

TISSOLI

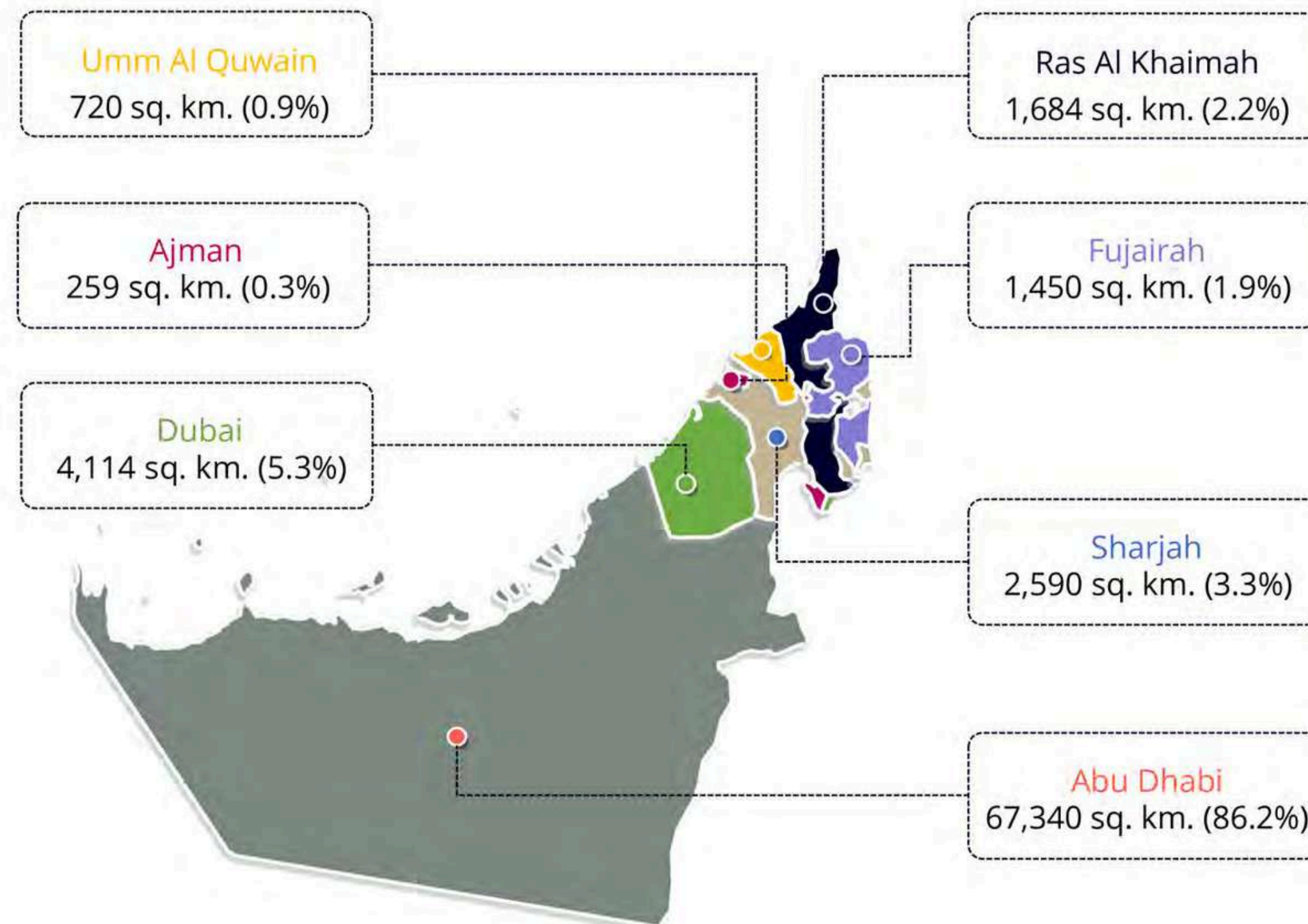




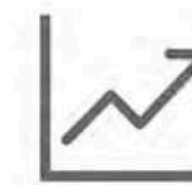
United Arab Emirates Overview

The UAE's strong market fundamentals continue to draw foreign direct investment into the country

The United Arab Emirates is a federation of seven Emirates founded in 1971, with Abu Dhabi as the capital. The below table and map provide an overview of each Emirate, including location and land area.



Gross Domestic Product



USD 504 Billion* in 2023
Oil is a strong contributor to GDP, but UAE Tourism Strategy 2031 is targeted to raise tourism contribution to \$123bn

