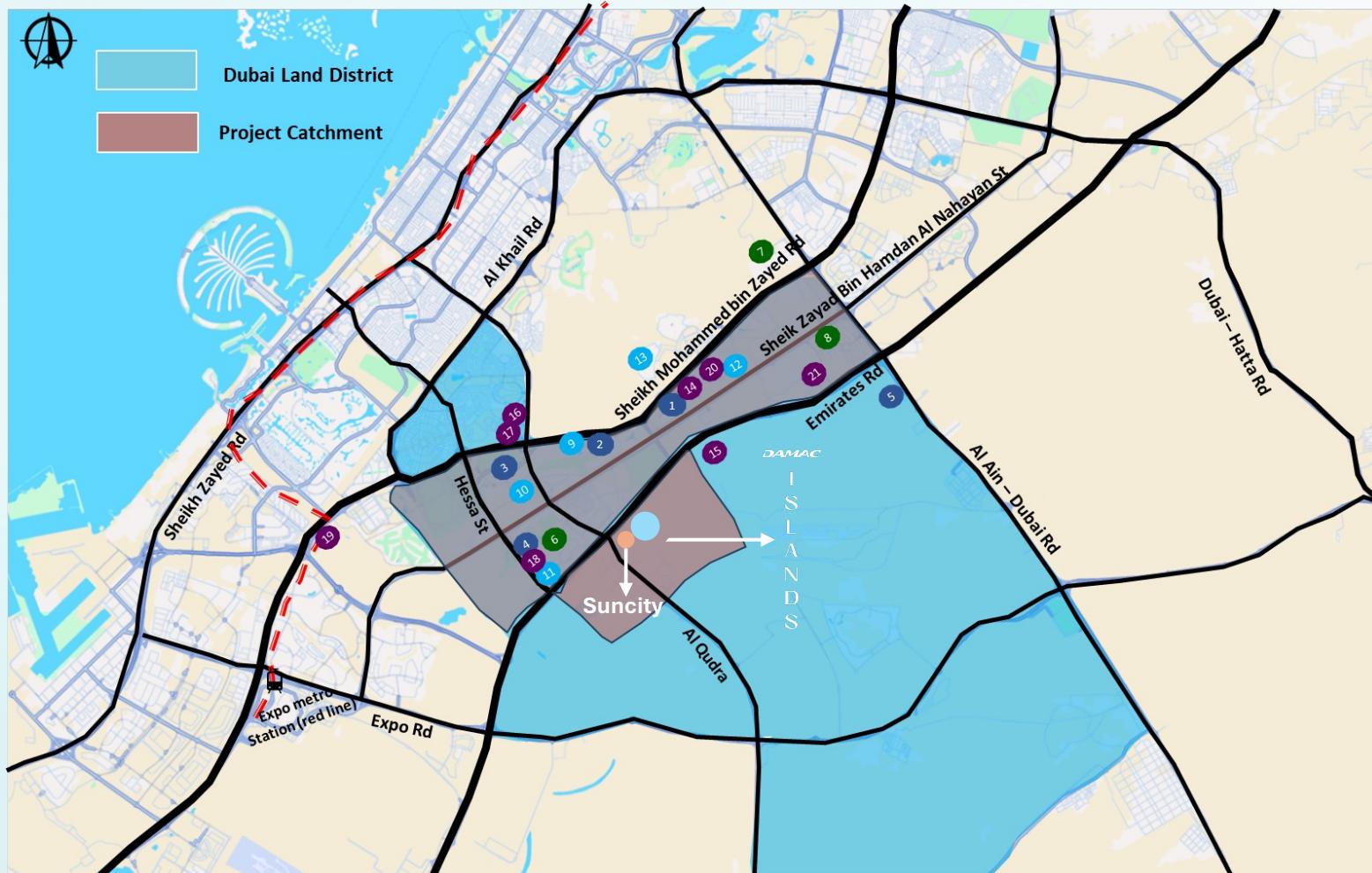
Major Roads



Metro Line

LOCATION CATCH

Dubai Land



Retail	
1	City Land Mall
2	Arabian Ranches Mall
3	First Avenue Mall
4	DAMAC Mall
5	Dubai Outlet Mall

Hospital	
6	Saudi German
7	Emirates Clinic
8	Dubai London Clinic

School	
9	Jumeirah English School
10	GEMS Metropole School
11	Jebel Ali School
12	GEMS Winchester
13	Duncrest American School

Landmarks	
14	Global Village
15	Hamdan Sports Complex
16	Dubai Butterfly Garden
17	Dubai Miracle Garden
18	Trump International Golf Club
19	Jumeirah Golf Estates Metro Station
20	IMG World of Adventures
21	Al Habtoor Polo Resort

AL QUDRA – INTERSECTION DEVELOPMENT

Dubai Land



- **AED 798 million RTA initiative** upgrading 11.6 km stretch of Al Qudra Road (from Sheikh Mohammed bin Zayed Rd to Emirates Rd)
- Includes **new bridges (2.7 km), four-lane interchanges**, and enhanced access corridors

Enhanced Connectivity: Seamless access to key Dubai corridors – Sheikh Mohammed bin Zayed Rd, Emirates Rd, and Al Qudra Rd

Reduced Travel Time: Travel duration cut from **9.4 mins → 2.8 mins**, Efficient road flow benefiting residents, visitors, and service access

Increased Capacity:

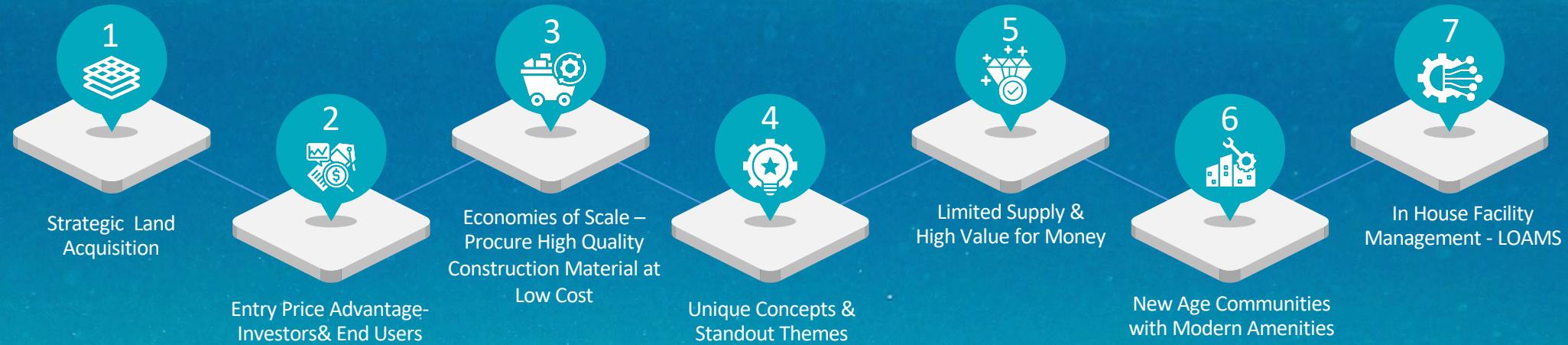
- Designed to serve **400,000+ residents** and visitors in surrounding communities.
- Increased vehicle capacity **from 6600 to 19200 per hour**.
- Reduced waiting time at **intersections from 113 second to 52 seconds**.

Lifestyle & Investment Value: Improved mobility enhances daily convenience and quality of life. And contribute to **long-term property appreciation**.

Strategic Alignment: Supports **Dubai 2040 Urban Master Plan** – building sustainable, connected, and livable communities

