

# LANGHAM PLACE

DOWNTOWN DUBAI RESIDENCES

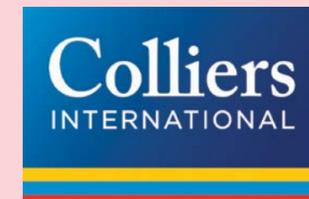
OMNIYAT<sup>®</sup>

INVESTOR INFORMATION



# INVESTOR INFORMATION

*in association with*



RESIDENCES

HOTEL

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THE NEWEST LANGHAM PLACE  
IS A MODERN EMBODIMENT OF THE TRUSTED  
LANGHAM PHILOSOPHY — ELEGANCE IN DESIGN,  
EXCELLENCE IN HOSPITALITY, UNSURPASSED  
LUXURY SERVICES... ALL DEVOTED TO  
YOU AND YOUR WELLBEING.

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# INVEST IN THE WORLD'S MOST FUTURE-FORWARD CITY

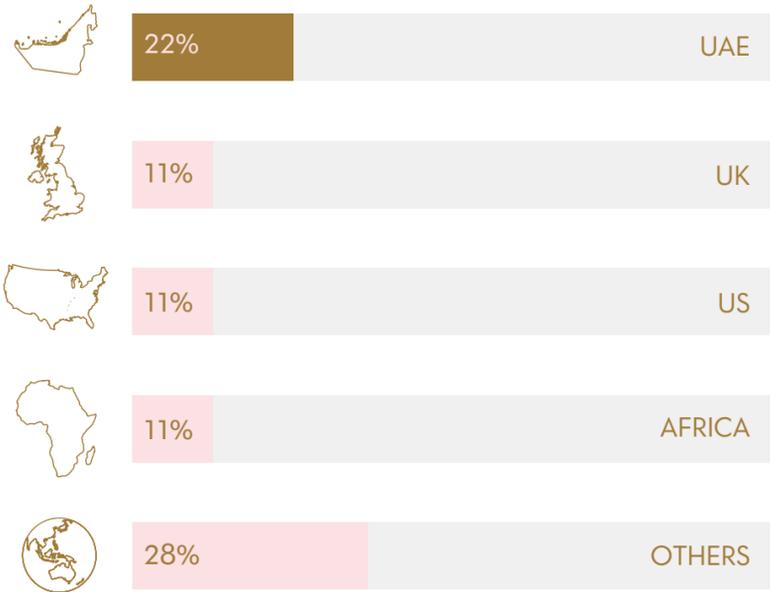
## DUBAI CITY

*Ancient opulence, modern affluence*

Dubbed 'Manhattan of the Middle East', Dubai has undergone incredible transformations, to be hailed as the fastest growing city in the world. Dubai is a sort after investment destination for smart investors with tax-free benefits, high capital gains potential and promising growth outlook.

22% OF GLOBAL INVESTORS ARE FOCUSING ON  
DUBAI IN THE SHORT TERM

Leading global investors delivered their preferred destinations by %.



"Other" investment destinations include: Asian countries, Canada, Switzerland, Australia and China. Source: GCC Wealth Insights Report 2015 – Emirates Investment Bank

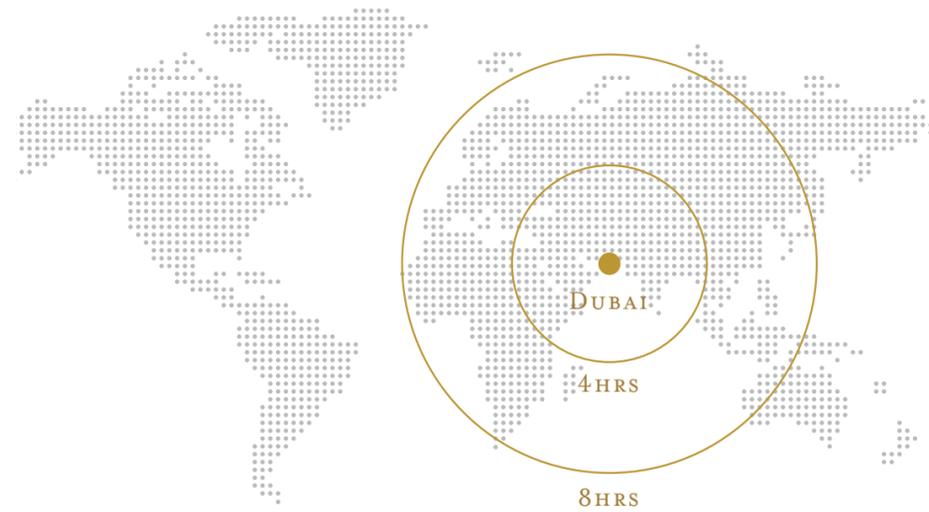
Mastercard ranks Dubai 9th for international visitor spending with an estimated USD 11.68 billion in 2015.

