

## Developer Interim Disclosure Statement

*Capitalized terms used herein and not otherwise defined will have the meaning ascribed to them in the Sale and Purchase Agreement.*

<b>Registered Developer (and Seller under the Agreement)</b>	Prestige Luxe Real Estate Development LLC
<b>Developer Number</b>	2257
<b>Plot No</b>	385
<b>Name of Project (Community)</b>	Prestige One Residences
<b>Completion Date</b>	31 December 2029
<b>Handover Date</b>	Anticipated upon Completion Date
<b>Master Community</b>	Madinat Dubai Almelaheyah
<b>Master Developer</b>	Dubai Maritime City
<b>General Description</b>	Prestige One Residences is a mixed-use retail and residential tower (which comprises apartment units, retail units and common areas located in Dubai Maritime City. The construction of the building is anticipated to commence on or before February 2026.
<b>Master Community Service Charges and Project Service Charges</b>	Project Service charges for common areas and individual units in the Project are calculated separately by the management entity, approved by RERA and are payable directly by the owner of each unit. Master Community Service Charges and Project Service Charges may be invoiced separately or collectively.
<b>Master Community Facilities</b>	There are a number of shared areas and facilities within the Master Community that are designated as "Master Community Facilities" which are available to the owners and occupiers within the Master Community subject to the provisions contained in the Master Community Declaration or other rules and regulations issued by the Master Developer from time to time by the Master Developer. The Master Community Facilities are solely determined by the Master Developer and the Seller makes no warranty that the Master Community Facilities will be made available by the Master Developer.
<b>Management of Master Community</b>	The Master Developer is responsible for managing the Master Community and repairing, maintaining and operating the Master Community Facilities in accordance with the Master Community Declaration.
<b>Governance of the Master Community</b>	The Master Community is governed by the Master Community Declaration which is binding on all owners and occupiers within the Master Community which will be implemented and enforced by the Master Developer.
<b>Master Community Service Charges</b>	The Master Developer will levy the Master Community Service Charges on owners and occupiers within the Master Community (including the

	<p>Building Manager in respect of the Building) to cover the costs of Operating the Master Community Facilities and the Purchaser has a continuing obligation (together with all other owners in the Master Community) to contribute towards the Master Community Facilities expenses calculated and payable in accordance with the Master Community Declaration. The Purchaser must at all times pay its proportionate contribution of the Master Community Service Charges when due and payable.</p> <p>The Master Developer may delegate its responsibilities for the collection of the Master Community Service Charges from the Owners to the Building Manager, which shall include the Building's proportion in the Master Community Service Charges levied on the Building Manager whereupon the Purchaser's share of such Master Community Service Charges shall be included within the Service Charges.</p>
<b>Master Community Declaration</b>	<p>The Master Community is further described in the Master Community Declaration issued from time to time by the Master Developer. The Master Developer may vary the management and governance structure of the Master Community from that disclosed in the Master Community Declaration in its absolute discretion in accordance with the requirements of the Relevant Authorities and the Purchaser waives the right to any future claim or demand against the Seller in relation to any variation by the Master Developer of the Master Community Declaration.</p>
<b>Ecological Sustainability/Rating:</b>	<p>The Seller does not make any claim that the Master Community or Project is currently ecologically sustainable, or that the Master Community or Project has any current features, equipment or services that carry any ecological sustainability rating.</p>
<b>Features, equipment, or services relevant to ecological sustainable development:</b>	<p>As at the date of this Disclosure Statement, it is intended that the Project will contain the following features, equipment, or services relevant to ecological sustainable development:</p> <ul style="list-style-type: none"> <li>• Light Control Systems</li> <li>• Provision of Waste Disposal as per Dubai Municipality standards</li> <li>• Community Rules</li> <li>• Fire &amp; Life Safety Systems</li> <li>• Connection to Dubai Civil Defense</li> <li>• Utilities Monitoring for Consumption Evaluation</li> </ul>
<b>Intended Land Uses within the Building or Project:</b>	<p>Units in the Project shall be subject to the provisions listed in Governing Documents applicable to such Property and are only intended for residential accommodation purposes and may not be used for any other purposes</p>
<b>Subdivision of Building</b>	<p>The Seller's present intention is that the Building will be subdivided into the Residential Units, Retail Units and Residential Common Areas, Retail Common Areas and Building Common Areas.</p> <p>The Seller discloses and the Purchaser acknowledges and agrees (and in so doing the Purchaser waives all rights to future claims against the Seller in this regard) that the final number, demarcation and</p>

