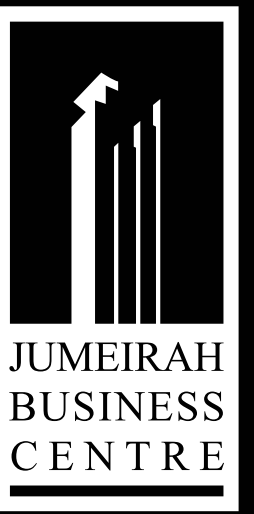


JBC PROPERTIES

Where Enterprise Meets Ambition



P.O. Box 33770, Dubai, U.A.E.
Tel: +971 4 244 4450

www.jbc.ae

With 40+ years of experience
JBC Properties
is proud to present
JUMEIRAH BUSINESS CENTRE

A gateway between East and West

A platform to emerging markets

A convenient location

A desirable business address

A lifestyle balancing business
and pleasure





▲ Ground Floor Lobby – Reception

▲ Ground Floor Lobby – Guest Lounge



Panoramic view from the tower



▲ Views of the surrounding golf courses

▼ Office on the 39th Floor

▼ View from the 39th Floor



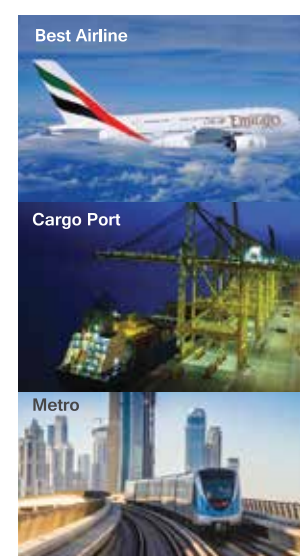
JBC – An Introduction

- Comprising uniquely designed, commercial towers, Jumeirah Business Centre offers stylish freehold office space with great views.
- Conveniently located in Jumeirah Lakes Towers in New Dubai, Jumeirah Business Centre is close to other key business clusters as well as two metro stations.
- Benefits include Free Zone status, 100% business ownership, an easy registration process and a 50 year tax free holiday.
- Whether you are looking for an office, a floor or a building, our dedicated team is here to help. All of our offices can be customized.



Dubai – Your Perfect Platform to Emerging Markets

- Dubai has become the location of choice for companies from all corners of the globe.
- Under the insightful leadership of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, Ruler of Dubai and Prime Minister and Vice President of the UAE, this dynamic city has made its way to the top at remarkable speed. Once a small trading port, today Dubai is a thriving financial and economic hub.



Ease of Transport

- Dubai is the gateway between East and West, with an extensive airline network connecting to the world's other major business hubs, and with close proximity to the emerging markets of India, China and Africa.
- The city's strategic location is complemented by world class infrastructure, excellent communications and a progressive, entrepreneurial work ethos supported by a strong government.
- Whether you are launching your business or setting up a regional branch office, you couldn't be better served than in Dubai.



Dubai Lifestyle – Balancing Business with Pleasure

- With over 130 nationalities resident in Dubai, our vibrant city offers a truly cosmopolitan lifestyle that combines the best of East and West.
- From spacious villas to stylish beach front apartments, in Dubai you can have your ultimate place in sun.
- The city has an impressive choice of local and international restaurants as well as world class entertainment, shopping and leisure activities.
- Whether you're a film buff, a golfer, or a scuba diver, you'll find everything you need to enjoy life in Dubai and with a tax free income, you can afford to indulge yourself too.





Jumeirah Lakes Towers – Your Platform to Growth



Self contained and located off the arterial Sheikh Zayed Road, the Jumeirah Lakes Towers (JLT) is a Free Zone District managed by the Dubai Multi Commodities Center (DMCC).

Beautifully landscaped gardens and picturesque lakes wind their way around 255,000 square metres of waterfront property, owned and developed by investors on a Freehold basis.

This serene waterfront community comprises more than 75 commercial and residential towers, retail units and open leisure areas.

Central to the development is the majestic Almas Tower that houses the DMCC

Headquarters and the DMCC Authority (DMCCA), the licensing authority for businesses operating in JLT.

Serviced by two metro stations, JLT is close to other key business clusters and is a 10 minute drive from the Jebel Ali Port, the region's largest container port, and Al Maktoum International Airport, soon to be the world's largest passenger and cargo hub.

Some of Dubai's iconic landmarks, such as the Burj Al Arab and Palm Jumeirah, are in the vicinity, as well as some of Dubai's most desirable residential areas, such as Emirates Hills, which backs onto the JLT Community, making it an ideal area to live, work and play in.





