



Seventh Heaven Retail Presentation

January 15, 2018

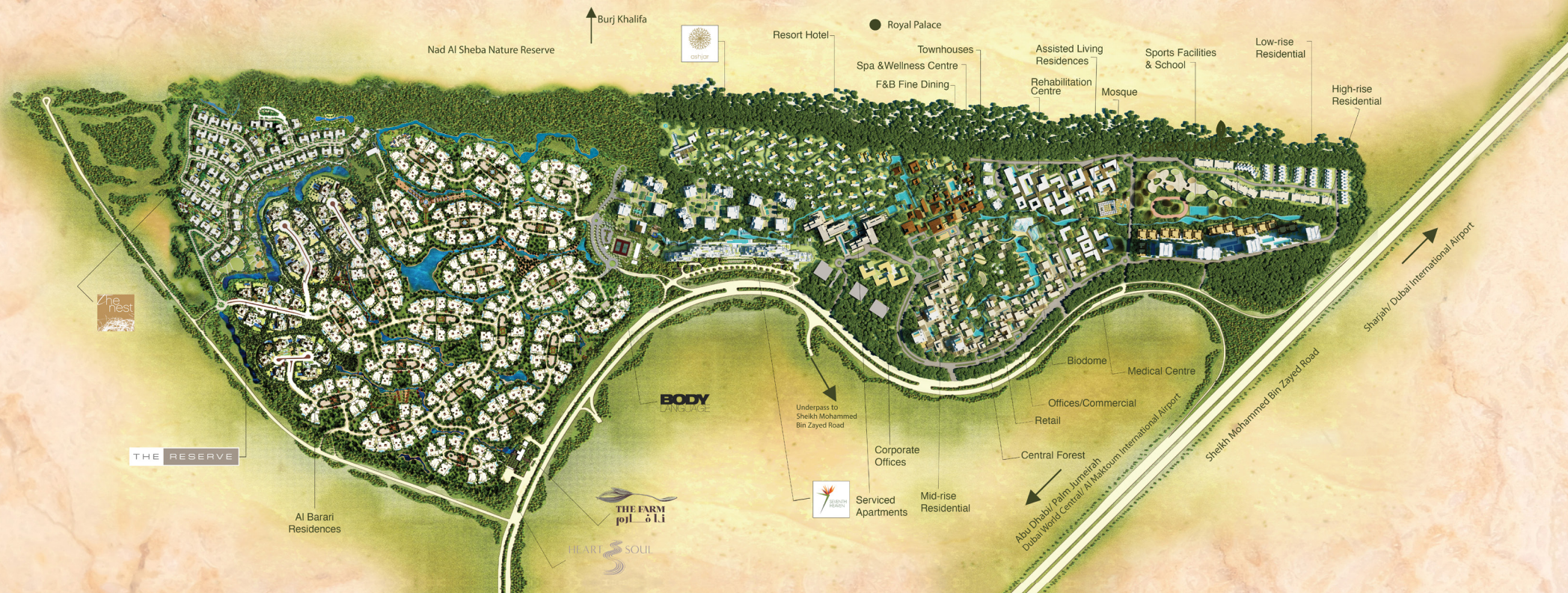
Introducing Al Barari

Al Barari Location Map



- Central location in Dubai
- 15 to 20 minutes away from all main landmarks
- Underpass already open
- New roads confirmed by RTA to be opened by November 2018
- New metro lines planned
- Adjacent to the Nature Reserve

Al Barari Master Plan



- Started in 2005
- The green heart of Dubai
- Properties: The Residences, The Reserve, The Nest, Ashjar and Seventh Heaven
- Amenities: The Farm restaurant; Heart & Soul spa and wellness;
Body Language health club; Nature Escapes Picnics; and Starlight Movie Nights
- Phase II: The Neighbourhood, The New Nest, clubhouse, spa and wellness centre,
hotel resort, medical and assisted living facilities, school, townhouses, offices, etc

Our Gardens

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Our Amenities

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Project	Units	Residents	Completion
The Residences	189	1,323	Delivered
The Nest	55	330	Mar-18
Seventh Heaven	157	471	Jun-18
The Reserve	19	152	Dec-18
Ashjar 1	120	374	Dec-18
The Neighbourhood	200	400	Dec-18
Townhouses	108	648	Dec-18
The New Nest	16	80	Jan-1