# DUBAI INTERNATIONAL AIRPORT

*The busiest airport in the world*

Dubai International Airport (DXB) has retained its crown of being the world's busiest international airport in terms of passenger numbers. In 2014, it overtook London's Heathrow airport, which had been number one for more than a decade. DXB handled a record 78 million travellers in 2015. This is an average of one passenger flying in or out every 2.5 seconds.

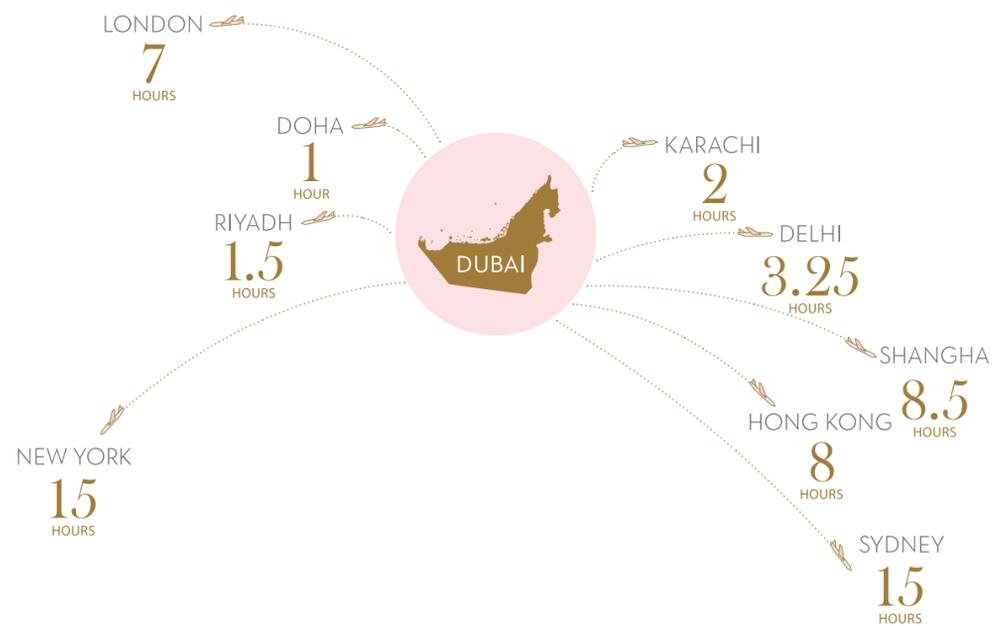
1/3RD OF THE WORLD'S  
POPULATION LIVES ONLY  
4 HOURS AWAY **4**



2/3RDS OF THE WORLD'S  
POPULATION LIVES ONLY  
8 HOURS AWAY **8**

“  
*The hub network centred at Dubai now provides faster connections between a number of cities worldwide, creating more convenient and affordable links to a growing percentage of the world's population.*  
”

