INVESTMENT REPORT · NOVEMBER 2026 · DUBAI ISLANDS

A home by the beach on Dubai Islands, *named for the sound of the tide.*



SHIONE is the second phase of SIØRA, BEYOND's beachfront community on Island B, and it rises beside HADO, the first. Its 603 homes run from one-bedroom apartments to 24 duplexes with double-height terraces. They share a Japanese-inspired garden podium with direct access to 6 km of open beach. One-bedroom homes start at AED 2.75M. Half the price is paid on completion, expected in Q4 2030, and EOIs are open now from AED 50,000.

M&M REAL ESTATE · WEALTH ADVISORS

SHIONE, DUBAI ISLANDS · ARTIST'S IMPRESSION: BEYOND

A beachfront home beside HADO, *with half the price paid at the keys.*

SHIONE takes its name from a Japanese expression for the sound of the tide, and BEYOND has shaped the whole project around the water. Two buildings on Island B share a garden podium with an infinity pool, cascading water and a Zen garden. The beach is part of the masterplan around them. You wake to the sea in the frame and end the day on your terrace as the light goes down over the Gulf.

2.75 *M*

AED, one-bedroom homes from

BEYOND SALES TEAM, 10 NOV 2026

50 *%*

Paid on completion, expected Q4 2030

BEYOND PAYMENT PLAN

6 *km*

Of open beach, with direct access

SIØRA MASTERPLAN

The second phase of a proven first. HADO, BEYOND's first SIØRA building next door, has 630 off-plan sales on the DLD register in 2026, the most of any Dubai Islands project (page 13).

An island buyers keep choosing. Dubai Islands recorded 3,481 apartment sales worth AED 12.05bn from 1 January to 9 November 2026 (page 12).

Prices start inside HADO's range. The one-bedroom from AED 2.75M sits within the AED 2.38M to 4.0M that HADO's one-bedroom homes sold for on the register (page 13).

OMNIYAT Group behind it. BEYOND is OMNIYAT Group's premium brand, and the group has delivered The Opus, One at Palm Jumeirah and Dorchester Collection Dubai (page 14).

WHATSAPP US | BOOK A CALL | EMAIL US

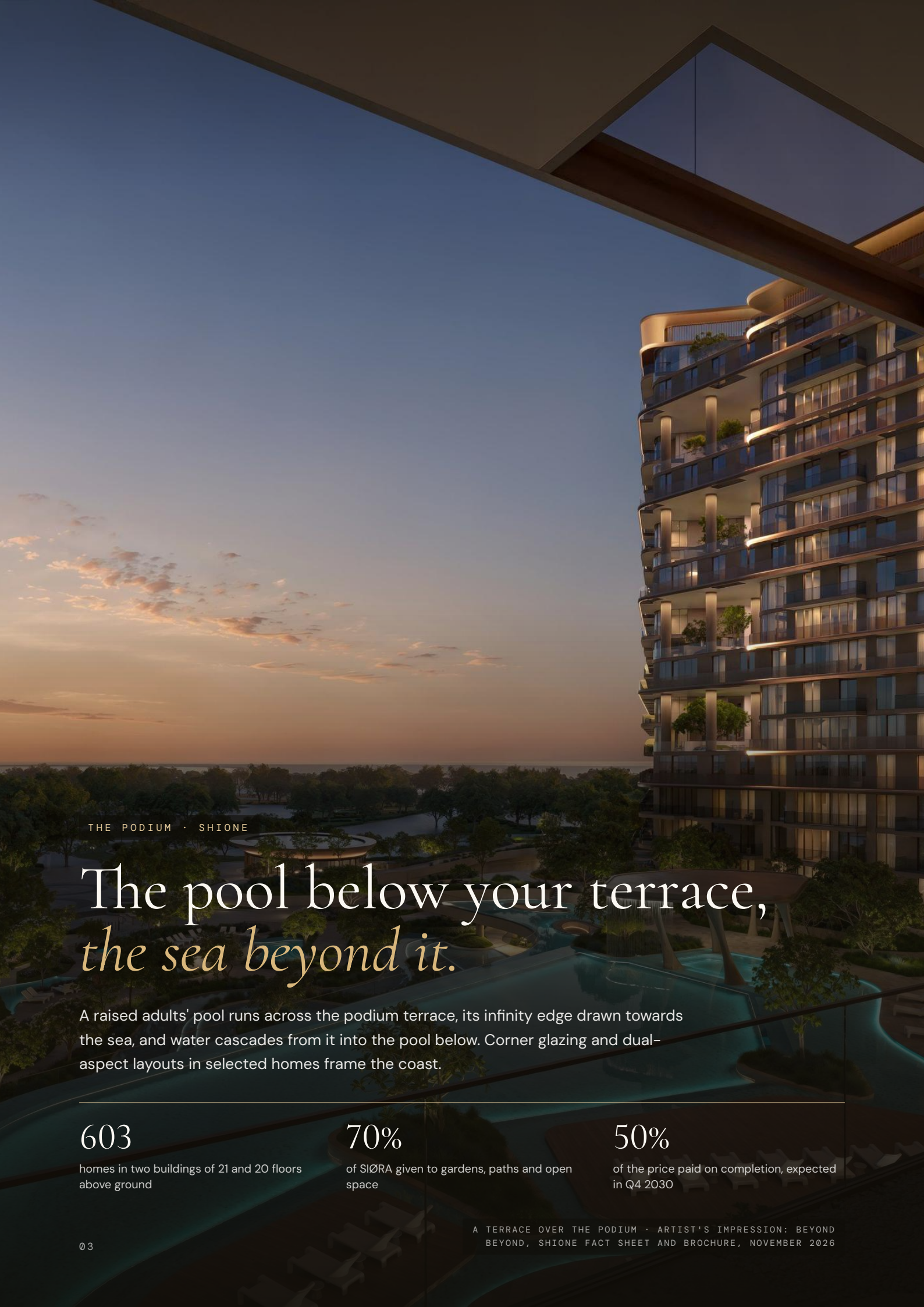
EOIs are open now at AED 50,000 a unit, and BEYOND allocates units after the EOIs. Book a short call and you leave with the plans for your home type and what you pay on each date.



