

ABU DHABI · WATERFRONT MARINA CORRIDOR · RETAIL GALLERIA

Grade: Luxury Trophy Retail | Tenure: Freehold — Waterfront Investment Zone | Status: Available

Solace Waterfront Retail Galleria

An ultra-prime marina promenade of 32 luxury retail & fine-dining pavilions with 93.8% occupancy and turnover rent upside.

ASKING VALUATION / COST	NET INITIAL YIELD (CAP)	PROJECTED 5-YR IRR / ROI
AED 118,000,000	**7.50%**	**15.20%**
AED 1,356 / sq ft	NOI: AED 8,850,000	+4.0%/yr escalation

UNITS RENTED / TOTAL	OCCUPANCY & AVG RENT	BUILT-UP AREA & WALT
30 / 32 Units	**93.80%**	**87,000 sq ft**
2 Vacant (Upside)	AED 151 / sq ft / yr	5.3 yrs WALT

01 / EXECUTIVE INVESTMENT SUMMARY

Solace Waterfront Retail Galleria is a trophy lifestyle destination spanning 87,000 sq ft of gross built-up area (78,000 sq ft GLA) along a 280-metre private marina promenade in Abu Dhabi. Clad in hand-selected Roman travertine and architectural bronze louvers, the destination comprises 32 bespoke units anchored by Michelin-pedigree dining concepts, haute horlogerie boutiques and private wellness clubs.

Currently 30 of the 32 units are leased on base-rent plus turnover-percentage structures, generating AED 11.77M in gross annual income and AED 8.85M in Net Operating Income (7.5% net initial yield).

KEY INVESTMENT HIGHLIGHTS & COVENANT STRENGTHS

- 30 of 32 retail & dining units rented (93.8% occupancy)
- Base rent + 8%–12% turnover rent clauses on all F&B anchors
- 260 valet & subterranean climate-controlled parking bays
- 280-metre direct marina frontage with yacht berthing access
- 5.3-year Weighted Average Lease Term (WALT)
- 100% service-charge recovery from tenants

02 / FINANCIAL UNDERWRITING & PHYSICAL SPECIFICATIONS

Asking Valuation / Price	**AED 118,000,000**	Mandate Reference Code	**LMT-AUH-002**
Capital Value / Sq Ft (BUA)	**AED 1,356 / sq ft**	Built-Up Area (BUA)	**87,000 sq ft**
Gross Annual Rental Income	**AED 11,772,500**	Gross Leasable Area (GLA)	**78,000 sq ft**
Annual Operating Cost (OPEX)	**AED 2,922,500**	Plot Area	**95,000 sq ft**
Service Charge Rate	**AED 22.00 / sq ft**	Storeys / Configuration	**2 Levels**
Net Operating Income (NOI)	**AED 8,850,000**	Year of Completion	**2022**
Avg. Passing Rent / Sq Ft	**AED 151 / sq ft / yr**	Covered Parking Allocation	**260 Bays**
Contracted Rent Escalation	**4.0% per annum**	Total Leasable Units	**32 Units**
Net Initial Yield (Cap Rate)	**7.50%**	Rented vs. Vacant Units	**30 Rented / 2 Vacant**
Projected 5-Year IRR / ROI	**15.20%**	Weighted Avg. Lease (WALT)	**5.3 Years**

03 / FLOOR-BY-FLOOR UNIT & TENANCY STACKING SCHEDULE

FLOOR / ZONE	USE / CONFIGURATION	RENTED / UNITS	GLA (SQ FT)	RENT/SQ FT	ANNUAL RENT	WALT
Promenade Pavili	Fine Dining & Waterfront T	8/8 (100%)	32,000	AED 195	**AED 6,240,000**	6.2y
Galleria Boutiqu	Haute Horlogerie, Jewelry	17/18 (94%)	31,000	AED 140	**AED 4,095,000**	4.5y
Upper Deck Suite	Wellness Clubs & Private M	5/6 (83%)	15,000	AED 115	**AED 1,437,500**	5.0y
TOTAL / PORTFOLIO WEIGHTED		**30/32 (93.80%)**	**78,000**	**AED 151**	**AED 11,772,500**	**5.3y**

04 / 5-YEAR PROJECTED CASH-FLOW & YIELD PROGRESSION (UNLEVERED)

PROJECTION YEAR	GROSS RENTAL INCOME	OPERATING EXPENSE	NET OPERATING INCOME	YIELD ON COST	CUMULATIVE NOI
Year 1 (2026)	AED 11,772,500	AED 2,922,500	**AED 8,850,000**	**7.50%**	AED 8,850,000
Year 2 (2027)	AED 12,243,400	AED 2,980,950	**AED 9,262,450**	**7.85%**	AED 18,112,450
Year 3 (2028)	AED 12,733,136	AED 3,040,569	**AED 9,692,567**	**8.21%**	AED 27,805,017
Year 4 (2029)	AED 13,242,461	AED 3,101,380	**AED 10,141,081**	**8.59%**	AED 37,946,098
Year 5 (2030)	AED 13,772,160	AED 3,163,408	**AED 10,608,752**	**8.99%**	AED 48,554,850

NEXT STEP: REQUEST CONFIDENTIAL DATA ROOM & VIP SITE INSPECTION

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