

ENTA

R E S I D E N C E S

FREQUENTLY ASKED
QUESTIONS

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1. INTRODUCTION

HIVE is a next-generation developer and operator of boutique rental accommodation - known for creating soulful, design-forward spaces that elevate urban living and working. With a reputation for blending hospitality, community, and contemporary design, HIVE redefines the way people live and stay.

ENTA is a new residential product launched by HIVE, bringing the brand's raw and character-driven design ethos to the ownership market. The first project under this brand is ENTA Mina - a design-forward apartment building located in Mina, Ras Al Khaimah.

ENTA Mina is being developed as a joint venture between HIVE and RAK Properties, the leading publicly listed real estate developer in Ras Al Khaimah and the master developer of the Mina waterfront community. This partnership combines RAK Properties' local expertise and infrastructure with HIVE's creative, lifestyle-driven approach to residential living.

As both the co-developer and the optional post-handover rental manager, HIVE ensures a seamless, high-quality experience for investors and residents alike.

2. BRAND RELATIONSHIP: ENTA VS. HIVE

HIVE is a built-to-rent brand focused on providing flexible, plug-and-play apartment solutions for young entrepreneurs and professionals. Drawing inspiration from the coliving movement, HIVE emphasizes optimized private spaces and expansive shared amenities to create an affordable, flexible, and fulfilling living environment.

ENTA, while it draws on HIVE's raw and authentic design DNA, is distinct. It is a built-to-sell product offering larger, more traditional apartments with a stronger focus on private living. ENTA is for those who appreciate the creative spirit of HIVE but want a home of their own.



3. PROPERTY OVERVIEW

3.1. What is ENTA Mina?

ENTA Mina is the first residential development under the ENTA brand - a design-forward apartment building comprising 119 units. Located on Hayat Island in Mina, Ras Al Khaimah, ENTA Mina offers residents a unique lifestyle experience supported by high-quality finishes and curated amenities. These include dedicated spaces within the building such as a resident lounge, hosting room, and library, as well as access to a standalone facility shared with HIVE residents that features coworking spaces, a gym, sauna, pool, restaurant, café, and more.

3.2. Where is the project located?

ENTA Mina is located on Hayat Island, within the Mina community - Ras Al Khaimah's premier waterfront development. Surrounded by pristine beaches, luxury resorts, landscaped promenades, and vibrant retail and dining options, this island setting offers a serene yet connected lifestyle. Mina is also a key destination within the emirate's growing tourism and investment landscape, making ENTA Mina ideally positioned for both lifestyle buyers and investors alike.

4. RENTAL MANAGEMENT PROGRAM BY HIVE

4.1. Can I rent out my apartment as an investment?

Absolutely. All ENTA Mina units are eligible for an optional rental management program operated by HIVE, Dubai's leading boutique living brand. The program is focused on extended stays rather than short-term holiday rentals, aligning with HIVE's positioning in the market and ensuring a more stable and consistent rental income for owners.

4.2. What is the difference between a rental program and a rental pool?

ENTA Mina follows a rental program, not a rental pool. This means:

- Your unit is individually managed.
- You receive unit-specific financial reporting (income, expenses, and management fee).
- Performance is tied to your unit, not shared across a pool.
- You have full transparency and flexibility.

4.3. Who manages my apartment if I opt in?

HIVE will professionally manage your apartment, including marketing, tenant screening, leasing, cleaning, maintenance, and guest support.

4.4. Will I have access to reporting and income tracking?

Yes. Owners will receive regular reporting that outlines monthly income, expenses, occupancy, and management fees, ensuring full transparency over the performance of their individual unit.

4.5. What is the HIVE management fee?

The standard fee is 12% of gross rental revenue. Additional costs such as cleaning, linen service, minor maintenance, and platform fees are passed through transparently.

4.6. Can I choose to manage the unit myself?

Yes. Management by HIVE is optional. Owners are free to self-manage.

