

The image features a large, stylized logo 'JAI' in a bold, gold-colored font. Below it, the words 'INVESTMENT' and 'LLC' are written in a smaller, white, sans-serif font, separated by horizontal gold lines. At the bottom, the tagline 'INVEST. DEVELOP. LEAD.' is displayed in a white, sans-serif font. The background is a nighttime scene of a modern industrial facility with a long, dark building and several white semi-trailers parked in front. In the distance, a city skyline is visible under a dark, cloudy sky, with the Burj Khalifa being the most prominent building. The scene is lit with warm, golden light from the setting or rising sun, creating a dramatic and professional atmosphere.

JAI

INVESTMENT

— LLC —

INVEST. DEVELOP. LEAD.

About JAI Investment

JAI Investment LLC is a Dubai-based industrial real estate investment and development platform, focused on owning and operating high-quality industrial and logistics assets in Dubai's most strategic corridors.

We acquire long-term, government-leased land, develop modern, state-of-the-art facilities and hold completed assets to generate stable rental income and long-term capital appreciation.

JAI follows an integrated, end-to-end approach across the industrial real estate value chain, delivering institutional-quality assets with discipline, transparency and a long-term mindset.



RING-FENCED ASSETS

Each asset is held within a dedicated, ring-fenced entity, ensuring clear asset-level ownership and transparent investment structuring aligned with institutional standards.



VISION

To become a leading mid-market industrial real estate platform in the UAE.



MISSION

To develop and manage institutional-quality industrial assets that deliver stable, asset-backed returns.

CORE VALUES



INTEGRITY



DISCIPLINE



TRANSPARENCY



LONG-TERM
THINKING



PARTNERSHIP



MARKET POSITION

JAI operates in the underserved mid-market segment of Dubai's industrial real estate market—bridging the gap between large institutional players and fragmented small-scale owners.

The Market Opportunity

DUBAI: A GLOBAL INDUSTRIAL & LOGISTICS HUB

Dubai's strategic location, world-class infrastructure and pro-business ecosystem continue to attract global trade, manufacturing and logistics operators — driving strong and sustained demand for high-quality industrial real estate.



US\$ 400B+

OVERALL TRADE

Dubai's non-oil trade reached US\$ 400B+ in 2024



3.2%

GDP GROWTH (2024)

Strong, diversified economic growth outlook



15.5M TEU

JEBEL AL PORT CAPACITY

World's 9th largest port, expanding to 24M+ TEU by 2030



~8-10%

INDUSTRIAL RENTAL GROWTH*

Consistent rental growth across key industrial corridors

DUBAI'S PRIME INDUSTRIAL CORRIDORS



STRATEGIC LOCATION

At the crossroads of Europe, Asia and Africa connecting 3.5B+ people within a 4-hour flight



SUPPLY CONSTRAINED

Limited institutional-grade industrial supply driving strong occupancy and rental performance



BUSINESS FRIENDLY

100% foreign ownership, tax benefits and world-class free zones



SAFE & STABLE

Political stability, strong rule of law and transparent regulations



OPPORTUNITY AT A GLANCE

- ✓ Strong demand from e-commerce, 3PL, manufacturing and distribution sectors
- ✓ Expansion of ports, airports and last-mile infrastructure
- ✓ Government initiatives supporting industrial growth and private investment
- ✓ Underserved mid-market segment with limited quality supply

Source: Dubai Chambers, DP World, JLL, Knight Frank, Industry Reports | *2024 Market Estimates

03

Why JAI Investment

Local expertise. Integrated execution.
Long-term ownership.



01

INDUSTRIAL REAL ESTATE SPECIALIST

Focused exclusively
on industrial and
logistics real estate
in Dubai.



02

UAE MARKET EXPERTISE

Deep understanding
of local market
dynamics, tenants
and corridors.



03

INTEGRATED DEVELOPMENT PLATFORM

Land acquisition,
development, leasing
and asset management
under one platform.



04

LONG-TERM ASSET STRATEGY

Build, stabilise and
hold quality assets
for recurring income
and lasting value.



