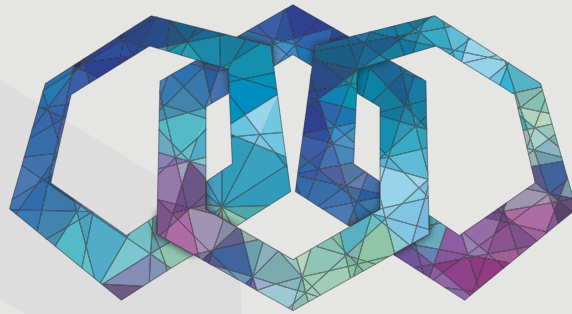




ZENITH
Group

All-In-One

Property Development

CEO MESSAGE



At Zenith, we are dedicated to contributing to Dubai's growth by developing iconic towers that elevate the city's skyline. Aligned with our 2025 vision, we aim to complete 50 towers annually through strategic partnerships with investors. Our focus lies in innovation, exceptional construction quality, luxury, and enhancing the quality of life by creating landmarks that embody progress and excellence.

With the expertise of our skilled team, trusted partners, and well-planned fundraising strategies, we effectively manage project-related risks. Together, we are building a legacy that will inspire future generations and continue shaping Dubai's transformation for years to come.

Hassan Jahedpari

CEO, Zenith Group

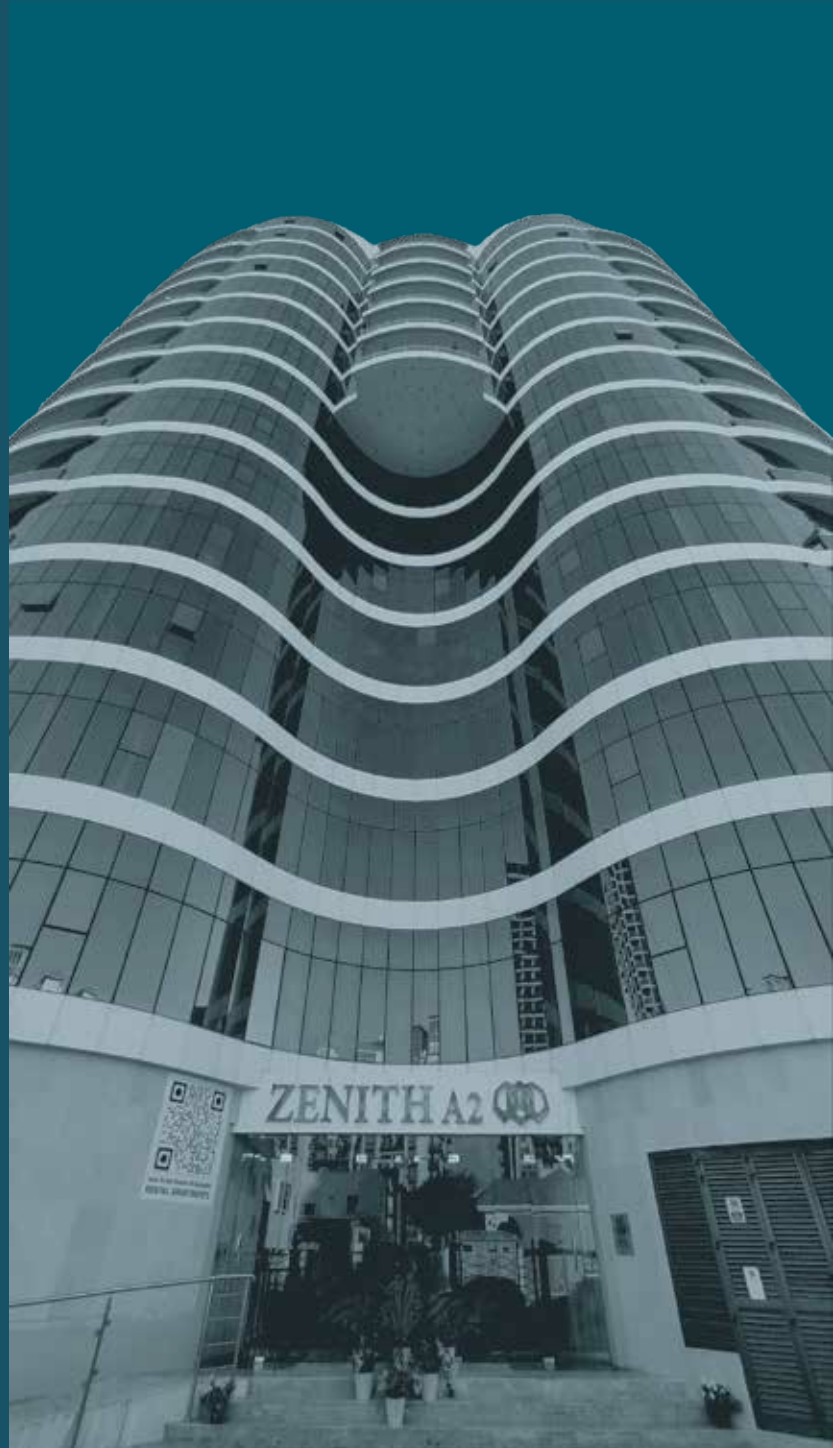
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01

ABOUT ZENITH

Zenith Group, established in 2006, is a leading real estate development company in Dubai, offering integrated services across design, construction, interior work, and property management. With 12 specialized subsidiaries and over 30 activities, Zenith delivers end-to-end solutions for both in-house and external projects, ensuring efficiency, quality, and a competitive edge in the GCC market.



All-In-One Property Development

Offers a seamless, end-to-end solution for real estate projects — from concept to completion. Zenith delivers complete control, faster timelines, and unmatched quality under one roof.

IN-HOUSE ACTIVITIES



Zenith Property Development



Zenith Smart Contracting



Zenith MEP



Zenith Technical Services



Zenith Innovation



Zenith Project Management



Zenith Facility Management



Zenith Aluminum & Glass



Zenith Procurement



Zenith Furniture



Zenith Home Automation



Zenith IT



Zenith Interior



Zenith Art & Craft



Zenith Architecture & Design



Zenith Vacation Home



Zenith Hospitality



Zenith Partners



Zenith Digital Media



Zenith Technology



Zenith Royal Events



Zenith Software & Web Development



Zenith Lighting

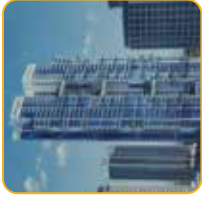


Zenith Hotel & Resort

ORGANIZATION CHART



ZENITH PROJECTS IN DUBAI

G+4 Residential	Slovenia Pavilion	Armas	Private Villa	Hera Tower	Amal Tower	Compound Villa	G+3 Building	Marbel Arch Tower
Completed Full Construction Works 2024	Completed MEP Works 2021	Under Design Full Construction Works 2027	Completed Full Construction Works 2024	Completed MEP Works 2023	Ongoing MEP Works 2025	Completed Civil Works 2023	Ongoing Full Construction Works 2025	Ongoing MEP Works 2025
								