A SHIONE TERRACE FACING THE SEA · ARTIST'S IMPRESSION: BEYOND

M&M REAL ESTATE

BEYOND: SHIONE fact sheet, brochure and payment plan; sales team launch details, 9 and 10 Nov 2026. HADO and Dubai Islands sales: DLD open data, M&M analysis, to 9 Nov 2026. OMNIYAT Group projects: DLD project register. Prices are "from", subject to availability.



THE PODIUM · SHIONE

The pool below your terrace, *the sea beyond it.*

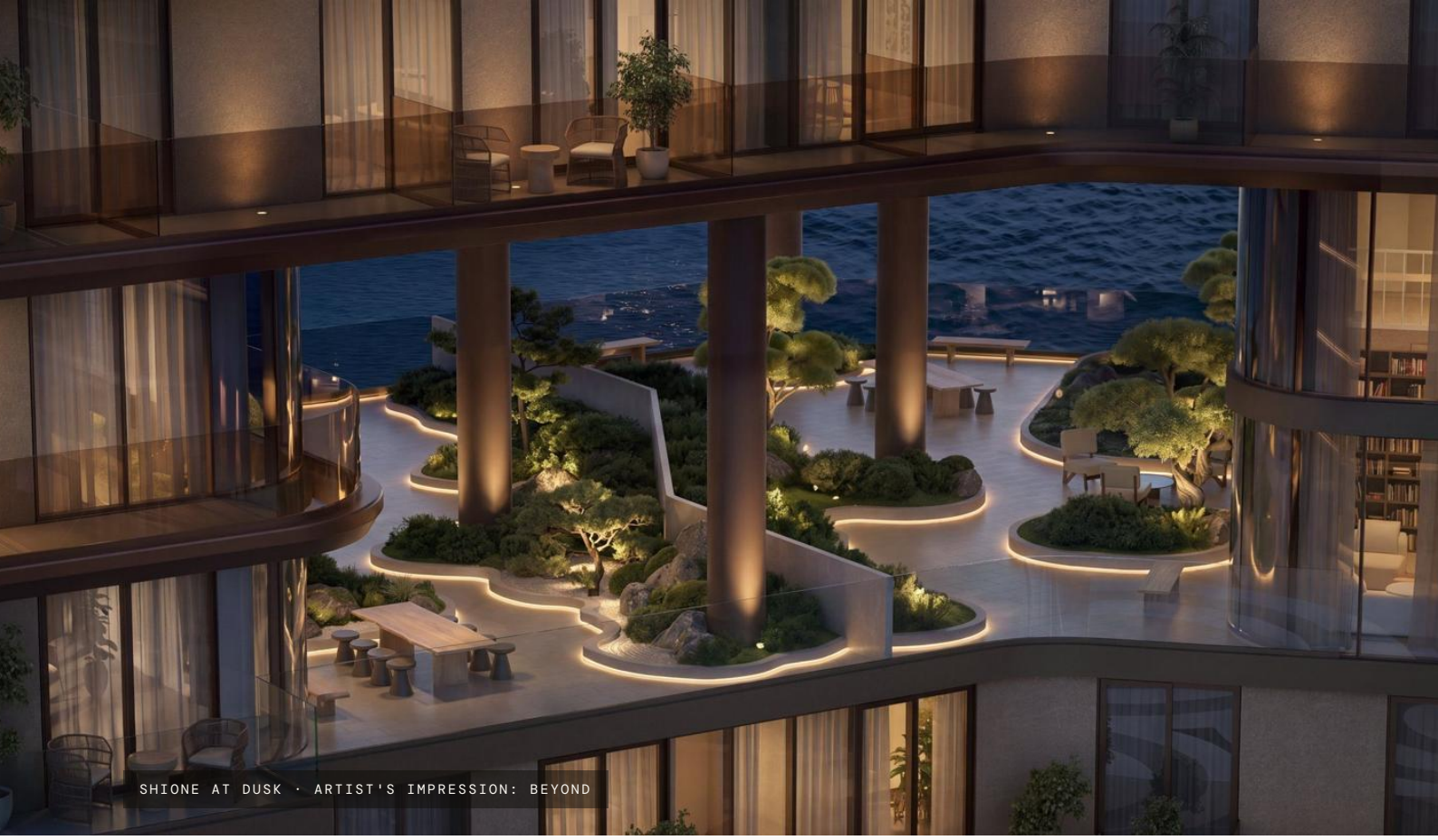
A raised adults' pool runs across the podium terrace, its infinity edge drawn towards the sea, and water cascades from it into the pool below. Corner glazing and dual-aspect layouts in selected homes frame the coast.

