

INVESTMENT OPPORTUNITIES - 2026



DHA CITY

The Gateway to Karachi

DHAC (S)

DHA INDUS HILLS

Fairwinds Golf Course

ARY LAGUNA



STRATEGIC LOCATION
Prime Connectivity to
Karachi's Key Area



HIGH GROWTH POTENTIAL
Future-ready infrastructure
and developments



TRUST & EXCELLENCE
A legacy of quality and
reliability



SECURE INVESTMENT
Long-term value in a
master planned community



DHA CITY KARACHI

2026

Investment Opportunities

A Symbol of Secure & Modern Lifestyle



SIGNIFICANCE

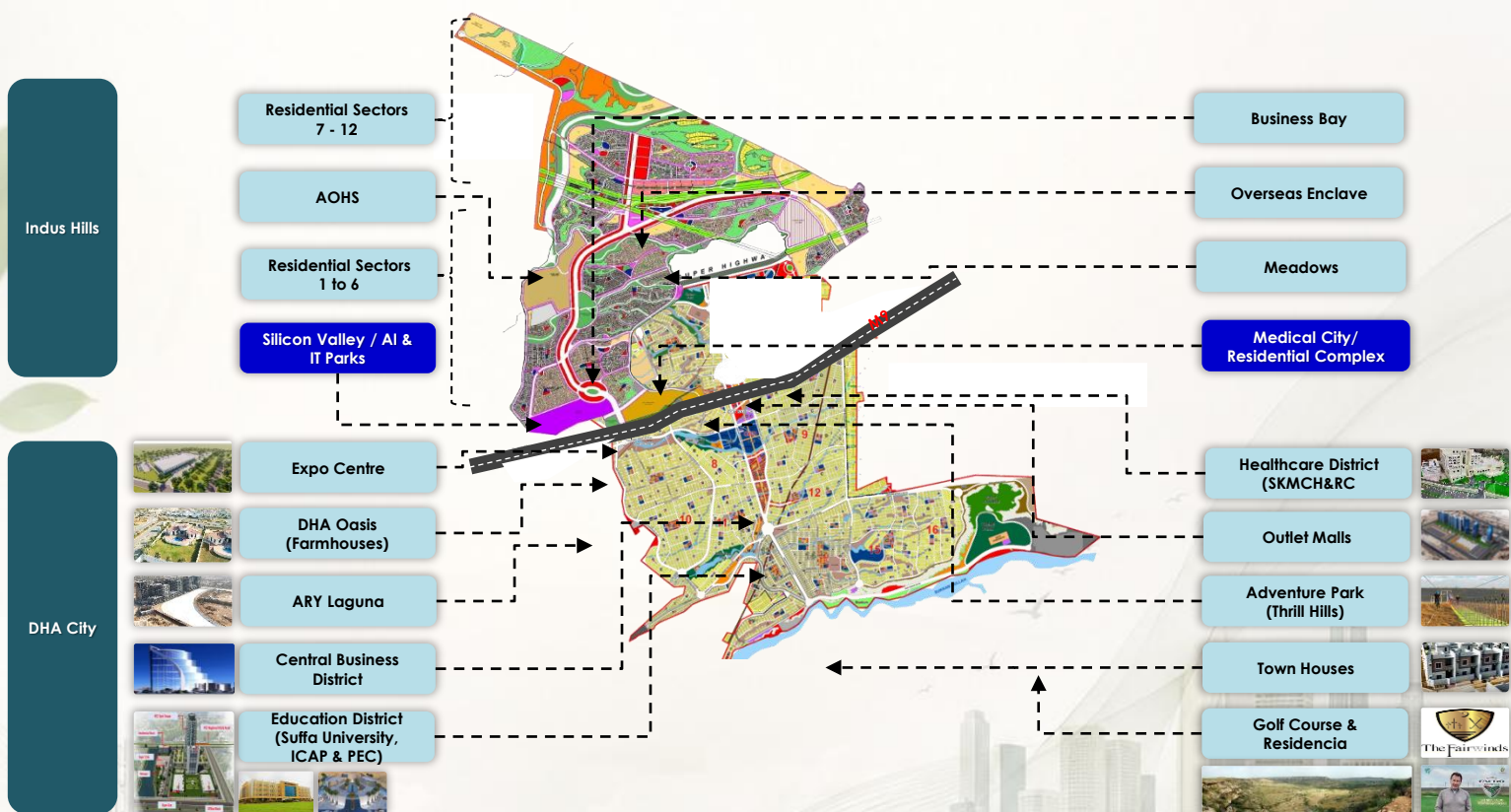
DHA City is a vast project in Karachi City spanning over approximately 21,600 acres on the M9 Super Highway, the gateway to Karachi. Karachi, a vital port city, drives Pakistan's economy with diverse real estate opportunities fueled by over 20 million residents, strategic location, and thriving business districts. Its appeal is further bolstered by major industrial presence, upcoming projects like Dhabeji Industrial Zone, investments in CPEC related projects, and seamless connectivity through Jinnah International Airport.

