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CHRISTIAN A. ROCKEFELLER

Business Tower
Developed by LMD

Sheikh Zayed Road, Dubai
Investor presentation



October 2026 Developer render shown

Joshua Pargin

Meet Joshua Pargin

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Senior Developer Sales Consultant

Allsopp & Allsopp Real Estate Brokers

15 years of property experience

Property sales across Dubai, London, Abu Dhabi and Ras Al Khaimah.

I personally invest in Dubai property and assess opportunities as both an adviser and an investor.

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Dubai Broker License (BRN): 32357. Experience and personal investment statement supplied by Joshua Pargin.

LMD: an international development portfolio

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A Dubai portfolio spanning towers and communities, with projects in Egypt and Europe

LMD

11 UAE projects listed

Dubai: Continental Tower, Rukan and The Pier Residence.

Egypt: 13 projects. Europe: four.

Commercial experience
3'Sixty, New Cairo

Christian A. Rockefeller

Brand partner

LMD develops the tower.

Christian A. Rockefeller adds his name as the brand partner.

My assessment
The real estate supports the investment case

Source: LMD official website, 27 October 2026. Portfolio counts include listed projects and do not represent completed deliveries.

The opportunity

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Grade A offices on Sheikh Zayed Road
with a substantial planned amenity offer

AED 4,000	332	50 / 50	Q2 2031
Assumed AED / sq ft	Offices planned	Before / at handover	Expected handover

The Rockefeller name adds value. At this price, my investment case rests on the underlying property.

Price is an analysis assumption. Office count, payment plans and handover follow the supplied factsheet and remain indicative.

The tower on Sheikh Zayed Road

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Developer visualisation from the supplied factsheet. Planned architecture and surroundings are illustrative.

