



COMPANY PROFILE



Reflection of **Perfection**

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WELCOME MESSAGE

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Welcome to Jaxtox Group, where our foundation is built on four key pillars of success: excellence, consistency, commitment, and punctuality. We believe that true achievement comes from an unwavering dedication to these core values.



EXECUTIVE SUMMARY

The Jaxtox Group, a highly regarded conglomerate with a global presence, is headquartered in the United Arab Emirates and is committed to sustainability, integrity, and excellence. These values serve as the foundation for our accomplishments, strategies, and relationships, both domestically and internationally.

Guiding Principles for Success

Grounded in excellence, innovation, and sustainable growth, our core values shape our corporate culture, driving enduring stakeholder value and societal impact.

Social Responsibility and Environmental Stewardship

Sustainability drives us, reducing impact through efficient practices and community engagement, surpassing compliance for a better future

Exceeding Expectations, Every Time

We prioritize client satisfaction through tailored solutions, responsive support, and innovative partnerships built on mutual success and trust.

Ethical Standards & Integrity

Our code of conduct ensures ethical behavior, earning stakeholder trust and establishing our reputation as responsible corporate citizens.



STRATEGIC APPROACH

Our strategic partnerships drive collaborative growth, uniting organizations for innovation and success. Upholding integrity and transparency, our governance framework reinforces our reputation. Through CSR initiatives, we create positive change, contributing to a more equitable world. Our global presence fosters agility and collaboration, maximizing value across diverse markets.

01.

Fostering Collaborative Growth

Strategic partnerships rooted in trust and shared goals fuel growth, innovation, and sustainable value creation through transformative collaboration.

02.

Corporate Governance

Our governance framework ensures accountability, transparency, and integrity, boosting stakeholder trust and investor confidence.

03.

Corporate Social Responsibility (CSR)

Our CSR commitment creates shared value and addresses economic, environmental, and social issues, enhancing our brand.

04.

Global Presence

Our global presence enables us to serve clients worldwide, leveraging local dynamics and driving innovation across continents.



REAL ESTATE **SERVICES**

We specialise in providing comprehensive real estate services designed for investors. From property acquisition and due diligence to portfolio management and legal compliance, we offer tailored solutions to help you maximize returns and navigate the complexities of the real estate market with confidence.

Property Sales & Purchases

We streamline property transactions in Dubai's prime locations, offering exclusive listings, market insights, and expert negotiation to help you buy or sell at the best terms and prices.

Leasing & Rental Solutions

We manage tenant placement, contract handling, and lease renewals, ensuring steady occupancy and maximizing rental returns. Our services include screening, viewings, and contracts for a seamless, profitable experience for landlords.

Property Management

We offer full property management, covering maintenance, tenant coordination, and rent collection, ensuring your property stays well-maintained, compliant, and profitable, while minimizing owner involvement and preserving its value.

Investment Advisory

Our investment advisory services provide market insights, guiding clients to high-yield opportunities and emerging Dubai hotspots, analyzing ROI trends, capital appreciation, and long-term potential to ensure informed, profitable decisions.

Property Valuation

We provide accurate, market-backed property valuations for buyers, sellers, and insurers, using current data and expertise to assess true market value, supporting needs like refinancing, purchasing, and more.

Legal & Contractual Services

Our legal services cover contract drafting, title deed processing, and compliance with Dubai property laws, ensuring efficient transactions, regulatory checks, and legal protection, making buying and selling seamless and transparent.

Mortgage & Financing Options

We provide tailored mortgage solutions with exclusive terms and flexible payment options, helping secure financing that supports your investment goals, making property purchases more accessible and manageable through strategic financial planning.

Development Consulting

Our development consulting offers market research, regulatory guidance, and feasibility analysis, helping developers align projects with market demand and compliance, ensuring successful, high return projects in Dubai's dynamic real estate market.



UAE INSIGHTS

The UAE real estate market is thriving, fueled by strong demand and steady growth. Dubai continues to attract both local and international investors, offering solid rental yields and a booming luxury property sector. The market is projected to reach a value of US\$677 billion by 2025, with ongoing development in prime areas. Sustainability is also becoming a key focus, with an increasing number of eco-friendly and smart city projects, positioning the UAE as a forward-thinking hub for real estate investment.