603
homes in two buildings of 21 and 20 floors above ground

70%
of SIØRA given to gardens, paths and open space

50%
of the price paid on completion, expected in Q4 2030

A TERRACE OVER THE PODIUM · ARTIST'S IMPRESSION: BEYOND BEYOND, SHIONE FACT SHEET AND BROCHURE, NOVEMBER 2026



SHIONE AT DUSK · ARTIST'S IMPRESSION: BEYOND

THE IDEA

The sea sets the pace *of the whole building.*

A name taken from the water. SHIONE comes from a Japanese expression evoking the sound of the tide. BEYOND carried it into the design: long horizontal lines, sculpted balconies, warm stone and bronze, and wide glazing that opens each home to the sea.

Water through the gardens. On the podium, reflective pools and cascading water run between a meditation lawn, a Zen garden and a Japanese terrace. Layered planting steps down towards the plaza.

Two buildings, one podium. Four blocks rise to 21 and 20 floors above ground, joined by the landscaped podium and by horizontal bridges across the façades.

917 *bn*

AED of Dubai real estate transactions in 2025

DUBAI MEDIA OFFICE

252 *bn*

AED in Q1 2026, up 31% on a year earlier

DUBAI LAND DEPARTMENT

WHAT IT MEANS FOR AN OWNER

> Your days run between the beach, the gardens and the pool, and at SHIONE all three are a few steps from your door.

BEYOND, SHIONE brochure ("The Sea Has a Language of Its Own", "A Landscape in Motion") and fact sheet, November 2026. Dubai Media Office (2025 total); Dubai Land Department (Q1 2026). Artist's impression.



SHIONE ON ISLAND B · ARTIST'S IMPRESSION: BEYOND

ISLAND B AND SIØRA

Seventy per cent of SIØRA *is gardens, paths and open space.*

SIØRA is BEYOND's beachfront masterplan on Island B of Dubai Islands, announced in December 2025. HADO was its first building and SHIONE is the second, rising beside it. Restaurants and cafés are planned around the main plaza and along the beachfront.

198,400
sqm of masterplan

140,000
sqm of open space, 70% of SIØRA

400 *m+*
green spine through the masterplan

10 *km+*
of jogging and cycling tracks

WHAT IT MEANS FOR AN OWNER

You buy into a planned beach community with its gardens, tracks and plaza laid out from the start. Each later phase adds to the life around your home.

BEYOND, SHIONE brochure (SIØRA, "Nature Takes the Lead") and fact sheet, November 2026. SIØRA announcement: Gulf News, 11 Dec 2025. Planned uses are BEYOND's. Artist's impression.

A garden, a pool and a Zen terrace *one lift ride from home.*

The podium joins SHIONE's two buildings. A raised adults' pool with an infinity edge looks towards the sea, with sun decks and a canopied jacuzzi beside it. Paths wind from the meditation lawn and the Zen garden to the Japanese terrace and down a sculpted ramp to the plaza.



THE POOL CASCADE · ARTIST'S IMPRESSION



THE ZEN GARDEN · ARTIST'S IMPRESSION



THE INDOOR GYM · ARTIST'S IMPRESSION



THE MEDITATION LAWN · ARTIST'S IMPRESSION

ON THE PODIUM AND INSIDE, FROM BEYOND'S AMENITY PLAN

WATER

The raised adults' infinity pool and its cascade, a children's shallow pool, a canopied jacuzzi and sun decks.

GARDENS

The meditation lawn, the Zen garden, the Japanese terrace, a sunken seating garden, the plaza and sky terraces.

INDOORS

An indoor and an outdoor gym, the residents' lounge, a residents' chef's kitchen, a multipurpose room and double-height lobbies.

30,245 *sqm*

of landscape on a 31,260 sqm plot

1,320 *sqm*

of indoor amenities

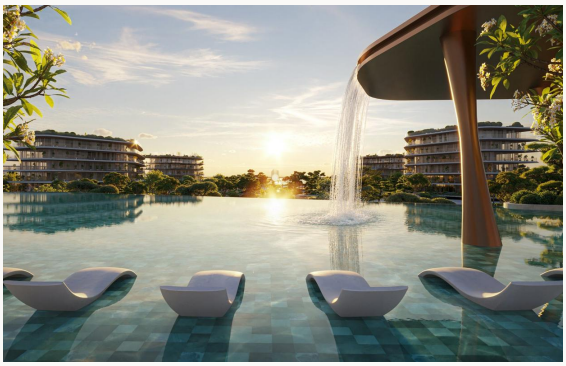
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retail and dining pavilions at ground level

BEYOND, SHIONE fact sheet (areas, amenity plan) and brochure ("Experiences"), November 2026. Artist's impressions; the final specification is set in the sale and purchase agreement.