Iran Pavilion	Venezuela Pavilion	Zenith J1	Zenith A3	Zenith A1	Zenith A2	Zenith Pavilion	Zenith L1	Royal Manor
Completed Full Construction Works 2021	Completed Full Construction Works 2021	Ongoing Full Construction Works 2026	Under Design Full Construction Works 2027	Completed Full Construction Works 2012	Completed Full Construction Works 2017	Under Design Full Construction Works 2027	Ongoing Full Construction Works 2025	Ongoing Full Construction Works 2025
								



02

ZENITH PROJECTS



Zenith A2
Dubai Sports City



Zenith A3
Dubai Sports City



Zenith A1
Dubai Sports City



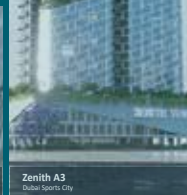
Amal Tower
Dubai Sports City, MEP Works



Zenith C1
Dubai, UAE



Residential Building
Dubai, UAE



Zenith A3
Dubai Sports City



Armas By Zenith
Dubai, UAE



Labor Camp
Dubai, UAE



Zenith L1
Dubai, UAE



Compound Villa
Dubai, UAE



Zenith Innovation Center
Dubai, UAE



Marble Arch Tower
Dubai, UAE



Hera Tower
Dubai Sports City, MEP Works



G+3 Building
Dubai, UAE



Zenith J1
Dubai Sports City, MEP Works



Iran Pavilion
Dubai, UAE



Slovenia Pavilion
Dubai, UAE



Private Villa Dubai
Dubai, UAE



Private Villa
Dubai, UAE



Zenith Pavilion
Dubai, UAE



Private Villa
Dubai, UAE



Venezuela Pavilion
Dubai, UAE



Projects Executed For Well Known Brands

Zenith has established itself as a trusted partner for executing projects for well-known brands in Dubai. With our vast expertise and unwavering professionalism, we are able to consistently deliver exceptional results that exceed our client's expectations. Below are some of the projects that we have successfully executed.



Emar Polo Club

Studio City, Part Of Interior Works



Armani Hotel, Burj Khalifa

Burj Khalifa, Part Of Furniture Works



Bvlgari Island Villa

Jumeirah Bay, Dubai



Lullu Hypermarket

Al Futtaim Mall, Dubai



Zenith L1

Liwan, Dubai



Zenith A2

Dubai Sports City



Armas By Zenith

Dubai South, Dubai



Zenith A3

Dubai Sports City



Zenith A1

Dubai Sports City



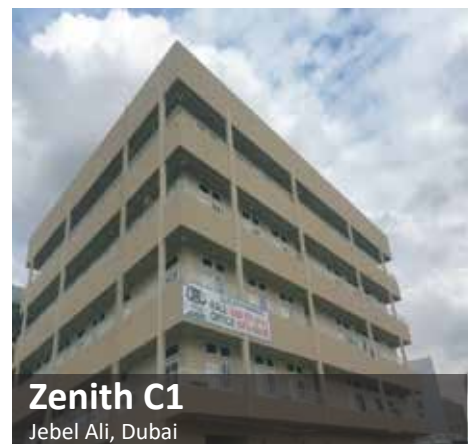
Zenith J1

Jumeirah Village Circle (JVC), Dubai



Zenith Innovation Center

Dubai Industrial City



Zenith C1

Jebel Ali, Dubai





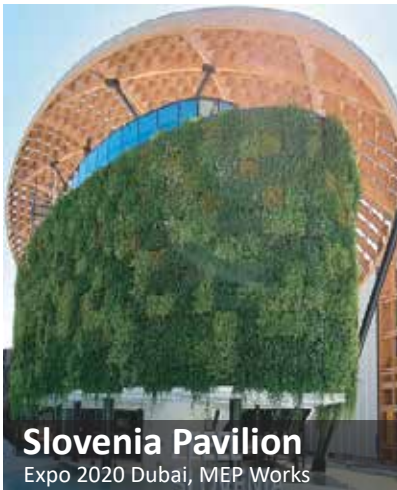
Pier 8
Dubai Marina, MEP Works



Sports Bar
Expo 2020 Dubai



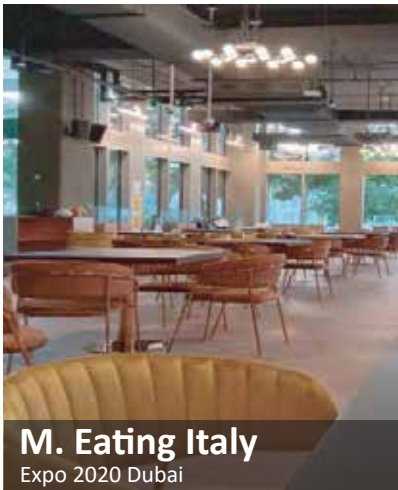
Private Villa
Um Al Nahad, Dubai



Slovenia Pavilion
Expo 2020 Dubai, MEP Works



Residential Building
Jebel Ali, Dubai



M. Eating Italy
Expo 2020 Dubai



Iran Pavilion
Expo 2020 Dubai



Venezuela Pavilion
Expo 2020 Dubai





03

ZENITH ACTIVITIES



CIVIL ACTIVITIES

At Zenith, we take care of all civil activities in-house, so you can rest assured that your project is in capable hands. As a main contracting company, we offer a range of construction services, from villas and mid-rise buildings to high-rise developments in Dubai. Our experienced team of managers, engineers, architects, and supervisors have the technical skills and expertise to execute and complete your project to the highest standard in all construction disciplines.



Unlimited construction license

Platinum-grade rating with DEWA

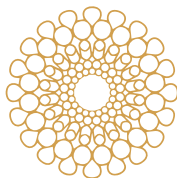


ISO Certificate

9001:2015

14001:2015

45001:2018



Participation in Dubai Expo 2020



Certified By

مؤسسة محمد بن راشد للإسكان
Mohammed Bin Rashid Housing Est.

