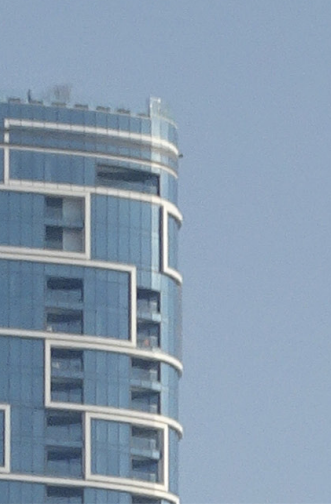




INVESTMENT

OD COMPANY



| Summary



- Who are we ?.....3
- Is it the right time to invest in Dubai Real Estate ?6
- Why is investment in Dubai booming ?.....9
- Is it too late to invest in Dubai Real Estate ?11
- An Advantageous Tax Policy12
- How to invest in Dubai Real Estate ?13
 - Renting.....14
 - Purchase & Resale15
- Dubai, an investment for the future18
- Contact us.....23





Who are we ?



Olivier BUANEC
Partner & CEO

Born in 1976, Olivier resides in Dubai. He is a professional in the fields of real estate, sports, and sports coaching.

Olivier has been a business developer for several years in Dubai and France.



David KERCHENBAUM
Partner & Managing Director

Born in 1968, David lives in France and works in Switzerland as a partner, expert accountant, and tax advisor.

David can address any tax-related inquiries between Switzerland, France, and the United Arab Emirates.



INVESTMENT

OD COMPANY

Choosing a reliable local partner facilitates your Real Estate investment in Dubai.

With **knowledge of the local market** and **the opportunities** it presents, **we are the strategic partner** for anyone considering investing in the Real Estate of this city full of opportunities.

Our company, **Investment OD Company FZCO** (FZCO = Free Zone Company), holds an annually renewed license as a Real Estate agent and intermediary. We are registered with the UAE Financial Intelligence Unit, the United Arab Emirates service for combating money laundering, terrorism financing, and organized crime.

We specialize in the acquisition and sale of highly sought-after properties by expatriates, including studios, 1 and 2-bedroom apartments.

It should be noted that apartment sizes in Dubai are incomparable to European dimensions : a studio is approximately 45 m², 1-bedroom apartments easily reach 70 to 80 m², and 2-bedroom apartments have a surface area of over 100 m².

With **internal possibilities for accounting and tax advice in Switzerland and France**, we offer all our clients peace of mind with financial **investments in Dubai and the possibility of tax advice on wealth and/or income** from the United Arab Emirates.

An aerial view of the Dubai skyline during the golden hour. The image shows a dense cluster of skyscrapers, including the Burj Khalifa in the distance. In the foreground, a multi-lane highway with traffic is visible. A balcony railing is in the bottom left corner. The text is overlaid in the center of the image.

***DUBAI OFFERS A UNIQUE OPPORTUNITY TO COMBINE
PROFITABLE INVESTMENT WITH LUXURY LIFESTYLE.***



Is it the right time to invest in Dubai Real Estate ?



Real Estate Market in Dubai is not experiencing a crisis—quite the opposite.

Since 2020, all indicators of the **Dubai Real Estate Market** have shown **exceptional growth**.

What are the reasons for this trend, which is contrary to what we are seeing in Europe? Is it still a good time to invest in Real Estate in Dubai?

Impressive Figures of the Dubai Real Estate Market :



54,87%

In 2023, the number of recorded **sales increased** by 54.87% compared to 2022, which was already a record year.

102,7
B€

Real Estate transactions exceeded **€ 102.7 billion**, with around **120,740 transactions**

(source : Dubai Land Department)



