

A woman with long dark hair, wearing a rust-colored top, is reclining in a dark grey lounge chair with orange armrests. She has her eyes closed and a serene expression, basking in the sunlight. The background is filled with lush green foliage, including palm trees and other tropical plants, creating a peaceful outdoor setting.

Space8

Become our partner  
and earn together with us!

We pay 30% of our commission for property purchase deals

## What we offer

Exclusive partnership program

No hidden conditions

# 30%

of Space8's commission from the first deal closed  
thanks to your referral

- Ready properties: payment on the day of deal closure
- Off-plan properties: within 3 business days after developer's payment

# 10%

of Space8's commission from any future deals  
with that same client



# We know the Dubai market better than anyone

At the heart of our work is analytics, technology, and a structured approach.  
Every decision is backed by numbers. Every step is focused on results.



Alexander Kovalev  
Founder Space8



Artem Malaga  
Founder Space8



Space8 is a team of experts with investment experience and deep market knowledge. We have a clear understanding of which properties actually sell and deliver results – and that's exactly what we build our work on.

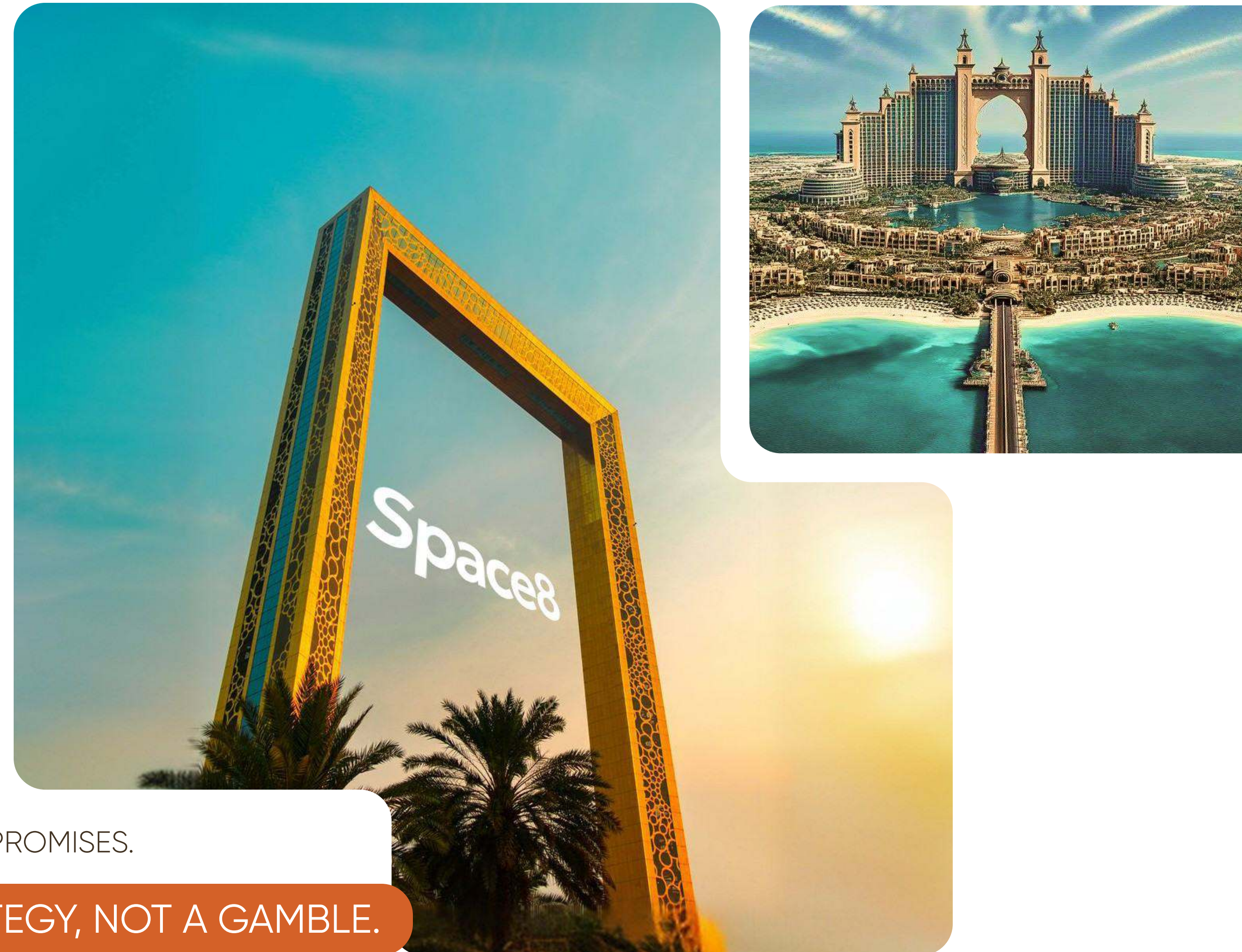
**Founded in 2009**, we started with real estate investments and development projects across Europe and Asia. This experience helped us build strict selection criteria and advanced analytics tools for market forecasting. Our solutions are always data-driven – not assumption-based.

**In 2021, we opened an office in Dubai** and focused on investments in premium real estate in the UAE. We believe that investing is not just about numbers – it's a strategic decision that must be precise, profitable, and secure.





EXCLUSIVE IT INFRASTRUCTURE  
FOR FULL DEAL TRANSPARENCY



WE WORK WITH NUMBERS AND REAL DATA – WE DON'T SELL EMPTY PROMISES.  
INVESTING IN DUBAI REAL ESTATE.

– IT'S A STRATEGY, NOT A GAMBLE.





## With us, it's not only safe — it's profitable too



**WE KNOW HOW TO CLOSE A DEAL ON THE FIRST TOUCH — AND ON THE TENTH TOO.**  
We work with all kinds of clients: the quick decision-makers and the hesitant ones.  
We don't let go after the first meeting — we guide them all the way to the deal.