	<p>delineation of the Units is still to be determined by the Seller and is subject to final survey.</p> <p>Accordingly, the Seller may, in its absolute discretion, vary the number, demarcation and delineation of the Units from those depicted in the Building Site Plans attached to this Disclosure Statement prior to or after completion of construction of the Building and/or handover of the Unit to the Purchaser.</p>
<p><b>Common Property Available to Unit Owners:</b></p>	<p>As at the date of this Disclosure Statement, the details of the proposed common facilities to be provided to the Project are still to be determined and finalized by the Seller and will be detailed in the Governance Documents (as defined in the SPA), however certain Reserved Areas (if applicable and as may be defined in the SPA) shall not form part of the Common Property and their use will be as per the terms and conditions determined by the Seller in its sole discretion. However Common Property to be provided to the Project are anticipated to include the following</p> <ul style="list-style-type: none"> <li>• Residential Lobbies,</li> <li>• Residential Lift Lobbies,</li> <li>• Swimming Pool,</li> <li>• Gymnasium,</li> <li>• Landscape Area's,</li> <li>• Outdoor Amenities, and</li> <li>• Residential Parking</li> </ul>
<p><b>Common Areas</b></p>	<p>Should the Project be subdivided in the manner described in this Disclosure Statement, the Seller intends that there will be a number of shared areas and facilities within the Building that will be designated as "Residential Common Areas", "Retail Common Areas" and "Building Common Areas" (together <b>Common Areas</b>) which will service or be available for use by the respective Owners and Occupiers within the Building, subject to the provisions contained in the Building Management Regulation for the Building and the requirements of the Building Manager (as defined below).</p> <p>The proposed Common Areas may include:</p> <ul style="list-style-type: none"> <li>• any shared areas access ways or service/technical areas;</li> <li>• the lobby, hallways and service/technical rooms within the Building; and</li> <li>• shared utility networks and infrastructure.</li> </ul> <p>The Seller discloses and the Purchaser acknowledges and agrees that the Seller may grant certain Owners the exclusive use of designated <b>Common Areas</b> that are solely use by, or proximate to such Owner's Unit and the Purchaser shall not raise any objection, requisition or claim for compensation in the event that certain of the Common Areas are not available for use by the Purchaser.</p>

<p><b>Materials and Finishes for the Common Areas</b></p>	<p>As at the date of this Disclosure Statement, the Seller intends that the following materials and finishes will be used in the Common Areas:</p> <ul style="list-style-type: none"> <li>• Ceiling: Gypsum with paint and some special finishes</li> <li>• Walls: Emulsion Paint</li> <li>• Floors: Ceramic Tiles</li> <li>• Furniture: combination of built-in and loose furniture</li> </ul> <p>The Seller discloses and the Purchaser acknowledges and agrees that the Seller may vary or replace the above specified materials and finishes for the Common Areas with materials and finishes of similar or equivalent quality in accordance with the Agreement.</p>
<p><b>Terrace Areas</b></p>	<p>The Seller discloses and the Purchaser acknowledges and agrees that the Terrace Areas within the Units shall form part of the title to the individual Units.</p> <p>Accordingly, the day-to-day maintenance and cleaning of the Terrace Areas is the responsibility of the individual Owners who must at all times keep and maintain their Terrace Areas in accordance with the rules and regulations relating thereto set out in the JOP Documents.</p> <p>However, the Building Manager shall be responsible for any capital repairs which are (in the sole opinion of the Building Manager) required to maintain the aesthetic appearance, structural integrity and character of any Terrace Areas.</p> <p>The costs and expenses incurred by the Building Manager in relation to the carrying out of the above obligations shall be recovered in the manner set out in the JOP Documents.</p> <p>All Owners and Occupiers must allow the Building Manager (and its Suppliers) access through their Units (including at such times as the Owner or the Occupiers are not in occupation of the Unit (provided that adequate security measures are put in place to ensure the safety of the Owner's belongings)) to any Terrace Areas upon reasonable notice (except in the case of an emergency where no notice is required) with or without equipment, to enable the Building Manager to exercise all of its rights and discharge its obligations under the JOP Documents.</p>
<p><b>Common Property Furniture &amp; Equipment</b></p>	<p>As at the date of this Disclosure Statement, the details of the proposed furniture, fixtures and fittings for Common Property are still to be determined by the Seller. However, Furniture, Fixtures and Fittings in the Common Property to be provided to the Development may be chosen and/or may be supplied by the Seller in its sole discretion and may include the following –</p> <ol style="list-style-type: none"> <li>1, Lobby furniture and</li> <li>2. Decorations</li> </ol>
<p><b>Supply Agreements to Be Entered For The Project:</b></p>	<p>As at the date of this Disclosure Statement, the Seller has not entered into any proposed agreements for the supply of goods and services to the Project. However, it is anticipated that the following supply agreements may be entered into for the Project:</p> <p>Facilities Management Including MEP Services</p>

