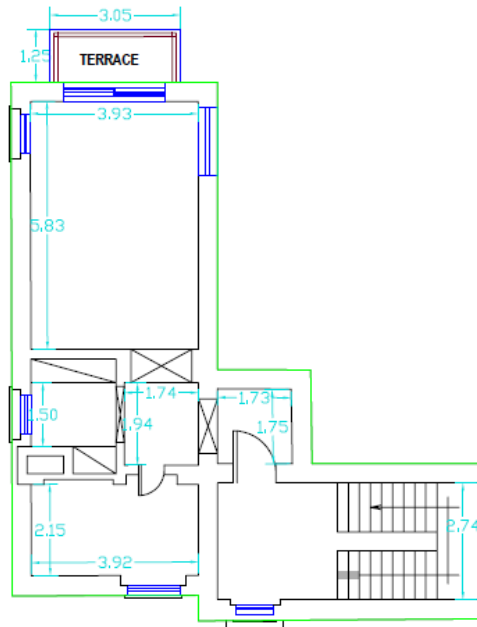
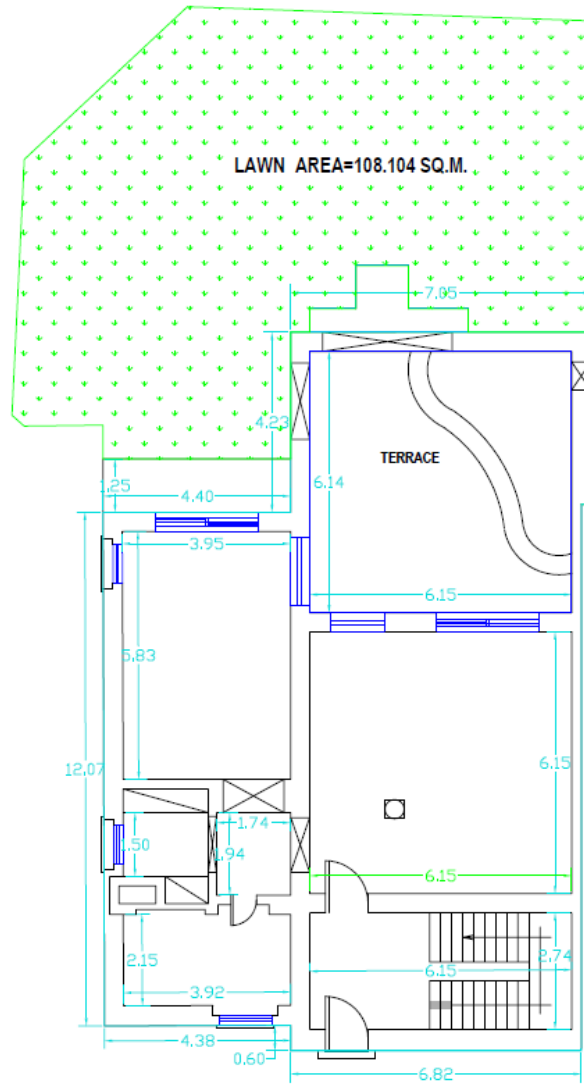


Villas Available for Sale

THE COVE PHASE (I, II)
RAS AL KHAIMAH U.A.E.



| HB3/#32 (2 Bedroom Villa) | | |
|---|-----------|--------------|
| Purchase Price (AED) | | 2,420,000 |
| Power & Water Connection + VAT (AED) to RAK Tourism Investment FZ-LLC | | 57,908.76 |
| Net Purchase Price to the Seller (AED) (Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa) | | 2,477,908.76 |
| Built-up Area (sq. ft): 2,890.45 | | |
| The fixed annual charges for Villa HB3/#32: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 34,685.40 | 36,419.72 |
| Swimming Pool Cleaning/year (AED) | 3,000.00 | 3,150.00 |
| Garden Maintenance/year (AED) | 8,756.91 | 9,194.76 |
| Insurance fee/year (AED) | 1,500.00 | 1,575.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO.