Tax Free

- Guaranteed zero corporate and personal tax for 50 years
- Low import duties

Freehold

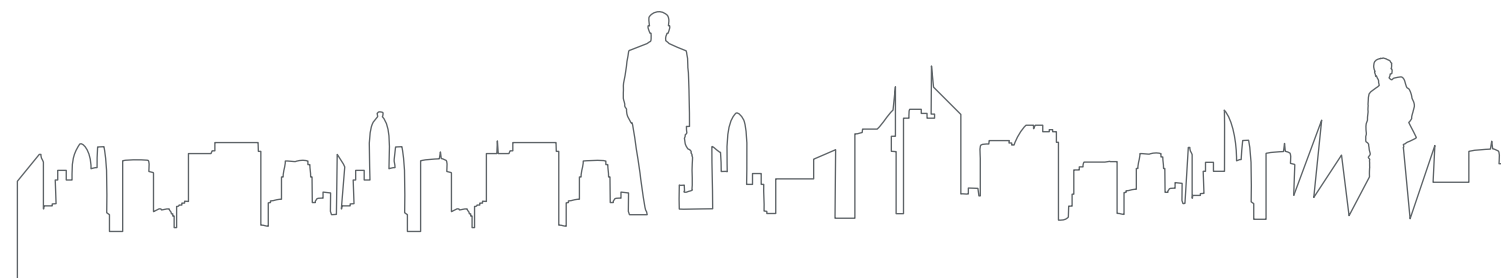
- Freehold ownership

Free Zone

- 100% business ownership
- 100% capital repatriation
- Sole shareholders permissible
- No foreign exchange controls or barriers to entry

Licensing

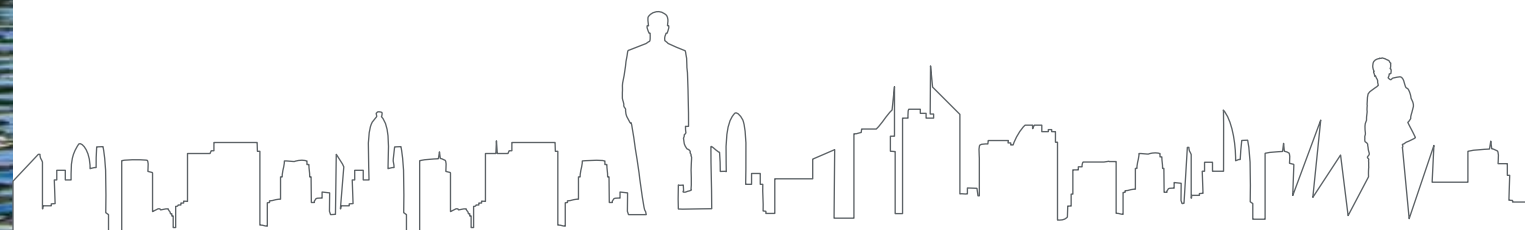
- Full range of business activities licensed
- One stop shop for licensing and Government services





Jumeirah Business Centre – The Strategic Business Address

- Rising out of JLT are the striking Jumeirah Business Centre commercial towers.
- Jumeirah Business Centre, better known as JBC, offers boutique style office space with many additional services on the premises to support you in the day to day running of your business.
- The towers have been designed with convenience in mind; each with gourmet coffee shops and a state of the art gym.
- All of our offices can be customized. The choice is yours.
- Our dedicated team will assist you with all the practical matters relating to your business start-up, from obtaining your trade license to supervising the interior design of your office space, leaving you free to work.





5 Floor Atrium



JBC

– Inside and Out

- Interiors

- Impressive 5 floor atrium
- Elegantly designed entrance lobby
- Distinctive Italian designed lift lobbies
- One of the best managed towers in JLT
- 'A' class certification from RERA

- Security

- 24 hour security
- CCTV cameras in all common areas including lift lobbies and car parks
- Visitor management and access control

- Facilities

- 6 high speed lifts
- High end retails - flower shops, rent a car, supermarkets, coffee shops, restaurants etc.

- Building

- Water feature at entrance
- Double glazed glass with low E coating
- Energy saving measures implemented throughout

- Parking

- 500 basement parking bays
- Ample visitors bays
- Valet parking



Business at JBC – Value Added

- Retail outlets in the Jumeirah Business Centre
- Coffee shops, Multi cuisine restaurants
- Beauty salons
- Prayer rooms
- Car rental
- Office support services
- Assistance with licensing and start-up
- Dry cleaning and laundry services
- Nursery
- Flower shops