DAMAC Communities

Value Propositions & Advantage for End Users



Self Sufficient



Health & Wellness



Maintained by Master Developer



Limited in Supply, fast selling and only launched by Top Developers



Healthcare Facilities with the community



Retail facilities, restaurants, hotels and mall for shopping



Healthcare facilities such as sports, fitness and golf course



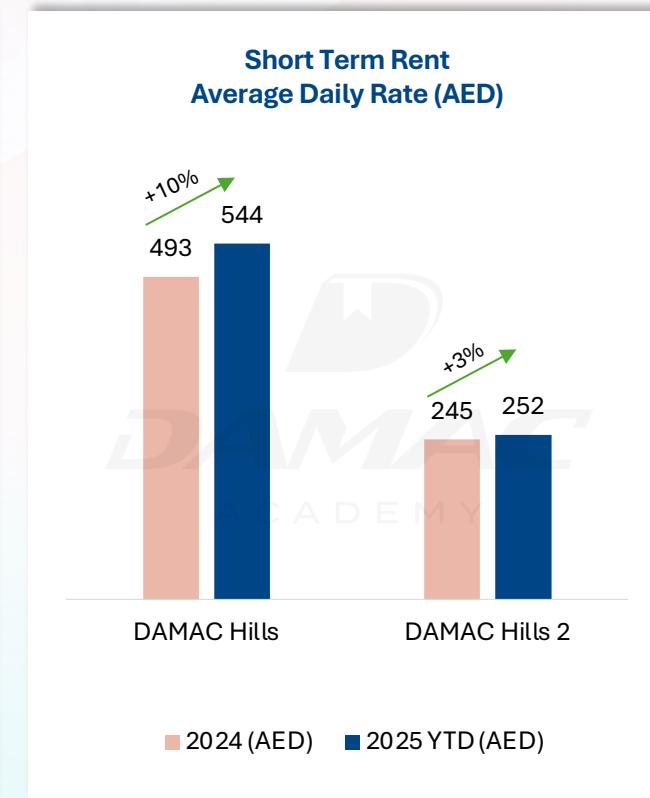
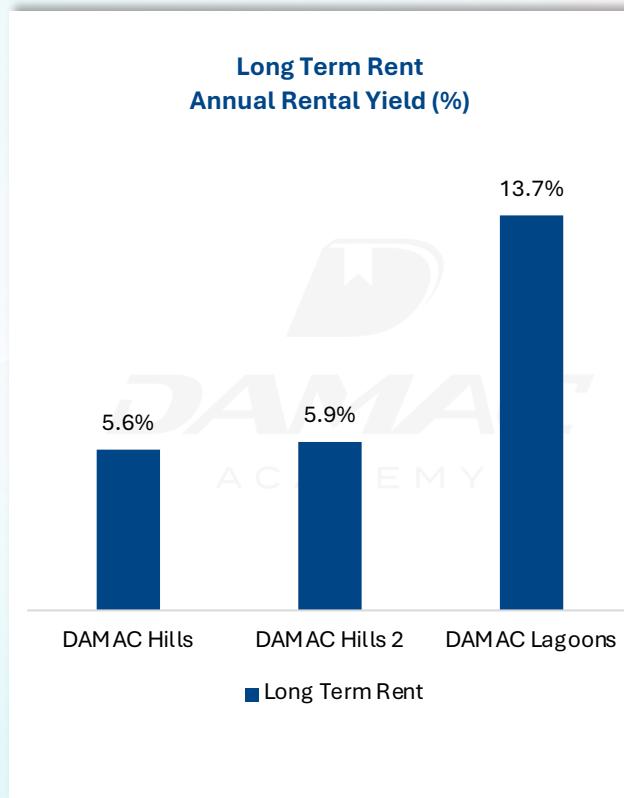
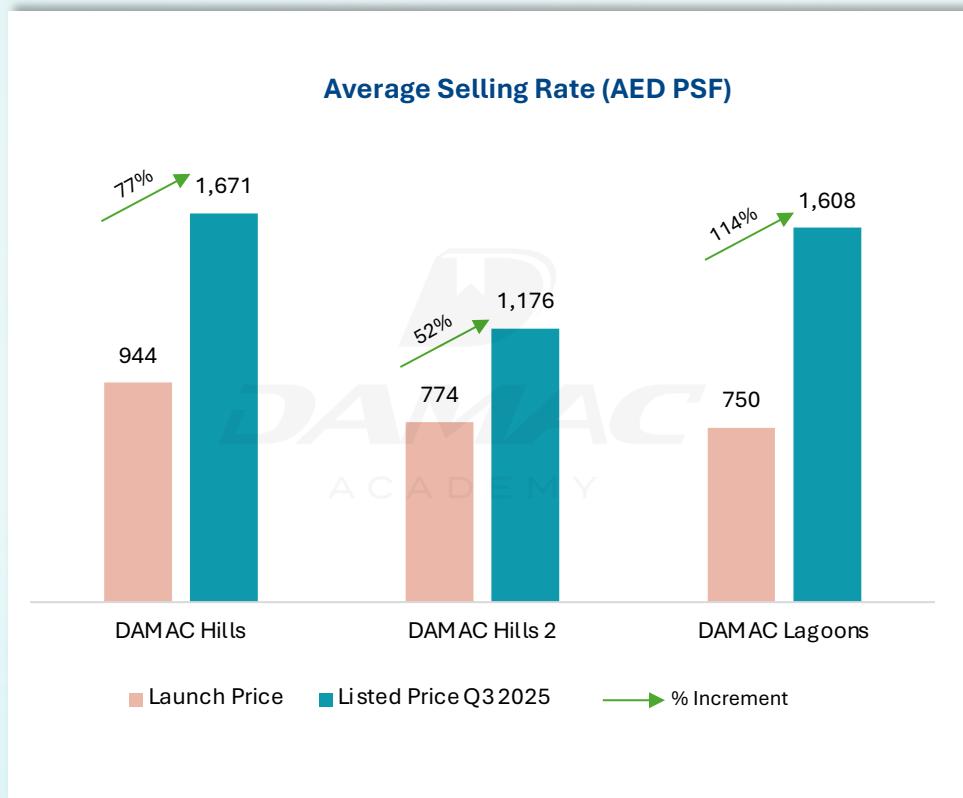
Schools, childcare facilities, pet parks, coworking, and events conducted in community centre and common areas

The background of the image is a high-angle aerial shot of a coastal area. The water is a vibrant turquoise color, and the sandy beach is a light beige. A large, translucent, multi-colored overlay is applied across the entire image. The overlay features a gradient from light blue to pink and orange, with soft, flowing edges that suggest a sunset or sunrise. The text is centered within this overlay.

MARKET INTELLIGENCE

DAMAC COMMUNITIES PERFORMANCE

Selling Price (AED PSF) & Rental Yield

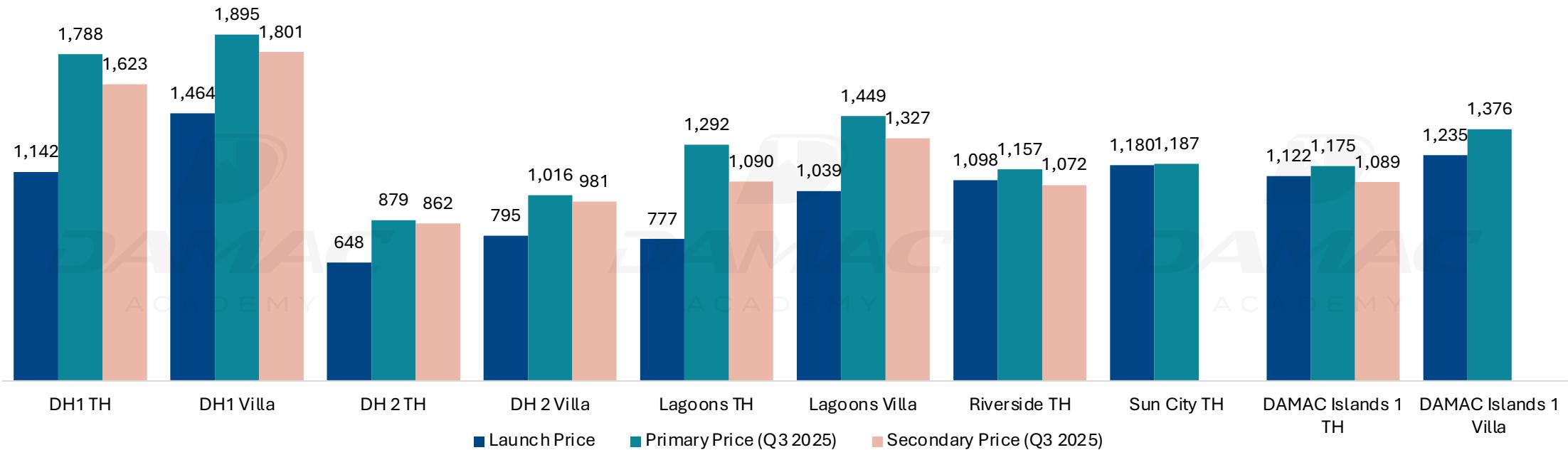


- All graphs are for townhouses/villas only and do not include apartment prices and are DLD extractions from PropertyMonitor.
- All listed prices are as of Q3 2025 and extracted from PropertyFinder and Bayut. Listed prices constantly change hence the values might vary depending on time of data extraction.
- The Launch prices are extracted from marketing/promotional project brochures.
- The annual rental yield is for the duration of August 2024 to August 2025.

DAMAC COMMUNITIES SELLING PRICES (AED PSF)

Starting Price, Primary Price & Secondary Price

Average Selling Price (AED PSF) Q3 2025

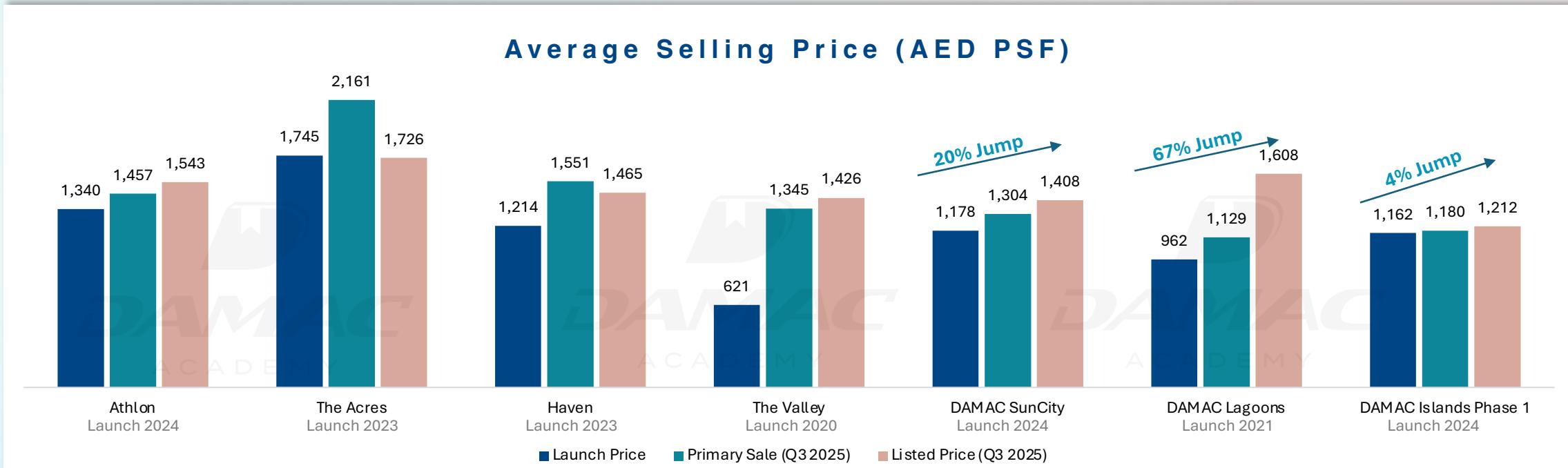


- All graphs are for townhouses/villas only and do not include apartment prices.
- All prices are DLD transactions, extracted from PropertyMonitor for the duration of Q3 2025 only.
- The Launch prices are extracted from marketing/promotional project brochures.

