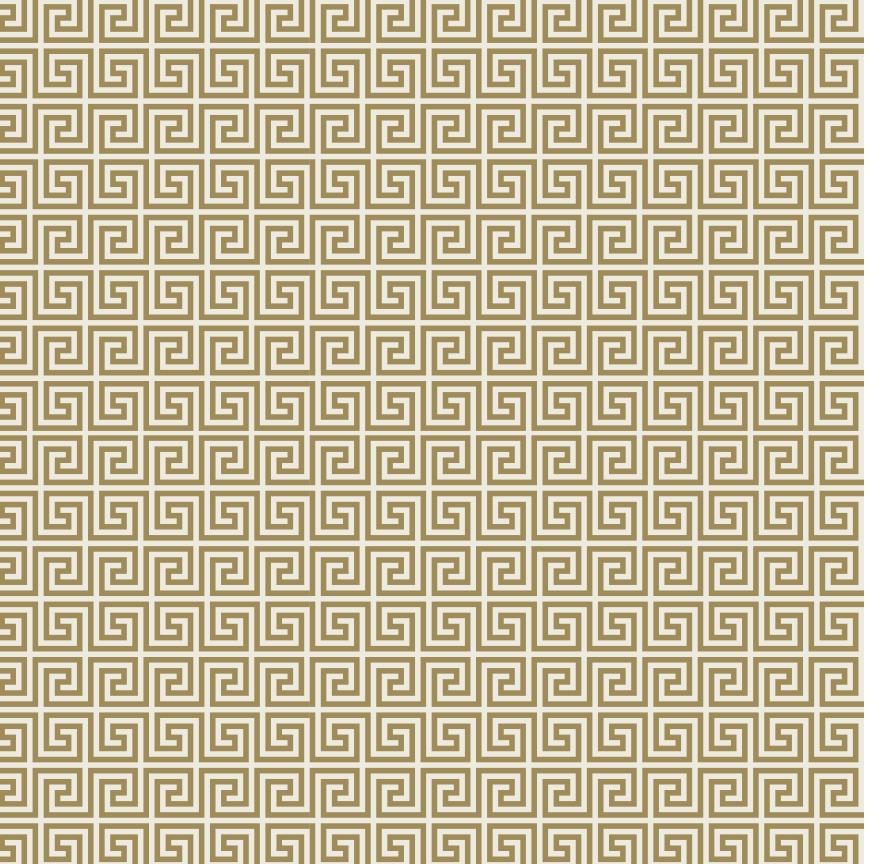




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Titans Developers presents to you, the latest residential project in the distinguished area of Dubai Sports city, Hera Tower, offering unique homes at an affordable price.



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CHAIRMAN'S MESSAGE

"THE PERFECT UNION OF LOCATION, AFFORDABILITY, AND LUXURY"



With Hera Tower, we wanted to draw from the classic architecture of Greece that has withstood the ages and continues to be recognized today as some of mankind's greatest architecture, and combine that with the very best of modern engineering.

Hera was also the Goddess of Marriage, and Hera Tower is about finding the perfect unions, not just of architectural styles but of location, affordability, and the intelligent use of interior space. Spacious and beautiful interior design means that you appreciate your time at home while a good location means you're never far from where you need to be, and affordability lets you own your home without taking financial risks.

We feel that we have exceeded our goals with Hera Tower. We have managed to keep the price of the units competitive, and with Dubai Sports City as the location for the project, a resident's every need is easily met, while the units themselves have been carefully planned to maximize the available space.

Our portfolio of properties at Titans Developers is about providing affordable homes, without compromise on the quality of the build or the finish of the units, in the most desirable residential communities, where you have all the amenities, from schools to supermarkets, at your doorstep to support your lifestyle.

We're proud to invite you to learn more about us and our project, Hera Tower.

