BUREAU LAMAR

Proposal

LAMAR
DEVELOPMENT

Overview

Bureau Lamar is a premier waterfront property located in the heart of Business Bay, designed to cater to the significant market demand for large, premium office spaces. The development is a unique blend of strategic location, ultra-luxury amenities, and an unparalleled cultural experience. This proposal outlines the key features of the project and financial details, highlighting significant savings and exclusive opportunities for the buyer.

Project Highlights

1. **Strategic Location:** Situated within Business Bay with easy connectivity to Dubai's Central Business District, Downtown Dubai, and Jumeirah.
2. **Waterfront Advantage:** Multiple sides of the property offer pristine waterfront views of the Dubai Canal.
3. **Ultra-Luxury Amenities:**
   - 122,000 sqft of retail and F&B featuring top-tier brands and diverse offerings.
   - A business and arts library for office tenants.
   - Cultural district with permanent and temporary art exhibition spaces.
   - Luxury cinema hall dedicated to cultural films and documentaries.
   - Multiple performance areas for art, dance, and music.
4. **Design Excellence:**
   - Ultra-luxury interiors in common areas.
   - Flexible office design options for customization by owners.
5. **Unique Market Position:**
   - The only project offering prime, large-scale office spaces for sale in Dubai.
   - Benchmark: ICD Brookfield Place offices are only available for rent at AED 1,125 per sqft, equivalent to AED 16,000 per sqft fully fitted.

Market Outlook

- **Limited Supply:** Less than 1% YoY growth in office stock in Dubai (2024-2026), with minimal new prime office developments.
- **High Demand:** Business Bay continues to experience elevated rental and sales rates for premium spaces.
- **Favourable Position:** Bureau Lamar is set to capitalize on the market's acute shortage of premium office stock.
- **Expected net ROI:** 13.56% (at a rent of 800 AED per sqft). Rent can go up to 1,000 AED per sqft.

