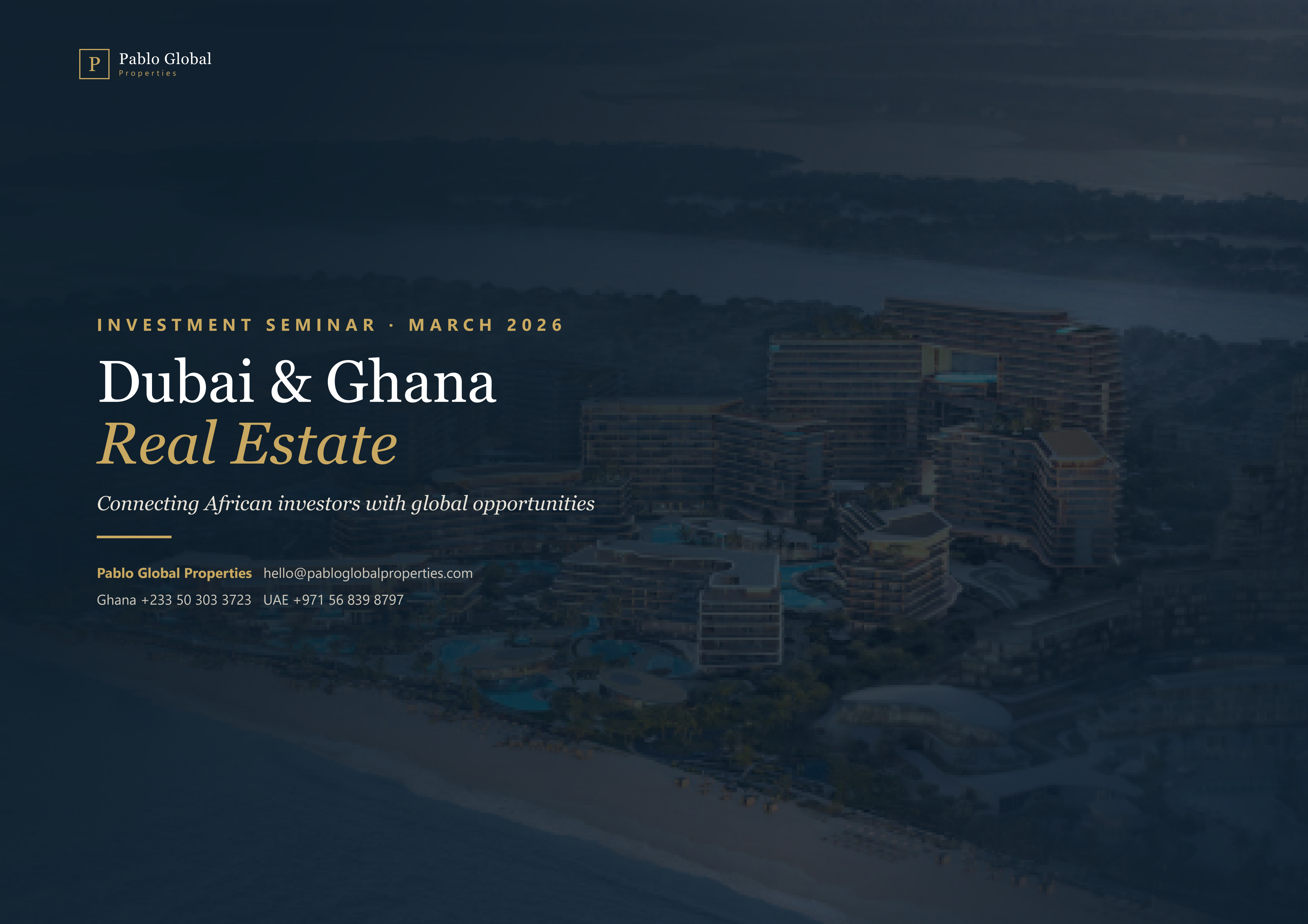


Pablo Global
Properties

INVESTMENT SEMINAR · MARCH 2026

Dubai & Ghana *Real Estate*

Connecting African investors with global opportunities

Pablo Global Properties hello@pabloglobalproperties.com

Ghana +233 50 303 3723 UAE +971 56 839 8797

The firm behind the *seminar*.

