HOLIDAY HOME PORTFOLIO INVESTMENT

Holiday Homes

Business Performance & 5-Year Growth Forecast — Dubai, UAE

18	85%	+25/yr	143
Managed Apartments	Average Occupancy	Planned Expansion	Projected Units by Year 5

COMPANY SNAPSHOT

A Focused, Growing Holiday Home Portfolio

Holiday Homes manages a portfolio of licensed short-term rental apartments across Dubai, generating consistent rental income under the emirate's DTCM/DET holiday home framework.

18

Apartments Under Management

Fully furnished, DTCM-licensed holiday homes across Dubai

85%

Average Occupancy Rate

Consistently strong demand across the managed portfolio

AED 3,000

Avg. Monthly Revenue / Property

Gross rental revenue generated per unit, per month

AED 40,000

Monthly Operating Costs

Aggregate cost of running the current 18-unit portfolio

MARKET OPPORTUNITY

Dubai's Holiday Home Market Is Large and Still Growing

18M+	8–14%	14,000+	20–40%
International overnight visitors welcomed by Dubai in 2025	Typical gross yields on short-term rentals in prime areas, vs 5–7% long-term	Licensed holiday homes currently operating across the emirate	More gross income short-term rentals generate vs. equivalent annual leases

Why This Matters for Us.

- A mature, well-enforced licensing regime (DET, formerly DTCM) keeps the market professional and deters undercutting from unlicensed operators.
- Strong and growing tourism demand supports the occupancy assumptions used in this forecast.
- Professional portfolio operators are increasingly favored over individual self-managed listings as compliance requirements tighten in 2026.

Source: Dubai DET/DTCM public market data and industry reporting, 2026

BUSINESS MODEL

How We Generates Revenue

We are operates a portfolio management model: the company furnishes, lists, and manages licensed apartments on short-term rental platforms, earning rental revenue on every booked night across the portfolio.

1 → 2 → 3 → 4

1. Acquire & Furnish

Secure DTCM-eligible apartments and furnish to holiday-home standard

2. License & List

Obtain DET permits and list across Airbnb, Booking.com and direct channels

3. Manage Guests

Handle bookings, check-in/out, cleaning, maintenance and compliance

4. Collect Revenue

Earn nightly rental income, averaging AED 3,000/month per unit at 85% occupancy

18 properties × AED 3,000/month × 85% occupancy captured in rate = AED 54,000 / month portfolio revenue

COST STRUCTURE

Current Operating Costs

Running the current 18-unit portfolio costs the business AED 40,000 per month in aggregate — covering property management and admin, cleaning and maintenance, platform commissions, marketing, utilities, and DTCM/DET compliance.

MONTHLY OPERATING COST

AED 40,000

AED 2,222

average cost per managed property / month

AED 480,000

annualized operating cost, current portfolio

What's Included in Monthly Costs

- Property management & administrative staff
- Cleaning, linen and turnover services between guests
- Maintenance and minor repairs across the portfolio
- Platform commissions and payment processing fees
- Marketing, photography and listing optimization
- Utilities, internet and consumables per unit
- DTCM/DET licensing, Tourism Dirham and compliance costs

Figures reflect the current 18-property portfolio, as provided by management. Category list is illustrative of typical cost drivers, not an itemized breakdown.

