

NSHAMA NEWS UPDATE

Updates, happenings and events about Town Square captured in every page.



CONSTRUCTION UPDATE

A look at the Town Square progress report Q2, 2015

INVESTOR OVERVIEW

Nshama in the news



WELCOME NOTE

The vision of Town Square redefines the concept of integrated neighbourhoods in Dubai by offering a vibrant, smart and a greener community. Since the launch of the project, the response to the concept has been overwhelming. And our vision is coming to life due to the support and confidence investors have bestowed on us.

I take this opportunity to thank each and every investor for being a part of the continuing success of Town Square.

Fred Durie
Chief Executive Officer

Full speed ahead

Town Square offers a lifestyle unlike anything that has come before. And with construction work going on in full swing, each day brings it closer to you.



TOWN SQUARE PROGRESS REPORT

CONSTRUCTION AHEAD OF SCHEDULE

January 2015:

Al Naboodah Construction was awarded the first earthworks package for Phase 1 of the Town Square development site. The contract includes bulk cut and fill to achieve desired levels in accordance with the requirements of the masterplan. Current status: Levelling works have been completed in Zahra and Hayat Townhouse communities and Safi Townhouse community work has commenced. Zahra and Safi plots are in progress, completion is expected in the month of June 2016.

April 2015:

Al Naboodah was awarded a second scope of work. The contract includes planting and irrigation of palm trees bordering the site and Al Qudra Road. Current status: They have since mobilized and commenced work on site.



Binladin Contracting was awarded with a contract that includes excavation and installation of deep services pipelines for Phase 1 of the Town Square development site. Current status: Work has been completed within the Zahra Townhouse community and has commenced in the Hayat community.

June 2015:

Contracts have been negotiated and awarded to contractors for the Zahra Townhouses and for Zahra and Safi Apartments. Townhouses have been awarded to Beaver Gulf Group, and the apartments to UNEC.



ZAHRA TOWNHOUSES

Launch Date : 7th March 2015

Starting Price : AED 999,988

Completion Date : October 2017

INVESTOR OVERVIEW

As Dubai continues to prosper, its population consequently continues to expand (5% for 2014 and forecast to be the same level for 2015) the housing market is expected to see further growth for the foreseeable future. Dubai's age group of 20 to 35 years of age constitutes 50% of Dubai's population and therefore seen as one of the key drivers for residential property and a target market of aspirational buyers. April and May 2015 have been the busiest period since 2011 for property launches in Dubai with purchases benefitting from



AGE GROUP 20-35
50% OF TOTAL POPULATION

pre-Ramadan opportunities. This opportunity coupled with attractive yields for purchasers provides further demands for buyers who are looking for a home to call their own in Dubai. Ostensibly, buyers of Nshama's initial product offerings are expecting to see steady capital gains on purchases.

Nshama, a leading proponent of the residential market, continues to experience a strong demand for its chic affordable residential products that uniquely blend stylish urban living with a myriad of contemporary designs

within a relaxed all-encompassing community. With further launches proposed for 2015 to satiate the market demand, Nshama will continue to lead this new real estate asset class in 2015 and beyond.

DUBAI'S POPULATION

2014 GREW BY 5%

2015 WILL GROW BY 5%



Source: Deloitte - Middle East Real Estate
Predictions: Dubai 2015

Virgin Radio/Kris Fade radio
remote from our stand
at The Dubai Mall on June 5th



Launch of townhouses and
apartments at our sales
centre on June 6th



*Wishing you
and your loved ones
a joyous and blessed
month of*

Ramadan