HB.03

SCHEDULE OF AREA

FIRST FLOOR AREA=90.641 SQ.M.

GROUND FLOOR AREA=177.891 SQ.M.

TOTAL BUILT AREA

BUILT UP AREA = 268.532 SQ.M.

BUILT UP AREA = 2890.454 SQ.FT

| NO. | DATE | BY | CHKD | APPD | REMARKS |
|-----|------|----|------|------|---------|
| 1 | | | | | |

THE COVE
RAS AL KHAIMAH

SURVEYED BY:

CITY SURVEYS

UAE-UK-JORDAN-PAKISTAN

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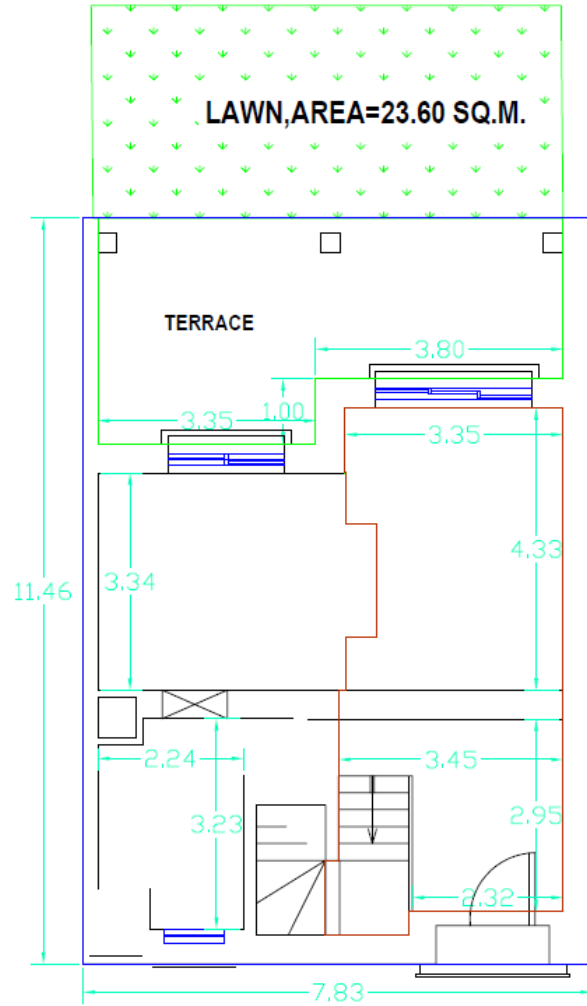
SHARJAH : TEL : +971 6 5348930 - FAX : +971 6 5348931 - P.O.Box 38274

TITLE

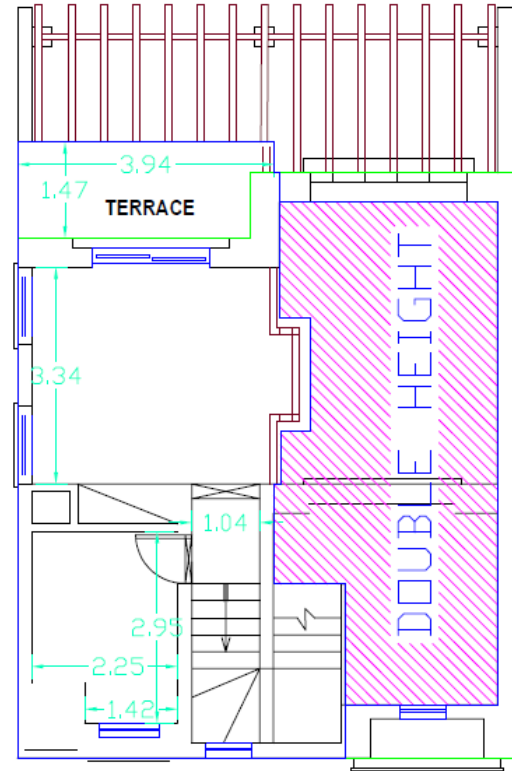
AS BUILT SURVEY

| | | | | | | | | |
|-------------------------|-----------------|-----|-----|-------|-------|---|----|---|
| JOB NUMBER | X:5950/C/10HB03 | REV | J44 | SCALE | SHEET | 1 | OF | 1 |
| DOCUMENT CLASSIFICATION | X:5950/C/10HB03 | | | | | | | |