BENCHMARK AVERAGE SELLING PRICE (AED PSF)

Launch vs. Primary vs. Listed Prices

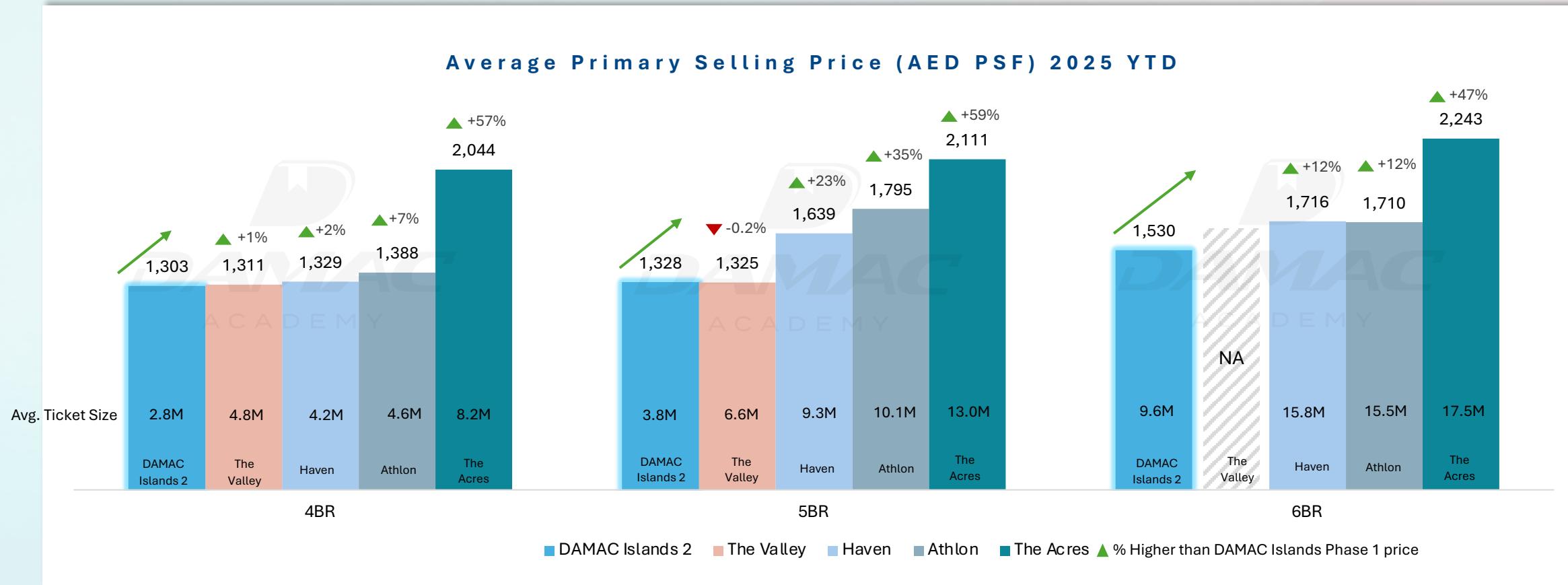
Average Selling Price (AED PSF)



- The primary sale prices are extracted from PropertyMonitor which are registered DLD transactions.
- The Launch prices are extracted from marketing/promotional project brochures.
- The listed prices are extracted from various property listing websites like Bayut and PropertyFinder. The prices are the average of all the listings and may vary according to the unit typology.

BENCHMARK COMPARISON BY UNIT TYPOLOGY

Price Comparison with DAMAC Islands 2

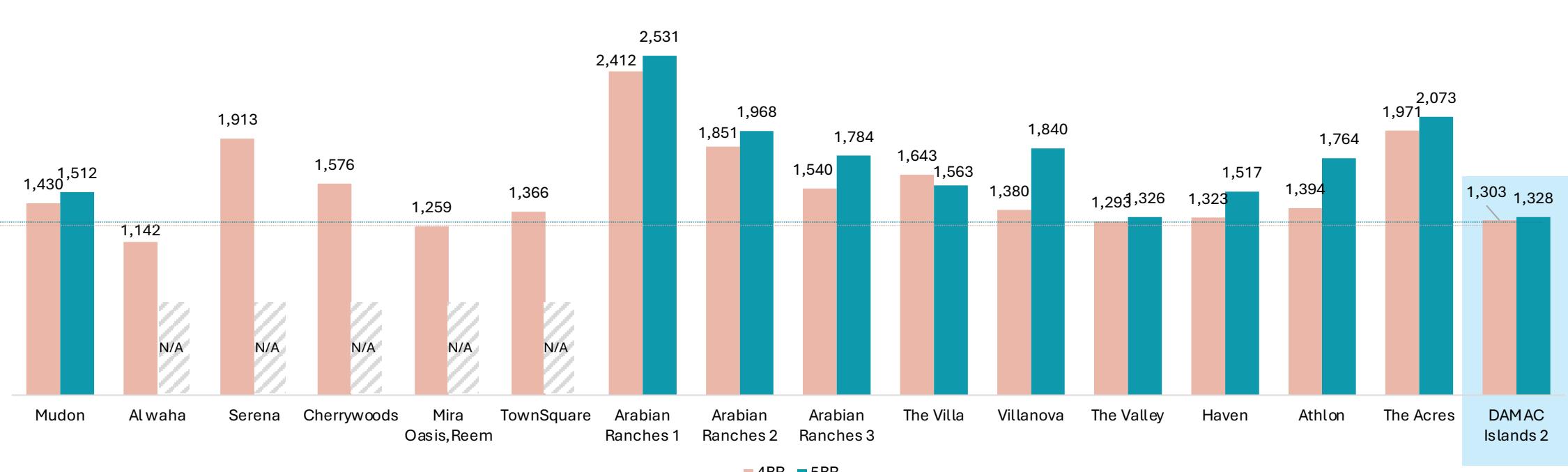


- Above graphs shows the percentage of price increment of competitors in comparison to DAMAC Islands 2.
- All prices are primary transactions as registered in DLD, extracted from PropertyMonitor for the duration of 1st January to 13 November 2025.
- The transaction prices include townhouses/villas only and do not include apartment prices.

BENCHMARK PRICE COMPARISON BY UNIT TYPOLOGY

4 & 5 BR Average Selling Rate (AED PSF)

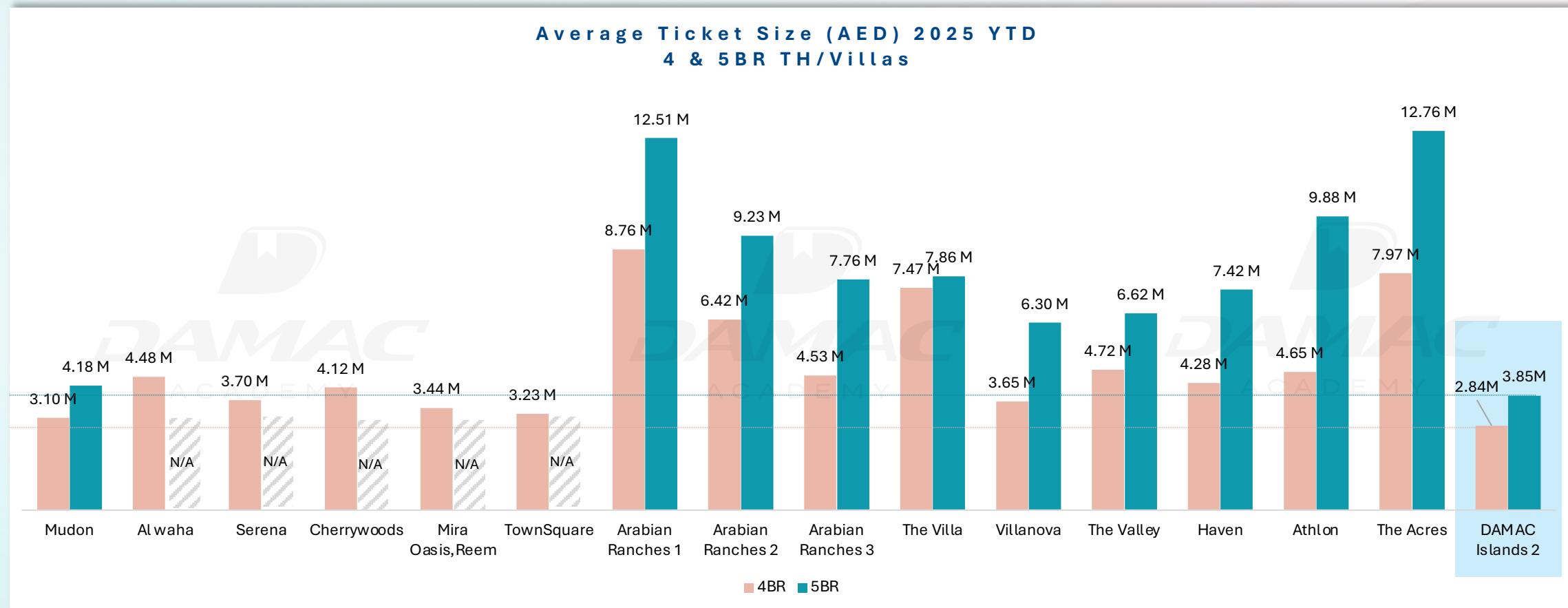
Average Selling Price (AED PSF) 2025 YTD
4 & 5 BR TH/Villas