One day on Island B, *from the first swim to the last light.*

A COMPOSITE DAY, WRITTEN BY M&M FROM BEYOND'S AMENITY PLAN



07:00

MORNING

Lengths before breakfast

You swim in the raised pool while the cascade runs into the pool below. Then coffee on the terrace, with the sea in front of you.



10:00

MID-MORNING

Training indoors or out

The indoor gym for weights, the outdoor gym in the garden air, then the meditation lawn to cool down.



16:00

AFTERNOON

An hour in the sunken garden

You read in the sunken seating garden around its fire bowl while the children play at the shallow pool nearby. Then a walk down to the beach.



20:00

EVENING

Dinner for friends downstairs

The residents' chef's kitchen takes the dinner you would not cook at home. Afterwards you walk back through the Zen garden to the lift.

BEYOND, SHIONE fact sheet amenity plan and brochure ("Experiences"), November 2026. The day is a composite written by M&M; amenities as planned by BEYOND. Artist's impressions.

One to four bedrooms, *each with the sea in the frame.*

SHIONE has 603 homes in five types. Large openings frame the sea, and selected homes have corner glazing and a dual aspect. The sizes below are BEYOND's ranges and averages; the unit-by-unit price list comes with allocation.

HOME	HOMES	SIZE, SQ FT	AVERAGE, SQ FT	FROM, AED
One bedroom	281	732 to 1,485	867	2,750,000
Two bedrooms	247	1,098 to 1,679	1,297	4,700,000
Three bedrooms	51	1,679 to 3,498	2,025	7,100,000
Three-bedroom duplex	14	4,187 to 6,006	5,052	On request
Four-bedroom duplex	10	5,102 to 6,588	5,793	On request

Sizes are total areas, including balconies and terraces. "From" prices: BEYOND's sales team, 10 November 2026, subject to availability.



ONE BEDROOM, UNIT A1-1501, FLOOR 15 · 803.53 SQ FT TOTAL, 734.96 INTERNAL · PLAN: BEYOND



TWO BEDROOMS, UNIT A1-1002, FLOOR 10 · 1,258.09 SQ FT TOTAL, 1,119.34 INTERNAL · PLAN: BEYOND

BEYOND: SHIONE fact sheet (average sizes), sales team unit mix and size ranges (10 Nov 2026), Block A1 floor plans. Sample plans; they are not the units behind the "from" prices. Prices are "from", subject to availability.



THE LIVING ROOM · ARTIST'S IMPRESSION: BEYOND

INSIDE

Oak, stone and *the light off the water.*

The kitchen. Warm oak-toned cabinetry meets stone, with integrated appliances and discreet storage.

The bathroom. Natural stone and softly lit surfaces, with wide glazing in the rooms beyond.



THE KITCHEN · ARTIST'S IMPRESSION



THE BEDROOM · ARTIST'S IMPRESSION



THE BATHROOM · ARTIST'S IMPRESSION

BEYOND, SHIONE brochure ("Interiors") and material boards, November 2026. Artist's impressions: furniture and finishes shown are indicative and are set in the sale and purchase agreement.

24 duplexes *with a 6.5 m terrace.*

The Signature Collection is 14 three-bedroom and 10 four-bedroom duplexes, from 4,187 to 6,588 sq ft. Each has a private double-height terrace, 6.5 m tall, that takes the living room outside.



