

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

|                                    |              |
|------------------------------------|--------------|
| Offer No.                          | OFR-2026-280 |
| Issue Date                         | 04 Sep 2026  |
| Valid Until                        | 03 Feb 2026  |
| Offer valid for 14 days from issue |              |



J-HAUS RESIDENCE

UNIT 303

Apartment · 1,098 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,173,400

01 Offer Details

Prepared for the client below through the appointed brokerage

|                                                                     |                                                               |
|---------------------------------------------------------------------|---------------------------------------------------------------|
| PREPARED FOR                                                        | ISSUED THROUGH                                                |
| Bayan Abdulsalam Mohamed<br>Darwish Almarzooqi<br>Prospective Buyer | HR Rama Moh Adnan Amachech<br>HARBOR REAL ESTATE BROKER L.L.C |

02 Property

|                  |                         |              |               |
|------------------|-------------------------|--------------|---------------|
| PROJECT          | COMMUNITY               | CATEGORY     | UNIT          |
| J-Haus Residence | Jumeirah Village Circle | Residential  | UNIT 303      |
| UNIT TYPE        | SALEABLE AREA           | REGISTRATION | SELECTED PLAN |
| Apartment        | 1,098 sq ft             | DLD · Oqood  | Scheme C      |

03 Selected Payment Plan

|                                                        |                                                                                                                                                                                                                                |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SCHEME C                                               | 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 |
| DOWN PAYMENT                                           |                                                                                                                                                                                                                                |
| AED 306,276                                            |                                                                                                                                                                                                                                |
| USD -                                                  |                                                                                                                                                                                                                                |
| DURING CONSTRUCTION                                    |                                                                                                                                                                                                                                |
| AED 652,020                                            |                                                                                                                                                                                                                                |
| USD -                                                  |                                                                                                                                                                                                                                |
| ON HANDOVER                                            |                                                                                                                                                                                                                                |
| AED 32,601                                             |                                                                                                                                                                                                                                |
| USD -                                                  |                                                                                                                                                                                                                                |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                                                                                                                                                                                                                                |
| AED 1,271,439                                          |                                                                                                                                                                                                                                |
| USD -                                                  |                                                                                                                                                                                                                                |
| TOTAL PAYABLE                                          |                                                                                                                                                                                                                                |
| AED 2,262,336                                          |                                                                                                                                                                                                                                |
| USD - - incl. fees                                     |                                                                                                                                                                                                                                |

|                                                        |                  |           |     |
|--------------------------------------------------------|------------------|-----------|-----|
| DOWN PAYMENT                                           |                  |           |     |
| TIMING                                                 | DESCRIPTION      | AED       | USD |
| Booking                                                | DLD (4%)         | 86,936    | -   |
| Booking                                                | Oqood            | 2,000     | -   |
| Booking                                                | 10% Down payment | 217,340   | -   |
| Section total                                          |                  | 306,276   | -   |
| DURING CONSTRUCTION                                    |                  |           |     |
| TIMING                                                 | DESCRIPTION      | AED       | USD |
| November 2026                                          | 10% Payment      | 217,340   | -   |
| February 2027                                          | 10% Payment      | 217,340   | -   |
| May 2027                                               | 10% Payment      | 217,340   | -   |
| Section total                                          |                  | 652,020   | -   |
| ON HANDOVER                                            |                  |           |     |
| TIMING                                                 | DESCRIPTION      | AED       | USD |
| On handover                                            | 1.5% Payment     | 32,601    | -   |
| Section total                                          |                  | 32,601    | -   |
| INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) |                  |           |     |
| INSTALMENT                                             | DUE              | AED       | USD |
| 01                                                     | Sep 2027         | 32,601    | -   |
| 02                                                     | Dec 2027         | 32,601    | -   |
| 03                                                     | Mar 2028         | 32,601    | -   |
| 04                                                     | Jun 2028         | 32,601    | -   |
| 05                                                     | Sep 2028         | 32,601    | -   |
| 06                                                     | Dec 2028         | 32,601    | -   |
| 07                                                     | Mar 2029         | 32,601    | -   |
| 08                                                     | Jun 2029         | 32,601    | -   |
| 09                                                     | Sep 2029         | 32,601    | -   |
| 10                                                     | Dec 2029         | 32,601    | -   |
| 11                                                     | Mar 2030         | 32,601    | -   |
| 12                                                     | Jun 2030         | 32,601    | -   |
| 13                                                     | Sep 2030         | 32,601    | -   |
| 14                                                     | Dec 2030         | 32,601    | -   |
| 15                                                     | Mar 2031         | 32,601    | -   |
| 16                                                     | Jun 2031         | 32,601    | -   |
| 17                                                     | Sep 2031         | 32,601    | -   |
| 18                                                     | Dec 2031         | 32,601    | -   |
| 19                                                     | Mar 2032         | 32,601    | -   |
| 20                                                     | Jun 2032         | 32,601    | -   |
| 21                                                     | Sep 2032         | 32,601    | -   |
| 22                                                     | Dec 2032         | 32,601    | -   |
| 23                                                     | Mar 2033         | 32,601    | -   |
| 24                                                     | Jun 2033         | 32,601    | -   |
| 25                                                     | Sep 2033         | 32,601    | -   |
| 26                                                     | Dec 2033         | 32,601    | -   |
| 27                                                     | Mar 2034         | 32,601    | -   |
| 28                                                     | Jun 2034         | 32,601    | -   |
| 29                                                     | Sep 2034         | 32,601    | -   |
| 30                                                     | Dec 2034         | 32,601    | -   |
| 31                                                     | Mar 2035         | 32,601    | -   |
| 32                                                     | Jun 2035         | 32,601    | -   |
| 33                                                     | Sep 2035         | 32,601    | -   |
| 34                                                     | Dec 2035         | 32,601    | -   |
| 35                                                     | Mar 2036         | 32,601    | -   |
| 36                                                     | Jun 2036         | 32,601    | -   |
| 37                                                     | Sep 2036         | 32,601    | -   |
| 38                                                     | Dec 2036         | 32,601    | -   |
| 39                                                     | Mar 2037         | 32,601    | -   |
| Section total                                          |                  | 1,271,439 | -   |

04 Available Payment Schemes

Alternative structures for UNIT 303

|                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Scheme A</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> <p>TOTAL PRICE AED 1,793,100</p>                                                              | <p>Scheme 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 AED 1,978,700</p>    |
| <p>Scheme C</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 AED 2,173,400</p> | <p>Original Scheme</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 AED 1,811,200</p> |
| <p>Scheme D</p> <p>20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date</p> <p>TOTAL PRICE AED 2,086,500</p>                                                                                                                             | <p>Scheme E</p> <p>30% at booking date; Balance 70% at handover date (auto-computed)</p> <p>TOTAL PRICE AED 1,788,600</p>                                                                                                                                                                 |
| <p>Scheme F</p> <p>30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date</p> <p>TOTAL PRICE AED 2,055,700</p>                                                                                                                             |                                                                                                                                                                                                                                                                                           |

|                  |                              |
|------------------|------------------------------|
| DEVELOPER        | VALIDITY                     |
| Hirat Developers | Offer No. OFR-2026-280       |
|                  | Issued 04 Sep 2026           |
|                  | Expires 03 Feb 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.