- The above graph compares the average selling prices (AED PSF) of 4 and 5 bed units of DAMAC Islands 2 with market competitors in proximity.
- The competitor prices include *primary and secondary* transactions for the 2025 YTD period, as registered in DLD.

BENCHMARK PRICE COMPARISON BY UNIT TYPOLOGY

4 & 5 BR Average Ticket Size (AED)

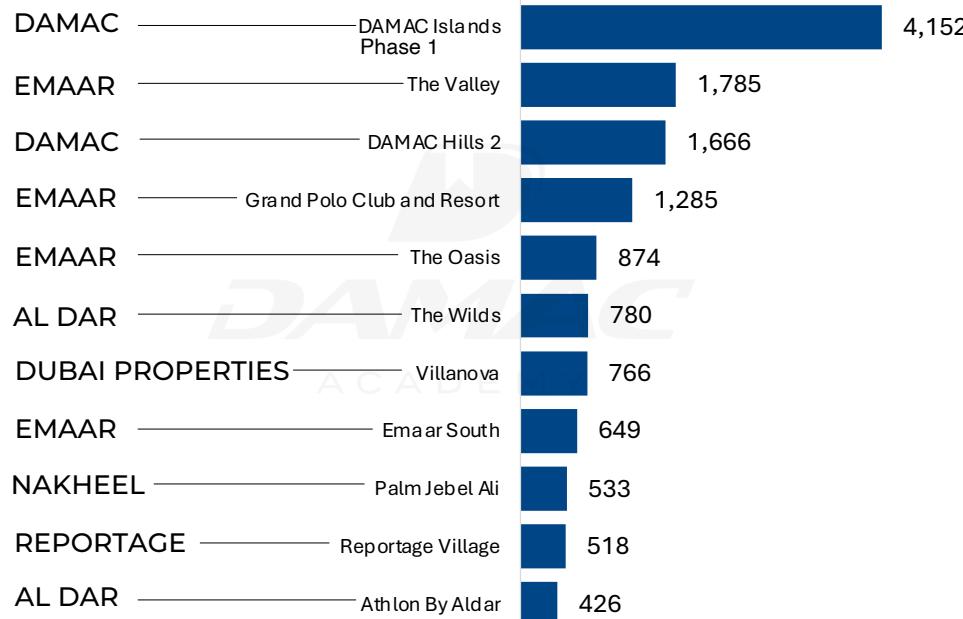


- The above graph compares the average ticket sizes (AED) of 4 and 5 bed units of DAMAC Islands 2 with market competitors in proximity.
- The competitor prices include *primary and secondary* transactions for the 2025 YTD period, as registered in DLD.

DAMAC MARKET POSITION

Townhouses & Villas Sale Volume

Villa/TH Primary Sales Transaction Volume Q1 - Q3 2025



Top Rank 2024



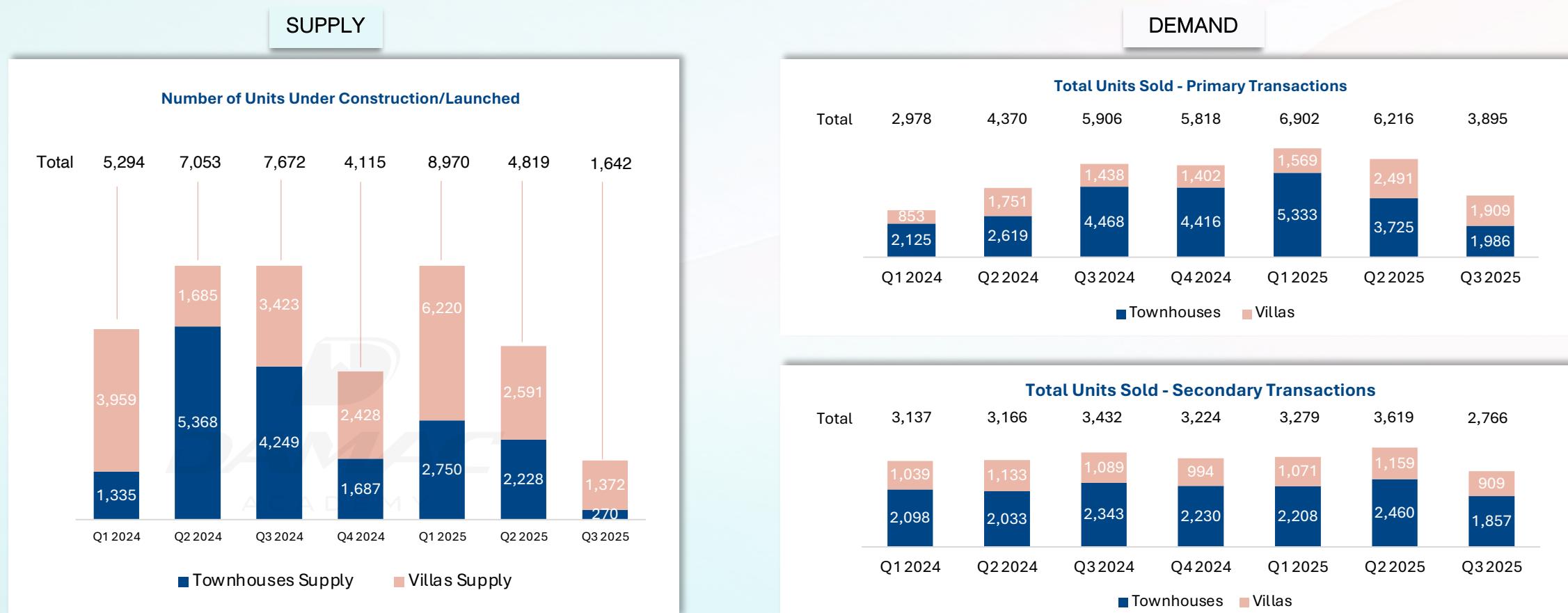
Top Rank 2025



- The above Townhouse/Villa transaction volume includes both primary and secondary sale transactions for the duration of 1 January to 31 July 2025.
- DAMAC jumped to top position in 2025 from second position in 2024.
- DAMAC Islands Phase 1 and DAMAC Hills 2 are among Dubai's top communities by units sold, valued for strategic locations and high ROI.
- 2025 Outlook - DAMAC Island 2 launch is aimed at driving market share.

DUBAI SUPPLY & DEMAND OF TOWNHOUSES & VILLAS

Units In-Pipeline vs. Units Sold



- The above graph shows the total TH/Villa units under construction and launched quarterly.
- The above data does *not include* completed units.

- The above graph shows total TH/Villas sold in the primary and secondary market.
- Total of 36,085 units sold in primary market while 22,623 units sold in secondary market.

DAMAC ISLANDS

DAMAC
ISLANDS2

INSPIRATION



Tropical island-themed neighbourhoods centered around water.
Should tap into the quality of life afforded by an island paradise.