A SIGNATURE DUPLEX, THE LIVING ROOM · ARTIST'S IMPRESSION: BEYOND



THE KITCHEN · ARTIST'S IMPRESSION



THE BEDROOM · ARTIST'S IMPRESSION



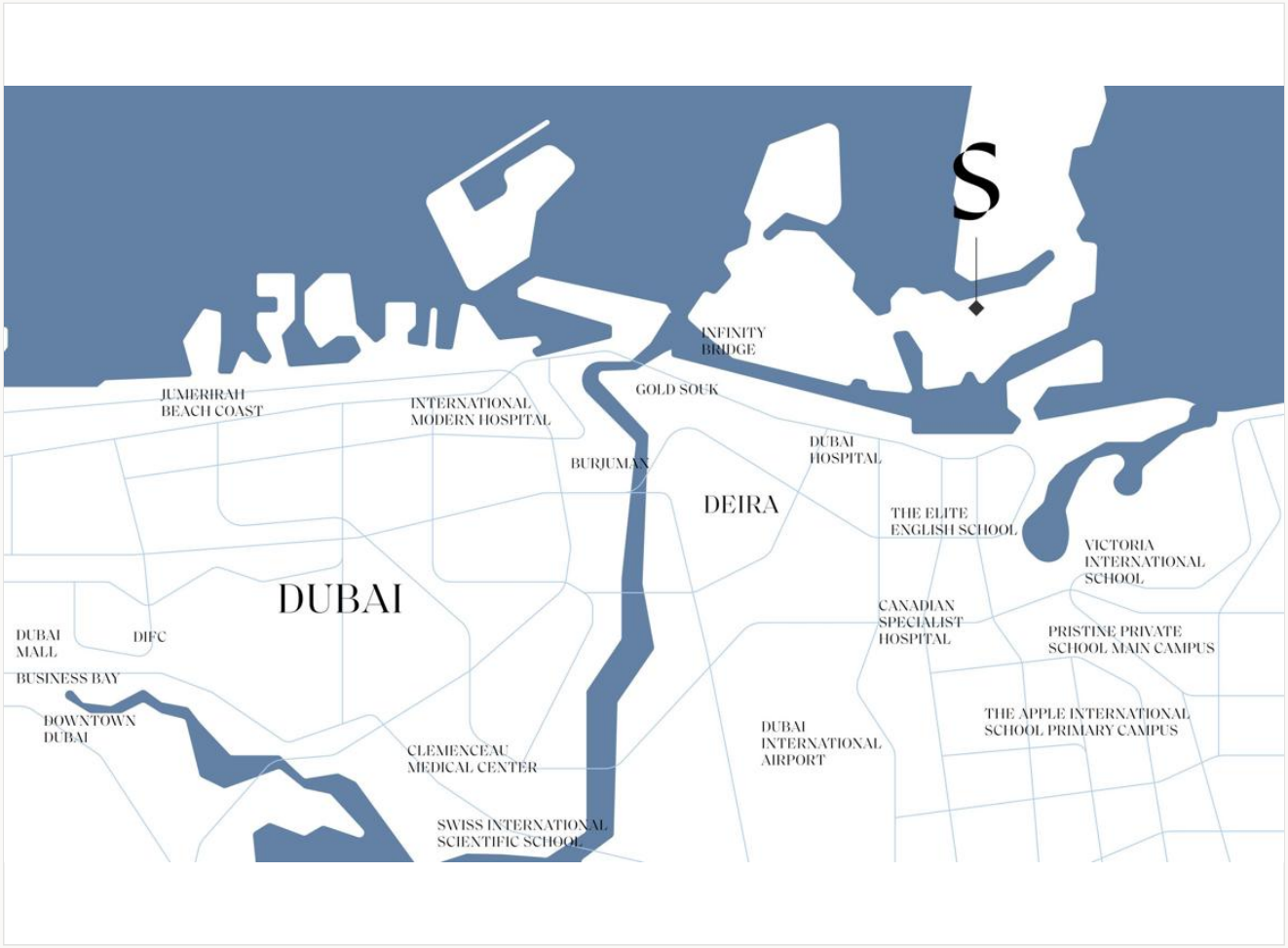
THE BATHROOM · ARTIST'S IMPRESSION

Finishes drawn from Japanese craft. Carved timber cabinetry with a marble counter and bronze laminated glass in the kitchen. In the bathroom, a stone mosaic floor shaped like a cast shadow, veined marble walls and light through rice paper.

Price on request. BEYOND has not published duplex prices. An M&M advisor gives you the available duplexes and their prices in a call.

BEYOND: SHIONE fact sheet and brochure ("Signature Collection"), material boards, sales team unit mix and size ranges, 10 Nov 2026. Artist's impressions; finishes are set in the sale and purchase agreement.

Ten minutes to the Gold Souq Metro, *26 to Downtown.*



SHIONE AND THE CITY · MAP: BEYOND, SHIONE FACT SHEET

BY CAR FROM SHIONE, BEYOND'S DRIVE TIMES

10 MIN	19 MIN	22 MIN	25 MIN	26 MIN	33 MIN
Gold Souq Metro	Dubai International Airport	Dubai Frame	DIFC	Downtown Dubai	Business Bay

Bridges to the mainland. The 12-lane Infinity Bridge opened in January 2022. The Al Shindagha Corridor works on the Bur Dubai side were completed in May 2025. A new 1,425 m bridge, built for 16,000 vehicles an hour, was awarded at AED 786M in April 2025.

WHAT IT MEANS FOR AN OWNER

A beach address on the Deira side of the city, close to the airport, with DIFC and Downtown within half an hour.

BEYOND, SHIONE fact sheet (map and drive times, the developer's). Dubai Media Office: Infinity Bridge, 13 Jan 2022; Al Shindagha Corridor, 11 May 2025; Bur Dubai bridge contract, 6 Apr 2025.

Dubai Islands sold AED 12bn of apartments *in ten months.*

From 1 January to 9 November 2026, the DLD register recorded 3,481 apartment sales on Dubai Islands, almost all of them off-plan. In the first half alone, apartment sales by value were about 79% higher than in the first half of 2025.