Population



10.17 Million in 2023
Steady Growth to Continue Driving Demand Across Asset Classes

Foreign Direct Investment



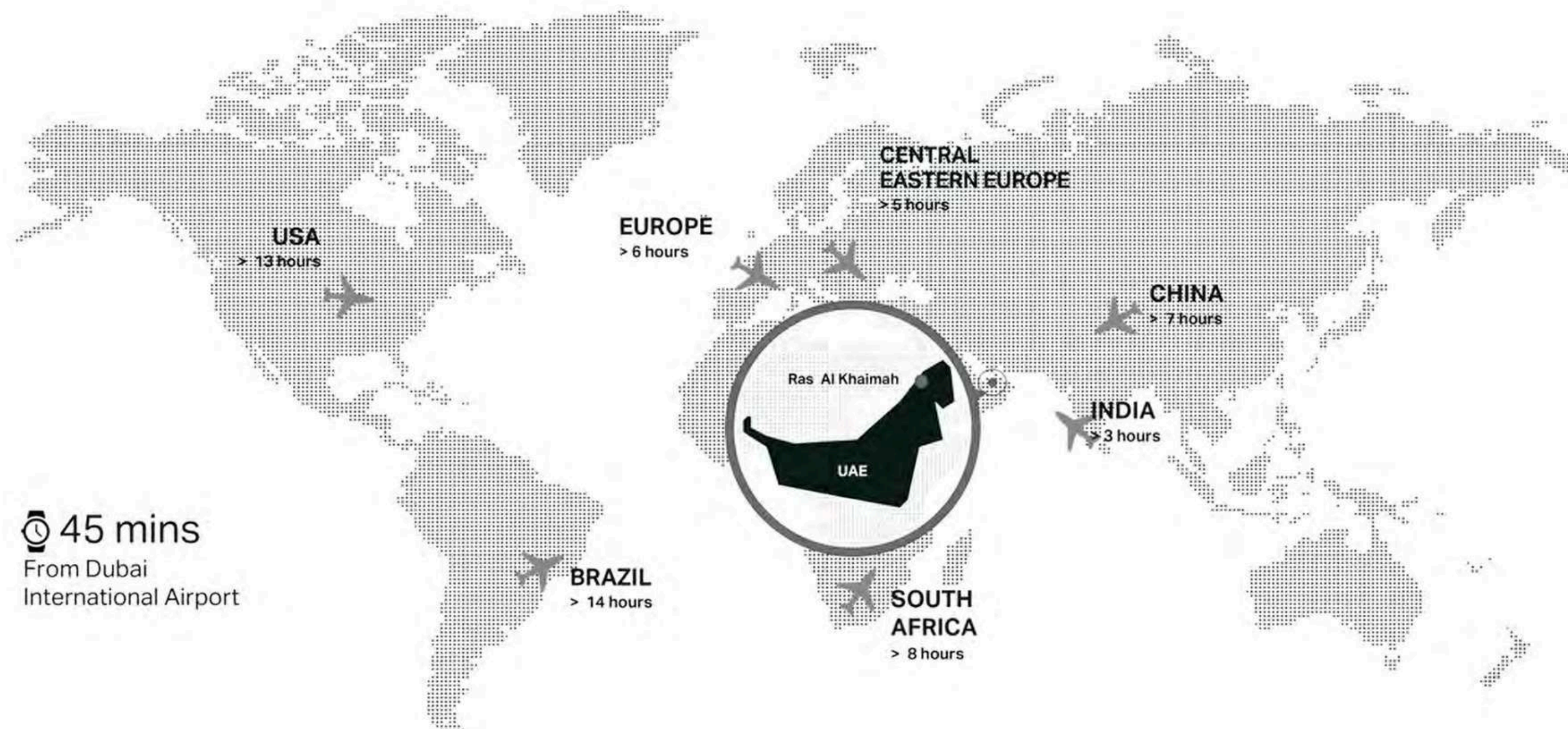
USD 30.7 Billion Inflow in 2023
Highest FDI Among Arab Countries and Ranked 2nd globally in FDI Inflows

Tourism



28 Million Hotel Guests in 2023
Ranked 1 in the Region and 18 globally on the WEF Travel & Tourism Development Index in 2024

Ras Al Khaimah: A Global Access Point



 45 mins
From Dubai
International Airport



Within 4 hours: Istanbul, Amman,
Mumbai, Tbilisi, Cairo



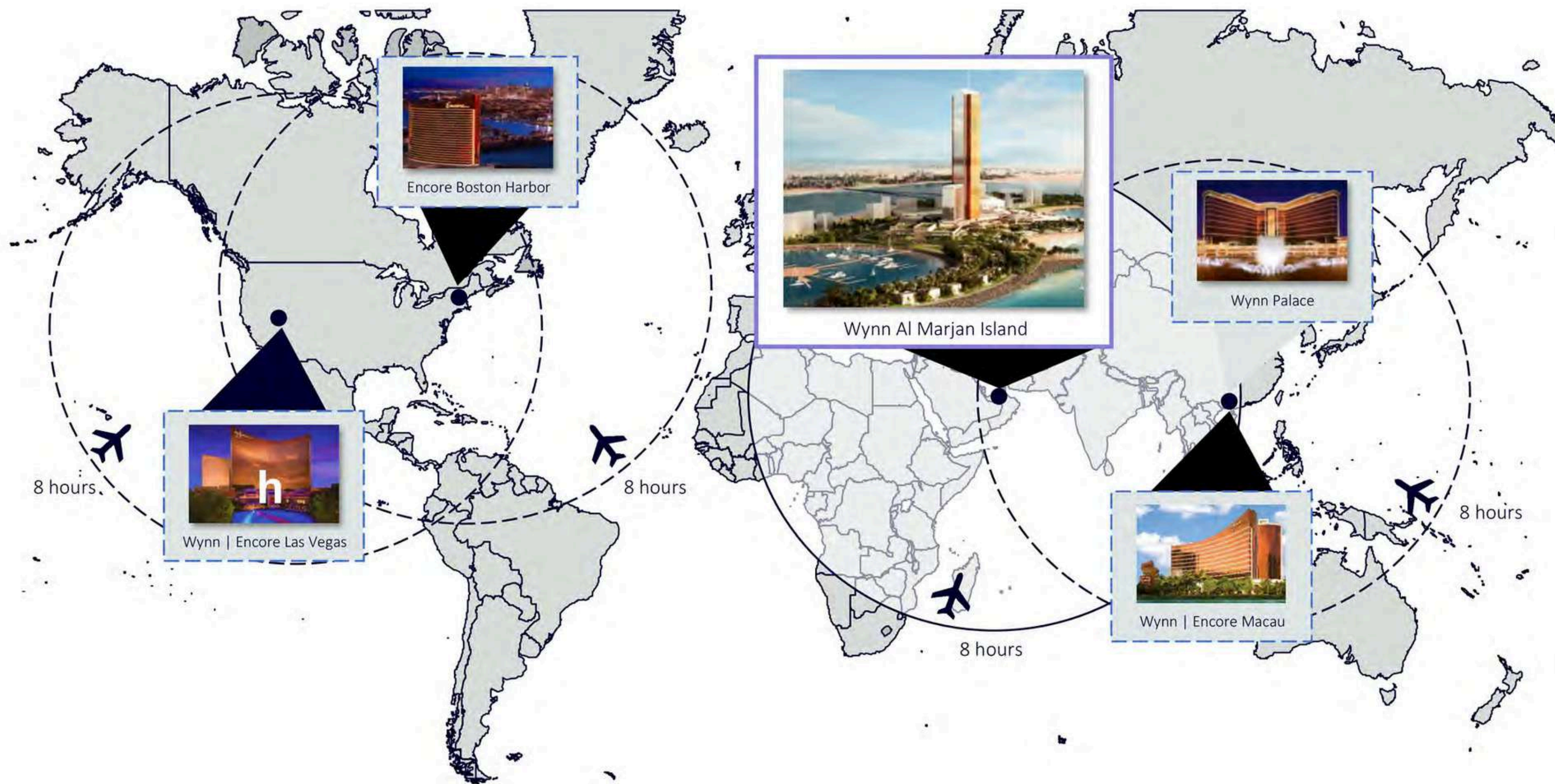
70% of population reachable
in under 8 hrs