15,6%

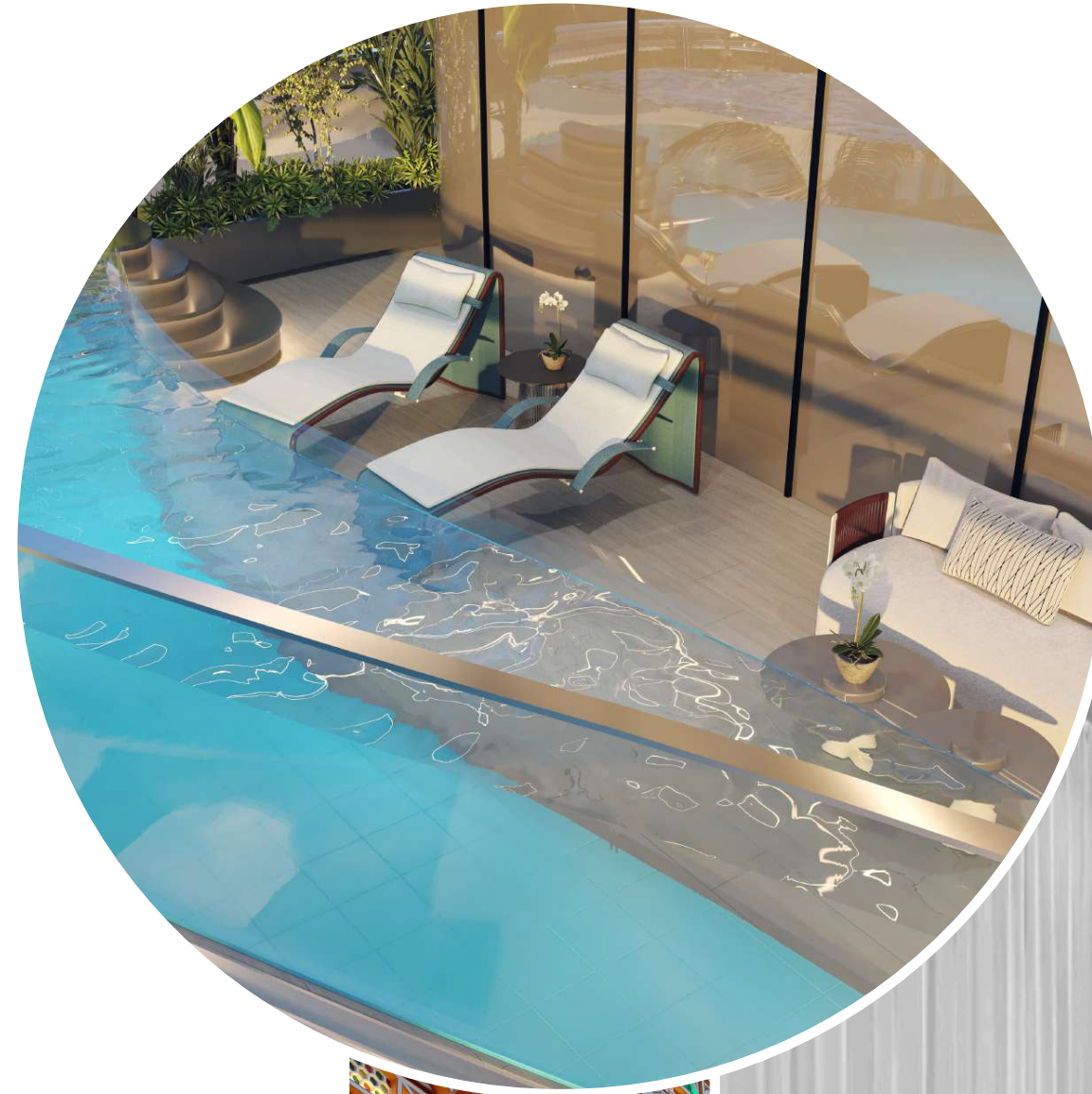
The average price per square meter increased by 15.6% in Dubai, with **even higher increases in certain neighborhoods** like Palm Jumeirah.



The government's unique facilities and features, the recovery after the **Covid-19 pandemic**, and **simplified visa procedures** have contributed to this strong performance. This trend continues in 2024, with Standard & Poor's forecasting **a significant increase in Real Estate deliveries.**



Why is Real Estate Investment Booming in Dubai?





The **bleak economic climate in Europe** is prompting investors to look for opportunities abroad.

Dubai, in addition to offering a **highly favorable economic environment**, has **simplified the purchase process** to the maximum. It is indeed possible to become the owner of an apartment or a villa within a few hours.

For over 20 years, **purchases** have been made in **full ownership, permanently**, just like in Europe.