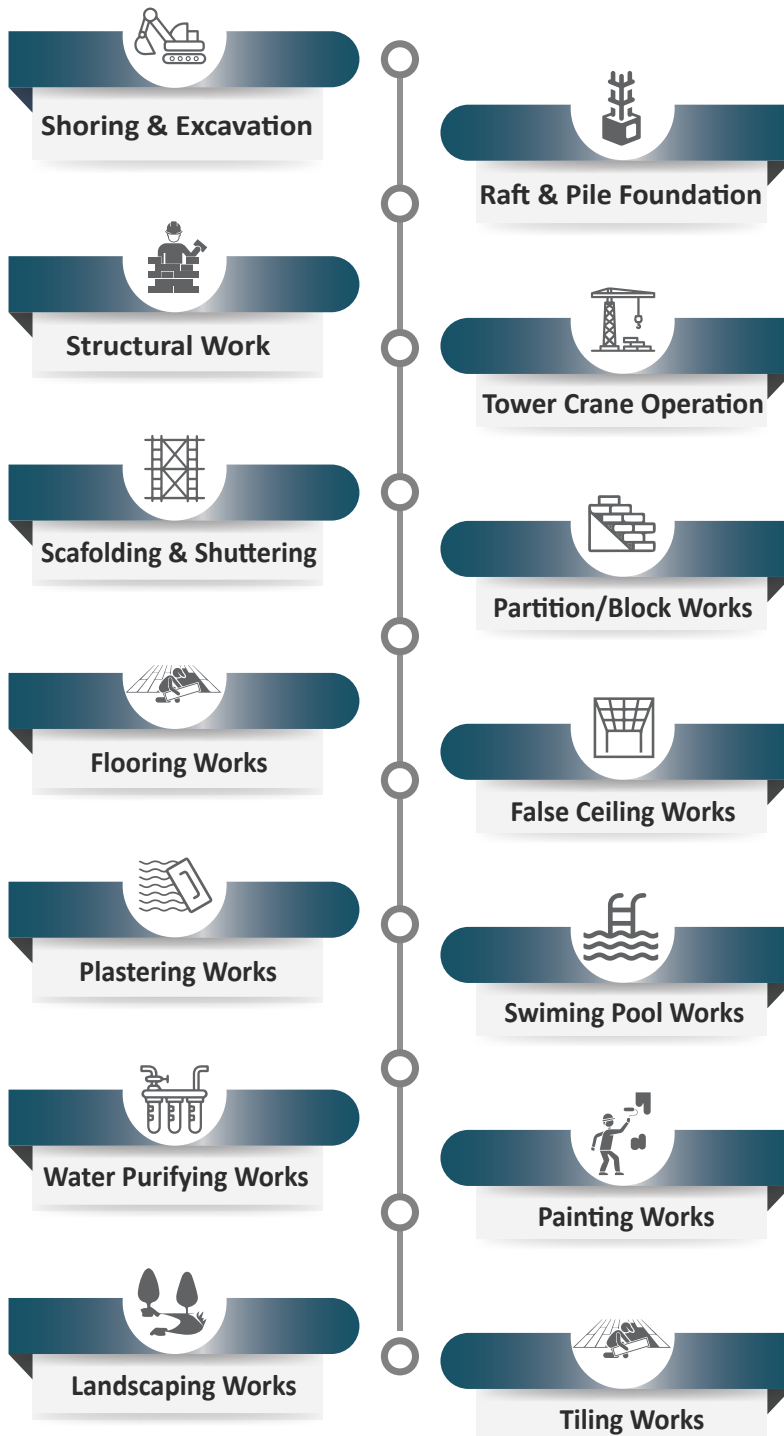


Ownership of several subsidiary companies

that specialize in design and build,

employing over 500 people.

Civil Engineering Components



MEP ACTIVITIES

At Zenith, we specialize in MEP and fire alarm sub-contracting activities for a variety of projects. Our experienced in-house team is capable of designing and installing all types of MEP and fire alarm systems. With the supervision of our skilled laborers, engineers, and supervisors, we ensure that all work is completed to the highest standard in all MEP disciplines.



Electrical Engineering

Power distribution system, cabling and wiring, installation of electrical panels, installation of interior and exterior lightings and control system



Plumbing Engineering

Domestic Cold and Hot Water Systems
Domestic Waste and Vent Systems
Fuel Gas Piping Systems
Storm Water Systems



Mechanical / HVAC Engineering

Heating, ventilating, and air conditioning systems
Natural and mechanical exhaust systems
Direct digital control (DDC) systems
Chilled water systems, VRV, VRF system
Heating water systems



Fire Alarm & Fighting Engineering

Fire hydrant System
Fire suppression system
Fire Hoses
Deluge system
Fire sprinklers
Firefighting pumps
Smoke Control Systems

Building Information Modeling (BIM)

We provide turn-key BIM solutions that bridge data and visualizations in 3D models that can help you anticipate the needs and operational requirements of your facility, even before it's built.



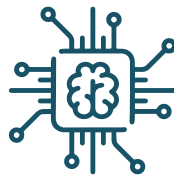
Key Factors in MEP System Design and Execution



SAVE ENERGY



FIRE SAFETY



HIGH TECH



SECURITY



QUALITY



SUSTAINABILITY

PROFESSIONAL CERTIFICATIONS

- LEED Certified Professionals
- Certified Renewable Energy Professional
- Project Management Professional (PMP)
- Certified ASHRAE Commissioning
- Building Energy Assessment Professional
- MEP CODES
- SMACNA Standards
- UAE Fire and Life Safety Code
- DEWA Regulations
- Dubai Municipality Building Regulations

ALUMINUM & GLASS ACTIVITIES

Our Aluminum & Glass Division is dedicated to delivering high-quality architectural and industrial solutions that combine strength, style, and innovation. Specializing in the design, fabrication, and installation of aluminum and glass systems, we serve a diverse range of projects—from commercial façades to custom interiors. With a focus on precision, durability, and modern aesthetics, our team transforms concepts into lasting structures that stand out for their functionality and visual appeal.



Stick curtain wall

4/2 side structural glazing
Frameless curtain wall
Slim aluminum profile



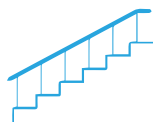
Doors and windows

Hinges, sliding, folding, top hung
Concealed aluminum windows
Louver doors



Frameless/spider

Glass partitions for offices
Main entrance glass
Shop front and shower glass
Pivot and automatic doors



Handrails (Balustrade)

Staircase handrail
Balcony handrail
Boundary wall fence
Frameless glass handrail



ACP Cladding

ACP façade cladding
Canopy ACP cladding
Column ACP cladding
Without silicone system





Venezuela Pavilion
Expo 2020 Dubai



CURTAIN WALL

- Two & Four-Way System
- Photovoltaic Curtain Wall
- Two & Four-Way Glazing
- Seals & Weather Protection
- Mechanical System
- Thermal Breaks
- Frameless Spider System



CLADDING

- ACP (Aluminum Composite Panel) Cladding
- Metal Cladding (Perforated Panel, 3D Panel)
- Glass Cladding (Back-Painted Glass Cladding)
- Photovoltaic Panel Cladding



METAL WORKS

- Metal/Aluminum Pergola
- Metal/Aluminum Handrails
- Glass Handrails
- Boundary Wall Fencing
- Metal/Aluminum Gates (90 & 180 Degree Auto Sliding Gate, Auto Swing Gate)



DOORS & WINDOWS

- Bi-Folding Door/Window
- Casement Window
- Awning Window
- Fixed Window
- Shopfront Glass
- Back-Painted Glass
- Mirror Work
- Automatic Sliding & Swing Door

