



J-HAUS RESIDENCES

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,295,800

Approx. USD 353,079

01 Offer Details

Prepared for the client below until the appointed brokerage

|                                                                          |                                                                         |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p><b>Kirill Zlobin</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <p><b>Michaela</b></p> <p>Emertat Real Estate</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 420</b></p>          |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>635 sq ft</b></p>           | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Scheme C</b></p> |

03 Floor Plan

Indicative layout — UNIT 420



04 Selected Payment Plan

|                                                                                                            |                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SCHEME C</b></p>                                                                                     | 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date |
| <p>DOWN PAYMENT</p> <p><b>AED 183,412</b></p> <p>USD 49,976</p>                                            |                                                                                                                                                                                                                                |
| <p>DURING CONSTRUCTION</p> <p><b>AED 388,740</b></p> <p>USD 105,924</p>                                    |                                                                                                                                                                                                                                |
| <p>ON HANDOVER</p> <p><b>AED 19,437</b></p> <p>USD 5,296</p>                                               |                                                                                                                                                                                                                                |
| <p>INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)</p> <p><b>AED 758,043</b></p> <p>USD 206,551</p> |                                                                                                                                                                                                                                |
| <p>TOTAL PAYABLE</p> <p><b>AED 1,349,632</b></p> <p>USD 367,747 · Incl. fees</p>                           |                                                                                                                                                                                                                                |

| DOWN PAYMENT                                           |                  |         |         |
|--------------------------------------------------------|------------------|---------|---------|
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| Booking                                                | DLD (4%)         | 51,832  | 14,123  |
| Booking                                                | Oqood            | 2,000   | 545     |
| Booking                                                | 10% Down payment | 129,580 | 35,308  |
| Section total                                          |                  | 183,412 | 49,976  |
| DURING CONSTRUCTION                                    |                  |         |         |
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| October 2026                                           | 10% Payment      | 129,580 | 35,308  |
| January 2027                                           | 10% Payment      | 129,580 | 35,308  |
| April 2027                                             | 10% Payment      | 129,580 | 35,308  |
| Section total                                          |                  | 388,740 | 105,924 |
| ON HANDOVER                                            |                  |         |         |
| TIMING                                                 | DESCRIPTION      | AED     | USD     |
| On handover                                            | 1.5% Payment     | 19,437  | 5,296   |
| Section total                                          |                  | 19,437  | 5,296   |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                  |         |         |
| INSTALMENT                                             | DUE              | AED     | USD     |
| 01                                                     | Aug 2027         | 19,437  | 5,296   |
| 02                                                     | Nov 2027         | 19,437  | 5,296   |
| 03                                                     | Feb 2028         | 19,437  | 5,296   |
| 04                                                     | May 2028         | 19,437  | 5,296   |
| 05                                                     | Aug 2028         | 19,437  | 5,296   |
| 06                                                     | Nov 2028         | 19,437  | 5,296   |
| 07                                                     | Feb 2029         | 19,437  | 5,296   |
| 08                                                     | May 2029         | 19,437  | 5,296   |
| 09                                                     | Aug 2029         | 19,437  | 5,296   |
| 10                                                     | Nov 2029         | 19,437  | 5,296   |
| 11                                                     | Feb 2030         | 19,437  | 5,296   |
| 12                                                     | May 2030         | 19,437  | 5,296   |
| 13                                                     | Aug 2030         | 19,437  | 5,296   |
| 14                                                     | Nov 2030         | 19,437  | 5,296   |
| 15                                                     | Feb 2031         | 19,437  | 5,296   |
| 16                                                     | May 2031         | 19,437  | 5,296   |
| 17                                                     | Aug 2031         | 19,437  | 5,296   |
| 18                                                     | Nov 2031         | 19,437  | 5,296   |
| 19                                                     | Feb 2032         | 19,437  | 5,296   |
| 20                                                     | May 2032         | 19,437  | 5,296   |
| 21                                                     | Aug 2032         | 19,437  | 5,296   |
| 22                                                     | Nov 2032         | 19,437  | 5,296   |
| 23                                                     | Feb 2033         | 19,437  | 5,296   |
| 24                                                     | May 2033         | 19,437  | 5,296   |
| 25                                                     | Aug 2033         | 19,437  | 5,296   |
| 26                                                     | Nov 2033         | 19,437  | 5,296   |
| 27                                                     | Feb 2034         | 19,437  | 5,296   |
| 28                                                     | May 2034         | 19,437  | 5,296   |
| 29                                                     | Aug 2034         | 19,437  | 5,296   |
| 30                                                     | Nov 2034         | 19,437  | 5,296   |
| 31                                                     | Feb 2035         | 19,437  | 5,296   |
| 32                                                     | May 2035         | 19,437  | 5,296   |
| 33                                                     | Aug 2035         | 19,437  | 5,296   |
| 34                                                     | Nov 2035         | 19,437  | 5,296   |
| 35                                                     | Feb 2036         | 19,437  | 5,296   |
| 36                                                     | May 2036         | 19,437  | 5,296   |
| 37                                                     | Aug 2036         | 19,437  | 5,296   |
| 38                                                     | Nov 2036         | 19,437  | 5,296   |
| 39                                                     | Feb 2037         | 19,437  | 5,296   |
| Section total                                          |                  | 758,043 | 206,551 |

05 Available Payment Schemes

Alternative structures for UNIT 420

|                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scheme B</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE <b>AED 1,179,700</b></p>    | <p><b>SELECTED</b></p> <p><b>Scheme C</b></p> <p>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date</p> <p>TOTAL PRICE <b>AED 1,295,800</b></p> |
| <p><b>Original Scheme</b></p> <p>20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date</p> <p>TOTAL PRICE <b>AED 1,079,800</b></p> | <p><b>Scheme D</b></p> <p>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date</p> <p>TOTAL PRICE <b>AED 1,243,900</b></p>                                                                                                                                                    |
| <p><b>Scheme F</b></p> <p>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date</p> <p>TOTAL PRICE <b>AED 1,225,600</b></p>                                                                                                                                | <p><b>Scheme AB</b></p> <p>JHUS</p> <p>TOTAL PRICE —</p>                                                                                                                                                                                                                                                                    |