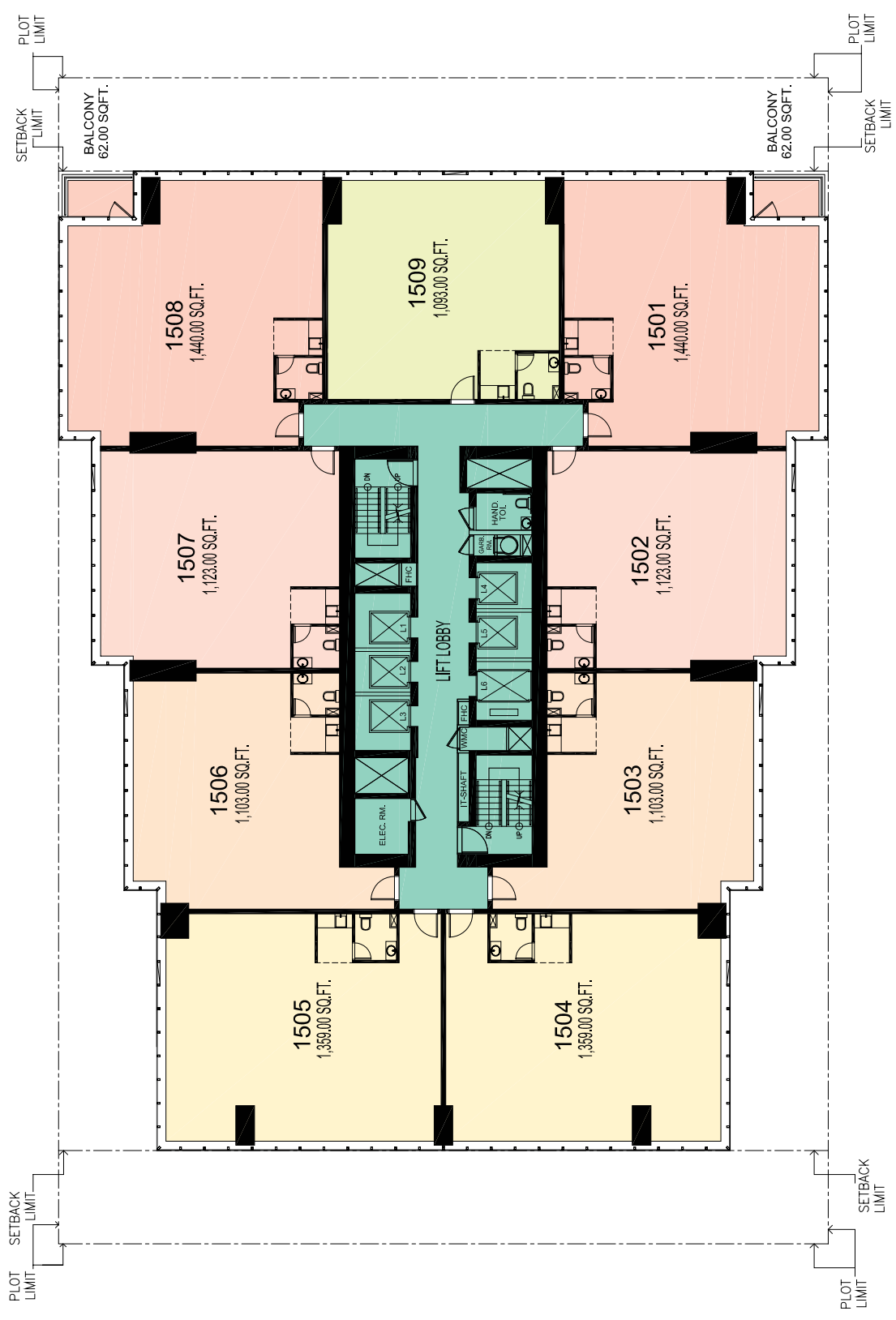
Gross floor plate: 12 916 sq ft



Building Specifications

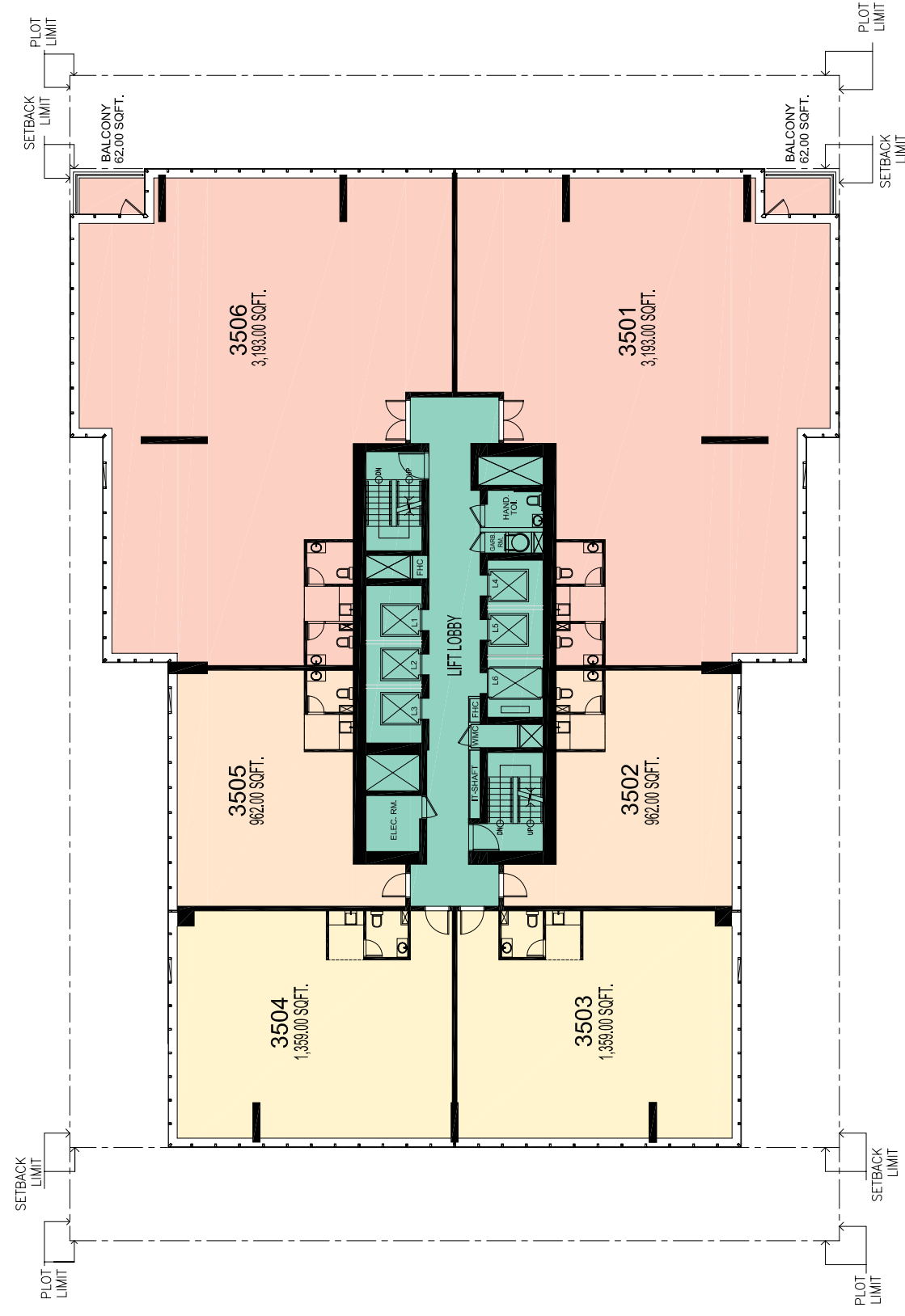
- Built up area: 583 400 sq ft
- Total net leasable area: 420 000 sq ft
- 40 floors per building
- 4 levels of basement parking – 500 parking bays
- Area per floor: 12 916 sq ft
- Net leasable area per floor: 11 033 sq ft
- 2 levels of retail spaces
- 6 high speed lifts
- 5 floor high atrium
- District cooling air conditioning system

The Master Plan



↑
SHEIKH ZAYED ROAD

15th
Floor
Plan



↑
SHEIKH ZAYED ROAD

35th
Floor
Plan



In Summary – A Platform to Grow From

- Gateway between East and West
- Strategic location
- Tax free
- Free Zone
- Freehold
- Efficient
- Value for money
- Great views
- Attractive lifestyle
- Enterprise driven economy
- Proximity to Al Maktoum International Airport and Jebel Ali Port
- Proximity to other key business clusters
- Proximity to hotels, entertainment and leisure



JBC Properties

- From Realty to Reality

At JBC Properties, we have established ourselves as pioneers in the real estate industry, offering uncompromising quality.

- Largest private developer in JLT
- Fully transparent, complying with Dubai Real Estate Regulatory Authority (RERA) Regulations
- Whether it is lease or sale or consecutive floors to small office space, JBC Properties has a solution for all your business needs.
- Provide after sales services to our customers
- Provide expedited resale/transfers

Disclaimer. This brochure is prepared with the intention of providing a general overview of the property in question exclusively. None of the items / descriptions mentioned herein constitute a legally binding offer or invitation to treat. Any representation stated is subject to written implementation and execution of a full Sales & Purchase Agreement or an equivalent legal instrument. Photographs, areas, measurements, facilities and services are for illustration purposes only. A physical inspection of the property will be required prior to any purchase.