KIR

Mohammed Al Refay Chairman and CEO

TITAN DEVELOPERS

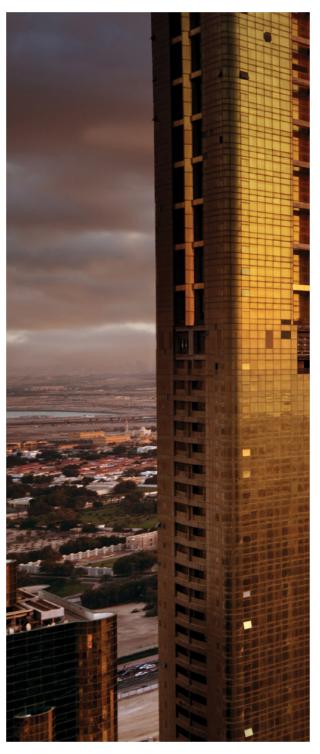
Established in 2014, Titans Developers, a relatively new entrant to the Dubai property market, has quickly earned a reputation for itself as one of the most exciting and trusted property development companies in the Emirate.

Our company is led by professionals with over 10 years of experience, each working in the Dubai real estate and construction sectors.

In 2017, building on the experience we acquired assisting other property developers in the construction, project management, and completion of their projects, we launched our own development in Dubai Sports City and realized our dream of becoming a property developer in our own right.

Our ambition at Titans Developers from our first day was to be a leader in real estate development. In just 3 short years, we've taken a great leap forward towards that goal. With the launch of Hera Tower and the announcement of two new projects in 2017, that will compromise almost 1,000 units, we've made our mark on the Dubai skyline.

OUR APPROACH At Titans Developers, we know our most precious resource is the trust and loyalty of our clients. To maintain these valued relations, we need to meet our commitments and exceed our client's expectations. A smaller portfolio of projects means that our attention is fully devoted to the construction of our buildings, giving us the time to pay attention to every detail of a project. That attention to detail translates into the finest quality of work in the construction, the perfect fitting of every apartment and the lasting financial value of your investment. We know that in life, the purchase of a property is the largest investment a person will make, we respect that our clients have chosen to make that investment with us.

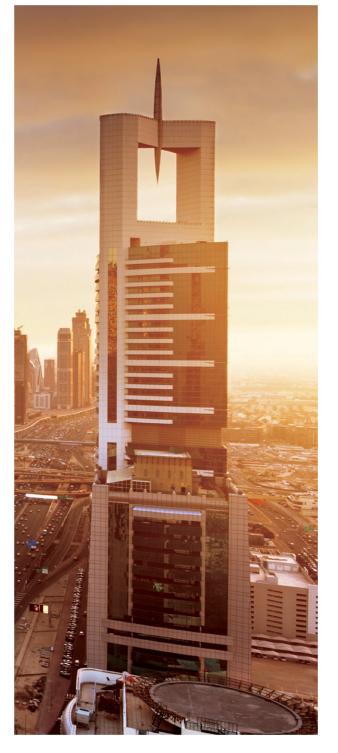




INVESTMENT & INVESTING IN DUBAI

With Dh25.5 billion dirhams of foreign direct investment in 2016, Dubai continues to rank as one of the world's top ten cities for foreign investment.