“YOUR OWN ISLAND GETAWAY”

CLUSTERS



01 Bahamas



02 Tahiti



03 Barbados



04 Maui



05 Antigua



06 Bermuda



07 Cuba



08 Mauritius





BAHAMAS

BAHAMAS 1	544
4 BR	320
DSTH-M1	320
5 BR	206
DSTH-E	166
DSTH-M2	40
6 BR	18
DS-V45	18

BAHAMAS 2	666
4 BR	400
DSTH-M1	400
5 BR	266
DSTH-E	154
DSTH-M2	80
DSTW	32



- █ DS - V45
- █ DSTH - E
- █ DSTH - M2
- █ DSTH - M1
- █ DSTW

BERMUDA & CUBA

BERMUDA	469
4 BR	266
DSTH-M1	266
5 BR	196
DSTH-E	118
DSTH-M2	36
DSTW	42
6 BR	7
DS-V45	7

CUBA	544
4 BR	318
DSTH-M1	318
5 BR	226
DSTH-E	134
DSTH-M2	44
DSTW	48



- DS - V 45
- DSTH - E
- DSTH - M 2
- DSTH - M 1
- DSTW

TAHITI

TAHITI 1	306
4 BR	128
DSTH-M1	128
5 BR	178
DSTH-E	80
DSTH-M2	42
DSTW	56

TAHITI 2	484
4 BR	246
DSTH-M1	246
5 BR	238
DSTH-E	108
DSTH-M2	54
DSTW	76



█ DS - V45
█ DSTH - E
█ DSTH - M2
█ DSTH - M1
█ DSTW

AMENITIES

Nature-based
Restore the Environment



Wellness
Connect with your surroundings



Adventure
Physical Well-being



Social
Peace of Mind



Culture
Purposeful Living

Nature-Based



TRANQUIL LAKE & ECO PARK



Zen
Garden



Verdant
Waters



Horizon
Trail

WHISPERING WATERFALL



Hidden
Restaurant



Mystic
Falls



Opal
Yoga

SOLAR LINK PARK



Solar
Charging
Station



Solar
Park



E-scooter Bikes
& Lanes



BOTANIC GARDEN



Butterflies
Nest



Bird
Watching



Orchard
Field

Wellness



ISLAND VIDA WELLNESS



Healing
Spa



Healing Herb
Garden



Healing
Crystals

HYDROTHERAPY



Salt-water
Pools



Herbal
Tea Bar



Aroma
Therapy



ECO PERFORMANCE GROUNDS