	<p>Security Services</p> <ul style="list-style-type: none"> <li>• Landscaping Maintenance</li> <li>• Waste Management</li> <li>• Pest Control</li> <li>• Window &amp; Façade Cleaning</li> <li>• Elevator Maintenance</li> <li>• insurance</li> <li>• Any other service or supply agreements required under the Jointly Owned Property regime.</li> </ul>
<b>Unit Plan:</b>	The respective unit plan is provided in a schedule forming a part of the Sale and Purchase Agreement.
<b>Management of Building</b>	<p>The Seller intends that the Building will be administered by the Building Manager in accordance with the Jointly Owned Property Law.</p> <p>The role of the Building Manager is to administer the Building in accordance with the terms of the Building Management Regulation which is a set of by-laws and rules that sets out the rights and obligations of the Owners and the Occupiers (including the Purchaser in respect of the Unit).</p> <p>To ensure the efficient and effective Operation of the Building, and promote the preservation of the Brand Standards across the Building, it is intended that the Seller (subject to the approval of RERA) shall nominate and appoint the Building Manager in accordance with the Building Management Regulation and for the Operator to be appointed pursuant to the Residential Supervisory Services Agreement.</p> <p>For the avoidance of doubt, the Seller discloses and the Purchaser acknowledges and agrees that the Building Manager and the Operator shall be entitled to charge a management fee for undertaking the function of Building Manager or Operator respectively together with the reimbursement of any costs incurred by such party in respect of the management and/or delivery of such services. Any such management fee shall be commensurate with market practice for the delivery of such management services to buildings and will be included in the Service Charges payable by the Residential Unit Owners as a Residential Common Area expense.</p>
<b>Residential Supervisory Services Agreement</b>	<p>To ensure that the Building will be Operated in accordance with the Brand Standards, the Building Manager will enter into the Residential Supervisory Services Agreement with the Operator to provide Residential Supervisory Services to the Building.</p> <p>Examples of the type of Residential Supervisory Services that may be provided by the Operator include:</p> <ul style="list-style-type: none"> <li>• doorman and security;</li> <li>• concierge;</li> <li>• mailroom attendant to receive, sort and deliver incoming mail;</li> <li>• valet car parking and cleaning services,</li> </ul>

	<ul style="list-style-type: none"> <li>• swimming pool attendant dispensing Brand towels;</li> <li>• lifeguard for the swimming pool;</li> <li>• room service on an a la carte basis;</li> <li>• receive offsite food deliveries and deliver to the Units;</li> <li>• housekeeping services on an a la carte basis;</li> <li>• laundry services for the Common Areas including but not limited to towels for the swimming pool and fitness centre; and</li> <li>• cleaning all internal Common Areas including but not limited to the internal corridors, lobby, fitness centre, swimming pool deck and fitness centre, cleaning and maintenance of the swimming pool and cleaning the exterior arrival and drop off area of the Building and underground car park .</li> </ul> <p>Any failure by the Building Manager to comply with the Residential Supervisory Services Agreement, may result in the withdrawal of the cessation of the Residential Supervisory Services and the removal of the association of the Building with the Brand. The Purchaser waives the right to any future claim or demand against the Seller or the Operator in relation to such withdrawal, cessation and removal and, together with all other Owners and Occupiers, indemnifies and keeps the Seller and the Operator indemnified and held harmless, against all actions, costs, claims, damages, demands, expenses, liabilities, losses and proceedings whatsoever arising from the same.</p> <p>For the avoidance of doubt, the Seller discloses and the Purchaser acknowledges and agrees that the Operator shall be entitled to charge a fee for supervising, directing and controlling the delivery of the Residential Supervisory Services to the Building, together with the reimbursement of any costs incurred by the Operator and/or the Building Manager in respect of the supervision direction and/or control of the delivery of such Residential Supervisory Services.</p> <p>The cost of the Operator providing the Residential Supervisory Services to the Building pursuant to the Residential Supervisory Services Agreement will be payable by the Owners and shall form part of the Service Charges payable by the Residential Unit Owners as a Residential Common Area expense.</p>
<b>Governance of the Building</b>	The Building shall be governed by the Building Management Regulation which will be implemented and enforced by the Building Manager.
<b>Brand Standards</b>	<p>To ensure the efficient and effective Operation of the Building, and promote the preservation of the Brand Standards across the Building, the Building will be subject to special management arrangements as clearly disclosed in the Agreement and the JOP Documents.</p> <p>The Building, including the Residential Common Areas, shall at all times be Operated in accordance with the Brand Standards and, accordingly, the Building Manager shall have approval rights over changes or additions to provisions in the JOP Documents which relate to, or affect, the provision of the Residential Supervisory Services by the Operator and the preservation and maintenance of the Brand Standards. Accordingly, certain provisions of the JOP Documents will not be able to be amended without the prior written approval of the Building</p>

