



Global REIT

Investment Opportunity

Pre-Lease
Commercial Space
Motor City

Introduction

AQUA Properties has the pleasure in submitting this investment proposal to purchase shares in a commercial project in Motory City, valued at **AED 367,000,000**.

The project is accessible from the main Dubai highway, Sheikh Mohammed Bin Zayed Road, which makes its location convenient for commuters to get to and from main key points in the city.



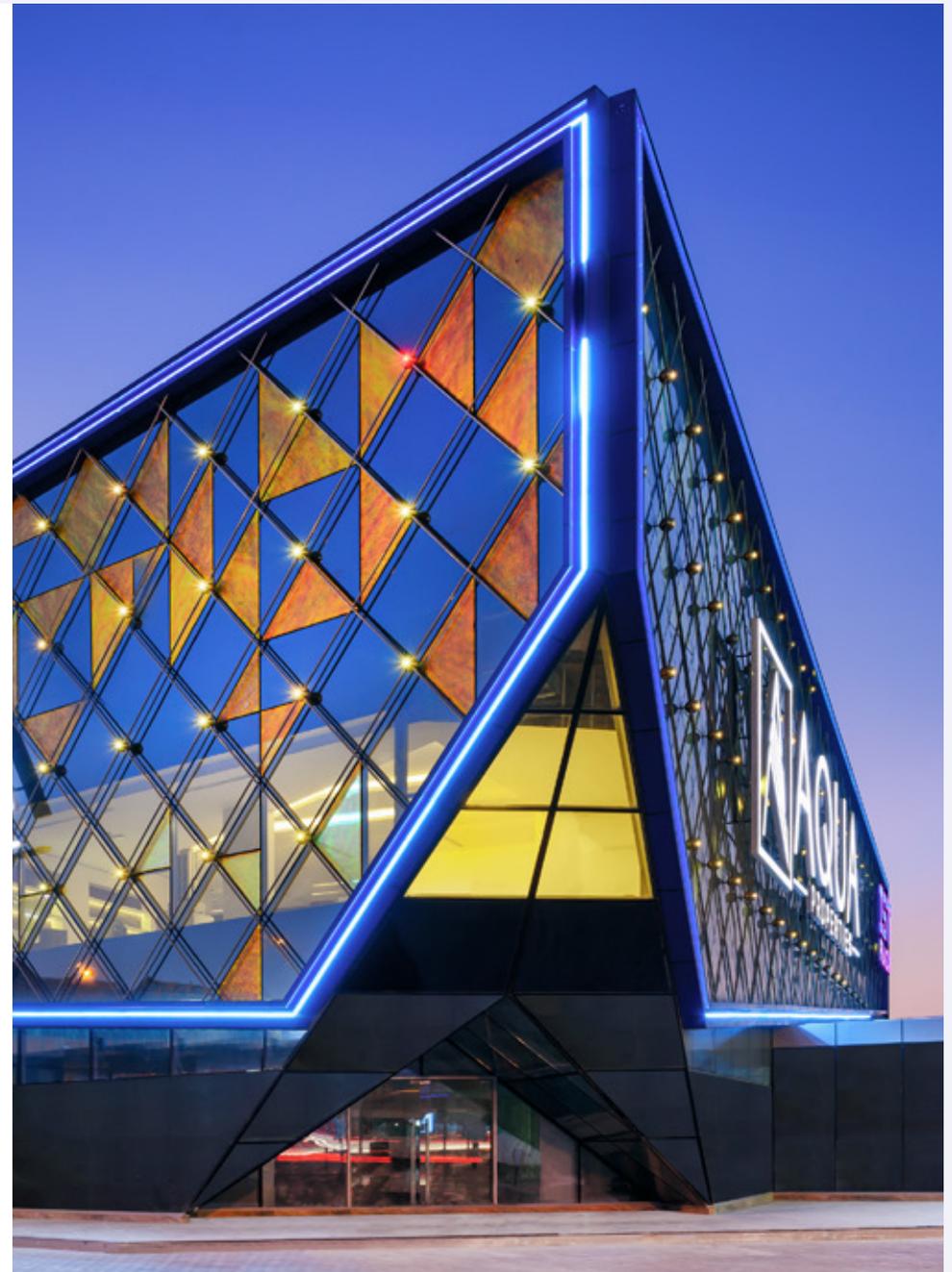
Why AQUA Properties

Founded in 2005, AQUA Properties established its position on the market as a renowned, award-winning real estate company thanks to its innovative, creative and forward-thinking approach.

Located in a modern, spacious office on Sheikh Zayed Road, AQUA Properties offers expert property advice with their large multinational team of RERA certified professionals who are highly trained and committed to giving the best customised service to their clients combined with transparency, discretion and clear communication.