3,481

Apartment sales, 1 Jan to 9 Nov 2026

DLD OPEN DATA, M&M ANALYSIS

12.05 *bn*

AED of apartment sales

DLD OPEN DATA, M&M ANALYSIS

+16.9 *%*

Average sale prices, year on year

PROPERTY FINDER, NOVEMBER 2026

DUBAI ISLANDS APARTMENT SALES BY TYPE, 2026 TO 9 NOVEMBER

HOME	SALES	MEDIAN, AED	AED PER SQ FT
One bedroom	1,621	2,389,181	2,815
Two bedrooms	1,383	3,512,335	2,756
Three bedrooms	417	5,801,828	2,888

Area "Palm Deira" on the DLD register, which covers Dubai Islands. H1 comparison: DLD 2026 against betterhomes' H1 2025 figures, a directional reading.

Nakheel's plan for the islands. More than 230,000 residents in about 62,000 homes, with more than 11,000 hotel keys and 4,000 branded residences.

Island B is being built out. Nakheel awarded AED 527M of roads, water, power and cooling links on Island B in April 2026. A 3 km shoreline upgrade with a new 320 m beach is due by Q4 2027.



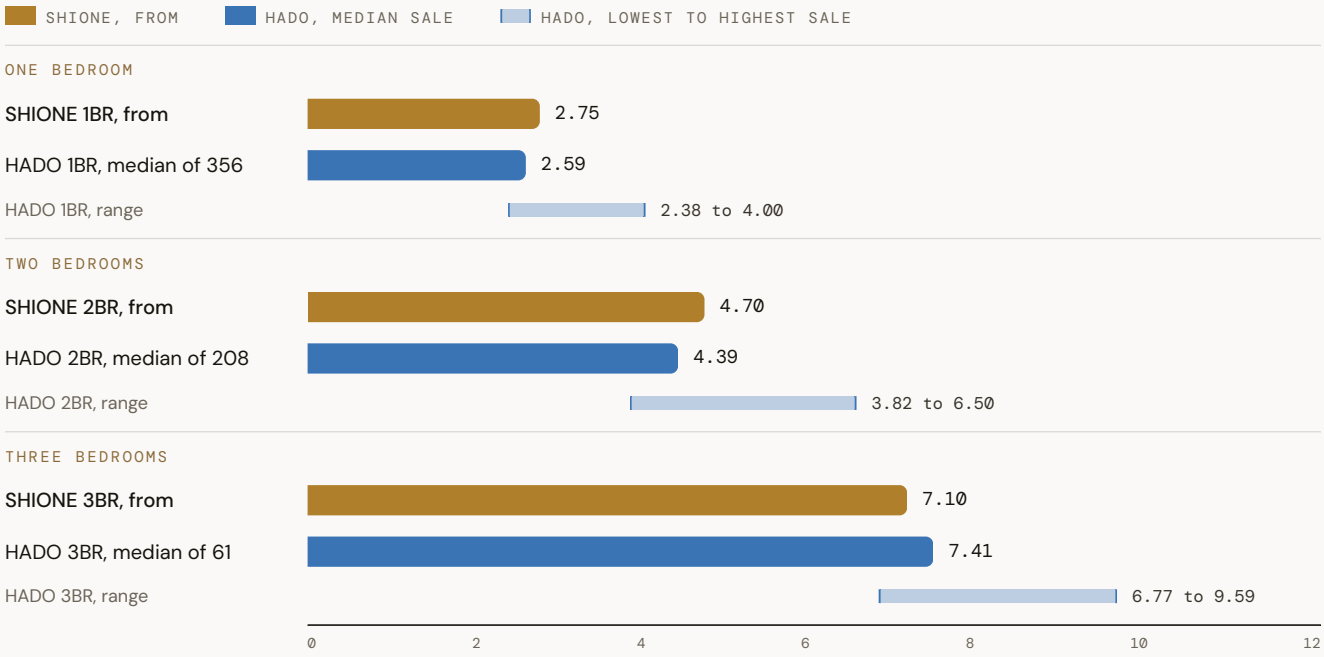
A GROUND-LEVEL RETAIL PAVILION · ARTIST'S IMPRESSION: BEYOND

DLD open data (transactions), M&M analysis, 1 Jan to 9 Nov 2026; betterhomes H1 2025 via Gulf News. Property Finder Dubai Islands area data, November 2026. Nakheel releases of 20 Apr 2026 and October 2026.

HADO set the price ladder; *SHIONE starts on it.*

HADO, the first SIØRA building next door, has 630 off-plan sales on the DLD register in 2026, worth AED 2.48bn. SHIONE's starting prices sit inside the range HADO homes of the same type sold for, and its three-bedroom starts below HADO's median.

AED MILLIONS: SHIONE'S FROM PRICE AGAINST HADO'S DLD MEDIAN AND REGISTERED RANGE



HADO: DLD open data, off-plan registrations 9 January to 27 October 2026, M&M analysis. SHIONE: BEYOND's from prices, 10 November 2026. Scale 0 to AED 12M.