PABLO GLOBAL PROPERTIES

Founder & CEO	Charles Kwadwo Tuffour
Headquarters	Accra, Ghana · Dubai, UAE
Services	Advisory, investment guidance, cross-border facilitation
Clients	100+ HNW individuals & families
Markets	Dubai & Accra, with dedicated desks

STRATEGIC PARTNERS

- **Ellington Properties** and other tier-one Dubai developers
- Global luxury real estate networks
- Ghana market partners — Accra developers & agents
- Investment facilitation — legal, financial & title-verification specialists
- A growing network of partner organisations across both markets

"Cross-border expertise, one trusted desk."

FOUNDER & CHIEF EXECUTIVE OFFICER

Charles Kwadwo Tuffour

Charles founded Pablo Global Properties to give rising African wealth a single trusted gateway into international real estate. With deep relationships across Accra's developer community and Dubai's brokerage network, he leads every strategic acquisition personally.

He advises high-net-worth individuals, public figures and diaspora families across two continents — combining institutional rigour with personalised service, and a genuine understanding of African capital's unique needs.

> *"Our clients aren't buying property. They're buying certainty in markets they can't watch every day."*

COMPANY EVOLUTION

Built *deliberately*, market by market.

2023	**Founded** as a boutique advisory connecting African HNW individuals with premium property in Dubai and Ghana.
2024.01	**Formal Dubai partnerships**; first curated portfolio for diaspora investors.
2025.06	**Portfolio expansion** — Dubai Marina, Business Bay, Uptown Dubai; proprietary research launched.
2026.03	**Today:** 100+ HNW clients across two markets, founder-led, with dedicated investment desks. A recognised leader in cross-border African real estate.
2024.06	**Ghana base opened** in Accra; first listings in Cantonments, Airport Residential and East Legon.
2024.12	**Significant transaction volume**; team and advisory board expanded.
2026.01	**Expanded positioning** and deeper cross-border capability.
Next	Deepening developer relationships and building the technology platform behind the desk.

THREE COMPETITIVE STRENGTHS

What makes the difference.

Strength 01
Strategic Partnerships

- Direct access to top developers & luxury networks
- African diaspora leadership with two-market reach
- Exclusive off-market opportunities & allocation rights
- **Result:** preferential pricing & early access to the best properties

Strength 02
Market Intelligence

- Data-driven analysis & proprietary research
- Real-time market insight & trend analysis
- Direct developer relationships for negotiation leverage
- **Result:** a curated portfolio of quality-vetted property at optimal pricing

Strength 03
Proven Track Record

- 100+ satisfied clients across Africa & the diaspora
- Significant transaction volume across two markets
- Founder-led, with personal oversight of every deal
- **Result:** credibility built through consistent client success

WHY DUBAI — THREE KEY FACTORS

The foundation of a *global city*.

Factor 01
Economy & Business

- The Middle East's leading financial & business hub
- Regional hubs of global firms — Microsoft, Amazon, Google & more
- Diversified economy; oil is a small share of GDP
- 0% personal income & capital-gains tax; 9% corporate tax on profits above AED 375K
- Freehold ownership for all nationalities
- Golden Visa pathways (5 & 10-year) via real estate

Factor 02
Tourism & Lifestyle

- ~18 million international visitors a year
- Icons: Burj Khalifa (828m), Palm Jumeirah, Dubai Marina
- Wynn Al Marjan Island (RAK) opening ~2027
- Disneyland Abu Dhabi announced for the Emirates
- World-class dining, retail & entertainment
- Continuous mega-projects driving demand

Factor 03
Safety & Community

- Among the world's safest large cities
- 200+ nationalities; ~88% expatriate population
- British, American & international schools
- European-standard healthcare
- Stable legal system & strong property rights
- Straightforward residency & visa pathways

TWO DECADES OF GROWTH

Dubai's remarkable *transformation*.

From emerging skyline to global city — consistent development and investor confidence.

~19 yrs
OF SUSTAINED DEVELOPMENT

+12.5%
PRICE GROWTH YOY (Q1 2026)

AED 286B
H1 2026 SALES · 79,229 DEALS

Skyline & supply	From scattered construction to a dense, completed global skyline with continuous new mega-projects.
Investor confidence	Value growth now outpaces volume — the defining signal of a maturing, stable market.
The opportunity ahead	Established freehold liquidity plus emerging corridors (Dubai Islands, MBR City, RAK) still early in their curve.