05

DISCIPLINED INVESTMENT & STRUCTURING

Ring-fenced structures
and disciplined
underwriting for
transparency and
capital efficiency.



06

EXPERIENCED LEADERSHIP

Multidisciplinary team
with deep experience
across development,
capital, operations
and leasing.



04. —

Business Platform

An integrated platform across the industrial real estate value chain, delivering long-term value for our investors.



We create and capture value by owning and controlling the entire cycle.

JAI OWNERSHIP & CONTROL

END-TO-END OWNERSHIP. GREATER CONTROL. LONG-TERM VALUE.



STRATEGIC CONTROL

We make key decisions across the entire value chain, ensuring alignment with our long-term strategy.



VALUE CAPTURE

We capture more value by owning and controlling the assets throughout their full lifecycle.



RISK MITIGATION

Integrated oversight reduces execution risk and protects asset and investor value.



LONG-TERM VALUE

Our focus is on sustainable value creation and resilient returns across market cycles.



05.

Investment Structure

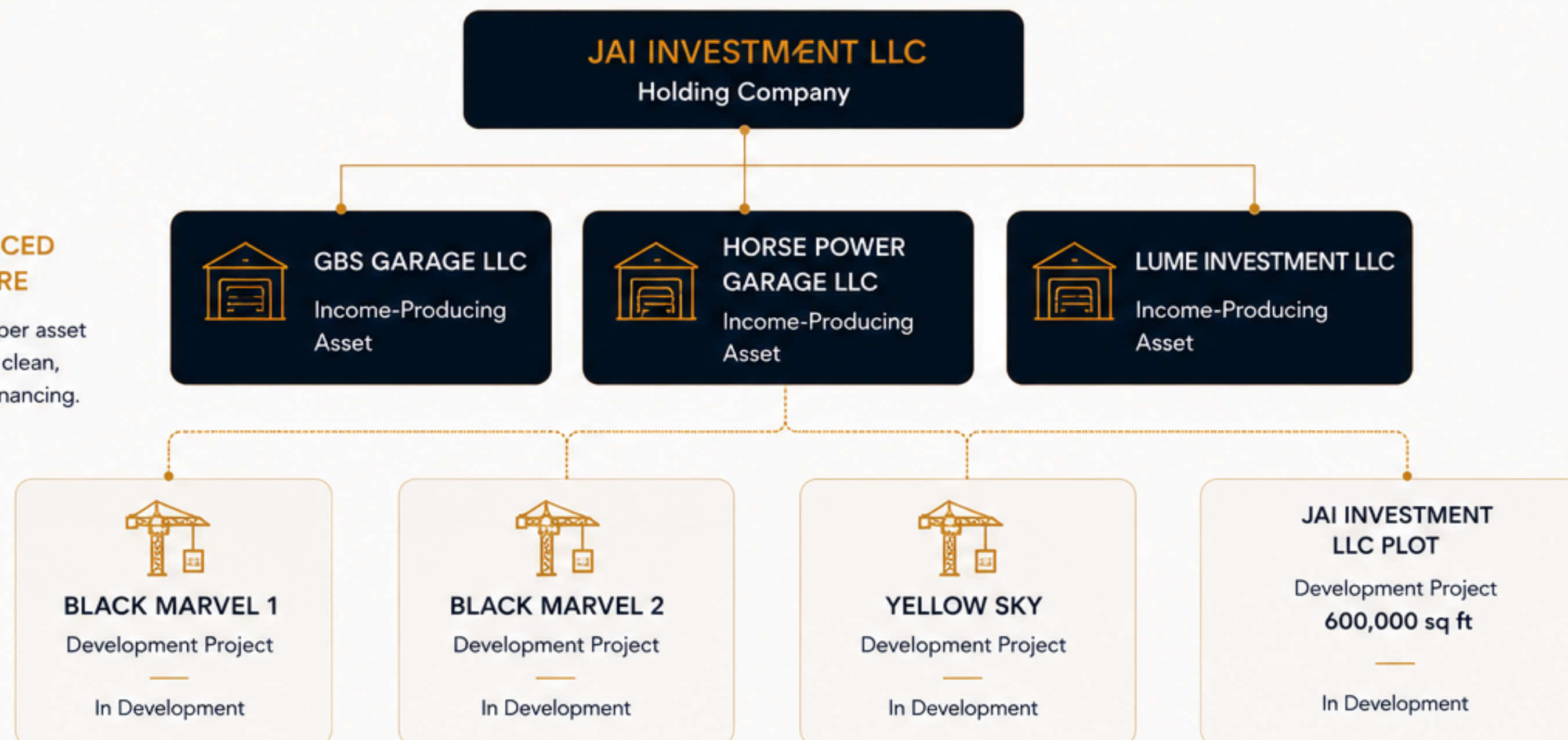
A clear, ring-fenced structure built for transparency, control and long-term value.