PAUL GRIFFITHS  
CEO DUBAI AIRPORTS

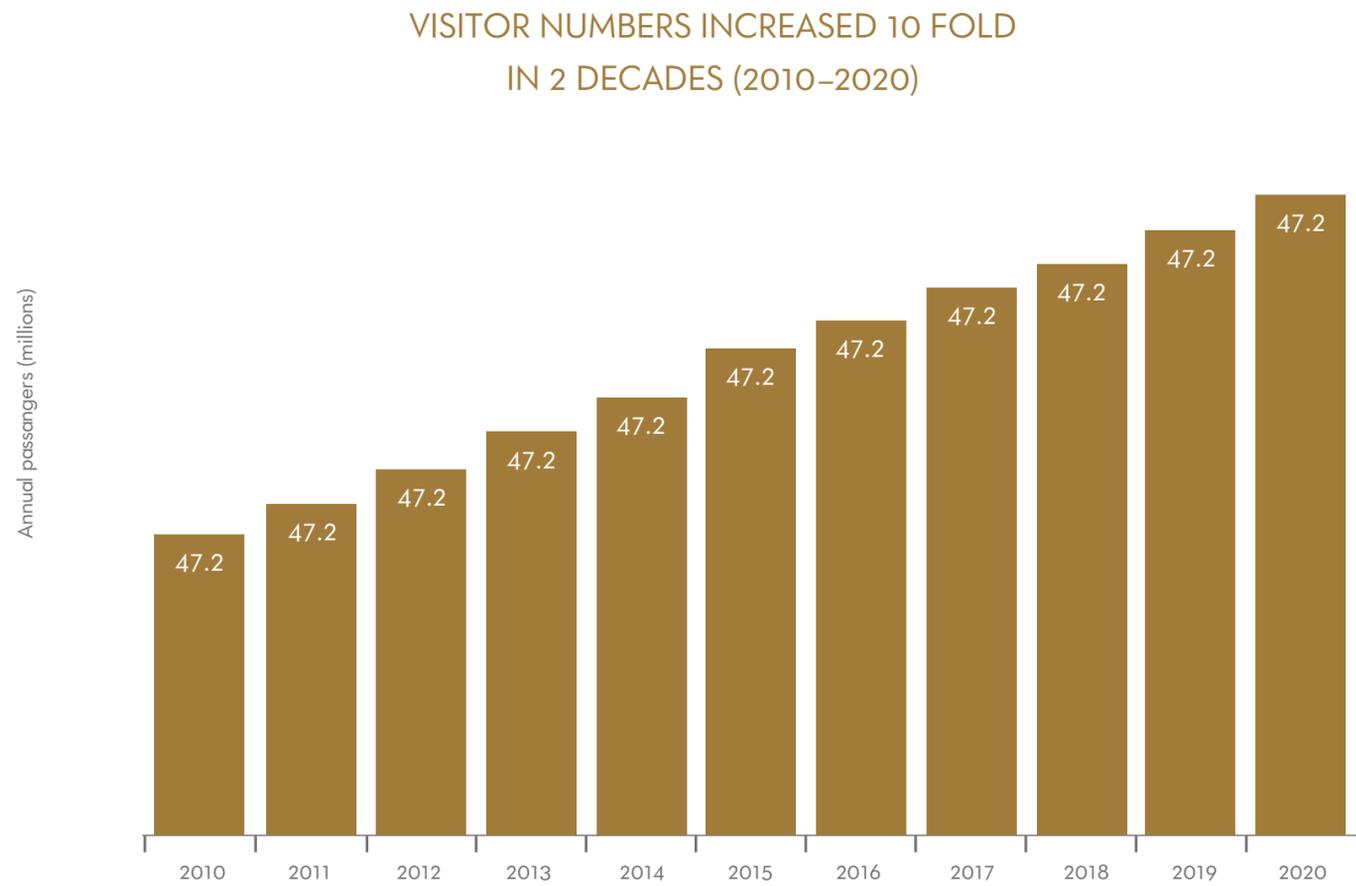


# A TOURISM HUB

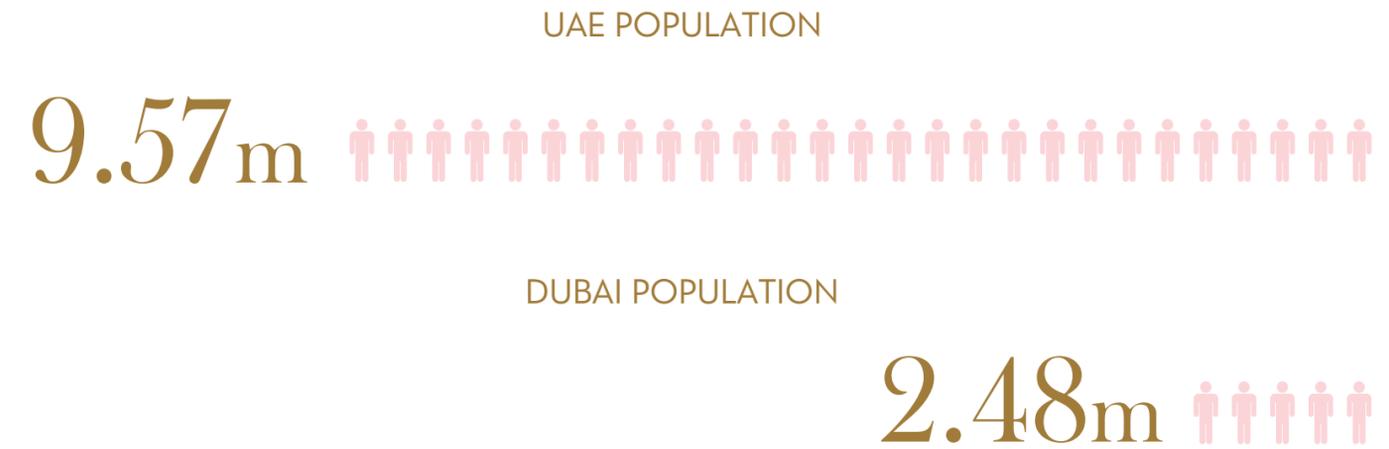
*Dubai continues to attract an ever expanding number of visitors*

Despite significant events impacting the global industry, Dubai has retained exceptional growth in visitor numbers. With a heavy investment in