4.7. Can I withdraw my apartment from the rental program?

Yes. Owners may withdraw their apartment from the program with 90 days' written notice. This advance notice ensures a smooth transition and allows HIVE to manage any existing guest bookings or tenancy agreements in place. If there are confirmed bookings or leases beyond the 90-day period, the unit will be released once those obligations have been fulfilled.

4.8. Can I use my apartment for personal stays?

Absolutely. Owners enrolled in HIVE's management program can request to block dates for personal use, subject to availability and with a minimum of 30 days' advance notice. We encourage owners to make their unit available for rental as much as possible to optimize income. Excessive personal use or blocking during peak seasons may be subject to additional policies to maintain program performance and ensure fairness across the managed portfolio.

4.9. Will my unit be listed on Airbnb or another platform?

Yes. HIVE utilizes multiple rental platforms, including Airbnb, to maximize occupancy and visibility of your unit.

4.10. Do I need a license to rent out my unit?

If you participate in the HIVE rental program, all licensing and compliance requirements will be handled on your behalf.

4.11. How are rental rates set?

Rental rates are dynamically managed by HIVE based on market data, seasonality, competition, and unit-specific attributes.

4.12. Can I switch to long-term rental later?

Yes. HIVE offers flexible management solutions, and owners can choose to switch between extended stay and long-term leasing.

4.13. Are the units sold furnished?

No, the ENTA Mina units are sold unfurnished although buyers can approach the developer should they wish to purchase a furniture package.

5. INVESTMENT RETURNS

5.1. What kind of rental income can I expect?

Returns will vary based on unit type, market seasonality, and occupancy levels. However, Ras Al Khaimah's extended-stay rental market is growing, and HIVE's rental program is designed to optimize yields.

5.2. Are the returns guaranteed?

No. Returns are market-driven and based on occupancy and nightly rates. HIVE's role is to maximize your unit's potential through dynamic pricing, marketing, and professional operations.



6. COSTS & SERVICE CHARGES

6.1. What are the ongoing costs I will need to budget for?

Owners should budget for:

- Annual service charges (building OPEX, paid to the Owners Association)
- Management fee (if enrolled in HIVE's program)
- Minor maintenance
- Insurances
- Utility costs (covered by tenant or passed through)

6.2. What are the service charges per sq.ft.?

Estimated at AED 16 per sq.ft. Final rates will be confirmed closer to handover and governed by the Owners Association.

7. HANDOVER & RESALE

7.1. When will the project be handed over?

The expected handover date is Q1 2028.

7.2. Can I resell my apartment before completion?

Yes, subject to the terms of your SPA and the developer's consent via a Resale NOC (with applicable charges). Resale is permitted only after 30% of the installment payments have been made.



8. PAYMENT & FEES

8.1. What is the payment plan for ENTA Mina?

ENTA Mina offers a straightforward 50/50 payment plan.
Our Sales team can provide full details and guidance on the plan.

8.2. Are there any DLD or registration fees?

Yes. Buyers are responsible for applicable registration and administration fees (approximately AED3,000 to be paid on reservation), including the 4% DLD fee and any local charges at handover.

9. HANDOVER

9.1. Will there be a snagging or inspection process before handover?

Yes. A formal snagging and inspection process will be arranged before handover to ensure quality control and owner satisfaction.

9.2. What happens if something is damaged or missing at handover?

Any valid snagging issues reported during the inspection process will be rectified by the developer prior to or shortly after handover.



10. LIFESTYLE & COMMUNITY

10.1. Can I bring pets?

Yes. ENTA Mina is a pet-friendly community, though certain restrictions or approvals may apply for common areas.

10.2. Is there designated parking for each apartment?

Yes. Each apartment at ENTA Mina comes with its own designated parking space.

10.3. What kind of security and building management is in place?

ENTA Mina is professionally managed with 24/7 security, CCTV surveillance, access control, and on-site maintenance teams to ensure comfort and safety for all residents.