Development Map

Burj Khalifa
9 minutes

The Dubai Mall
10 minutes

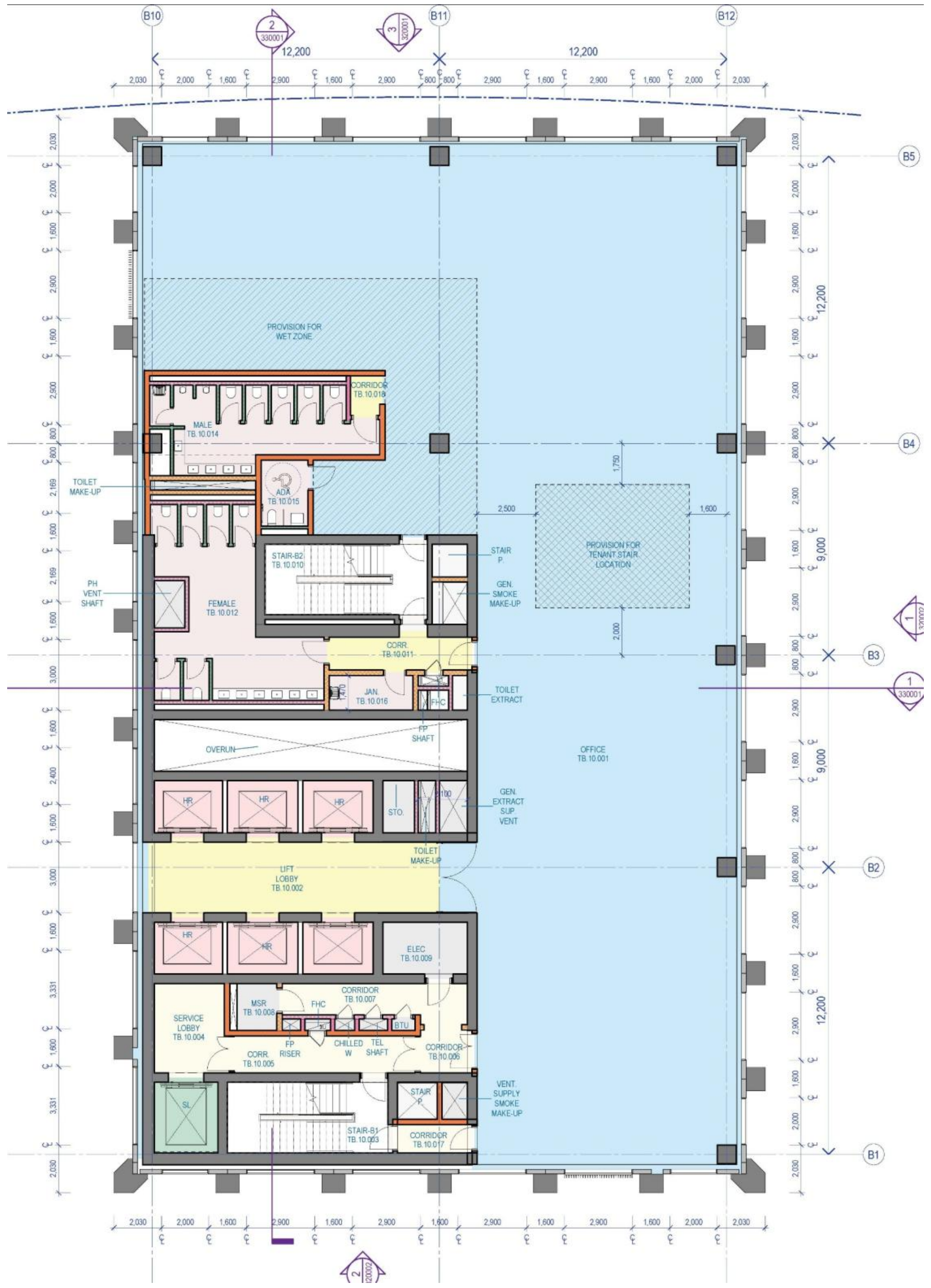
Jumeirah Beach
17 minutes

Dubai Intl. Airport
19 minutes

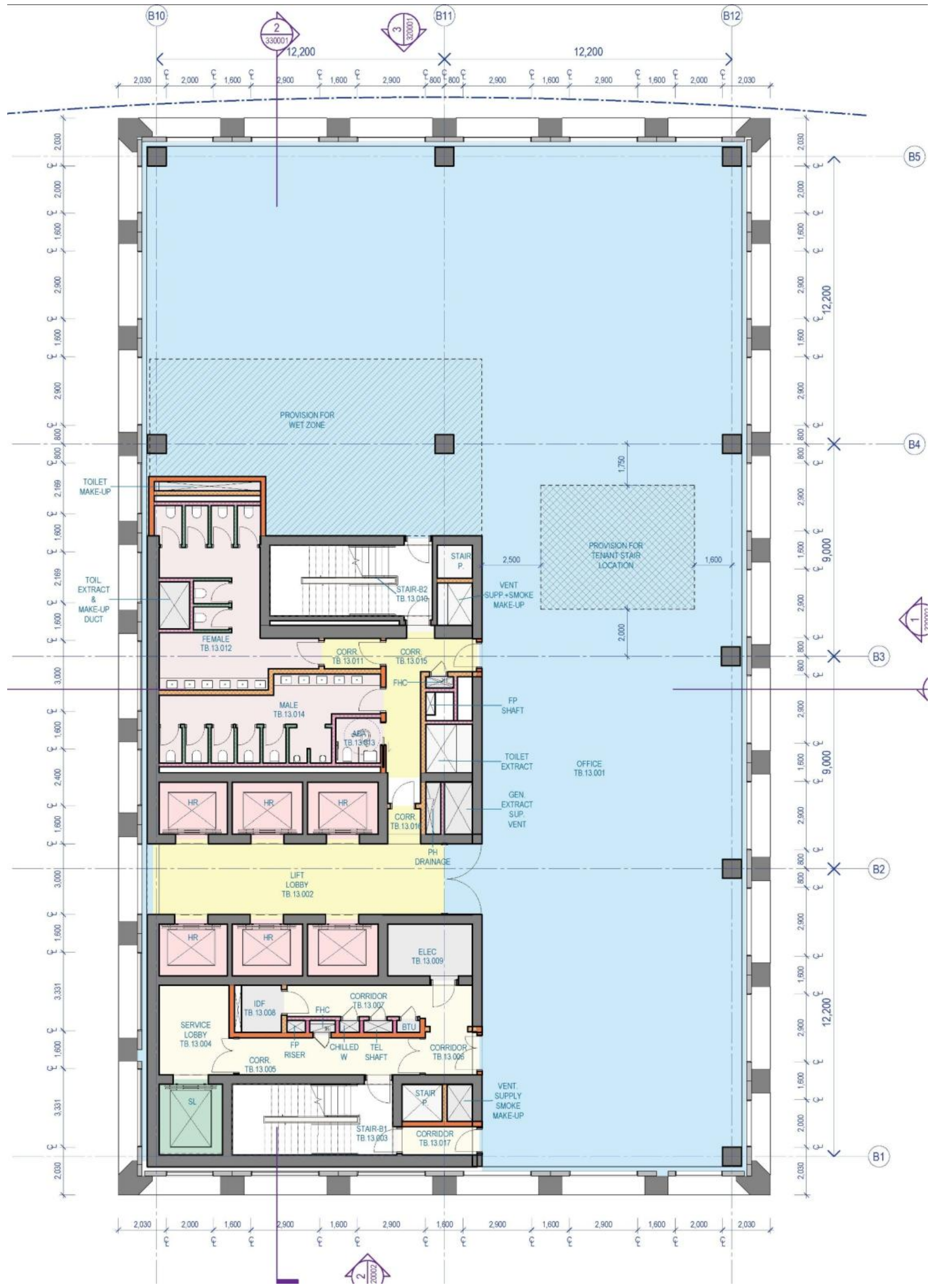
Financial Proposal

Building	Floor	Internal Sq. ft.	Internal Sqm	External Sq. ft.	External Sqm	Total Sq.ft.	Total Sqm.	AED	Price per Sq.ft. (AED)
B	9	6,415	596	-	-	6,415	596	AED 39,506,925	AED 6,158
B	10	9,214	856	-	-	9,214	856	AED 57,015,603	AED 6,188
B	13	9,677	899	-	-	9,677	899	AED 60,858,508	AED 6,289

Building B
Floor 9



Building B
Floor 10



Building B
Floor 13

Summary of Benefits

Strategic Investment:
A unique opportunity to secure prime office space in Dubai's undersupplied market.
Future-Ready Development: A destination designed to elevate workspace standards while integrating arts, culture, and luxury.

Attractive Return Of Investment:
Should the office spaces be retained as long-term assets and rented out, a significant return on investment (ROI) can be anticipated. The ROI will be assessed using a conservative rental rate of 600 AED per sqft, extending to a more optimistic rate of 800 AED per sqft.

Profitable Resale Opportunity:
Given the opportunity to acquire the office spaces at a significantly lower price than the current market rate, a potential for resale at a substantial premium exists. Should resale be considered, this would be classified as a short-term investment. This strategy not only enhances investment potential but also maximizes returns of the property owner.

Payment Plan

Percentage	Milestone	Date
10%	1st Installment	February 2026
10%	2nd Installment	Q1 2026
10%	3rd Installment	November 2026
10%	4th Installment	February 2027
10%	5th Installment	February 2028
10%	6th Installment	November2028
40%	At Completion	Q1 2029