

JAI
INVESTMENT
— LLC —
INVEST. DEVELOP. LEAD.



CONTENTS

01 Company Overview	03
02 Why Dubai Industrial	04
03 Asset Portfolio	05
04 Flagship Assets	06
05 Investment Structure	07
06 How JAI Creates Value	08
07 Development Timeline	09
08 Why JAI, Why Now	10

09 Resilience Through Cycles	11
10 Market Returns	12
11 Founders	13
12 Executive Leadership	14
13 Governance	15
14 The Investment Opportunity	16
15 Closing Statement	17
16 Contact	18

COMPANY OVERVIEW

JAI Investment LLC is a Dubai-based industrial real estate developer and asset manager, building and holding long-term income-generating assets across Jebel Ali and Al Quoz

01

Land Acquisition

Long-term government-leased industrial plots across Jebel Ali and Al Quoz

02

Development

Warehouses, labour housing, automotive and roadside commercial facilities.

03

Asset Management

Recurring rental income across a diversified, managed portfolio

7 assets. 1.45M+ sq ft. One integrated platform.

WHY DUBAI INDUSTRIAL REAL ESTATE

Dubai's non-oil economy is expanding fast, and industrial policy is directing that growth into physical infrastructure. Demand for space held firm even through the H1 2026 shipping disruption in the Strait of Hormuz, and institutional capital is now entering a segment that has historically been owner-occupier led.

5.1%

UAE GDP growth forecast for 2026, reaching AED 2.1T by 2028.

12.3M sq ft

Industrial demand in H1 2026, up from 11.5M sq ft in H1 2025.

37.8%

Warehouse rental growth in Dubai, Q1 2026, year-on-year.

96% / 94%

Occupancy at Dubai South and Dubai Industrial City, respectively.

Source: JLL UAE Industrial & Logistics Market Dynamics 2026; Knight Frank UAE Industrial & Logistics Market Review H1 2026; Reliant Surveyors Q1 2026



ASSET PORTFOLIO

7

Total Assets

3

Flagship Assets

4

In-development Assets

AED 112M+

Projected Annual Revenue

AED 637M+

Total Asset Valuation

JAI Investment LLC manages a diversified portfolio of 7 industrial assets spanning 1.45 million sq. ft. across key Dubai industrial corridors. The portfolio combines income-producing assets with development opportunities, representing approximately AED 112 M in annual revenue potential and AED 638 M in aggregate valuation, with further expansion opportunities under consideration..

Plot No.	Company Name	Location	Plot Area (sq ft)	Yearly Revenue (AED)	Valuation (AED)
599-9178	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	36,874	1,484,054	8,654,970
599-0731	GBS Garage LLC	Jebel Ali Industrial First	285,815	35,577,972	198,238,491
599-1690	Yellow Sky Garage LLC	Jebel Ali Industrial First	155,234	6,247,639	36,436,117
365-0889	Horse Power Garage LLC	Al Quoz Industrial Area	39,999	21,129,453	127,216,979
599-0125	JAI Investment LLC	Jebel Ali Industrial First	600,000	21,733,150	140,830,426
599-0414	Lume Investment LLC S.O.C	Jebel Ali Industrial Area	134,129	19,771,131	104,400,651
599-0740	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	200,000	6,540,069	22,135,615
Total			1,452,051	112,483,467	637,913,246

FLAGSHIP ASSETS

JAI's three most advanced developments — secured land, approved plans, construction planned. These 3 projects represent the next phase of income entering the portfolio



