

VXP

VERTEX POINTE

At the height of possibility,
progress requires ground to stand on.
Vertex Pointe is built upon that ground.

CONTENTS

1. The Vertex of Possibility

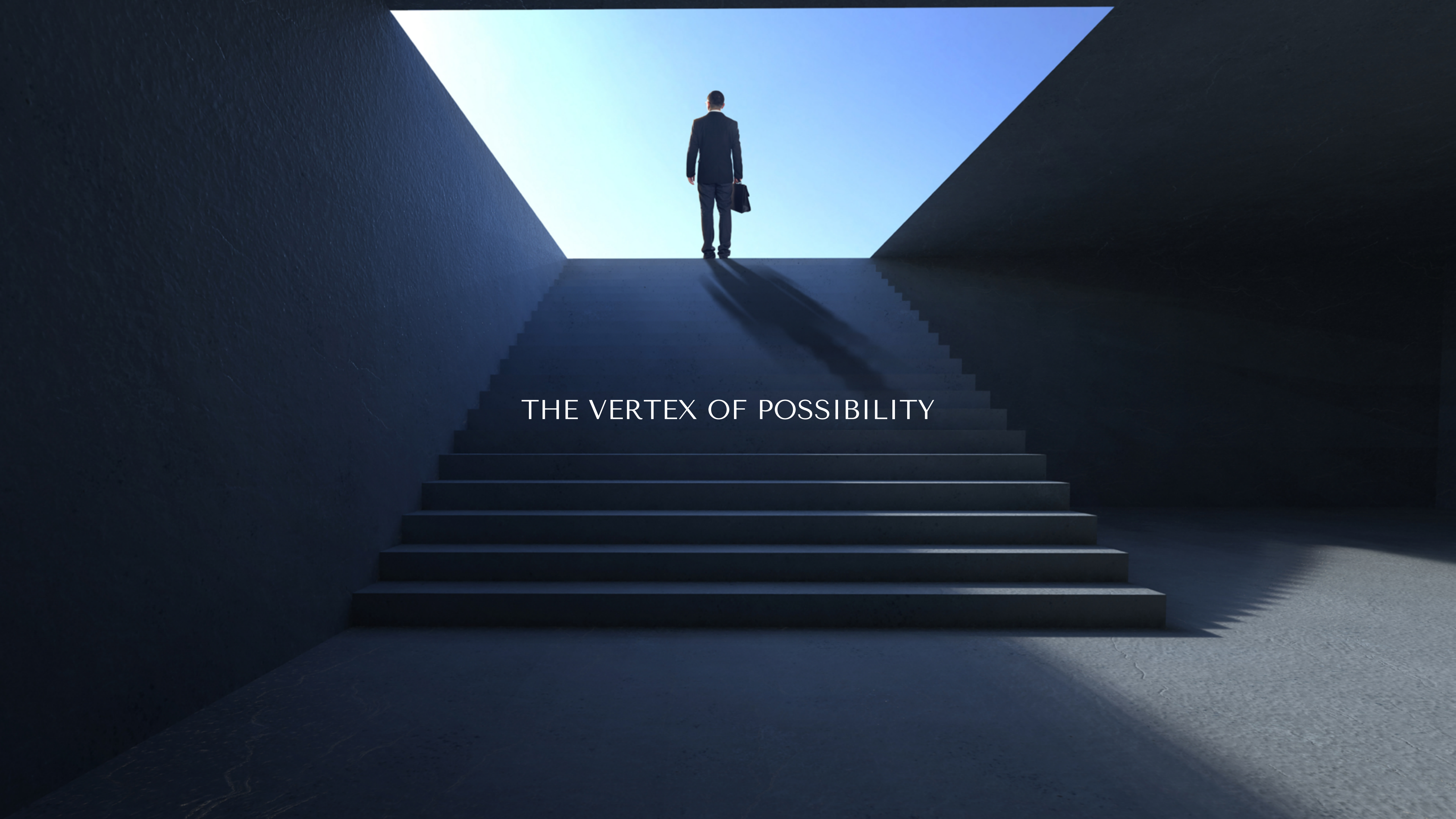
2. The Opportunity

3. Neighbourhood

4. Vertex Pointe

5. The Lifestyle





THE VERTEX OF POSSIBILITY



Vertex Pointe is a boutique commercial development in Arjan designed as a place of progress, where workspaces evolve into platforms for growth, where the day unfolds in light-filled offices that support focus from the moment you step in.