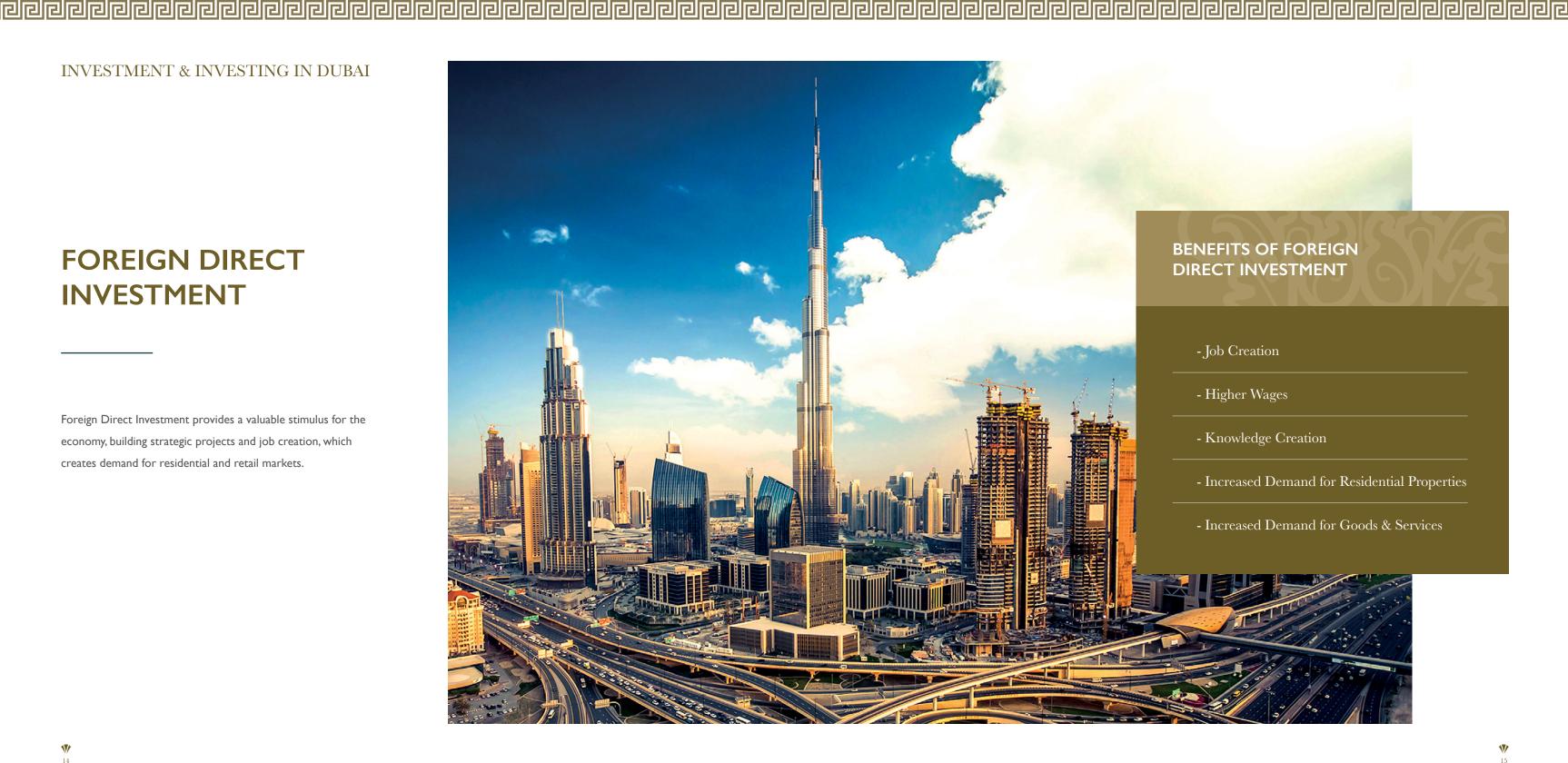
In the lead up to Expo 2020, Dubai has invested billions of dirhams into tourism, civil infrastructure, and services; this continual investment into the development of the economy has also helped the Emirate attract Dh25.5 billion in foreign direct investment in 2016, making it one of the world's top 10 destinations for foreign investment.



INVESTMENT & INVESTING IN DUBAI

FOREIGN DIRECT INVESTMENT

Foreign Direct Investment provides a valuable stimulus for the economy, building strategic projects and job creation, which creates demand for residential and retail markets.



Dubai has continued over the past two years to add new mega-projects to the Emirate; to maintain its appeal as a leading tourist destination, these iconic developments continue to add to Dubai's breath-taking and ever-changing skyline.



2016 & 2017: MEGA PROJECTS

DUBAI CANAL

The Dh I billion Dubai Water Canal is artificial canal unveiled on 2 October 2013 and inaugurated on 9 November 2016. It comprises one shopping centre, four hotels, 450 restaurants, luxury housing, walkways, and cycle paths. It is a three-kilometer-long project starting from Business Bay that stretches into the Arabian Gulf through Safa Park and Jumeirah.



DUBAI PARKS & RESORTS

Dubai Parks and Resorts is the Middle East's largest integrated leisure and theme park. With over 25 million square feet, it features more than 100 rides and attractions, and consists of three theme parks: Motiongate Dubai, Bollywood Parks Dubai, and Legoland Dubai, and one water park: Legoland Water Park.