Eco-friendly
Gym

Biodynamic
Training

Adventure



SKY WOODS ADVENTURE



Treehouse Park



Canopy Walk



Zipline Park

ECO EXPLORERS LAND



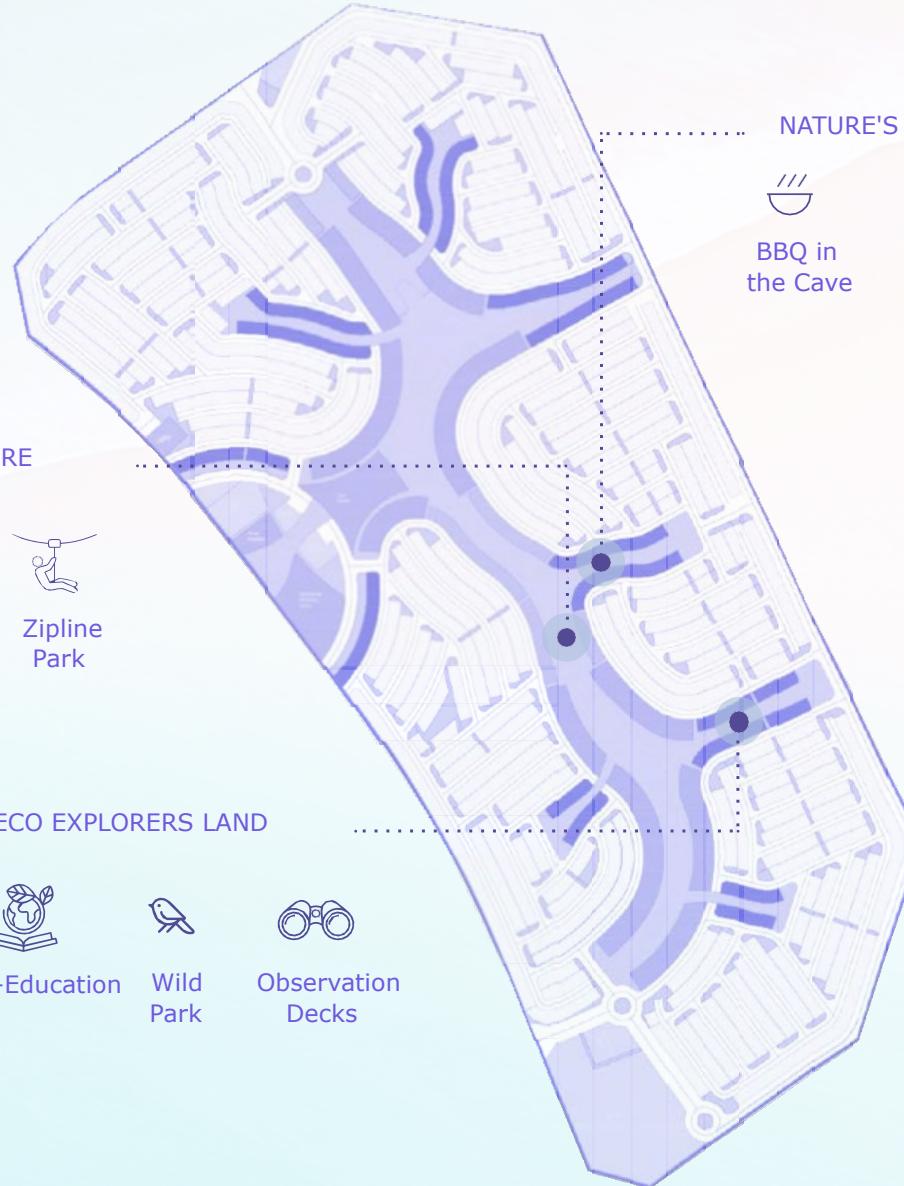
Eco-Education



Wild Park



Observation Decks



Social



ECO SMART CO-WORKING



Trading
Garden



Eco
Business Pods



AI
Integrated

ECO LODGE: HOSPITALITY



Organic
Pool



Farm
to Table



Eco Friendly
Design

NATURE'S VENTURE



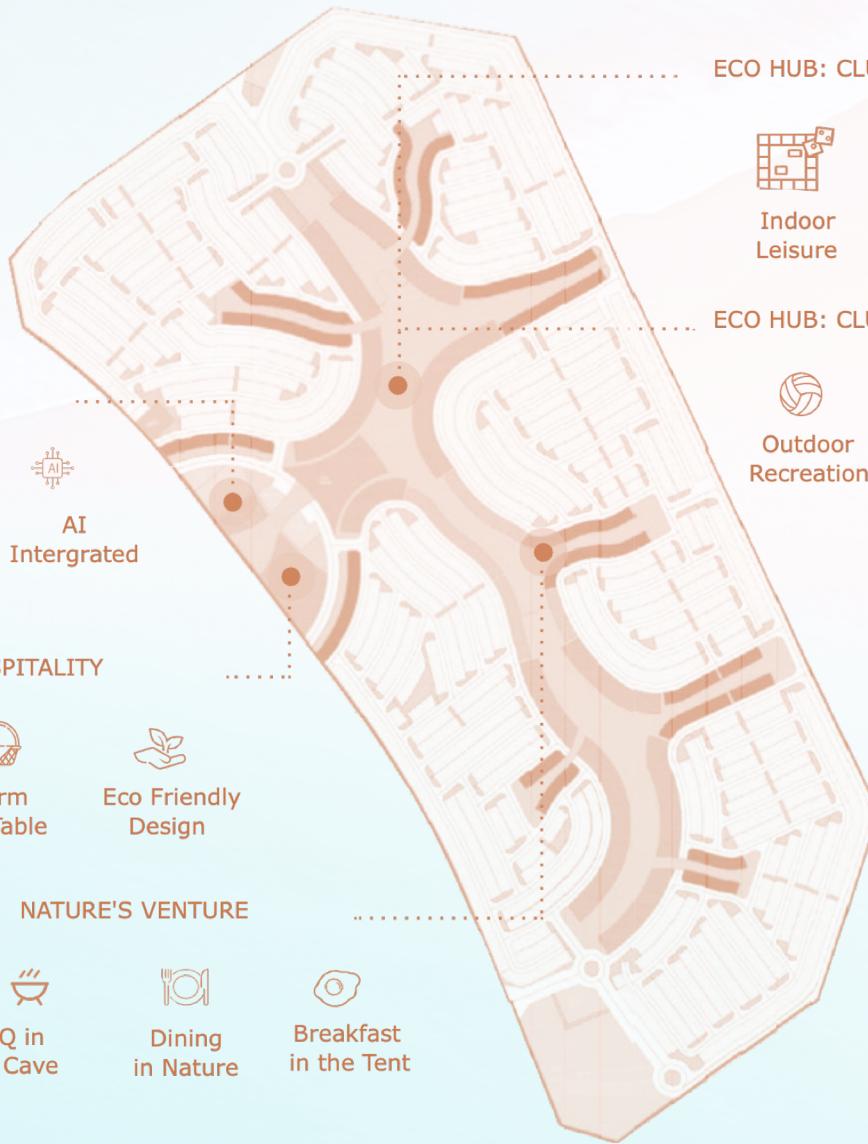
BBQ in
the Cave



Dining
in Nature



Breakfast
in the Tent



ECO HUB: CLUBHOUSE INDOOR



Indoor
Leisure



Relaxation



Fitness &
Wellness Center

ECO HUB: CLUBHOUSE OUTDOOR



Outdoor
Recreation

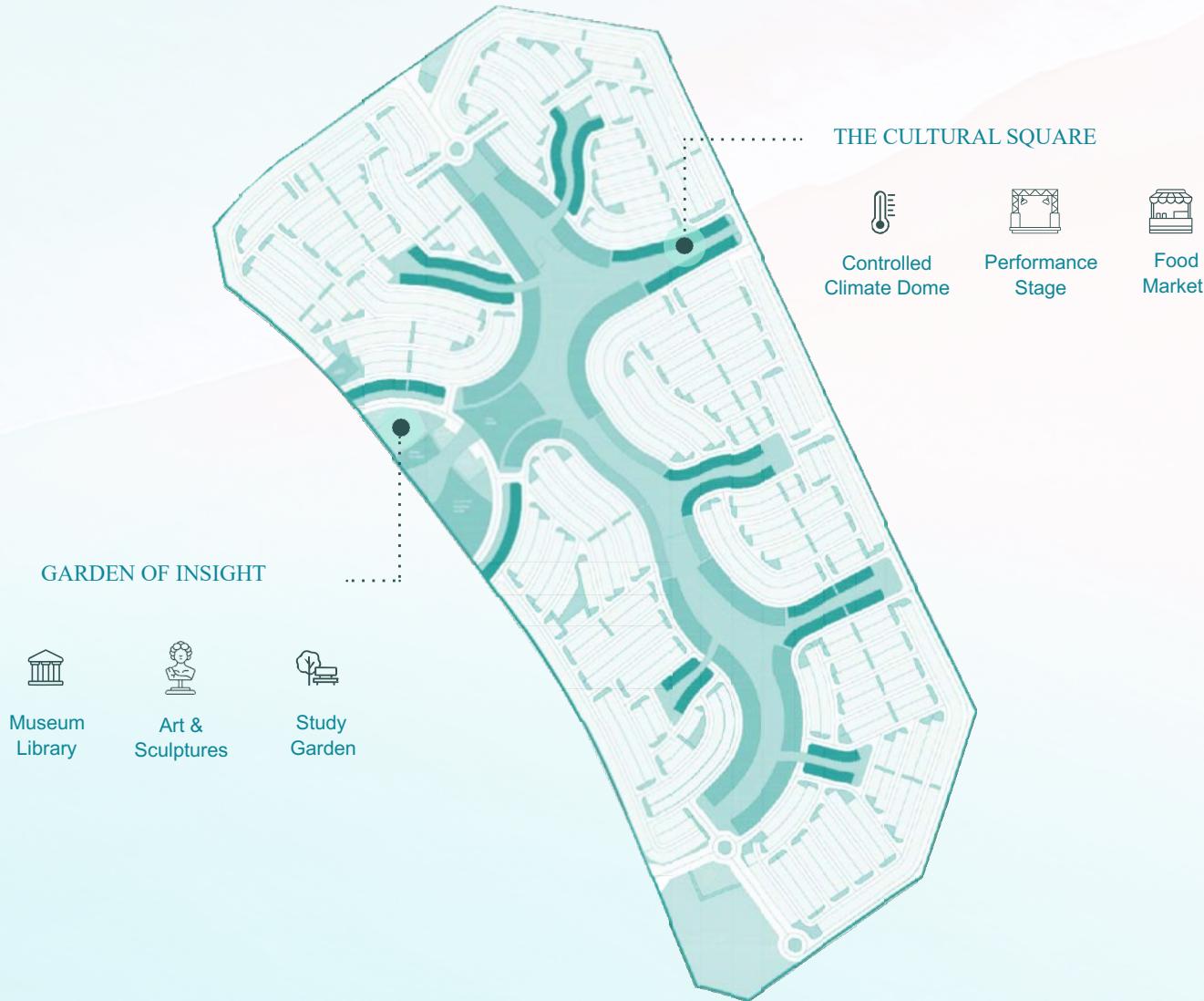


Outdoor
Leisure



Natural
Swimming
Lagoon

Culture



V45 – 6BEDROOM + MAID VILLA



6 BEDROOM + MAID

DS - V45

SALEABLE AREA	SQ.M	SQ.FT
583.09	6276.33	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FAMILY LIVING



FAMILY LIVING



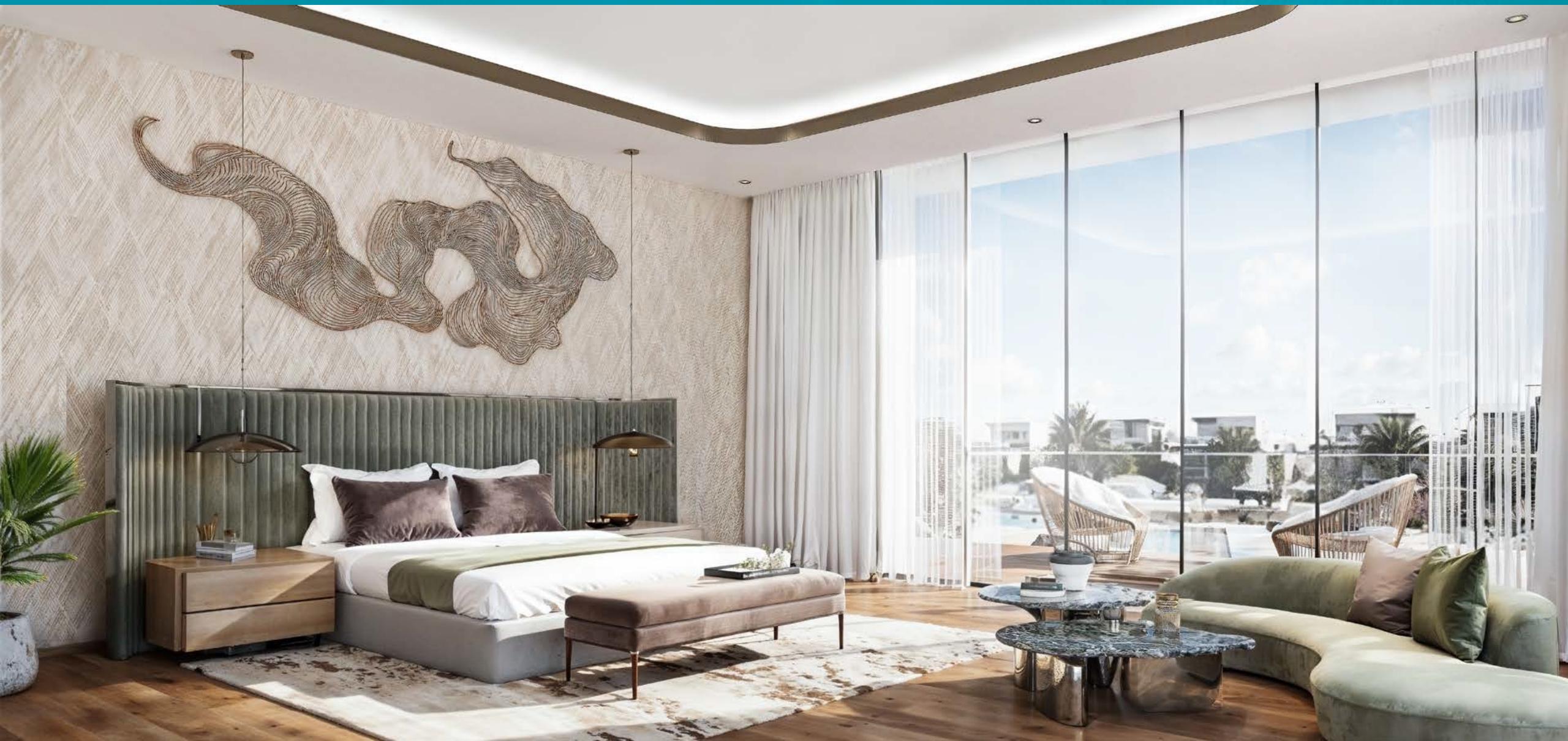
FAMILY LIVING

1. GENERAL FLOORING: CALACATTA GOLD – PORCELAIN SLAB
2. ACCCENT WALL: MARVEL W OROBICO – PORCELAIN SLAB
3. GENERAL METAL: BRUSHED BRASS
4. GENERAL WOOD: WALNUT WOODEN VENEER



Please note that the finishes showcased in this brochure are subject to change and alternative or equivalent materials may be used based on the availability of the actual finishes. The furniture shown in the images is for illustrative purposes only and is therefore not included but rather intended to represent the potential of the space.