The formal opening of Shahrah-e-Bhutto (Malir Expressway) has profoundly shifted the trajectory of DHA City Karachi (DHA City), effectively transitioning it from a suburban investment boundary into a highly accessible, premium extension of Karachi's urban core. The primary structural, economic, and operational impacts catalyzed by this corridor include: -

- **The 30-Minute Commute** (The Accessibility Breakthrough) The fundamental hurdle for DHA City has always been the psychological and physical distance from downtown Karachi.
- **Time Compression;** What used to be a unpredictable, exhausting 60 to 90-minute commute through heavy traffic on main arterial links has dropped to a predictable 30 to 35-minute signal-free drive from the starting points at Central Karachi and DHA Karachi (Phase 8).
- **Direct Pipeline;** The expressway acts as a direct connectivity spine, linking Karachi's most premium coastal residential zones (Phases 1-8) directly with DHA City via the Kathore exit on the M-9.

ADVANTAGES

- Gateway to Karachi City.
- Situated on M-9 Super Highway.
- Pakistan's 1st Sustainable City.
- Vast area to incorporate large scale strategic JVs.
- Karachi's natural expansion is towards DHA City.
- Infrastructure projects in vicinity (K4, Malir Expressway).
- Master planned Education, Healthcare, Recreation and Business Districts.



ICONIC PROJECTS OF DHA CITY KARACHI

[Building Landmarks.
(Creating Legacies.

EXPO CENTRE



ARY LAGUNA



SIR
NICK FALDO'S
SIGNATURE
GOLF COURSE



Sir Nick Faldo

SHAUKAT KHANUM MEMORIAL CANCER
HOSPITAL & RESEARCH CENTRE



Shaukat Khanum
Memorial Cancer Hospital
and Research Centre

Shaukat Khanum
Memorial Cancer Hospital
and Research Centre



ABS TOWERS (82 FLOORS)

941 FT HEIGHT

GATEWAY PRIME

Vertical Residential & Mixed Use Towers

Gateway Prime

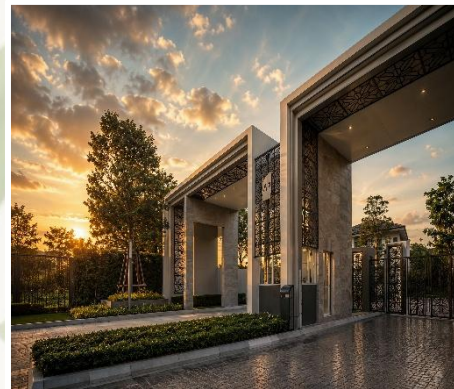


M-1 By DHA City



PRIME VILLAS

By Dolce



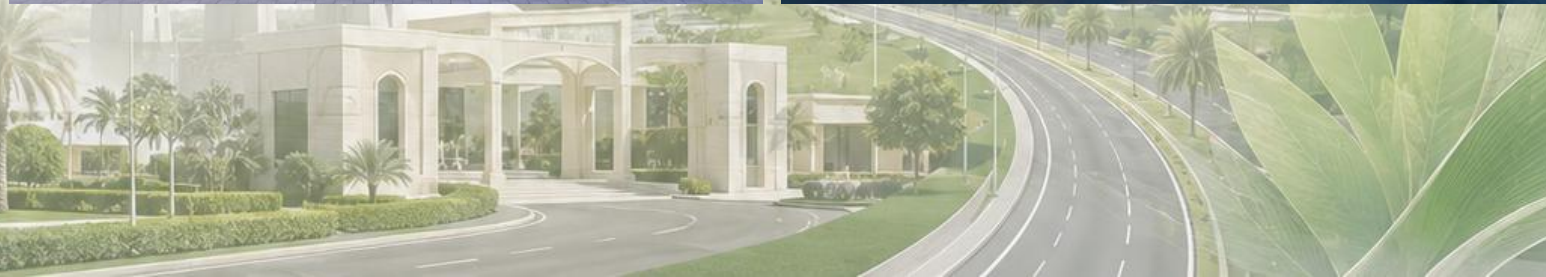
WOODLAND VILLAS

By Pace



HAMPSTEAD VILLAS

By Grey E-Com



VILLAS & TOWN HOUSES

DHA City



INTERIOR DESIGN

MODERN MEDITERRANEAN



LIVING ROOM



DINING ROOM



KITCHEN



MASTER BEDROOM



BATHROOM



TV LOUNGE



CORRIDOR (UPPER FLOOR)



