

GRADE A OFFICES · SHEIKH ZAYED ROAD, DUBAI

Christian A. Rockefeller Business Tower

The first Rockefeller-branded commercial tower outside New York. 87 floors of Grade A offices at the Downtown / Business Bay entrance. Handover 2030.

372 m	332	1,077+	2030
87 floors	Grade A offices	sqft per office	Handover

Phoenix Homes · appointed Ambassador Brokerage for this project

DEVELOPED BY LMD
AMBASSADOR BROKERAGE: PHOENIX HOMES

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THE TOWER

Layered for leverage

Early access ahead of the public launch, with guaranteed allocation for TilalMax clients.

372 m · 87 fl.
1,220 ft high

1,765,672
sqft built-up area

332
offices, up to 8 per floor

29,835
sqft of amenities

1,080
parking spaces on 16 levels

4,000–4,600
AED/sqft at launch · ≈ $1,089–1,253 · €969–1,114
From approx. AED 4.3M · $1.17M · €1.04M

Location

Plot	Front row on Sheikh Zayed Road, at the Downtown / Business Bay entrance
Metro	Next to Business Bay Metro station
Views	Sheikh Zayed Road & sea, Burj Khalifa & Downtown, Business Bay
Outlook	Park directly in front of the tower

The building

Lifts	23 elevators, 39 cabins, incl. 16 double-deck high-speed
Retail	7,270 sqft retail and 4,424 sqft F&B
Façade	Designed for a reduced carbon footprint
Developer	LMD · handover 2030

Premium amenities

Five full floors of dedicated amenities — closer to a hotel than a typical office tower.

- ✓ Grand triple-height arrival lobby
- ✓ 87th-floor **Observatory**, infinity pool & sky deck
- ✓ On-site dining & retail
- ✓ **The Retreat:** spa & podium pool
- ✓ Sky-high ballroom for events
- ✓ 1,080 parking spaces
- ✓ **The Reset:** fully equipped gym & studio
- ✓ **The Exchange:** lounge, conference & co-working
- ✓ 23 elevators with double-deck cabins

SECURING A UNIT

AED 100,000
≈ $27,230 · €24,225. Expression of interest per unit, fully digital.

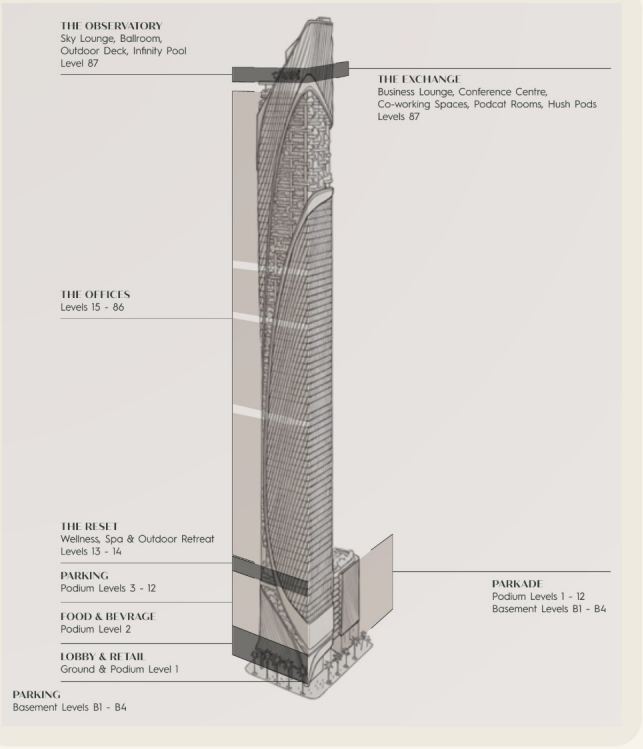
Refundable
Fully refundable; secures a place in the allocation before public launch.

VAT in instalments
Paid with the payment plan, not upfront. Lighter cash flow, simpler resale.

Escrow in place
Escrow account and project registration completed.