KEY STATS FOR UAE REAL ESTATE



Rental Yields

5.27%-14%



Market Value

US\$677 billion (2025)



Luxury Properties Sold

\$3.2 billion in H1 2024

KEY PROJECTIONS FOR 2025



High Net Worth Individuals

60% increase by 2026



Luxury Property Price Growth

10-12% rise



Sustainability Initiatives

More eco-friendly projects

OFF-PLAN & READY-TO-MOVE PROPERTIES

COMPARATIVE ANALYSIS

	Off-Plan	Ready-to-Move-In
Initial Cost	Lower initial price	Higher initial price
Payment Flexibility	Flexible, often installment-based	Full payment upfront
Customization Options	High (depending on developer)	Limited, property is already built
Risk of Delays	Higher (construction delays)	None (property is ready for occupancy)
Market Fluctuations	Potential for higher appreciation, but depends on market conditions	Lower potential for capital appreciation
Immediate Availability	No, typically takes years to complete	Yes, ready for immediate move-in
Rental Income	Delayed until completion	Can start immediately

PRIME INVESTMENT LOCATIONS



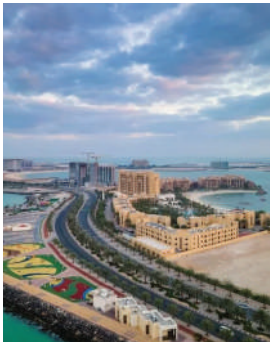
Dubai Hills Estate

Luxury community offering spacious homes, green spaces, and central location in Dubai.

Area: Dubai Hills

Location: Dubai

Starting Price (AED): 1,300,000



Ras Al Khaimah (RAK)

Scenic location with affordable beachfront properties and growing market potential on Al Marjan Island.

Area: Al Marjan Island

Location: Ras Al Khaimah

Starting Price (AED): 1,500,000



Business Bay

A commercial and residential hub with stunning canal views and prime investment potential.

Area: Business Bay

Location: Dubai

Starting Price (AED): 1,000,000



Dubai Creek Harbour

Waterfront development with iconic views and luxury living options, perfect for long-term investment.

Area: Dubai Creek Harbour

Location: Dubai

Starting Price (AED): 1,500,000



Palm Jebel Ali

Exclusive island development offering premium villas and waterfront living in a prestigious Dubai location.