Figures indicative; sources: Dubai Land Department data & market analysis, 2026.

ICONIC LANDMARKS

The city that built the *impossible*.

828 m

Burj Khalifa

The world's tallest building — the symbol of Dubai's ambition and the anchor of Downtown.

7★

Burj Al Arab

The world's most recognisable luxury hotel — a beachfront icon of the Dubai brand.

23 km+

Palm Jumeirah

The world's largest artificial island — home to Ocean House and Ellington Beach House.

#1

Dubai Marina

One of the largest man-made marinas — premium waterfront living and deep rental demand.

DUBAI MARKET TRENDS · 2022–2026

A market that keeps *compounding*.

AED 1,759

Avg price / sq ft

+12.5% year-on-year in Q1 2026 — value growth leading volume.

6–9%

Gross rental yields

Mid-market up to ~8.5%; JVC 7–9%, JLT 6–8%, Marina 5.5–7%.

79,229

H1 2026 transactions

AED 286B in sales — deep, liquid, competitive market activity.

Top growth communities (H1 2026)

Dubai South **+22.8%**
Dubai Hills Estate **+20.3%**
DAMAC Hills **+19.1%**
Palm Jumeirah **+18.5%**
Dubai Silicon Oasis **+18.2%**
Dubai Creek Harbour **+17.9%**

Forecasts are estimates, not guarantees. Sources: Dubai Land Department & market analysis, 2026.

DUBAI PORTFOLIO

An Ellington address for *every budget*.

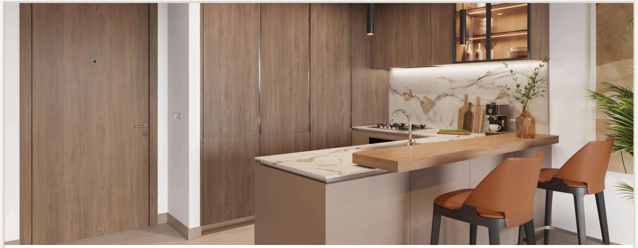
UPTOWN · JLT

Mercer House

AED 1.3M–8M+

Studios – penthouses

NOW SELLING



JVC

Hamilton House

AED 560K–2.5M

Studios – 3-bed

BEST VALUE

JVC

Hillmont Residences

AED 730K–3M

Studios – 3-bed

HIGH YIELD

MBR CITY

Everly Place

AED 1.9M–6M

1–4 bed lagoon

NOW SELLING

DUBAI ISLANDS

The Meriva Collection

AED 2.7M–7M+

Beachfront launch

NEW LAUNCH

PALM JUMEIRAH

Ocean House

Price on application

Beachfront penthouses

EXCLUSIVE

UPTOWN · JLT · ELLINGTON

Mercer House

AED 1.3M–8M+ ≈ $354K–$2.2M+ · Handover 2027

Studio–4	Freehold	Golden Visa
BEDS	TENURE	ELIGIBLE

- Twin towers on a landscaped podium
- Beach-style pool, spa with snow room
- Indoor multi-sport court, retail promenade
- Two metro stations, minutes to the Marina

WHY BUY

Ellington's flagship Uptown launch — premium amenities, strong developer reputation, pre-launch opportunity in an established waterfront community.

Book a viewing → /booking **+971 56 839 8797**

JUMEIRAH VILLAGE CIRCLE · ELLINGTON

Hamilton House

AED 560K–2.5M ≈ $152K–$680K

Studio–3	Freehold	Family
BEDS	TENURE	FOCUSED

- Entry-level into the Dubai freehold market
- Established, family-focused JVC community
- Pool, gym, courtyards, co-working lounges
- Among the city's strongest short-let yields

WHY BUY

Affordable entry into Dubai real estate with strong rental yields in an established community and family-friendly infrastructure.

Book a viewing → /booking **+971 56 839 8797**

JUMEIRAH VILLAGE CIRCLE · ELLINGTON

Hillmont Residences

AED 650K–3M ≈ $177K–$816K

Studio–3	Freehold	7–9%
BEDS	TENURE	JVC YIELD

- Modern finishes at competitive pricing
- Bright, light-filled interiors & city views
- Pool, gym, landscaped terraces
- Established community with appreciation potential

WHY BUY

Modern design standards and community amenities in one of Dubai's most rentable neighbourhoods — a dependable income asset.

