

---

# **JAI Investment LLC**

## **- Company Profile with Projections**

# Company Overview : Background and establishment details

---



JAI Investment LLC is a Dubai-based industrial real estate investment and development company incorporated in 2024 and registered with the Dubai Economic Department under Trade License No. 1517074. The Company is wholly owned by Mr. Sachin Kumar Singh, who provides strategic leadership and active oversight across all investment and operational activities.

The Company operates a focused industrial real estate model centered on the acquisition of long-term government-leased industrial land, development of income-generating assets, and leasing to industrial and commercial tenants. Its portfolio spans key industrial locations in Dubai and the UAE, including Jebel Ali and Al Quoz, with an emphasis on warehouse, mixed-use, and industrial developments.

JAI Investment LLC follows a disciplined investment approach aimed at generating stable rental income, optimizing asset utilization, and delivering long-term capital appreciation. Through prudent capital deployment and active asset management, the Company positions itself as a scalable platform for sustainable industrial real estate investments.

# Company Overview : Business Model & Market Position

---



- Focused industrial real estate investment and development platform with a long-term horizon.
- Acquisition and development of prime industrial assets in high-demand locations.
- Disciplined capital deployment and risk-managed growth strategy.
- Operational excellence in project execution and active asset management.
- Transparent governance, stable rental income, and long-term asset value appreciation.
- Experienced leadership driving strategic oversight and compliance across UAE industrial markets.



**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.

# Management and leadership

**Amit Tomar – CEO**



Mr. Amit Tomar is a Chartered Accountant, Company Secretary, and Cost Accountant with over 18 years of experience in business strategy, investment advisory, and operational leadership across real estate, manufacturing, and infrastructure sectors, with international exposure in the Middle East, Southeast Asia, and Europe.

At JAI Investment LLC, he oversees industrial investment projects, drives operational efficiency, and ensures sustainable growth and strong governance. Known for his strategic, client-focused approach, Amit emphasizes transparency, accountability, and long-term value creation.

**Ajeet Pratap Singh– Director**



Ajeet Pratap Singh is a seasoned real estate professional with over 23 years of experience across India, South Asia, and the Middle East. He brings strong expertise in land and property acquisitions, investment structuring, and asset management across industrial, residential, commercial, and hospitality segments.

With deep regional market insight and a client-first approach rooted in trust and transparency, Ajeet consistently helps investors identify value-accretive opportunities and achieve sustainable long-term growth.

# Overview on business operation : Core business activities



## Industrial Land Acquisition, Development & Leasing

- Acquire long-term government-leased industrial land.
- Construct warehouses, office, and residential/retail spaces.
- Lease developed properties to industrial and commercial tenants.
- Evaluate development potential for long-term value creation.

## Industrial Development

- Develop industrial facilities across Jebel Ali, Al Quoz, and other key UAE industrial zones.
- Tailor developments to tenant requirements, regulatory standards, and operational efficiency.



## Leasing & Asset Management

- Lease and sub-lease developed properties to a diversified tenant base.
- Actively manage assets to optimize utilization, maintain stable rental income, and drive long-term appreciation.

## Investment Structuring

- Structure industrial investment opportunities with defined return profiles.
- Align investor participation with transparent governance, risk management, and exit strategies.

# Overview on business operation : Asset under Management (AuM)

JAI Investment LLC holds and manages a diversified portfolio of industrial land across prime locations in Dubai. The plots are owned via dedicated asset-holding entities under JAI Investment LLC, forming part of the Group’s consolidated industrial asset platform.

Plot No.	Company Name	Location	Plot Area (sq. ft.)
599-9178	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	36,874
599-1690	Yellow Sky Garage L.LC	Jebel Ali Industrial First	155,234
599-0731	G B S Garage L.LC	Jebel Ali Industrial First	285,815
365-0889	Horse Power Garage L.L.C	Al Quoz Industrial Area	39,999
599-0125	JAI Investment LLC	Jebel Ali Industrial First	600,000
599-0414	Lume Investment L.L.C S.O.C	Jebel Ali Industrial Area	134,129
599-0740	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	200,000
<b>Total</b>			1,452,051

## Key Points:

- Entities serve as project-specific asset-holders, while JAI Investment LLC manages strategic oversight, development planning, leasing, and investment structuring.
- Plot 599-0740 under Black Marvel is operational and generating revenue.
- An additional ~1 million sq. ft. land parcel is under discussion and expected to close within the next 6 months.

# Overview on business operation : Revenue model

JAI Investment LLC generates revenue through a combination of operational leasing and a pipeline of approved industrial developments, delivering both immediate cash flow and near-term growth. A 200,000 sq. ft. facility at Jebel Ali Industrial First (Plot No. 599-9178) is fully developed and operational, providing stable rental income. Additional plots have approved development plans, with phased construction and leasing expected to commence revenue generation in the near term.

Plot No.	Company Name	Location	Plot Area (sq. ft.)	Yearly Revenue (USD)	Valuation (USD)
599-9178	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	36,874	404,099	2,356,697
599-1690	Yellow Sky Garage L.LC	Jebel Ali Industrial First	155,234	1,701,195	9,921,339
599-0731	G B S Garage L.LC	Jebel Ali Industrial First	285,815	9,687,671	53,979,167
365-0889	Horse Power Garage L.L.C	Al Quoz Industrial Area	39,999	5,753,425	34,640,430
599-0125	JAI Investment LLC	Jebel Ali Industrial First	600,000	5,917,808	38,347,291
599-0414	Lume Investment L.L.C S.O.C	Jebel Ali Industrial Area	134,129	5,383,562	28,427,679
599-0740	Black Marvel Construction Waste Collection and Transportation Services LLC	Jebel Ali Industrial First	200,000	1,780,822	6,027,397
<b>Total</b>			<b>1,452,051</b>	<b>30,628,582</b>	<b>173,699,999</b>

## Key Highlights:

- Total land bank: ~1.45 million sq. ft. – 200,000 sq. ft. already operational, 460,000 sq. ft. with approved development.
- Remaining land offers optionality for future phases, enabling progressive capital deployment and long-term asset value creation.
- Valuations have been completed for select plots; comprehensive valuation of the full portfolio can be carried out if required.



- Fully registered with the Dubai Economic Department (DED) and compliant with UAE LLC laws.
- Industrial land acquisition, development, and leasing activities conducted in accordance with Free Zone Authority and Dubai Municipality regulations.
- All lease agreements and tenant arrangements comply with applicable legal and regulatory requirements.
- Adheres to UAE Anti-Money Laundering (AML) and Know Your Customer (KYC) regulations, supported by robust internal controls and verification procedures.

---

# Thank You !