ARCHITECTURE OF ASCENT

Density reduces as altitude increases



Level 87	**The Observatory** — sky lounge, ballroom, outdoor deck, infinity pool
Level 87	**The Exchange** — business lounge, conference centre, co-working, podcast rooms, hush pods
Levels 15–86	**The Offices**
Levels 13–14	**The Retreat & The Reset** — spa, podium pool, gym and studio
Podium 3–12	Parking
Podium 2	Food & beverage
Ground & P1	Triple-height arrival lobby & retail
B1–B4	Parking, plus a separate parkade (podium 1–12, B1–B4)

Office floor zones

LEVELS	FLOOR PLATE
15–17, 19–39, 41–53	Up to 8 offices per floor · lower-zone lifts
54	5 offices, larger plates
55–57	8 offices per floor · higher-zone lifts
58–62, 64–70, 81–85	2 half-floor Executive offices
71–80	1 full-floor Presidential office

Vertical transport

23 elevators · **39** cabins

- 8 double-deck high-speed, low zone
- 8 double-deck high-speed, high zone
- 3 shuttles, parking to ground
- 3 dedicated to the wellness floors
- 1 service / firefighter

Source: LMD floorplan brochure, October 2026. Drawings are not to scale; layouts, levels and specifications are subject to change by the developer.

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OFFICE LAYOUTS

Five collections, from 1,077 sqft to a full floor

Up to 8 offices per floor.

COLLECTION	TYPES	SQFT	LEVELS	INDICATIVE PRICE
Core	Prime B1, D1	1,077–1,350	15–57	**AED 4.3M–6.2M** $1.17M–1.69M · €1.04M–1.50M
Medium	Prime A1, D2	1,489–1,522	15–57	**AED 5.96M–7.0M** $1.62M–1.91M · €1.44M–1.70M
Premier	Prime A2, D3 · Elite C1A, C1B, C2	2,300–3,250	15–57	**AED 9.2M–14.95M** $2.51M–4.07M · €2.23M–3.62M
Half floor	Executive 1, 2	5,888–7,550	58–62, 64–70, 81–85	**AED 23.6M–34.7M** $6.41M–9.46M · €5.71M–8.41M
Full floor	Presidential	11,550–13,400	71–80	**AED 46.2M–61.6M** $12.6M–16.8M · €11.2M–14.9M

Indicative price = office size × the AED 4,000–4,600/sqft launch range (≈ $1,089–1,253 · €969–1,114 per sqft), before VAT and fees. USD at the fixed peg of 3.6725 AED; EUR at 4.128 AED (20 Oct 2026, will move). Unit prices vary by floor and view. **Official price list and payment plan: by invitation at the Devmark offices this week.**



Core · Prime B1
1,077–1,170 sqft · levels 15–53



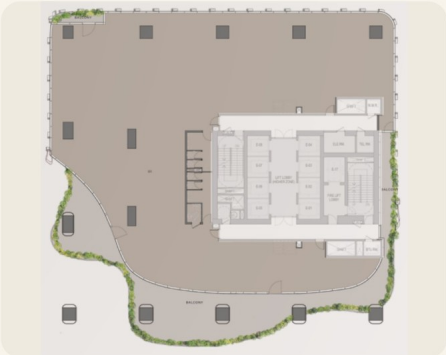
Medium · Prime A1
1,500–1,522 sqft · corner, levels 15–53



Premier · Elite C1B
2,906–3,250 sqft · landscaped balcony



Half floor · Executive 2
6,883–7,550 sqft · levels 58–85



Full floor · Presidential
11,550–13,400 sqft · levels 71–80

VIEWS BY ASPECT

Sheikh Zayed Rd & sea

Burj Khalifa & Downtown

Business Bay

Full plans for every type on request.

Sources: LMD floorplan brochure and Devmark project summary, October 2026.
Plans are not to scale; areas are approximate and may vary by floor.
Highlighted area = the office shown.

