



BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

At BnW Developments, luxury is not just a promise; it is a hallmark.

Our approach is bespoke, reflecting a commitment to creating spaces that are not just residences, but sanctuaries of luxury and sophistication. From the majestic skylines of Dubai to serene suburban enclaves, our developments epitomize elegance and exclusivity, tailored to meet the discerning tastes of our distinguished clientele.

We are known for our steadfast commitment to trust and a proven track record of delivering exceptional projects and achieving customized investment solutions for a diverse clientele.

With this pioneering approach, we're able to introduce innovative strategies like collaborative investment partnerships, multi-unit investments, and other exclusive investment opportunities to the forefront.

From awe-inspiring skyscrapers to elegant seaview penthouses, our developments embody an elevated lifestyle marked by elegance and exclusivity.

200+

Real Estate Advisors
at Your Perusal

6+

New Residential
Projects

7+

Countries with a
Global Presence

\$13bn

of Portfolio
AUM



Ankur Aggarwal

Chairman & Founder

Ankur Aggarwal, a chartered accountant, and the visionary founder of BnW Developments, has swiftly positioned the company as a leader in luxury real estate with its prestigious mixed-use projects in prime locations like Ras Al Khaimah and Dubai. With AUM exceeding 15 billion AED, these projects showcase Ankur's commitment to excellence and innovation. Each development merges cutting-edge design and quality with exceptional luxury, setting new industry benchmarks.



Vivek Anand Oberoi

Managing Director & Co-Founder

Vivek Anand Oberoi, Managing Director & Co-Founder at BnW, is celebrated for his multifaceted career in Indian cinema, entrepreneurship, and philanthropy. He has starred in 47 films spanning seven languages, earning an Emmy nomination for "Inside Edge." Recognized by Forbes as one of the Top 40 global philanthropists, Vivek integrates altruism into his business strategies. Through his family office, he oversees multiple companies, ensuring alignment with ethical and sustainable principles.