EDUCATIONAL INITIATIVES

DHA Suffa University Complex



DHA Suffa University
Existing Block



PEC Complex



ICAP Centre of Excellence



IBA DHA City Campus



EDUCATIONAL FACILITIES

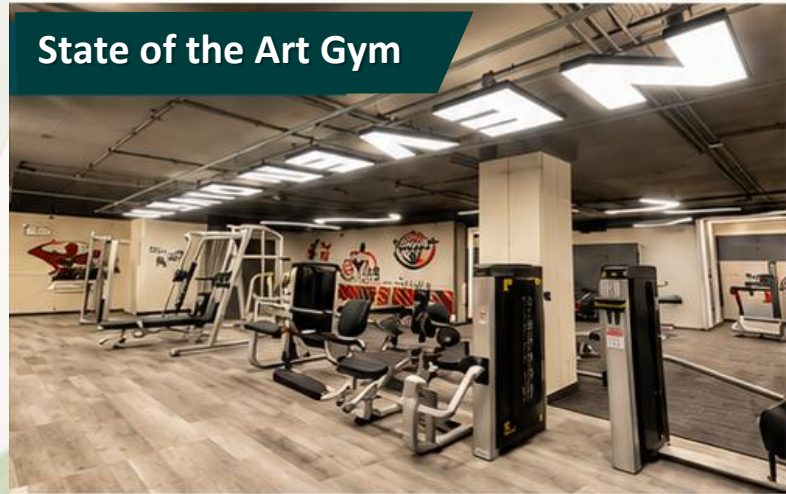


SIGNATURE SPACES

World-Class Spaces.
Designed for Excellence



State of the Art Gym



Gaming Zone



Wellness Centre



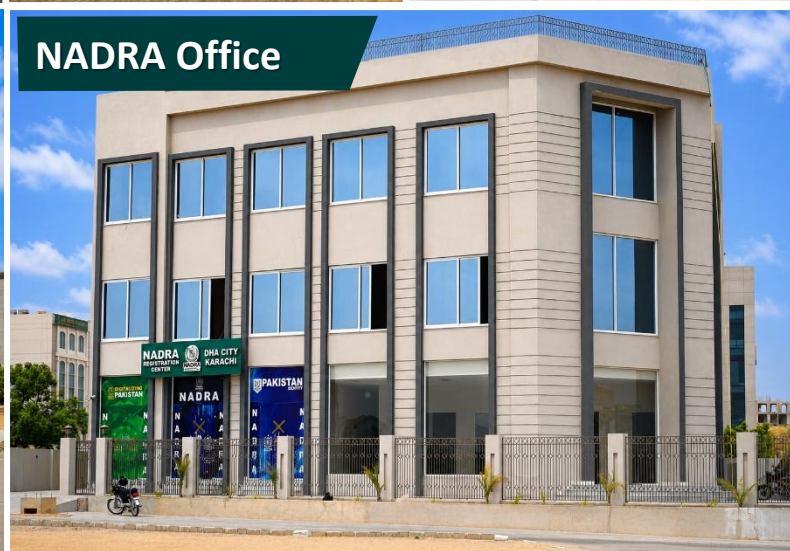
InnoVista Mehran



ICT Building



NADRA Office



PREMIUM
AMENITIES

WELLNESS &
RELAXATION

MODERN
INFRASTRUCTURE

SECURE
ENVIRONMENT

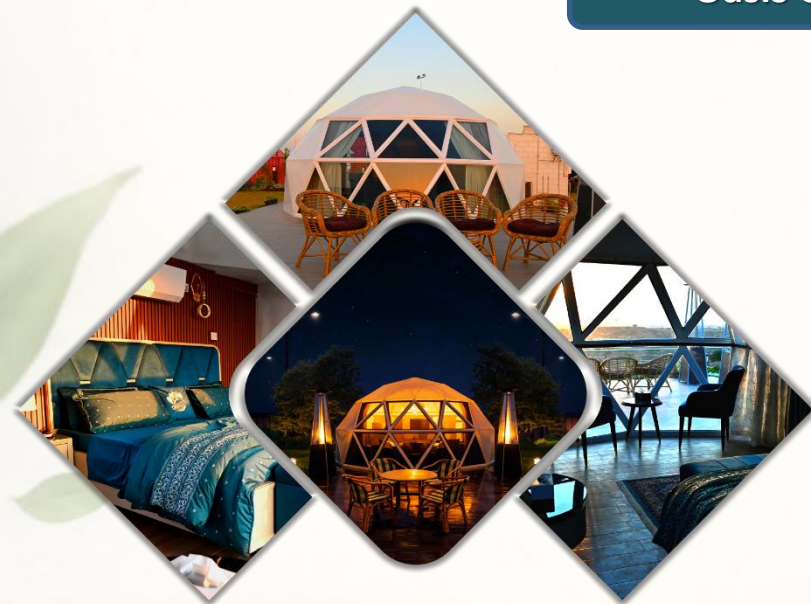
COMMITMENT TO
EXCELLENCE

RECREATIONAL FACILITIES

Creating vibrant spaces. Enriching lifestyle



Oasis Club



Sunset Glamps



Paddle Courts



Thrill Hills
Adventure Park



Velochi Racing Circuit

STRAT ENGAGEMENTS - ABROAD

Strengthening Partnership. Expanding Horizons. Building the Future

IPS DUBAI - 2025



STRAT
ENGAGEMENTS
45



MOUS/
AGREEMENTS
7



INVENTORY
SALE
10.2 Bn



IPS DUBAI - 2024



STRAT
ENGAGEMENTS
45



MOUS
SIGNED
10



INVENTORY
SALE
2.6 Bn



INVESTMENT OPPORTUNITIES

Residential High Rise Complex – DHA City Heights

Size	Multiple Plots 800 Syd each
Area / FAR	B + G +12
Land Use	Residential Highrise
Location	Sector 14, DHA City



- Ideally located in residential area.
- Multiple plots for residential projects.