GBS Garage LLC

Plot Area (sq. ft.)	285,815
Location	Jebel Ali Industrial
Status	In-development



Horse Power

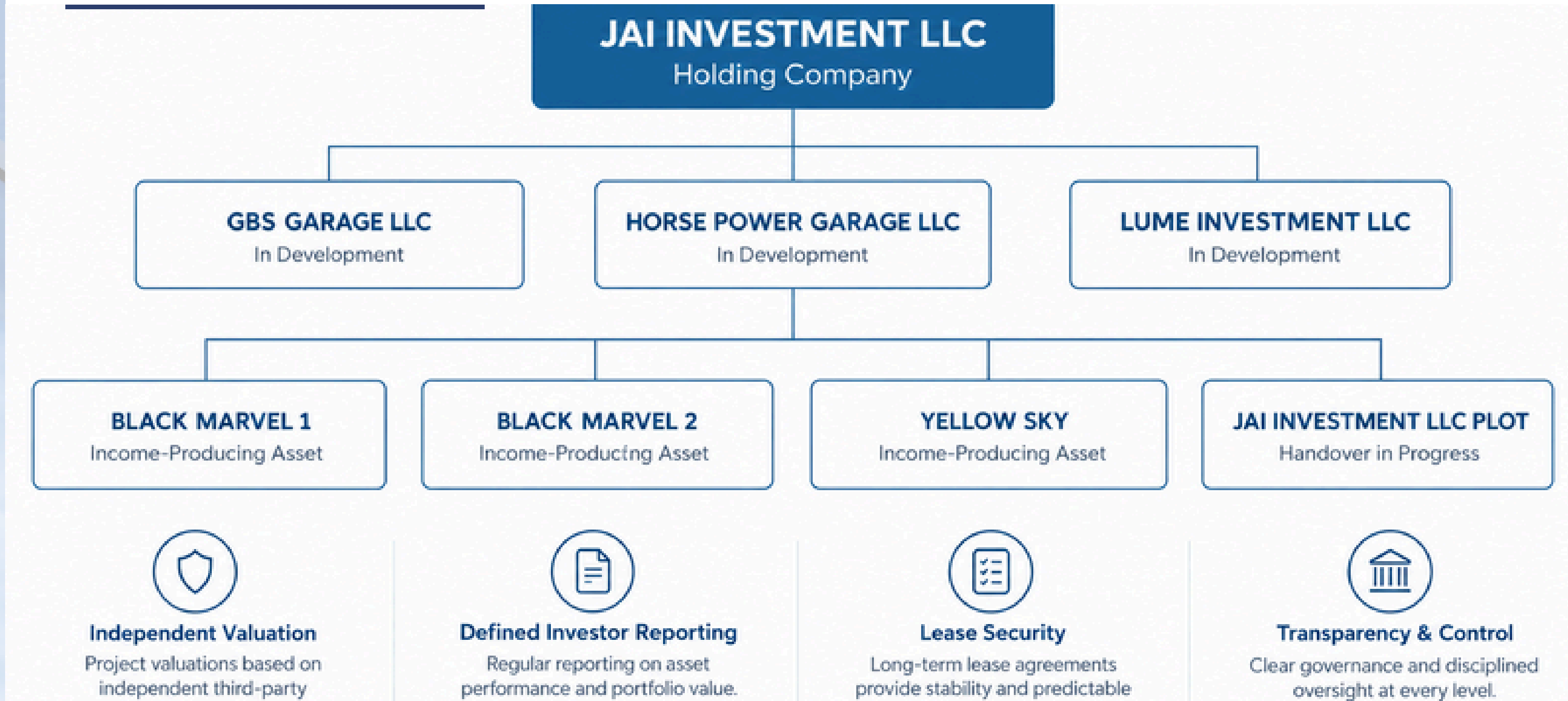
Plot Area (sq. ft.)	39,999
Location	Al Quoz Industrial
Status	In-development



