



R O V E  
CITY WALK

# ROVE CITY WALK



# A GREAT OPPORTUNITY TO INVEST IN DUBAI

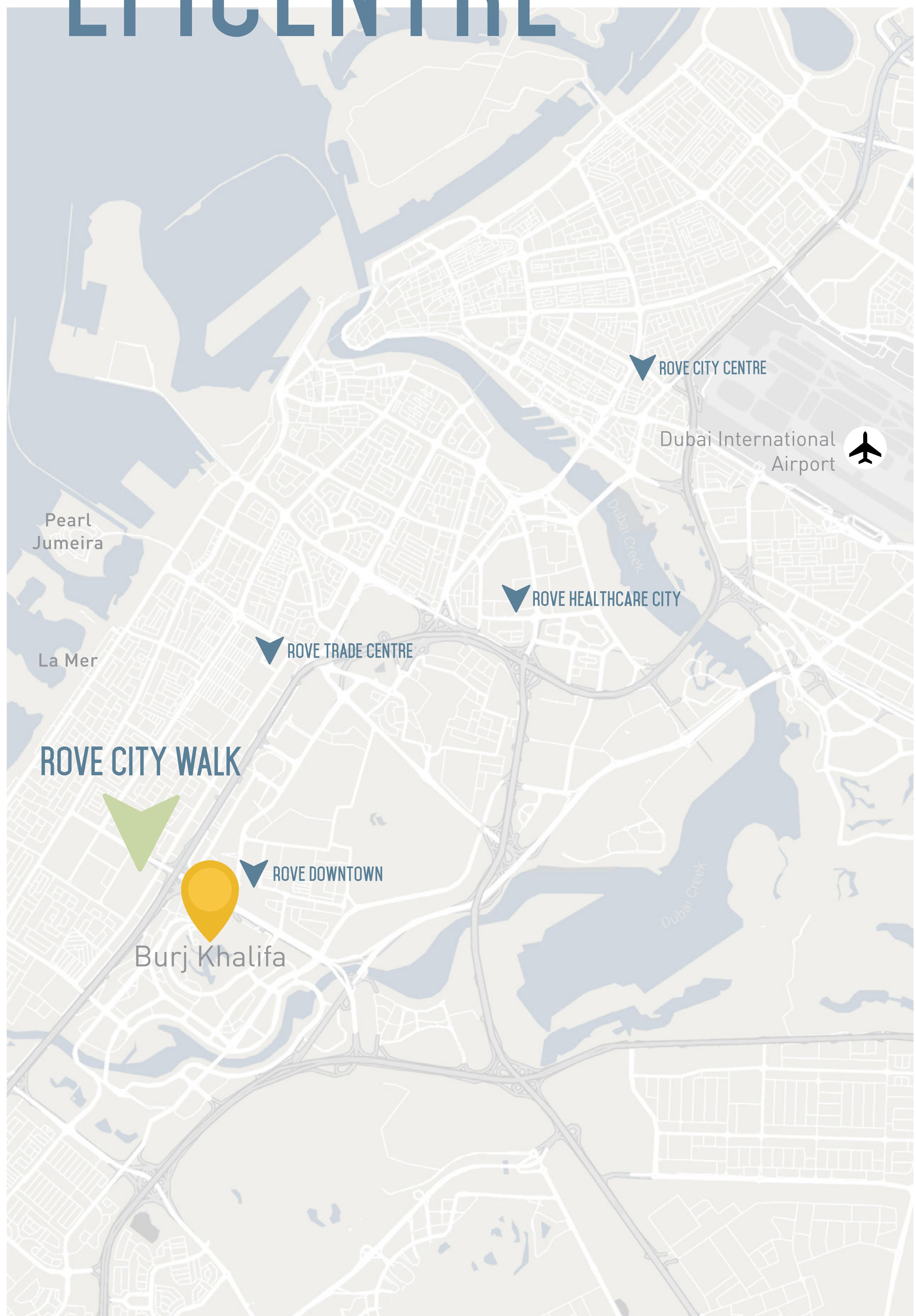
Introducing Rove City Walk, the premier  
HOTEL ROOM INVESTMENT PRODUCT with

RETURNS OF

8%\*

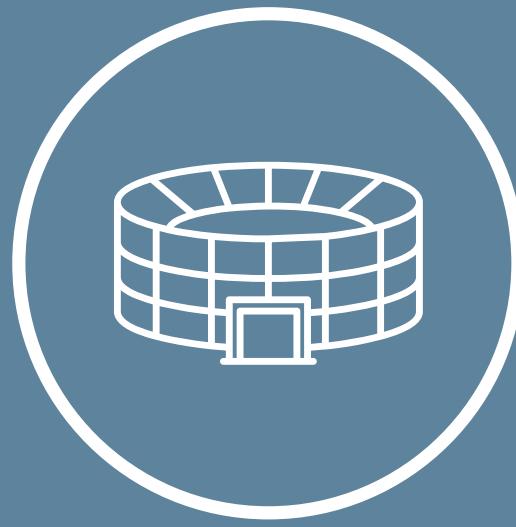
\*Normalized returns – Terms and conditions apply

# LOCATED AT THE EPICENTRE





Situated in  
City Walk



Directly opposite  
Dubai Arena



5 Minutes to  
Burj Khalifa  
Downtown Dubai



5 Minutes to  
The Dubai Mall



10 Minutes to  
The Dubai Fountain



10 Minutes to  
Dubai Opera



10 minutes to  
La Mer in Jumeirah



15 Minutes to  
Dubai Int'l Airport



#SHOP

# CITY WALK'S URBAN LIFESTYLE

City Walk is a popular family-friendly neighbourhood with a sophisticated ambiance and a unique mix of residences, high-end retail, dining, entertainment, hospitality, grooming and wellness options.