- 5 developments + 3 projects
- 864 units
- 3,348 residents
- Mix of nationalities
- HNWIs
- Mostly families
- Business owners, management level, etc
- More to come with Al Barari's Phase II

- Arabian Ranches – 20,000
 - Nad Al Sheba – 5,727*
 - Wadi Al Safa – 32,988*
 - Dubai Silicon Oasis – 162,400 (working or living)
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- Al Barari is located on a major highway - Sheikh Mohammed Bin Zayed Road (E311)

*Dubai Statistics Centre - 2016

Introducing Seventh Heaven

Seventh Heaven Building

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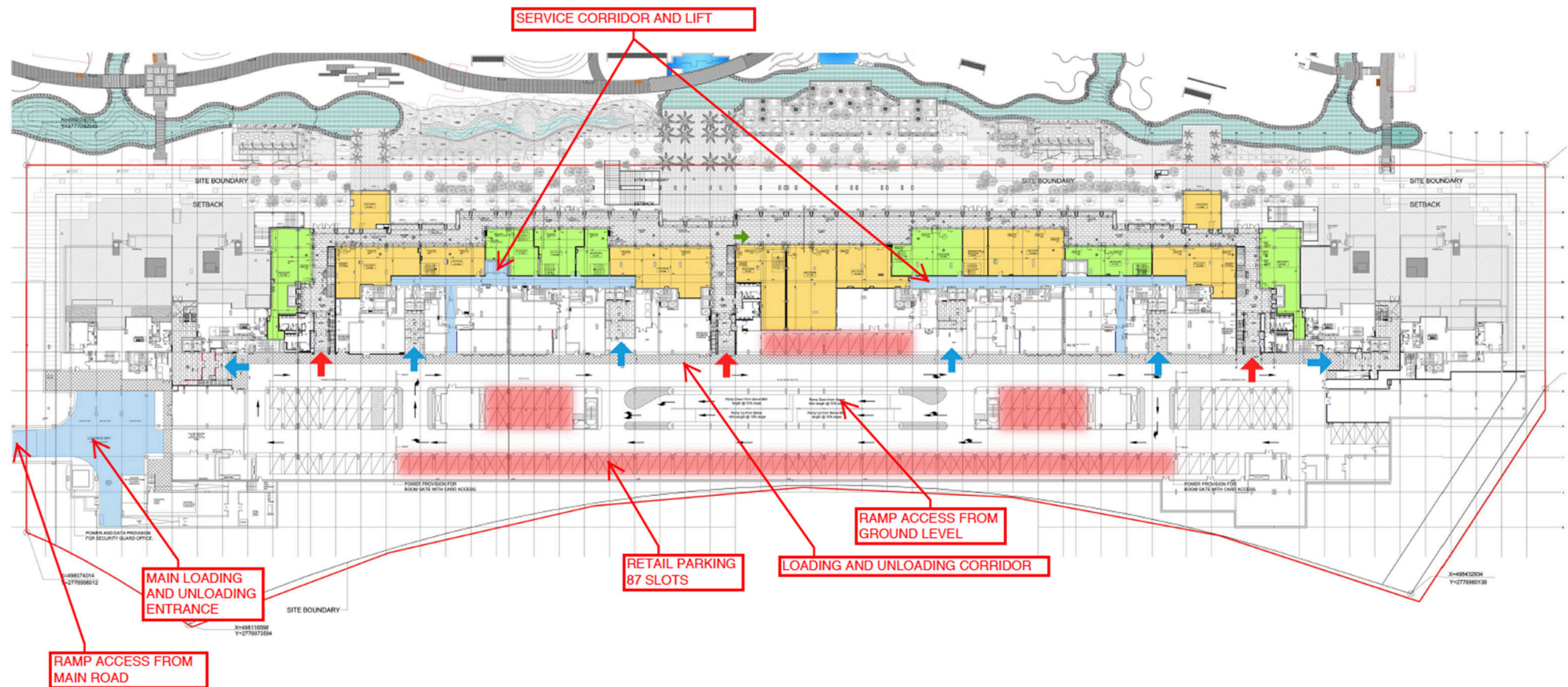
Seventh Heaven Homes