Our Achievements



Global Business
Award - Dubai 2024



Business Excellence
Award



Leadership Award -
2024



Ace of Visions - 2023



CEO Middle East
Award - 2023



Contribution Appreciation
ICAI



Global Indian Of The
Year 2023-24



Investment and Real Estate
Summit 2023



Divya Chakra Award –
2023



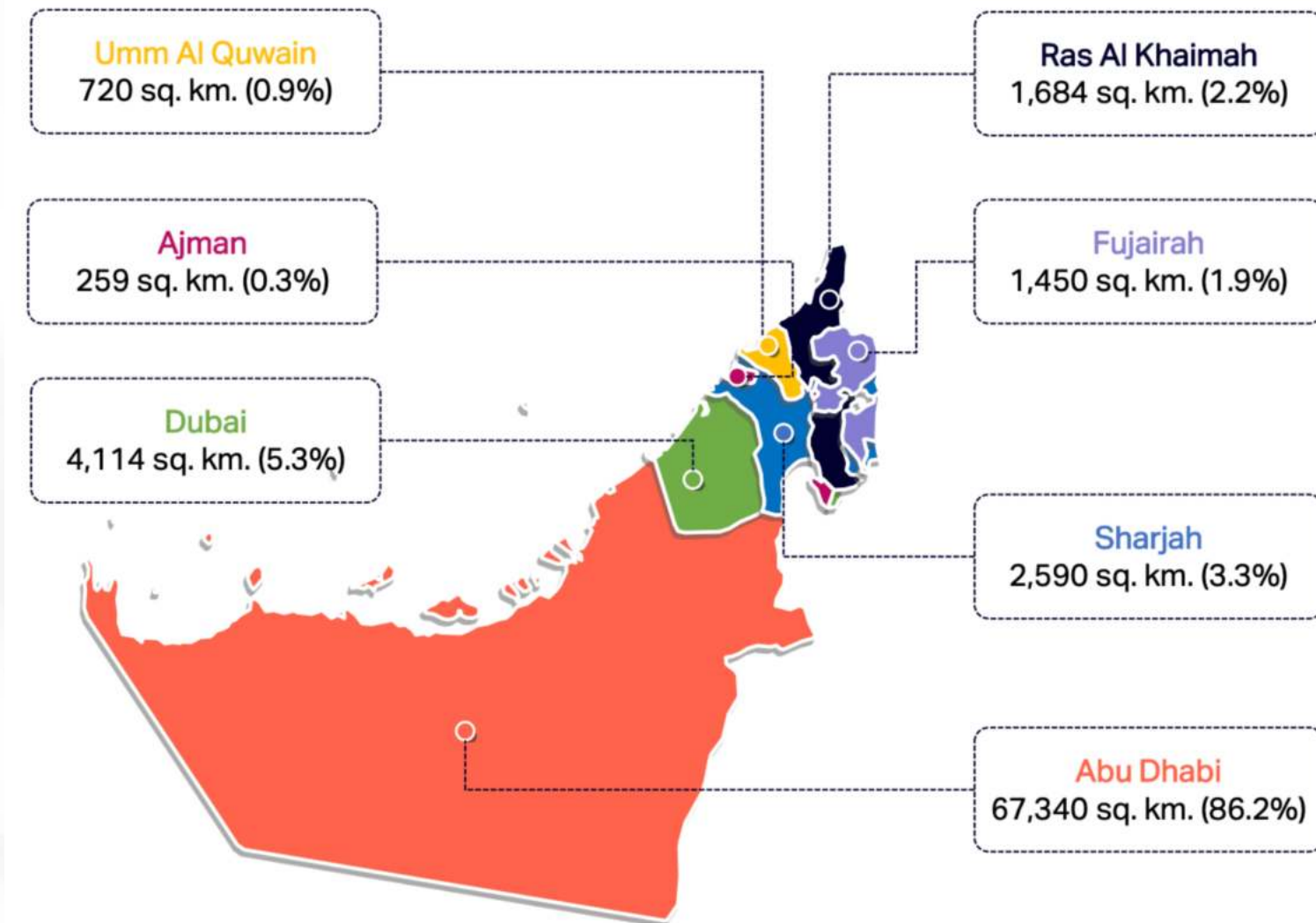
Ras Al Khaimah



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 table below and map provide an overview of each emirate, including location and land area.



Gross Domestic Product

USD 370 Billion in 2020
(Depend on oil yet more diversified than other GCC Nations)



Population

9.99 Million in 2021
(Steady growth to continue driving demand across asset classes)



Foreign Direct Investment

USD 20.7 Billion Inflow in 2021
(Highest FDI among arab countries and ranked 19th in the world)



Tourism

14.8 Million Hotel Guests in 2020
(Ranked Highest in the MENA region in 2021)

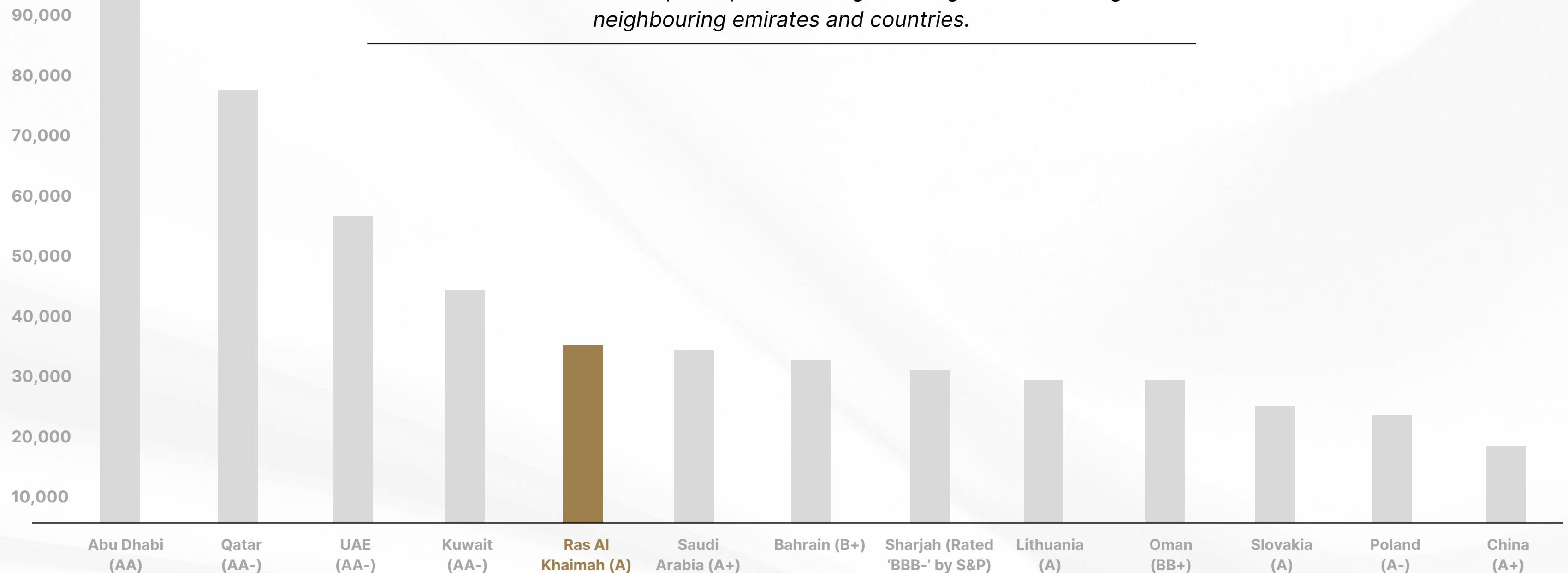
Strategically Connected

Ras Al Khaimah is well located at the intersection of Europe, Asia and Africa.