Very **advantageous conditions** combined with **highly attractive prices**. The **price per square meter** is significantly **lower than in major European cities**.



3 000 - 5 000
CHF/EUR per m²

*in a high-end residence
with a pool and gym.*





Is it too late to invest in Dubai Real Estate ?



The Dubai Government has unveiled its 2040 plan : an ambitious development project.

The authorities aim to make Dubai the best city in the world. The government has the means to achieve its ambitions. Significant development works are underway in Dubai to prepare the city to double its population over the next 15 years.

So far, the Dubai Government, under the leadership of Sheikh Mohammed Bin Rashid Al Maktoum, has succeeded in all its ventures. **New neighborhoods are being developed**, such as Dubai Creek Harbour, Palm Jebel Ali, Jumeirah Village Circle, and Expo City.



Advantageous Tax Policy



One of Dubai's main advantages lies in its extremely favorable tax policy for investors.

Indeed, **there is no income tax or property tax in the emirate.** This attractive legislation offers a **net profitability far superior to that of many countries** where these taxes significantly reduce returns.

Investors can both **retain a larger share of their earnings** and **consider growth and diversification strategies** with greater flexibility.



The Real Estate Market in Dubai offers you the opportunity to invest either through purchase or rental.



How to Invest in Dubai Real Estate ?

Renting



The proposed returns are **attractive, with an average yield ranging between 7% and 12% depending on the type of property and the rental method.**

Long-term renting is appealing, as **tenants are required to pay their rent in advance for an entire year** (no monthly rent!).

Short-term leasing is also allowed.
Unpaid rents are virtually non-existent.