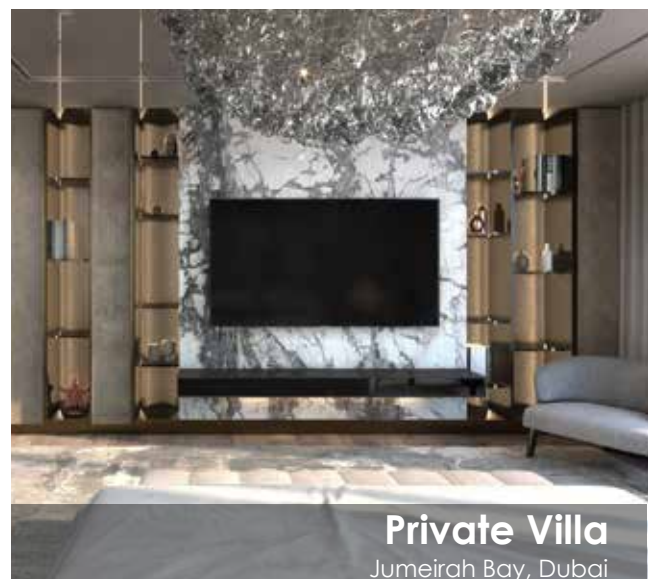
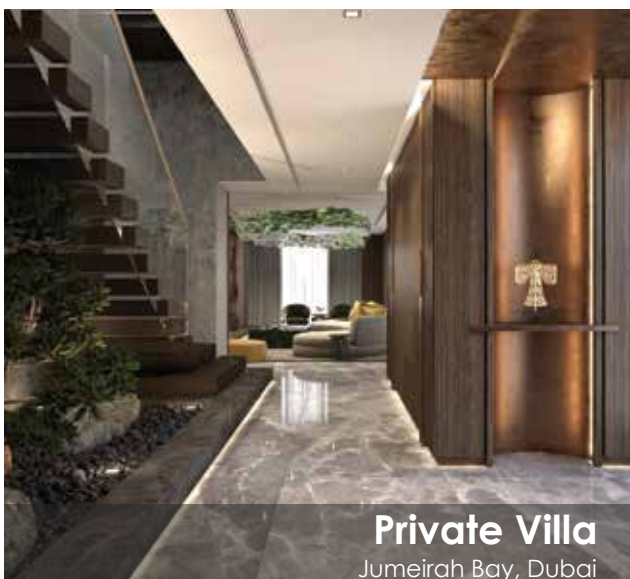


CEILING WORKS

- Metal /Aluminum Perforated Ceiling
- Metal /Aluminum 3D Ceiling
- Metal /Aluminum Tube Ceiling
- Metal /Aluminum Open Grid Ceiling

JOINERY & FIT-OUT ACTIVITIES

We provide unique and custom artwork products for interior design. Our team of qualified designers provides innovative ideas, which our skilled workers then execute to create elegant and high-value art products for our clients. Here are some of our interior artwork products.



Flooring

Marble



Zenith A1 (Lobby), DSC
Combination of Onyx with lighting and Ceramic

Ceramic



Zenith A2, DSC
Installing porcelain tile with the continuation of texture patterns

Parquet



Polo Club, Emaar
Installing parquet in different alignment

Carpet



Private Villa, Abu Dhabi
Installing carpet flooring

Deck tile



Zenith A2, DSC
Deck tile for outdoor and indoor purposes

Ceiling

Gypsum



Private Villa, Dubai
Combination of gypsum with lighting

Wooden



Private Villa, Dubai
Combination of CNC wood with lighting

Jali



Zenith A2 (Office), DSC
Combination of acrylic with lighting

Plaster & patina



Private Villa, Abu Dhabi
Combination of plaster & patina

Artistic



Zenith A2 (Lobby), DSC
Combination of the artistic ceiling with lighting

Wall Panel

Mirror



Zenith A2, DSC
Combination of mirror & lighting

MDF



Private Villa, Dubai
MDF Work

Fabric



Private villa, Dubai
Combination of leather and metal work

PVC



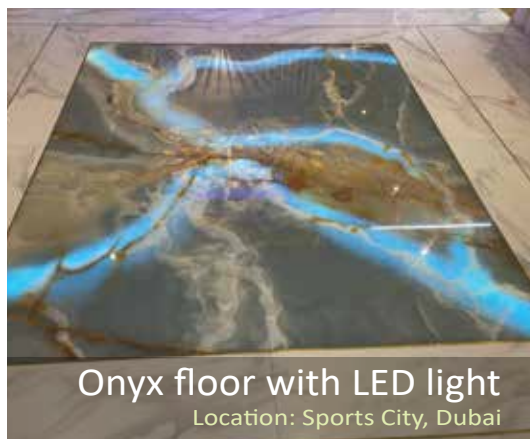
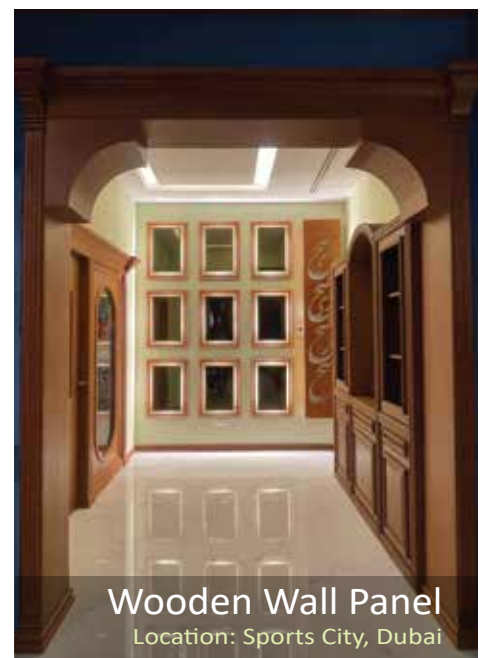
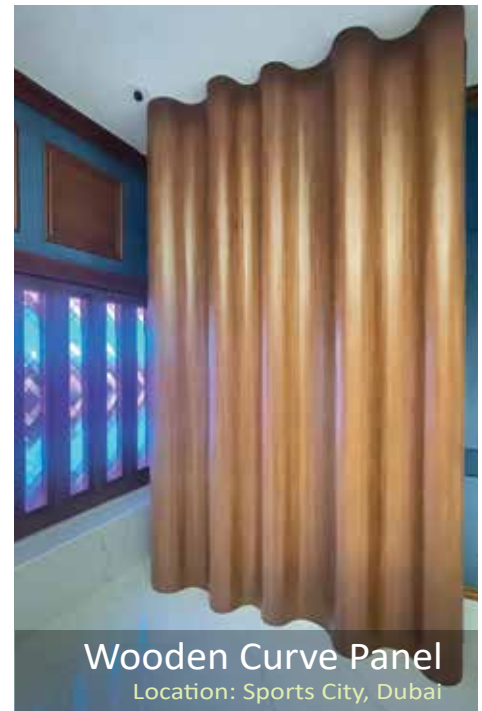
Office, Dubai Sports City
Plywood Covering with PVC

Metal



Private Villa, Dubai
Metal Electroplating

Zenith has established itself as a trusted partner for executing projects for well-known brands in Dubai. With our vast expertise and unwavering professionalism, we are able to consistently deliver exceptional results that exceed our clients' expectations. Below are some of the projects that we have successfully executed.



HAND CRAFTS

We specialize in a variety of different art and handicraft works. Our qualified artists are providing the masterpiece of art to enhance the decor as per the client's requirements. Here are some of our art and handicraft projects we have executed.