RAK is on the world's
travel axis

Wynn Al Marjan Island Extends Wynn's Global Footprint

- Upon completion of Wynn Al Marjan Island, a Wynn resort will be within an 8-hour flight of 96% of the world population
- This accessibility complements Wynn's broad network, catering to both existing high-end customers across the globe and local demand within its regions



UAE'S GOVTS. SUPPORT VIA AVIATION

ABU DHABI INTERNATIONAL AIRPORT



120+ destinations

SHARJAH INTERNATIONAL AIRPORT



90+ destinations

DUBAI INTERNATIONAL AIRPORT



161 destinations
in **85** countries
across **6** continents



90+ destinations



51.9M passengers in
FY 2023-24



60% now stay in Dubai vs
40% in transit



Emirates transforming
layovers into long stays

UAE Without Casinos: Still a Global Magnet

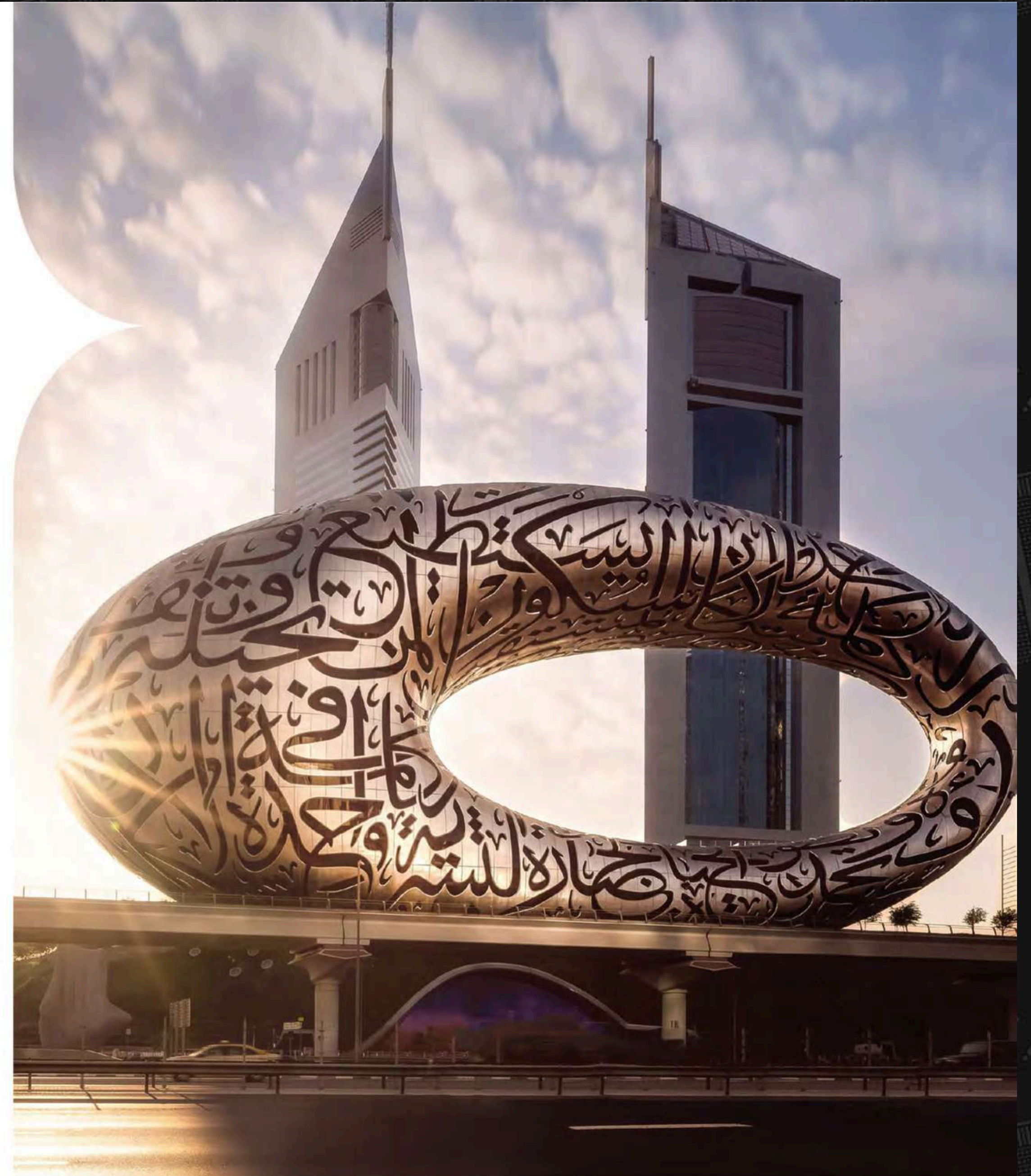


UAE:
29.2M international tourist arrivals in 2024 (+15.5% YoY)

Dubai: 18.72M overnight visitors
(2024, all-time high)

RAK: 1.28M visitors in 2024 (+5%)

Already outperforming many nations without gaming.



TOP 5 TOURIST SPOTS IN UAE AS OF THIS MOMENT

Dubai:

Burj Khalifa

Dubai Mall

Burj Al Arab

Miracle Garden

Abu Dhabi:

Yas Island

Zayed Grand Mosque

If people visiting Dubai travel to AUH to explore the tourist spots there, won't they visit RAK knowing it has one of the **biggest gaming resorts?**



Safety in UAE: An Unmatched Asset



UAE: Ranked 2nd safest country globally

The UAE's top global safety ranking boosts real estate by attracting both investors and end users. For investors, it means low risk, strong returns, and market stability. For buyers and residents, it offers peace of mind, family-friendly living, and high community value—making the UAE a secure and desirable place to invest and live.

Global Casino Destinations Show the Way



Macao:
34.9M visitors in 2024 (+24%)



Las Vegas:
41.7M in 2024; 80% gambled



Marina Bay Sands:
38M+ visits in 2024

All prove the transformative power of
integrated resorts.



A “Wynn” Win for Ras Al Khaimah

Wynn Al Marjan Island will act as a game changer for the whole emirate of Ras Al Khaimah, attracting a high level of tourism and impacting all real estate sectors such as Residential, Hospitality, Retail, F&B, Office, etc.