tourism, infrastructure and promotion of the Dubai brand, Dubai is set to reach its target of 20 million visitors by 2020.

VISITOR NUMBERS INCREASED 10 FOLD  
IN 2 DECADES (2010–2020)



Source: Dubai Airports



# FACTS ABOUT DUBAI

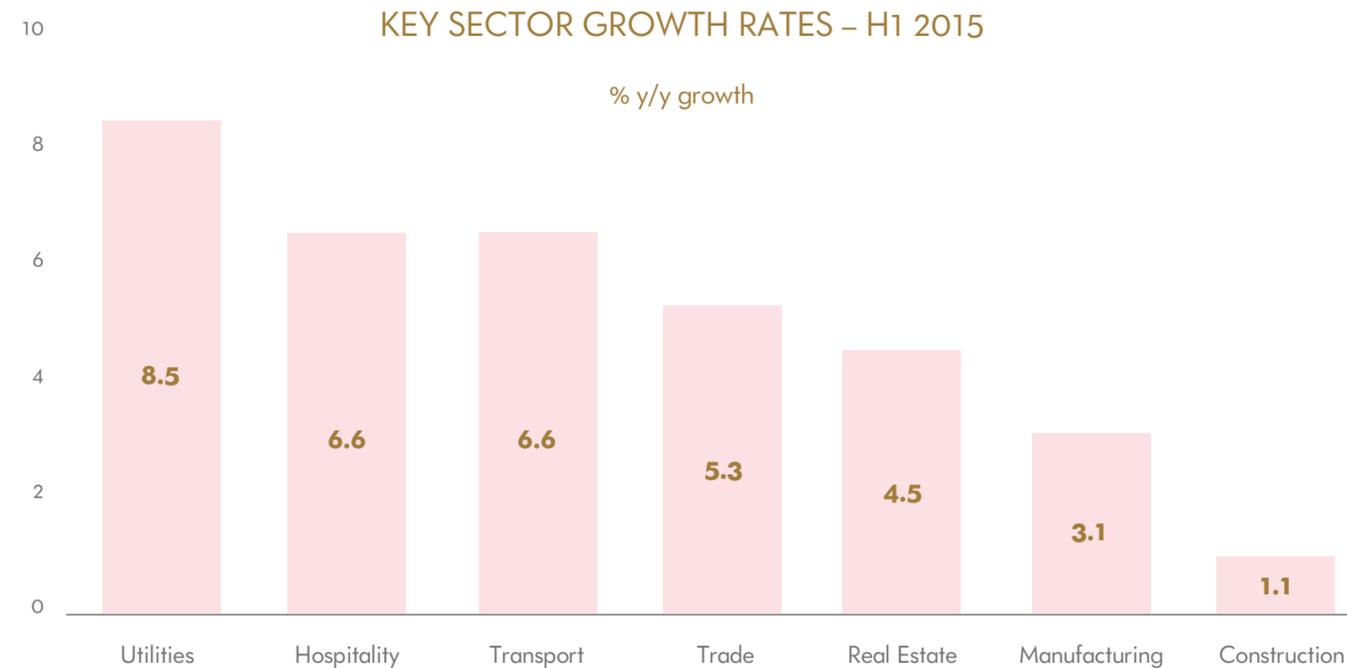
*Dubai boasts an increasingly strong economy in a numbers of sectors*