LUME

Plot Area (sq. ft.)	134,129
Location	Jebel Ali Industrial
Status	In-development

INVESTMENT STRUCTURE

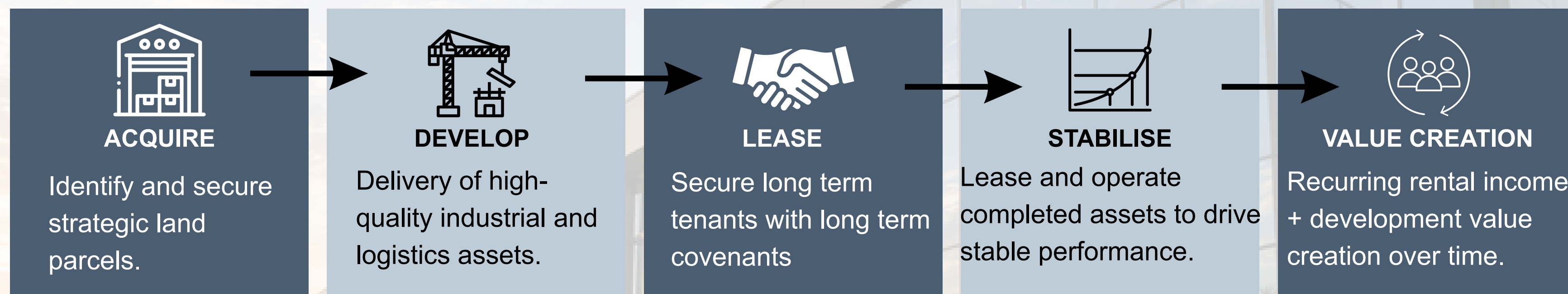


Each asset sits within its own Special Purpose Vehicle, isolating risk at the asset level. JAI Investment LLC provides centralised development, leasing, and asset management across the portfolio — giving investors clean, asset-specific exposure within one institutional platform.

HOW JAI CREATES VALUE

AED 112M+

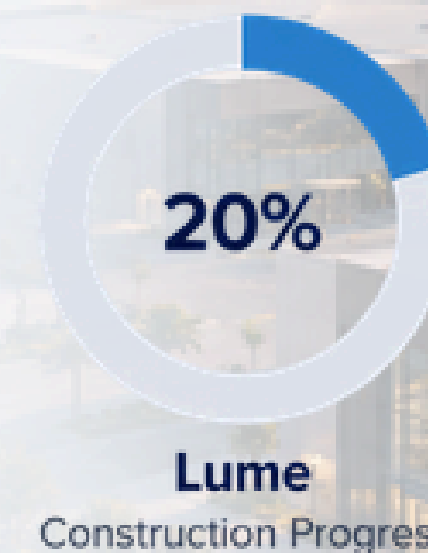
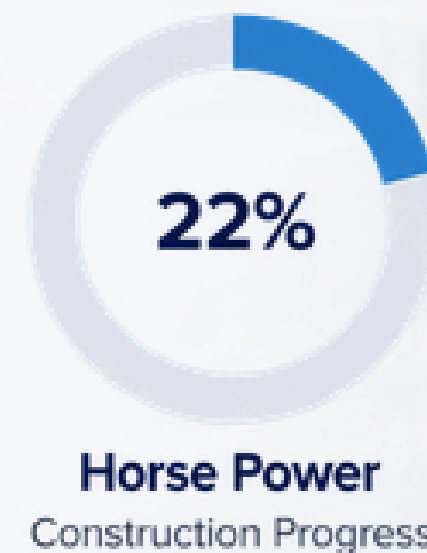
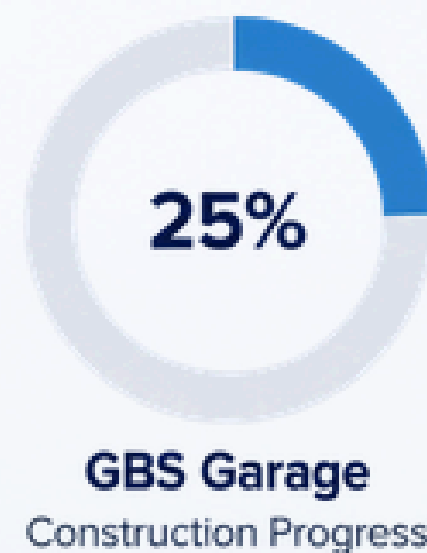
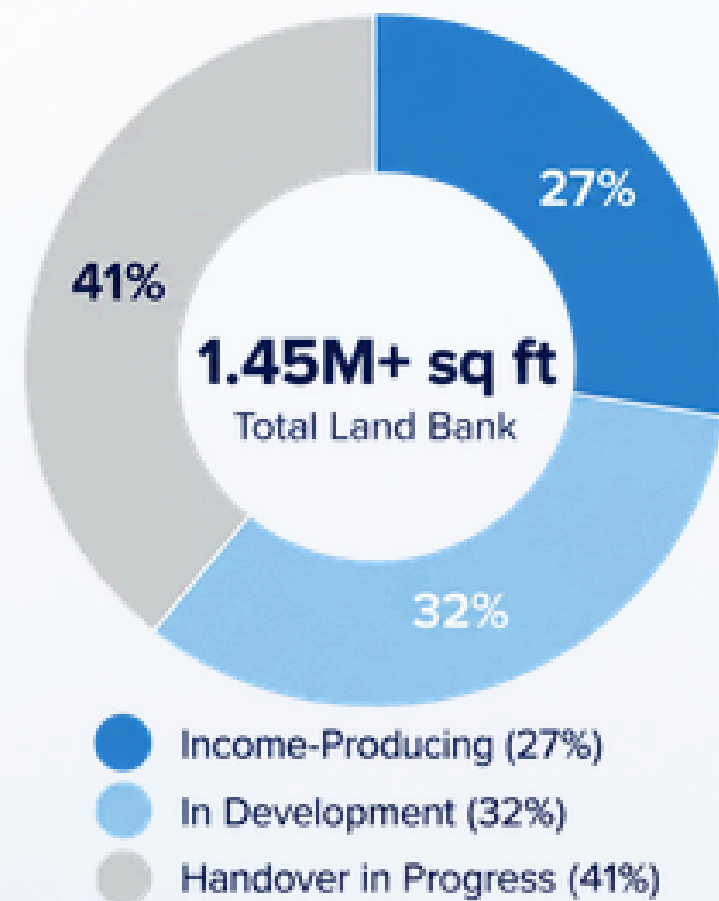
Projected Annual Net Rental Income