- Opportunity for affordable housing project development.

IT Tower Project (Special Technology Zone) / Offices Complex

Size	3 Acres
Area / FAR	Bs + G + 24
Land Use	IT Park / Offices
Location	Gateway District

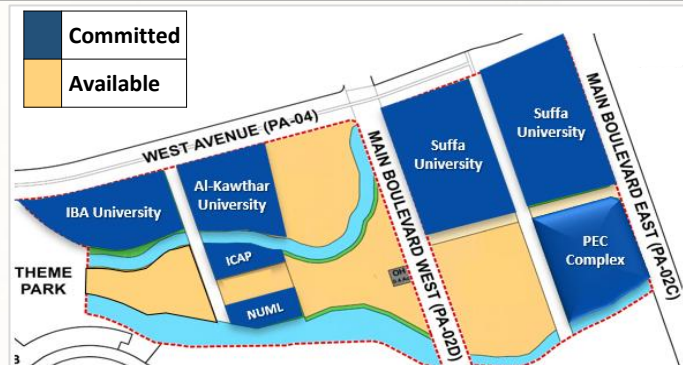


- Facing main super highway Karachi.
- Ideal Large patch for STZ / office high rise development.
- Ideal location for commute from Karachi City.

INVESTMENT OPPORTUNITIES

Education District, CBD

Size	Multiple Land Parcels
Area / FAR	Flexible
Land Use	Education
Location	Education District, CBD



- Purpose built education district.
- Large land parcels for educational institutes.
- 360 degree education services and related infra development.

Commercial Plots - Healthcare District

Size	2-10 Acres Multiple Plots
Area / FAR	Flexible
Land Use	Healthcare
Location	Healthcare District



- Purpose built health care district.
- Opportunity for medical tourism.
- Easy access to Jinnah Int'l Airport & M-9 super highway.

INVESTMENT OPPORTUNITIES

Theme / Recreational / Water / Adventure Park – Gateway District

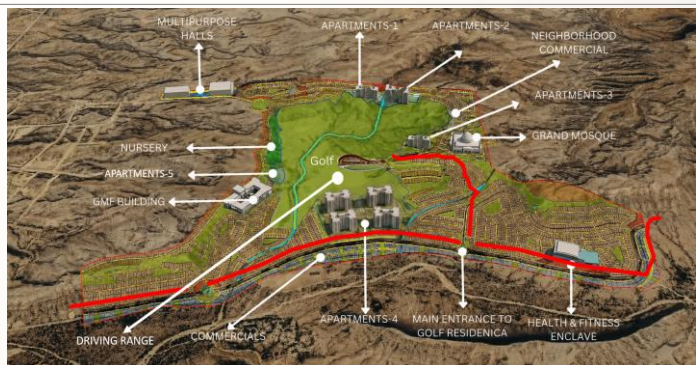
Size	200 Sq yds Multiple Plots
Area / FAR	Flexible
Land Use	Theme Park
Location	Adjacent Main Entrance Gate



- Easy access to Jinnah Int'l Airport & M-9 super highway.
- Opportunity for tourism development.
- Caters to Karachi City and regional metropolitan areas.