| HB33/#29 (1 Bedroom Villa) | | |
|---|-----------|-------------|
| Purchase Price (AED) | | 1,210,000 |
| Transfer Fee (3% of Purchase price) for RAK Tourism Investment FZ-LLC to be paid by Buyer (AED) | | 33,000 |
| Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa | | |
| Built-up Area (sq. ft): 1,491.93 | | |
| The fixed annual charges for Villa HB33/#29: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 17,903.16 | 18,798.32 |
| Swimming Pool Cleaning/year (AED) | N/A | N/A |
| Garden Maintenance/year (AED) | N/A | N/A |
| Insurance fee/year (AED) | 1,000.00 | 1,050.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO.

HB.33

SCHEDULE OF AREA

GROUND FLOOR AREA=89.675 SQ.M.

FIRST FLOOR AREA=48.929 SQ.M.

TOTAL BUILT AREA

BUILT UP AREA = 138.604 SQ.M.

BUILT UP AREA = 1,491.933 SQ.FT

| NO. | REV. | DESCRIPTION | DATE | BY | CHKD | APPD |
|-----|------|-----------------------------------|------|----|------|------|
| 1 | | First Issue - Issued for Approval | | | | |

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RAS AL KHAIMAH

SURVEYED BY:

CITY SURVEYS

UAE-UK-JORDAN-PAKISTAN

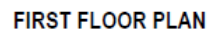
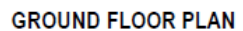
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SHARJAH : TEL : +971 6 3348930 - FAX : +971 6 3348930 - P.O.Box 38274

TITLE

AS BUILT SURVEY

| | | | | | |
|-------------------------|----------------|-------|---|----|---|
| JOB NUMBER | X-ALPH-5550 | SHEET | 1 | OF | 1 |
| DOCUMENT CLASSIFICATION | X5950/C/10HB33 | REV | | | |

| HB1/#30 (2 Bedroom Villa) | | |
|---|-----------|-------------|
| Purchase Price (AED) | | 2,420,000 |
| Transfer Fee (3% of Purchase price) for RAK Tourism Investment FZ-LLC to be paid by Buyer (AED) | | 66,000 |
| Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa | | |
| Built-up Area (sq. ft): 2,889.97 | | |
| The fixed annual charges for Villa HB1/#30: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 34,679.64 | 36,413.62 |
| Swimming Pool Cleaning/year (AED) | 3,000.00 | 3,150.00 |
| Garden Maintenance/year (AED) | 9,701.37 | 10,186.44 |
| Insurance fee/year (AED) | 1,500.00 | 1,575.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO.

HB.01

SCHEDULE OF AREA

GROUND FLOOR AREA=178.055 SQ.M.

FIRST FLOOR AREA=90.42 SQ.M.

TOTAL BUILT AREA

BUILT UP AREA = 268.475 SQ.M.