AQUA Properties offers a wide range of property services across all property types and sectors including property marketing, brokerage, leasing, property management, project planning and development, contracting, homeowner's association, and the most exciting one by far – Global REIT, the world's first ever blockchain-based REIT.

Whether you are looking for a place to create your ideal home or just a good investment opportunity, AQUA Properties is a full-service real estate company providing clients personalised and valuable up-to-date market data and trends.



Why Invest in Global Reit?

Global REIT is a stablecoin real estate investment platform offering a steady and secure income. There are several aspects that make Global REIT a great investment choice.

Guaranteed ROI

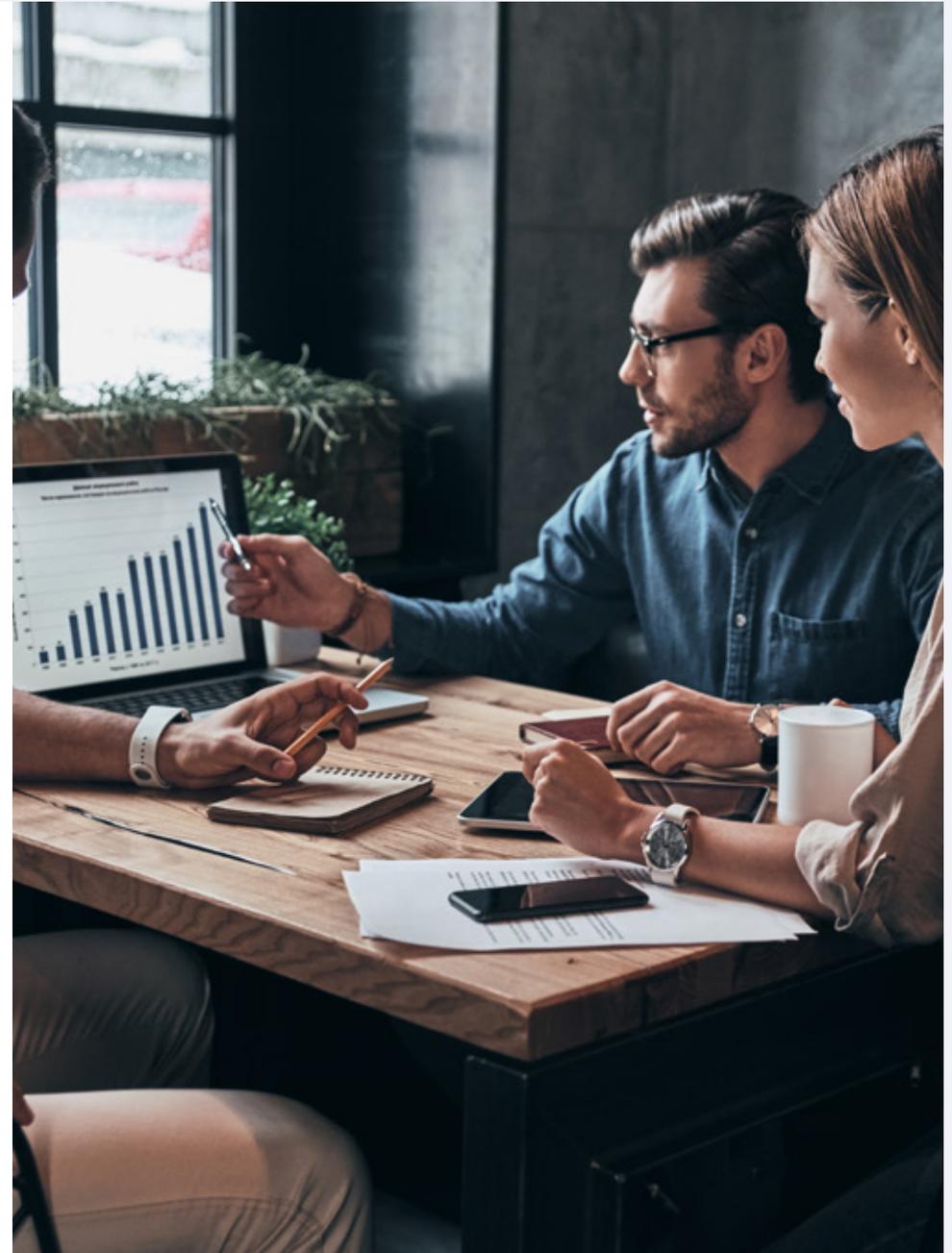
Global REIT investors benefit from 9% yearly ROI guaranteed linked to USD which is paid monthly. Therefore, as an investor, you can enjoy attractive risk-adjusted returns and a stable cash flow.

