

PORTFOLIO REVIEW & MONITORING • ILLUSTRATIVE SAMPLE QUARTERLY PACK

Family office portfolio, Dubai • Q3 review

Five holdings • residential, retail, land and one acquisition target • Issued before the quarter starts

CAPITAL TO RECYCLE • RECOMMENDATION

AED 38m

ROTATE

1. Portfolio summary

The residential holdings earn their place and should be held. The retail podium is under-let and should be repositioned before any sale. The roadside plot on Sheikh Zayed Road should be disposed of now: published road-improvement plans show a new bridge that will block its line of sight from the road, and the market still prices the plot on full visibility. Proceeds of about AED 38m can be recycled into logistics, where screened opportunities return around 10.6% on a five-year hold.

2. Hold or dispose

Asset	5-yr return	Risk flag	Call
Residential tower units	9.4%	Low	Hold
Townhouse cluster	8.1%	Low	Hold
Retail podium	5.2%	Vacancy 38%	Reposition
Roadside commercial plot	2.1%	Visibility loss	Dispose
Logistics unit (target)	10.6%	Low	Acquire

Forward return on a five-year hold at today's evidence, after service charges and operating costs.

SECTION 3

Quarterly rent guidance · Q3

Issued to the owner and the leasing agent before the quarter starts. The agent leases within the band and flags any offer outside it for approval. Annual rents in AED unless stated.

Building · unit type	Passing	Evidence	Q3 band	Action
Tower A · 1BR	92,000	98,500	96–102k	Raise on renewal
Tower A · 2BR	138,000	136,000	132–140k	Hold
Tower B · Studio	64,000	61,500	59–63k	Hold, cut void
Townhouses · 3BR	215,000	236,000	228–242k	Raise on renewal
Retail · ground floor	1,450/sqm	1,280/sqm	1,250–1,350	Re-gear lease

Q2 achieved against guidance

Measure	Q2
Leases signed	23
Within the guidance band	21
Below band, approved by owner	2
Average achieved vs band midpoint	+0.8%
Occupancy at quarter end	95.6%

Evidence from registered tenancy contracts and live listings for each building and unit type.

SECTION 4

External risk watch

- Sheikh Zayed Road plot. Bridge works in the published road-improvement plan, expected to start within two years. Visibility from the main carriageway is lost once built.
- Townhouse cluster. 312 townhouses complete in adjacent phases over the next 18 months; expect pressure on renewals in 2027.
- Retail podium. A new community mall opens 1.4 km away next year; reposition to services and F&B before then.

Opportunity screen

Opportunity	Price AED	Net yield	5-yr return	Screen
Logistics unit · Dubai Investments Park	21.5m	8.4%	10.6%	Shortlist
Logistics unit · Jebel Ali	17.0m	7.9%	9.8%	Shortlist
Office floor · Business Bay	24.0m	6.6%	7.1%	Pass

Scope and limitations

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