



LEOS Developments

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# OUR STORY

**11** years (2013-2024)

**18** projects delivered

**600+** units sold in the past 12 months

**1000+** units in the 2024 pipeline

Presence in the UK and UAE



## BRITISH QUALITY

Endeavoring to bring unparalleled British quality standards & design excellence to The Middle East



Advertising on Sheikh Zayed and Al Khail Roads in Dubai

# About LEOS



Established in 2012, LEOS is a distinguished luxury property developer renowned for its global footprint in the UK, UAE, and beyond. Committed to redefining the art of living, LEOS excels in high-level and innovative design, architecture, and development. Specializing in residential, commercial, and mixed-use real estate, LEOS offers a comprehensive range of services including land sourcing and analysis, funding, development management, construction, sales, and asset management.

Our skilled and dedicated team is passionate about delivering exceptional quality and ensuring projects are completed on time. We pride ourselves on fostering collaborative and transparent relationships with individuals and businesses alike, working together to realize shared visions and unlock substantial social, economic, and commercial value for our stakeholders and clients.

# UK Project – St. George's Gardens



# LEOS team



**UAE Team**



**UK Team**

# Management team



**Mark Gasking**  
COO Asia&Middle East



**Zaidon Yassin Al Nashie**  
Project Director



**Jake Jacobs**  
COO (UK & Europe)



**Ben Coleman**  
Development Director



**Umair Ashraf**  
Finance Director - UAE



**Charlotte Ferrey**  
Marketing Director



**Chris Pittock**  
Project Director



**Mahmoud Kamal**  
Director of HR



**Rami Amoori**  
Head of Sales



**Ahmad Alkhob**  
Head of Legal

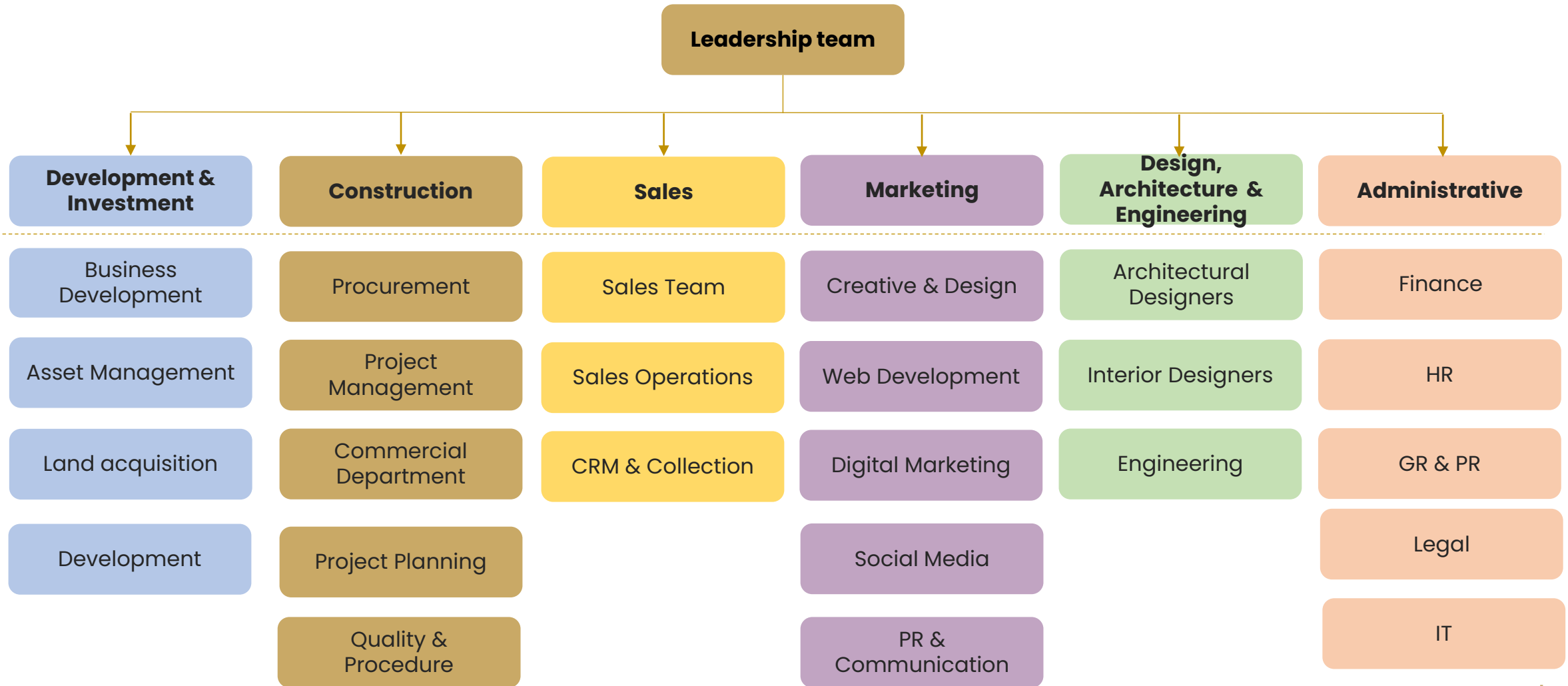


**Greg Fuller**  
Quality Officer



**Lynn Low**  
Finance Director - UK

# Organizational Structure





# UK Project. Templars Court in North London

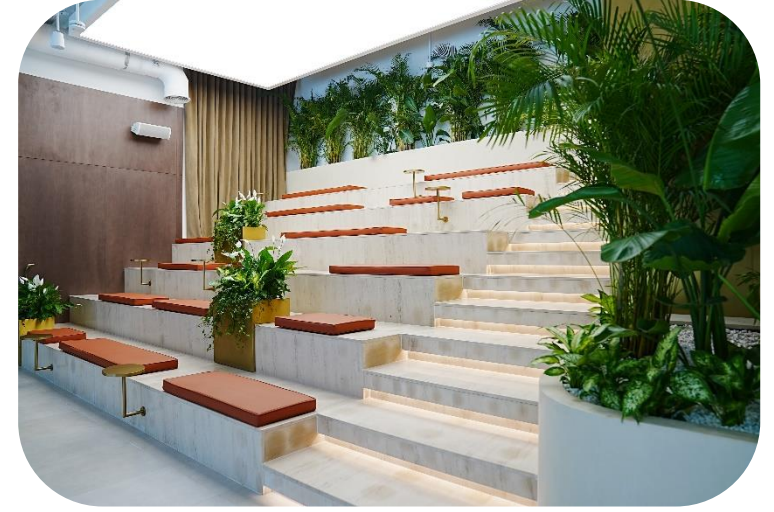
Concept



Reality



# LEOS Experience Centre in Dubai



# LEOS Awards



# UAE. Projects in progress

## Hadley Heights

JVC



Q3 2025  
# units: 219  
Sold-out

## Cavendish Square

JVT



Q4 2025  
# units: 141  
Sold-out

## Villas Community

Meydan



Q4 2027  
168 villas  
Expected sales start: Q3 2024

# Hadley Heights Construction Progress



Location: JVC

# Weybridge Gardens 1 & 2 - Projects in Dubai land



Q4 2025  
# units: 187  
Sold-out



Q4 2025  
# units: 288  
Sold-out

# Weybridge Gardens Construction Progress



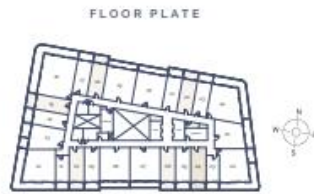
Location: Dubai land

# Weybridge Gardens -2. Floor Plans

## UNIT 04 STUDIO TYPICAL UNIT TYPE 01



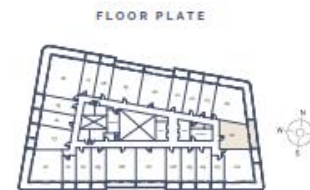
<b>TOTAL AREA</b>	
453.70 SQ.FT.	42.15 SQ.M.
<b>TOTAL INTERNAL AREA</b>	
366.87 SQ.FT.	33.99 SQ.M.
<b>TOTAL EXTERNAL AREA</b>	
87.83 SQ.FT.	8.16 SQ.M.