A disciplined, repeatable model, applied consistently across every asset in the portfolio

DEVELOPMENT PIPELINE

Three assets are already generating income. Three more are moving through construction. One is completing handover - a clear, active pipeline across every stage.



3 assets generating income today

3 assets under active construction

1 asset in handover.

WHY JAI, WHY NOW.

Built Inside Dubai's Logistics Corridor

Sub-1-hour sea-air transfer, JAFZA to Al Maktoum International Airport.

8,000+ companies, 150 shipping lines, 100+ countries connected.

Proven resilient - storage demand rose even as 2026 regional disruption cut port throughput.

7 - 9.5%

Dubai Industrial Market Returns

A Platform Built to Capture it

1.45M+ sq ft across 7 assets, already secured.

Recurring rental income, not speculation.

Hands-on leadership with direct UAE relationships.

12%

JAI Target Return

Source: CBRE UAE, JLL UAE Industrial Market Dynamics Q2 2026. JAI target based on internal underwriting.

RESILIENCE THROUGH CYCLES

Dubai industrial real estate can perform under adverse conditions & challenges, 2026 proved that.

Government Infrastructure Commitment

Dubai's 2026 budget allocates roughly 48% of AED 99.5 billion to infrastructure. Development continues regardless of short-term volatility.

A Deep, Multi-Year Pipeline

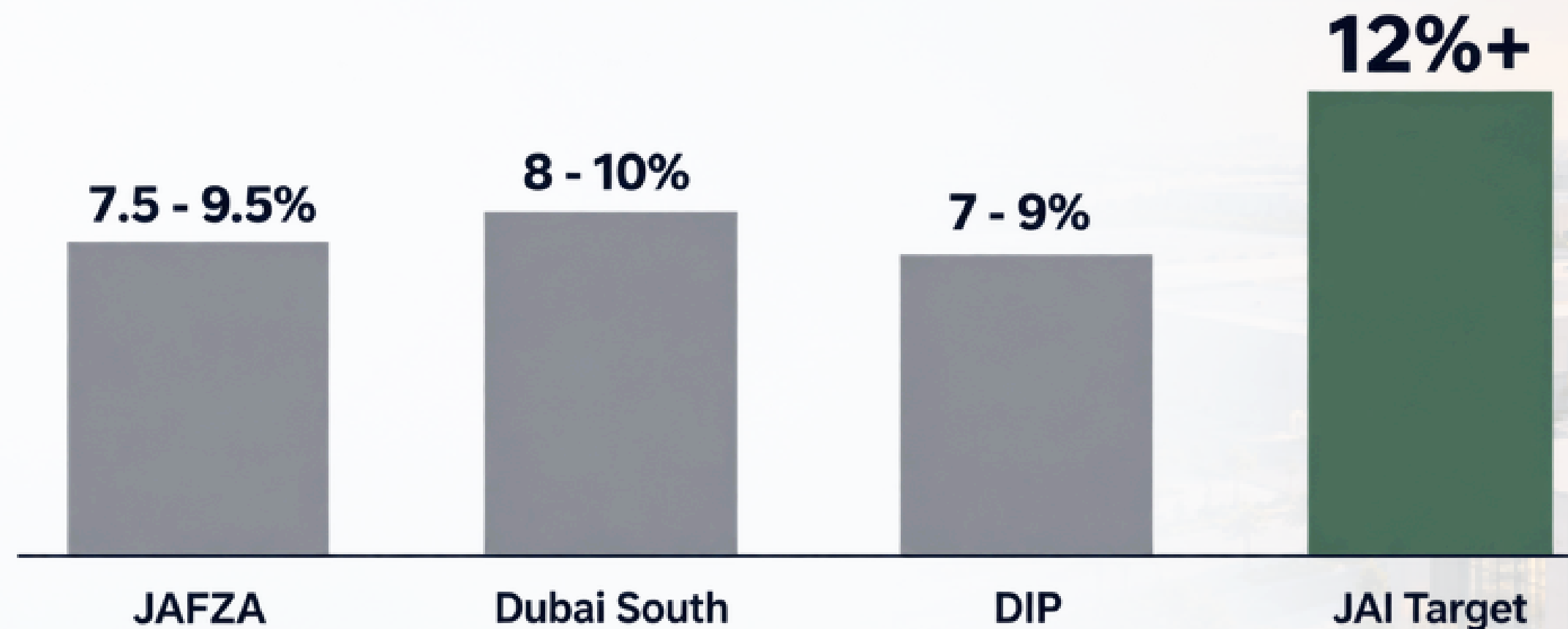
An estimated AED 1.1 to 1.2 trillion in construction spend expected over the next 4 to 5 years, a structural demand base for industrial space.