However, **leasing** has its drawbacks and **requires the owner to have :**



A company in Dubai

either a company in Dubai, with our company as a co-shareholder and director

there must be at least one shareholder and one director in the country as well

OR



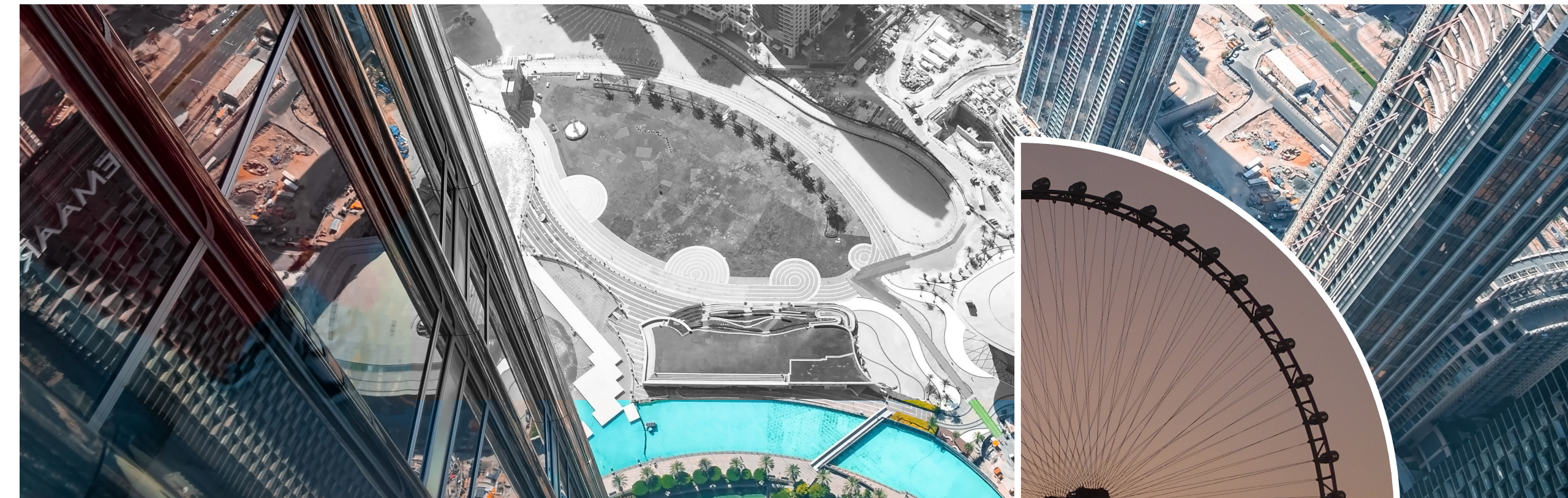
A personal investor visa

requiring you to visit Dubai at least once a year, for at least one day

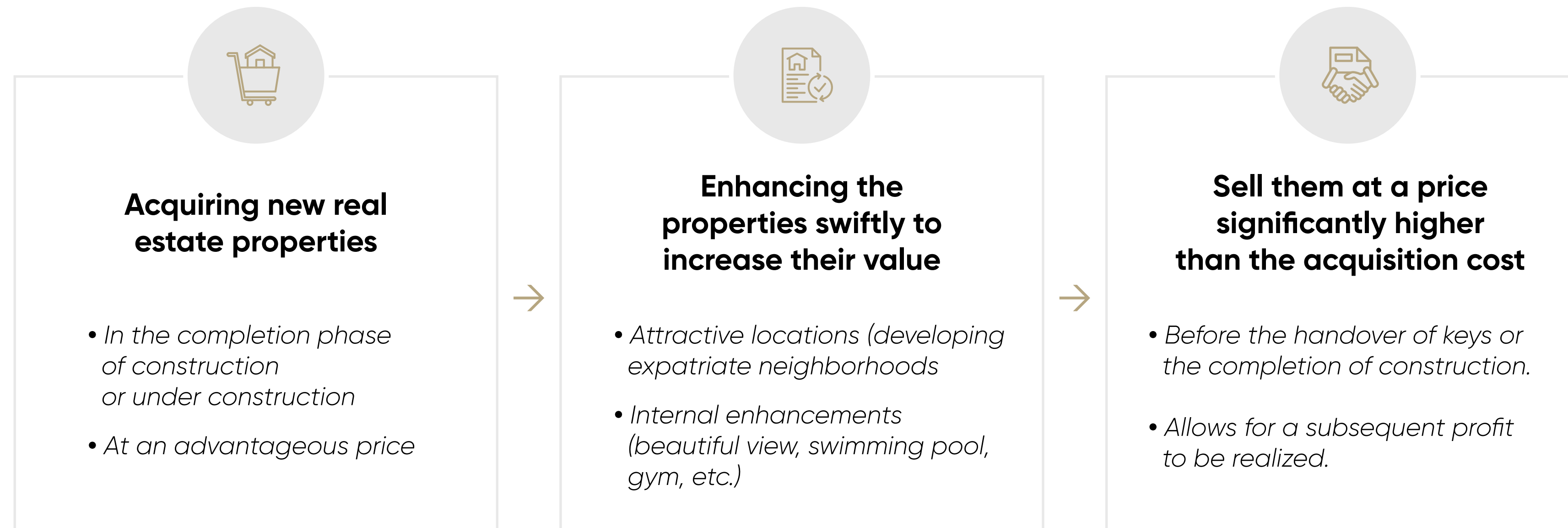


Purchase/Resale

Purchase and resale of new properties in the completion and/or construction phase?



Our strategy focuses on the purchase and resale of **Real Estate**, based on a simple and effective principle :





This type of Real Estate Investment requires a deep understanding of the Dubai Real Estate Market and immediate responsiveness, as Real Estate Transactions occur almost 24/7.

By leveraging opportunities in the Dubai Real Estate Market, this strategy offers remarkable potential to generate attractive returns.



Here are the **different phases** of acquiring a **new or underconstruction property** in Dubai :



1

A non-negotiable amount of **20% of the price** must be paid **upon reservation**; additionally, **4%** is added for the **Dubai Land Department (DLD)** fees



2

30 days later, a second payment of **20% of the price** must be made



3

The **purchase deed** is **registered** with the land department, which will issue a **property title to the buyer** within 90 days.



4

The remaining **60%** of the sales price is defined in the **purchase deed**, payable either before or after the **handover of keys**.

It is important to note that these are properties in the completion or construction phase, so the balance may be payable in the months or years to come.



Dubai, an investment for the future



In a context where **Europe** is experiencing **economic turbulence**, **Dubai shines** with its **impressive growth and stability**.

Therefore, **we offer you a contractually defined "joint financing" option that allows you to invest the amount you desire** through our company, Investment OD Company FZCO.

