

• Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 322

Apartment · 639 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME B

**AED 1,187,400**

Approx. USD 323,542

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                                     |                                                                                                                              |
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| <p>PREPARED FOR</p> <p><b>Umar Bashir Bashir Ahmad</b></p> <p>Prospective Buyer</p> | <p>ISSUED THROUGH</p> <div><div>HR</div><p><b>Christina Coronado Condino</b></p><p>HARBOR REAL ESTATE BROKER L.L.C</p></div> |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|

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 322</b></p>                   |
| <p>UNIT TYPE</p> <p><b>Apartment</b></p>      | <p>SALEABLE AREA</p> <p><b>639 sq ft</b></p>           | <p>REGISTRATION</p> <p><b>DLD · Oqood</b></p> | <p>SELECTED PLAN</p> <p><b>Custom — Scheme B</b></p> |

03 Selected Payment Plan

|                                                                                                                                                                                                                                                                                          |                                                                        |                                                                                                 |                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <p><b>PROPOSED — SUBJECT TO DEVELOPER APPROVAL</b></p> <p><b>CUSTOM — 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; 60 installments of 1.00% (monthly) = 60%, starting from handover date</p> |                                                                        |                                                                                                 |                                                                                  |
| <p>DOWN PAYMENT</p> <p><b>AED 168,236</b></p> <p>USD 45,841</p>                                                                                                                                                                                                                          | <p>DURING CONSTRUCTION</p> <p><b>AED 356,220</b></p> <p>USD 97,063</p> | <p>INSTALLMENTS — FROM HANDOVER DATE (MONTHLY)</p> <p><b>AED 712,440</b></p> <p>USD 194,125</p> | <p>TOTAL PAYABLE</p> <p><b>AED 1,236,896</b></p> <p>USD 337,029 · incl. fees</p> |

| DOWN PAYMENT  |                  |         |        |
|---------------|------------------|---------|--------|
| TIMING        | DESCRIPTION      | AED     | USD    |
| Booking       | DLD (4%)         | 47,496  | 12,942 |
| Booking       | Oqood            | 2,000   | 545    |
| Booking       | 10% Down payment | 118,740 | 32,354 |
| Section total |                  | 168,236 | 45,841 |

| DURING CONSTRUCTION |             |         |        |
|---------------------|-------------|---------|--------|
| TIMING              | DESCRIPTION | AED     | USD    |
| November 2026       | 10% Payment | 118,740 | 32,354 |
| February 2027       | 10% Payment | 118,740 | 32,354 |
| May 2027            | 10% Payment | 118,740 | 32,354 |
| Section total       |             | 356,220 | 97,063 |

| INSTALLMENTS — FROM HANDOVER DATE (MONTHLY) |          |         |         |
|---------------------------------------------|----------|---------|---------|
| INSTALMENT                                  | DUE      | AED     | USD     |
| 01                                          | Jun 2027 | 11,874  | 3,235   |
| 02                                          | Jul 2027 | 11,874  | 3,235   |
| 03                                          | Aug 2027 | 11,874  | 3,235   |
| 04                                          | Sep 2027 | 11,874  | 3,235   |
| 05                                          | Oct 2027 | 11,874  | 3,235   |
| 06                                          | Nov 2027 | 11,874  | 3,235   |
| 07                                          | Dec 2027 | 11,874  | 3,235   |
| 08                                          | Jan 2028 | 11,874  | 3,235   |
| 09                                          | Feb 2028 | 11,874  | 3,235   |
| 10                                          | Mar 2028 | 11,874  | 3,235   |
| 11                                          | Apr 2028 | 11,874  | 3,235   |
| 12                                          | May 2028 | 11,874  | 3,235   |
| 13                                          | Jun 2028 | 11,874  | 3,235   |
| 14                                          | Jul 2028 | 11,874  | 3,235   |
| 15                                          | Aug 2028 | 11,874  | 3,235   |
| 16                                          | Sep 2028 | 11,874  | 3,235   |
| 17                                          | Oct 2028 | 11,874  | 3,235   |
| 18                                          | Nov 2028 | 11,874  | 3,235   |
| 19                                          | Dec 2028 | 11,874  | 3,235   |
| 20                                          | Jan 2029 | 11,874  | 3,235   |
| 21                                          | Feb 2029 | 11,874  | 3,235   |
| 22                                          | Mar 2029 | 11,874  | 3,235   |
| 23                                          | Apr 2029 | 11,874  | 3,235   |
| 24                                          | May 2029 | 11,874  | 3,235   |
| 25                                          | Jun 2029 | 11,874  | 3,235   |
| 26                                          | Jul 2029 | 11,874  | 3,235   |
| 27                                          | Aug 2029 | 11,874  | 3,235   |
| 28                                          | Sep 2029 | 11,874  | 3,235   |
| 29                                          | Oct 2029 | 11,874  | 3,235   |
| 30                                          | Nov 2029 | 11,874  | 3,235   |
| 31                                          | Dec 2029 | 11,874  | 3,235   |
| 32                                          | Jan 2030 | 11,874  | 3,235   |
| 33                                          | Feb 2030 | 11,874  | 3,235   |
| 34                                          | Mar 2030 | 11,874  | 3,235   |
| 35                                          | Apr 2030 | 11,874  | 3,235   |
| 36                                          | May 2030 | 11,874  | 3,235   |
| 37                                          | Jun 2030 | 11,874  | 3,235   |
| 38                                          | Jul 2030 | 11,874  | 3,235   |
| 39                                          | Aug 2030 | 11,874  | 3,235   |
| 40                                          | Sep 2030 | 11,874  | 3,235   |
| 41                                          | Oct 2030 | 11,874  | 3,235   |
| 42                                          | Nov 2030 | 11,874  | 3,235   |
| 43                                          | Dec 2030 | 11,874  | 3,235   |
| 44                                          | Jan 2031 | 11,874  | 3,235   |
| 45                                          | Feb 2031 | 11,874  | 3,235   |
| 46                                          | Mar 2031 | 11,874  | 3,235   |
| 47                                          | Apr 2031 | 11,874  | 3,235   |
| 48                                          | May 2031 | 11,874  | 3,235   |
| 49                                          | Jun 2031 | 11,874  | 3,235   |
| 50                                          | Jul 2031 | 11,874  | 3,235   |
| 51                                          | Aug 2031 | 11,874  | 3,235   |
| 52                                          | Sep 2031 | 11,874  | 3,235   |
| 53                                          | Oct 2031 | 11,874  | 3,235   |
| 54                                          | Nov 2031 | 11,874  | 3,235   |
| 55                                          | Dec 2031 | 11,874  | 3,235   |
| 56                                          | Jan 2032 | 11,874  | 3,235   |
| 57                                          | Feb 2032 | 11,874  | 3,235   |
| 58                                          | Mar 2032 | 11,874  | 3,235   |
| 59                                          | Apr 2032 | 11,874  | 3,235   |
| 60                                          | May 2032 | 11,874  | 3,235   |
| Section total                               |          | 712,440 | 194,125 |

|                                                 |                                                                                                                                                        |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DEVELOPER</p> <p><b>Hirat Developers</b></p> | <p>VALIDITY</p> <p><b>Offer No. OFR-2025-276 · Rev. 2</b></p> <p>Issued 11 Sep 2026</p> <p>Expires 25 Sep 2026</p> <p>Valid for 14 days from issue</p> |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

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.