

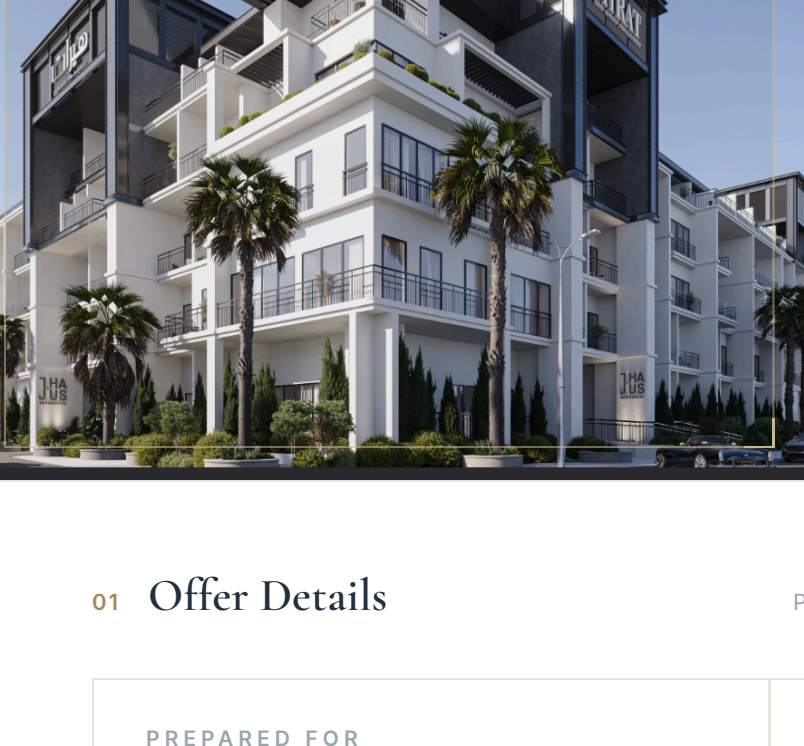
Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-447
Issue Date	29 Sep 2026
Valid Until	13 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 1,061,100

Approx. USD 289,128

01 Offer Details

Prepared for the client below through the appointed brokerage

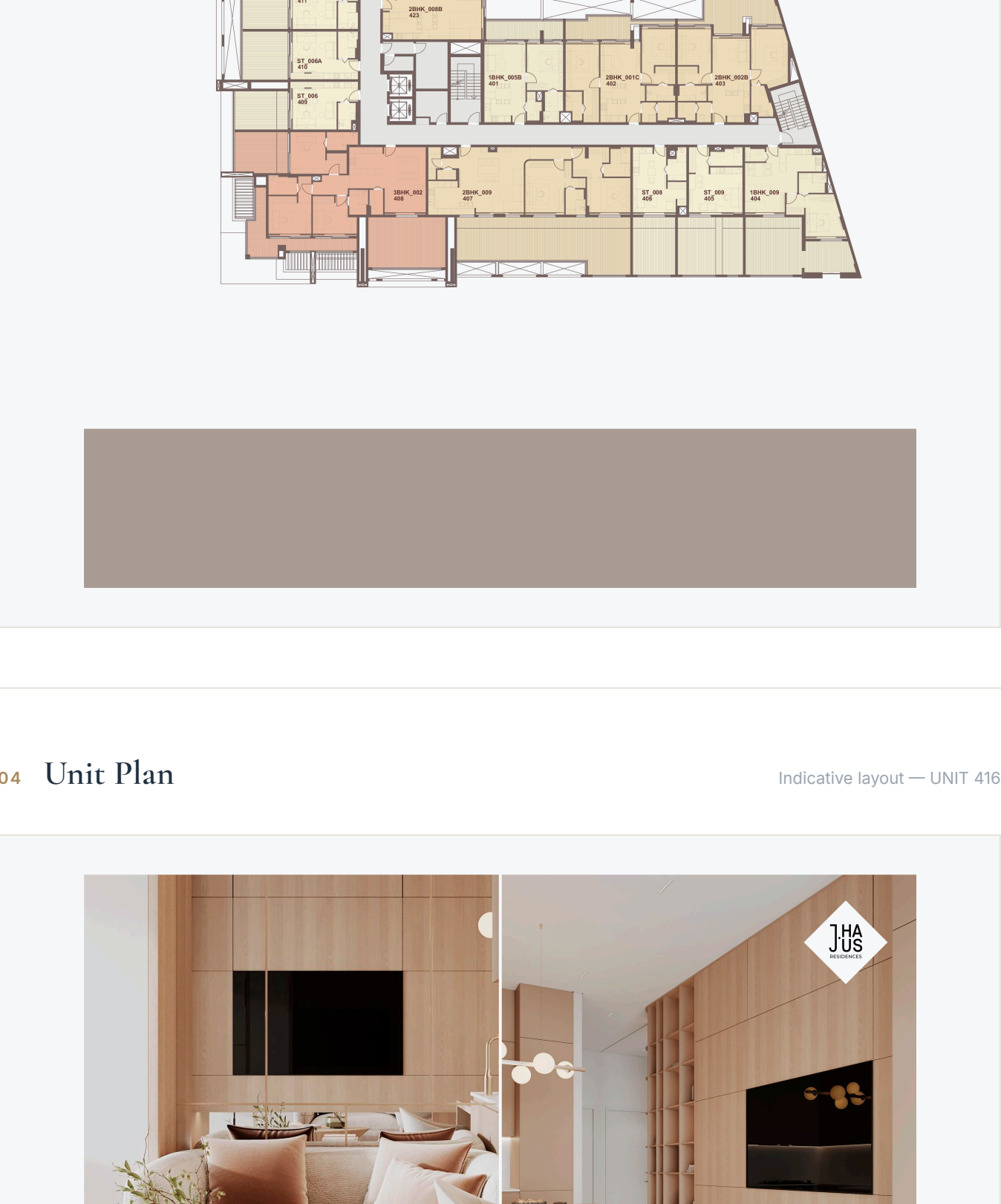
PREPARED FOR	ISSUED THROUGH
George Khan Prospective Buyer	Mariam Al Ketbi Blue Horizon Real Estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 416
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	485 sq ft	DLD · Qood	Scheme D