PREMIUM DUBAI ISLANDS PROJECTS, MEDIAN AED PER SQ FT, 2026

Cheval Residences	4,230
Villa del Brunello	4,078
The Meriva Collection	3,448
LIV Oceanside	3,160
HADO, phase 1 of SIØRA	3,156
Ellington Sands II	2,812
Dubai Islands, all apartments	2,797

DLD open data, 2026 to 9 November, M&M analysis.

WHAT IT MEANS FOR A BUYER

You enter SHIONE at the prices HADO buyers paid this year, in the same masterplan and from the same developer. Half the price is left to pay at completion.

Like for like. HADO's median one-bedroom sold at 832 sq ft; SHIONE's one-bedroom homes average 867 sq ft.

DLD open data (transactions), M&M analysis. BEYOND sales team, 10 Nov 2026 (SHIONE from prices) and SHIONE fact sheet (average sizes). AED per sq ft for SHIONE follows once the price list names each unit. Prices are "from", subject to availability.

BEYOND, OMNIYAT Group's premium brand.

The group built One at Palm Jumeirah.

BEYOND describes itself as "a premium real estate brand by OMNIYAT GROUP". Mahdi Amjad, OMNIYAT's founder and executive chairman, launched it in September 2024, and Adil Taqi leads it as CEO. SIØRA is its masterplan on Dubai Islands.

COMPLETED BY OMNIYAT GROUP, ON THE DLD PROJECT REGISTER

PROJECT	COMPLETED	PROJECT	COMPLETED
Bayswater	May 2010	One at Palm Jumeirah	Jun 2021
One Business Bay	Oct 2010	The Anwa	Dec 2021
The Binary	Apr 2015	Dorchester Collection Dubai	Jun 2022
The Opus	Oct 2017	The Sterling West House	May 2023
The Pad	Oct 2020	The Sterling East House	Aug 2023

Registered with the DLD. SHIONE is DLD project 4501, registered on 5 November 2026, with its escrow account at Mashreq Bank.

Your payments in escrow. Under Dubai Law No. 8 of 2007, payments for the units go into the project's escrow account, and Law No. 19 of 2020 protects off-plan buyers.

A multi-phase presence. BEYOND calls SIØRA the start of a multi-phase presence on Dubai Islands, with homes, hospitality and leisure planned along the coast.



THE ARRIVAL CANOPY · ARTIST'S IMPRESSION: BEYOND

beyonddevelopments.ae (About Us); omniyatgroup.com; Gulf News, 13 Sep 2024 and 11 Dec 2025. DLD Mashrooi project register (OMNIYAT Group completions; SHIONE project 4501). Dubai Law No. 8 of 2007; Dubai Law No. 19 of 2020.

50% before the keys, *50% when you get them.*

BEYOND's plan takes 20% in the first month and 30% in six payments of 5% to November 2029. The other half is due on completion, expected in Q4 2030, so it stays in your hands while the building rises.

WHEN	SHARE	1BR FROM AED 2,750,000	2BR FROM AED 4,700,000
On booking	10%	275,000	470,000
One month after booking	10%	275,000	470,000
1 May 2027	5%	137,500	235,000
1 November 2027	5%	137,500	235,000
1 May 2028	5%	137,500	235,000
1 November 2028	5%	137,500	235,000
1 May 2029	5%	137,500	235,000
1 November 2029	5%	137,500	235,000
On completion, expected Q4 2030	**50%**	**1,375,000**	**2,350,000**
DLD registration fee, when the sale is registered	4%	110,000	188,000

A 3BR from AED 7,100,000 takes AED 710,000 on booking. Arithmetic by M&M on BEYOND's plan. The EOI is AED 50,000 a unit; your advisor confirms how it is credited at booking.

Half the price stays with you. On a 1BR, AED 1,375,000 is due only when the building completes, so your capital works elsewhere until then.

Your money in escrow. Payments for the units go into the project's escrow account at Mashreq Bank, under Dubai Law No. 8 of 2007.



THE LOBBY · ARTIST'S IMPRESSION: BEYOND

BEYOND, SHIONE payment plan; sales team from prices and EOI terms, 9 and 10 Nov 2026. Prices are "from", subject to availability, and the plan may change before booking. DLD fee: 4% of the price. Dubai Law No. 8 of 2007. Final terms in the sale and purchase agreement.

Four buyers, one beach, *and the home that suits each.*

THE FIRST ISLAND HOME

A one-bedroom by the beach, *for AED 275,000 on booking.*

From AED 2.75M, with 20% paid in the first month and half at completion. Every home type at SHIONE starts above AED 2M, the purchase price the DLD's Golden Visa route through property asks for; your advisor confirms how it applies to an off-plan home.

THE FAMILY BY THE SEA

Two or three bedrooms, *with the children's pool downstairs.*

A 2BR from AED 4.7M or a 3BR from AED 7.1M. The shallow pool and the adventure rock are on the podium, and the beach is a walk away.

THE DUPLEX BUYER

One of 24 duplexes, *with a terrace two floors high.*

Three and four bedrooms from 4,187 to 6,588 sq ft, finished in carved timber, marble and bronze. Prices on request from your advisor.