The country boasts a high per capita GDP among rating peers and neighbouring countries

Ras Al Khaimah's GDP per capita is amongst the highest concerning neighbouring emirates and countries.

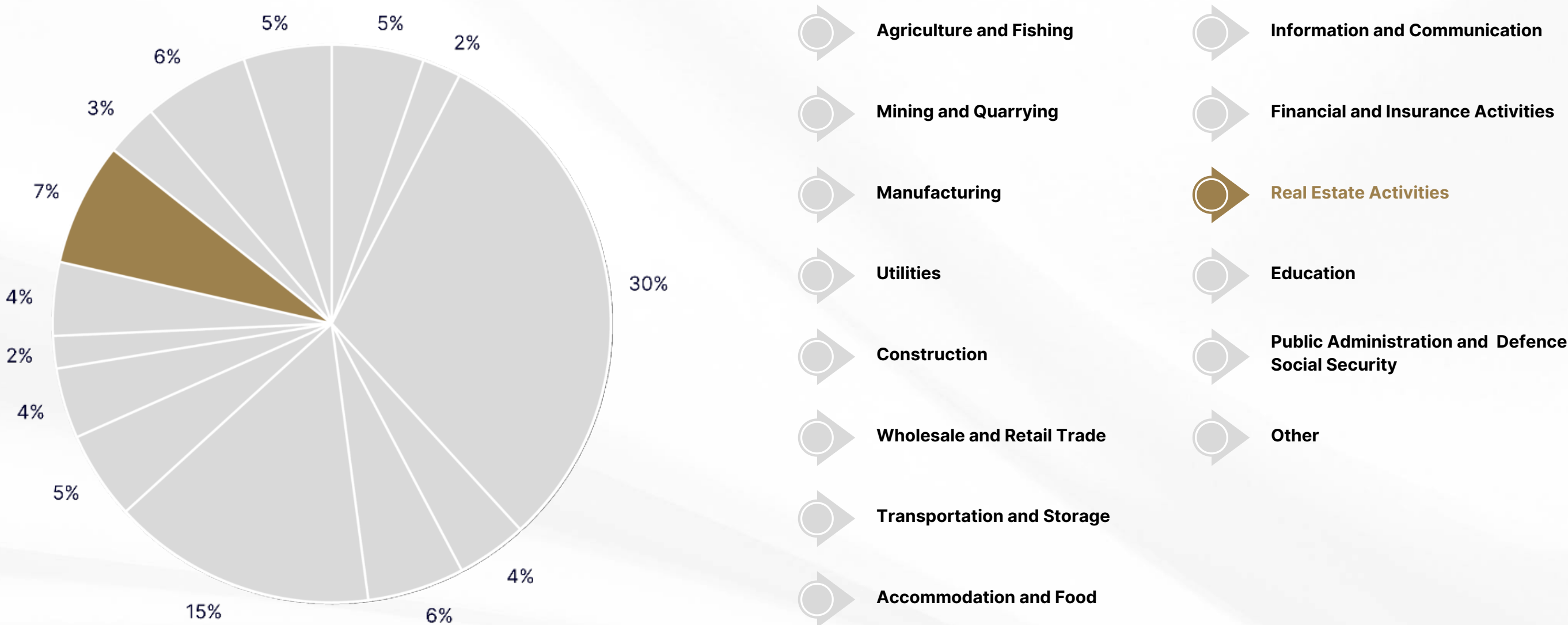


PER CAPITA GDP (USD, 2022)

Diverse Economic Base

Ras Al Khaimah's economic activity is well-diversified across several industry types.

Percentage Distribution of Gross Domestic Product by Economic Activity at Current Prices (2022)