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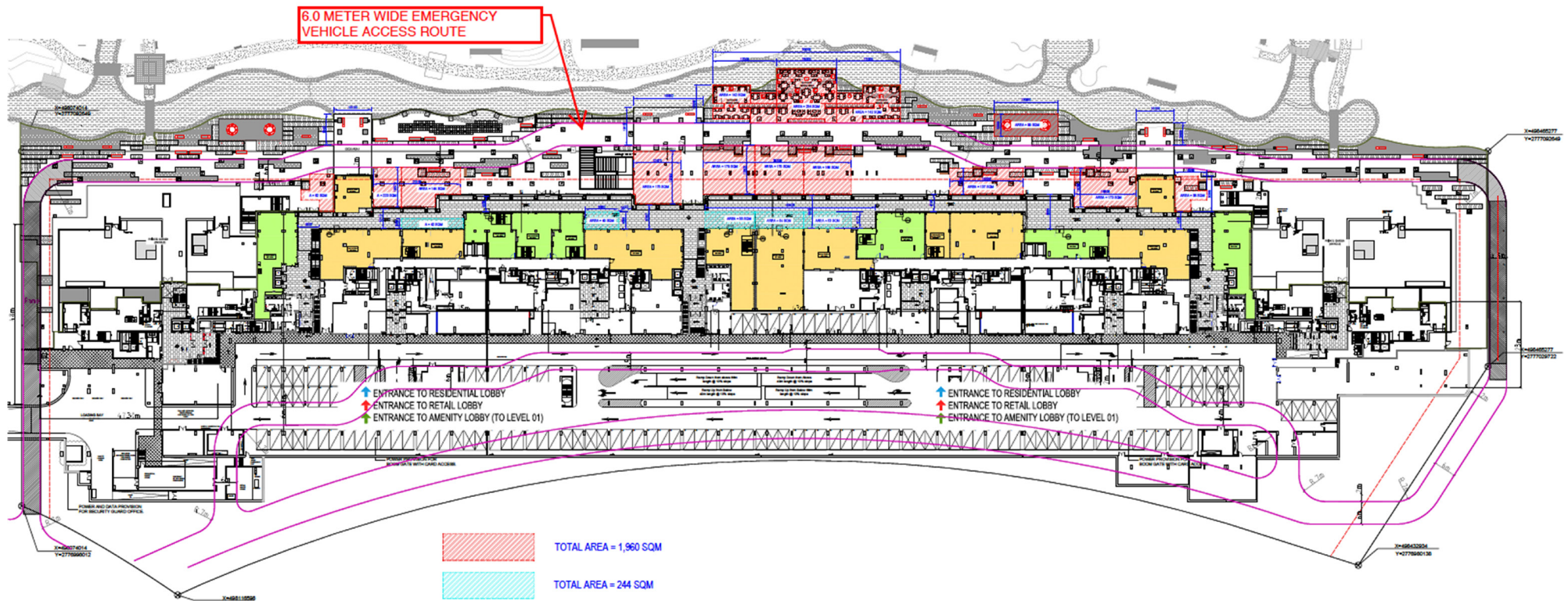


- Central location in Al Barari
- Easy access for our residents
- Convenient access for visitors
- Access points from ground level (main road) and lower level (basement)
- Total of 186 dedicated car parking spaces dedicated to retail which is divided into 2 levels
- 99 retail car parking spaces available on ground floor
- 87 retail car parking spaces available on lower level