Structured to protect each asset and create enduring value.

RING-FENCED STRUCTURE

Isolates risk per asset and enables clean, asset-level financing.



INDEPENDENT VALUATION

Project valuations based on Monetaris Consultech's independent assessment.



DEFINED INVESTOR REPORTING

Regular reporting on asset performance and portfolio value.



LEASE SECURITY

Long-term lease agreements provide stability, security and predictable cash flows.



TRANSPARENCY & CONTROL

Clear governance, standardized processes and disciplined oversight at every level.

Asset Portfolio

A diversified portfolio of income-producing assets and development projects across Dubai's key industrial corridors.



7

TOTAL ASSETS



3

INCOME-PRODUCING
ASSETS



4

DEVELOPMENT
PROJECTS



AED 110M+

PROJECTED ANNUAL
NET RENTAL INCOME⁽¹⁾

(1) Upon stabilization of income-producing assets

INCOME-PRODUCING ASSETS



01

GBS GARAGE



GFA (Built-Up Area)

387,049 sq ft



02

HORSE POWER



GFA (Built-Up Area)

158,929 sq ft



03

LUME



GFA (Built-Up Area)

214,606 sq ft

DEVELOPMENT PIPELINE



04

BLACK MARVEL 1



In Development



05

BLACK MARVEL 2



In Development



06

YELLOW SKY



In Development



07

JAI INVESTMENT LLC PLOT



In Development | 600,000 sq ft

How JAI Creates Value

Our Revenue Model

We create value through a proven model that combines stable income generation with development-led growth.



AED 110M+

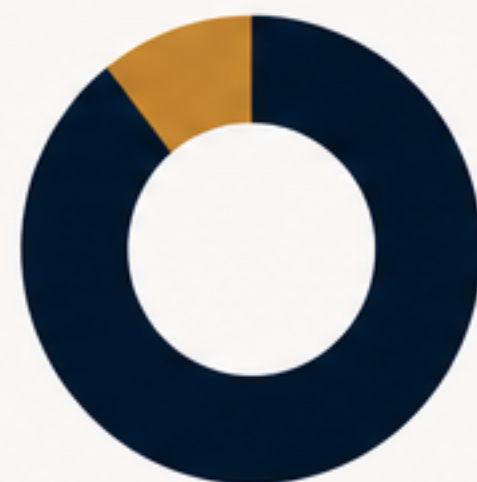
PROJECTED ANNUAL
NET RENTAL INCOME⁽¹⁾

(1) Projected upon stabilisation of the income-producing portfolio.