IMG WORLDS OF ADVENTURE

IMG Worlds of Adventure, the largest indoor theme park in the world includes adrenaline pumping roller-coaster rides and spinetingling attractions across its four epic zones. Visitors can choose from a wide variety of attractions based on popular Cartoon Network characters, iconic Marvel Super Heroes and 70 life-size animatronic dinosaurs.



MARSA AL ARAB

The Dh6.3 billion mega-project, spread across 4 million sq. ft will be developed on new two islands on both sides of Burj Al Arab Jumeirah and is expected to be complete by 2020. The two islands will add 2.2 kilometres of beach frontage, as well as three new hotels and a number of new tourist attractions. The Wild Wadi Waterpark will be moved from its current roadside location closer to the beach and will be more than double its existing size.



DUBAI EYE

The Dubai Eye, the world's tallest Ferris wheel, is being built on Bluewaters Island, a multipurpose island with hotels and retail and residential properties off the Jumeirah Beach Residence coastline. The Dubai Eye can carry up to 1,400 guests at a time in its 48 capsules and will provide a magnificent view of the Burj Al Arab, the Burj Khalifa, and Palm Jumeirah.



DUBAI METRO EXTENSION

The Dubai Metro is the world's longest automated driverless system and is being extended for Expo 2020 with the addition of 50 new trains and 7 new stations. The new Expo 2020 line is expected to be able to handle 46,000 passengers per hour. The route will start from Nakheel Harbour and Tower Station and pass through areas including The Gardens, Discovery Gardens, Al Furjan, Jumeirah Golf Estates, and Dubai Investment Park.

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EXPO 2020

Expo 2020 will be an economic and political achievement for the UAE, but it will also be a vital part of the country's long-term future.

EXPO 2020 FACTS

- The Expo 2020 site occupies 1,038 acres of land off Jebel Ali
- It is expected to attract 25 million unique visitors
- It is expected to create 277,149 jobs between2013 and 2021
- 40% of the employment opportunities will be in the travel and tourism sector
- Dh25 billion of investment into infrastructure projects to support Expo 2020
- Increase hotel rooms to 100,000 in Dubai
- Expo 2020 will stretch to 2021 for Dubai's50th anniversary
- Extension of Metro line with seven new stations to serve the Expo 2020 site

In 2013, Dubai was selected to host the Expo 2020. The United Arab Emirates presented the theme for the Expo, "Connecting Minds, Creating the Future" with the sub-concepts of sustainability, mobility, and opportunity. Since winning the event, Dubai has been building infrastructure that embodies these themes that are to be launched by 2020.

The main 1,083-acre site of Expo Dubai 2020 is located midway between Dubai and Abu Dhabi. The central plaza, entitled Al Wasl, "The Connection," is enclosed by three large [sic] with each one dedicated to one of the three sub-themes of sustainability, mobility, and opportunity.

In 2017, Dubai awarded Dh11 billion to construction projects at the Expo 2020 site and is expected to attract over Dh100 billion of investment into the UAE.

In conjunction with Expo 2020, Dubai has launched the world's Solar Power Project which is set to start by Expo 2020. The Emirate is also committed to becoming the world's happiest nation; it has appointed a Minister of Happiness and set a Dubai Happiness Agenda that comprises 16 programmers under four themes and will generate 82 projects to make the city the happiest by 2020.

Expo 2020 Dubai will run for six months, from [sic] to October 20, 2020, but with the massive investment in transport and sustainability and its continued effort to improve the ease of doing business in Dubai, the impact of Expo 2020 and its vision will be felt for decades.