With only 32 offices and 20 retail spaces, it offers a focused environment shaped by smart design and efficient planning, with bright, naturally lit workspaces that feel open, clear, and easy to work in. Each one features a balcony, creating a natural extension of the office, and access to wellness-driven amenities, including paddle courts, landscaped greens, and a top-floor gym that breaks up the workday with movement. Retail on the ground level adds convenience, bringing everything closer to the office, completing a setting built for ideas to take form and ambition to thrive.



THE OPPORTUNITY

DUBAI. WHERE GLOBAL BUSINESS THRIVES.

Dubai sits at the intersection of Europe, Asia, and Africa. Your morning overlaps London and your afternoon catches New York. Here, closing deals across continents is business as usual.

Built on Clarity and Continuity

- Predictable commercial and company laws reduce operational risk.
- Clear ownership and licensing frameworks support regional headquarters.
- A strong banking system enables cross-border trade, treasury, and capital flows.
- Tax structures favor reinvestment and long-term growth.
- Two international airports and a major seaport sustain global access.
- A mature hospitality sector supports constant movement of talent and clients.





WHY COMMERCIAL VALUE KEEPS BUILDING IN DUBAI

- Businesses keep growing.
- Good office space is in short supply.
- High-quality buildings are limited.
- Most offices stay full, around 90 to 95 percent occupied.
- Companies sign longer leases.
- Rents keep rising.
- Demand stays strong in both older and newer areas.

FIGURES THAT MATTER

24%
growth in
commercial sales
transactions (2024)

AED 90+ billion
total commercial
sales value (2024)

93%
rise in office sales
values (2025)

14%
rental growth
recorded (2025)

77,000
new company
registrations (2024)

AED 200
PSF commercial vs
AED 87 residential

3-5 year
average lease terms

28%
year-on-year
increase in office
prices (2024-2025)

A TIGHTER SUPPLY PROFILE

- Demand continues to outpace supply for Grade A, medium-sized offices combining quality and flexibility.
- Business expansion remains steady across sectors.
- Decentralized work patterns stay in place.
- Core operational requirements remain unmet in many buildings.
- Parking needs to function smoothly.
- Access needs to support daily movement.
- Layouts need to adapt as teams evolve.
- Demand concentrates on well-located offices ready for immediate use.
- Spaces retain value when built for reliable, everyday performance.



THE NEIGHBOURHOOD

ARJAN: WHERE STABILITY LEADS

Arjan sits between Al Barsha and Motor City, connected via Sheikh Mohammed Bin Zayed Road and Umm Suqeim Road to the wider city's commercial and residential fabric.

The infrastructure has moved beyond promise into presence. Schools, hospitals, retail, open-air destinations like Dubai Miracle Garden. This is a district that's progressed past early potential into stability, accessibility and sustained demand.





WORK, WELL PLACED

- Established residential density for workforce access
- Retail, fitness, cafés within district
- Schools, clinics, hospitals nearby
- Lower-density environment
- Shorter commutes translating to efficiency

ACCESS WITHOUT COMPROMISE

Arjan offers an alternative to central business districts where parking limitations, traffic patterns, and elevated occupancy costs have become part of the operational calculus you'd rather not factor in.

Positioned between established commercial zones, the location maintains connectivity while supporting smoother access and movement.