BUILT UP AREA = 2889.84 SQ.FT

| | | | | | |
|-----|----------------------------------|-----------|-------|---------|-------|
| | | | | | |
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| | | | | | |
| | | | | | |
| D | Rent lease - issued for approval | 28 MAY 06 | L.A. | P.A. | S.H. |
| HCU | CMSOCTOPS | GutP | Babau | CHREKPS | ADPOA |

THE COVE
RAS • AL • KHAJMAH

SURVEYED BY:

CITY SURVEYS

UAE-UK-JORDAN-PAKISTAN

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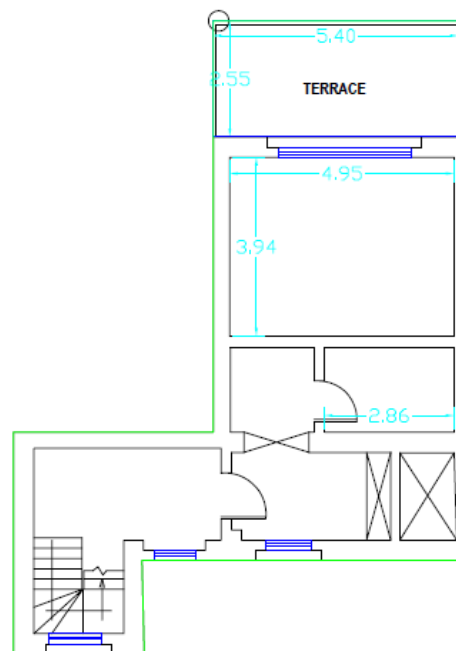
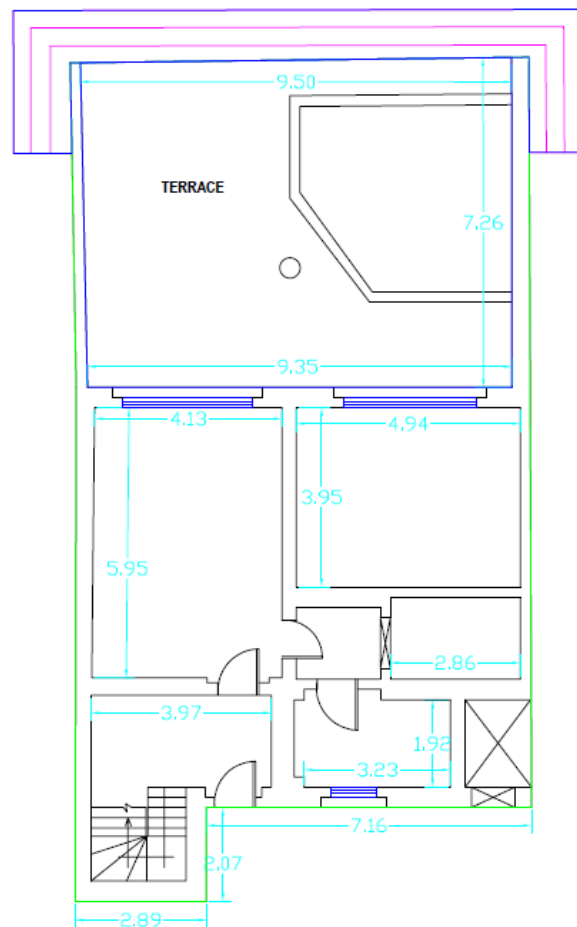
SHARJAH : TEL : +971 6 5348930 - FAX : +971 6 5348931 - P.O.Box 38274

| TITLE | DATE | TIME | LOCATION | STATUS |
|-----------------|------------|-------|----------|-------------|
| 1. [illegible] | 10/10/2023 | 10:00 | Room 101 | Completed |
| 2. [illegible] | 10/11/2023 | 11:00 | Room 102 | In Progress |
| 3. [illegible] | 10/12/2023 | 12:00 | Room 103 | Not Started |
| 4. [illegible] | 10/13/2023 | 13:00 | Room 104 | Completed |
| 5. [illegible] | 10/14/2023 | 14:00 | Room 105 | In Progress |
| 6. [illegible] | 10/15/2023 | 15:00 | Room 106 | Not Started |
| 7. [illegible] | 10/16/2023 | 16:00 | Room 107 | Completed |
| 8. [illegible] | 10/17/2023 | 17:00 | Room 108 | In Progress |
| 9. [illegible] | 10/18/2023 | 18:00 | Room 109 | Not Started |
| 10. [illegible] | 10/19/2023 | 19:00 | Room 110 | Completed |

