

|             |              |
|-------------|--------------|
| Offer No.   | OFR-2026-000 |
| Issue Date  | 10 Aug 2026  |
| Valid Until | 24 Aug 2026  |

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,872,920

Approx. USD 510,332

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                                                                      |                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>Bayan Abdulsalam Mohamed</b></p> <p><b>Darwish Almarzooqi</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>M</b></p> <p><b>ishrat hussain</b></p> <p>Maintenance — Appointed Brokerage</p> |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|

02 Property

|                                               |                                                        |                                               |                                             |
|-----------------------------------------------|--------------------------------------------------------|-----------------------------------------------|---------------------------------------------|
| <p>PROJECT</p> <p><b>J-Haus Residence</b></p> | <p>COMMUNITY</p> <p><b>Jumeirah Village Circle</b></p> | <p>CATEGORY</p> <p><b>Residential</b></p>     | <p>UNIT</p> <p><b>UNIT 423</b></p>          |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>1,092 sq ft</b></p>         | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Scheme B</b></p> |

03 Selected Payment Plan

Scheme B — 40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the uni...

|                                                                                                                                                                                                                                                                                                     |                                                                                      |                                                                     |                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <p>SCHEME B</p> <p>40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover</p> | <p>DURING CONSTRUCTION</p> <p><b>AED 826,085</b></p> <p>USD 225,091 · incl. fees</p> | <p>POST HANDOVER</p> <p><b>AED 1,123,752</b></p> <p>USD 306,199</p> | <p>TOTAL PAYABLE</p> <p><b>AED 1,949,837</b></p> <p>USD 531,291 · incl. fees</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------|

DURING CONSTRUCTION (BEFORE HANDOVER)

| TIMING                                 | DESCRIPTION              | AED     | USD     |
|----------------------------------------|--------------------------|---------|---------|
| On signing                             | DLD (4%)                 | 74,917  | 20,413  |
| On signing                             | Oqood                    | 2,000   | 545     |
| August 2026                            | Down Payment             | 187,292 | 51,033  |
| October 2026                           | 10% Construction Payment | 187,292 | 51,033  |
| January 2027                           | 10% Construction Payment | 187,292 | 51,033  |
| April 2027                             | 10% Construction Payment | 187,292 | 51,033  |
| Total during construction (incl. fees) |                          | 826,085 | 225,091 |

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

| INSTALMENT          | DUE      | AED       | USD     |
|---------------------|----------|-----------|---------|
| 01                  | Aug 2027 | 93,646    | 25,517  |
| 02                  | Nov 2027 | 93,646    | 25,517  |
| 03                  | Feb 2028 | 93,646    | 25,517  |
| 04                  | May 2028 | 93,646    | 25,517  |
| 05                  | Aug 2028 | 93,646    | 25,517  |
| 06                  | Nov 2028 | 93,646    | 25,517  |
| 07                  | Feb 2029 | 93,646    | 25,517  |
| 08                  | May 2029 | 93,646    | 25,517  |
| 09                  | Aug 2029 | 93,646    | 25,517  |
| 10                  | Nov 2029 | 93,646    | 25,517  |
| 11                  | Feb 2030 | 93,646    | 25,517  |
| 12                  | May 2030 | 93,646    | 25,517  |
| Post-handover total |          | 1,123,752 | 306,199 |

04 Available Payment Schemes

Alternative structures for UNIT 423

|                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scheme A</b></p> <p>40% payment during construction; 60% on handover;</p> <p>TOTAL PRICE <b>AED 1,729,900</b></p>                                                                                                                                                                                                                                         | <p><b>Scheme B</b></p> <p>40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover</p> <p>TOTAL PRICE <b>AED 1,909,000</b></p> |
| <p><b>Scheme C</b></p> <p>40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.</p> <p>TOTAL PRICE <b>AED 2,096,900</b></p> | <p><b>Original Scheme</b></p> <p>50% payment during construction; 20% on handover; Balance 30% over 2 years post handover</p> <p>TOTAL PRICE <b>AED 1,747,400</b></p>                                                                                                                                                                              |

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-000

Issued 10 Aug 2026

Expires 24 Aug 2026

Valid for 14 days from issue

This offer is issued by Hirat Developers through its appointed brokerage and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.