Asset-backed

Global REIT investments are asset-backed, giving investors the right to a steady income generated by a chosen portfolio of assets. Real estate-backed stablecoin investors hold a tangible asset that has real value, unlike most cryptocurrencies.

Liquidity

Global REIT investors enjoy far more liquidity. In other words, they can quickly and easily convert their coins into cash.



Risk Diversification

Global REIT offers a portfolio of real estate investments which are diversified financially and geographically. This ensures a stable cash flow for investors who do not depend solely on one property or investment.

Sharia-compliant REIT

Global REIT enables you to invest in real estate projects in line with Shariah principles. The company follows solely investment and procedures consistent with principles of Islamic law.

Blockchain-based

As a blockchain-based platform, Global REIT refines the way people market, search for, buy, sell and invest in properties. Furthermore, it ensures full transparency and reduces costs.



Investment Opportunity

Pre-leased Commercial Real Estate has been increasingly becoming one of the most attractive investment opportunities in Dubai over the past 2 years. There is a constant increase in demand for the 'right space' in the 'right location' at the 'right price'.

Taking the above into consideration, this 401,120 sq.ft. shell and core commercial space will be purpose built – the tenant can identify his needs and the construction and partition will be tailored towards them.

This excellent and flexible lease opportunity offers commercial space ranging from 3,000 sq.ft up to 401,120 sq.ft. with a 12-months time frame to start construction from contract signing date and a 10% deposit upon signature.

Some of the main features of this commercial project are its prime location, accessibility and the availability of 615 parking spaces.

This commercial project suits most business concepts such as medical clinic, gymnasium, supermarket, etc





