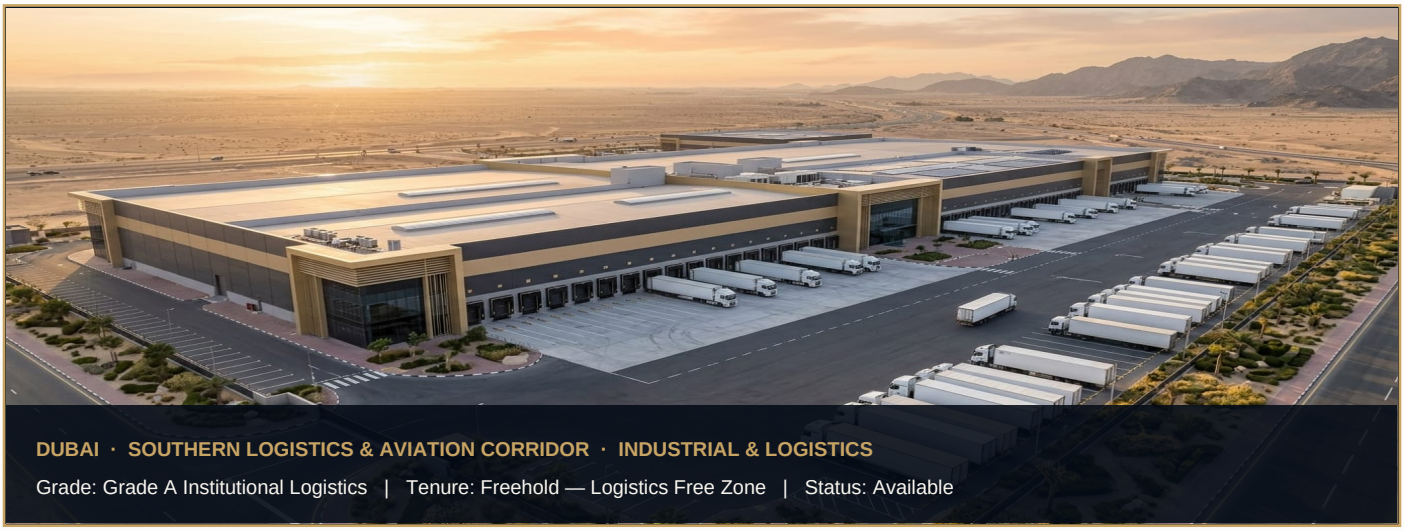


DUBAI · SOUTHERN LOGISTICS & AVIATION CORRIDOR · INDUSTRIAL & LOGISTICS

Grade: Grade A Institutional Logistics | Tenure: Freehold — Logistics Free Zone | Status: Available

Meridian Institutional Logistics Estate

100% leased 14-unit temperature-controlled logistics campus yielding 8.1% net cap rate on long-term triple-net leases.

ASKING VALUATION / COST	NET INITIAL YIELD (CAP)	PROJECTED 5-YR IRR / ROI
AED 140,000,000	**8.10%**	**16.40%**
AED 660 / sq ft	NOI: AED 11,340,000	+3.0%/yr escalation

UNITS RENTED / TOTAL	OCCUPANCY & AVG RENT	BUILT-UP AREA & WALT
14 / 14 Units	**100.0%**	**212,000 sq ft**
100% Leased	AED 69 / sq ft / yr	6.5 yrs WALT

01 / EXECUTIVE INVESTMENT SUMMARY

Meridian Institutional Logistics Estate is a 212,000 sq ft high-specification industrial and cold-chain campus positioned between Dubai's primary sea-air logistics corridor and the Abu Dhabi highway artery. Featuring 12-metre clear internal eaves, FM1 super-flat laser-screeded floors, 28 automated dock levellers and a rooftop solar array covering 65% of daytime power load.

All 14 modular bays are 100% occupied by multinational 3PL and pharmaceutical distribution tenants under Triple-Net (NNN) leases with a 6.5-year WALT, delivering effortless institutional cash flow.

KEY INVESTMENT HIGHLIGHTS & COVENANT STRENGTHS

- 14 of 14 modular warehouse & cold-chain units rented (100%
- 6.5-year Weighted Average Lease Term (WALT)
- 2.4 MWp rooftop solar plant reducing tenant utility OPEX
- 8.1% Net Initial Yield on Triple-Net (NNN) lease structure
- 12m clear height · FM1 laser-screed floor loading (50 kN/sq m)
- Direct arterial link to Jebel Ali Port, DWC & KIZAD

02 / FINANCIAL UNDERWRITING & PHYSICAL SPECIFICATIONS

Asking Valuation / Price	**AED 140,000,000**	Mandate Reference Code	**LMT-DXB-003**
Capital Value / Sq Ft (BUA)	**AED 660 / sq ft**	Built-Up Area (BUA)	**212,000 sq ft**
Gross Annual Rental Income	**AED 14,600,000**	Gross Leasable Area (GLA)	**212,000 sq ft**
Annual Operating Cost (OPEX)	**AED 3,260,000**	Plot Area	**340,000 sq ft**
Service Charge Rate	**AED 8.50 / sq ft**	Storeys / Configuration	**1 Levels**
Net Operating Income (NOI)	**AED 11,340,000**	Year of Completion	**2021**
Avg. Passing Rent / Sq Ft	**AED 69 / sq ft / yr**	Covered Parking Allocation	**140 Bays**
Contracted Rent Escalation	**3.0% per annum**	Total Leasable Units	**14 Units**
Net Initial Yield (Cap Rate)	**8.10%**	Rented vs. Vacant Units	**14 Rented / 0 Vacant**
Projected 5-Year IRR / ROI	**16.40%**	Weighted Avg. Lease (WALT)	**6.5 Years**

03 / FLOOR-BY-FLOOR UNIT & TENANCY STACKING SCHEDULE

FLOOR / ZONE	USE / CONFIGURATION	RENTED / UNITS	GLA (SQ FT)	RENT/SQ FT	ANNUAL RENT	WALT
Chambers 01 – 04	Pharmaceutical & High-Valu	4/4 (100%)	84,000	AED 78	**AED 6,552,000**	7.4y
Bays 05 – 12 (12	Regional E-Commerce & Air-	8/8 (100%)	112,000	AED 64	**AED 7,168,000**	6.1y
Corporate Comman	Grade-A Logistics Offices	2/2 (100%)	16,000	AED 55	**AED 880,000**	6.1y
TOTAL / PORTFOLIO WEIGHTED		**14/14 (100.0%)**	**212,000**	**AED 69**	**AED 14,600,000**	**6.5y**

04 / 5-YEAR PROJECTED CASH-FLOW & YIELD PROGRESSION (UNLEVERED)

PROJECTION YEAR	GROSS RENTAL INCOME	OPERATING EXPENSE	NET OPERATING INCOME	YIELD ON COST	CUMULATIVE NOI
Year 1 (2026)	AED 14,600,000	AED 3,260,000	**AED 11,340,000**	**8.10%**	AED 11,340,000
Year 2 (2027)	AED 15,038,000	AED 3,325,200	**AED 11,712,800**	**8.37%**	AED 23,052,800
Year 3 (2028)	AED 15,489,140	AED 3,391,704	**AED 12,097,436**	**8.64%**	AED 35,150,236
Year 4 (2029)	AED 15,953,814	AED 3,459,538	**AED 12,494,276**	**8.92%**	AED 47,644,512
Year 5 (2030)	AED 16,432,429	AED 3,528,729	**AED 12,903,700**	**9.22%**	AED 60,548,212

NEXT STEP: REQUEST CONFIDENTIAL DATA ROOM & VIP SITE INSPECTION

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