AS BUILT SURVEY

| | | | | | | | | | |
|-------------------------|------------|------|----|-------|--|-------|---|----|---|
| JOB NUMBER | X-ALH-5950 | SIZE | A4 | SCALE | | SHEET | 1 | OF | 1 |
| DOCUMENT CLASSIFICATION | | | | | | REV | | | |
| X5950/C/10HB02 | | | | | | | | | |

| IF2/#123 (2 Bedroom Villa) | | |
|---|-----------|-------------|
| Purchase Price (AED) | | 2,200,000 |
| Transfer Fee (3% of Purchase price) for RAK Tourism Investment FZ-LLC to be paid by Buyer (AED) | | 60,000 |
| Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa | | |
| Built-up Area (sq. ft): 2,894.44 | | |
| The fixed annual charges for Villa IF2/#123: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 34,733.28 | 36,469.94 |
| Swimming Pool Cleaning/year (AED) | 3,000.00 | 3,150.00 |
| Garden Maintenance/year (AED) | N/A | N/A |
| Insurance fee/year (AED) | 1,500.00 | 1,575.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO.

IF 02

SCHEDULE OF AREA

GROUND FLOOR AREA = 171.214 SQ.M

FIRST FLOOR AREA = 84.301 SQ.M

TOTAL BUILT UP AREA = 255.515 SQ.M

BUILT UP AREA = 2750.363 SQ.FT

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|-----|-----------------------------------|------------|--------|---------|----------|
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| | | | | | |
| 3 | First Issue - Issued for Approval | 20 July 09 | J.A. | F.A. | S.D. |
| REV | (DESCRIPTION) | CURR | ISSUED | REMOVED | APPROVED |

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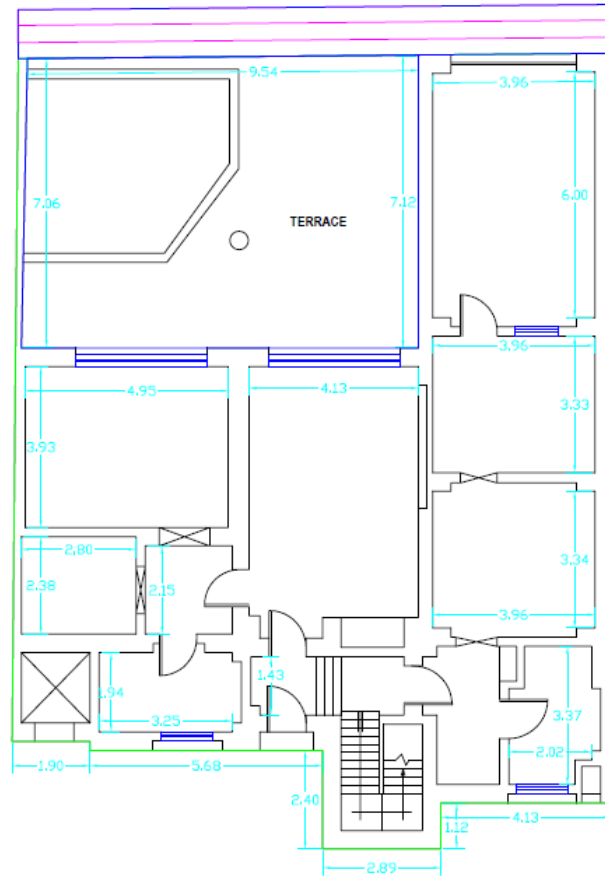
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TITLE

