

**Prices**

Studio Type A from  
 48,000 to 58,000 GBP

Studio Type B from  
 53,000 to 64,000 GBP

**Purchase prices AED '000s**

Floors	Type A	Type B	Phase %
2-10 (Phase 1)	AED 346	AED 385	-
11-20 (Phase 2)	AED 380	AED 424	10%
21-29 (Phase 3)	AED 415	AED 462	20%

**Purchase prices GBP '000s**

Floors	Type A	Type B	Phase %
2-10 (Phase 1)	£48	£53	-
11-20 (Phase 2)	£53	£59	10%
21-29 (Phase 3)	£58	£64	20%

**Revenue Highlights**

Target IRR 21% per annum  
 Historic Dubai Index 25% per annum

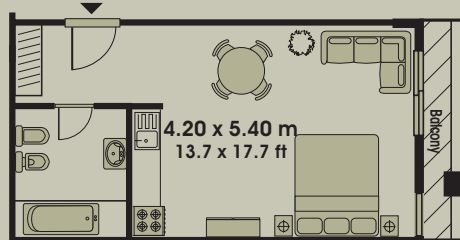
**Tenure**  
 Freehold

**LOCATION**

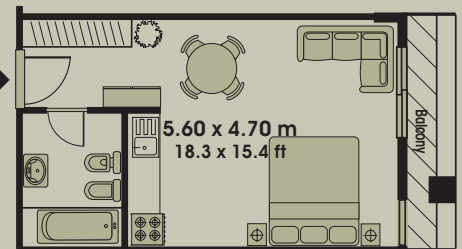


**STUDIO FLOORPLAN**

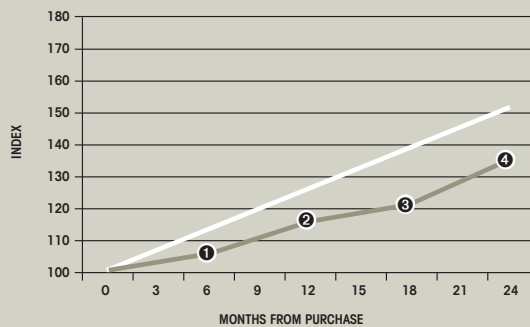
**Type A1 – 39.38 spm (423.9 sqft)**  
 All apartments include a free parking space



**Type B1 – 43.89 spm (472.4 sqft)**



**FORECAST INVESTOR RETURNS TIMELINE**



**Project milestones:**

- ① (6 months) - Start of piling works
- ② (12 months) - Start of construction
- ③ (18 months) - Start of finishing works
- ④ (24 months) - Handover of keys

\* Amalgamation of Astecco & Standard Chartered indices, Jan 2005 to Dec 2006

Our graph demonstrates that we do not expect returns on Metropolis Lofts to outperform the capital value increases seen in Dubai over the last two years. Investors who entered the Dubai residential market over this period have done exceptionally well.

Neither, however, do we expect a fall in capital values, forecasting instead 10% capital growth per annum in calculating the likely return. We consider Dubai's population growth, and hence demand for residential property, will exceed expectations. It is our belief that Dubai is entering the exponential phase of a classic sigmoid growth curve, with immigration driven by the completion of a number of high profile developments, including Burj Dubai (the world's tallest building), Dubai Land (bigger than Disney World), Jebel Ali airport (the world's largest) and the Dubai Metro.

**PAYMENT PLANS**

**Payment Plan Option 1**

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

**Payment Plan Option 2**

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

Booking fee: 1,000 GBP      1 AED = 0.138859 GBP

**Past performance is not necessarily a guide to future performance.**

The value of investments and the income from them may fall as well as rise. Investors may not get back the amount they originally invested when they sell their investment. The value of investments may be affected by exchange rate movements. UKCIG invests in a specialist sector which may be less liquid and produce more volatile performance than an investment in broader investment sectors. Whilst valuations are conducted by an independent expert, any such valuation is a matter of the valuer's opinion. The opinions expressed here represent the views of UKCIG at the time of preparation and should not be interpreted as investment advice. UKCIG is not authorised to give investment advice, and only provides information on UKCIG products. For your protection, telephone calls may be recorded and monitored. Issued by UKCIG.  
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# UK CAPITAL INVESTMENTS GROUP

METROPOLIS LOFTS, JUMERIAH VILLAGE SOUTH, DUBAI  
1 BEDROOM APARTMENT APARTMENT FACTSHEET - 2007



## Prices

Apartment Type C from  
111,000 to 133,000 GBP

Apartment Type D from  
107,000 to 128,000 GBP

## Purchase prices AED '000s

Floors	Type C	Type D	Phase %
2-10 (Phase 1)	AED 800	AED 770	-
11-20 (Phase 2)	AED 881	AED 847	10%
21-29 (Phase 3)	AED 961	AED 924	20%

## Purchase prices GBP '000s

Floors	Type C	Type D	Phase %
2-10 (Phase 1)	£111	£107	-
11-20 (Phase 2)	£122	£118	10%
21-29 (Phase 3)	£133	£128	20%