Golf Residencia Built Around Sir Nick Faldo's Signature Golf Club

Size	Flexible
Area / FAR	Flexible
Land Use	Multiple
Location	Golf Residencia



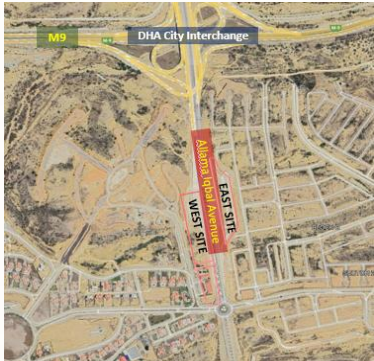
- High-end golf themed development project.
- Multiple components (Comm'l, Residential, Golf Course & Hospitality).
- Flexibility to accommodate custom transaction structure for JV.



INVESTMENT OPPORTUNITIES

District One - G+1 Commercial Zone, Allama Iqbal Avenue

Size	Flexible
Area / FAR	11.6 Acres / G + 1
Land Use	Commercial
Location	Adjacent Expo Centre



- Easy access to Jinnah Int'l Airport & M-9 super highway.
- Multipurpose commercial comprising of retail shopping, corporate offices & eateries

Highrise Residential Buildings – Gateway District

Size	2 x 2.6 Acres Plots
Area / FAR	Bs + G + 24
Land Use	Highrise Residential Towers
Location	Gateway District



- Facing Main Super Highway Karachi
- Ideal Large Piece of Land for Highrise Residential Project.
- Located at the front of DHA City Karachi Project.

INVESTMENT OPPORTUNITIES

Cricket Stadium, Guns Club/ Recreational Plots

Size	18.85 & 18.30 Acres
FAR	Flexible
Land Use	Commercial
Location	Adjacent Sec - 14



- DHA City's Sports & Wellness District
- Karachi's next premier Sports & Recreational Destination.
- Large pieces of Land for Cricket Stadium, Guns Club or Wellness Hub .

Hotel Building - Gateway District

Size	2.6 Acres Plots
Area/ FAR	Flexible
Land Use	High-rise Hotel
Location	Gateway District

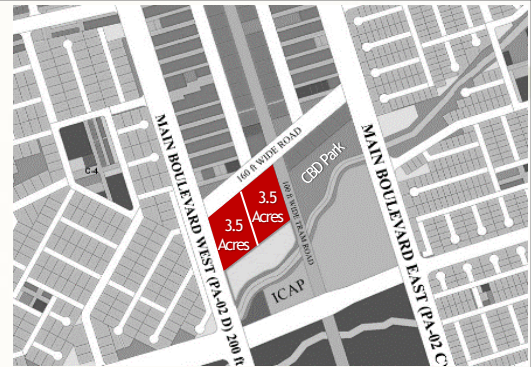


- Facing Main Super Highway Karachi.
- Ideal Large Piece of Land for High-rise Hotel.
- Loc adjacent to Main Entrance and in close proximity to EXPO Cen

INVESTMENT OPPORTUNITIES

CBD Commercial Projects Plots

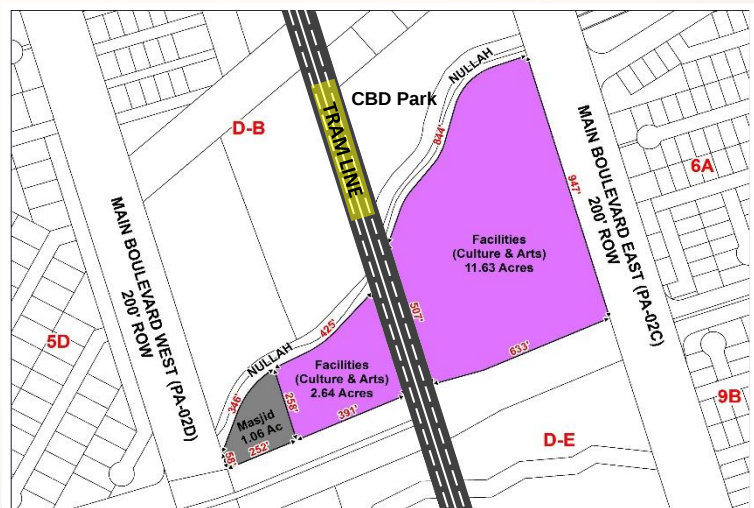
Size	3.5 & 3.5 Acres
Area / FAR	7 Acres
Land Use	Commercial
Location	CBD



- Two prime commercial plots of 3.5 acres each located at the heart of DHA City Karachi.
- Ideal for mixed-use, retail, corporate, hospitality, and high-rise commercial developments.