Patina With Gold Leaf

Location: Dubai Sports City



Motif



Patina



Mural Art



Colored Glass Art

Location: Engineering Office, Dubai Sports City

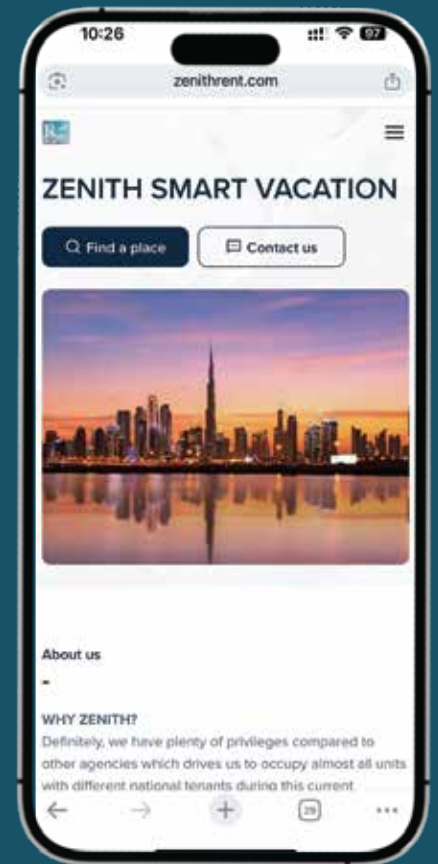
The use of stained glass in design enables the incorporation of various colors into an environment by taking advantage of both natural and artificial lighting during different periods of time. This creates a dynamic and unique space that introduces diversity into the surroundings, resulting in an extraordinary and unparalleled view of life beyond Earth.

04

ADDING VALUE



LEASE MANAGEMENT



www.zenithrent.com

Managing 1000+ Properties

230+
Zenith A1

160+
Zenith A2

325+
Zenith J2

95+
Zenith C1

190+
Others

OWNER ASSOCIATION MANAGEMENT

Zenith enhances our clients' communities through the highest levels of service and unparalleled industry expertise. We understand the unique needs of each individual community, and provide customized services designed to deliver truly measurable value for your Home Owners Association.

Online Portal E-Services

Asset Management Monitoring

Quality , Health and Safety

Value Added Services

Maintenance Services

Utility Management

Legal Advisory

Financial Management

MAINTENANCE MANAGEMENT

Zenith's maintenance team operates around the clock, ensuring the upkeep and repair of any faulty items within the building. We do not depend on external third parties for services even for technical aspects like A/C or elevators; instead, all maintenance needs are handled internally.

Renovation



Lift



Civil



Pool Repair



Electrical



Carpentry



Plumbing



Air Conditioning



Mechanical



Fire Alarm & Fighting



Landscape

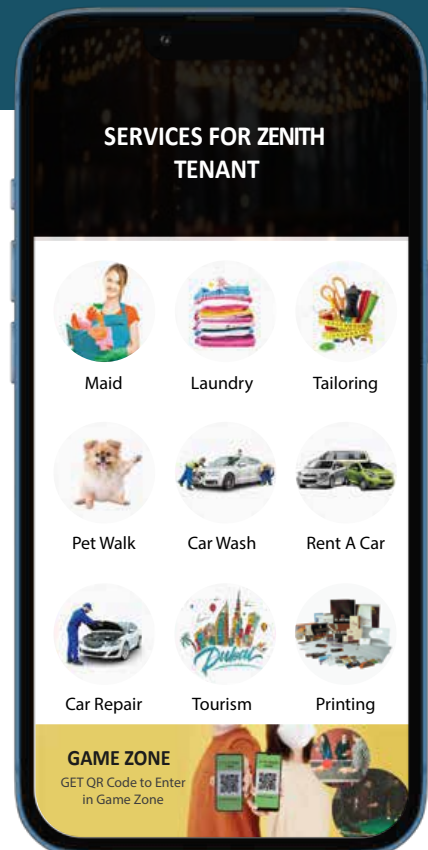


Others



HOSPITALITY SERVICES

Through Zenith's dedicated hospitality platform, residents of the building can effortlessly access a wide array of services at affordable rates, providing unparalleled convenience.



Karate



Fitness



DJ



Guitar/Piano



Swimming



Art &
Handcrafts



Web/Graphic
Design



LinkedIn
Training

SALES CENTER

Discover the essence of innovation and modernity in 700 square meters for Zenith Venture Real Estate Development showroom and sales center.

The Showroom and all furnishings have been designed and executed entirely by the Zenith team, including modeling, furniture, and exhibition packaging. offering immersive experiences such as 3D hologram displays, wall projections, augmented reality (AR), and virtual reality (VR) to provide a unique understanding of our projects."

"Located in District 10, Jumeirah Village, opposite Remraam Park"



MARKETING ACTIVITIES

Zenith maintains a dedicated in-house marketing department to ensure brand consistency, faster execution, and tailored campaigns across digital and traditional channels. Our dedicated team specializing in digital advertising, online marketing, and content production.

This team manages all aspects of digital marketing, including social media campaigns, website content, and online promotions, ensuring consistent and engaging messaging across platforms.