+300  
Retail  
Units



4  
Leisure and  
Entertainment  
Experiences



17  
International  
Street Art  
Attractions



**#FAMILY**

# REVEL IN CHIC COMFORTS



24/7 coffee shop  
and mini market



Pool &  
Gym



In-house  
laundromat



Exclusive cafés  
and restaurant

# #RELAXATION



EVERYONE TELLS ME TO  
FOLLOW MY DREAMS...  
*I'm going back to bed*



# RETURN ON INVESTMENT

40% REVENUE SHARE\*

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RETURNS OF 8%\*

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FREE TWO-WEEK STAY

every year for life\*

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50% DISCOUNT

on room bookings and F&B across Rove Hotels\*

\*Normalized returns – Terms and conditions apply



#MEET

# ROVE HOTELS

## MADE FOR THE

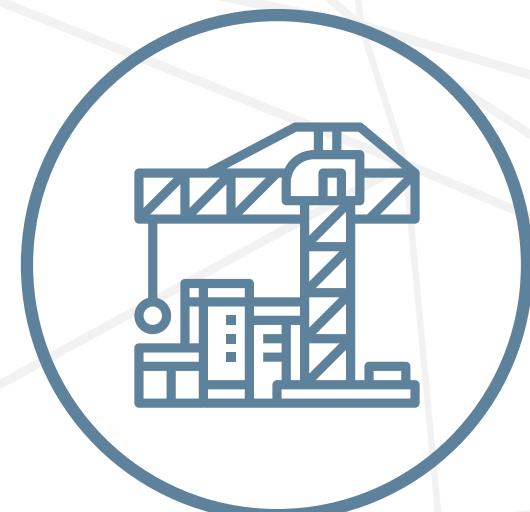
## URBAN EXPLORER



5  
Operating hotels



300  
Average number  
of rooms



7  
Hotels under  
development

# #DINE

EAT GLOBAL • MEET LOCAL  
*The Daily*





2018 Best Budget Brand

Rove Hotels



Top Choice Award

for 3-Star Hotels

Rove Healthcare City



2017 Best Budget Brand

Rove Hotels



2017 Mid-Market  
Launch of the Year  
Rove City Centre



2016 Interior Hotel  
Design of the Year  
Rove Downtown



# #EXPLORER

# INVEST IN DUBAI'S THRIVING TOURISM SECTOR

IN TOP 10 MOST  
VISITED CITIES

In the World in 2018

1ST MOST VISITED CITY

In the World by 2025

10.44MN

Int'l Guests Jan – Aug 2018

25MN

Expected Visitors to Expo 2020 Dubai

20MN

Expected Annual Visitors by 2020

USD 537 P/DAY

Avg. Tourist Spend

## TOP VISITOR NATIONALITIES

India, Saudi Arabia, UK, China, Oman, Russia

According to research by Euromonitor International 2018 report



# ROVE CITY WALK

## RETURN ON INVESTMENT

YEAR	2022	2023	2024	2025	2026
Average Daily Rate <sup>(3)(4)</sup> (AED per night)	403	432	445	458	472
Occupancy <sup>(5)</sup>	74%	84%	84%	84%	84%
Revenue Per Annum / Per Room	109,033	132,572	136,923	140,646	144,865
40% <sup>(6)</sup> Room Revenue Share (Net)	43,613	53,029	54,769	56,258	57,946
Estimated Yield (%)	5.9%	7.2%	7.5%	7.7%	7.9%
Lifestyle Benefits <sup>(7)</sup>	5,640	6,043	6,224	6,411	6,603
Return on Investment	6.7%	8.0%	8.3%	8.5%	8.8%

### Disclaimer:

- (1) The return on Investment is based on Per Key Selling Price excluding Taxes ( VAT ) & DLD Fees
- (2) The hotel is expected to begin operations mid 2021. 2022 is assumed as first full year of Hotel Operations
- (3) ADR excludes Service Charges, Municipality Fees, Tourism Dirhams Fees and VAT
- (4) ADR in 2022 based on YTD 2018 Rove Downtown with 3% inflation
- (5) Stabilised occupancy based on YTD 2018 Rove Downtown
- (6) 40% of Room Revenue is after deduction of 2% of Room Revenue towards Sinking Fund for Renovation Capex
- (7) Two weeks free stay per annum, subject to availability

# EXPLORING WITHOUT BORDERS