Essential, Recurring Demand

When 2026 shipping disruption cut Jebel Ali volume over 90%, storage and inland logistics demand rose instead. Physical goods still needed somewhere to go.

MARKET RETURNS

A closer look at how JAI's target compares to the broader Dubai industrial market.



JAI's target reflects the portfolio's development-stage entry point and active asset management approach, rather than acquiring stabilised assets at market yield.

FOUNDERS

Experienced Leadership. Aligned Vision. Proven Execution

Jahan Bagheri



Co-founder and Managing Partner

With decades of business experience in the UAE, Jahan brings deep market knowledge, entrepreneurial insight and strategic leadership to JAI Investment. He leads the Group's investment, development and leasing strategy, playing a central role in capital allocation, acquisitions, strategic partnerships and major transactions. His leadership shapes JAI's long-term vision, market positioning, portfolio growth and value creation.

Sachin Singh



Co-founder and Executive Partner

An MBA with over two decades of experience across UAE real estate and industrial markets, Sachin drives JAI Investment's strategic direction, investment decisions, stakeholder engagement and external representation. His expertise spans land acquisition, lease structuring, regulatory approvals, investment modelling and the strategic oversight of large-scale commercial projects, with a strong focus on identifying opportunities for sustainable long-term value.

EXECUTIVE LEADERSHIP

■ Directors

Sanjay Dhakka - Finance

Ajeet Singh - Investment & Capital Advisory

Samad Bagheri - Project Operations

Susheel Singh - Projects & Development

Jyl Akmat - Business Development & Partnerships

Tayebeh Zahraei - Business Development

Mustafa Bagheri - Industrial Assets & Leasing

Sanjiv Das - Brand, Strategy & Communication

■ Partners & Associates

Amit Tomar - Audit & Financial Advisory

Arnav Sharma - Digital Assets & Tokenisation

Amir Bagheri - Site Operations & Asset Management

Ritu Singh - Human Resources & Talent Management

Siddhant Singh - Capital Markets, technology & Tokenisation

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.

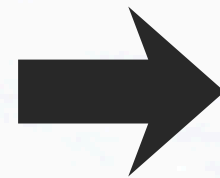
A disciplined governance framework, built for institutional confidence

THE INVESTMENT OPPORTUNITY

A defined capital raise, deployed directly into unlocking the portfolio's full income potential.

AED 250M

Capital Raised



AED 637M

Total Portfolio Valuation at Completion

USE OF FUNDS

- **Complete construction - GBS Garage, Horse Power, Lume.**
- **Finalise handover — JAI Investment LLC Plot.**
- **Bring remaining 600,000+ sq ft into income generation.**
- **Unlock full AED 112M+ projected annual income across all 7 assets.**

Every Dirham raised is tied to a specific, identifiable asset already in pipeline.

INVEST. DEVELOP. LEAD.



INVESTMENT
— LLC —

CONTACT

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