THE BUYER WHO WATCHED HADO

The next building of SIØRA, *at the prices HADO sold for.*

HADO has 630 off-plan sales on the DLD register in 2026, the most of any Dubai Islands project. SHIONE is the next building of the same masterplan, from the same developer, with its starting prices inside HADO's registered range.



A THREE-BEDROOM LIVING ROOM · ARTIST'S IMPRESSION: BEYOND

BEYOND: SHIONE fact sheet, brochure, payment plan and sales team prices, 10 Nov 2026. HADO: DLD open data, M&M analysis. Golden Visa through property: DLD, AED 2M at the purchase price. General information only; not legal or immigration advice.



THE ADULTS' INFINITY POOL · ARTIST'S IMPRESSION: BEYOND

Talk to an M&M advisor *about SHIONE.*

EOIs are open now from AED 50,000 a unit, ahead of BEYOND's unit allocation. Message us for the floor plans of the home type you want, the views on each floor and what you pay on each date.

ON THE BEACH

Direct access to 6 km of open beach on Island B, in a masterplan that is 70% gardens and open space.

BESIDE HADO

Phase 2 of SIØRA. HADO next door has 630 off-plan sales on the DLD register in 2026, the most on the island.

HALF ON COMPLETION

20% in the first month, 30% in six steps to November 2029, 50% when the building completes.

24 DUPLEXES

Three and four bedrooms, up to 6,588 sq ft, with 6.5 m double-height terraces.

FOUR STEPS TO YOUR HOME

1

Message us

Tell us the home type and the view you want. We send the plans and the schedule.

2

Register your EOI

A passport copy, the KYC form and AED 50,000 a unit.

3

Choose your unit

BEYOND allocates units after the EOIs. We walk the floor plates with you.

4

Book

10% at booking, 10% a month later, and the 4% DLD fee when the sale is registered.

WHATSAPP US

BOOK A CALL

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Where every figure *in this report comes from.*

THE PROJECT

BEYOND: SHIONE fact sheet (16 pages: buildings, areas, amenity plan, average sizes, map and drive times), project brochure (42 pages), payment plan and material boards; Block A1 floor plans and floor plates. Unit mix, size ranges, from prices and EOI terms: BEYOND's sales team, launch details of 9 and 10 November 2026.

REGISTRATION

DLD Mashrooi, project 4501 "Shione": registered 5 November 2026, developer Lunai Real Estate Development LLC, with an OMNIYAT Group contact on the record, escrow agent Mashreq Bank, planned completion 31 December 2030.

DERIVED FIGURES

Payment amounts, the DLD fee in AED and the price comparisons are M&M arithmetic on the sources named. SHIONE's AED per sq ft is not shown, because BEYOND has not yet named the unit behind each from price.

MARKET DATA

DLD open data (transactions), area "Palm Deira", which holds the Dubai Islands projects; M&M analysis of apartment sales from 1 January to 9 November 2026, and of HADO's off-plan registrations from 9 January to 27 October 2026. H1 2025 comparison: betterhomes via Gulf News. Property Finder, Dubai Islands area data, November 2026.

SIØRA AND HADO

SHIONE brochure (SIØRA figures); Gulf News, 11 December 2025 (masterplan); HADO release, 30 December 2025 (Zawya, Business Today): 678 homes in three towers.

THE ISLAND

Nakheel releases of 20 April 2026 (Island B infrastructure) and October 2026 (shoreline contract; residents, homes and hotel keys). Dubai Media Office: Infinity Bridge (13 January 2022), Al Shindagha Corridor (11 May 2025) and the Bur Dubai bridge contract (6 April 2025).

THE DEVELOPER

beyonddevelopments.ae (About Us); omniyatgroup.com; Gulf News, 13 September 2024. OMNIYAT Group completions: DLD Mashrooi project register.

RULES

DLD registration fee: 4% of the price. Escrow: Dubai Law No. 8 of 2007. Off-plan buyers: Dubai Law No. 19 of 2020. Golden Visa through property: the DLD route needs property bought for AED 2M or more, at the purchase price, in the owner's own name. Dubai 2025 total: Dubai Media Office; Q1 2026: Dubai Land Department.

IMAGES

Artist's impressions, floor plans and the location map: BEYOND. Renders are indicative and may differ from the finished building.

Artist's impressions. Every render in this report is an artist's impression supplied by BEYOND. Furniture, landscaping, lighting and finishes are indicative; the specification of each home is set in the sale and purchase agreement.

Prices and plans. Prices are "from" prices and the payment plan is as given in BEYOND's documents and its sales team's launch details of 9 and 10 November 2026. Both are subject to availability and may change before or after allocation. The DLD project is number 4501; the advertising permit number is added at booking.

About M&M. M&M Real Estate LLC (RERA ORN 34200, Dubai) is a licensed real estate broker and earns a commission from the developer on sales of this project. This report is general market information prepared for prospective buyers. It is not an offer, a valuation, or financial, legal, tax or immigration advice. Past sales do not guarantee future prices, and prices can fall as well as rise.