Content Creation



Outdoor Branding



Social Media Campaign



Search Engine Optimization



LinkedIn



Radio Ads



Affiliate Marketing



Magazine Ads



Email Campaigns



Organizing Events



Video Interviews



Other Channels



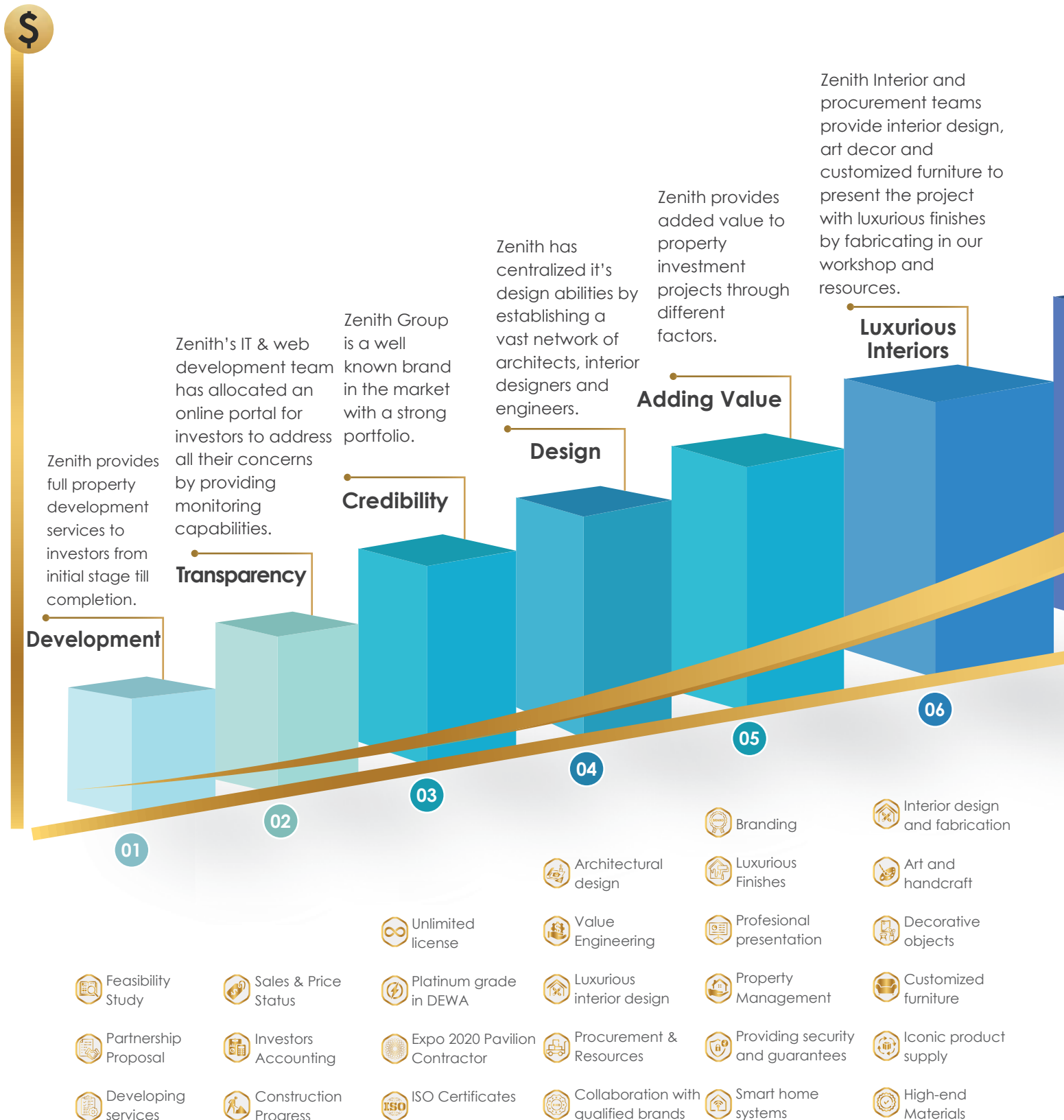
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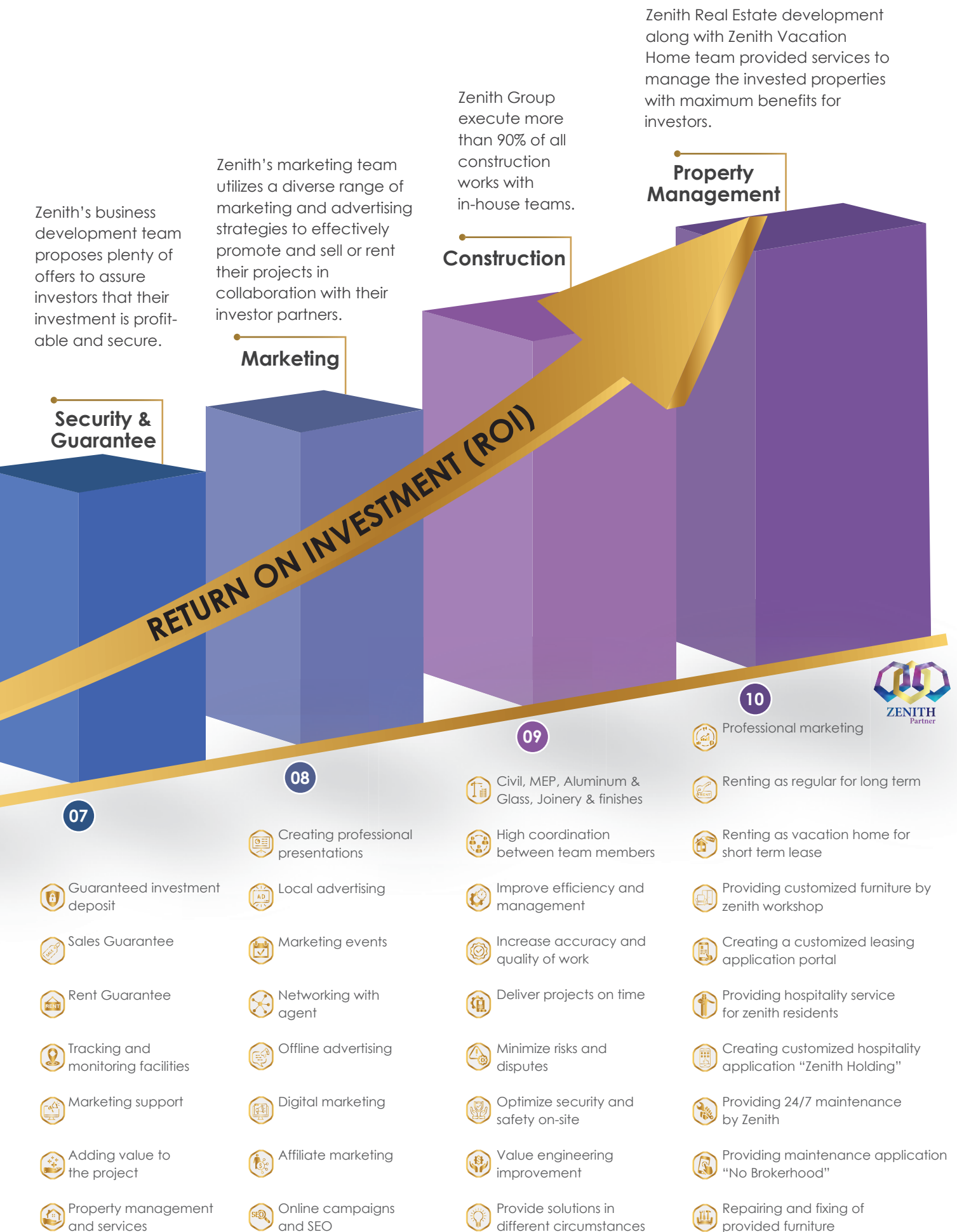
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WHY INVEST WITH ZENITH



ALL IN ONE BY ZENITH GROUP





ROAD MAP

ZENITH PROPERTY DEVELOPMENT

Investors will be supported step by step through Zenith development guidelines and in-house activities for complete development solution.

01 FEASIBILITY STUDY

Zenith provides a feasibility study to assess the possibility of the project for maximum ROI from investment. This process provides investors with a thorough preview of potential investments in the upcoming project.

02 DESIGN & ARCHITECTURAL

Zenith offers conceptual design and meticulous planning of the physical structure. By seamlessly merging architectural aesthetics with engineering precision, we formulate detailed designs that serve as construction blueprints within a development company. Additionally, we ensure the acquisition of essential construction project approvals from the authority.

03 DEVELOPMENT MANAGEMENT SERVICE

Zenith, by defining development strategies that include precise project scheduling, designation of sub-contractors, well-defined sales policies, and establishing transparent communication channels among all stakeholders to have up-to-date project progress information, reduces risk and ensures comprehensive project management.

04 INTERIOR DESIGNS

Zenith creates luxurious designs based on the buildability of The Zenith performance team and functional spaces with an experienced interior design team. This process includes identifying the needs of customers, identifying new and updated materials and combining them with architectural styles.

05 ADDING VALUE SERVICES

Zenith enhances the value of investments by implementing strategies and initiatives that lead to increased returns, improved profitability, saving unnecessary expenses and overall better performance.

(Involves luxurious finishes, branding, allocating technology, professional presentation and marketing, stakeholder collaboration, and client satisfaction, achieved through flexibility, security, transparency, and adaptable progress monitoring.)

06 CONSTRUCTION

The Zenith team undertakes over 90% of all construction activities. our proficient engineering team, equipped with advanced methods and knowledge of new materials, manages construction tasks, encompassing civil and MEP works, HVAC, fire systems, as well as installations like aluminum, glass, and joinery.

07 **MARKETING**

Zenith achieves effective marketing through its policies and capabilities, which encompass a dedicated sales center, along with a range of marketing strategies such as content production services, project modeling, agent networking, advertising, agreement, and catalog preparation.