We guarantee you a 5% return on your investment, even if the sale does not generate a profit, using our own funds. This shows our confidence in the thriving market.

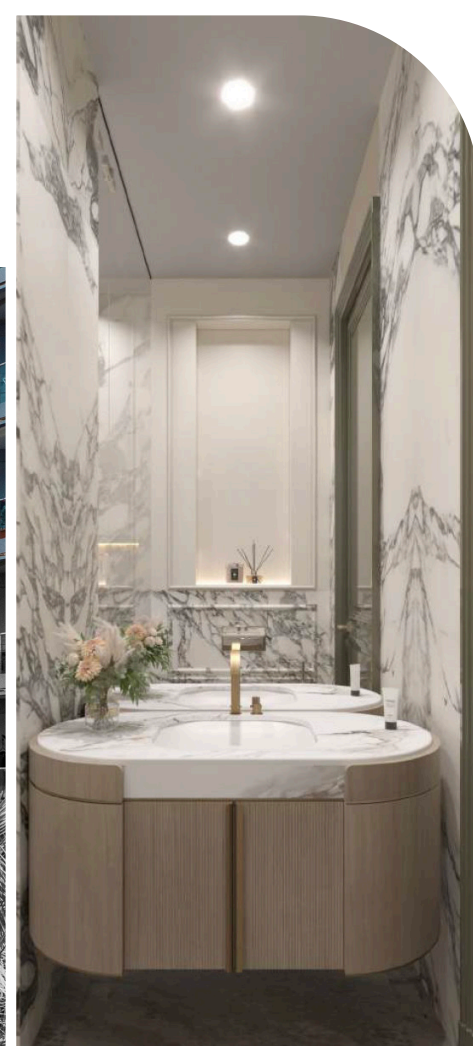
Let's consider **the example of a property acquired and sold :**

	CHF/EUR	AED
Purchase Price	250 000	1 000 000
Resale Price	286 000	1 144 000
Payment on Day 0	60 000	240 000
Payment on Day 30	50 000	200 000
Total Payments made	110 000	440 000
Resale Price	286 000	1 144 000
Total Payments made	110 000	440 000
Remaining payment	150 000	600 000
Our commission	15 730	62 920
Your return	10 270	41 080

For your information, the Dirham AED is pegged to the US Dollar, with a fixed exchange rate



1 USD = 3,672 AED
It never fluctuates.





Here are examples of **returns**
on different investments :

	CHF/EUR	AED
Initial Investment	25 000	100 000
Estimated Return	2 340	9 340
Guaranteed Return	1 250	5 000

	CHF/EUR	AED
Initial Investment	50 000	200 000
Estimated Return	4 670	18 680
Guaranteed Return	2 500	10 000

	CHF/EUR	AED
Initial Investment	100 000	400 000
Estimated Return	9 430	37 350
Guaranteed Return	5 000	20 000

	CHF/EUR	AED
Initial Investment	110 000	440 000
Estimated Return	10 270	41 080
Guaranteed Return	5 500	22 000

A steady increase in sales, an attractive yield of 9.30%, but at least 5% guaranteed on the invested amount, and a favorable tax policy cannot fail to appeal to you.



Investing in Dubai not only means **betting on a booming market** but also **opening up to a world of opportunities and future prospects.**

An aerial photograph of Dubai, United Arab Emirates, during sunset. The sky is filled with vibrant orange and pink clouds. In the foreground, a large, ornate golden frame with intricate patterns stands prominently, framing the city skyline. The frame is positioned over a park area with several large, dome-shaped structures. In the background, the dense Dubai skyline is visible, featuring numerous skyscrapers, including the Burj Khalifa. A multi-lane highway with traffic is visible in the lower part of the image.

OPPORTUNITIES DON'T WAIT AROUND IN DUBAI.



**Feel free
to contact us
swiftly by
phone or email.**



Phone : +971 58 584 61 84

Email : contact@investmentod.ae

Correspondence Address : Olivier BUANEC, P.O. Box 28169, Dubai (UAE)

Registered Address : At IFZA Property FZCO, Dubai Silicon Oasis, DDP, Building A1, Dubai (UAE)