



Industrial Real Estate Investment & Development

Building Industrial Assets. Creating Long-Term Value.

DUBAI, UAE

INVESTOR'S PRESENTATION | 2026



Executive Summary

JAI Investment LLC is developing institutional-grade industrial real estate across Dubai's most strategic logistics corridors, creating long-term value through disciplined development, leasing and asset management.



PORTFOLIO VALUE

AED 631.45M



REVENUE POTENTIAL

AED 109.50M



TARGET INVESTOR RETURN

12%+



TOTAL LAND BANK

1.5M+ SQFT



ASSETS

6

OUR 6 INDUSTRIAL ASSETS



GBS GARAGE

Automotive Logistics

📍 Jebel Ali Industrial Area

Fully Leased | Stabilised Asset



HORSE POWER

Automotive Workshop

📍 Al Quoz Industrial Area

Fully Leased | Stabilised Asset



LUME INVESTMENT

Industrial Infrastructure Hub

📍 Jebel Ali Industrial Area

Fully Leased | Stabilised Asset



BLACK MARVEL 1

Workshops & Light Industrial Units

📍 Jebel Ali Industrial Area

Under Development | Value Accretive



BLACK MARVEL 2

Industrial Sheds & Workshops

📍 Jebel Ali Industrial Area

Under Development | Value Accretive



YELLOW SKY

Parking Lot & Industrial Sheds

📍 Jebel Ali Industrial Area

Under Development | Value Accretive

The Investment Opportunity

Strong fundamentals. Long-term demand.
Institutional opportunity.



DEMAND

Structural drivers fueling industrial demand.



INFRASTRUCTURE

World-class connectivity and logistics ecosystem.



GOVERNMENT SUPPORT

Pro-business policies and Vision 2030 initiatives.



CAPITAL FLOW

Institutional capital shifting to real assets.

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Dubai is transitioning from a trading hub into a long-term industrial and logistics platform.
A long runway of demand. A compelling opportunity.

The Dubai Opportunity

A global hub strategically positioned at the crossroads of trade, capital and innovation.

AT THE CENTRE OF GLOBAL TRADE



4HRS

Flight reach to
1/3 of the world



\$1.1T+

UAE Non-Oil Trade
(2025)



3.5B+

People within an
8-hour flight reach



D33

Dubai Economic Agenda
driving long-term growth



5.8M

Population expected
by 2040



Global Gateway

Connecting East and West.
Enabling global growth.

MACRO DRIVERS



STRONG ECONOMIC GROWTH

Sustained development
driven by diversification
and global integration



POPULATION GROWTH

Increasing population
fueling demand, talent
and innovation



ECONOMIC DIVERSIFICATION

Expanding into digital
economy, advanced
industries and services



BUSINESS FRIENDLY ENVIRONMENT

100% foreign ownership,
tax efficiency & world-class
infrastructure



D33 VISION

Dubai Economic Agenda
(D33) to double the size of
Dubai's economy by 2033**



DUBAI IS NOT JUST A MARKET. IT IS A MULTIPLIER OF OPPORTUNITY.

A gateway between East and West. A magnet for capital. A launchpad for long-term value creation.

*Source: Dubai Media Office, UAE MoE

**Source: Dubai Government

Why Industrial Real Estate?

Industrial real estate is the backbone of economic growth, trade efficiency, and supply chain resilience.



STRONG & RESILIENT ASSET CLASS



9.1%

Forecast CAGR for Industrial Real Estate in UAE (2024–2028)*



25–30%

Share of Industrial in UAE Real Estate Transactions (2023)*



6–8%

Net Rental Yield in Dubai Industrial Markets*



**Low Risk
High Resilience**

Essential asset class with long-term income visibility

*Source: Knight Frank, JLL, CBRE, Oxford Economics

WHY INDUSTRIAL OUTPERFORMS



STRONG TENANT DEMAND

Driven by logistics, 3PL, manufacturing & retail



LONG-TERM LEASES

3–10 year leases ensuring stable cash flows



INFLATION HEDGE

Rental growth linked to inflation



HIGH OCCUPANCY RATES

Dubai industrial occupancy remains above 90%*



LIMITED SUPPLY, HIGH BARRIERS

Land constraints drive sustained rental growth



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INDUSTRIAL REAL ESTATE ISN'T JUST REAL ESTATE – IT'S INFRASTRUCTURE FOR THE FUTURE.

Resilient. Recession-resistant. Income-generating. The foundation of long-term wealth.

Why JAI?

We build institutional quality industrial assets in the **right** locations, for **long-term value** and resilient **cash flows**.



JAI BUSINESS PLATFORM

A FULL-CYCLE, VALUE-CREATING ENGINE



A disciplined platform delivering superior risk-adjusted returns **through every phase** of the real estate cycle.



RETURN
COMPARISON



OTHER MARKET PLAYERS

Typical Returns

6% – 8%



JAI INVESTMENT LLC

Target Returns

12%+

The JAI Logistics Advantage

Strategically positioned within
Jebel Ali Industrial Area –
the region's logistics powerhouse.