- \* High commission — 30% from the first deal.
- \* Flexibility — fits everyone, no matter their main line of work.
- \* Simple process — just share the contact, and we'll take care of the rest.
- \* Access to internal analytics — you'll see client conversion rates, deal amounts, and payout details.



# IT infrastructure for deal tracking and control



## Full transparency

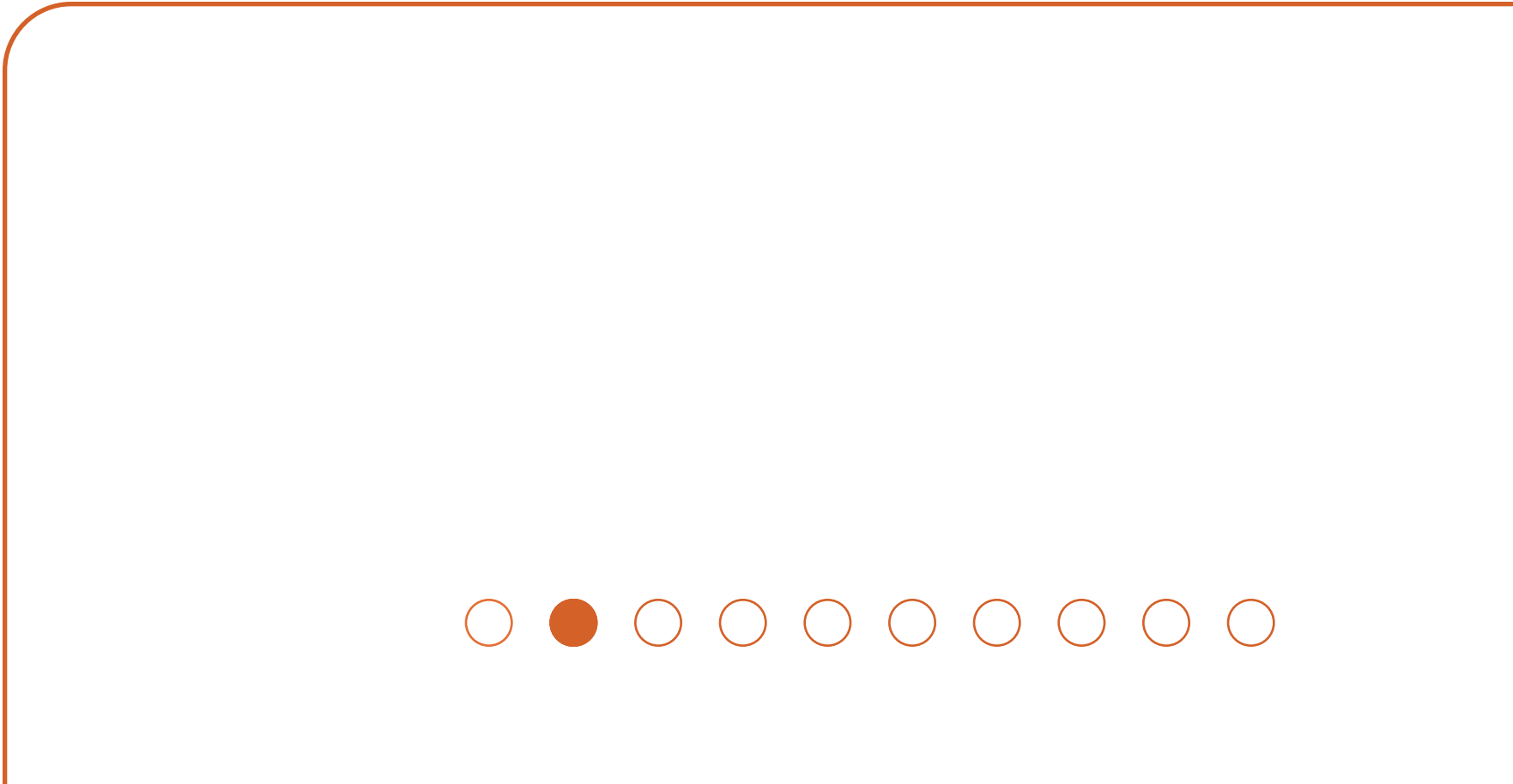
You're always aware of what stage the deal is at

## All data is confidential

You only see what's relevant to you

A unique system for tracking every stage of the deal

Real-time access to analytics and deal status.





# Why do you want to work with us specifically?



## 100% CONFIDENTIALITY.

Neither your client nor their circle will ever know that you were the one who initiated the deal. Your name stays strictly between you and us.

## EXCLUSIVE OFFERS

Access to promising projects before they hit the market, insider information on special deals, rare units, and promotions.

## WE'RE INVESTORS OURSELVES

We don't sell just anything – we carefully choose only the best opportunities.

## FINDING PROPERTIES WITH UNIQUE VALUE

We identify opportunities where the price is below true market value.

## FULL-FUNNEL ACCESS

You get a personal dashboard on our unique IT platform. You'll see the entire journey: number of leads, where each client is in the funnel, negotiation progress, and more.

## MAXIMUM ENGAGEMENT

We'll do as many meetings and Zoom calls as needed. We're ready to work not just with the client, but also with their circle – family, lawyers, business partners.

## WE WORK FOR YOU – JUST SHARE THE CONTACT

We handle the entire process: reaching out to the client, discussing strategy, preparing presentations, negotiating, and closing the deal. You relax – we do the work.