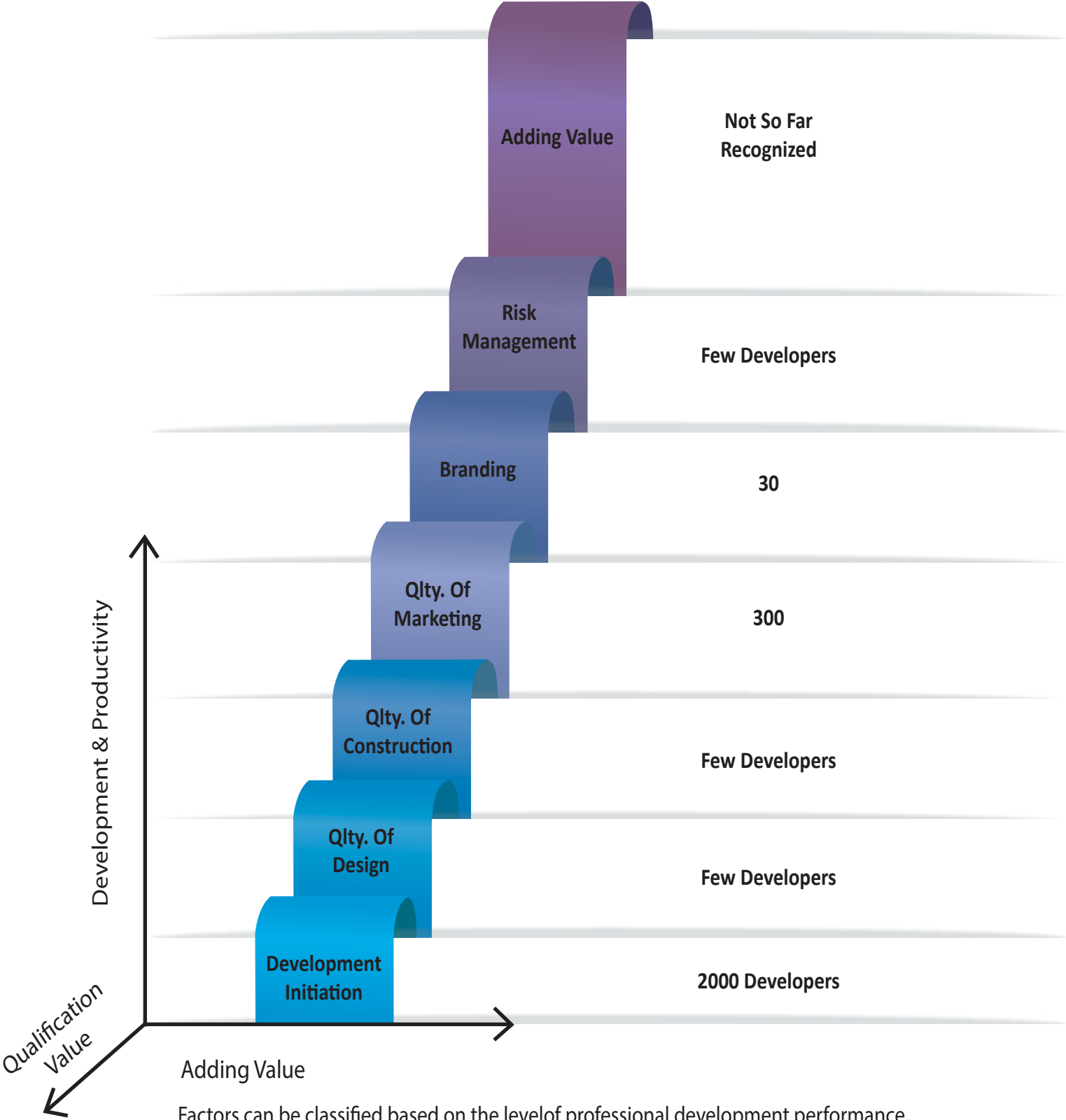
08 **SUPERVISION AND QUALITY CONTROL**

Zenith company monitors every step of the work process and ensures excellence, safety and customer satisfaction through strict inspections and monitoring processes.

09 **PROPERTY MANAGEMENT**

Zenith has increased with tenants by using advanced systems and technologies. This system enables department managers to efficiently manage rent payments and while providing improved maintenance and repair services.

INVESTMENT SUCCESS



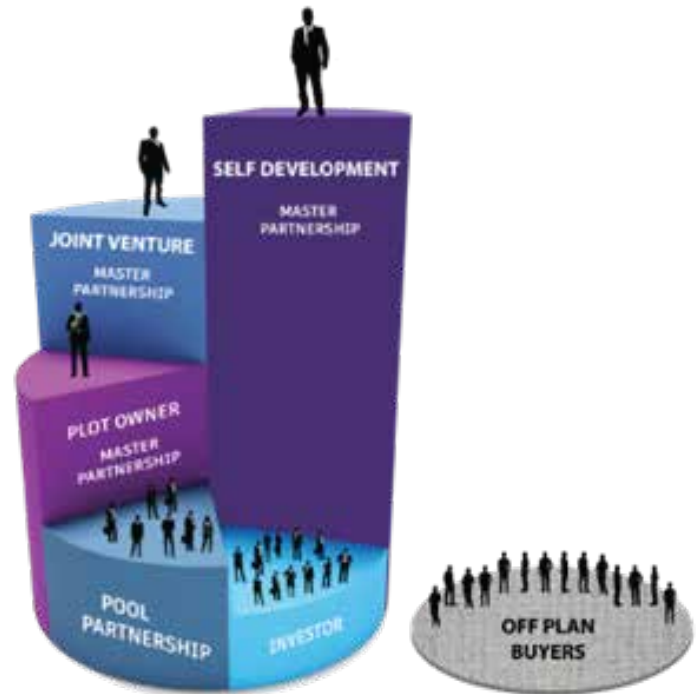
06

PARTNERSHIP PROPOSALS



WHAT'S THE ZENITH OFFERS

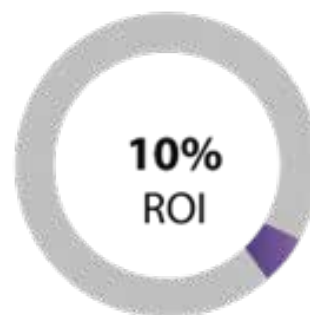
Unlike other developers focused solely on off-plan sales, Zenith Group offers special, attractive proposals for investors seeking high ROI, secure investments, and the opportunity to be considered partners in project development with Zenith.



The proposal grants investors access to the developer's cost price, enabling potential returns ranging from **70% to 300%** on the invested amount over a 2.5-year project development period. These returns are calculated excluding market inflation, offering further upside potential through value-adding strategies outlined in Zenith's development roadmap.



Zenith Investment Partnership
For Specific Project



Purchasing Off-Plan Units Like Other
Developer With Maximum 10% Discount

Profit Comparison: Investment Partnership Vs Off-Plan Units

The investor will be categorized into different Zenith product packages based on the investment amount. In this regard, Zenith classifies investors into three categories and provides tailored proposals accordingly:

I) Category One: Venture Partnership (For Mid-range Investors)

Zenith can facilitate joint ventures with investors by offering projects at development cost. The Investors can potentially achieve over 100% profit within 2.5 years by investing in a portion of a development project, with a minimum investment starting from AED 25 million. Zenith will co-invest and act as the full development partner, managing all aspects of the project from start to completion. The investment and profit are mostly secure.

