

# MAYAN RESIDENCE

## Investment Rationale

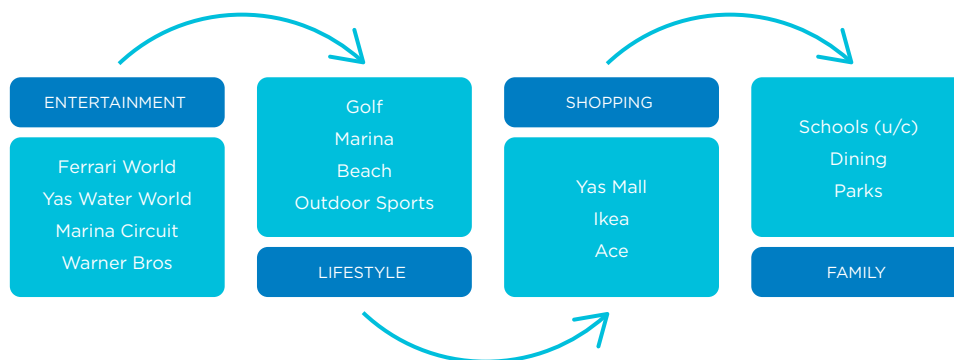


# The Yas Island Advantage

Yas Island benefits from a number of major development anchors both existing and planned that will drive demand and value creating both an attractive lifestyle destination and investment proposition

## Yas Island

- Mayan enjoys a prominent position on the world-renowned Yas Island, known for its destination-led lifestyle experience and the Formula One circuit which hosts the Abu Dhabi Grand Prix on an annual basis
- Two theme parks are already in operation on Yas Island – Yas Water world and Ferrari World, with two more theme parks marked out for development on the island’s master plan
- Yas Island, whose population is expected to grow significantly as projects both under development and planned come on stream, is already home to major retail in the form of Yas Mall, IKEA, Geant and ACE Hardware
- Yas Island is home to numerous food and beverage and entertainment venues ranging from the Yas Island Yacht Club, to the Beach Club as well as concert venues



## Mayan - Overview

- Located in the Yas Beach area of Yas Island and adjacent to the destination’s Hotel District, Mayan is a low-rise master planned community. With no restrictions on purchaser nationality due to its Investment Zone status, Mayan has been designed to appeal to a broad base of investors and end users
- Mayan benefits from stunning golf course and sea views, in addition to high-end amenities both within the development itself and in the immediate vicinity
- Mayan offers a range of apartment choices from studios to 1,2,3 and 4 bed options as well as beach houses



# Mayan Investment Rationale

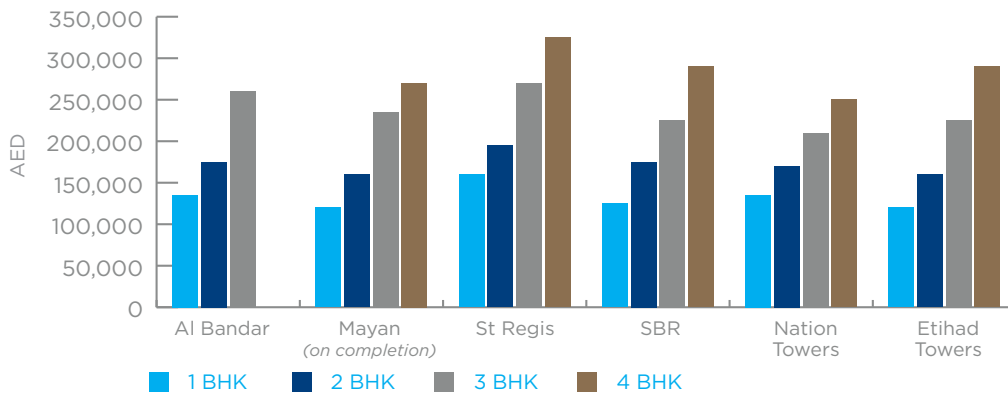
## Prime location, surrounded by established anchors; proximity to demand drivers

- Mayan offers potential investors and owner occupiers a variety of products, in order to increase the number of entry points into a development
- Occupancy for quality developments continues to be strong and developments like Mayan is expected to benefit from the lack of luxury products at the top end of the market that have golf and water views
- The following table provides MPM's view on the likely rents and yields that could be achieved based on our market benchmarking: -