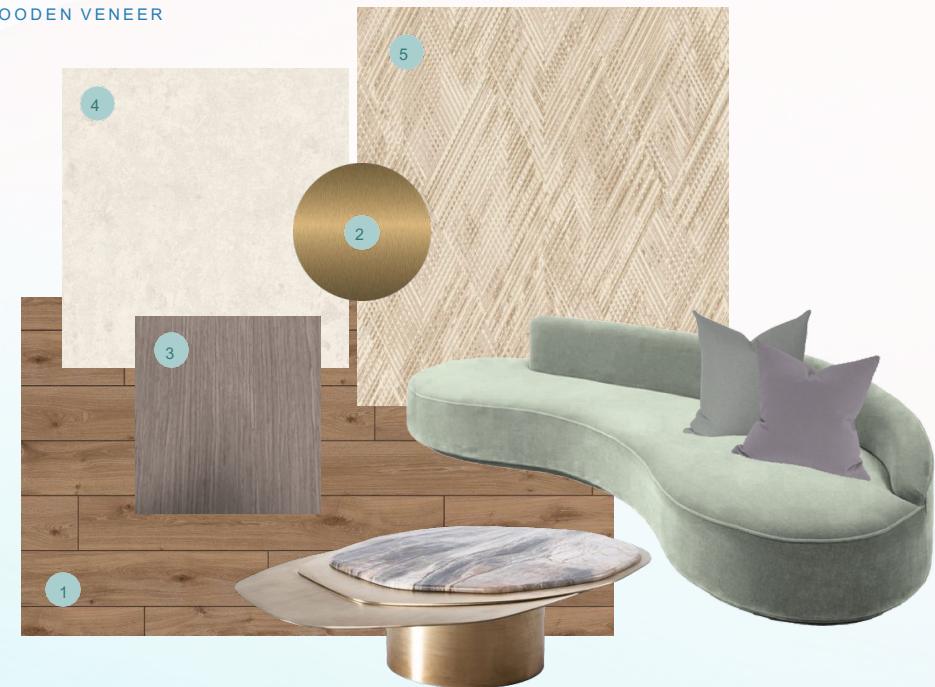
MASTER BEDROOM



MASTER BEDROOM

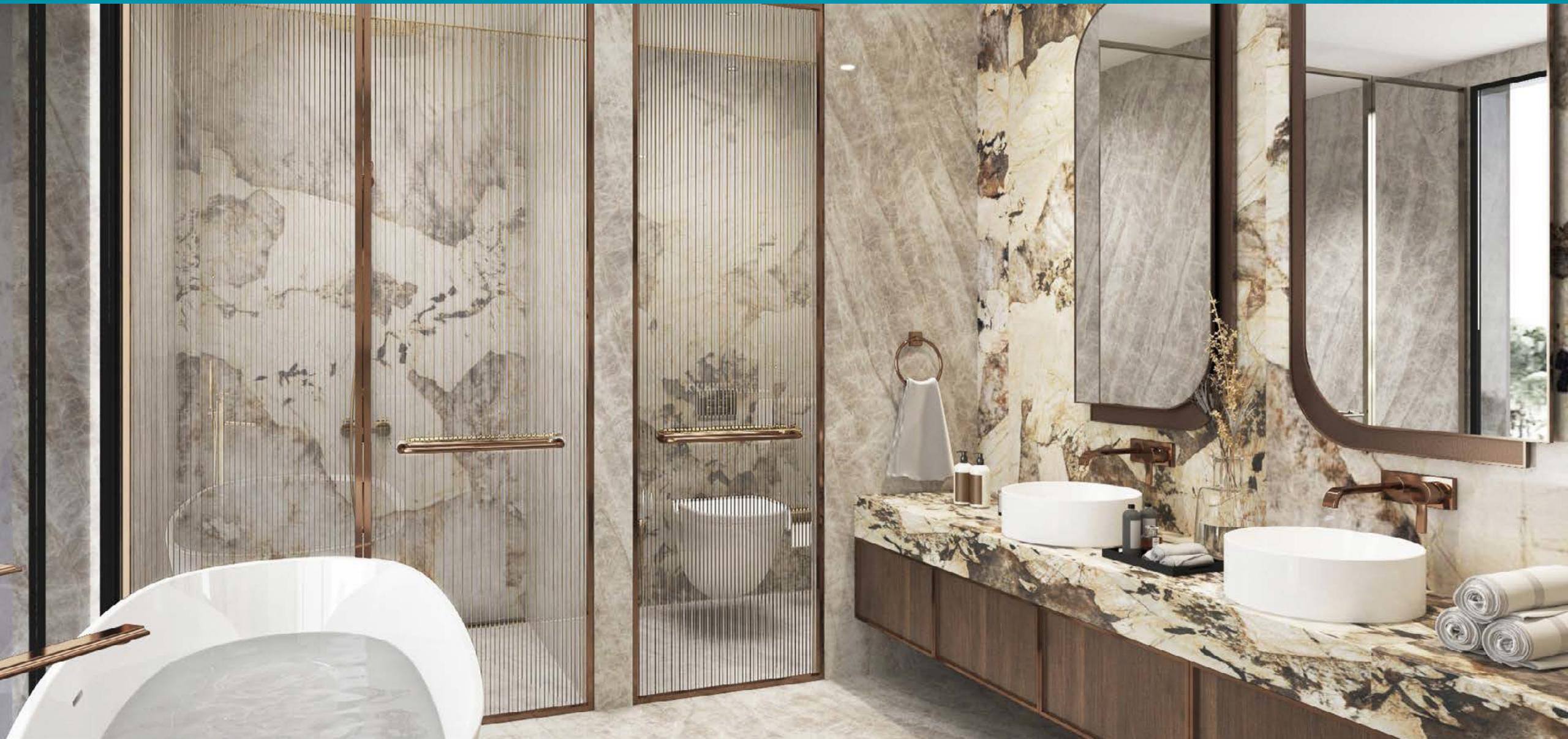


1. GENERAL FLOORING: ENTICE ELEGANT PALISSANDRO – WOODEN PORCELAIN TILE
2. DP-103 - GENERAL METAL: BRUSHED BRASS
3. WD-101 – GENERAL WOOD: WALNUT WOODEN VENEER
4. WC-102 – GENERAL WALL COVERING
5. WC-103 – ACCENT WALL COVERING



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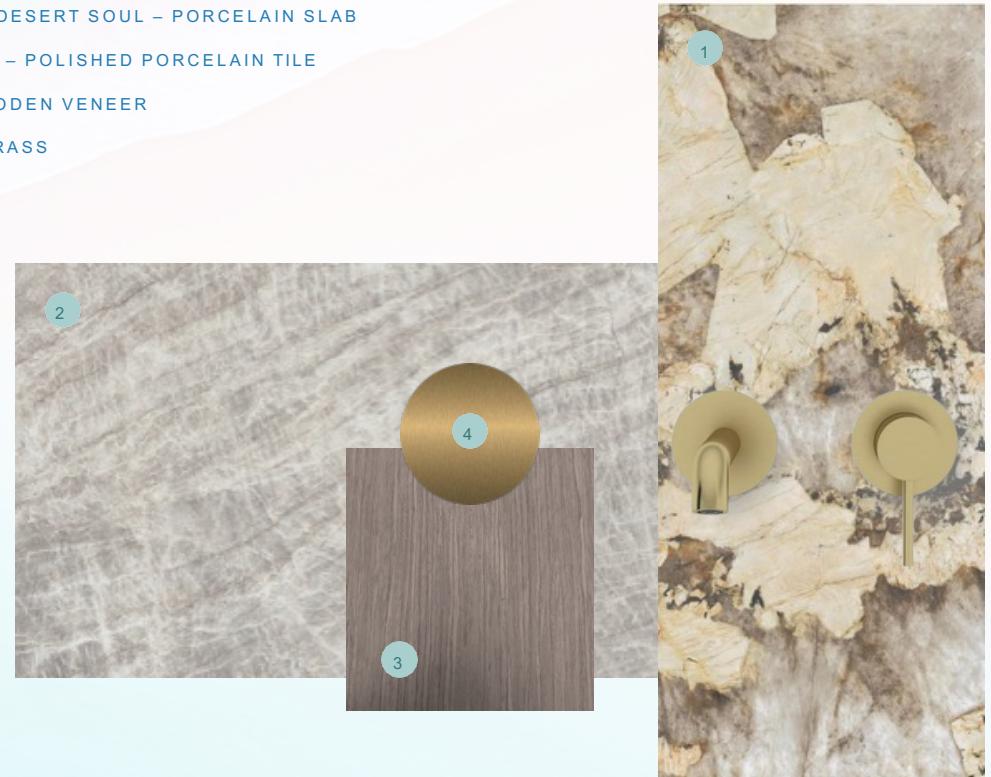
MASTER BEDROOM



MASTER BATHROOM



1. ACCENT WALL: MARVEL GALA DESERT SOUL – PORCELAIN SLAB
2. WALLS: MARVEL W TAJ MAHAL – POLISHED PORCELAIN TILE
3. GENERAL WOOD: WALNUT WOODEN VENEER
4. GENERAL METAL: BRUSHED BRASS



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SECONDARY BATHROOM



1. WALLS: MARVEL GALA CRYSTAL WHITE – POLISHED PORCELAIN TILE
2. WD-101 – GENERAL WOOD: WALNUT WOODEN VENEER
3. COUNTERTOP: FIOR DE BOSCO - MARBLE



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TWIN VILLA – 5 BEDROOM + MAID



5 BEDROOM- TWIN VILLA

DAMAC
ISLANDS2

DSTW 5BR



	SQ.M	SQ.FT
SALEABLE AREA	324.44	3492.24

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TOWNHOUSE



5 BEDROOM + MAID- TH- END UNIT

DAMAC
ISLANDS2

DSTH - E



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SQ.M	SQ.FT
SALEABLE AREA	293.41 3158.24

4 BEDROOM MID UNIT

DAMAC
ISLANDS2

DSTH - M1



GROUND FLOOR



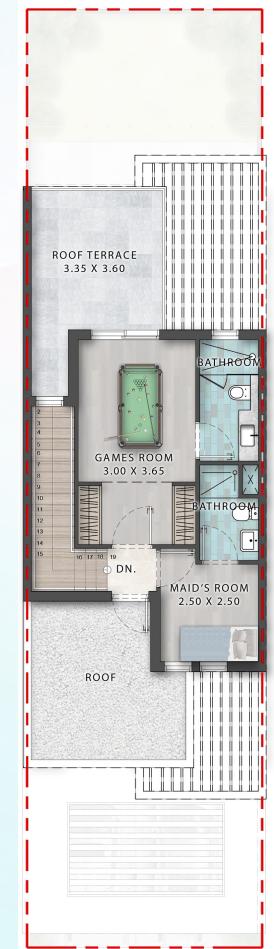
FIRST FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	203.04	2185.50

