

|             |              |
|-------------|--------------|
| Offer No.   | OFR-2026-106 |
| Issue Date  | 02 Sep 2026  |
| Valid Until | 16 Sep 2026  |

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,599,788

Approx. USD 435,909

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                                   |                                                                                                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <p>PREPARED FOR</p> <p>Aida Mahmoud Aghabeik Mirzaei</p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <div><div>AH</div><div>NEGAR</div><div>Averon haus real estate</div></div> |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

02 Property

|                                        |                                                 |                                        |                                      |
|----------------------------------------|-------------------------------------------------|----------------------------------------|--------------------------------------|
| <p>PROJECT</p> <p>J-Haus Residence</p> | <p>COMMUNITY</p> <p>Jumeirah Village Circle</p> | <p>CATEGORY</p> <p>Residential</p>     | <p>UNIT</p> <p>UNIT 422</p>          |
| <p>UNIT TYPE</p> <p>Apartment</p>      | <p>SALEABLE AREA</p> <p>1,092 sq ft</p>         | <p>REGISTRATION</p> <p>DLD · Oqood</p> | <p>SELECTED PLAN</p> <p>Scheme A</p> |

03 Selected Payment Plan

|                                                                                                                                                                                                            |                                                                  |                                                          |                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------|
| <div><div>SCHEME A</div><div>10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)</div></div> |                                                                  |                                                          |                                                                           |
| <p>DOWN PAYMENT</p> <p>AED 225,970</p> <p>USD 61,572</p>                                                                                                                                                   | <p>DURING CONSTRUCTION</p> <p>AED 479,936</p> <p>USD 130,773</p> | <p>ON HANDOVER</p> <p>AED 959,873</p> <p>USD 261,546</p> | <p>TOTAL PAYABLE</p> <p>AED 1,665,779</p> <p>USD 453,891 · incl. fees</p> |

DOWN PAYMENT

| TIMING        | DESCRIPTION      | AED     | USD    |
|---------------|------------------|---------|--------|
| Booking       | DLD (4%)         | 63,992  | 17,436 |
| Booking       | Oqood            | 2,000   | 545    |
| Booking       | 10% Down payment | 159,979 | 43,591 |
| Section total |                  | 225,970 | 61,572 |

DURING CONSTRUCTION

| TIMING        | DESCRIPTION | AED     | USD     |
|---------------|-------------|---------|---------|
| November 2026 | 10% Payment | 159,979 | 43,591  |
| February 2027 | 10% Payment | 159,979 | 43,591  |
| May 2027      | 10% Payment | 159,979 | 43,591  |
| Section total |             | 479,936 | 130,773 |

ON HANDOVER

| TIMING        | DESCRIPTION         | AED     | USD     |
|---------------|---------------------|---------|---------|
| On handover   | Balance on handover | 959,873 | 261,546 |
| Section total |                     | 959,873 | 261,546 |

04 Available Payment Schemes

Alternative structures for UNIT 422

|                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Scheme A</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; Balance 60% at handover date (auto-computed)</p> <hr/> <p>TOTAL PRICE <b>AED 1,729,500</b></p>                                                              | <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> <hr/> <p>TOTAL PRICE <b>AED 1,908,600</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> <hr/> <p>TOTAL PRICE <b>AED 2,096,400</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> <hr/> <p>TOTAL PRICE <b>AED 1,747,000</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> <hr/> <p>TOTAL PRICE <b>AED 2,012,500</b></p>                                                                                                                             | <p><b>Scheme E</b></p> <p>30% at booking date; Balance 70% at handover date (auto-computed)</p> <hr/> <p>TOTAL PRICE <b>AED 1,725,200</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> <hr/> <p>TOTAL PRICE <b>AED 1,982,800</b></p>                                                                                                                             |                                                                                                                                                                                                                                                                                                               |

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-106

Issued 02 Sep 2026

Expires 16 Sep 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.