The difference between a 12-minute commute and a 45-minute crawl isn't just time, it's whether your team arrives ready to engage or already depleted. These details compound daily.



EXCEPTIONALLY WELL CONNECTED

Within 10 minutes

5 Min

Dubai
Miracle
Garden

9 Min

Dubai
Hills Mall

Within 15 minutes

12 Min

Global
Village

12 Min

Mall of the
Emirates

14 Min

Expo
City

15 Min

IMG Worlds
of Adventure

Within 25 minutes

18 Min

Dubai
Mall

18 Min

The Beach,
JBR

22 Min

Dubai
Internationall
Airport

24 Min

Al Maktoum
International
Airport



An architectural rendering of a modern building with a landscaped courtyard. The building features a curved facade with a complex, layered structure of glass and dark, perforated metal panels. A large, arched glass entrance is visible. The courtyard in the foreground is paved with grey tiles and contains several raised garden beds with green plants. A person in a white thobe and ghutra is walking on the left, and another person is visible near the building entrance on the right. The scene is set during sunset or sunrise, with a warm, golden light. The text "VERTEX POINTE" is centered in the middle of the image.

VERTEX POINTE

HIGHLIGHTS

- 32 boutique office units
- 20 ground-floor retail spaces
- Double-height atrium
- Full-height glazing throughout
- Bright, naturally lit office interiors
- High-visibility glass façade for brand presence
- Private balcony for every office
- Upper outdoor terraces
- Rooftop gym and wellness facilities
- Paddle courts and landscaped greens
- 229 parking spaces (over 2.5x standard capacity)
- Architectural lighting defining atrium, roofline, landscape





AN ARRIVAL THAT SETS THE TONE

VXP establishes a professional impression before conversation begins. A double-height arrival lobby sets measured scale. Generous glazing draws in natural light and reinforces transparency. Shared spaces support daily business use instead of visual display.

From the moment clients, partners, or your team enter, the environment signals intent: a business focused on operations, attentive to quality, and deliberate in how space is occupied.

An office address speaks before any introduction. VXP aligns that signal with the standard already set across your organization.