-  Prime Location
-  Seamless Connectivity
-  Operational Efficiency
-  Regional Gateway



**SEAMLESS LOGISTICS FLOW
FROM GATEWAY TO MARKET**



PORT
Jebel Ali Port



FREE ZONE
JAFZA / KEZAD



WAREHOUSE
JAI Industrial Assets



DISTRIBUTION
Local & Regional



AIRPORT
DXB / DWC



REGIONAL MARKETS
MENA • Asia • Europe • Africa

AT THE HEART OF GLOBAL TRADE. AT THE CENTRE OF OPPORTUNITY.

GBS GARAGE

ASSET OVERVIEW

A premium logistics & storage facility strategically located in Jebel Ali Industrial Area 1, one of Dubai's most established industrial hubs.

ASSET FACTS



LOCATION

Jebel Ali Industrial Area 1, Dubai



LAND AREA

285,815 sqft



BUILT-UP AREA (GFA)

387,049 sqft



LEASABLE AREA

~360,252 sqft



ASSET TYPE

Industrial – Logistics & Storage Facility

KEY FINANCIAL SNAPSHOT



AED 197.02M

TOTAL PROJECT VALUE



AED 35.04M

STABILISED GROSS RENT
(ANNUAL)



AED 25.28M

NET OPERATING INCOME
(NOI)



18.3%

DEVELOPMENT YIELD
(ON COST)



12.83%

STABILISED YIELD
(ON PROJECT VALUE)

PROJECT COMPONENTS (BY LEASABLE AREA)



WAREHOUSES

90%



RETAIL

7%



OFFICES

3%

HORSE POWER

ASSET OVERVIEW

A high-performing industrial automotive facility strategically located in Al Quoz Industrial Area 1, one of Dubai's most established industrial hubs.



ASSET FACTS

-  **LOCATION**
Al Quoz Industrial Area 1, Dubai
-  **LAND AREA**
40,000 sqft
-  **BUILT-UP AREA (BUA)**
158,929 sqft
-  **LAND TENURE**
Leasehold
-  **ASSET TYPE**
Industrial – Automotive Facility

KEY FINANCIAL SNAPSHOT (STABILISED)

				
AED 126.44M	AED 21.00M	AED 16.30M	21.9%	12.89%
TOTAL PROJECT VALUE	GROSS RENT (ANNUAL)	NET OPERATING INCOME (NOI)	DEVELOPMENT YIELD (ON COST)	STABILISED YIELD (ON PROJECT VALUE)

ASSET COMPOSITION (BY ANNUAL GROSS RENT)

				
45%	20%	20%	10%	5%
Automotive Service Bays AED 9.45M	Leasing & Workshops AED 4.20M	Fuel & Services AED 4.20M	Offices & Ancillary AED 2.10M	Retail AED 1.05M



BUILT FOR GROWTH. DESIGNED FOR RETURNS.

A modern, income-generating facility with strong fundamentals positioned in one of Dubai's prime industrial corridors.

LUME

ASSET OVERVIEW

A purpose-built truck & bus stop with retail and service hub strategically located in Jebel Ali Industrial Area, Dubai.

ASSET FACTS



LOCATION
Jebel Ali Industrial Area, Dubai



LAND AREA
134,129 sqft (12,461 sqm)



TOTAL BUILT-UP AREA
214,606 sqft



TOTAL LEASABLE AREA
≈167,000 sqft



LAND TENURE
10-year initial lease with
20-year renewal option



CONCEPT
Truck & bus stop plus
retail and services hub



KEY FINANCIAL SNAPSHOT (STABILISED)



AED 103.76M

TOTAL PROJECT VALUE



AED 17.50M

GROSS RENT
(ANNUAL)



AED 13.40M

NET OPERATING INCOME
(NOI)



17.7%

DEVELOPMENT YIELD
(ON COST)



12.92%

STABILISED YIELD
(ON PROJECT VALUE)

PROJECT COMPONENTS (BY ANNUAL GROSS RENT)



45%

Retail
(Anchor + Shops)

AED 7.95M



17%

Food & Beverage

AED 3.00M



27%

Service Retail Cluster

AED 4.80M



7%

Offices

AED 1.30M



3%

Garage & Storage

AED 0.45M



BUILT FOR GROWTH. DESIGNED FOR RETURNS.

A modern, income-generating hub serving the logistics ecosystem with strong long-term fundamentals.

DEVELOPMENT ASSETS

THREE STRATEGIC PROJECTS. STRONG FUTURE VALUE.

A diversified pipeline of high-potential developments in prime industrial corridors. Each project is designed to deliver superior rental income and long-term capital growth.