	Manager.
<b>Leisure Facilities</b>	<p>The Leisure Facilities form part of the Residential Common Areas and are under the sole control and responsibility of the Building Manager, the Operator and Suppliers.</p> <p>The Residential Owners and their Occupiers are permitted to use the Leisure Facilities pursuant to the terms of the Building Management Regulation, subject to the rules and regulations contained therein (and the Building Rules) and the costs associated with the Operation of the Leisure Facilities shall be Residential Common Area expenses.</p> <p>The Purchaser must strictly comply, and use all reasonable endeavours to ensure that its Occupiers fully comply, with all Building Rules and the directions of the Building Manager or the Operator (and its employees and nominees) with respect to the use of the Leisure Facilities including the use of the associated facilities and equipment located within the Leisure Facilities.</p>
<b>Insurance Obligations</b>	The Purchaser as an Owner is responsible for effecting and maintaining adequate and appropriate contents insurance with respect to the Unit covering damages to the Unit in a form Approved by the Building Manager.
<b>Intended Land Uses within the Building</b>	<p>The Seller intends that the Building will have the following land uses as approved by the Relevant Authorities:</p> <ul style="list-style-type: none"> <li>• residential uses</li> <li>• retail uses</li> </ul>
<b>Suppliers</b>	All Suppliers of services from whom Owners require services to be provided within their Unit must be approved by the Building Manager prior to the appointment of each Supplier.
<b>Special Uses that apply to the Building</b>	As at the date of this Disclosure Statement, there are no special uses that apply to the Building other than as specified in this Disclosure Statement. All uses shall be approved by the Relevant Authorities.
<b>Details of On-sale of Utility Services to the Building Manager and Owners</b>	The Seller does not intend that the Building Manager will on-sell any Utility Services to the Owners.
<b>Building Service Charges</b>	<p>The Building Manager will levy Service Charges on the Owners to cover the costs of Operating the Common Areas (including the Building's share of Master Community Service Charges levied on the Building) and the Purchaser has a continuing obligation (together with all other Owners) to contribute towards the Common Area expenses calculated and payable in accordance with the Building Management Regulation. The Purchaser must at all times pay its proportionate contribution of the Service Charges when due and payable.</p> <p>For each Residential Unit Owner, the Service Charges will comprise:</p> <ul style="list-style-type: none"> <li>the Residential Unit Owners proportionate share in the Residential Common Area expenses;</li> <li>the Residential Unit Owners proportionate share of the Residential Components share of the Building Common Area expenses; and</li> </ul>

	<p>Master Community Service Charges (if the Master Developer delegates the collection of the same to the Building Manager).</p> <p>The Building Manager may from time to time determine (in its absolute discretion) the fair allocation of the Service Charges between the Owners in accordance with the Jointly Owned Property Law and for the purpose of calculating the Service Charges, with the approval of the Land Department apply a 'weighting' of Service Charges to reflect the different beneficial use of areas and facilities within the Building to provide for a fair and equitable distribution of costs and expenses.</p> <p>The Purchaser acknowledges and agrees that it is purchasing a Unit within the Building where the Residential Common Areas and certain of the Building Common Areas are to be Operated in accordance with the Brand Standards and that the Service Charges payable by the Residential Unit Owners will reflect the additional costs and expenses required to maintain the applicable Common Areas in accordance with such Brand Standards and the Purchaser hereby waives the right to any future claim or demand against the Seller or the Seller in relation to the level of Service Charges.</p> <p>The Purchaser hereby waives the right to any future claim or demand against the Seller and/or the Building Manager in relation to the level of Service Charges.</p>
<b>Provisional Budget</b>	The Provisional Budget will be prepared by the Building Manager once appointed.
<b>Estimated Service Charge Rate</b>	<p>The Estimated Service Charge Rate shall be assessed by the Building Manager on the basis of the Provisional Budget once this has been prepared.</p> <p>The Seller may vary the Estimated Service Charge Rate prior to Completion to reflect the actual rate upon which the first provisional Service Charge will be raised, which, for the avoidance of doubt, may be higher than the Estimated Service Charge Rate.</p>
<b>Building Management Regulation:</b>	The Building Management Regulation will be finalized and prepared as per the requirements of the Dubai Land Department and RERA Rules and Regulations.
<b>Arrangements for Supply of Utility Services:</b>	<p>As at the date of this Disclosure Statement, the Seller has not entered into any proposed agreements for the supply of utilities to the Project. It is anticipated that</p> <ul style="list-style-type: none"> <li>• For utilities supplied directly to owners the costs of these utilities are payable by the owners.</li> <li>• For utilities services supplied to common areas the costs of these utilities are payable by the Management Entity (as the user) and recovered from all owners as part of annual service charge.</li> </ul> <p>It is also anticipated that the following utility services shall be available to occupiers through approved government suppliers or suppliers appointed by the management entity / Developer:</p>