II) Category Two: Comprehensive real estate development Services by Zenith

Zenith offers full development services while encouraging investors to set up their own development company. This allows the investor to maintain full control over assets and investment, with the confidence that Zenith will support them in all aspects of the development business and execution.

✓	Development consultancy and advice	(2% of project asset share)
✓	Development administration and services	(2% of Project Assets share)
✓	Design and Build	(Market Price/Tendering)
✓	Project management services	(3% of construction value)
✓	Marketing and sale supports	Included
✓	Cobranding and profile sharing	Included
✓	Raising funds Supports	(based on the investors request)
✓	Legal Consultancy	(Included)
✓	Adding value service	(Upon request with additional fees)

By following Zenith's guidance, the profit potential may exceed 200% to 300%, while the investment amount remains fully secured.

This category is ideal for investors seeking a full-solution model with minimal involvement in day-to-day development affairs, while still enjoying maximum benefits and full control over their investment.

III) Category Three: Optional Property Development Facilities by Zenith

Zenith supports investors by providing consultancy and project management services, sharing its brand and portfolio, and leveraging its extensive industry experience. This support enables investors to establish their own development entities with 100% ownership under their own trade licenses. Through this structure, investors retain full control over their investments while actively participating in the design, construction, and overall development process.

- ✓ Development consultancy and advice.
- ✓ Development administration and services
- ✓ Project management services
- ✓ Cobranding and profile sharing
- ✓ Legal supports

**Zenith will charge
a 7% fee for the
specified services.**

The rest of the activities and services will be based on the investor's

This category is ideal for experienced investors in Dubai who are prepared to assume full responsibility throughout the development process, including design, construction, and sales performance.

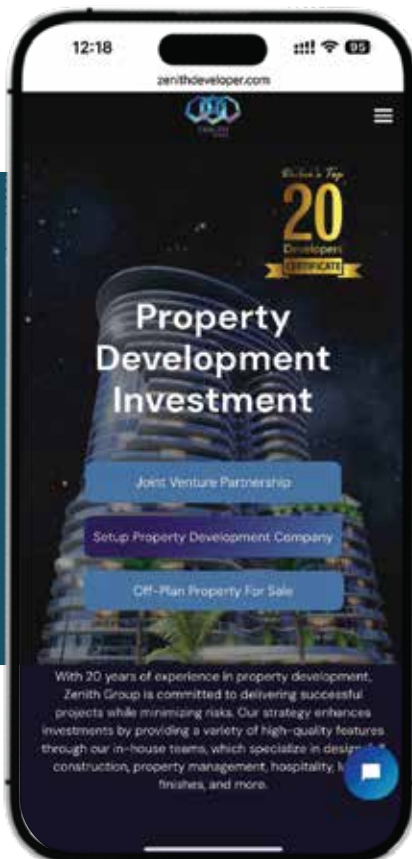
07

ZENITH WEBSITES



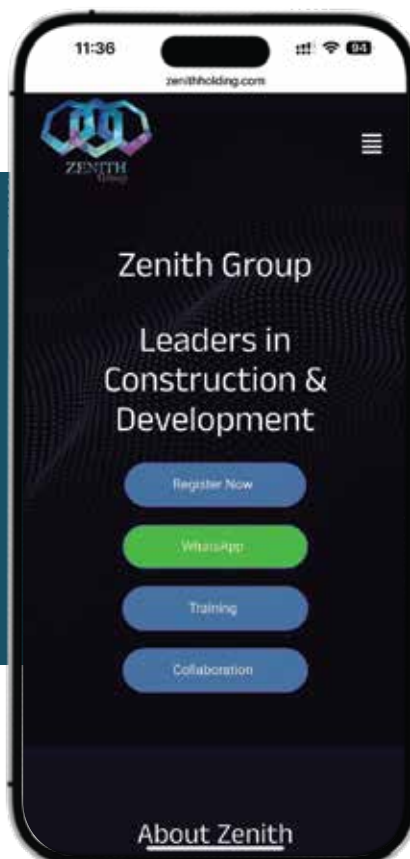
ZENITH WEBSITES

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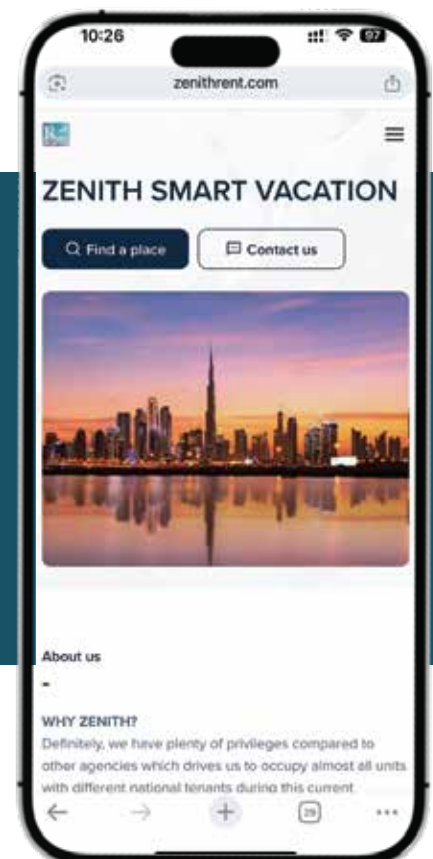
www.zenithdeveloper.com

PROPERTY
DEVELOPMENT
PARTNERSHIP



www.zenithholding.com

DESIGN &
CONSTRUCTION
ACTIVITIES



www.zenithrent.com

SHORT TERM
LEASE
MANAGEMENT

08

—

ZENITH TEAM





Shebin Siddiqui
Project Manager



Anwar Shaikh
MEP Manager



Nawaf Thoduvil
Electrical Manager



Ramin Azam
Busienss Manager



Nima Sharifi
Interior Manager



Shermin Siroos
Executive Assistant



Sheikh M Shakaib
Tech & Multimedia Manager



Fatima Taisha
ERP Manager



Muhammad Sohaib
Procurement & IT Manager



Zara Ali
HR Manager



Sishor
Accounts Manager



Lea Rose
Rental Manager



Ghazal Faraji
Sales Manager



Soleman Rahman
PR Manager



Bemool
Executive Secretary



Mohammad Darwish
Legal Advisor



Nihar
Accountant



Mohammad Elsir
Investment Consultant



Samreen
Rental Coordinator



Abdul Samad
Hospitality Incharge



Muneer N.K
Civil Engineer



Syed Fahad
Civil Engineer



Acksalin Jackson
Civil Engineer



Aathif Ahmed
Planning Engineer



Syed Idrees
Electrical Engineer



Abdul Ismail
Mechanical Engineer



Farukh Sayyad
Electrical Engineer



Shadaab Syed
Mechanical Engineer



Danya S Sanil
Architect



Md. Adnan
Architect



Eqbal
Architect



Vishnu Babu
Videographer & Editor



Hunais
Rental Accounts



Lakhshmi
Rental Accounts

“Reaching New Heights, Together.”