Arts & Culture District, CBD

Size	14 Acres
Area / FAR	As per DHA Rules
Land Use	Amenity Plots
Location	CBD



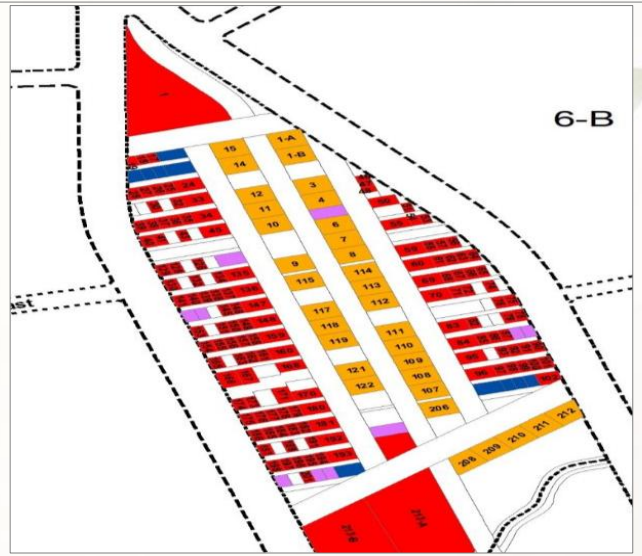
- Strategically located near both main entrances of DHA City Karachi and the Central Business District (CBD).
- Only planned Arts & culture District inside a sustainable city just on a 30 mins drive
- Live-work-play for artists, galleries, theaters, studios



INVESTMENT OPPORTUNITIES

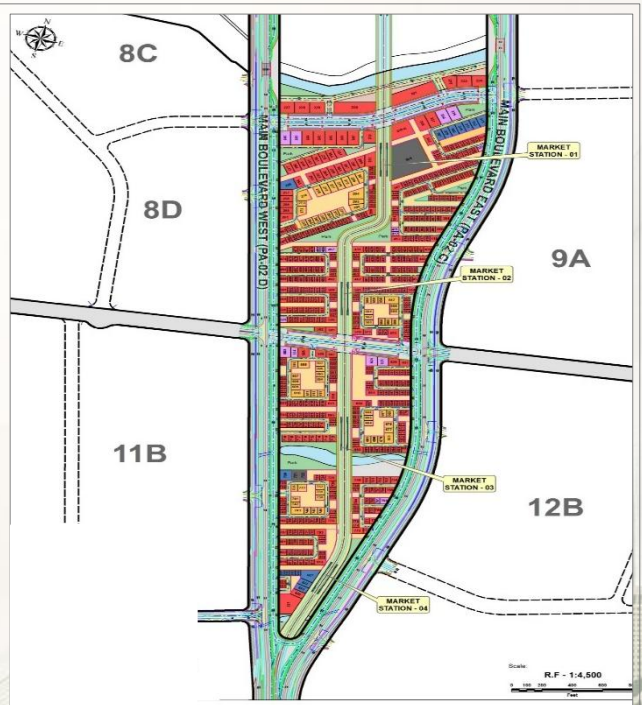
CBD Business District – Commercial & Mixed Use Plots

Size	300 to 2000 Sq Yds Plots
Area / FAR	As per Bye-Laws
Land Use	Commercial / Mixed Use
Location	CBD (Business District)



CBD Market District - Arts Downtown

Size	300 to 2000 Sq Yds Plots
Area / FAR	As per Bye-Laws
Land Use	Commercial / Mixed Use
Location	CBD (Business & Market District)



INVESTMENT OPPORTUNITIES

CBD Park

Size	4.8 Acres
Area / FAR	Park
Land Use	Amenity
Location	CBD



- A vibrant green oasis in the heart of the CBD. The location of CBD Park offers beautifully landscaped gardens, shaded walkways, and open recreational spaces for families and professionals alike.
- Designed to enhance urban living, it provides a refreshing environment for relaxation & fitness activities

High / Mid Rise Commercial Land (63 Acres)

Size	300 - 1500 Sq yds Plots
Area / FAR	As per DHA Byelaws
Land Use	Commercial & Mix Use
Location	M9 Facing



- Strategically planned & Ideally located Commercial adjacent to Pakistan's largest cancer hospital on Main Motorway (M9)
- District presents exceptional opportunities for healthcare, retail, hospitality, and corporate developments, supported by high future footfall and excellent connectivity.