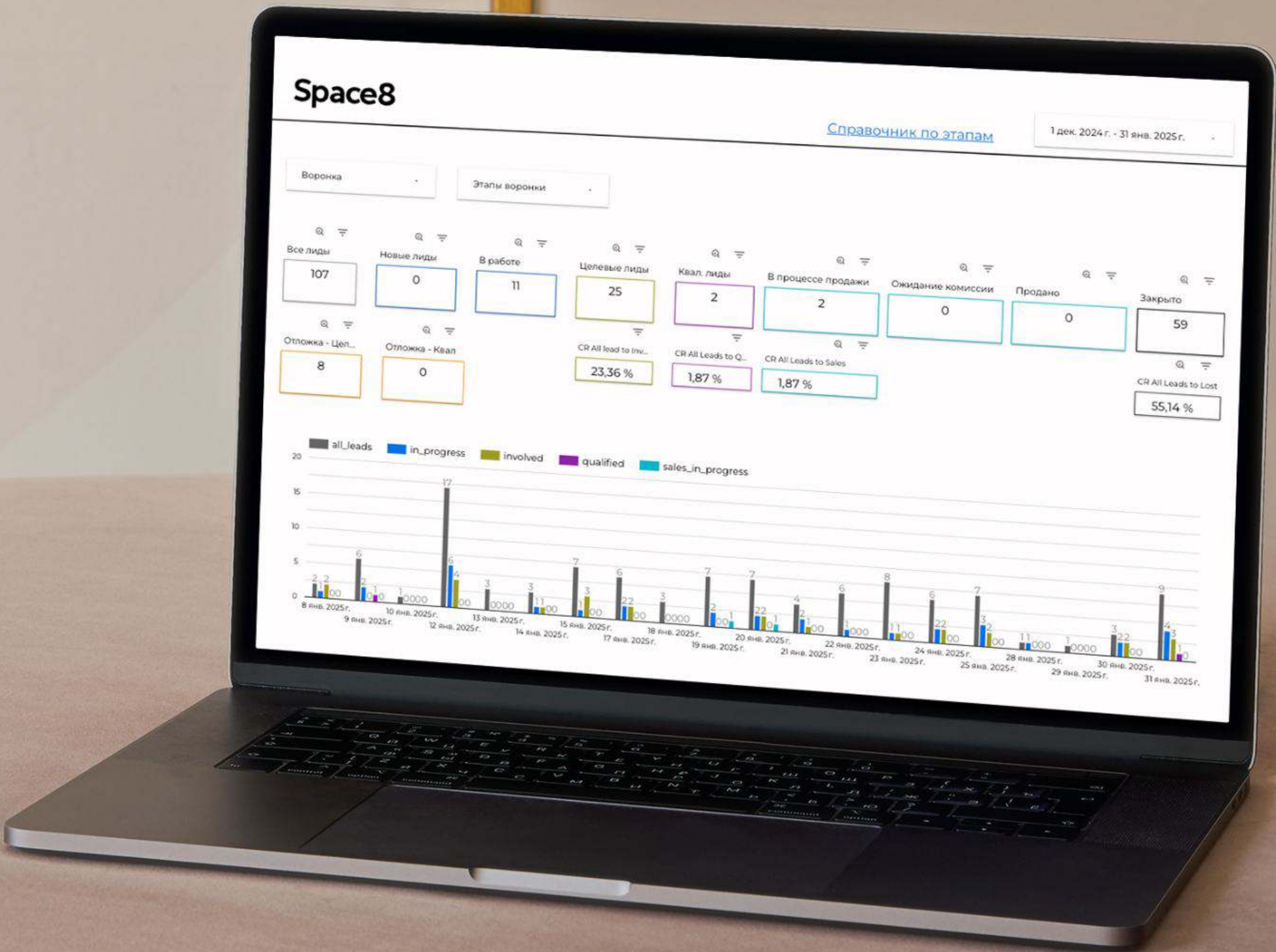
## WELL-REASONED PROPOSALS

We only suggest projects that have passed our thorough audit and meet the highest standards.

## PREMIUM SERVICE

A dedicated manager is available 24/7, supporting the client at every stage of the deal with legal, financial, and tax assistance.







# Exclusive service: "Personal Manager"\*

\*Every client you refer to us is assigned a dedicated Space8 manager, available 24/7.

We take care of absolutely everything – you're not involved in the process, but you always know everything's under control.

**What your client gets:**

- 24/7 support: reminders, documents, meetings, deadline tracking
- Full coordination with brokers, lawyers, banks, and other parties
- Assistance with logistics: transfers, notaries, powers of attorney, and more
- Clear and simple communication: everything broken down step by step
- Tailored service for unique situations (urgent deals, remote transactions, etc.)

**What you get:**

- Confidence that your client is in reliable hands – no delays, no hiccups
- Freedom to fully hand off the contact and stay out of the process
- Peace of mind: the manager handles the back office, the broker handles the deal
- Fast responses, smooth logistics, and high efficiency increase the chances of closing
- Your reputation stays intact: your client receives top-tier VIP service



**IREN**

Personal Manager, Space8

Good afternoon, Sofia. Your meeting with the lawyer is scheduled for tomorrow at 2:00 PM. Have a great evening!





# How it works?

You don't need to be a broker or an expert. All it takes is sharing a contact.

## 1. Refer a Client

Share the contact details of individuals or companies interested in buying, selling, or investing in real estate.

**89,4%** all of our clients who refer others mention it as a key reason they chose to work with us.

## 2. We'll take care of the rest.

Our experts take a personalized approach to every client, carefully considering their unique needs.

**91,6%** our clients walk away satisfied.

## 3. Receive your reward.

For every successful deal closed through your referral, you'll receive a generous reward.

**24/7** you'll have unlimited access to all information about your referred client – with full transparency.



## Space8 Partner Case Studies

Our experts know how to turn interest into a real deal, ensuring the partner's success.

The partner's only task is to share the contact of someone considering a real estate purchase.