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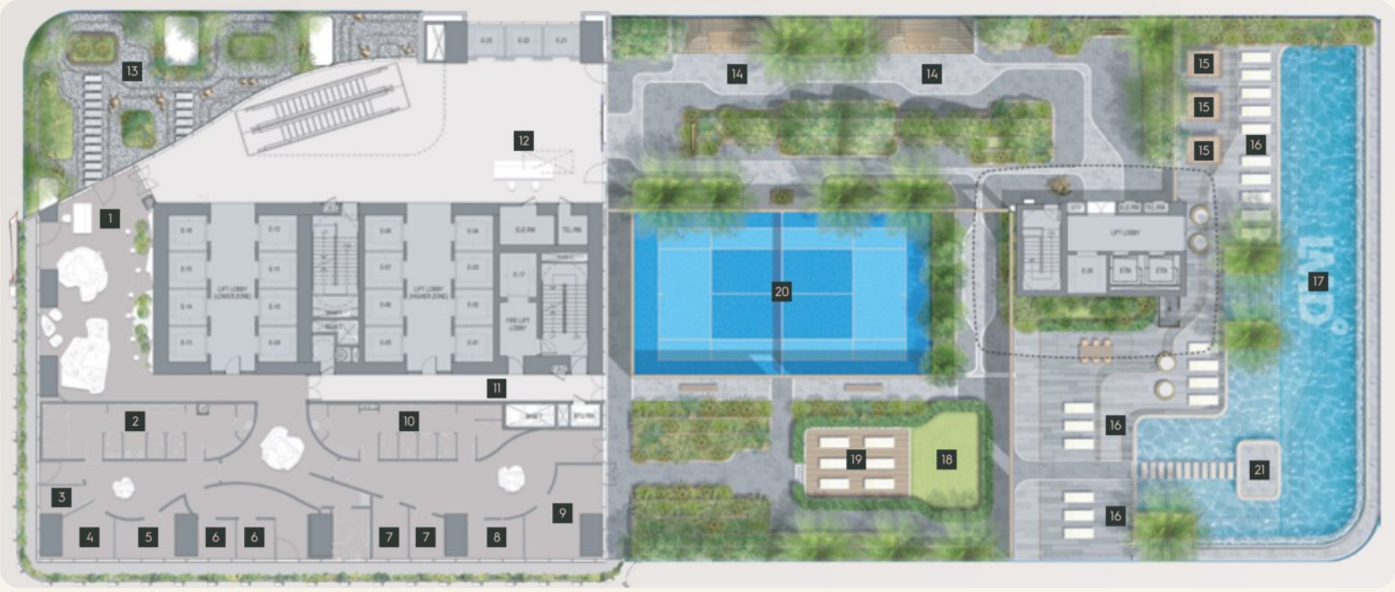
AMENITIES · 5 FULL FLOORS · 29,835 SQFT

The Retreat, The Reset, The Observatory & The Exchange

Also: grand triple-height arrival lobby, on-site dining & retail, 1,080 parking spaces and 23 elevators with double-deck cabins.

The Retreat · Level 13

Spa, podium pool, padel & outdoor deck



1 Spa reception · **2** Male bath/changing · **3** Male ice room · **4** Male steam · **5** Male sauna · **6** Male massage · **7** Female massage · **8** Female ice room · **9** Female steam · **10** Female bath/changing · **11** Corridor · **12** Reception · **13** Sensory walk · **14** Canopy seating · **15** Pool cabanas · **16** Sun-bed terrace · **17** Infinity pool · **18** Lawn · **19** Meditation area · **20** Padel court · **21** Sunken seating

The Reset · Level 14

Fully equipped gym & studio



1 Juice bar & lounge · **2** Gym reception · **3, 5, 6** Cardio zones · **4** Strength · **7** Functional training · **8** Free weights · **9** Multipurpose studio · **10, 11** Changing rooms · **12** Corridor · **13** Entrance reception · **14** Multipurpose terrace

Level 87

Observatory, sky deck, ballroom & Exchange



1 Reception · **2** Multi-purpose hall · **3** Pre-function · **4** Co-working · **5** Pantry · **6, 7** Toilets · **8** Corridor · **9** Meeting rooms · **10** Meeting hub · **11** Podcast rooms · **12** Outdoor bar · **13** Social seating · **14** Shade canopy · **15** Infinity pool · **16** Sunken seating