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BUKADRA · MBR CITY · ELLINGTON

Everly Place

AED 1.9M–6M ≈ $517K–$1.6M · lagoon-front

1–4	Freehold	Lagoon
BEDS	TENURE	FRONT

- Direct crystal-lagoon frontage
- Premium finishes, waterfront access
- Lagoon beaches, pools & promenades
- Minutes to Downtown Dubai & Burj Khalifa

WHY BUY

Exclusive waterfront positioning with premium amenities in a fast-appreciating central district — lifestyle and investment in one.

Book a viewing → /booking **+971 56 839 8797**

DUBAI ISLANDS · ELLINGTON

The Meriva Collection

AED 2.7M–7M+ ≈ $735K–$1.9M+ · 6–8% yield

1–4	Freehold	Beach
BEDS	TENURE	FRONT

- Beachfront community on Island B
- Private beaches, on-site Ellington hotel
- Signature Penthouses (~903 units, Phase 1)
- Launched Jan 2026 · handover from 2030

WHY BUY

Beachfront access is rare in Dubai — a premium early-stage launch with projected 6–8% yields and early-bird pricing.

Book a viewing → /booking **+971 56 839 8797**

THE EMERGING INVESTOR MARKET

Ras Al Khaimah — *the next chapter*.

Why RAK is one of the UAE's most-watched growth markets.

COASTLINE

23 km+ of Arabian Gulf beachfront and the Al Marjan Island mega-development anchoring high-end waterfront projects.

MOUNTAINS

The Hajar range — scenic trails, hiking and a growing adventure-tourism destination.

DESERT

Traditional desert-safari experiences and authentic cultural tourism.

CULTURE

Some of the UAE's oldest heritage sites, museums and preserved Arab tradition.

RAK sits ~45–60 minutes from Dubai — an emerging complement to a Dubai-anchored portfolio.

THE FLAGSHIP PROJECT

Al Marjan Island — *transforming RAK*.

4
MAN-MADE ISLANDS

2.7 km
OF COASTLINE DEVELOPED

2030s
MULTI-PHASE DEVELOPMENT

Development mix	High-end hotels, luxury resorts, premium residences and integrated resort complexes along the RAK coastline.
Anchor tenant	Wynn Resorts — the region's first integrated resort (see next).
Market impact	A tourism-driven catalyst expected to lift property values, infrastructure and international investor interest.

Growth figures are market estimates, not guarantees.

THE GAME-CHANGER

Wynn Al Marjan Island — *a regional first*.

The Middle East's first integrated resort of its kind.

OPENING

Targeted for ~2027, on Al Marjan Island, Ras Al Khaimah.

WHAT IT IS

An integrated resort combining a luxury hotel, premium residences, restaurants, gaming and entertainment.

SIGNIFICANCE

Wynn's first Middle East location, alongside Las Vegas, Macau and Boston — a landmark development milestone.

WHY IT MATTERS

Expected to bring a major tourism influx and establish RAK as an international lifestyle destination.

Wynn global presence: Las Vegas · Macau (Wynn Palace) · Boston.

INVESTMENT IMPACT & FORECAST

RAK's projected *trajectory*.

↑ Tourism

Visitor growth

A significant projected increase in annual tourists post-Wynn, in line with comparable integrated-resort markets.

30–50%

Property appreciation

Estimated 5-year appreciation potential near resort development, based on comparable markets.

8–12%

Rental yields

Projected gross yields for quality residential near the resort district.

Comparable models

Macau — a comparable integrated-resort introduction drove dramatic property appreciation over its growth cycle. **Las Vegas** — an established resort market shows steady stable annual yields on quality residential.

All figures are forward-looking estimates and not guarantees of future performance.

ACCRA INVESTMENT OPPORTUNITIES

Prime Accra, *neighbourhood by neighbourhood*.