CURRENT PERFORMANCE

Today's Financial Snapshot

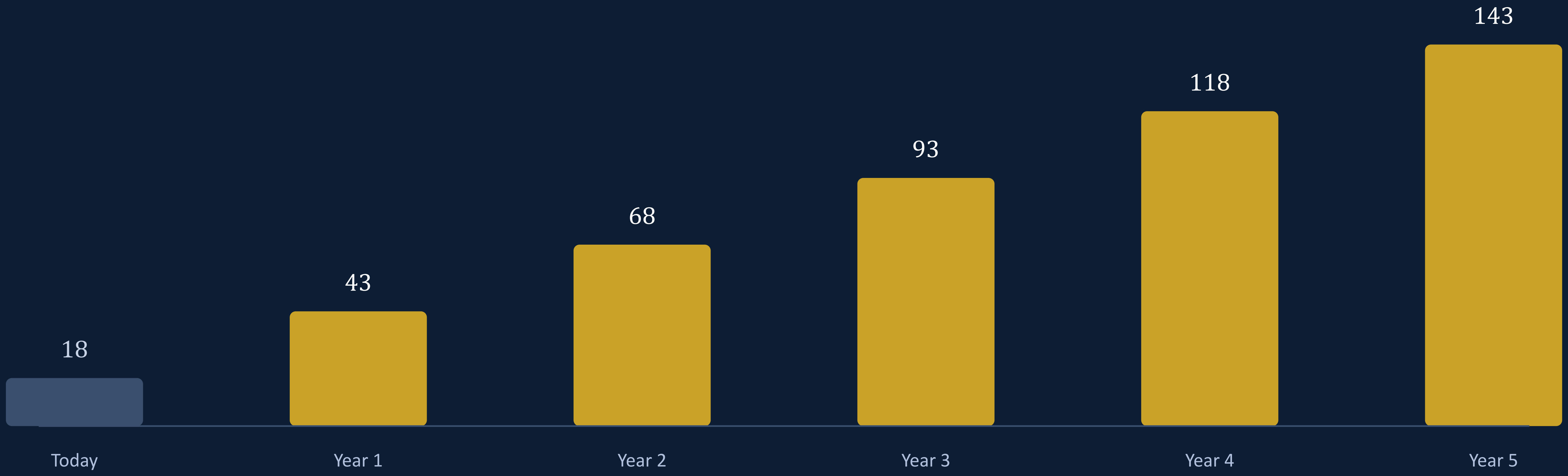
AED 54,000	AED 40,000	AED 14,000	AED 168,000
Monthly Revenue	**Monthly Costs**	**Monthly Profit**	**Annualized Profit**
18 properties × AED 3,000 avg.	Aggregate operating expenses	25.9% net margin	Current run-rate, 18 units

Monthly Revenue, Cost & Profit (AED)

GROWTH STRATEGY

Scaling the Portfolio: +25 Properties Every Year

We plans to expand the managed portfolio by 25 new apartments annually, growing from 18 units today to 143 units by the end of Year 5 — while holding average revenue per property and occupancy assumptions constant.



Properties under management, year-end

FORECAST METHODOLOGY

How the 5-Year Forecast Is Built

The projections on the following pages are built from the assumptions below. All figures held constant except property count, which grows by 25 units per year.

Starting portfolio	**18 properties**	Current managed apartments
Annual growth	**+25 properties / year**	Reaches 143 properties by end of Year 5
Revenue per property	**AED 3,000 / month (constant)**	No pricing or occupancy growth assumed
Occupancy	**85% (constant)**	Held flat across the forecast period
Base operating cost	**AED 40,000 / month (fixed)**	Covers admin, marketing and core overhead at current scale
Incremental cost / new property	**AED 1,200 / month (assumption)**	Reflects shared overhead — cleaning, maintenance, commissions scale with unit count at a lower marginal rate than the current per-unit average

Note: the AED 1,200/month incremental cost assumption is editable and should be validated against Us actual scaling costs (staffing, cleaning contracts, and platform commission structures) before being used to raise capital.

5-YEAR FORECAST

Financial Forecast, Today Through Year 5

	Today	Year 1	Year 2	Year 3	Year 4	Year 5
Properties	18	43	68	93	118	143
Monthly Revenue (AED)	54,000	129,000	204,000	279,000	354,000	429,000
Monthly Cost (AED)	40,000	70,000	100,000	130,000	160,000	190,000
Monthly Profit (AED)	**14,000**	**59,000**	**104,000**	**149,000**	**194,000**	**239,000**
Annual Revenue (AED)	648,000	1,548,000	2,448,000	3,348,000	4,248,000	5,148,000
Annual Profit (AED)	**168,000**	**708,000**	**1,248,000**	**1,788,000**	**2,328,000**	**2,868,000**
Net Margin	**25.9%**	**45.7%**	**51.0%**	**53.4%**	**54.8%**	**55.7%**

Assumes 25 new properties added per year and constant per-property economics (see Forecast Methodology).