Dubai's economy is projected to grow by 4.6 per cent in 2016, providing a stable and profitable economic environment for investors. Collectively, real estate, construction and hospitality contribute to 30% of Dubai's GDP.

## DUBAI'S GDP FIGURES



Source: Gross Domestic Product at Constant Prices First Quarter (Dubai Statistics Centre)



Source: Dubai Statistics Centre (DSC), Emirates NBD Research



## DUBAI MALL

*The world's largest shopping mall*

The Dubai Mall sets a new standard for shopping, leisure and entertainment. Home to 12.1 million sq ft of retail and entertainment, Emaar's flagship mall is the world's most visited shopping and entertainment destination.

The Fashion Avenue, a 440,000 sq ft fashion precinct dedicated to high fashion, positions The Dubai Mall as the fashion capital of the region while other niche components, such as The Souk and The Village, further add to its retail offering.

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WITH THE ONGOING EXPANSION OF THE DUBAI MALL, THE WORLD'S BIGGEST SHOPPING MALL WILL GROW BY 1 MILLION SQ FT AND CATER TO 100 MILLION ANNUAL VISITORS.

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“  
*Dubai Mall was the most visited shopping destination of 2013 with annual visitors of 80 million.*  
”

80m  
VISITORS A YEAR

*with an average of*

200,000  
VISITORS A DAY

# PERRENIAL STYLE & TRUSTED HERITAGE



# LANGHAM GROUP

*Over 25 luxury properties worldwide*

“Langham Place” brands, with a room count of over 8,000 have garnered an impressive array of awards and recognitions for excellence in the field of luxury hospitality. In 2015 the Langham in Chicago was voted No.1 Hotel in the United States, according to Travelers’ Choice Awards, while also in 2015 their hotel in London made it onto the Top Hotels in the World Gold List.

In its continued efforts to strengthen Dubai’s status as a global tourist destination and to create livable art, Omnyat has strategically partnered with this renowned international hotel operator, to create the prestigious Langham Place Downtown Dubai.