INVESTMENT OPPORTUNITIES

INDUS HILLS



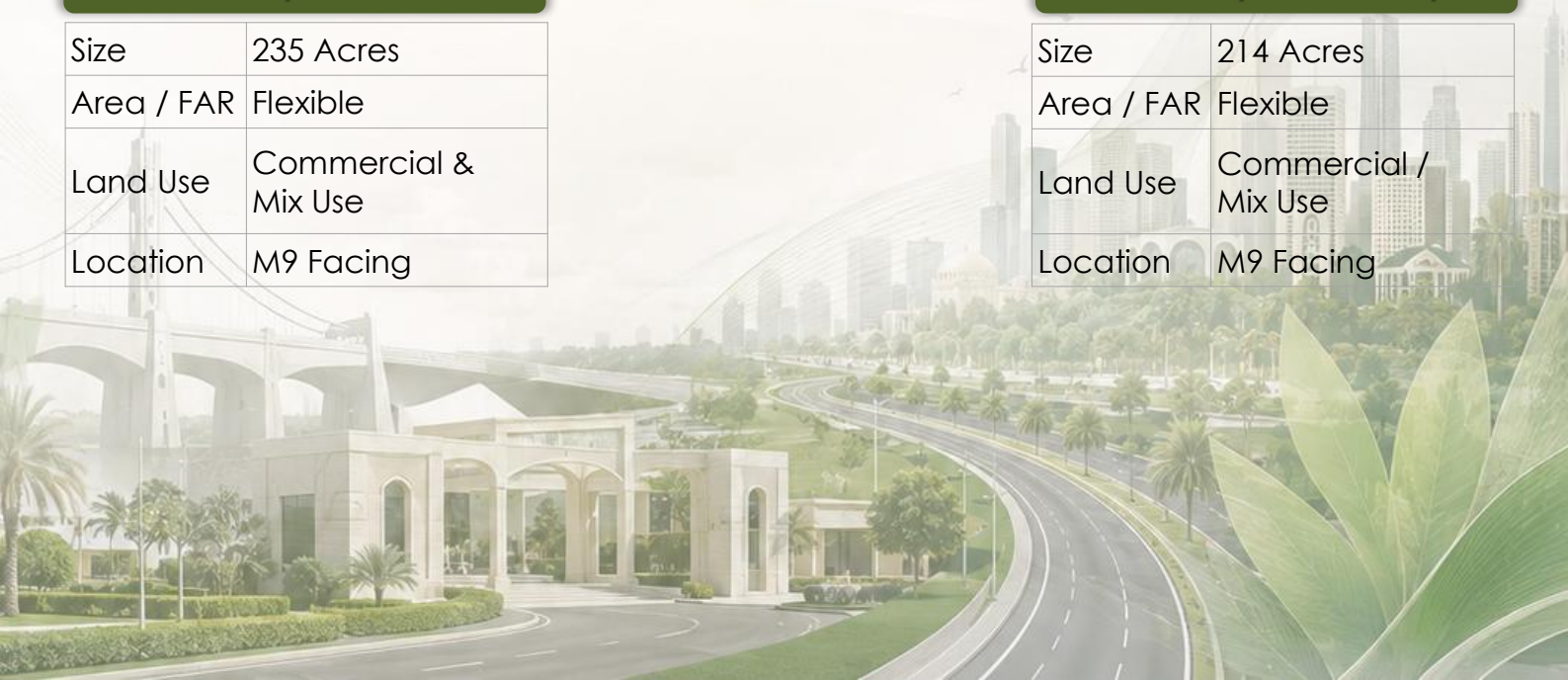
Silicon Valley / AI & IT Parks

Size	235 Acres
Area / FAR	Flexible
Land Use	Commercial & Mix Use
Location	M9 Facing



Medical City & Res Complex

Size	214 Acres
Area / FAR	Flexible
Land Use	Commercial / Mix Use
Location	M9 Facing



OTHER OPPORTUNITIES

- DHA City Karachi is interested in JVs and investment in following sectors:
 - Sports Facilities & Stadiums
 - Utilities Provision
 - Renewable Energy Generation
 - Large Scale Land Development Projects
 - Villas Community Development Projects



TYPES OF JOINT VENTURES (JVs)

INCORPORATED JVs

- The incorporated JVs are executed under a separate Distinct legal entity, incorporated with the Securities and Exchange Commission of Pakistan (SECP) under the Companies Act 2017. DHA and JV Partner will be Shareholders of the such legal entity as follows
 - Special Purpose Vehicle (SPV)
 - Real Estate Investment Trust (REIT)

UNINCORPORATED JVs

- Unincorporated is the form of contractual JVs wherein DHA and JV Partner will agree to undertake project through execution of a contract that will set out the roles, responsibilities, commercial terms, nature and modalities for executing the project. No separate legal entity / SPV is incorporated and project is executed as contractual commitment between parties. In case of breach or default, matter will be resolved through dispute resolution and in accordance with the terms and conditions of the JV agreement.