Maksim, Bank Employee

**Referred:** A contact who was interested in Dubai but believed getting a mortgage without residency was impossible.

**How we closed the deal:**

- Advised on international mortgage options
- Arranged a meeting with our mortgage consultant
- Prepared documents and assisted with the bank application

**Result:** the client got approved, completed the purchase, and Maksim earned \$5,000.



Anna, Event Manager

**Referred:** a client who was considering investing but wasn't sure if now was the right time to buy.

**How we closed the deal:**

- Held three Zoom calls to address his goals and concerns
- Prepared a personalized profitability analysis to demonstrate the benefits
- Arranged a meeting with a lawyer to confirm the deal's security

**Result:** the client purchased a business-class apartment, and Anna earned \$9,000 in commission.



Olga, VIP Consultant at a Jewelry Boutique

**Referred:** a client who wanted to buy an apartment for her son but was worried about the complexity of the process.

**How we closed the deal:**

- Selected properties that matched her budget and goals
- Arranged a legal consultation to walk her through the transaction process in Dubai
- Conducted virtual tours of several projects, saving her the need to travel

**Result:** the client chose an apartment, the deal was closed remotely, and Olga earned \$12,000.



178

projects sold in 2024

\$6 716

average partner payout per deal



98,6%

of clients are satisfied with our work



# Key Advantages of Dubai

## Strategic Location

A global business hub connecting Europe, Asia, and America, ensuring high demand for real estate

## Economic Stability & Growth

Dubai's economy continues to grow—GDP increased by 4.2% in 2024, while the real estate market grew by 27%

## Transparency & Capital Protection

Every transaction goes through escrow accounts, and the market is regulated by the Dubai Land Department (DLD), eliminating fraud risks.

## High Rental Yields

The average ROI in Dubai is 8–12% annually, outperforming New York, London, and Singapore

## 0% Tax on Rental Income & Resale

Investors pay no taxes on property income, maximizing their profits





## Dubai Real Estate Market in 2024

+24,8%

price growth for apartments

+33,1%

price growth for villas

180 000+

transactions in 2024

+76%

increase in average property value since 2020



## Market Comparison

Average Rental Yield  
(ROI)

London:

3-4%

New York:

2,5-3,5%

Singapore:

2-3%

Dubai:

8-10%





# Market Comparison



## Tax on Rental Income

London:  
  
Up to 28%

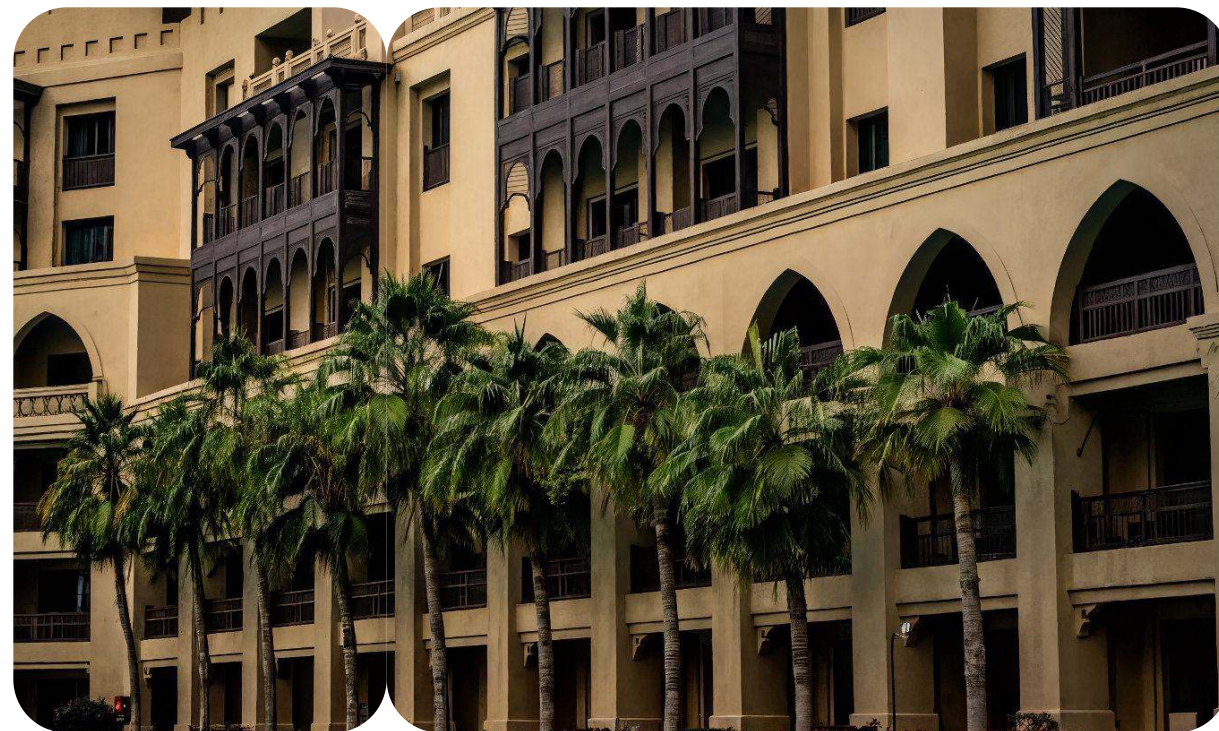
Singapore:  
  
Up to 12%

New York:  
  
20-30%

Dubai:  
  