THE LANGHAM BRAND REPRESENTS THE EPITOME  
OF LUXURY AROUND THE WORLD



LANGHAM GLOBAL PROPERTIES

LANGHAM PLACE  
THE DEVELOPMENT





# LANGHAM PLACE DEVELOPMENT OVERVIEW

*Downtown Dubai*

PLOT AREA

9,028m<sup>2</sup>

RETAIL PRECINCT

724m<sup>2</sup>

CAR PARKS

385

OVERVIEW	DETAILS	
LOCATION	Downtown, Dubai	
PLOT AREA	9,028 m <sup>2</sup>	
AREA	Built up area – 65,025 m <sup>2</sup> Gross Floor Area: 36,112 m <sup>2</sup>	
HEIGHT	3 Basement + Ground + Level 1 Hotel (10 Floors + 1 Roof Terrace Club/Bar with pool) Hotel Apartments (19 Floors)	
CAR PARKS	385 Car Parks	
KEYS	Hotel:	167 Keys
	Hotel Apartment:	239 Units
RETAIL	724 m <sup>2</sup>	
CONCEPT ARCHITECT	Soma Architects (New York)	
CONSULTANT	Jouzy Consulting Engineers (Dubai)	
INTERIOR DESIGNER	Hirsch Bedner Associates (HBA – Dubai)	
MEP CONSULTANT	Clarke Samadhin Associates	
HOTEL OPERATOR	Langham Hospitality Group (LHG – Hong Kong)	
CONSTRUCTION STATUS	Piling Substantially Complete	