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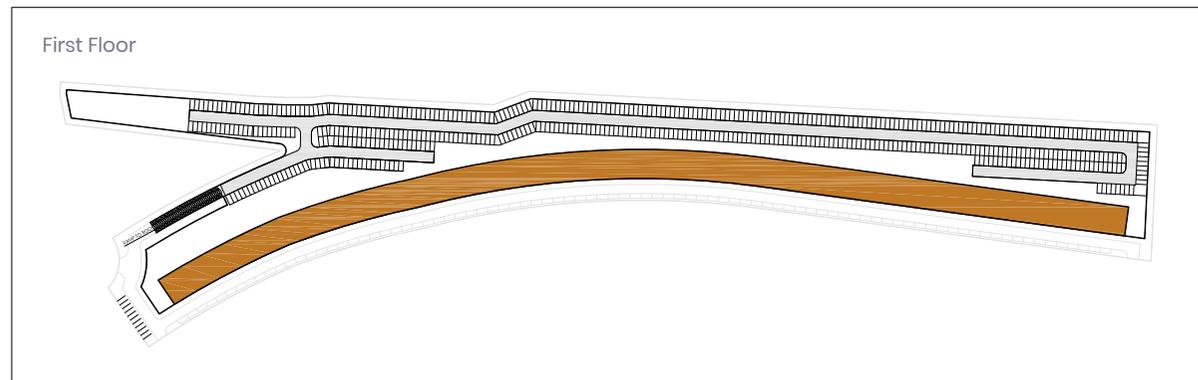
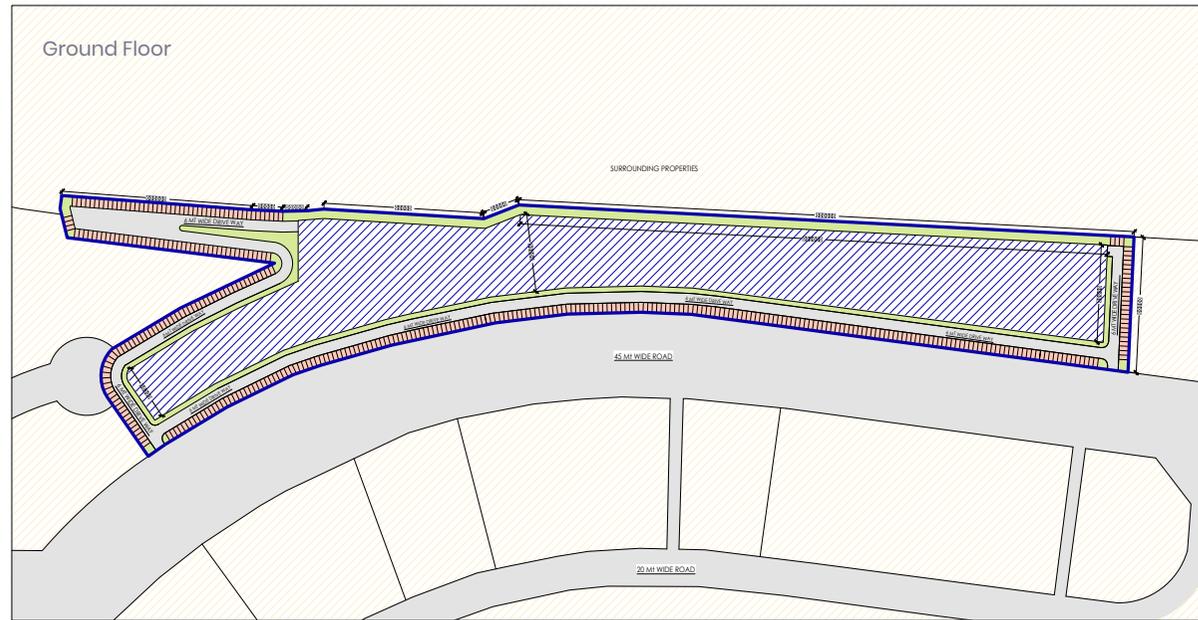
Layout Plan

Retail Area

37,265 sq.mt. (401,120 sq.ft.)