0%



## Investment Security



### Escrow accounts

Your money is protected by the government until project completion

### Dubai Land Department (DLD)

Transactions are controlled at the state level

UAE currency is pegged to the US dollar, reducing currency risks

DIFC

Independent regulators in free economic zones



## Real Estate Boom & Demand Growth

180,000+ transactions recorded in 2024

a 36% increase  
from 2023,



Dubai's expat population is growing,

ensuring stable rental  
demand



The average price per m2 has increased

from 234 USD in 2020 to  
412 USD in 2024



# Social Environment & Quality of Life



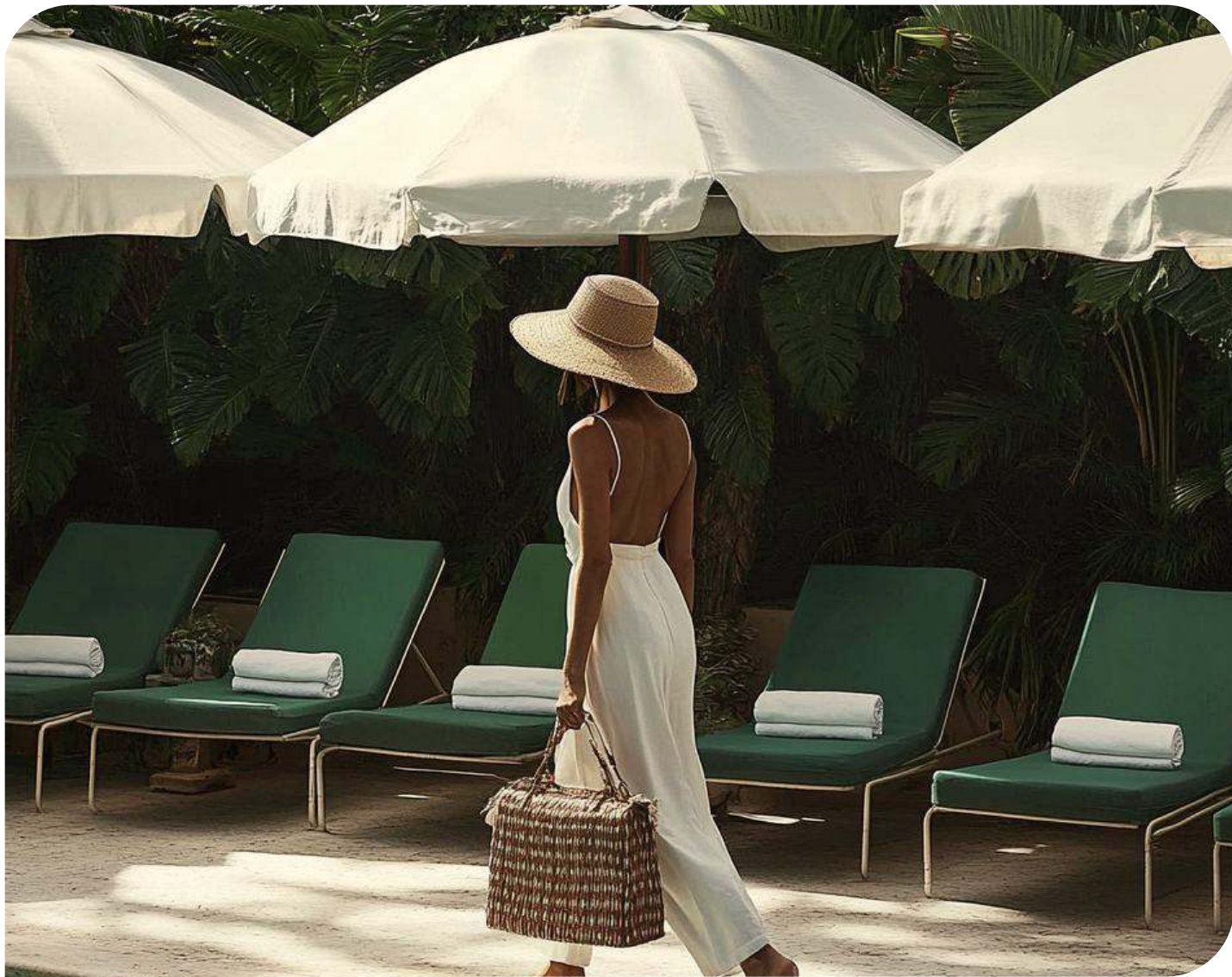
## Comfort & Infrastructure

Luxury residential complexes, international schools, and world-class healthcare



## Safety

Dubai ranks among the top 5 safest cities in the world



## Multicultural Hub

Over 85% of Dubai's residents are expats, making it a global business and lifestyle center



## UAE Golden Visa

By investing from AED 2 million (~\$545,000) in Dubai real estate, you qualify for a 10-year investor visa.

### Visa Benefits:

**Live in the UAE** for 10 years  
with renewal options

Unlimited entry and exit  
from the UAE

Open bank accounts and  
**register businesses**

**Visa applies to your family  
and household staff** (drivers,  
nannies, etc.)



# International Mortgages – Financing Without Borders

Dubai offers mortgage financing for non-residents, covering up to 50% of the property value.

Advantages:

- \* **Available to non-residents** – Offered by both international and local banks.
- \* **Competitive rates** – Starting from 3% annually
- \* **Flexible terms** – Up to 25 years, with early repayment options.
- \* **Multi-currency financing** – Available in USD, GBP, EUR, and AED.

Individual support from Space 8:

Our mortgage broker is ready to help you apply for a loan, regardless of your location.

**We will ensure the complete organization of the process, making it as simple and convenient as possible for you.**

We will help you choose a mortgage program!



# A Magnet for International Business

## Evidence:

- **Number of international companies:** more than 300,000 are based in the UAE, bringing in 2.2 billion dirhams to the economy.
- **Major players:** Meta, Google, Microsoft and others have opened representative offices in the region.
- **Growth in the number of companies:** Since the start of the pandemic, the number of registered companies in the UAE has more than doubled, reaching 1,021 million by mid-2024.

## Impact on the real estate market:

- **Rental demand:** companies provide housing for their employees, increasing demand.
- **Price increase:** an increase in demand leads to an increase in rental rates and, as a result, an increase in the value of the asset.
- **Influx of specialists:** the arrival of highly qualified personnel stimulates the development of infrastructure.