Why Invest in RAK



Ranked 4th Globally
for Quality Living and
Job Prospects



Amazing weather
with year-round
sunshine



Affordable entry
point for first-time
investors



A Thriving Business
Hub with Investor-friendly
policies



Low-cost
airport for logistical
advantages



High ROI from
affordable property
& booming tourism



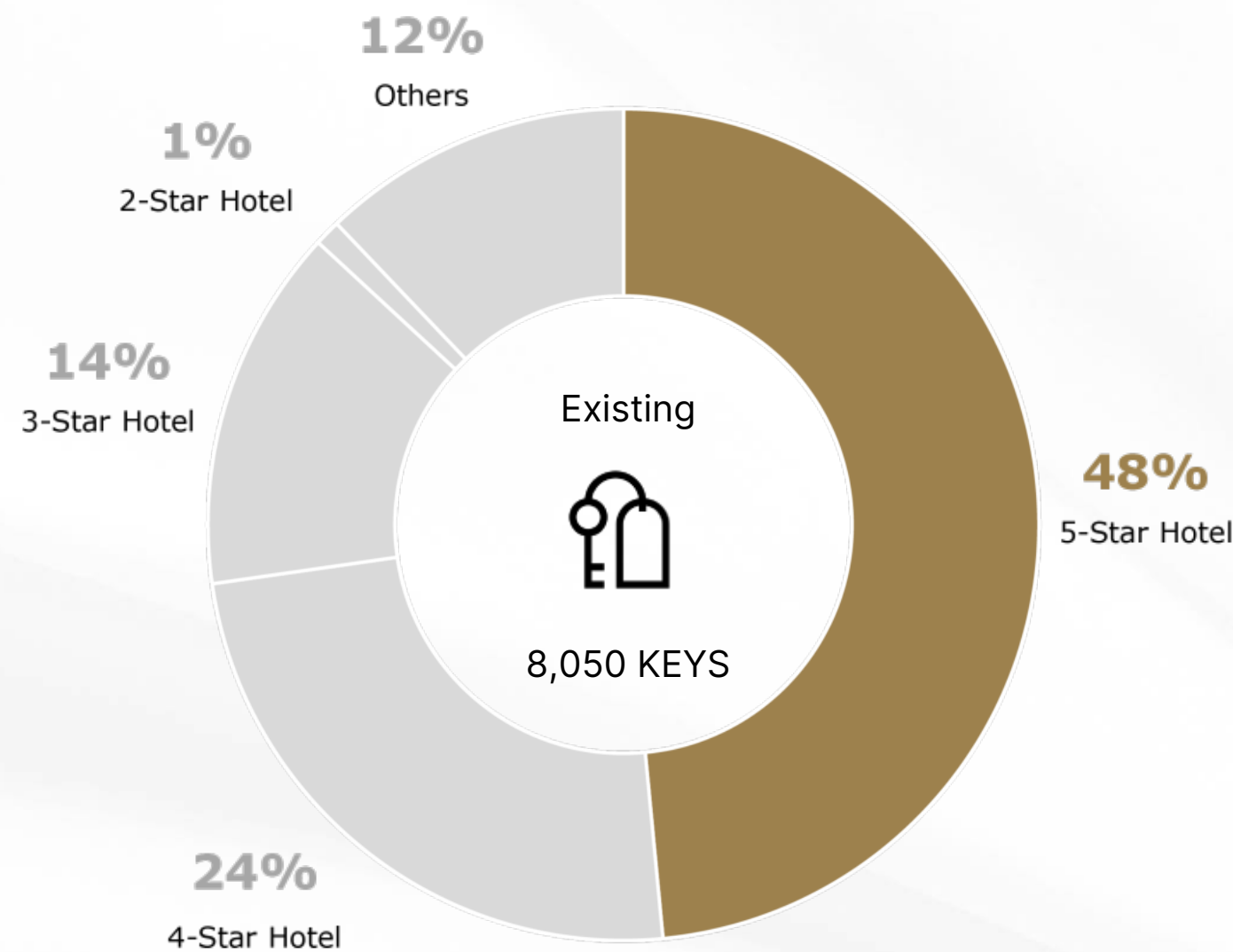
0% Income,
Capital Gains &
Corporate tax