## Revenue Highlights

Target IRR 21% per annum  
Historic Dubai Index 25% per annum

## Tenure

Freehold

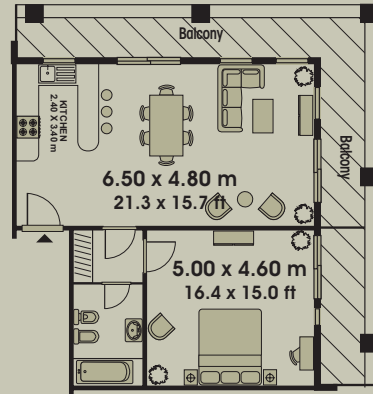
## LOCATION



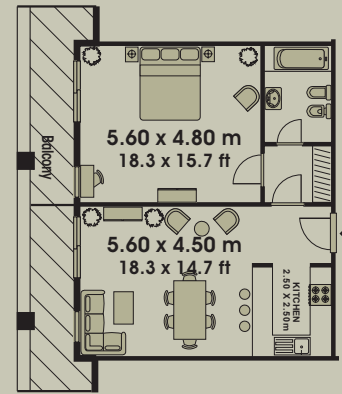
## 1 BEDROOM APARTMENT FLOORPLAN

**TYPE C1 – 91.19 sqm (981.6 spf)**

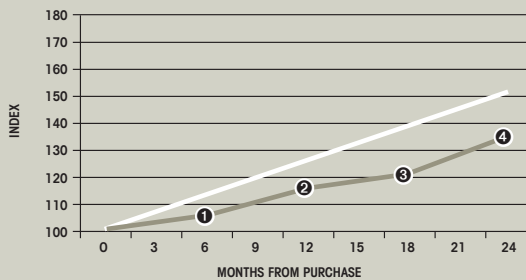
All apartments include a free parking space



**TYPE D1 – 87.67 sqm (943.7 spf)**



## FORECAST INVESTOR RETURNS TIMELINE



### Project milestones:

- 1 (6 months) - Start of piling works
- 2 (12 months) - Start of construction
- 3 (18 months) - Start of finishing works
- 4 (24 months) - Handover of keys

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## PAYMENT PLANS

### Payment Plan Option 1

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

### Payment Plan Option 2

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

Booking fee: 1,000 GBP

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**Prices**

Apartment Type E from  
 141,000 to 169,000 GBP

**Purchase prices AED '000s**

Floors	Type E	Phase % ↑
2-10 (Phase 1)	AED1014	-
11-20 (Phase 2)	AED1115	10%
21-29 (Phase 3)	AED1217	20%

**Purchase prices GBP '000s**

Floors	Type E	Phase % ↑
2-10 (Phase 1)	£141	-
11-20 (Phase 2)	£155	10%
21-29 (Phase 3)	£169	20%

**Revenue Highlights**

Target IRR 21% per annum  
 Historic Dubai Index 25% per annum

**Tenure**

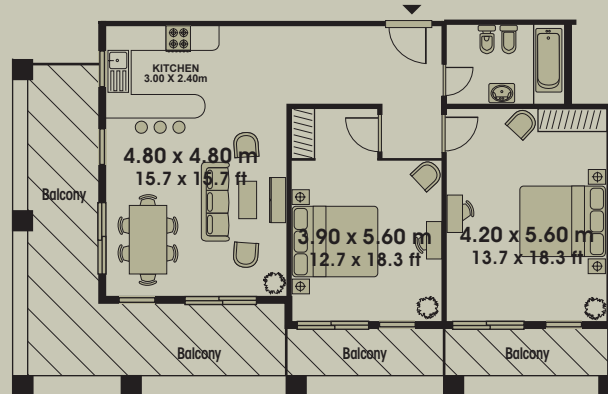
Freehold

**LOCATION**

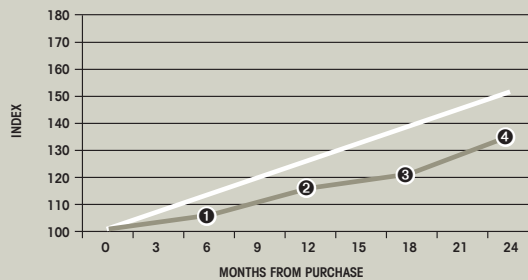


**2 BEDROOM APARTMENT FLOORPLAN**

Type E1 – 115.5 sqm (1243.2 sqft)  
 Includes free parking space



**FORECAST INVESTOR RETURNS TIMELINE**



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- ④ (24 months) - Handover of keys

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**PAYMENT PLANS**

**Payment Plan Option 1**

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
10%	10%	10%	10%	10%	10%	10%	10%	20%

**Payment Plan Option 2**

3 Weeks	3 Months	6 Months	9 Months	12 Months	15 Months	18 Months	21 Months	24 Months
15%	15%	15%	15%	15%	15%	-	-	10%

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