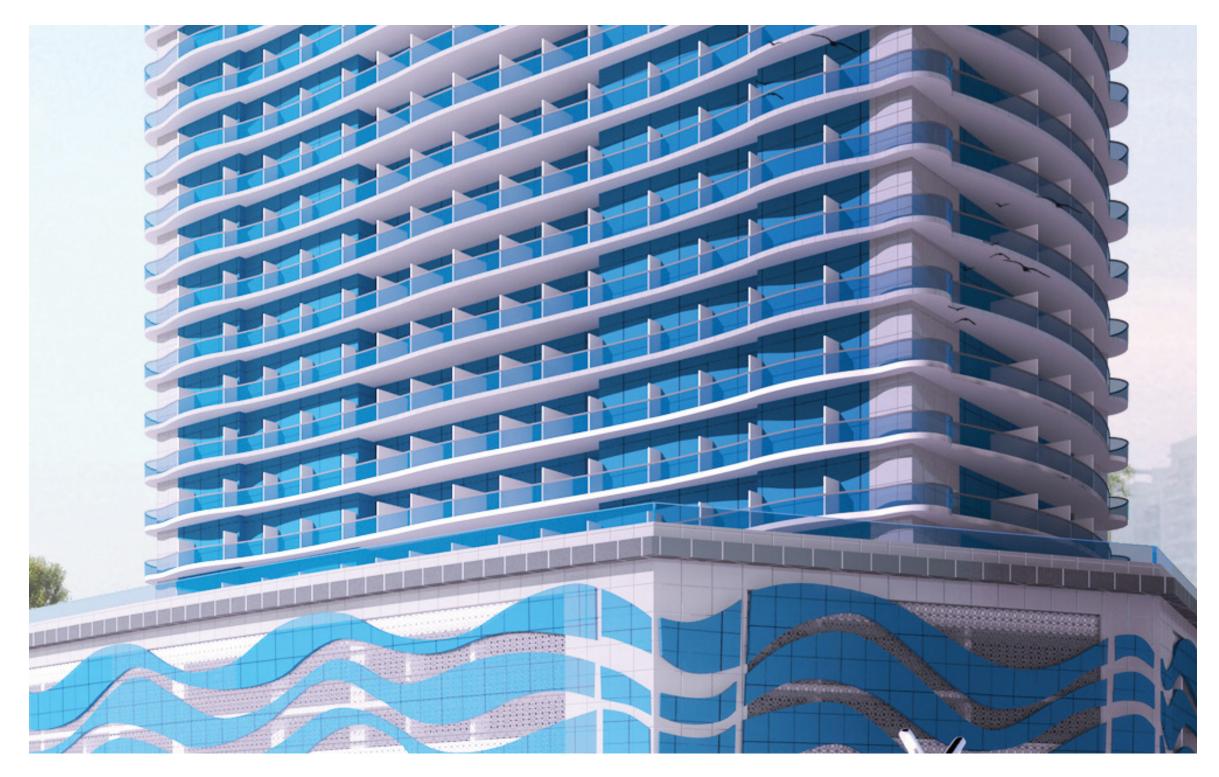
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HERA TOWER

Hera Tower effortlessly combines modern architecture with a classical design. With a mix of studios, one-bedroom, and two-bedroom apartments at affordable prices with an enviable location, Hera Tower is the ideal home for professionals and new families.

Hera Tower draws its inspiration from the Greek goddess Hera, the "Queen of the Gods" and the wife of Zeus. We have embodied this inspiration into the awe-inspiring interior design for the ground-floor lobby of Hera Tower that takes its exquisite design from classical Greek architecture.

Inspired by the Greek Goddess, Hera, the wife of Zeus and the Goddess of Marriage, Hera Tower is the perfect union of location, affordability and design.



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FEATURES & AMENITIES

A wealth of amenities at

Hera Tower means you have
a choice of recreation activities
right at your doorstep.



An effortless combination of modern architecture with classical design.



Relax at home in your spacious apartment, with natural light from the floorto-ceiling windows, or savour the incredible views from your generous-sized balcony.





LOCATION MAP

EVERYTHING YOU DESIRE FOR WORK AND LIFESTYLE WITHIN FIVE TO 15 MINUTES FROM YOUR HOME.



Within 5 to 10 Minutes

- Shopping Centre
- Schools & Nurseries
- Medical & Dental Clinics
- Dubai Production City
- Dubai Polo Club
- Miracle Gardens
- IMG Worlds of Adventure



Within 10 to 15 Minutes

- Dubai Internet City
- Mall of the Emirates
- Ibn Battuta Mall
- Global Village





PAYMENT PLAN





With just 5% down payment, owning your home in Dubai couldn't be easier.