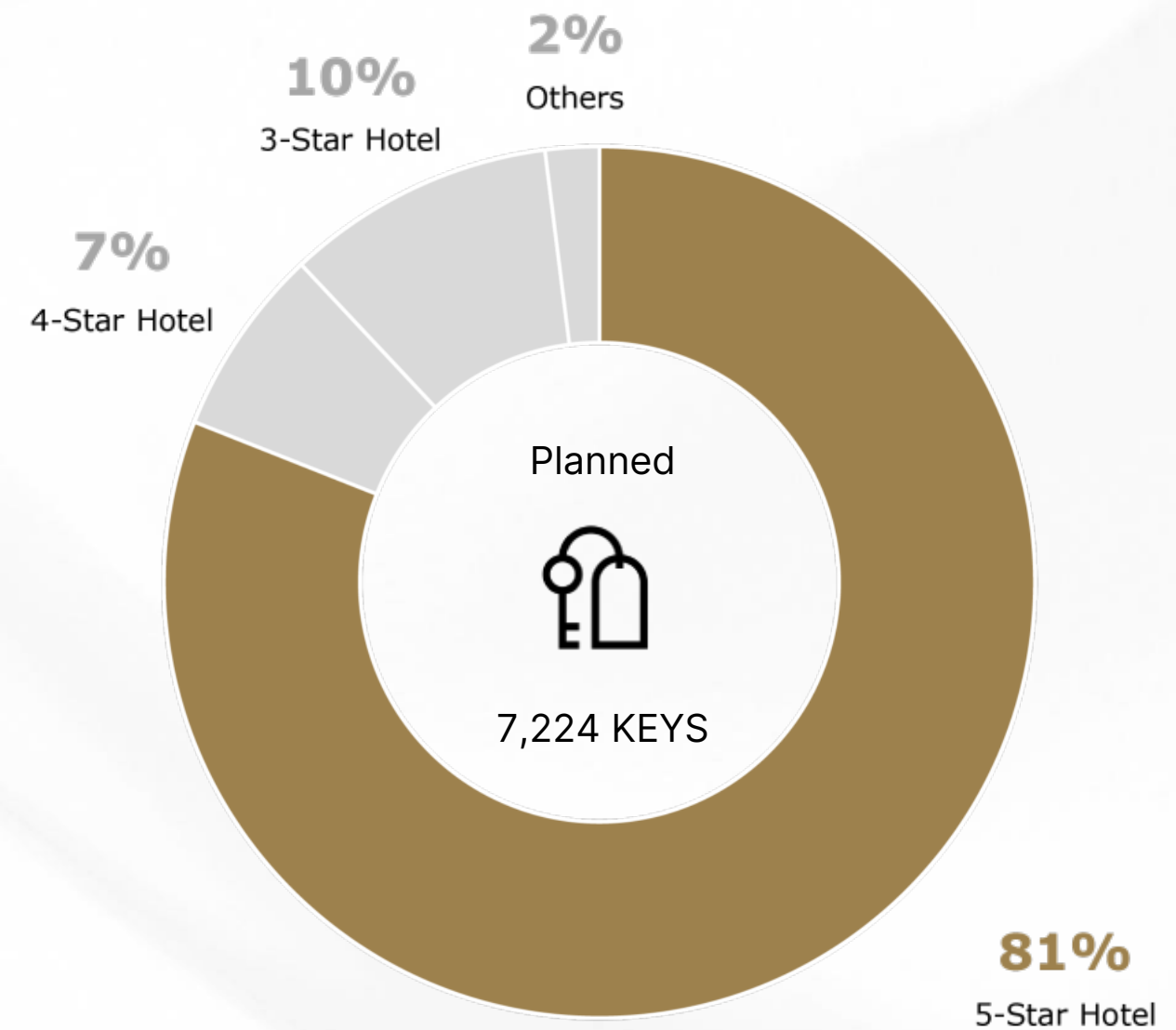
Achieved a visitor
satisfaction score
(NPS) of over 80%

Ras Al Khaimah - Hotel Supply & Pipeline

By 2027, the hospitality sector in Ras Al Khaimah is expected to comprise of 15,274 keys.



Currently, Ras Al Khaimah has a total inventory of 8,050 hotel keys.



A total of 7,224 keys are scheduled to be developed by 2027.

Tourism Investment

RAKTDA in partnership with RAK Hospitality Holding and RAK Chamber of Commerce and Industry, is working towards an investment plan of AED 500 million for the development of new tourism attractions across the Emirate.

2021

17 Sites

- Hiking Safety Improvements
- Jebel Jais Hiking Trail Phase II (21 km)
- Jais Swing
- Jais Wings (Paragliding)
- Balloon Base (fixed hot air balloon)
- Jais Eco-golf
- Jais Sledder — Toboggan Ride
- Luminaze
- Dhaya Fort Enhancement
- Wingsuit Diving Platform enhancements
- Stairway to Heaven Trail Enhancements
- CAMP 1770 Enhancements
- Suwaidi Pearl Farm Welcome Center
- BGEC additional units (16 in total)
- Expansion of 1484 on JJ
- MTB Biking Trails & Welcome Center on JJ

2022

11 Sites

- Flying Arch
- Earth Hotels Altitude
- Wadi Track (bicycle pump track)
- Al Jazeera Al Hamra Heritage Village
- Jebel Jais ENOC Petrol Station
- Jais Yard: F&B village on Jebel Jais
- Jebel Jais Entrance Gate
- Scallop Ranch
- Mega Beachfront Development (phase I)

2024

3 Sites

- Canyoning Park at Wadi Shawka
- Wellness Resort
- Nomad Capsules

2023

2 Sites

- Dates' farm Experience
- Mountain Karts

2025 onwards

Launch of major demand driver(s)

- Continue to identify and introduce tourist attractions & demand drivers to increase visitation to the Emirate
- Continuous improvement and enhancement of tourism infrastructure

Ras Al Khaimah's Future Prospects

The below summarizes the key advantages that Ras Al Khaimah offers investors.



Excellent Accessibility

- RAK International Airport expansion
- Multiple seaports and marinas
- E311 and E611 highways connect AUH and DXB to RAK
- Upcoming Ethihad Railway
- More than 70% of the world's population can travel
- to RAK in less than 8 hours of flight

Excellent Positioning

- Hotels in RAK are heavily reliant on attracting price-sensitive guests with a proposition of a superior product offering at an affordable rate.
- Such positioning ensures that RAK complement other regional destination instead of competing with them.



Changing Demographics

- RAK's population is expected to grow by more than 60% in less than 7 years.
- Household formation is on the hike.