# THE LOCATION

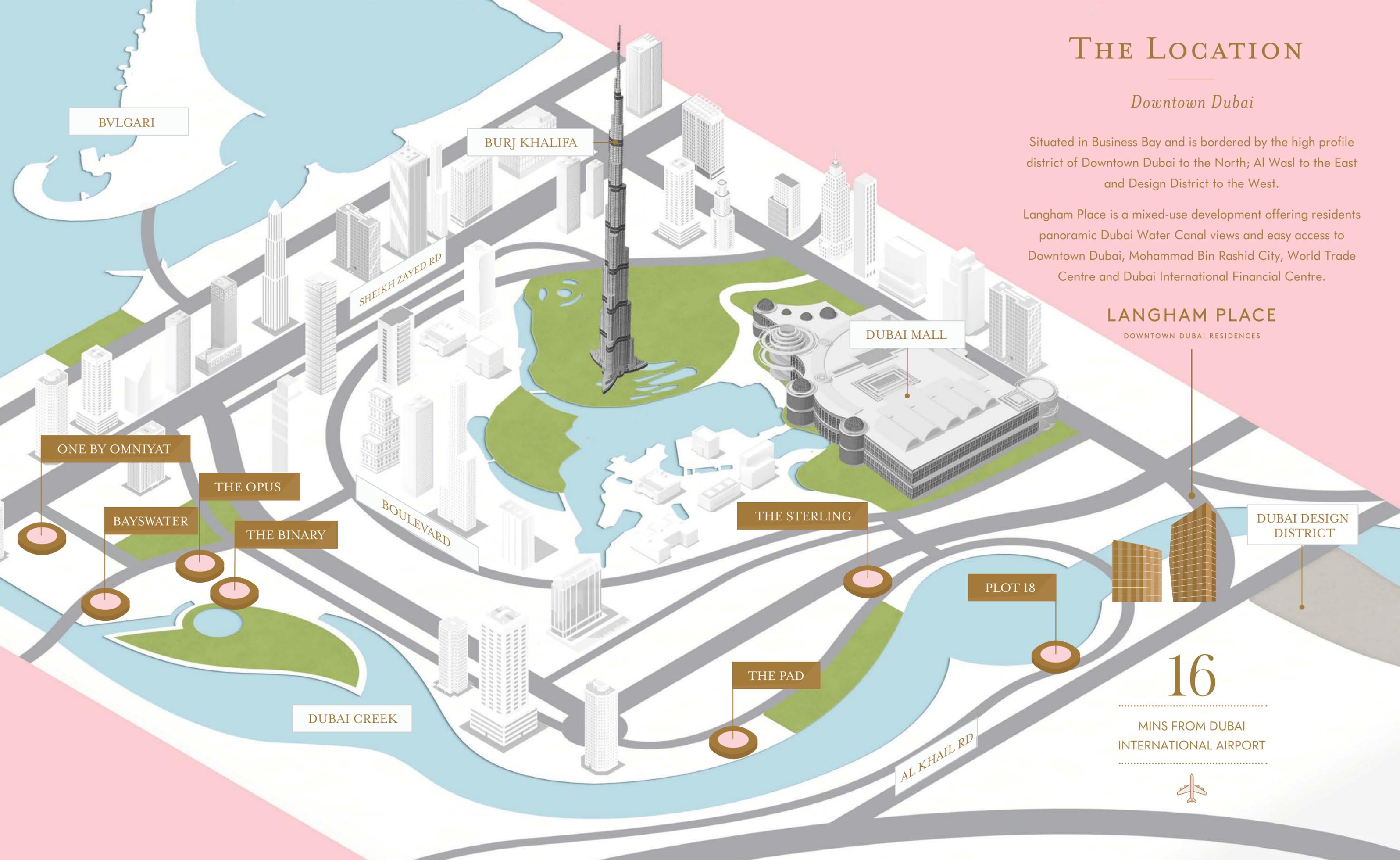
## *Downtown Dubai*

Situated in Business Bay and is bordered by the high profile district of Downtown Dubai to the North; Al Wasl to the East and Design District to the West.

Langham Place is a mixed-use development offering residents panoramic Dubai Water Canal views and easy access to Downtown Dubai, Mohammad Bin Rashid City, World Trade Centre and Dubai International Financial Centre.

## LANGHAM PLACE

DOWNTOWN DUBAI RESIDENCES



# 16

MINS FROM DUBAI INTERNATIONAL AIRPORT



## THE CONCEPT

“

*A contemporary, luxurious development nestled in the heart of Dubai.*

”



## THE FEATURES

*Every aspect, considered to perfection*

### USE:

Mixed-use comprising a hotel and serviced apartments, operated and serviced by a luxury hospitality group with an international presence.

### LIFESTYLE:

The development will offer a unique and fully serviced lifestyle for permanent occupants and guests alike. A key focus is the arrival experience for residents and visitors.

### FACILITIES:

The development will include a range of facilities, licensed food and beverage outlets, a spa and entertainment venues to rival its competitors.

### DESIGN:

The highest standards will be appointed throughout the property to complement a modern architectural design.

### VIEWS:

With unobstructed views of Downtown Dubai and the Water Canal, a rooftop lounge at the hotel will take full advantage of this key location and will be a destination in its own right.

LANGHAM PLACE  
THE OPPORTUNITY





# THE ADVANTAGE BRANDED RESIDENCES

*Iconic developments yeild greater returns*

## HIGH-END BRANDED DEVELOPMENTS



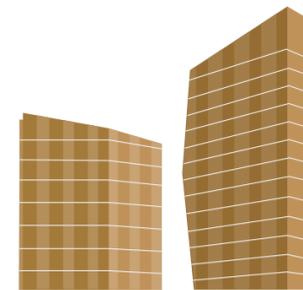
10-20%  
PREMIUM

## LUXURY BRANDED DEVELOPMENTS



21-40%  
PREMIUM

## WORLD FAMOUS ULTRA LUXURY BRANDED DEVELOPMENTS



LANGHAM PLACE  
DOWNTOWN DUBAI

41%+  
PREMIUM

over  
**41%**  
PREMIUM  
*on branded residences*

Source: Colliers International Report

# THE RESIDENCES

*Deluxe, 1 & 2 bedroom apartments*

The Art of The Stay reaches its apex at the Langham Place Residences. Choose from 239 fully-serviced five star residences, ranging from deluxe to one, two and three bedroom suites, and duplex penthouses.

NUMBER OF UNITS

239

TOTAL BUILT AREA

38,126m<sup>2</sup>



OVERVIEW	DETAILS
APARTMENTS	Total number of apartments – 239
AREA	Total built up area – 38,126 m <sup>2</sup>
CAR PARKS	266 Car Parks
LIFTS	Number of lifts – 4





# FACILITIES & SERVICES

*Designed to the highest standards*

Langham Hospitality Group will manage and operate Langham Place Downtown Dubai Hotel and Residences and will provide the following services:

SWIMMING POOL

RETAIL SHOPS

GYMNASIUM

SPA

CHILDREN'S FACILITIES

FOOD & BEVERAGE OUTLETS

BUSINESS CENTRE

HOUSE KEEPING & ROOM SERVICE



LANGHAM PLACE  
THE RETURNS



Enjoy  
**20%**  
guaranteed  
returns

Over  
**2**  
years