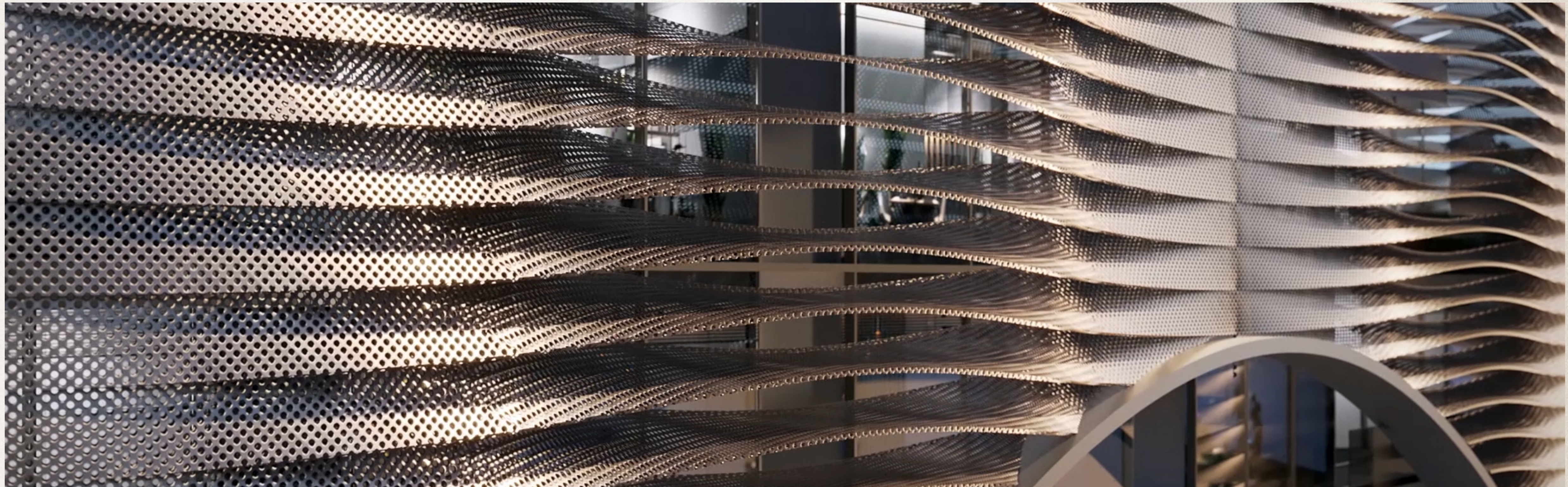
PLACED WITH PURPOSE

VXP's façades shift with the day, maintaining clarity at every hour. Street-level glazing keeps the building open and easy to read. As the structure rises, upper floors step back and fold inward, introducing depth while preserving proportion.

Metallic fins manage sun exposure and soften the exterior as clean glass lines keep the architecture clear.

Movement continues beyond the façade. Landscaping draws people from street to entrance as the rooftop terraces extend the building into usable space for hospitality and wellness.

Every decision serves use. Retail stays visible and active at ground level. Upper floors remain calm and focused.



SPACES THAT WORK WITH YOU

The interior is organized around the way your team operates each day, allowing movement, focus, and interaction to occur without friction. Natural light travels deep into offices and shared areas through full-height glazing, creating a consistent working environment from morning through late afternoon. Ceiling treatments regulate acoustics so conversations remain contained and concentration holds, while stone flooring establishes clear circulation paths across the workspace.

Wood finishes and soft textiles temper the material palette and introduce visual balance. Metallic details are applied with restraint, preserving a composed and professional atmosphere rather than competing for attention.

Private offices and meeting rooms provide settings suited for confidential discussions and sustained focus. Open work areas support collaboration when exchange is required, and lounge spaces accommodate informal conversations or short resets between tasks.

That the layout functions as it does should not surprise – your daily movement and work patterns shaped the design.