Lower Ground Floor Plan

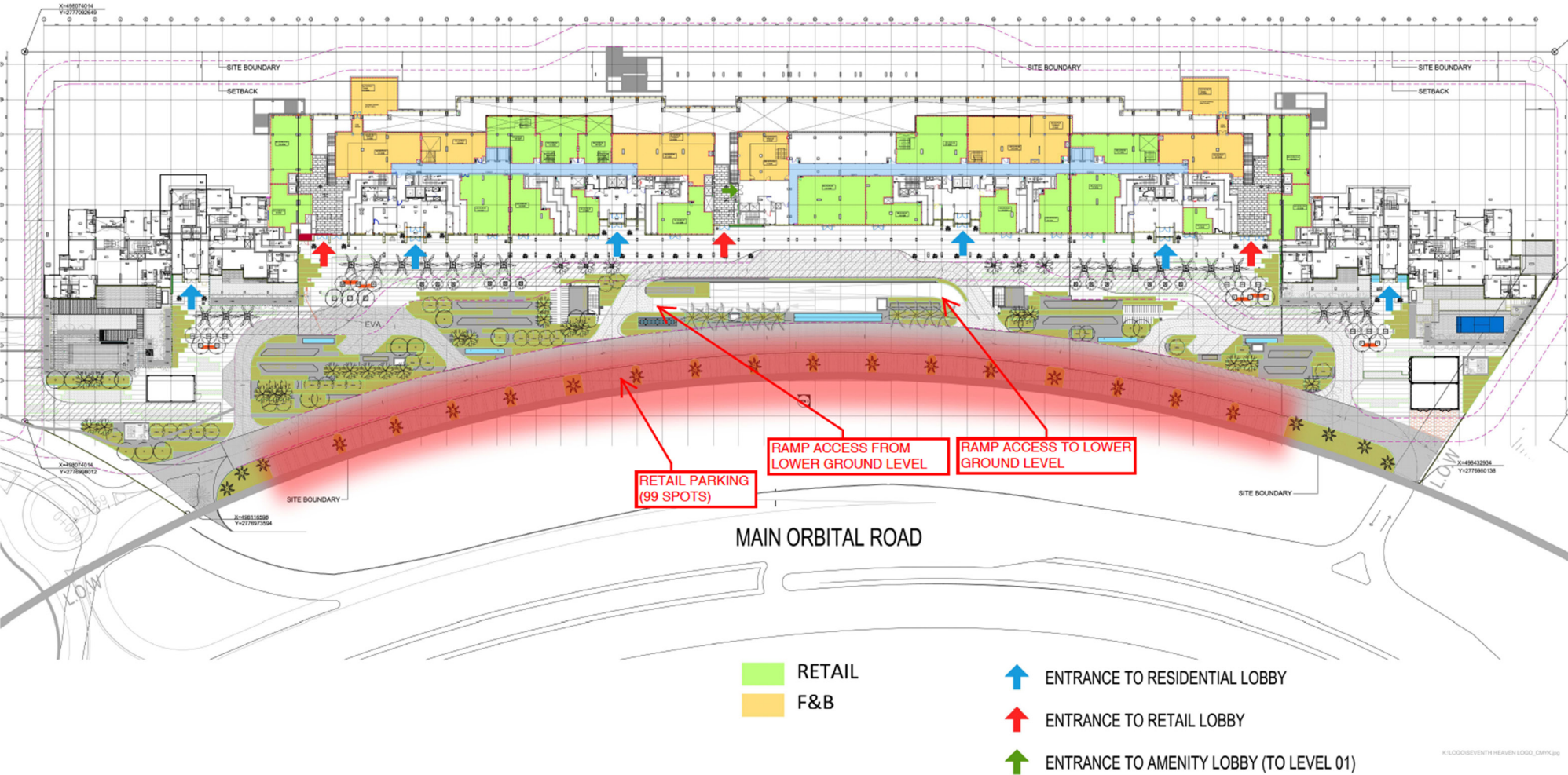


Outdoor Dining Area - Lower Ground Level



Ground Floor Plan

ASHJAR SITE



Level 1 Floor Plan

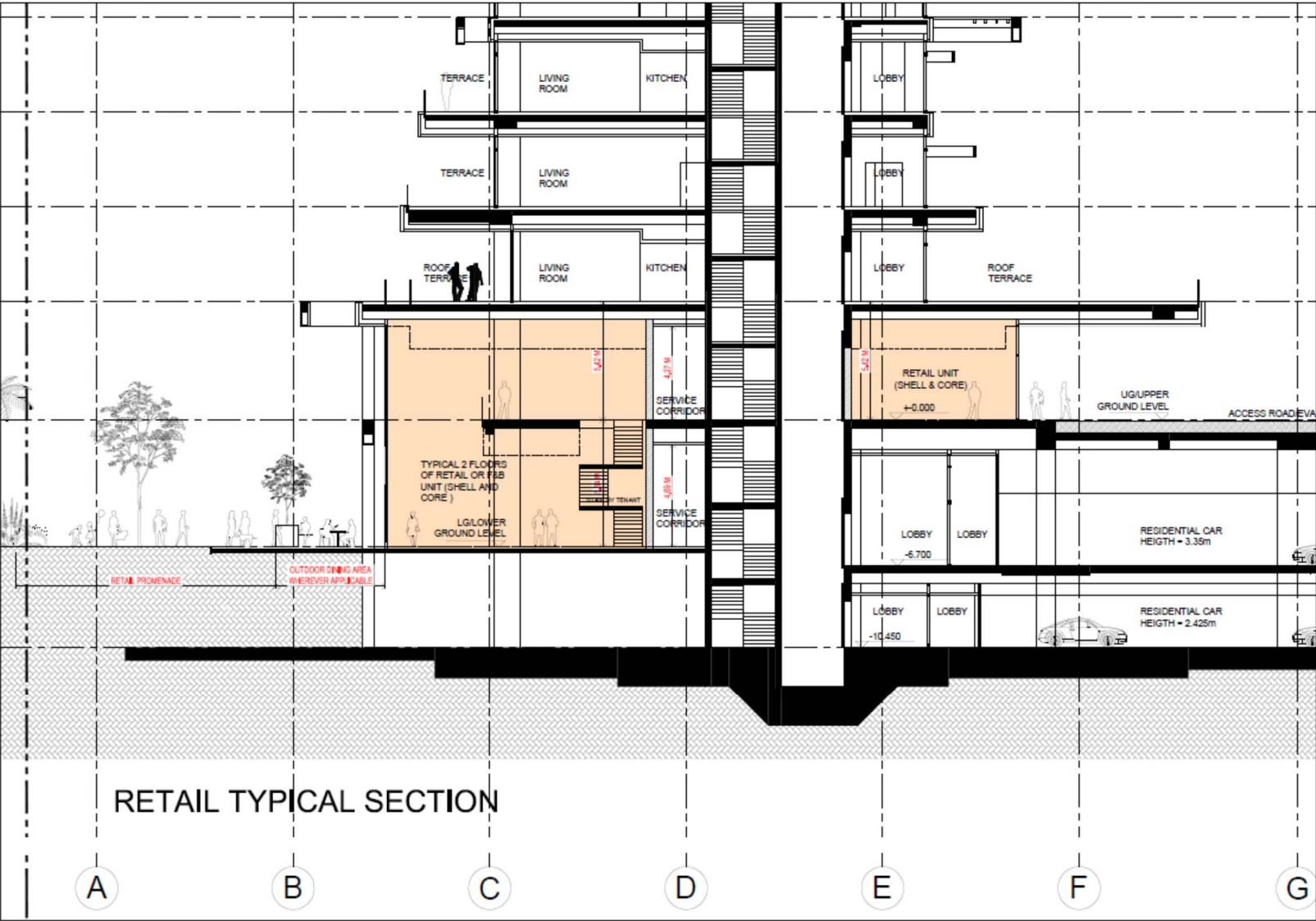


-  AMENITY LIFT LOBBY
- A OUTDOOR POOL 6 X 23 M
- B INDOOR POOL 4.5 X 11.5 M
- C POOL DECK
- D GYM
- E CHANGING ROOM
- F MULTI-PURPOSE HALL
- G F&B RETAIL SPACE
- H AMENITY LOBBY



LEVEL 1 FLOOR PLAN

Section Cut



- 3 floors
- 21 retail units – 35,500 sq ft
- 15 F&B units – 44,000 sq ft
- Total of 36 outlets - 79,500 sq ft
- Indoor and outdoor dining
- Temporary activations available (food trucks, pop up and flea markets, etc)
on the outdoor promenade
- Fit out guidelines ready
- Open in December 2018

- 3 F&B units are on 2 levels
- 5 retail units are on 2 levels
- On ground level: 4 F&B and 14 retail units
- On lower level: 10 F&B and 7 retail units
- On level 1: 1 F&B unit

Retail Spaces

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Retail Spaces



- Nursey
- F&B
- Personal services
- Beauty & spa
- Sporting goods
- Clinic
- Organic food stores and café
- Pet shop
- Flower shop
- Convenience store/grocery
- Bank
- Telecom
- Gifts
- Nutrition centre
- Pharmacy
- Dry cleaner

- Successful F&B outlet located in Al Barari
- Opened in 2012
- Constant expansion
- Average of 400 guests per day during the week
- Average of 800 guests per day during the weekend
- AED 4.4 million profit in 2017

- Unique green surroundings in the UAE
- Central location in Dubai
- Easy access
- Seventh Heaven location, finishes and surroundings
- Al Barari community being developed
- Neighbourhood communities growing
- 15 minutes away from Dubai Expo 2020 site

Thank you!