# Dubai 2040: The City of the Future

A new level of urban environment: the "20-minute City" concept

Already today, as part of the Dubai 2040 program, a "City of 20 minutes" is being created, where residents will be able to get to all key infrastructure projects in 5-20 minutes:

- **5 minutes:** grocery stores, parks, community centers.
- **10 minutes:** schools, kindergartens, clinics.
- **20 minutes:** business centers, libraries, transportation hubs.

For investors, this means **a growing demand for real estate in new areas** with well-thought-out infrastructure and high quality of life.



# 400% Expansion of Beaches – New Waterfront Investment Opportunities

Dubai currently has 21 km of beaches, but by 2040 their length will increase to 105 km! This opens up large-scale prospects for investments in real estate by the water:

- Higher prices for apartments with sea views.
- New coastal areas are a center of tourist and luxury real estate.
- Infrastructure development: yacht clubs, restaurants and hotels will enhance the attractiveness of areas near the water.

Buying property in promising coastal areas today is an opportunity to capitalize on rising prices in the future.





# Tourism Boom – Growth of Short-Term Rentals

In 2024, Dubai set a new record with **18.7 million international tourists**.

The city is betting on the tourism industry, and by 2040:



This means that investments in rental apartments **will become even more profitable**.



## Green Dubai: 60% of the City Will Be Parks & Gardens



One of the key directions of Dubai 2040 is the greening of the city:

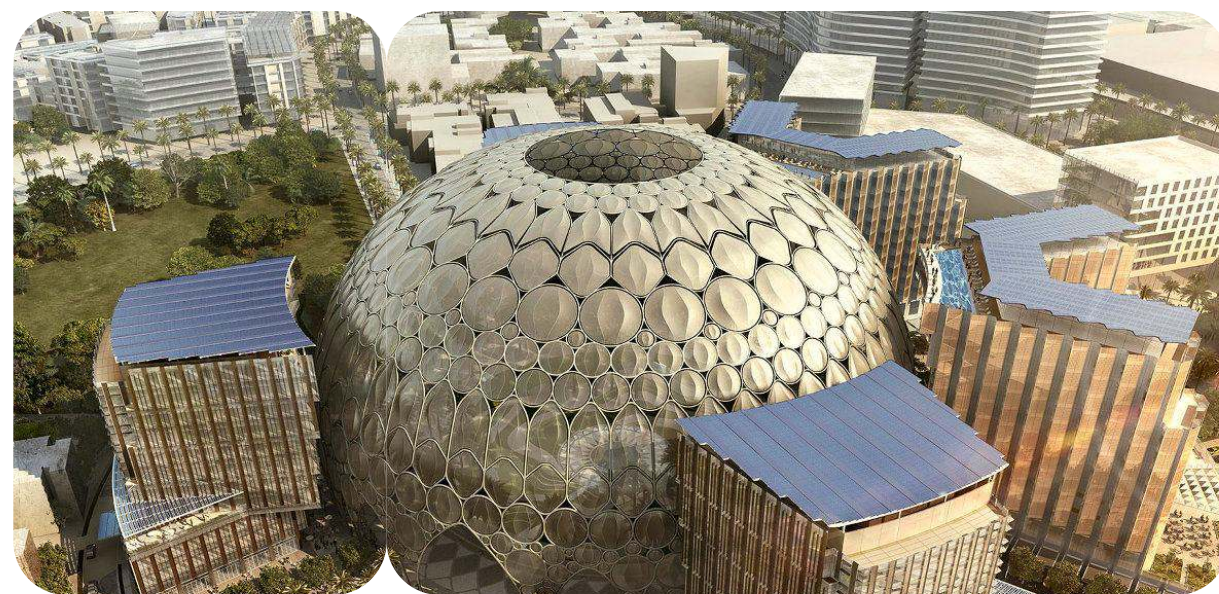
- 60% of the urban area will be allocated to parks and natural areas.
- The number of parks and nature reserves will increase by 2 times.
- The development of areas near parks is a new segment of premium real estate.

Housing near parks and green areas will increase in price **and become a trend for living and investment.**



# Innovative Business Clusters & New Growth Centers

The government is betting on the development of innovation and technology, so new business districts will be created:



Expo City Dubai

A global exhibition & conference center



Dubai Silicon Oasis

A tech & education hub



Dubai South

A transport & logistics center

Business growth in these areas **will drive demand for property investment.**



# Development of transport infrastructure

By 2040, it is expected:



The Etihad Rail railway will connect all 7 emirates and will allow you to quickly get from Abu Dhabi to Dubai in 50 minutes.

55% of the population will live no further than 800m from a metro station or bus stop.

421 km of new metro lines will improve communication between the districts.



# Dubai's D33 Development Program: **key objectives**



- \* Increase in foreign trade: it is planned to increase the volume of foreign trade from 14.2 trillion dirhams to 25.6 trillion dirhams in the next 10 years.
- \* Attracting foreign direct investment (FDI): The goal is to increase annual FDI inflows from 32 billion dirhams to 60 billion dirhams, reaching a total volume of 650 billion dirhams by 2033.
- \* Private sector development: Private sector investment will increase from 790 billion dirhams to 1 trillion dirhams over the next decade.
- \* Digital transformation: an annual contribution to the economy of 100 billion dirhams is expected through digital projects.