Ras Al Khaimah's Future Prospects

The below summarizes the key advantages that Ras Al Khaimah offers investors.

Excellent Marketing

- RAK Tourism Development Authority has been working diligently to promote RAK as a new beach resort destination.
- RAKTDA's effort to promote the Emirate has been successful so far and can be felt through widening regional and international awareness and increasing tourist arrivals.



Investments in Infrastructure

- Improved retail offerings within the city (Hamra Mall, Manar Mall.)
- Investments in sports infrastructure and the world's longest and highest zip line in Jebel Jais.
- Investments in leisure and entertainment in the form of theme parks, and amusement parks.



Improving Economy

- Diversified economy with no single segment contributing more than 20% of its GDP.
- RAK Investment Authority's Free Zones initiative is boosting corporate presence and white-collar workers population.



INVEST
IN
AL MARJAN ISLAND



7.8 KM

Pristine beaches



23KM

Waterfront



7200

Planned hotel rooms



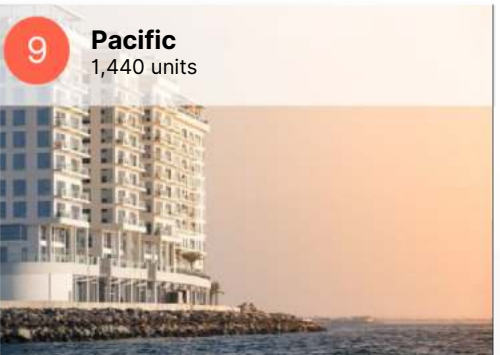
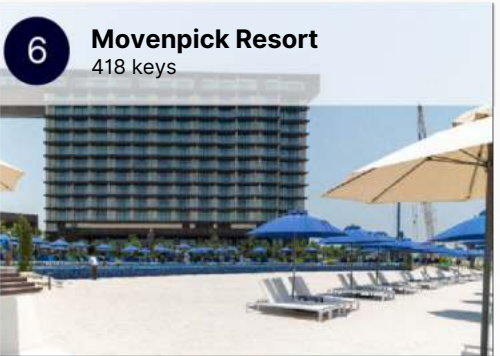
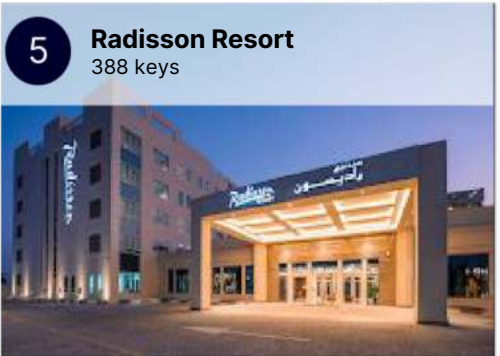
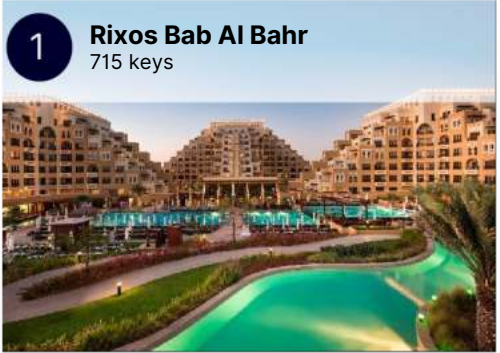
12,000

Planned residential units



Al Marjan Island – Existing Supply

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



A “Wynn” Win for RAK

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.



1500

Hotel Keys



24

Dining & Lounge
Experiences



40+

Luxury
Retail Stores

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:



Al Marjan Island

Projects Pipeline



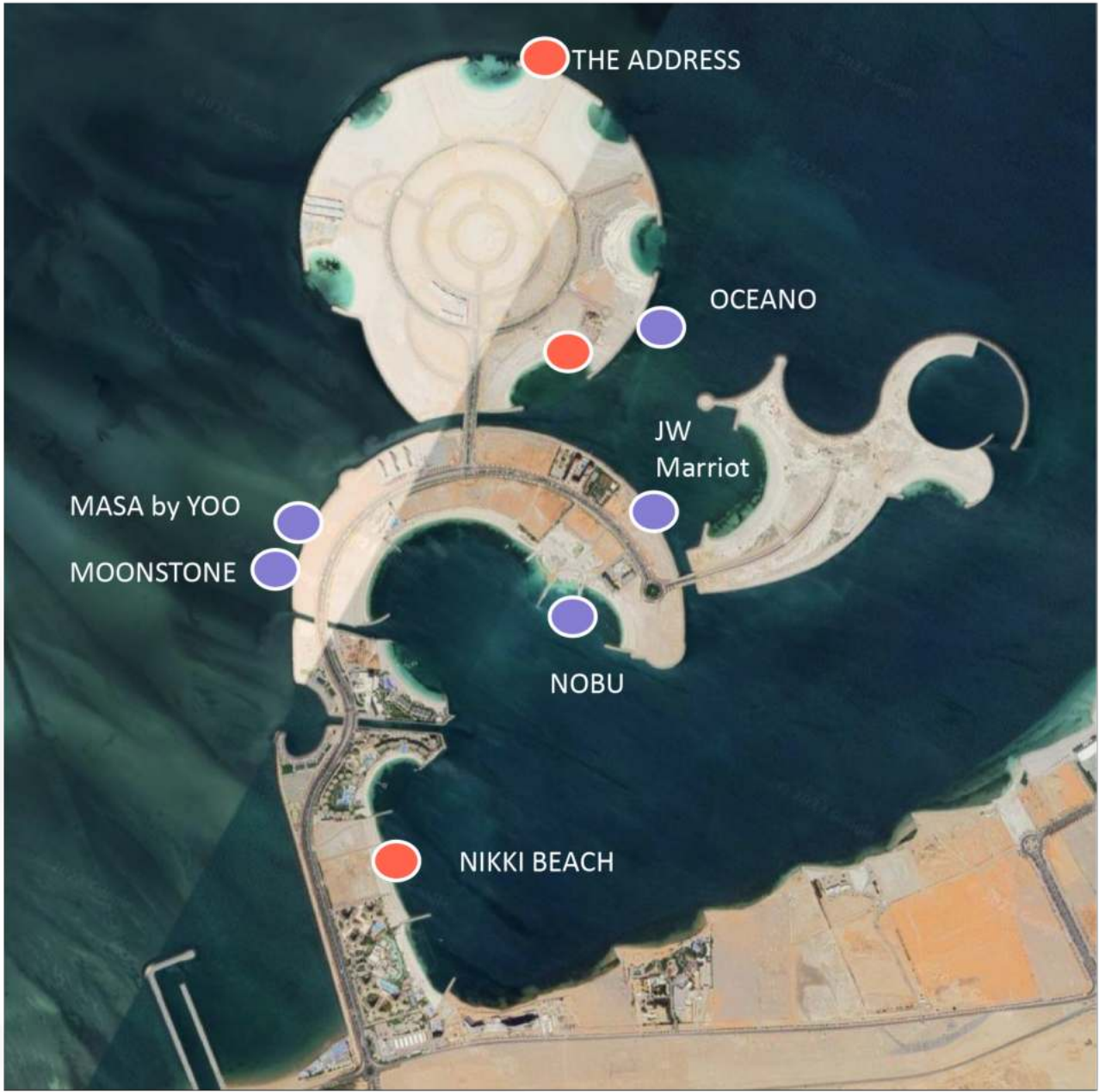
Al Marjan Island

Projects Pipeline



Al Marjan Island

Apartment Primary Off-Plan Sales Prices by Developers



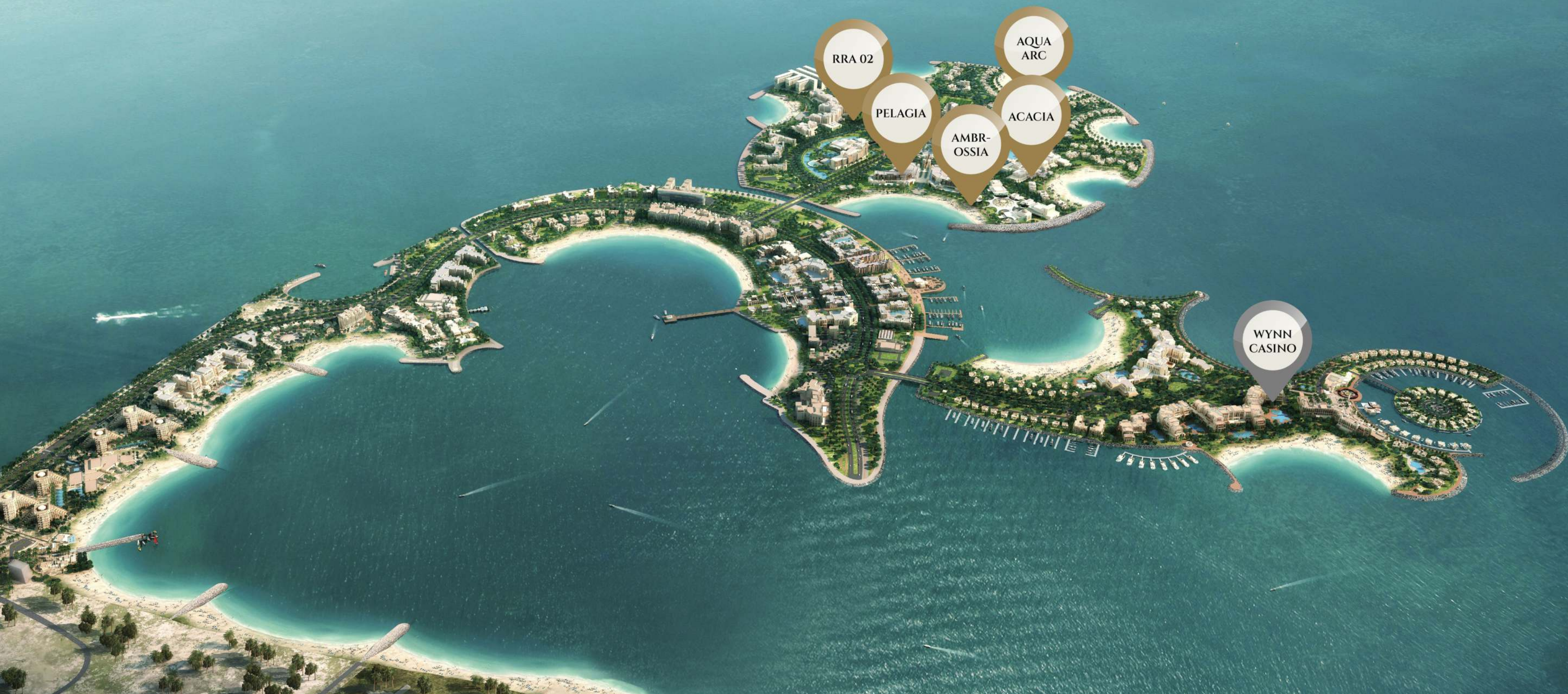
Beachfront / Prime Location Waterfront or Inner Plot