PREFERRED INVESTMENT MODELS

DHA City offers a suite of flexible, internationally recognized partnership structures, accommodating diverse investor preferences from equity participation to long-term concession agreements.

Model	Description & Applicability
INVENTORY SHARING	It involves sharing project inventory. For long term sustenance and harvesting maximum benefits of JV projects. It's a secure profit in kind - saleable inventory share on pro-rata basis in return for contribution of land.
GROSS REVENUE SHARING	A model that involves sharing business gross revenue between Authority and JV Partner. It is a way of working that incentivize both parties. In case inventory share is not acceptable to JV Partner, Authority can adopt gross revenue sharing model.
NET PROFIT SHARING	It involves sharing of net profit after payment of all expenses of the project (design and construction cost, management cost, marketing and sales cost etc.) from the sales revenue. Net Profit shall be distributed in proportion to the shareholding agreed between DHA and JV Partner.
CONCESSION AGREEMENT	A contractual arrangement between an Authority and private party granting rights for development, operation and management of amenities and infrastructure projects (such as schools, colleges, universities, food chains etc.). Under this agreement Authority may grant rights to private entities/ JV Partner on Built Operate and Transfer (BOT) basis for a specified term extendable under mutually agreed terms and conditions.
RENT / LICENSE AGREEMENT	Rent/ License Agreement is a JV model that involves payment of monthly rent/ license fee by JV Partner. Rent/ License Agreement to be executed that shall include important information regarding the premises, rights and obligations of tenant, potential penalties for late payments or damage to property.

PREFERRED INVESTMENT MODELS

Model	Description & Applicability
PERCENTAGE LICENSE AGREEMENT	An arrangement for commercial real estate where the licensee shall pay base rent plus a percentage of the gross revenue of the project/business to Authority. It shall help DHA to attract high quality successful businesses that may otherwise avoid high fixed rents for the premises. Furthermore, it shall reduce vacancy risks since JV partners are more likely to stay if consideration/ rent is tied to sales and as the business thrives DHA is likely to earn more than the fixed rent.
HYBRID MODEL	Hybrid JV arrangement incorporates different characteristics of a range of JV models. Hybrid arrangements shall provide a tailored JV model that combines multiple revenue/ profit streams to create a diversified profit base, thereby potentially increasing financial stability and sustainability.
REAL ESTATE INVESTMENT TRUST (REIT)	A closed-end mutual fund and investors own real estate backed units that are listed on Pakistan Stock Exchange (PSX) and sell like any other listed security / shares enabling unit holders to invest directly in real estate. The REIT model allows investors to directly invest in real estate through the purchase of publicly traded shares that will generate liquidity for the project and income/dividend for the shareholders. A JV project can be undertaken through the platform of a Real Estate Investment Trust (REIT). A rental, developmental and hybrid REIT can launched and managed by incorporating REIT Management Company (RMC) and registering REIT on selected and commercially viable projects that will eventually broaden existing portfolios and provide a much-needed diversification in investment holdings, thereby reducing underlying risks.

WHY DHA CITY KARACHI

THE INVESTMENT CASE

Legal & Institutional Security

- Independent authority under Presidential Order with legislative powers
- Most secure real estate investment in Pakistan
- Highest quality land collateral value by financial institutions
- Full mortgage-ability and collateralisation of assets
- Arm's length deal structuring with fair independent 3rd-party valuation

Investor Protections

- Transfer of land to trustee in REIT structures
- Comfort / Commitment Letters for capital raising
- Operational & management control granted to partners
- Foreign currency convertibility & full profit repatriation (STZ)

Market Fundamentals

- Karachi's natural urban expansion directed to DHA City
- Strong Pakistani diaspora preference for DHA-branded assets
- Ideal for long-term institutional investments and REITs
- Proven demand: IPS Dubai 2025 generated PKR 10 Bn in sales

Competitive Advantages

- First-mover access to an underdeveloped 21,600-acre master plan
- Multi-sector diversification within a single investment destination
- Anchor institutions (Shaukat Khanum, Suffa University, ICAP) already operational
- STZA special technology zone with a 10-year tax holiday
- Sindh Wind Corridor for renewable energy at ~15% USD ROI