No of Parking

615



Legend

-  : PROPERTY LINE
-  : RETAIL AREA
-  : PARKING AREA
-  : CIRCULATION
-  : SURROUNDING PROPERTIES

Investment Proposal

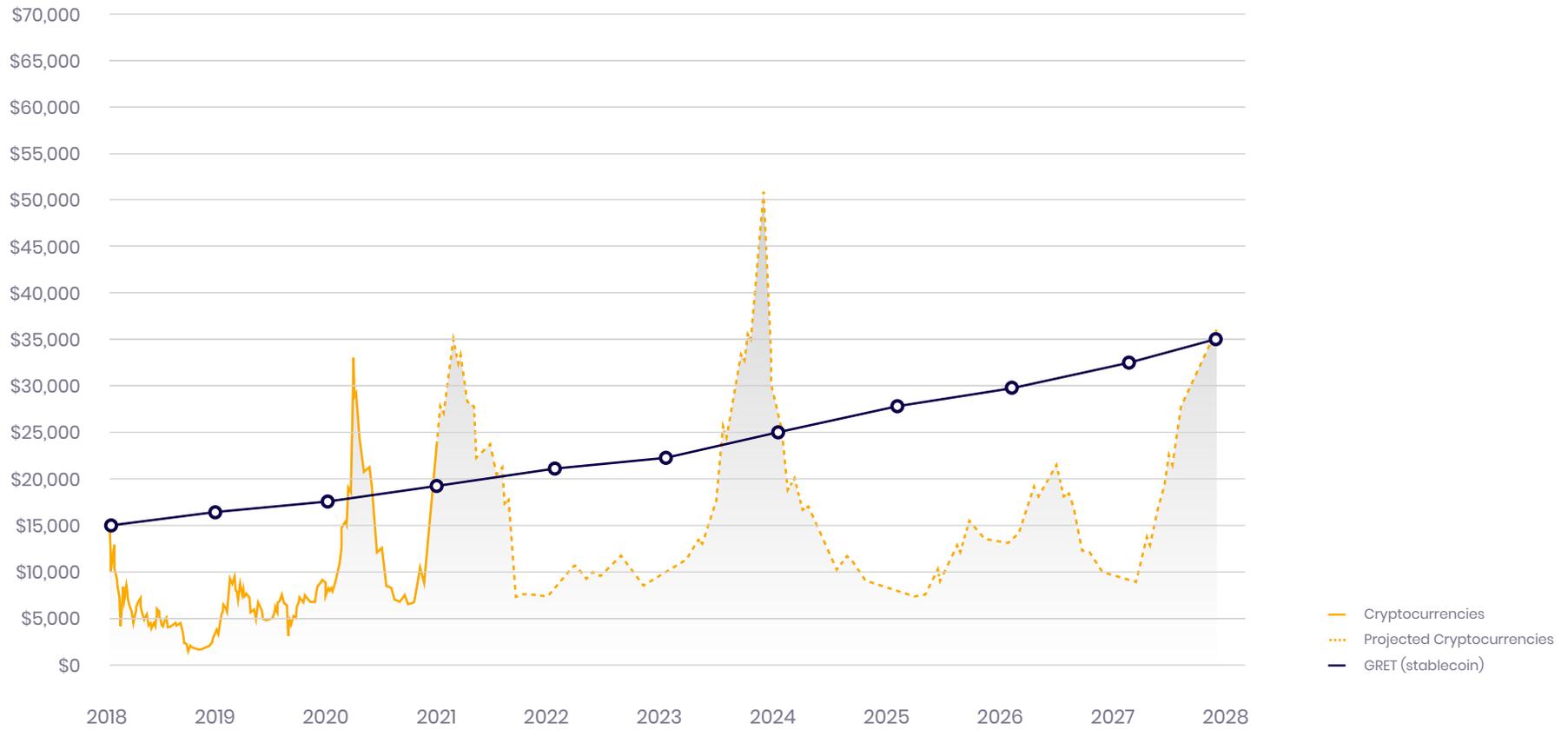
This exclusive commercial project in Motor City, valued at **AED 367,000,000** or **USD 100,000,000** which is equivalent to **100,000,000 GRET** Cash/Shares (stablecoins), is now available for share investment.

The minimum investment value is **USD 50,000** which will generate a guaranteed yearly yield of **9%** paid monthly with a minimum holding period of one year.

This investment is one of its kind considering it is the safest as it is asset backed.



BTC vs GRET





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