Sources: Hunt & Harris

Note: Prices in AED per sqft of NSA as of December 2023

BnW Upcoming Projects



AQUA ARC

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

YOUR ULTIMATE LUXURY ESCAPE

Experience the pinnacle of luxury at Aqua Arc, situated in the emerging vibrant hub of Al Marjan Island in Ras Al Khaimah. Aqua Arc is a one-of-a-kind, water-inspired architectural masterpiece, that redefines luxury living and ultimate leisure, offering an unmatched experience amidst serene landscapes and azure waters.

This exquisite sanctuary exemplifies impeccable design and it's designed to elevate your lifestyle, ensuring an extraordinary journey towards timeless elegance and sophistication.





Configuration : B + G + 12

No. of Units : 225 Units + 1 Retail Space

Ceiling Height : Bedroom 3 Metres

Ceiling Height : Kitchen & Washroom 2.4 to 2.6 Mtr

Lifts : 8 Lifts [6 Passenger - 2 Fireman Lifts]

Plot Size : 110,873 Sq Ft

Building Height: 59.5 Metres

Unit Types & No. of Units

1 BR – 120

2 BR – 69

3 BR – 26

Townhouses – 8

Penthouses – 2

Handover

2027

Commission

6%















| Bedrooms | No. of Units | Types | Area in Sq Ft | Price PSF | Prices from |
|-----------|--------------|-------|-------------------|-------------------|-----------------|
| 1 | 120 | 7 | 1032.16 - 1724.72 | 1943.54 – 2520.01 | 2.23 M – 3.57 M |
| 2 | 69 | 9 | 1481.88 – 1976.92 | 1923.17 – 2594.25 | 3.26 M – 4.99 M |
| 3 | 26 | 8 | 2202.96 – 4591.38 | 1848.96 – 2327.03 | 4.45 M – 9.86 M |
| Townhouse | 8 | 1 | 2471.09 – 2511.78 | 2309.63 – 2311.57 | 5.7 M – 5.8 M |
| Penthouse | 2 | 1 | 8668.25 – 8668.36 | 3347.72 – 3347.73 | 29 M |
| Retail | 1 | 1 | 2808.65 | 4000 | 11.23 M |

Exclusive Payment Plan

| | | |
|------------------|-----|-------------------------------------|
| On Booking | 10% | Immediate |
| 1st Installment | 10% | 3 months from booking |
| 2nd Installment | 5% | 9 months from booking |
| 3rd Installment | 5% | 12 months from booking |
| 4th Installment | 5% | 15 months from booking |
| 5th Installment | 5% | 18 months from booking |
| 6th Installment | 5% | 21 months from booking |
| 7th Installment | 5% | 24 months from booking |
| 8th Installment | 5% | 27 months from booking |
| 9th Installment | 5% | 30 months from booking |
| 10th Installment | 10% | On Completion + 4% Registration Fee |
| 11th Installment | 5% | 4 months from completion |
| 12th Installment | 5% | 8 months from completion |
| 13th Installment | 5% | 12 months from completion |
| 14th Installment | 5% | 16 months from completion |
| 15th Installment | 5% | 20 months from completion |
| 16th Installment | 5% | 24 months from completion |

*Admin fees applicable. This exclusive plan is valid for the first 100 units.

Commission Structure

Less Than 50 Million AED

6%

Between 50-100 Million AED

7%

Above 100 Million AED

8%

Thank you

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