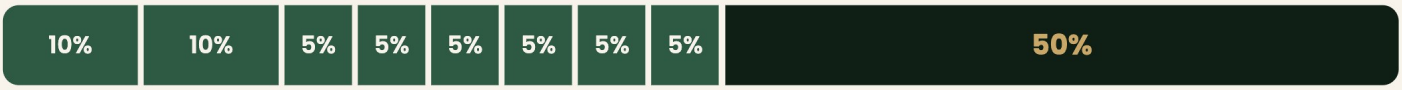
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Payment plan · 50/50

Official price list & plan: by invitation at Devmark this week

DURING CONSTRUCTION · 50% | ON HANDOVER · 50%



Booking | **+1 month** | **Every 6 months** 6 × 5%, 10% per year | **Handover 2030**

EXAMPLE · PRIME B1, 1,077 SQFT AT AED 4,000	SHARE	AED	USD	EUR
Booking	10%	430,800	117,304	104,360
One month after booking	10%	430,800	117,304	104,360
Six instalments, every 6 months	6 × 5%	6 × 215,400	6 × 58,652	6 × 52,180
On handover (2030)	50%	2,154,000	586,521	521,802
Total purchase price	**100%**	**4,308,000**	**1,173,043**	**1,043,605**

Illustration only, before VAT and registration fees. VAT is paid with each instalment. USD at the fixed 3.6725 peg; EUR at 4.128 AED (20 Oct 2026) and will move with the market.

How it compares with Grade A offices

OFF-PLAN LAUNCH PRICING · AED / SQFT

Rockefeller Business Tower **4,000–4,600**

SZR / Business Bay · handover 2030 · launch positioning

Lumena by Omniyat **from 4,685**

Business Bay · handover Q3 2029 · AED 19M · 4,056 sqft



0 1,000 2,000 3,000 4,000 5,000

Lumena: published starting price ÷ smallest office size. Both are off-plan launch prices on the same scale.

READY GRADE A REFERENCES

The Opus by Omniyat · Business Bay

6,045 AED/sqft

Completed sale, 30 Sep 2026: 2,928 sqft for AED 17.7M. Ready building, resale price.

Index Tower · DIFC

94% occupied

FY 2025. Shell & core offices advertised at approx. AED 400/sqft per year + AED 50/sqft service charge (asking, 2026).

REPORTED OCCUPANCY · READY GRADE A TOWERS IN DIFC



Sources: developer briefing and LMD floorplan brochure (Oct 2026); Omniyat published launch pricing (Lumena); Propsearch transaction record (The Opus, Sep 2026); Colliers lease listing (Index Tower, 2026); published building occupancy reports (DIFC, FY/H2 2025). Launch and resale prices are shown separately on purpose. Figures are indicative, not a forecast of future prices or returns.

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FOR INVESTORS

The investment case

01

Entry below the Grade A benchmarks

Launch at AED 4,000–4,600/sqft (≈ $1,089–1,253 · €969–1,114), against Lumena off-plan from AED 4,685 and a ready resale at The Opus of AED 6,045/sqft.

02

Capital spread to 2030

50% paid during construction, 50% on handover. VAT follows the instalments instead of being due upfront.

03

Proven demand for Grade A space

Ready Grade A towers in DIFC reported 80–94% occupancy in FY/H2 2025.

04

A protected, refundable first step

Escrow account and registration completed. A fully refundable AED 100,000 EOI (≈ $27,230 · €24,225) secures allocation before public launch.

Working with TilalMax

Phoenix Homes — appointed Ambassador Brokerage for this project

AED 300M+ in real estate sold

10 years in hospitality, incl. Ennismore's first UAE venture, before real estate

Golden Visa application support

Post-handover resale or rental services

Next steps

1. Pick your collection and floor with Max
2. Submit the AED 100,000 EOI — fully digital
3. Attend the invitation-only price & plan reveal at Devmark this week
4. Book with 10%, then follow the 50/50 plan

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TilalMax by Phoenix Homes, appointed Ambassador Brokerage · I-Rise Tower, Barsha Heights, Dubai. Pre-launch information from the developer briefing and LMD floorplan brochure, October 2026. Developed by LMD. All details, sizes, prices and payment terms are indicative and subject to developer confirmation. Market figures are historical references, not a forecast of future prices, rents or returns.