# Why Investors Choose Dubai



Transaction security

Government regulation and capital protection

High rental yields

ROI up to 10%

0% income taxes

Real estate, inheritance, and capital gains



Rising real estate prices

+24.8% in 2024

Global Business Hub

An ideal place to work and live

Growing shortage in the elite segment

Limited number of building plots in premium locations

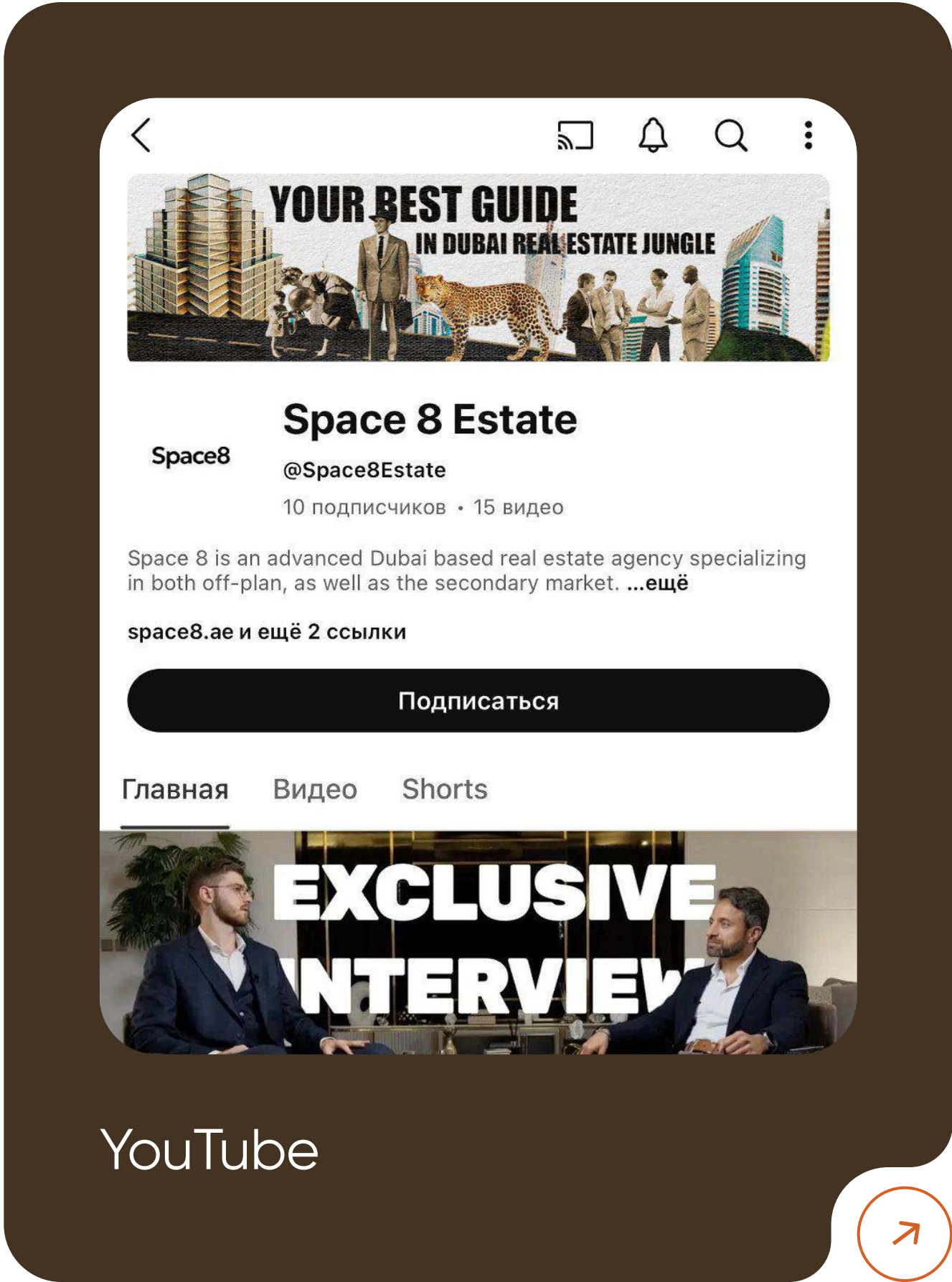
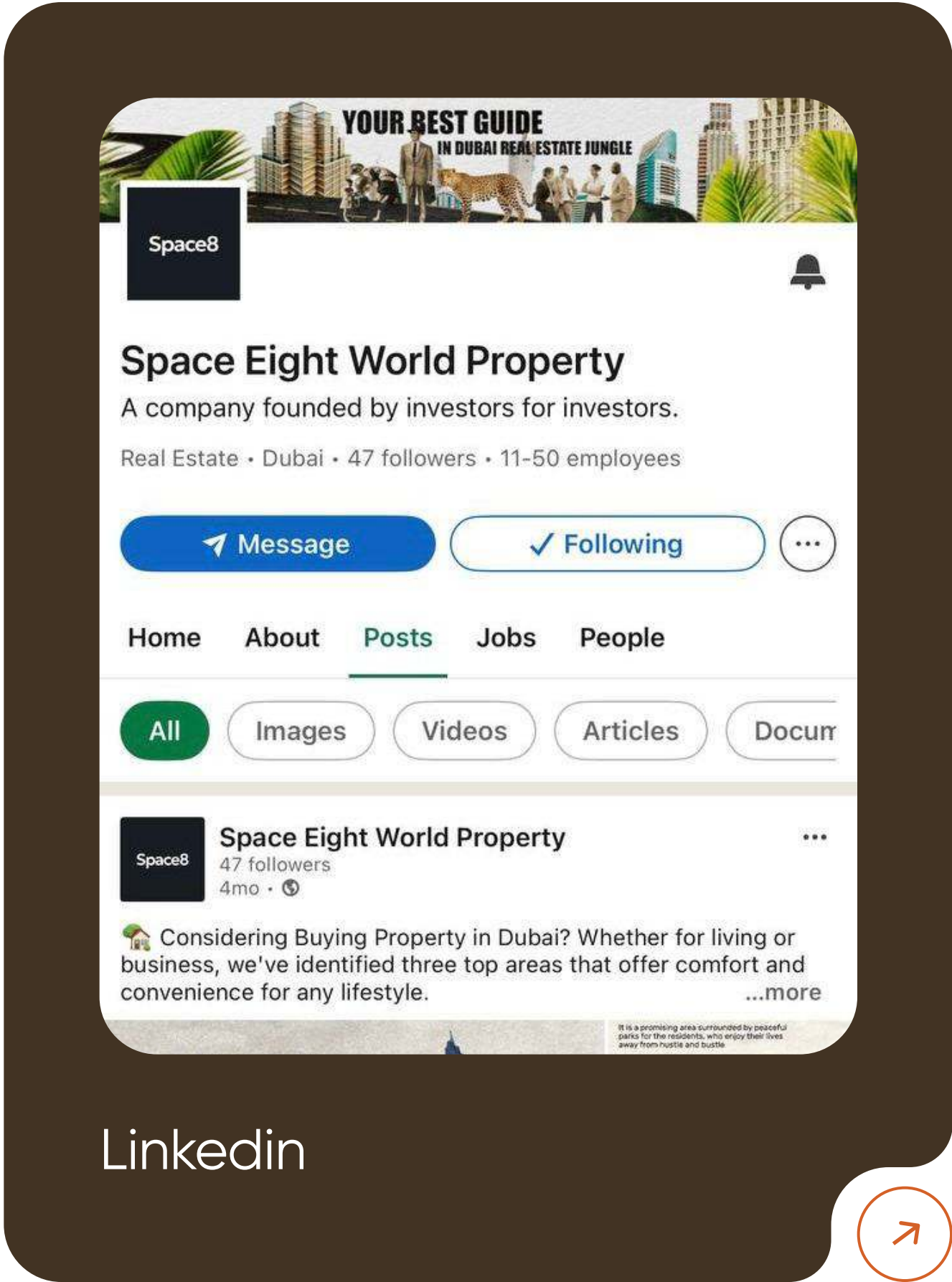
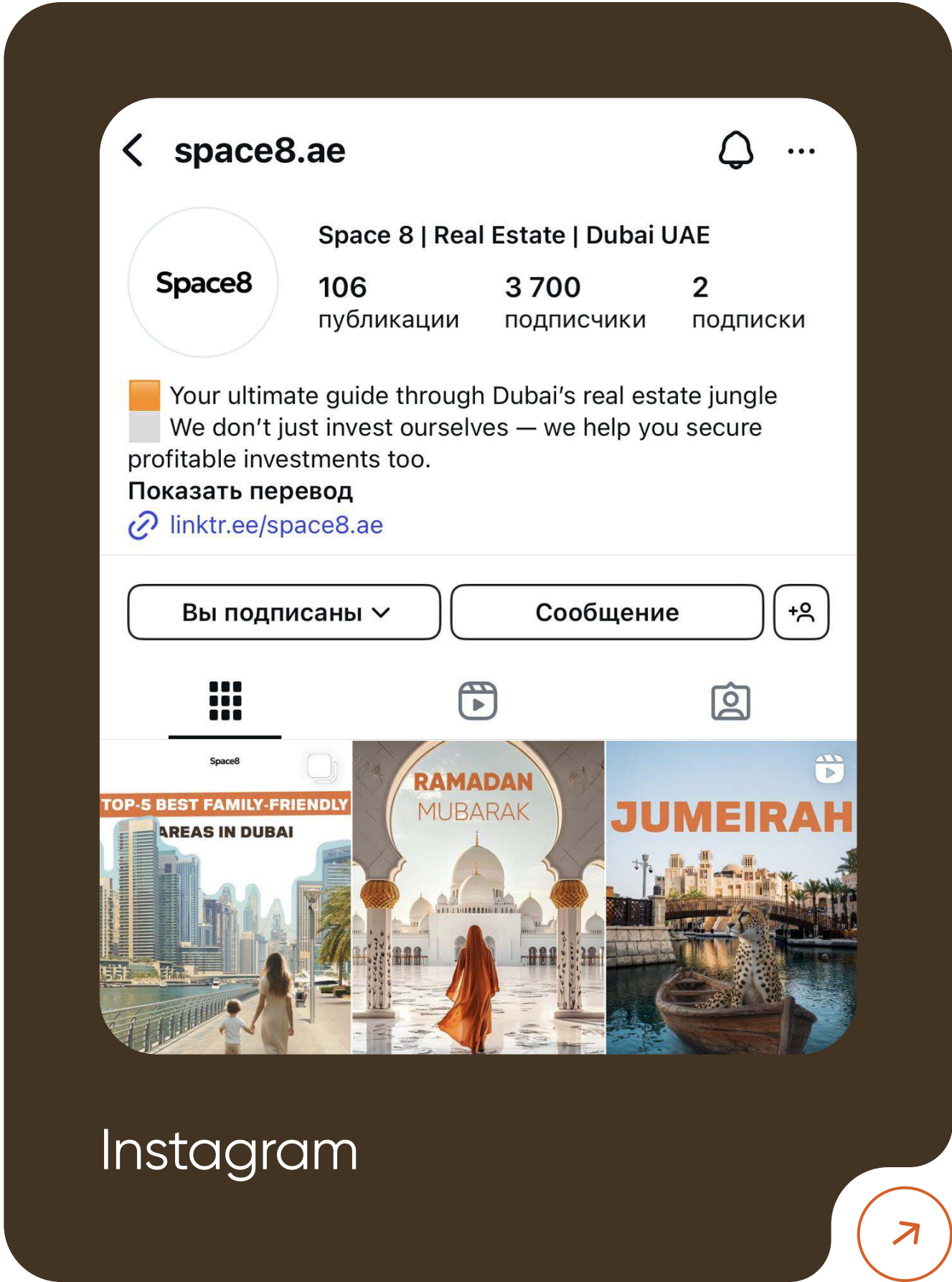
One of the most visited cities in the world

18.7 million international tourists in 2024



# Space8

## Social Media





# Space8



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