The Wynn project on Al Marjan Island will be a multi-billion USD Integrated Resort and was announced on January 26th, 2022. A joint venture between Marjan, Wynn Resorts, and RAK Hospitality. the Integrated Resort will open in early 2027 and will consist of:



1,542
Hotel Keys



MICE Area



Dining & Lounge
Experiences



Gaming Area



Entertainment Area
(with Theatre)



Spa



More than 40 Luxury
Retail Stores

The deal represents the largest FDI in the hospitality sector in Ras Al Khaimah.

Wynn Al Marjan Island

Overview

The intent for Wynn RAK is to deliver a “Destination Resort” experience that includes a gaming area, not vice versa. The vision for the development is not to bring Vegas to the UAE, but rather to design and develop an integrated resort that respects and incorporates RAK’s unique environmental and cultural factors.



Visionary

Innovative

Unparalleled

Not Yet Experienced

Alluring

Enticing

Mystique

Wonder

Lavish

Extravagant

Layered

Captivating

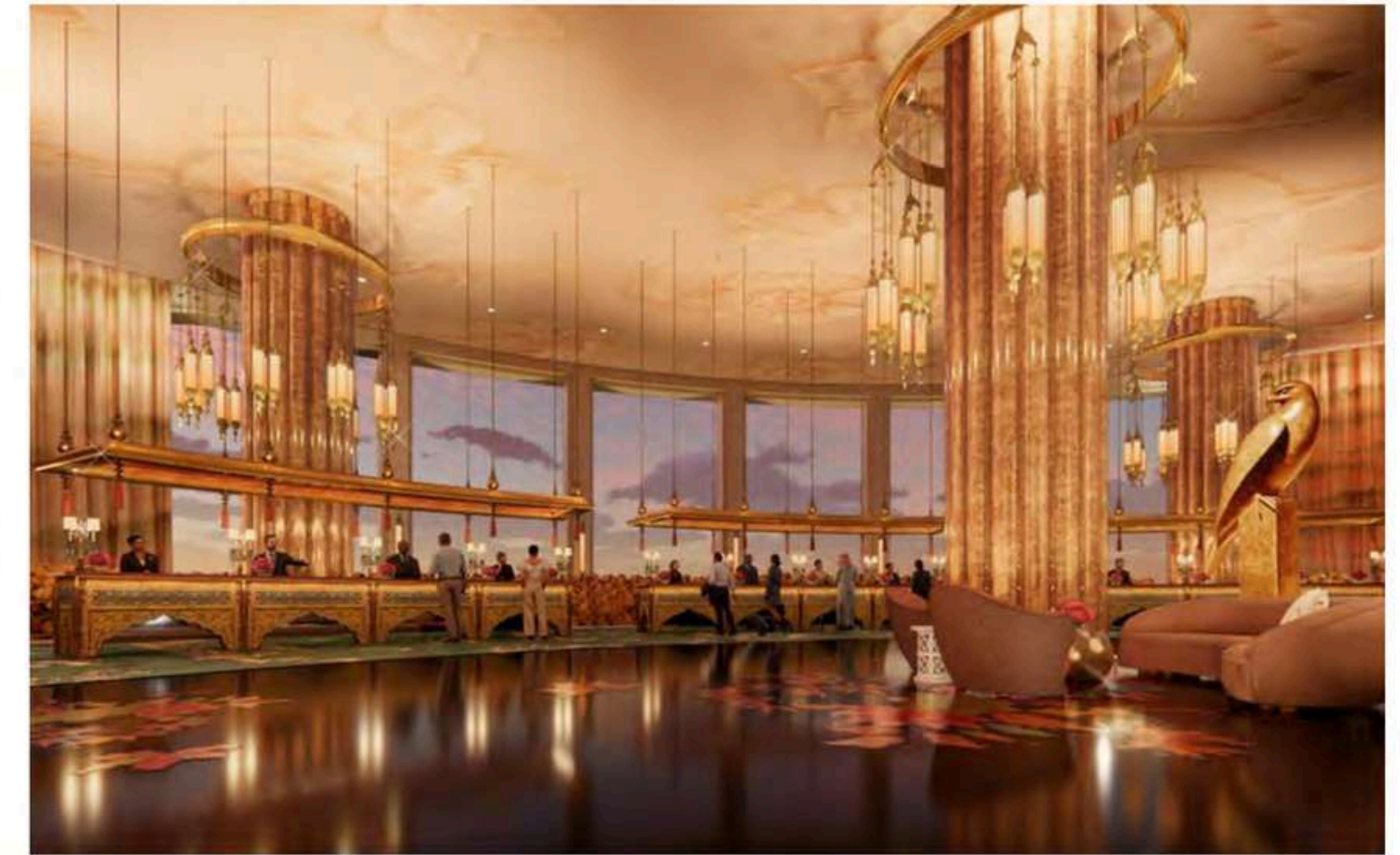
Enchantment

Depth

Wynn Al Marjan Island



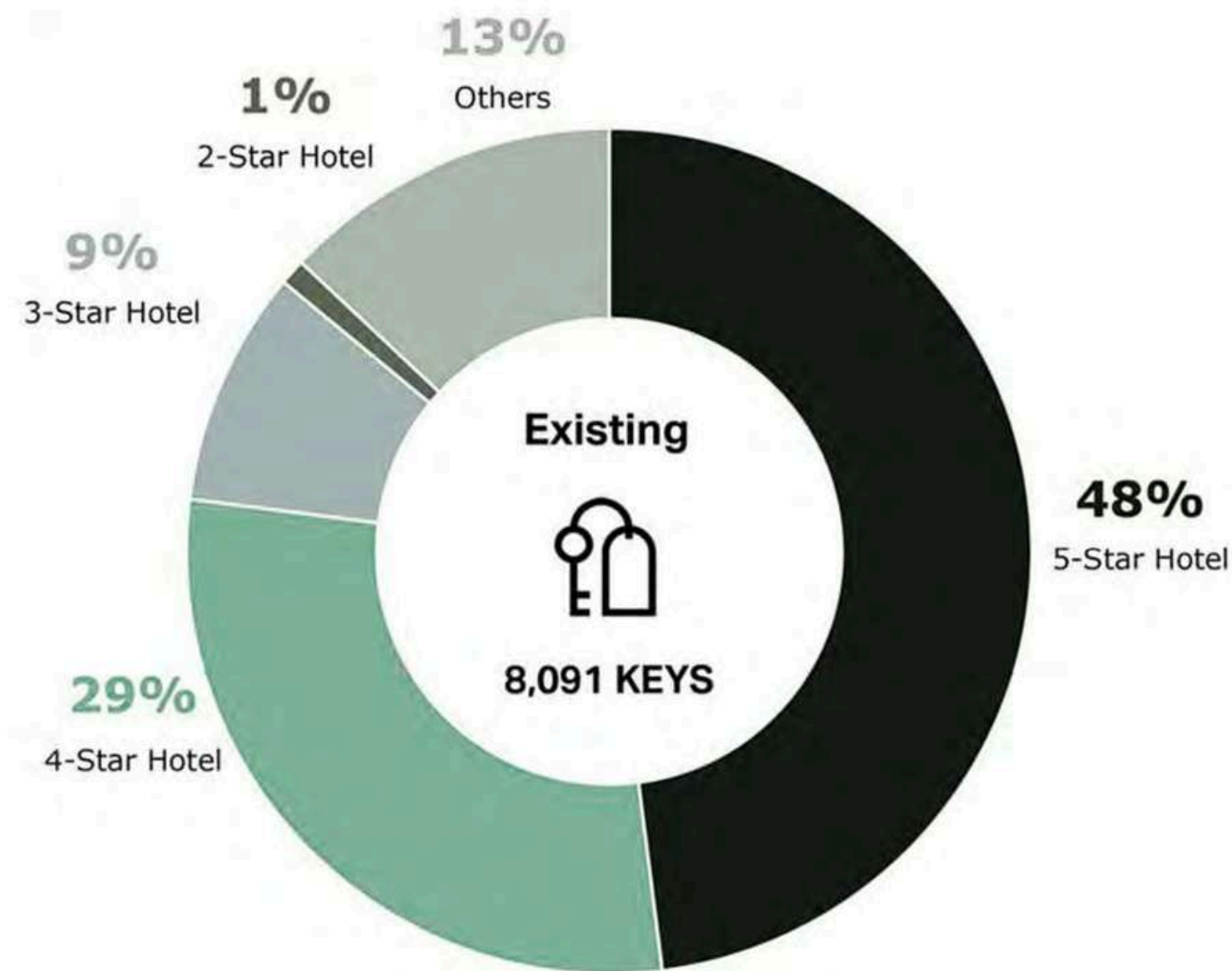
Wynn Al Marjan Island



Hospitality Growth in Ras Al Khaimah

By 2027, the hospitality sector in Ras Al Khaimah is expected to comprise of 15,208 keys

Currently, Ras Al Khaimah has a total inventory of 8,091 hotel keys.



A total of 7,183 keys are scheduled to be developed by 2027.

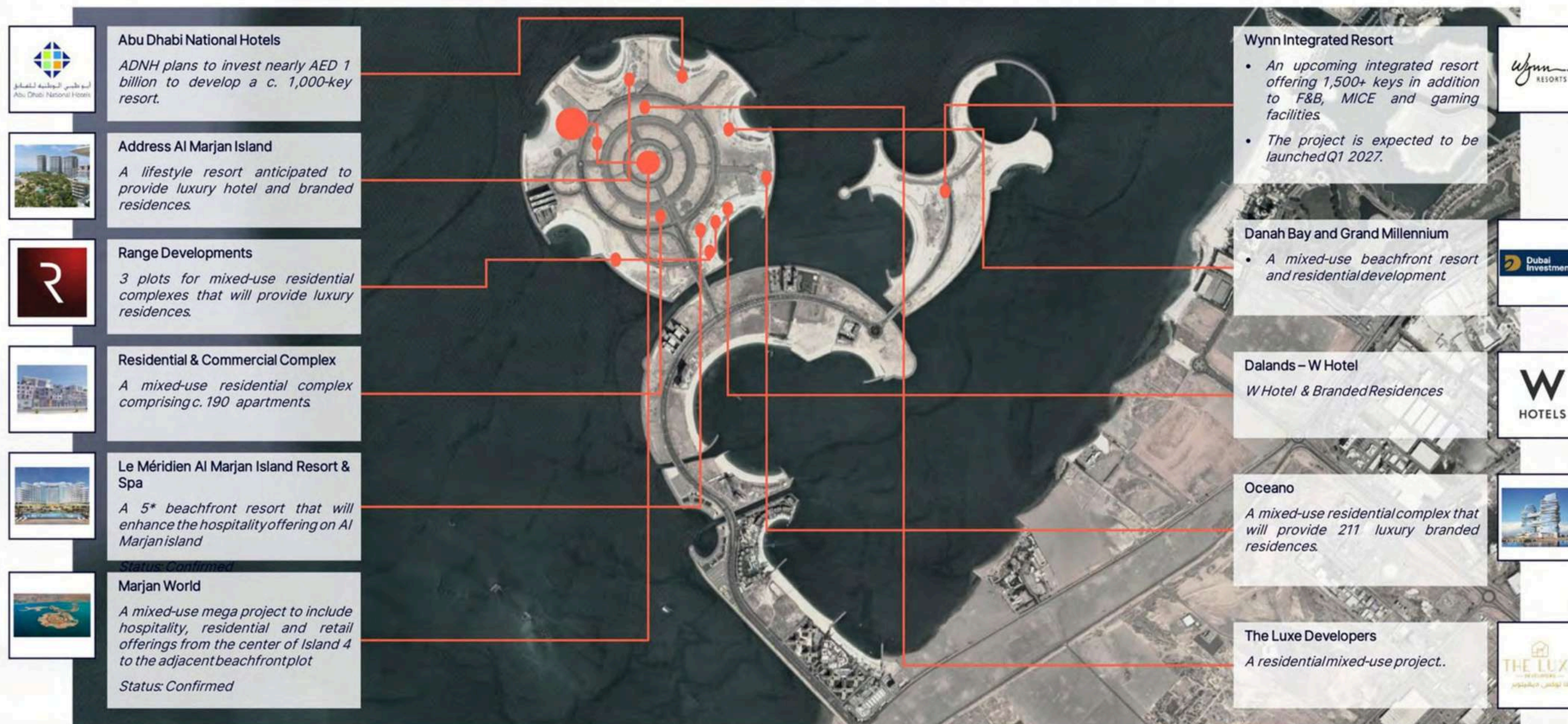


Al Marjan Island - Existing Supply

The below presents the location and quantum of existing supply on the island



Al Marjan Island - Project Pipeline



Al Marjan Island - Project Pipeline



Let's Do Some Math

Visitor Potential

UAE welcomed **29.9M** visitors in 2024

Other Casino Destinations:

Approx **40M** visitors annually

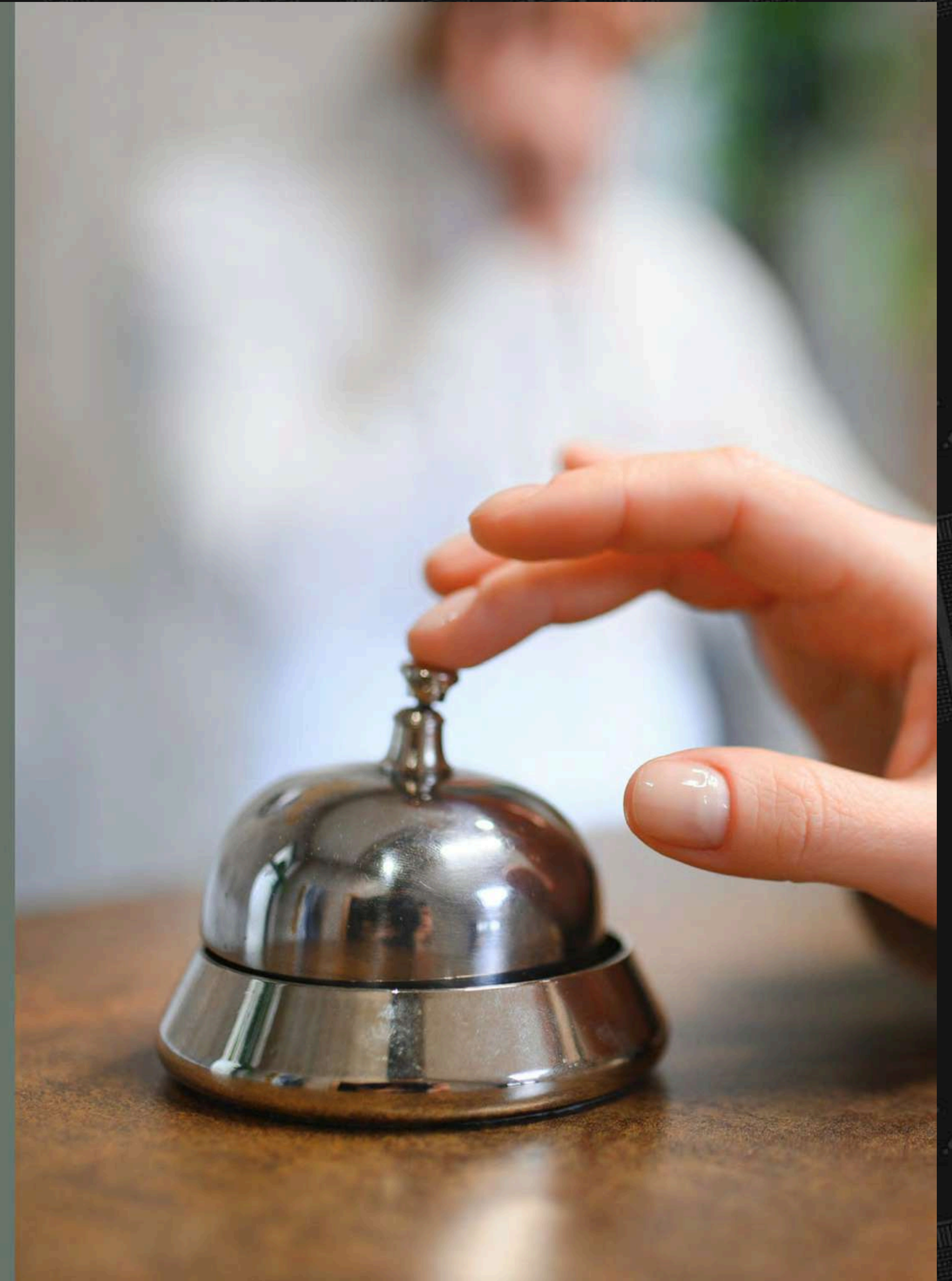
If Wynn attracts even
HALF of other destinations

That's 20M new visitors

Projected Total Visitors

29.9M (UAE Base) + 20M (Wynn-driven)

49.9M annual visitors



Accommodation Demand

49.9M visitors divided by 3 per room = **16.6M room nights**

16.6M divided by 365 days = **44,749 rooms needed**

Planned Supply: Only 15,208 keys

Undersupply = Opportunity

- ✓ 3x more rooms needed
- ✓ Demand far outpaces supply
- ✓ High occupancy + premium rates = Peak investor returns

Al Marjan Island Land – Real Estate Appeal

Investor Appeal

Strong demand for developments near UAE's first casino resort

Market Outlook 2024

RAK property transactions up 118% reached AED 15.1B. Property prices on Al Marjan Island increased 20% to 23%.