ACCRA

Cantonments

From $560K

Urban sophistication

ACCRA

Airport Residential

From $850K

Modern convenience

ACCRA

East Legon

From $420K

Investor hub

ACCRA

Trasacco Valley

From $1.35M

Premium gated

ACCRA

Labone

From $245K

Established luxury · ~8%

EASTERN REGION

Aburi Hills

From $390K

Serene investment

CANTONMENTS · ACCRA

Urban Sophistication

From $560K Townhouses & apartments

3+	6–9%	Central
BEDS	YIELD	NEAR CBD

- Established luxury, near the diplomatic quarter
- HNW professionals, diplomats, executive families
- Fine dining, embassies, business centres
- Strong diaspora rental demand

INVESTMENT THESIS

Established luxury status and proven investment — strong, stable rental demand and consistent appreciation.

Current listings → /properties?market=Ghana **+233 50 303 3723**

AIRPORT RESIDENTIAL · ACCRA

Modern Convenience

From $850K Executive villas

4+	7–10%	5 min
BEDS	YIELD	TO AIRPORT

- Growing family market, modern infrastructure
- Near Kotoka International, east of the CBD
- Schools, shopping, family amenities
- Emerging premium status

INVESTMENT THESIS

Modern infrastructure and a growing, family-friendly market with real appreciation potential.

Current listings → /properties?market=Ghana **+233 50 303 3723**

EAST LEGON · ACCRA

Growing Investor Hub

From $420K Registered title

4	8–12%	High
BEDS	YIELD	GROWTH

- Emerging premium neighbourhood, rapid development
- School belt; student & professional population
- Emerging dining and entertainment
- Appreciating property values

INVESTMENT THESIS

Highest growth potential in Accra — good rental yields and a genuine value opportunity as the corridor matures.