THE JAI VALUE CREATION MODEL



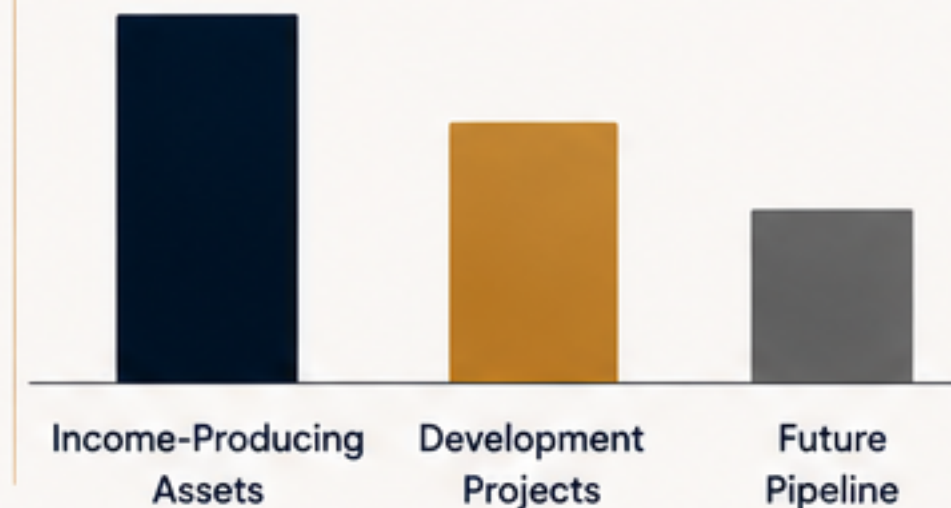
REVENUE DRIVERS



- **Recurring Rental Income**
From income-producing assets
- **Development Upside**
Value creation from development projects

A diversified model designed to deliver stable income today and enhanced value tomorrow.

PORTFOLIO COMPOSITION (BY TYPE)



Balanced mix of stabilised assets, active developments and future pipeline opportunities.

08. —

Why JAI. Why Now.

A differentiated platform built for durable income and long-term value creation.

MARKET RETURNS



7–8%

Typical Industrial
Real Estate Return

vs.

JAI TARGET RETURNS



12%+

JAI Target
Net Return*

*Net returns targeted over holding period.



STRATEGIC FOCUS

Industrial assets in
high-demand
corridors.



INCOME DRIVEN

Stable, recurring cash
flows from income-
producing assets.



DEVELOPMENT UPSIDE

Disciplined pipeline
unlocking additional
value.



RISK MITIGATED

Focus on quality assets,
strong tenants and
prudent structuring.



EXPERIENCED TEAM

Deep real estate,
development and
capital markets
expertise.



INVESTOR ALIGNED

Long-term mindset
aligned with investor
interests.

THE JAI ADVANTAGE



Income Today

From operational,
income-producing
assets.



Growth Tomorrow

Through selective,
high-quality
development.



Value Creation

Active asset management
to maximize long-term
value.



Superior Returns

Targeting 12%+
net returns.

The People Behind JAI

Leadership



Experienced leadership.
Aligned vision.
Proven execution.



Sachin Kumar Singh
Managing Partner

Mr. Sachin Kumar Singh is the Primary Managing Partner and authorized signatory of JAI Investment LLC, overseeing the Company's strategic direction, investment decisions, stakeholder engagement, and external representation.

With over 20 years of experience in Vibgyor Real Estate LLC and the industrial investment sector, he brings deep expertise in industrial land acquisition, lease structuring, regulatory approvals, investment modeling, and oversight of large-scale industrial and commercial projects.

Under his leadership, JAI Investment LLC has established a credible industrial investment platform in Jebel Ali and other prime zones, delivering structured returns, disciplined execution, and transparent governance.



Jahan Bagheri
Co-Founder & Director

With decades of business experience in the UAE, Jahan brings extensive knowledge and expertise of the UAE market.

He provides overall strategic leadership, driving JAI's Investment, Development and Leasing strategy.

Jahan is also instrumental in Capital Allocation, Acquisitions, Partnerships and major transactions, while shaping the company's long-term Growth, Positioning and Value Creation.

OUR LEADERSHIP STRENGTHS



DEEP INDUSTRY EXPERIENCE

Decades of experience in industrial real estate and investment.



STRATEGIC FOCUS

Clear vision and disciplined execution across high-growth industrial markets.



STAKEHOLDER COMMITMENT

Strong relationships built on transparency, trust and long-term alignment.



