



PROJECT STATUS

From Concept to a Real Community

TRUE ROOM is currently at the **concept and development stage**.

The project is being developed as a new approach to workforce accommodation in the UAE, with a focus on safe living conditions, dignity, affordability, operational efficiency, quality of life, sustainability, and professional community management.

At this stage, TRUE ROOM is a **development concept — not yet an approved or operational project**.

The final location, land area, capacity, architectural design, accommodation model, facilities, infrastructure, construction method, operating structure, costs, and financial model will be determined through professional feasibility studies, technical assessments, market research, land availability, regulatory requirements, and consultation with the relevant authorities and professional partners.

Our objective is simple:

To transform a strong concept into a practical, compliant, financially sustainable, and professionally managed workforce community.

DEVELOPMENT ROADMAP

TRUE ROOM is planned to progress through a structured development process:

01 — CONCEPT

Develop the overall concept, objectives, community model, service structure, and development principles.

02 — FEASIBILITY

Conduct professional studies covering market demand, technical requirements, planning considerations, operating costs, development costs, revenue potential, risks, and financial viability.

03 — LAND

Identify and evaluate suitable land opportunities in the UAE based on location, accessibility, planning requirements, infrastructure availability, and suitability for workforce accommodation.

04 — AUTHORITY CONSULTATION

Engage with the relevant government authorities and regulatory bodies to understand applicable requirements, planning parameters, approvals, standards, and development conditions.

05 — MASTER PLANNING & DESIGN

Develop the master plan, architectural concept, infrastructure plan, accommodation layout, community facilities, sustainability strategy, transportation arrangements, and operational design.

06 — INVESTMENT & PARTNERSHIP

Establish the appropriate investment, ownership, development, and partnership structure based on the completed feasibility studies and approved project parameters.

07 — APPROVALS & DEVELOPMENT

Complete the required approvals, permits, contracts, procurement, construction planning, and development processes.

08 — CONSTRUCTION

Proceed with construction and implementation in accordance with the approved design, specifications, budget, schedule, and regulatory requirements.

09 — OPERATIONS

Launch the community under a professional management structure focused on safety, cleanliness, service quality, resident wellbeing, operational efficiency, and long-term sustainability.

WHAT WE ARE LOOKING FOR

As TRUE ROOM moves from concept toward development, we are open to discussions with qualified and credible partners in the following areas:

Land Partners

Owners or organizations with suitable land opportunities for workforce community development.

Strategic Investors

Investors interested in participating in the development of scalable accommodation and community infrastructure.

Development Partners

Experienced companies capable of supporting planning, development, project management, and implementation.

Engineering & Design Partners

Qualified architectural, engineering, planning, infrastructure, and technical consultants.

Construction Partners

Experienced contractors and modular or alternative construction specialists.

Government & Institutional Cooperation

Relevant authorities, institutions, and organizations interested in supporting better workforce accommodation and community development.

Corporate & Employer Partners

Companies seeking professionally managed accommodation solutions for their workforce.

Operations & Service Partners

Organizations capable of providing transportation, food services, cleaning, maintenance, security, technology, utilities, and community management.

PROJECT PRINCIPLE

TRUE ROOM is being developed with one important principle:

We do not want to build first and solve problems later.

We want to understand the requirements first, validate the concept, study the land and market, consult with the relevant authorities, establish a realistic financial model, and then proceed toward implementation.

Every major project parameter will therefore be subject to appropriate technical, regulatory, commercial, and financial validation.

IMPORTANT PROJECT NOTICE

TRUE ROOM is currently a **development concept**.

All project capacities, land requirements, layouts, facilities, costs, timelines, operating assumptions, investment requirements, and financial projections presented during the development process are preliminary and may change.

The final project will be subject to:

- Feasibility studies
- Land availability and suitability
- Market conditions
- Technical and engineering assessments
- Applicable laws and regulations
- Planning and development requirements
- Relevant authority approvals
- Environmental and infrastructure considerations
- Final project design
- Investment and financing arrangements
- Professional legal, financial, and technical advice

Nothing presented at the concept stage should be interpreted as a guarantee of project approval, construction, investment return, occupancy, revenue, or profitability.

OUR NEXT STEP

The next step is not simply to build a website or present an idea.

It is to **validate the idea and build the right foundation for execution.**

TRUE ROOM is therefore seeking qualified partners who can contribute land, capital, expertise, development capability, technical knowledge, operational capacity, or strategic relationships.

The vision is the beginning.^{[[SEP]]}Validation creates confidence.^{[[SEP]]}Partnership creates capability.^{[[SEP]]}Execution creates the real project.

TRUE ROOM

A Smart and Scalable Workforce Community Concept

From Concept to Community.