Building scale and specification

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87

Planned floors

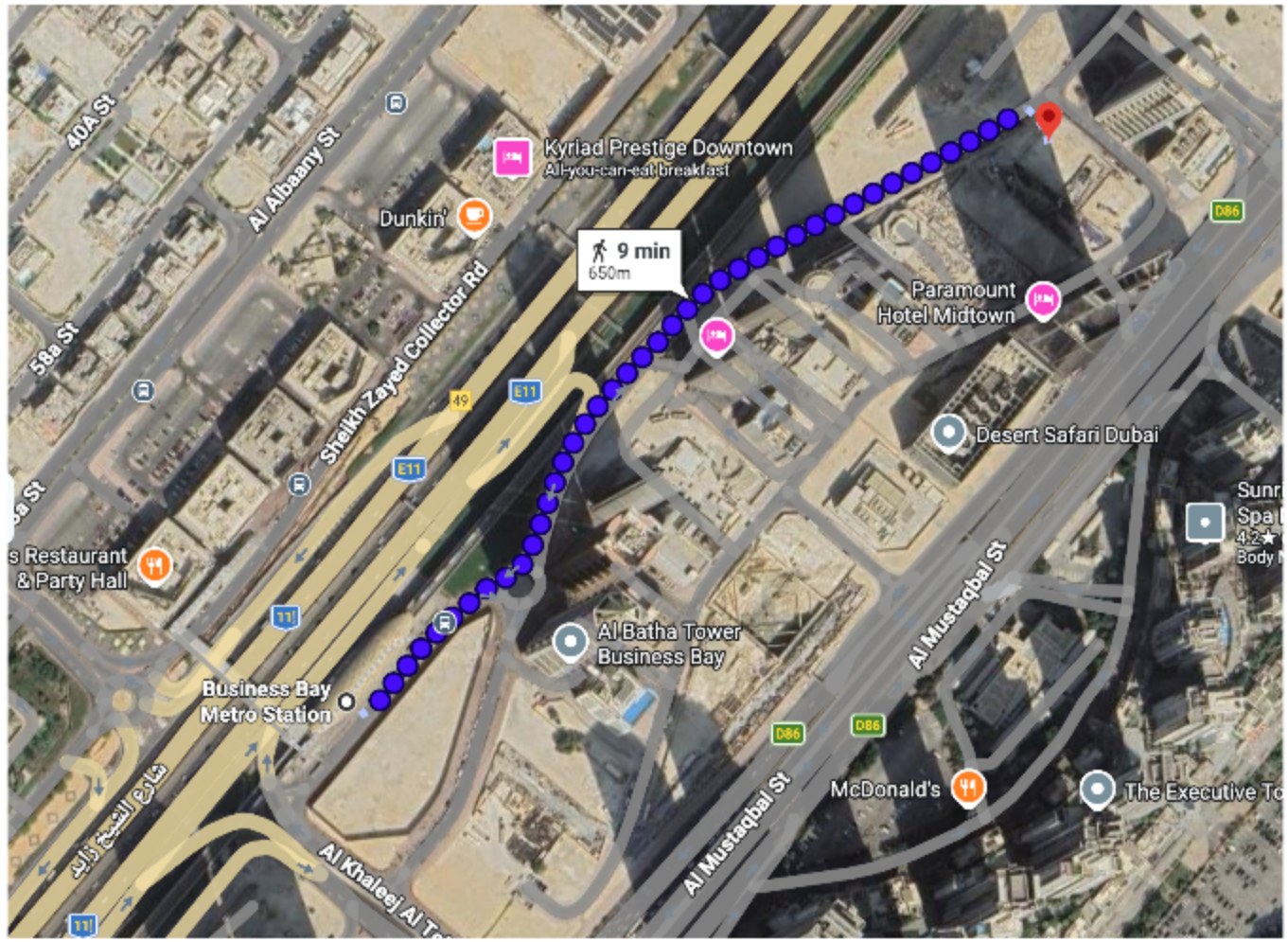
1,100+

Parking spaces planned

Developer figures are indicative. Confirm the selected unit's parking entitlement and final specification in the sale agreement.

A 9-minute walk from Business Bay Metro

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Business Bay Metro

9-minute walk
650 metres

Route shown on the supplied map

Central location

Sheikh Zayed Road
Near Downtown and DIFC

Walking estimate from the map supplied by Joshua Pargin. Actual journey depends on station exit, crossings and final building entrance.

Road access and metro connections

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Sheikh Zayed Road

The location supports the investment thesis. Metro access matters for staff, clients and the tenant pool.

9 min

Walk from Business Bay Metro
650 metres

8 min

DIFC
Developer estimate

20 min

Dubai International Airport (DXB)

Metro walk: user-supplied route map, 650m / 9 minutes. DIFC and airport figures are developer travel estimates and vary with traffic.

Office inventory and sizes

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332 offices

From 1,077 sq ft
Individual suites to full floors

Freehold commercial offices

Unit size, floor and orientation require confirmation against current availability.

Office category	From sq ft	Offer
Core	1,077	Suite
Medium	1,488	Suite
Premier	2,295	Suite
Half floor	5,887	Half floor
Full floor	11,541	Full floor

Minimum advertised sizes from the supplied factsheet. Layout categories do not confirm current stock or an available 1,077 sq ft unit.

The 1,077 sq ft office example

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Prime B1
Unit 02

Brochure range
1,077–1,170 sq ft

Levels 15–17, 19–39 and 41–53

The analysis uses 1,077 sq ft. No specific floor or unit is reserved.

Illustrative layout from the supplied floorplan brochure, PDF page 7. Dimensions and areas are approximate. Confirm saleable area and delivery condition.

Amenities around the working day

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Business facilities

Co-working spaces
Meeting rooms
Podcast rooms
Multipurpose hall

Wellness and leisure

Gym, spa, padel and pools

Planned amenities from the supplied factsheet. Access, booking requirements and any additional charges require confirmation.

The workplace and outdoor amenities

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Developer visualisations from the supplied factsheet. Office furnishing and amenity access are illustrative and subject to final specification.

Pricing and payment schedule

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AED 4.308m

1,077 sq ft × AED 4,000 per sq ft

50 / 50

50% before handover
50% on handover

5% VAT: AED 215,400
Price with VAT: AED 4,523,400

DLD at 4%: AED 172,320

Standard plan	%	AED excl. VAT
On signing	10%	430,800
After 1 month	10%	430,800
After 15 months	5%	215,400
After 21 months	5%	215,400
After 27 months	5%	215,400
After 33 months	5%	215,400
After 39 months	5%	215,400
After 45 months	5%	215,400
On handover	50%	2,154,000

Standard plan shown. Incentivized plan brings the initial 20% to signing. Amounts exclude VAT and fees. No discount assumed.

Cash requirements

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Illustration: AED 4,308,000 purchase price, excluding VAT

Initial 20% cash budget	AED
20% of purchase price	861,600
DLD at 4%	172,320
VAT on initial 20%	43,080
Other fees and fit-out	Not supplied
Known initial cash subtotal	**1,077,000**

AED 1,357,020

Further construction payments
30% of price + 5% VAT

AED 2,434,020

Cash before handover
50% + VAT + 4% DLD

Handover: AED 2,261,700 including VAT. Total: AED 4,695,720 before other fees and fit-out.

Standard plan: AED 624,660 at signing including DLD, then AED 452,340 after one month. Incentivized plan: initial 20% at signing.

Nearby office asking rents

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Building / source	Area sq ft	AED / year	AED / sq ft
Bay Gate · C&W L-142128	5,079	1,523,700	300
Bay Gate · C&W	4,105	1,231,500	300
Vision Tower · C&W	10,546	5,100,000	484
The Opus · C&W	3,672	1,800,000	490
The Opus · C&W L-142672	3,012.39	2,600,000	863

AED 300–863 / sq ft / year

Selected listings, not a market range

Selected asking rents, 27 October 2026. Bay Gate rents include service charges. Fitted offices differ in quality. The Opus is more premium.

Nearby office sale and rental context

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Building	Sale asking AED / sq ft	Evidence
Bay Gate Tower	No sale quote used	Rental benchmark: AED 300/sq ft/year
Vision Tower	4,684	AED 17.8m / 3,799.8 sq ft
The Opus · more premium	7,643	AED 24.0m / 3,140.16 sq ft

Ready offices provide price context

Fitted completed offices and a planned 2031 delivery carry different costs and risks. These asking prices do not establish fair value for Rockefeller.

Bay Gate provides rental context. Vision Tower and The Opus figures are sale asking prices. Confirm availability, VAT, fees and fit-out scope.

The Opus and Rockefeller

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Comparison	The Opus	Rockefeller
Positioning	More premium benchmark	Planned Grade A offices
Architecture / brand	Zaha Hadid, OMNIYAT	LMD, Christian A. Rockefeller brand
Delivery	Completed offices available	Expected Q2 2031
Metro access	Business Bay metro accessible	9-min walk / 650m from Business Bay
Investment basis	Existing unit and fit-out	AED 4,000/sq ft assumption

The Opus is the more premium benchmark. Rockefeller walking route: 9 minutes / 650m from Business Bay Metro, per the user-supplied map.

Illustrative rents and gross yield

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1,077 sq ft at AED 4,000 per sq ft = AED 4,308,000 before VAT and fees

Assumed rent / sq ft / year	Annual rent AED	Base price AED	Gross yield
250	269,250	4,308,000	6.25%
300	323,100	4,308,000	7.50%
350	376,950	4,308,000	8.75%
400	430,800	4,308,000	10.00%
450	484,650	4,308,000	11.25%

Rent scenarios are deliberately separate from the premium comparable asking rents.

Gross yield = annual rent ÷ base purchase price. Excludes VAT, DLD, fit-out, service charges, vacancy, leasing costs and finance. No forecast.

Yield after the estimated service charge

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Purchase price + 5% VAT + 4% DLD = AED 4,695,720

Rent / sq ft / year	After service charge / cost
AED 300	6.47%
AED 400	8.76%
AED 500	11.06%

Further costs remain

Fit-out and other fees
Vacancy and leasing
Maintenance and insurance
Finance and investor taxes

Partial-cost illustration, not net yield. Uses estimated AED 18/sq ft service charge, subject to approval at handover. No VAT recovery assumed.

The project team

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LMD

Developer

Role	Named party / status
Developer	LMD
Brand partner	Christian A. Rockefeller
Exclusive sales and marketing	Devmark
Architect and main contractor	Not identified in supplied materials

Named roles from the supplied factsheet. Other professional appointments require confirmation.

Investment review

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My investment thesis

The Rockefeller name is a valuable addition.

At AED 4,000 per sq ft, I would still invest on the underlying real estate without the brand.

The location and planned office offer drive my assessment.

Unit-level review

Exact unit, price and parking

Delivery condition and fit-out cost

Achievable rent and full running costs

Payment terms and expected delivery

Joshua Pargin's investment opinion. Pricing is assumed, availability is unconfirmed and future returns depend on delivery and market conditions.

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Your office investment at Christian A. Rockefeller Business Tower

A unit-specific review with Joshua Pargin

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