BLACK MARVEL 1
WAREHOUSE & LIGHT INDUSTRIAL



BLACK MARVEL 2
WAREHOUSE & LIGHT INDUSTRIAL



YELLOW SKY
INDUSTRIAL & COMMERCIAL HUB

			
LOCATION	LAND AREA	BUILT-UP AREA	EXPECTED COMPLETION
			
TOTAL PROJECT VALUE	ANNUAL GROSS RENT	DEVELOPMENT YIELD (ON COST)	STABILISED YIELD (ON PROJECT VALUE)
DEVELOPMENT PROGRESS			

			
LOCATION	LAND AREA	BUILT-UP AREA	EXPECTED COMPLETION
			
TOTAL PROJECT VALUE	ANNUAL GROSS RENT	DEVELOPMENT YIELD (ON COST)	STABILISED YIELD (ON PROJECT VALUE)
DEVELOPMENT PROGRESS			

			
LOCATION	LAND AREA	BUILT-UP AREA	EXPECTED COMPLETION
			
TOTAL PROJECT VALUE	ANNUAL GROSS RENT	DEVELOPMENT YIELD (ON COST)	STABILISED YIELD (ON PROJECT VALUE)
DEVELOPMENT PROGRESS			



BUILT FOR GROWTH. DESIGNED FOR RETURNS.

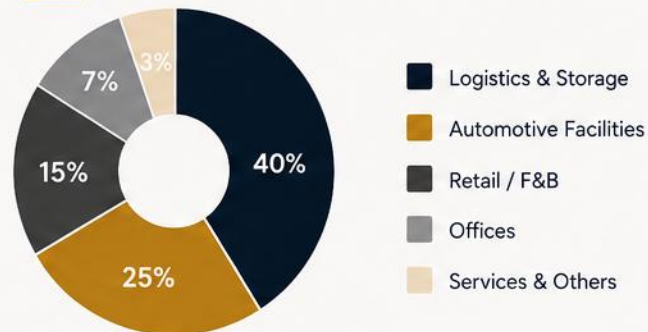
Strategically positioned developments with strong fundamentals, built to generate sustainable income and long-term value.

THE PORTFOLIO ENGINE

SIX ASSETS. ONE INTEGRATED PLATFORM.

Our six assets are strategically positioned across industrial and commercial real estate, creating a diversified, resilient and recurring income platform.

PORTFOLIO MIX



GBS GARAGE

WAREHOUSE &
LIGHT INDUSTRIAL



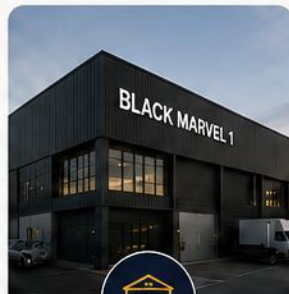
HORSE POWER

AUTOMOTIVE
FACILITY



LUME

TRANSPORT &
RETAIL HUB



BLACK MARVEL 1

WAREHOUSE &
LIGHT INDUSTRIAL



BLACK MARVEL 2

WAREHOUSE &
LIGHT INDUSTRIAL



YELLOW SKY

INDUSTRIAL &
COMMERCIAL HUB



DIVERSIFIED
RECURRING CASH FLOWS



LONG-TERM
INVESTOR RETURNS

Investment Structure & Governance

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



A STRUCTURE DESIGNED FOR CLARITY, CONTROL AND SCALABLE GROWTH.

One Platform. Six Assets. Strong Governance.



Leadership Team

BUILDING INSTITUTIONAL INDUSTRIAL REAL ESTATE IN DUBAI.

FOUNDERS



Jahan Bagheri
Co-Founder &
Managing Partner



Sachin Singh
Co-Founder &
Executive Partner

EXECUTIVE LEADERSHIP



Ajeet Singh
Investments &
Capital Advisory



Sanjiv Das
Brand &
Strategy



Ritu Singh
Human
Resource



Sanjay Dhakka
Financial
Advisory



Sushil Singh
Projects &
Development



Samad Bagheri
Projects &
Operations



Mustafa Bagheri
Industrial Assets
& Leasing



Jyl Akmatova
Business
Development



Tayebeh Zahraei
Business
Development



Arnav Sharma
Digital
Assets



Tanay Nagarsheth
Investor
Relations



Siddhant Singh
Capital
Markets



Amir Bagheri
Site Operations &
Asset Management



Amit Tomar
Audit & Financial
Advisory



A MULTIDISCIPLINARY LEADERSHIP TEAM SPANNING INVESTMENTS,
DEVELOPMENT, OPERATIONS, LEASING, TECHNOLOGY AND CAPITAL MARKETS.



Building the Future of Industrial Real Estate in Dubai.

Our long-term vision is to be the most trusted mid-market industrial real estate platform in the UAE and beyond.



SUSTAINABLE GROWTH

Expanding our land bank and recurring income base across Dubai's strategic corridors.



OPERATIONAL EXCELLENCE

Developing and managing high-quality assets with efficiency, discipline and institutional standards.



STRONG PARTNERSHIPS

Working with investors, tenants and partners to create shared, long-term value.



RESILIENT RETURNS

Delivering stable, risk-adjusted returns through conservative underwriting and active management.



VISION FOR THE FUTURE

Building a legacy of industrial assets that endure, scale and create generational value.

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We don't just build assets.
We build value that lasts.



Thank You.

We appreciate your time and consideration.
We look forward to building a lasting partnership.

LET'S CONNECT



WEBSITE

jainvestment.com



EMAIL

info@jainvestment.com



PHONE

+971 558815719



LOCATION

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