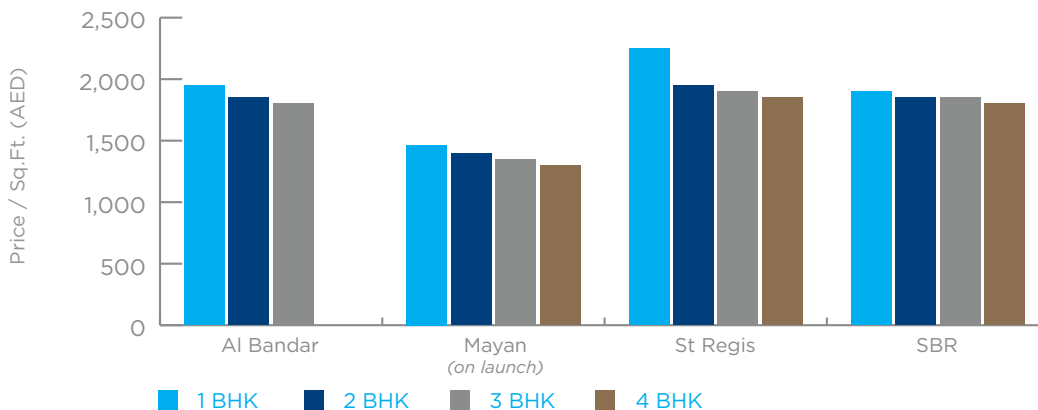
UNIT TYPE	AVG. AREA (SQ M)	AVG. RENT (AED)	AVG. PRICE (AED)	SALES PRICE / SQ.FT.	AVG. GROSS YIELD (%)
Studios	53	85,000	865,726	1,519	9.82%
1 BR	90	120,000	1,419,352	1,467	8.45%
2 BR	139	160,000	2,085,119	1,395	7.67%
3 BR	200	235,000	2,901,213	1,349	8.10%
4 BR	238	270,000	3,337,982	1,304	8.09%
Beach Houses	424	350,000	5,515,656	1,210	6.35%

- Mayan has been priced to be highly competitive within the market, and offers the potential for significant capital gains over the medium to long term. For long term investors, rental rates are expected to be comparable to Al Bandar, meaning that they should deliver an exceptional yield

## Rent



## Sales

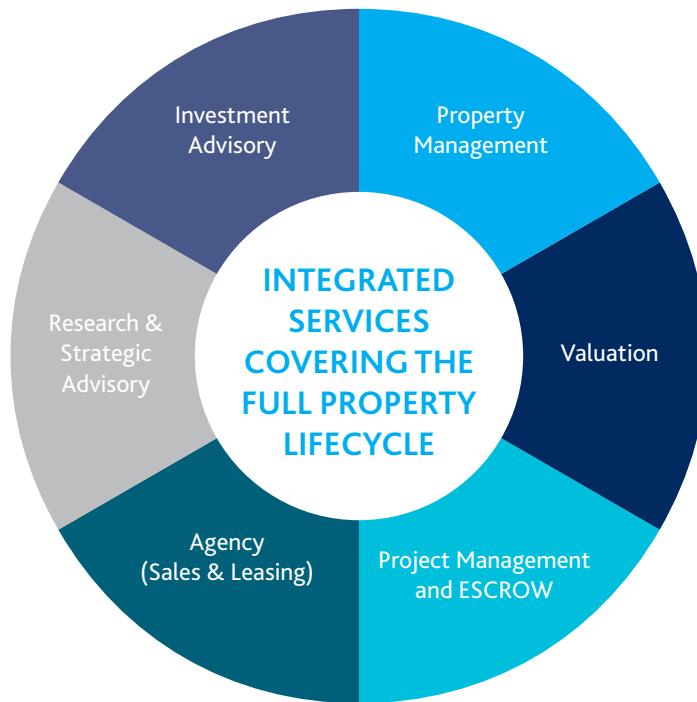


**160+**  
TOTAL UAE STAFF

**12**  
YEARS OF LOCAL EXPERIENCE

**25+**  
LEASING & SALES STAFF

**90bn**  
COMBINED MARKET VALUE OF PROPERTIES VALUED SINCE JANUARY 2012



**1,700+**  
LANDLORD CLIENTS

**23,500+**  
UNITS UNDER MANAGEMENT

**67+**  
PROPERTY MANAGEMENT STAFF

**No.1**  
LARGEST ABU DHABI MAINLAND PORTFOLIO



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**Notes:**

**Sales:-** MPM analyses the data from the MPM valuation team, valuing 2,000+ properties annually, and mortgage data of ADIB, to understand the current prevailing trends and demand from investors and end users

**Leasing:-** MPM manages over 23,500+ apartments and villas and receives over 1,000 calls every month. Below is the summary of the current tenant demand

**Disclaimer:**

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