Utility	Supplier	Metered
Water	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Electricity	DEWA	Sub meters for each unit, master meter for Jointly Owned Property
Telephone	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Internet/Data	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Pay TV	DU/ Etisalat	Not Metered. Available to occupier upon application to supplier
Air Conditioning	Empower	Sub meters for each unit, master for Jointly Owned Property. Metered by Empower or Equivalent (District Cooling Provider) to the Seller.  Individual Owners and Occupiers must enter into an end user agreement with Empower or Equivalent (District Cooling Provider) for the supply of Chilled water to their unit.

<b>Registration of the Sale and Purchase Agreement:</b>	In accordance with Dubai Law No. 13 of 2008 and Executive Counsel Decree No.6 of 2010, it is the obligation of the Seller/Property Owner to ensure that the sale and purchase agreement for the Property is registered in the Interim Real Estate Register if the Property is purchased prior to the Completion Date (i.e. off-plan), and should be registered in the permanent register for which a Title Deed will be issued by the Dubai Land Department once the Completion Date has been reached and a Completion Certificate has been issued. Any sale and purchase agreement which is not registered in the applicable registers as directed by the Dubai Land Department will be considered void.
<b>Caution:</b>	Although the arrangements described in this Disclosure Statement have been formulated by the Seller based on its current understanding as to how the Project (precinct) will operate and how the Unit will be delivered to the Owner/Purchaser, changes to such arrangements may be necessary as a result of changes to the Applicable Laws, contractual arrangements the Seller has with other parties or if the Seller considers that changes to such arrangements are in the best interests of the Project.

<b>General:</b>	<ol style="list-style-type: none"><li>1. For the purpose of satisfying the Seller’s disclosure obligations set out herein, it is intended the Seller will advise you of the matters not disclosed in the preceding paragraphs as soon as those matters have been finalised and confirmed by the Seller.</li><li>2. The SPA shall set out various changes the Seller is entitled to make to the Unit and the Project, including to the materials, Unit specifications and sizes of Units, common areas and car parks, rights of way and easements and various other matters. Any changes to the Unit or the Project pursuant to the SPA may be the subject of subsequent disclosure.</li><li>3. The Governance Documents, which will be prepared by the Seller, may comprise a scheme which creates separate components for the Project based on the different permitted uses within the Project. Accordingly, the Governance Documents may put in place special requirements to govern the use, management and administration of different parts of the Project and the manner in which costs are shared (and which may not necessarily be equally apportioned between the different use elements of the Project). You will not have any right to object to or challenge the final structure chosen by the Seller or the way in which that structure may be reflected in the Governance Documents.</li><li>4. The Seller reserves the right to update, amend or add to this Disclosure Statement by additional disclosures from time to time and such update, amendment or additional disclosure shall be read together with this Disclosure Statement to determine the overall disclosure made pursuant to the JOP Law.</li></ol>
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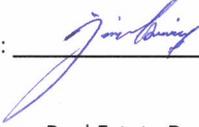
**Execution**

**a) Declaration and Signature of Developer**

We, the undersigned, declare that the information provided in this Disclosure Statement complies with Law No. 6 of 2019 and is true, correct and complete in every respect.

**b) Declaration of Property Owner**

The Property Owner acknowledges that it is the Property Owner's responsibility to make any new purchaser of the Property aware of the full contents of this document, as may be amended from time to time, in the event of any sale of the Property.

Signature:  \_\_\_\_\_

Prestige Luxe Real Estate Development LLC

Company Stamp:

