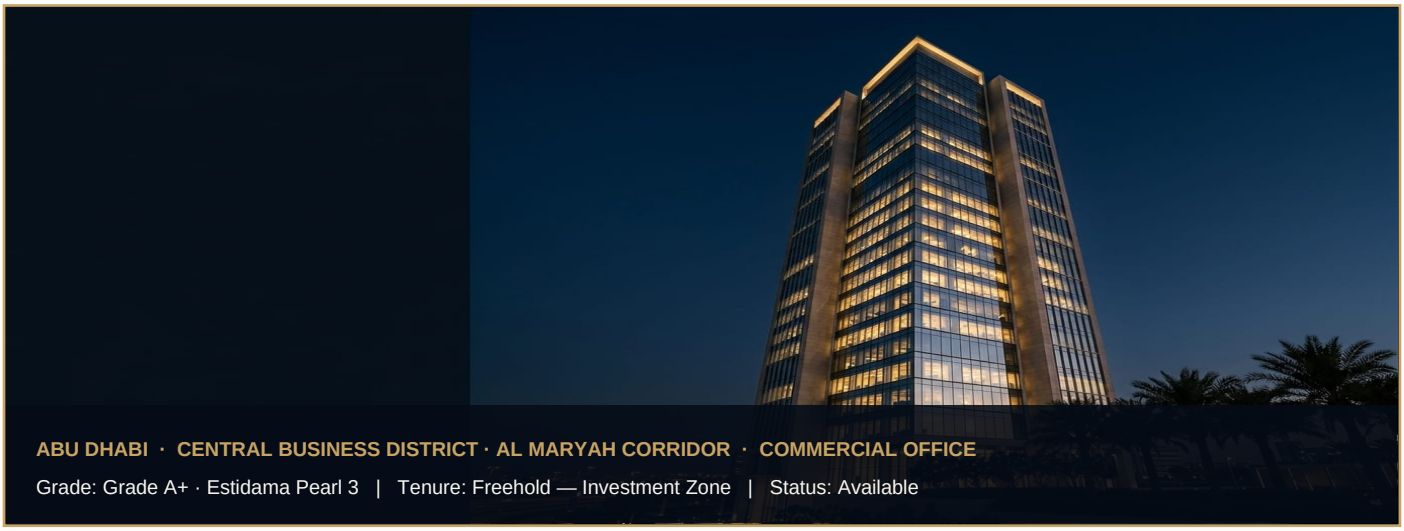


ABU DHABI · CENTRAL BUSINESS DISTRICT · AL MARYAH CORRIDOR · COMMERCIAL OFFICE

Grade: Grade A+ · Estidama Pearl 3 | Tenure: Freehold — Investment Zone | Status: Available

The Arc Commercial Tower

A trophy 24-storey Grade-A commercial tower delivering 6.8% net initial yield and 91.7% institutional occupancy.

ASKING VALUATION / COST	NET INITIAL YIELD (CAP)	PROJECTED 5-YR IRR / ROI
AED 181,000,000	**6.80%**	**13.90%**
AED 1,275 / sq ft	NOI: AED 12,300,000	+3.50%/yr escalation

UNITS RENTED / TOTAL	OCCUPANCY & AVG RENT	BUILT-UP AREA & WALT
44 / 48 Units	**91.70%**	**142,000 sq ft**
4 Vacant (Upside)	AED 145 / sq ft / yr	4.8 yrs WALT

01 / EXECUTIVE INVESTMENT SUMMARY

Positioned within Abu Dhabi's premier financial corridor, The Arc Commercial Tower is an institutional-grade core-plus office asset comprising 142,000 sq ft of Built-Up Area (128,000 sq ft GLA) across 24 floors. Designed with a timeless double-skin low-E curtain wall and champagne-bronze architectural fins, the tower offers column-free floor plates engineered for sovereign advisory entities, private banks and multinational headquarters.

With 44 of its 48 commercial suites currently leased on multi-year triple-net-equivalent terms (WALT of 4.8 years) and 4 prime sky-and-mid-level suites available for immediate lease-up, investors capture both defensive day-one cash flow (AED 12.3M NOI) and immediate reversionary upside.

KEY INVESTMENT HIGHLIGHTS & COVENANT STRENGTHS

- 44 of 48 commercial suites rented (91.7% occupancy)
- AED 145 / sq ft average passing rent with 3.5% annual escalation
- Estidama Pearl 3 & LEED Gold specification
- Weighted Average Lease Term (WALT) of 4.8 years
- 385 covered underground & podium parking bays (1:330 sq ft ratio)
- Double-height travertine arrival lobby with VIP private lift core

02 / FINANCIAL UNDERWRITING & PHYSICAL SPECIFICATIONS

Asking Valuation / Price	**AED 181,000,000**	Mandate Reference Code	**LMT-AUH-001**
Capital Value / Sq Ft (BUA)	**AED 1,275 / sq ft**	Built-Up Area (BUA)	**142,000 sq ft**
Gross Annual Rental Income	**AED 18,500,000**	Gross Leasable Area (GLA)	**128,000 sq ft**
Annual Operating Cost (OPEX)	**AED 6,200,000**	Plot Area	**52,000 sq ft**
Service Charge Rate	**AED 18.50 / sq ft**	Storeys / Configuration	**24 Levels**
Net Operating Income (NOI)	**AED 12,300,000**	Year of Completion	**2021**
Avg. Passing Rent / Sq Ft	**AED 145 / sq ft / yr**	Covered Parking Allocation	**385 Bays**
Contracted Rent Escalation	**3.5% per annum**	Total Leasable Units	**48 Units**
Net Initial Yield (Cap Rate)	**6.80%**	Rented vs. Vacant Units	**44 Rented / 4 Vacant**
Projected 5-Year IRR / ROI	**13.90%**	Weighted Avg. Lease (WALT)	**4.8 Years**

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

FLOOR / ZONE	USE / CONFIGURATION	RENTED / UNITS	GLA (SQ FT)	RENT/SQ FT	ANNUAL RENT	WALT
Ground & Mezzani	Private Banking & Flagship	4/4 (100%)	14,000	AED 220	**AED 3,080,000**	6.5y
Levels 02 – 09 (	Corporate Suites (2,500–5,	22/24 (92%)	48,000	AED 135	**AED 5,940,000**	4.2y
Levels 10 – 17 (	Half & Full-Floor Institut	11/12 (92%)	40,000	AED 150	**AED 5,500,000**	4.8y
Levels 18 – 24 (	Full-Floor Sovereign & Fam	7/8 (88%)	26,000	AED 175	**AED 3,980,000**	5.9y
TOTAL / PORTFOLIO WEIGHTED		**44/48 (91.70%)**	**128,000**	**AED 145**	**AED 18,500,000**	**4.8y**

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 18,500,000	AED 6,200,000	**AED 12,300,000**	**6.80%**	AED 12,300,000
Year 2 (2027)	AED 19,147,500	AED 6,324,000	**AED 12,823,500**	**7.08%**	AED 25,123,500
Year 3 (2028)	AED 19,817,662	AED 6,450,480	**AED 13,367,182**	**7.39%**	AED 38,490,682
Year 4 (2029)	AED 20,511,281	AED 6,579,490	**AED 13,931,791**	**7.70%**	AED 52,422,473
Year 5 (2030)	AED 21,229,176	AED 6,711,079	**AED 14,518,097**	**8.02%**	AED 66,940,570

NEXT STEP: REQUEST CONFIDENTIAL DATA ROOM & VIP SITE INSPECTION

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