5-YEAR FORECAST

Annual Revenue & Profit Growth

Revenue and profit both scale with the expanding portfolio. Because the AED 40,000 base cost stays largely fixed while incremental per-unit costs are lower than today's average, profit grows faster than revenue.

INVESTMENT HIGHLIGHTS

Why we are an Attractive Investment

55.7%

Projected Year 5 net margin, up from 25.9% today, as fixed costs are spread across a larger portfolio

AED 8.9M

Cumulative profit projected across Years 1–5 under current assumptions

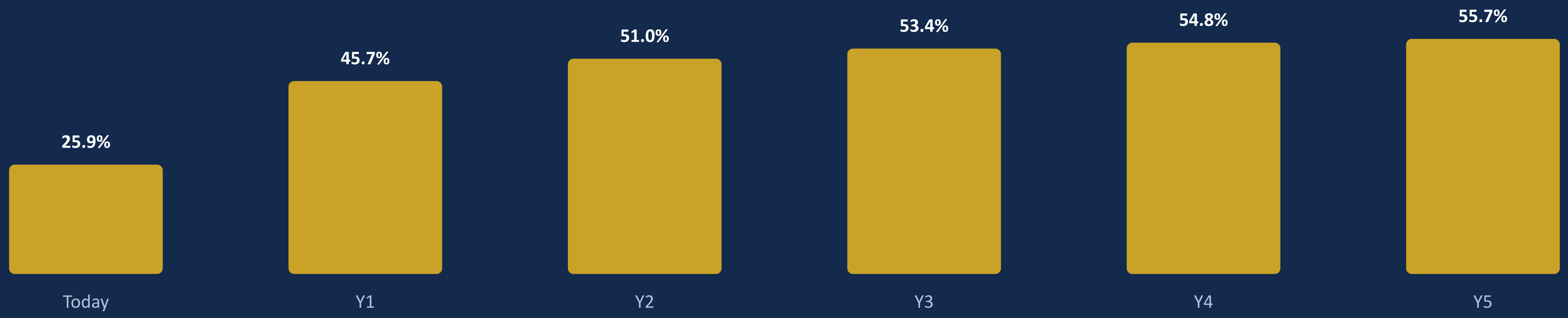
7.9x

Growth in annual profit from today's baseline to Year 5 (AED 168K → AED 2.87M)

143

Units under management by Year 5, an 8x increase from today's 18-unit base

Margin Expansion Over Time



Regulatory Landscape & Key Considerations

Dubai's holiday home sector is well-regulated and maturing in 2026. We operates within this framework, which supports long-term stability but requires ongoing compliance investment as the portfolio scales.

DET/DTCM Licensing

Every unit requires an annual holiday home permit; enforcement has tightened in 2026 with stricter guest-registration timelines and higher penalties for lapses.

Building & OA Approvals

Not all buildings permit short-term rentals — new acquisitions must be verified against owners' association rules before onboarding.

Tourism Taxes & Fees

Tourism Dirham, a 7% municipality fee, and 5% VAT (above the registration threshold) apply and should be reflected in unit-level pricing.

Seasonality

Dubai demand peaks October–April; summer months see lower occupancy, which the 85% average assumption should be validated against monthly data.

Scaling Overheads

Growing from 18 to 143 units will likely require additional management staff and systems beyond the incremental-cost assumption modeled here.

Market Competition

Established operators (e.g. Frank Porter, GuestReady, bnbme) compete for the same inventory and guests, which may pressure pricing or acquisition costs.

LET'S BUILD THE NEXT CHAPTER TOGETHER

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A disciplined, licensed, and scalable holiday home portfolio in one of the world's fastest-growing tourism markets — with a clear path from 18 to 143 managed properties over the next five years.

✉ Email

Dubai, United Arab Emirates