## UNIT 01 1 BEDROOM TYPICAL UNIT TYPE 01



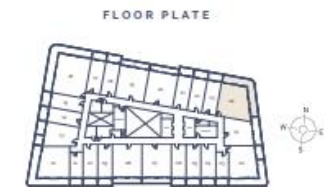
<b>TOTAL AREA</b>	
723.55 SQ.FT.	67.22 SQ.M.
<b>TOTAL INTERNAL AREA</b>	
552.73 SQ.FT.	51.35 SQ.M.
<b>TOTAL EXTERNAL AREA</b>	
170.82 SQ.FT.	15.87 SQ.M.



## UNIT 24 2 BEDROOM TYPICAL UNIT TYPE 03



<b>TOTAL AREA</b>	
1131.50 SQ.FT.	105.12 SQ.M.
<b>TOTAL INTERNAL AREA</b>	
766.42 SQ.FT.	71.11 SQ.M.
<b>TOTAL EXTERNAL AREA</b>	
366.08 SQ.FT.	34.01 SQ.M.





# Cavendish Square Renderings

Cavendish Square



Location: Jumeirah Village Triangle

# Cavendish Square Sales Launch

Cavendish Square



# Opportunities for Collaboration

1. Strategic Joint Venture (JV)
2. Inventory Value-Based Joint Venture (JV)
3. Fee-Based Development Management

# 1. Strategic Joint Venture

This approach involves multiple land plot owners entering into a joint venture (JV) with Leos. The model is flexible, allowing options for either profit sharing or inventory equivalents.

This model is applicable for projects with a Gross Development Value (GDV) above 200 million AED.

## Key Features:

- Open book JV
- Potential for Leos to provide funding
- Applicable for multiple landowners
- Allows for both profit sharing and inventory-based returns

Location	Level of investments	Expected Return on Investments (ROI)	Duration
Business Bay	AED 200,000,000	70%	36 months
JVC / Deira Island	AED 80,000,000	55%	24 months
Dubailand	AED 50,000,000	65%	24 months

## 2. Inventory Value-Based JV

The landowner contributes the land while Leos is responsible for the development, management, and funding of the project.

### Key Features:

- Landowner **provides the land**. Leos handles development, management, and funding
- Upon project completion and release of escrow account, the landowner receives an agreed-upon **inventory value**
- Ensures the landowner gets a **predetermined return in terms of inventory**

	Developer	Investor
Gross Development Value		AED 150,000,000
Investments required		AED 100,000,000
Investments (Equal to Inventory Share)	80%	20%
<b>Investments</b>	<b>AED -80,000,000</b>	<b>AED -20,000,000</b>
Split of NSA (Gross Revenue)	80%	20%
<b>Redeemed Profit</b>	<b>AED 120,000,000</b>	<b>AED 30,000,000</b>

# About LEOS

## 3. Fee-Based Development Management

This model involves **the landowner** providing both **the land** and **the funding**, while **Leos charges management fees** based on specific stages of involvement.

### Fee Structure:

- Sales cost all-in: 10% of total Gross Development Value (GDV)
- Concept design till sales launching: 1% of total GDV
- Detail design and tender: 1% of total GDV
- Site supervision and project management on site: 1% of total GDV
- Customer Relationship Management (CRM) & collections: 500 AED per unit per month, throughout the entire payment plan period
- All other expenses will be in accordance with the business plan

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