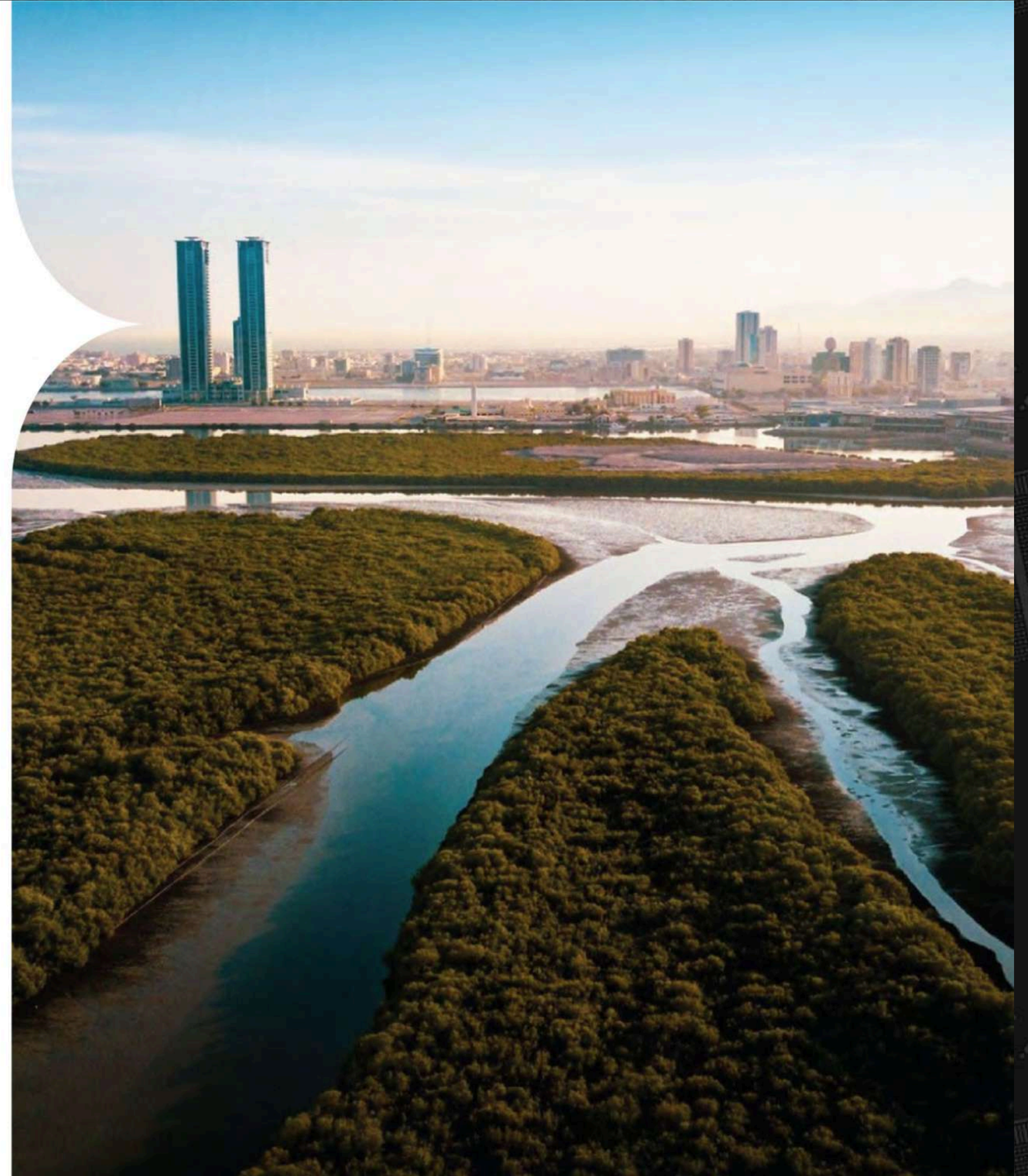
Forecast

Prime areas may reach AED 10,000/sq ft by 2030 – 3x today's prices. High rental yields projected (9%+).



Ras Al Khaimah – The Next VEGAS?

- Ras Al Khaimah is entering a historic transformation
- The next big thing in global luxury tourism and real estate
- UAE's most exciting investment frontier is now



Why Buy in RAK now?

- Scarcity, momentum, and regulation = investor confidence.
- Wynn opens 2027 – peak price acceleration expected before then.
- Ras Al Khaimah is the new global hotspot.

Introducing

PALAZZO TISSOLI

DESIGN BY *pininfarina*



95 Years of Design Legacy & Luxury Craft

Pininfarina Design is recognizable by a perfect balance between beauty and functionality focusing on the users of the product.

High performances are the result of the use of state-of-the-art technologies, innovative materials, and visionary shapes.

High performances also mean sporty character and the lightness of aerodynamic in its noblest perspective.



Oriented Towards the Future

- Over 90 years of shaping design
- From founder Battista "Pinin" to today's Cambiano Design Center
- Always redefining the future of aesthetics



A 360° Design House

- Beyond automotive: yachts, architecture, furniture & products
- Timeless design adaptable to every context
- A brand legacy built on cross-sector innovation



A Constellation of Icons

- Ferrari Testarossa, Alfa Romeo Spider, and more
- Iconic projects in architecture, yachts, furniture & watches
- A global symbol of elegance and visionary design

The Pininfarina Brand

- Italian heritage, global influence
- Elegance across cars, mobility, lifestyle & interiors
- A complete luxury lifestyle experience



Brand Image

- Italian: Dolce vita sophistication
- Iconic: Timeless curves & craftsmanship
- Prestigious: Symbol of exclusivity worldwide
- Visionary: Pioneering design & sustainability



An Emotional Experience

- Elegance woven into every product & moment
- From luxury cars to yachts, watches & interiors
- A world of icons built around you









