

# EXCLUSIVE INVESTMENT OPPORTUNITY

## Laguna Residence | Bulk Acquisition

[One Development Logo]

### CONFIDENTIAL INVESTOR MEMORANDUM

## THE OPPORTUNITY

One Development presents an exclusive bulk acquisition opportunity at **Laguna Residence**, Abu Dhabi's premier waterfront development at Yas Bay.

#### Deal Summary

<b>Total Portfolio Value</b>	AED 900,000,000
<b>Total Units</b>	700 Units
<b>Your Investment</b>	AED 729,000,000
<b>Immediate Equity</b>	AED 171,000,000 (19%)

## DEAL TERMS

### Exceptional Value Creation

Component	Rate	Value
Bulk Discount	10%	AED 90,000,000
Referral Commission	9%	AED 81,000,000
<b>Total Savings</b>	<b>19%</b>	<b>AED 171,000,000</b>

### Payment Terms

- 100% Upfront Cash Payment**
- Single transaction closing
- Immediate title transfer
- No installment obligations

## UNIT PORTFOLIO

Type	Units	Avg. Price	Total Value
Studio	150	AED 750,000	AED 112,500,000
1 Bedroom	280	AED 1,200,000	AED 336,000,000
2 Bedroom	220	AED 1,650,000	AED 363,000,000
3 Bedroom	50	AED 2,200,000	AED 110,000,000
<b>TOTAL</b>	<b>700</b>		<b>AED 921,500,000</b>

*Portfolio optimized to AED 900M for this offering*

## LAGUNA RESIDENCE

### Abu Dhabi's Premier Waterfront Address

**Location:** Yas Bay, Abu Dhabi **Development Value:** AED 2.1 Billion+ **Completion:** 2026

## Key Features

- Direct waterfront access
- Resort-style infinity pools
- Private beach club
- World-class fitness center
- Landscaped gardens
- 24/7 concierge service
- Smart home technology
- Premium finishes throughout

## Investment Highlights

✓ 7-9% Projected Rental Yield ✓ Yas Island Growth Corridor ✓ Ferrari World, Yas Marina proximity ✓ Abu Dhabi Vision 2030 beneficiary

---

## ABOUT ONE DEVELOPMENT

One Development is a UAE homegrown boutique developer delivering exceptional residential experiences across Abu Dhabi and Dubai.

### Portfolio

- **Laguna Residence** - Yas Bay, Abu Dhabi (AED 2.1B+)
- **DO Dubai Island** - Dubai
- **Infinity One** - Al Reem Island
- **DO New Cairo** - Egypt expansion

### Why One Development

- UAE-focused expertise
- Quality-first construction
- Investor-aligned approach
- Transparent communication
- Post-handover support

## INVESTMENT CALCULATOR

Metric	Amount
Portfolio Value	AED 900,000,000
Less: 10% Bulk Discount (AED 90,000,000)	
Less: 9% Commission (AED 81,000,000)	
<b>Your Investment</b>	<b>AED 729,000,000</b>
Day 1 Equity	AED 171,000,000
Equity Percentage	19%

### Rental Income Projection (Conservative 7%)

- Annual Gross: AED 63,000,000
- Monthly Cash Flow: AED 5,250,000

## NEXT STEPS

1. **Review** this memorandum
2. **Schedule** site visit and due diligence
3. **Reserve** your portfolio allocation
4. **Execute** SPA and payment
5. **Receive** immediate title transfer

---

## CONTACT

**One Development** Abu Dhabi | Dubai

*Scan QR code for interactive deal presentation*

[QR CODE PLACEHOLDER]

---

### CONFIDENTIALITY NOTICE

This document contains confidential information intended solely for the addressee. The terms and pricing contained herein are valid for 14 days from date of issue. Past performance is not indicative of future results. All projections are estimates only.

© 2026 One Development. All Rights Reserved.