INVESTMENT REVIEW

BUILDING & APARTMENTS

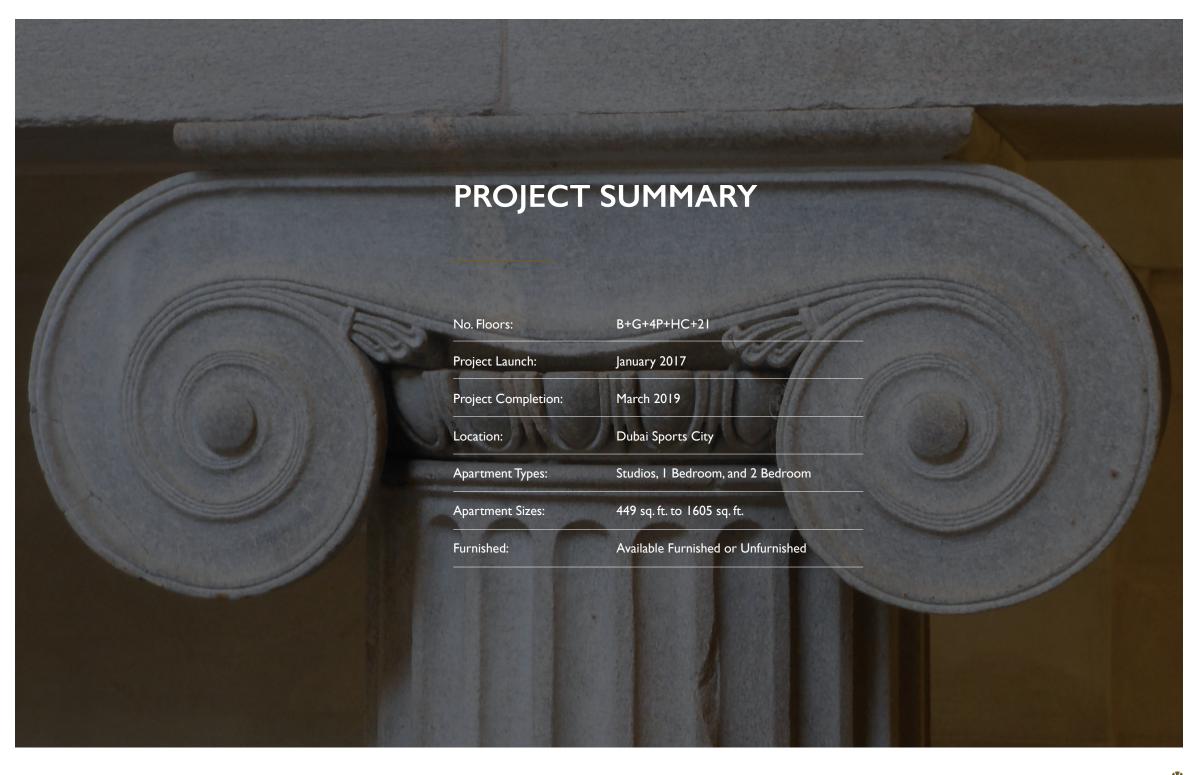
- Spacious Layouts
- Large Balconies
- Swimming Pool & Sauna
- Covered Parking
- BBQ & Children's Play Areas

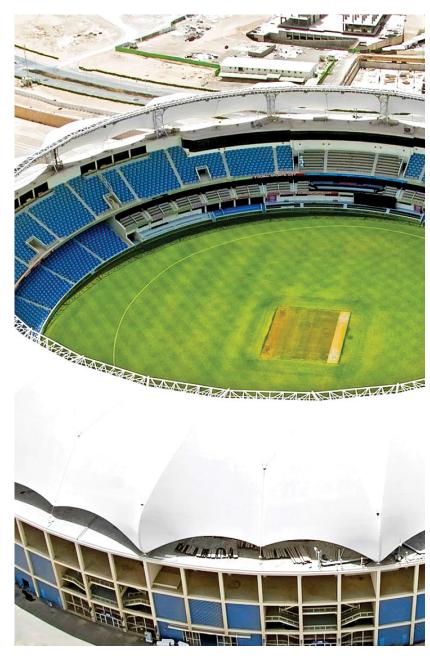
AFFORDABILITY & PAYMENT PLAN

- 5% percent booking fee
- 30% on completion

DUBAI SPORTS CITY

- 15 minutes from Major Tourist Destinations
- Schools and Retail & Medical Facilities
- World-Class Sports & Leisure Facilities





DUBAI SPORTS CITY

Hera Tower is located in Dubai Sports City, host to the Emirate's international sporting venues. With supermarkets, schools and medical clinics at your doorstep, you'll have everything you need within reach of your home.