03 Floor Plan

Indicative layout — UNIT 416



04 Unit Plan

Indicative layout — UNIT 416



05 Selected Payment Plan

SCHEME D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date			
Service charges waived for the first 2 years following handover			
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE	
AED 256,664 USD 69,936	AED 848,880 USD 231,302	AED 1,105,544 USD 301,238 · Incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	20% Down payment	212,220	57,826
Booking	DLD (4%)	42,444	11,565
Booking	Qood	2,000	545
Section total		256,664	69,936

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Dec 2026	10,611	2,891
02	Jan 2027	10,611	2,891
03	Feb 2027	10,611	2,891
04	Mar 2027	10,611	2,891
05	Apr 2027	10,611	2,891
06	May 2027	10,611	2,891
07	Jun 2027	10,611	2,891
08	Jul 2027	10,611	2,891
09	Aug 2027	10,611	2,891
10	Sep 2027	10,611	2,891
11	Oct 2027	10,611	2,891
12	Nov 2027	10,611	2,891
13	Dec 2027	10,611	2,891
14	Jan 2028	10,611	2,891
15	Feb 2028	10,611	2,891
16	Mar 2028	10,611	2,891
17	Apr 2028	10,611	2,891
18	May 2028	10,611	2,891
19	Jun 2028	10,611	2,891
20	Jul 2028	10,611	2,891
21	Aug 2028	10,611	2,891
22	Sep 2028	10,611	2,891
23	Oct 2028	10,611	2,891
24	Nov 2028	10,611	2,891
25	Dec 2028	10,611	2,891
26	Jan 2029	10,611	2,891
27	Feb 2029	10,611	2,891
28	Mar 2029	10,611	2,891
29	Apr 2029	10,611	2,891
30	May 2029	10,611	2,891
31	Jun 2029	10,611	2,891
32	Jul 2029	10,611	2,891
33	Aug 2029	10,611	2,891
34	Sep 2029	10,611	2,891
35	Oct 2029	10,611	2,891
36	Nov 2029	10,611	2,891
37	Dec 2029	10,611	2,891
38	Jan 2030	10,611	2,891
39	Feb 2030	10,611	2,891
40	Mar 2030	10,611	2,891
41	Apr 2030	10,611	2,891
42	May 2030	10,611	2,891
43	Jun 2030	10,611	2,891
44	Jul 2030	10,611	2,891
45	Aug 2030	10,611	2,891
46	Sep 2030	10,611	2,891
47	Oct 2030	10,611	2,891
48	Nov 2030	10,611	2,891
49	Dec 2030	10,611	2,891
50	Jan 2031	10,611	2,891
51	Feb 2031	10,611	2,891
52	Mar 2031	10,611	2,891
53	Apr 2031	10,611	2,891
54	May 2031	10,611	2,891
55	Jun 2031	10,611	2,891
56	Jul 2031	10,611	2,891
57	Aug 2031	10,611	2,891
58	Sep 2031	10,611	2,891
59	Oct 2031	10,611	2,891
60	Nov 2031	10,611	2,891
61	Dec 2031	10,611	2,891
62	Jan 2032	10,611	2,891
63	Feb 2032	10,611	2,891
64	Mar 2032	10,611	2,891
65	Apr 2032	10,611	2,891
66	May 2032	10,611	2,891
67	Jun 2032	10,611	2,891
68	Jul 2032	10,611	2,891
69	Aug 2032	10,611	2,891
70	Sep 2032	10,611	2,891
71	Oct 2032	10,611	2,891
72	Nov 2032	10,611	2,891
73	Dec 2032	10,611	2,891
74	Jan 2033	10,611	2,891
75	Feb 2033	10,611	2,891
76	Mar 2033	10,611	2,891
77	Apr 2033	10,611	2,891
78	May 2033	10,611	2,891
79	Jun 2033	10,611	2,891
80	Jul 2033	10,611	2,891
Section total		848,880	231,302

06 Available Payment Schemes

Alternative structures for UNIT 416

Scheme A 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) TOTAL PRICE AED 911,900	Scheme B 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 TOTAL PRICE AED 1,006,300
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,105,300	Original Scheme 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 TOTAL PRICE AED 921,100
Scheme D SELECTED 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,061,100	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 909,600
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,045,400	

DEVELOPER

Developer Platform

VALIDITY

Offer No. OFR-2026-447

Issued 29 Sep 2026

Expires 13 Oct 2026

Valid for 14 days from issue

This offer is issued by Developer Platform 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.