VALUE CREATION

Focused on delivering sustainable income and capital appreciation.



GOVERNANCE & INTEGRITY

Upholding the highest standards of governance and accountability.

Executive Leadership



A diverse leadership team driving expertise across investments, development and operations.

Ajeet Singh

Director – Investments & Capital Advisory

As one of the earliest members of the leadership team, Ajeet has played a pivotal role in shaping JAI Investment's vision, investment philosophy, business model, and long-term strategic roadmap. He continues to lead investment structuring, capital advisory, business development, and strategic growth initiatives.

Sanjiv Das

Director – Brand, Strategy & Communications

Responsible for corporate branding, marketing strategy, communications, public positioning, company profile development, and corporate messaging.

Amit Tomar

Partner – Audit and Financial Advisory

Responsible for audit, financial reporting, corporate governance, tax advisory, compliance, financial controls, and providing strategic financial advisory to support sustainable growth and strong governance.

Sushil Singh

Director – Projects & Development

Responsible for project planning, engineering coordination, development execution, technical supervision, and project delivery.

Samad Bagheri

Director – Projects & Operations

Responsible for operational management, project execution, contractor coordination, and day-to-day business operations.

Mustafa Bagheri

Director – Industrial Assets & Leasing

Responsible for industrial leasing, tenant relationships, asset optimization, and property management.

Jyldyz (Jyl) Akmatova

Director – Business Development & Strategic Partnerships

Responsible for strategic partnerships, investor engagement, international business development, and relationship management.

Tayebeh Zahraei

Director – Business Development & Strategic Partnerships

Responsible for business development, strategic collaborations, and international partner engagement.

Arnav Sharma

Partner – Digital Assets & Tokenization

Responsible for blockchain strategy, digital asset initiatives, tokenization roadmap, and technology partnerships.

Tanay Nagarsheth

Manager – Business Development & Investor Relations

Responsible for investor outreach, business development, relationship management, presentations, and strategic support.

Siddhant Singh

Manager – Capital Markets, Technology & Tokenization

Responsible for capital markets research, financial modelling, technology integration, tokenization initiatives, and presentation development.

Amir Bagheri

Manager – Site Operations & Asset Management

Responsible for site supervision, operational coordination, industrial assets, maintenance, and facility management.

11. —

Built on Integrity. Driven by Responsibility.

Governance



Strong governance ensures trust, transparency, and long-term value for all stakeholders.



STRONG GOVERNANCE FRAMEWORK

Robust policies, clear accountabilities, and defined procedures guide our decisions and operations.



TRANSPARENCY & DISCLOSURE

We maintain open, accurate, and timely communication with investors, partners, and stakeholders.



ETHICS & INTEGRITY

We uphold the highest ethical standards in every decision, ensuring fairness, honesty, and accountability.



RISK MANAGEMENT & COMPLIANCE

We proactively identify, assess, and manage risks while ensuring full compliance with applicable laws and regulations.

OUR GOVERNANCE PRINCIPLES



ACCOUNTABILITY

We take ownership for our actions and outcomes.



TRANSPARENCY

We believe open communication builds strong relationships.



FAIRNESS

We treat all stakeholders with respect and impartiality.



CONFIDENTIALITY

We protect sensitive information with the highest standards.



EXCELLENCE

We are committed to quality, professionalism, and continuous improvement.



SUSTAINABILITY

We create long-term value with a responsible approach to growth.

12. —

Partner With Us. Let's Create Long-Term Value.



Building meaningful
partnerships for
sustainable growth
and shared success.

We'd love to hear from you.

Whether you're an investor, partner, or stakeholder,
our team is here to connect and explore opportunities together.

CONTACT INFORMATION



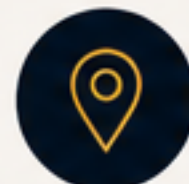
info@jaiinvestment.com



+971 558815719



Monday - Friday | 9:00 AM - 6:00 PM



Al Qouz Industrial Second, 19 A Street,
Plot 3650889, Dubai, UAE