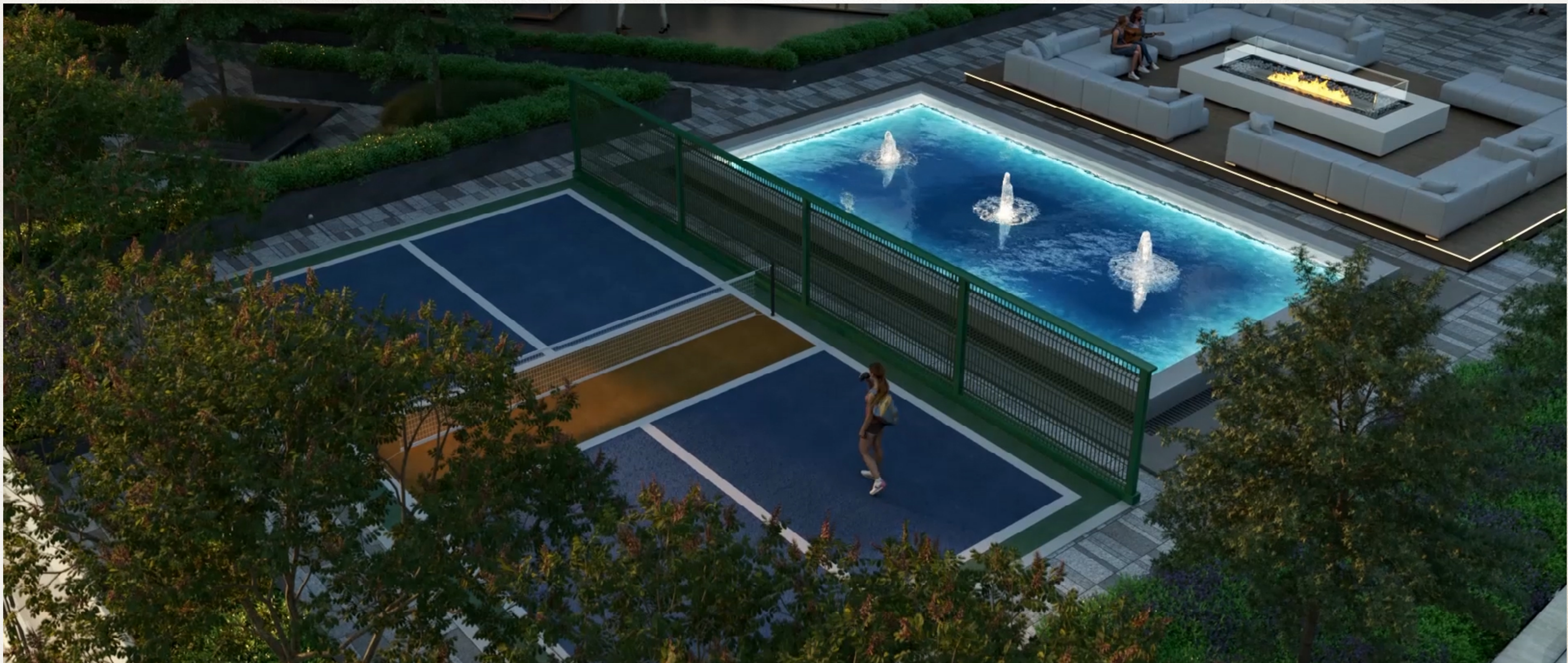


DESIGNED TO ADAPT

- Shell-and-core layouts allow setup based on real workflow.
- Natural light reaches every layout. Windowless offices no longer fit how people work.
- High-visibility façades give offices stronger presence from the outside.
- Wet pantry and shared utilities sit on every floor, removing the need for cross-building trips.
- Water and drainage reach every unit, allowing layouts to shift as needs change.



AMENITIES INTEGRATED INTO YOUR DAY



VXP concentrates amenities where they affect daily operations. Spaces to work, meet, move, host, adapt, arranged to respect both time and focus.

Essential facilities integrated on-site mean your day flows with fewer interruptions and less dependency on leaving the building between activities.

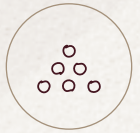
FIRST FLOOR



Zen Garden



Reflexology Garden



Six Senses Garden



Paddle Court



Half Basketball Court



Seating Cabanas

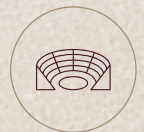




FIRST FLOOR



Outdoor Meeting Zone



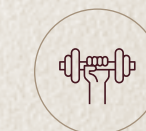
Amphitheater



Water Features



Cinema Screen



Gym

GROUND FLOOR



Triple Floor grand entrance lobby



Security



Lobby Cafe

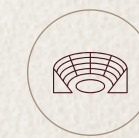


Retail Outlets





ROOFTOP



Outdoor
Gym



Yoga
Garden



Prayer
Rooms



Female
Indoor Gym



Male Indoor
Gym

PROJECT OVERVIEW



TYPE

Commercial Building

CONFIGURATION

2B + G + 4 Floors

TOTAL OFFICES

32

RETAIL SPACES

20

PARKING

229 Spaces (Over 2.5X standard capacity)

GROUND FLOOR AREA

22,135 sq.ft

FIRST FLOOR AREA

13,250 sq.ft. + 10,000 sq.ft. amenities

TYPICAL FLOOR AREA

13,000 sq.ft. office space

PAYMENT PLAN

40 | 60

HANDOVER

Q2 2028





THE DEVELOPER

Energy in Every Creation

AUM Development is a Dubai-based firm with 21 years of experience in real estate.

Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

**21 YEARS OF EXPERIENCE | \$500M USD TOTAL VALUE |
OFFICIAL DLD PARTNER**

VXP

VERTEX POINTE