Current listings → /properties?market=Ghana **+233 50 303 3723**

TRASACCO VALLEY · ACCRA

Premium Gated Community

From $1.35M Villas & townhouses

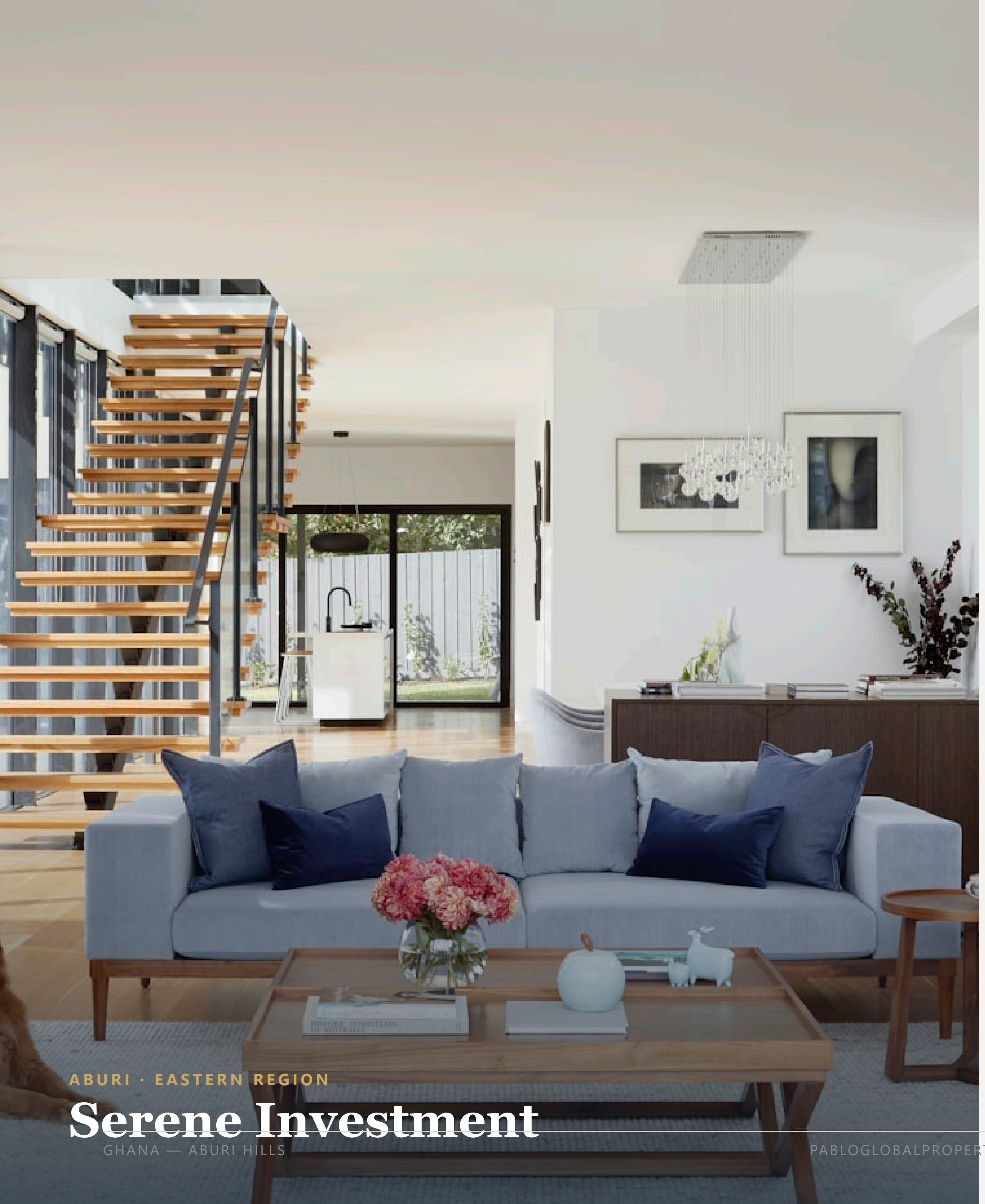
5	6–10%	24h
BEDS	YIELD	SECURITY

- Exclusive gated community, controlled access
- Premium villas & luxury residences
- Private security, parks, premium services
- Affluent families & security-focused investors

INVESTMENT THESIS

Exclusivity and security command premium pricing and strong rental demand — a stable, prestigious hold.

Current listings → /properties?market=Ghana **+233 50 303 3723**



ABURI · EASTERN REGION

Serene Investment

From $390K Hillside residences

3	5–8%	45 min
BEDS	YIELD	FROM ACCRA

- Elevated hillside with panoramic views
- Natural beauty, quieter lifestyle
- Weekend-home & lifestyle demand
- Steady appreciation for lifestyle property

INVESTMENT THESIS

Unique lifestyle positioning and scenic value — a peaceful escape with genuine weekend-rental potential.

Current listings → /properties?market=Ghana **+233 50 303 3723**

DUAL-MARKET STRATEGY

Dubai vs. Ghana — *which is right for you?*

Factor	Dubai	Ghana	Guidance
Entry price	$150K–$500K+ (AED 560K–1.8M+)	~$245K+	*Ghana offers lower entry for capital efficiency*
Rental yield	6–9% (mid-market to ~8.5%)	7–12% (higher in emerging areas)	*Ghana higher for income investors*
Growth potential	Moderate–strong in established areas	High in emerging corridors	*Ghana for appreciation seekers*
Market maturity	Established, stable, proven	Emerging, developing	*Dubai = stability, Ghana = growth*
Currency	AED pegged to USD (stable)	USD-denominated prime rents; GHS underlying	*Dubai safer for currency stability*
Residency	Golden Visa via real estate	Home-soil ownership	*Dubai offers a residency pathway*
Risk profile	Lower risk, proven market	Moderate risk, growth-driven	*Dubai conservative, Ghana growth*
Diaspora demand	Strong international buyer base	Exceptionally strong (home-country)	*Ghana especially attractive for diaspora*

Conservative
70% Dubai / 30% Ghana — stability first.

Balanced
50 / 50 — diversification & blended returns.

Growth
30% Dubai / 70% Ghana — appreciation focus.

THE PABLO ADVANTAGE

What sets us *apart*.

01
Proprietary Research
Founder-conducted market analysis across both territories, and insights you won't find elsewhere.

02
Curated, No Compromise
Every property meets our standards. Never marginal — personally vetted by the founder.

03
Cross-Border Expertise
One advisor covers Dubai and Ghana. Unified file, unified strategy, one point of contact.

04
Founder-Led Accountability
Charles personally oversees every major transaction. Direct access, no layers.

05
Transparent Pricing
Clear fees disclosed upfront, no surprises, customised plans and full financial modelling.

06
Ongoing Partnership
The relationship doesn't end at closing — management coordination and long-term advisory.

START YOUR INVESTMENT JOURNEY

Access opportunities across *two continents*.

Book a Consultation → | Browse Properties → | Send Your Brief →

"Every journey to global real estate begins with a conversation. Tell us your goals, budget and timeline. We'll bring the opportunities."

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REACH US

One trusted desk, *two markets*.

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