Area: Jebel Ali

Location: Dubai

Starting Price (AED): 18,000,000

GLOBAL INVESTMENT COMPARISON

HIGHEST ROI WORLDWIDE

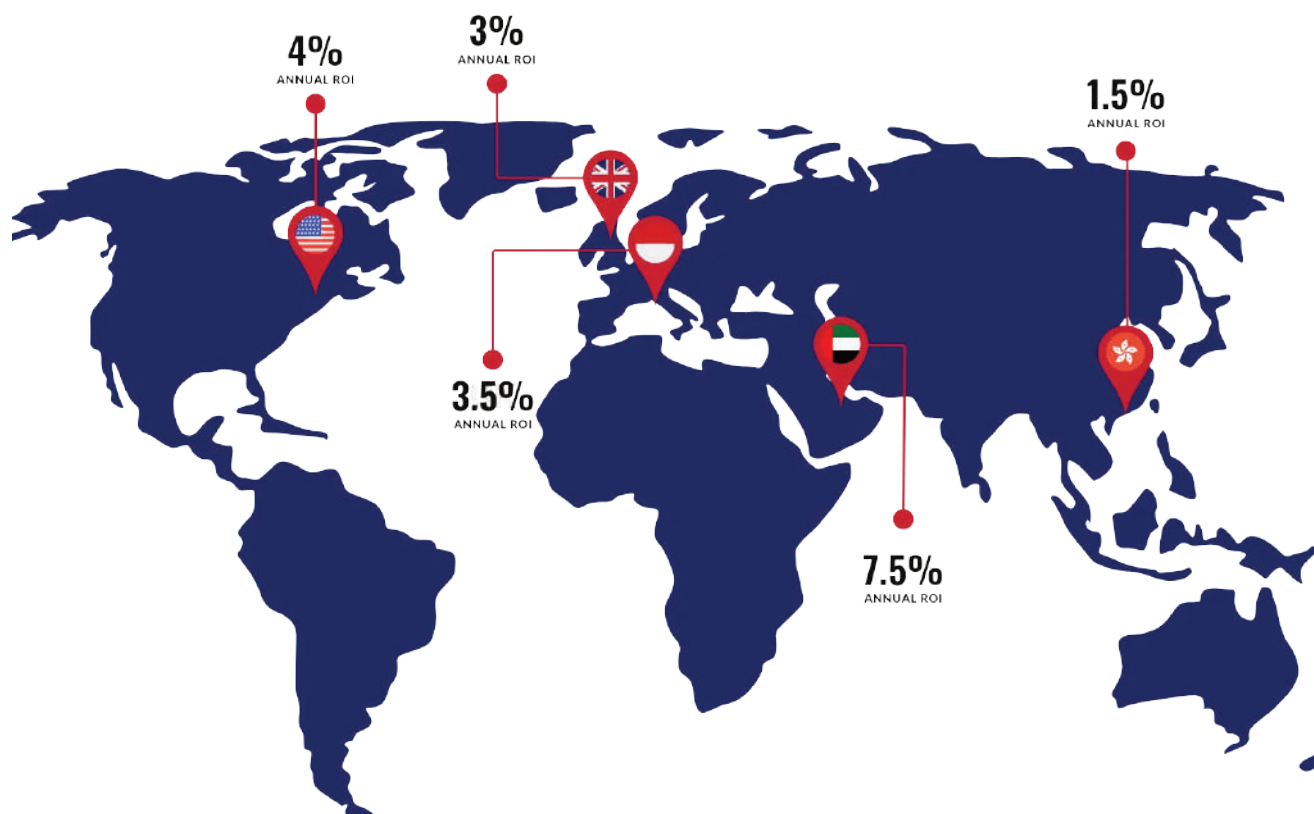
Dubai consistently delivers exceptional ROI, ranging from 7-10%, far outperforming global cities like Monaco (3-4%), New York (3-4%), and London (2-5%). This makes Dubai a top choice for investors seeking strong, reliable returns in the real estate market.

CAPITAL APPRECIATION

Dubai's real estate market experiences annual capital appreciation of 5-8%, exceeding cities like Monaco (2-3%), Paris (3%), and Hong Kong (4%), ensuring strong long-term growth for investors.

0% PROPERTY TAX

Dubai's 0% property tax gives investors a significant advantage over markets like Monaco and the US, where property taxes can take a large share of profits. This makes Dubai uniquely attractive for maximizing returns.



Top Real Estate Developers in the UAE

The UAE's real estate market is shaped by leading developers who drive innovation, luxury, and sustainable growth. These top developers are known for their iconic projects and commitment to creating high-quality residential, commercial, and mixed-use developments.

EMAAR

Notable Projects: Burj Khalifa, Dubai Mall

Focus: High-end residential, commercial, and leisure properties

Key Strength: Quality, innovation, iconic landmarks

DAMAC

Notable Projects: DAMAC Hills, Akoya Oxygen

Focus: Luxury residential developments

Key Strength: Collaboration with Versace and The Trump Organization

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Notable Projects: Palm Jumeirah, The World Islands

Focus: Large-scale master-planned communities

Key Strength: Sustainability and long-term returns

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Notable Projects: City Walk, Bluewaters Island

Focus: Vibrant, community-oriented developments

Key Strength: Urban regeneration and mixed-use spaces

SOBHA REALTY

Notable Projects: Sobha Hartland

Focus: Luxury residential developments

Key Strength: Sustainability, craftsmanship, high-end living





Notable Projects: Binghatti Apartments, Binghatti Gateway

Focus: High-rise residential with modern/traditional design

Key Strength: Innovation, functionality, and collaboration with Mercedes, Bugatti, and Jacob & Co



Notable Projects: Peninsula, Marina Gate

Focus: Mixed-use communities, luxury residential and hospitality

Key Strength: Prime locations, strong returns



Notable Projects: One Palm, The Opus

Focus: Ultra luxury high-end residential properties

Key Strength: Unique architecture, high-value investments



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