5 BEDROOM + MAID - MID UNIT

DAMAC
ISLANDS2

DSTH - M2



GROUND FLOOR

FIRST FLOOR

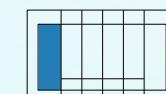
SECOND FLOOR

	SQ.M	SQ.FT
SALEABLE AREA	262.85	2829.29

5 BEDROOM END UNIT

DAMAC
ISLANDS2

DSTH - E



LIVING & DINING

DAMAC
ISLANDS2



MASTER BEDROOM



MASTER BATHROOM





1. GENERAL FLOOR
2. BATHROOM ACCENT TILES
3. BEDROOM TILE
4. COUNTERTOP
5. GENERAL WOOD
6. BATHROOM WALL TILES

DARK SCHEME



LIGHT SCHEME



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F&A – V45

Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled floors throughout
- Painted plastered walls and soffit
- Handrail on the staircase

Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes Fitted Wooden Closets in all bedrooms with shelving and quality fittings
- Modern ceiling design

Kitchen

- Kitchens fitted with cabinets with stone counter tops and fitted with kitchen appliances including Cooker, Kitchen hood, Refrigerator, washing machine and dishwasher
- Porcelain tiled floors
- Emulsion paints for walls
- Steel sink with quality taps and mixers

Bathroom Features

- Floor / Wall ceramic tiles
- Vanity Counter in bathrooms
- Sanitary fittings and accessories
- Mirror
- Shaver points in Master Bathroom
- Shower enclosure in Master Bath

Plot Features

- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be leveled
- Home automation is limited to lights, AC, Curtain's control, smart switches, and Video intercom interference only

Note:

Unless stated above, all accessories and external/internal finishes like Wardrobes, Wall cladding/paper, Chandeliers, Furniture, Electronics, White Goods, Curtains, hard and soft landscaping, pavements, features, swimming pool(s) etc. displayed in the brochure or within the show apartment/villa or between the plot boundary and the unit, are not part of the Standard Unit and exhibited for illustration purposes only.

F&A – TOWNHOUSE & TWIN VILLA

Living and Dining

- All rooms feature double glazed windows
- Porcelain tiled flooring
- Painted plastered walls and soffit
- Handrail on the staircase

Bedrooms

- All rooms feature double glazed windows
- Porcelain tiled floor
- Wardrobes in Bedrooms

Kitchen

- Kitchens fitted with cabinets in some areas and counter tops fitted with washing machine, refrigerator and Cooker with hood.
- Porcelain tiled floors
- Emulsion paint for walls
- Stainless Steel sink with Fixtures

Bathroom Features

- Porcelain tiles on Floor / Wall
- Vanity Counter in bathrooms
- Standard sanitary fittings and accessories

Mirror

- Plot Features
- Boundary wall on three sides of the Plot
- Area between the boundary and the unit will be levelled

Note:

Unless stated above, all accessories and external/internal finishes like Wardrobes, Wall cladding/paper, Chandeliers, Furniture, Electronics, White Goods, Curtains, hard and soft landscaping, pavements, features, swimming pool(s) etc. displayed in the brochure or within the show apartment/villa or between the plot boundary and the unit, are not part of the Standard Unit and exhibited for illustration purposes only.

UNIT MIX

DAMAC
ISLANDS2

BAHAMAS 1	544
4 BR	320
DSTH-M1	320
5 BR	206
DSTH-E	166
DSTH-M2	40
6 BR	18
DS-V45	18

BAHAMAS 2	666
4 BR	400
DSTH-M1	400
5 BR	266
DSTH-E	154
DSTH-M2	80
DSTW	32

BERMUDA	469
4 BR	266
DSTH-M1	266
5 BR	196
DSTH-E	118
DSTH-M2	36
DSTW	42
6 BR	7
DS-V45	7

CUBA	544
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DSTW	56

TAHITI 2	484
4 BR	246
DSTH-M1	246
5 BR	238
DSTH-E	108
DSTH-M2	54
DSTW	76

Type	Total units	Avg Psf	Saleable area	Plot size
4 Bed - TH	1,678	1,303	2,185	1,550
5 Bed + MAID - M	296	1,260	2,829	1,550
5 Bed + MAID - E	760	1,284	3,158	2,400-1,600
5 Bed + MAID TW	254	1,440	3,492	2,460
6 Bed Villa + MAID	25	1,530	6,276	5,000-5,200
TOTAL	3,013			

PRICE LIST

DAMAC
ISLANDS2

BAHAMAS 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1895
5 Bed (M)	3.57	3.77	2829	2829	1550	1585
5 Bed (End)	3.9	4.47	3158	3158	2364	4340
5 Bed (Twin)			NA			
6 Bed Villa	9.5	9.58	6276	6276	4960	5230

BAHAMAS 2

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.57	3.58	2829	2829	1550	1605
5 Bed (End)	3.84	4.37	3158	3158	2364	3966
5 Bed (Twin)	4.98	5.09	3492	3492	2340	2484
6 Bed Villa			NA			

BERMUDA

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1553
5 Bed (M)	3.57	3.77	2829	2829	1550	1551
5 Bed (End)	3.84	4.34	3158	3158	2364	3281
5 Bed (Twin)	5	5.21	3492	3492	2400	2871
6 Bed Villa	9.69	9.72	6276	6276	5604	5702

CUBA

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1679
5 Bed (M)	3.57	3.57	2829	2829	1550	1550
5 Bed (End)	3.84	4.49	3158	3158	2364	4380
5 Bed (Twin)	5	5.13	3492	3492	2405	2617
6 Bed Villa			NA			

TAHITI 1

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.82	3.06	2186	2186	1550	1705
5 Bed (M)	3.46	3.47	2829	2829	1550	1550
5 Bed (End)	3.9	4.46	3158	3158	2364	4966
5 Bed (Twin)	4.99	5.43	3492	3492	2364	3609
6 Bed Villa			NA			

TAHITI 2

	Price		Saleable		Plot	
	Min	Max	Min	Max	Min	Max
4 Bed	2.74	3.06	2186	2186	1550	1743
5 Bed (M)	3.46	3.46	2829	2829	1550	1550
5 Bed (End)	3.84	4.35	3158	3158	2364	3498
5 Bed (Twin)	4.85	5.42	3492	3492	2364	3578
6 Bed Villa			NA			

PRICING & PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	VALUE (%)
Deposit	Immediate	20
1st Instalment	Within 3 months from sale	1
2nd Instalment	Within 4 months from sale	1
3rd Instalment	Within 5 months from sale	1
4th Instalment	Within 6 months from sale	1
5th Instalment	Within 7 months from sale	1
6th Instalment	Within 8 months from sale	3
7th Instalment	Within 9 months from sale	1
8th Instalment	Within 10 months from sale	1
9th Instalment	Within 11 months from sale	1
10th Instalment	Within 12 months from sale	1
11th Instalment	Within 13 months from sale	1
12th Instalment	Within 14 months from sale	3
13th Instalment	Within 15 months from sale	1
14th Instalment	Within 16 months from sale	1
15th Instalment	Within 17 months from sale	1
16th Instalment	Within 18 months from sale	1
17th Instalment	Within 19 months from sale	1
18th Instalment	Within 20 months from sale	3
19th Instalment	Within 21 months from sale	1
20th Instalment	Within 22 months from sale	1
21st Instalment	Within 23 months from sale	1
22nd Instalment	Within 24 months from sale	1
23rd Instalment	Within 25 months from sale	1
24th Instalment	Within 26 months from sale	3

4% DLD TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT.

ACD: 30 JUNE 2030

25th Instalment	Within 27 months from sale	1
26th Instalment	Within 28 months from sale	1
27th Instalment	Within 29 months from sale	1
28th Instalment	Within 30 months from sale	1
29th Instalment	Within 31 months from sale	1
30th Instalment	Within 32 months from sale	1
31st Instalment	Within 33 months from sale	1
32nd Instalment	Within 34 months from sale	1
33rd Instalment	Within 35 months from sale	1
34th Instalment	Within 36 months from sale	1
35th Instalment	Within 37 months from sale	1
36th Instalment	Within 38 months from sale	1
37th Instalment	Within 39 months from sale	1
38th Instalment	Within 40 months from sale	1
39th Instalment	Within 41 months from sale	1
40th Instalment	Within 42 months from sale	1
41st Instalment	Within 43 months from sale	1
42nd Instalment	Within 44 months from sale	1
43rd Instalment	Within 45 months from sale	1
44th Instalment	Within 46 months from sale	1
45th Instalment	Within 47 months from sale	1
46th Instalment	Within 48 months from sale	1
47th Instalment	Within 49 months from sale	1
On Completion		25

PRICING

4- BR
Starting from AED
2.75M

5- BR
Starting from AED
3.67M

6- BR
Starting from AED
9.51M