Located on the arterial Mohammed Bin Zayed Road,
Dubai Sports City provides the perfect setting for life in
the Emirate. Its combination of residential, retail, leisure,
and recreational facilities makes it one of the most
attractive districts in Dubai for end-users and investors.

Spread over 50 million square feet, the complex has five major sporting venues, a number of sports academies, and residential districts. Dubai Sports City, just fifteen minutes away from major destinations such as Dubai Marina, Mall of the Emirates, and Dubai Internet City, provides easy access to the business and leisure destinations in Dubai. Dubai Sports City sits between Dubai Production City and Dubai Motor City, benefitting from easy access to the facilities and amenities of both districts.



The international sporting venues at Dubai Sports City have been host to major international events that have become an essential part of the Dubai calendar.



THE ELS CLUB GOLF COURSE

The Els Club Golf Course is the first course designed by the world's former number one golfer, Ernie Els, who has 71 career victories, including four U.S. Championship Opens. The Els Club Golf Course has won numerous accolades including, Best New International Golf Course in 2008 and, in 2009, Best Golf Course in Dubai. The clubhouse facilities include two restaurants, a member's lounge, and conference facilities.



DUBAI INTERNATIONAL STADIUM

The Dubai International Stadium has been host to several major cricket tournaments, including 'One Day Innings' between Australia and Pakistan, and several Twenty20 matches with teams from England, New Zealand, Pakistan, and Sri Lanka. In its first five years of operation, the Dubai International Stadium was host to more Twenty20 Internationals than anywhere else in the world.



DISTRICT AMENITIES

- Shopping Centre
- Schools & Nurseries
- Medical & Dental Clinics



SPORTS FACILITIES

- Ernie Els Golf Course
- Rugby Stadium, 5,000 Seats
- Hockey Field, 5,000 Seats
- Indoor Arena, 10,000
- Cricket Stadium, 25,000 Seats
- Outdoor Stadium, 60,000 Seats
- Sports Village
- · ICC Academy
- Spanish Soccer Schools
- Swimming Academy
- Butch Harmon Golf School



FLOORPLANS







STUDIO



TYPE	A - 6, 7, 17, 18
AREA	541.33 sq. ft.





ТҮРЕ	B - 14
AREA	530.18 sq. ft.

STUDIO



ТҮРЕ	C - 3, 21
AREA	529.06 sq. ft.





ТҮРЕ	D - 9
AREA	518.00 sq. ft.

STUDIO



TYPE	E - 15
AREA	512.63 sq. ft.





TYPE	F - 4, 20
AREA	449.50 sq.ft.

1 BEDROOM



TYPE	A - 11, 12
AREA	1,008.94 sq. ft.





TYPE	B - 13
AREA	985.96 sq. ft.

1 BEDROOM



ТҮРЕ	C - 1,23
AREA	949.26 sq. ft.





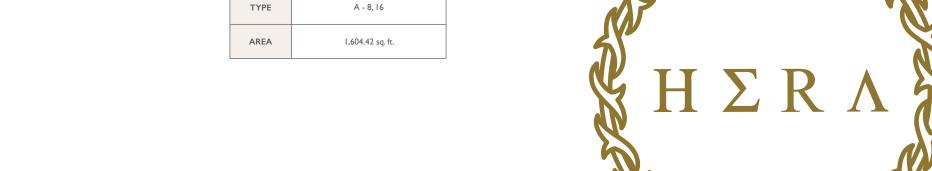
ТҮРЕ	D - 2, 22
AREA	833.27 sq. ft.



TYPE	A - 8, 16
AREA	I,604.42 sq. ft.



TYPE	B5 - 19
AREA	1,563.85 sq. ft.





TYPE	C - 10
AREA	1,526.16 sq. ft.