PALAZZO TISSOLI
RESORT & SPA

STUDIO

Avg. Size
Expected Price From

470 sq. ft.
AED 1.1 MN





1-BEDROOM

Avg. Size
Expected Price From

1,000 sq. ft.
AED 2.2 MN

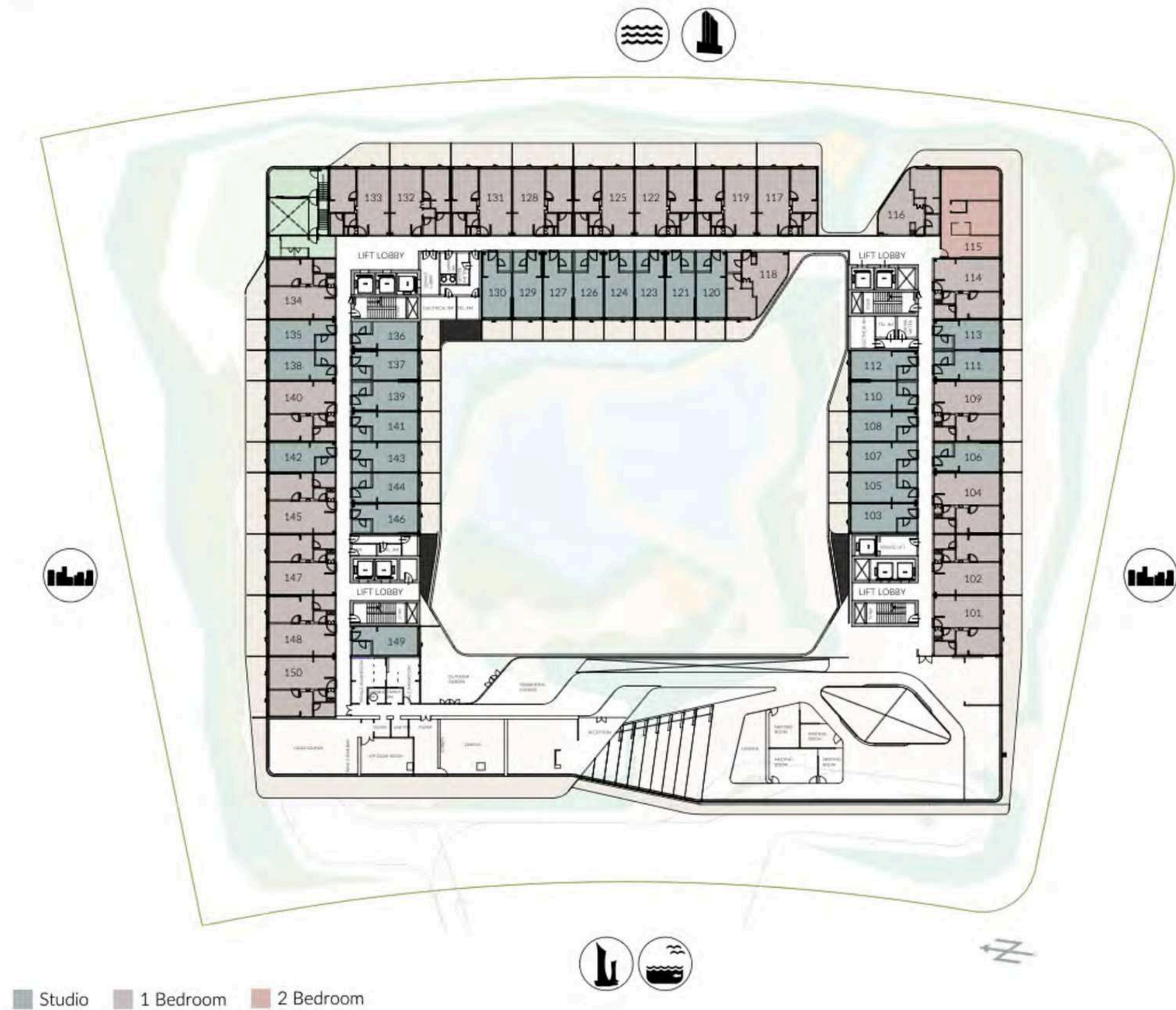




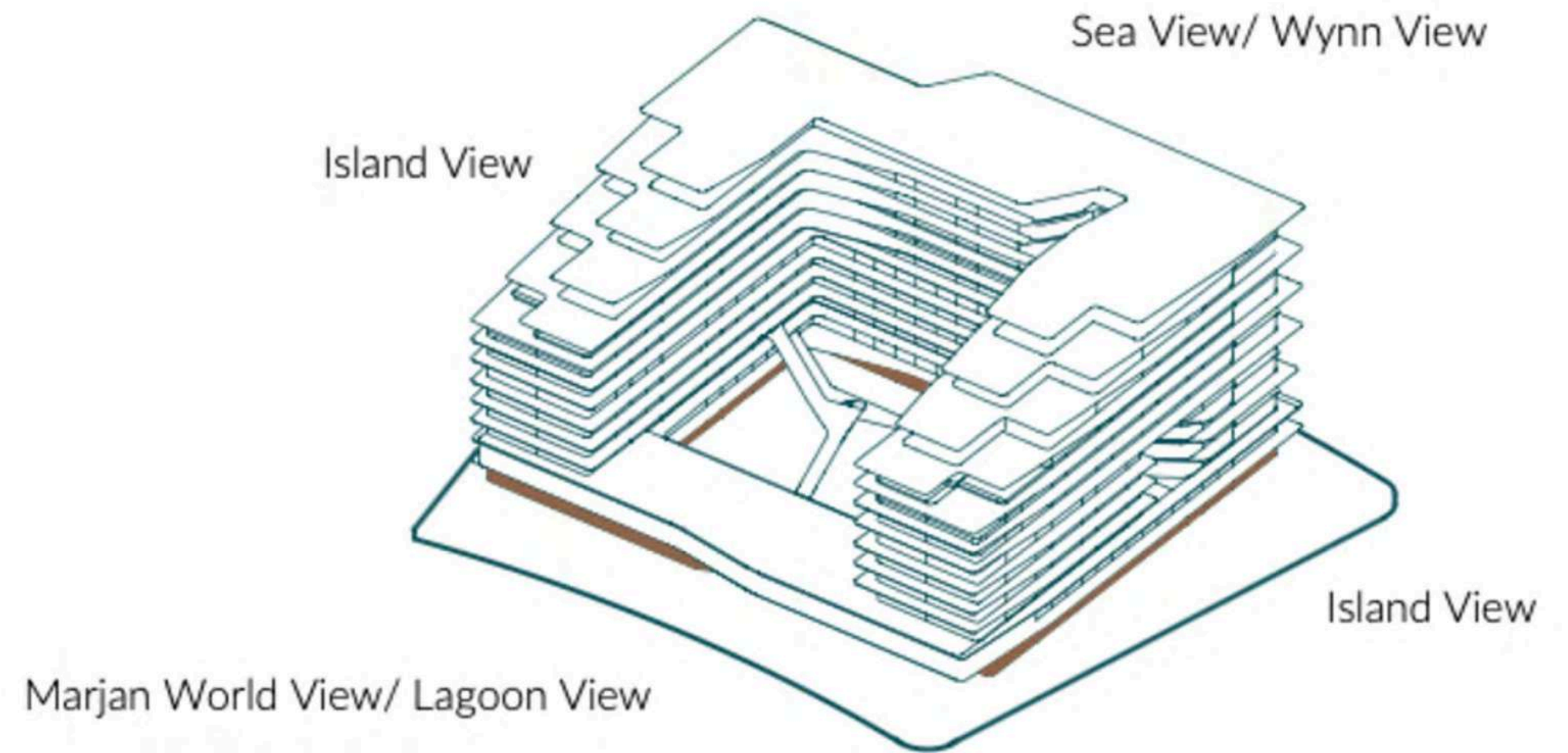




SAMPLE FLOOR PLATE



TOWER OVERVIEW



EXPRESSION OF INTEREST FOR PHASE ONE

AED 37,000

Booking Documents Required:

Passport Copy

Proof of Payment Copy

TISSOLI