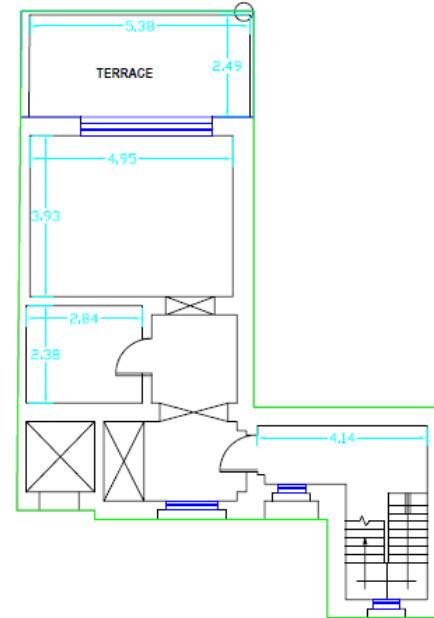
AS BUILT SURVEY

| | | | | | | | | |
|-------------------------|------------|------|----|-------|-------|-----|----|---|
| JOB NUMBER | X-AUH-5550 | SIZE | A4 | SCALE | SHEET | 1 | OF | 1 |
| DOCUMENT CLASSIFICATION | | | | | | REV | | |
| X5950/C/10HB07 | | | | | | | | |

| IB3/#78 (3 Bedroom Villa) | | |
|---|-----------|-------------|
| Purchase Price (AED) | | 2,640,000 |
| Transfer Fee (3% of Purchase price) for RAK Tourism Investment FZ-LLC to be paid by Buyer (AED) | | 72,000 |
| Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa | | |
| Built-up Area (sq. ft): 3,852.08 | | |
| The fixed annual charges for Villa IB3/#78: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 46,224.96 | 48,536.21 |
| Swimming Pool Cleaning/year (AED) | 3,000.00 | 3,150.00 |
| Garden Maintenance/year (AED) | N/A | N/A |
| Insurance fee/year (AED) | 2,500.00 | 2,625.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO.

IB 03

SCHEDULE OF AREA

GROUND FLOOR AREA = 257.832 SQ.M

FIRST FLOOR AREA = 90.410 SQ.M

TOTAL BUILT UP AREA = 348.242 SQ.M.

BUILT UP AREA = 3748.476 SQ.FT

| NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | TOTAL |
|-----|------------------------|------|-------|------------|-------|
| 1 | Plot Area - 10000 SQ.M | SQ.M | 10000 | 10000 | 10000 |
| 2 | Plot Area - 10000 SQ.M | SQ.M | 10000 | 10000 | 10000 |

THE COVE
RAS-AL-KHAIMAH

SURVEYED BY:

CITY SURVEYS

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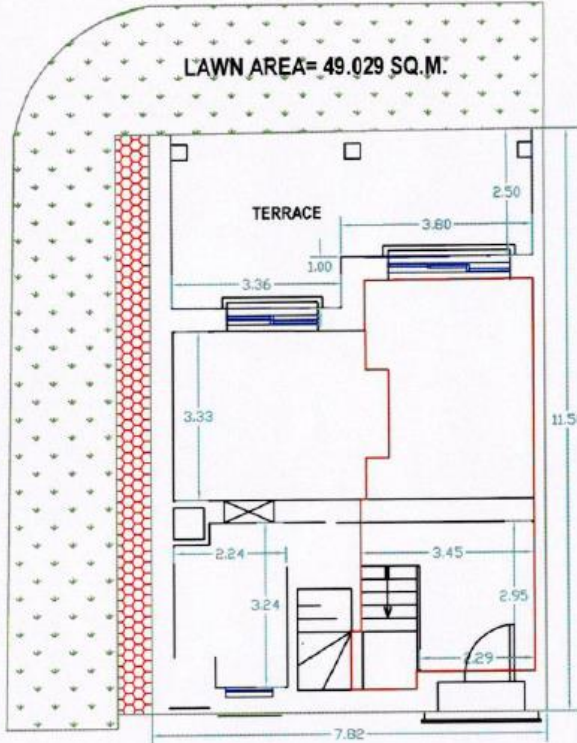
TITLE

AS BUILT SURVEY

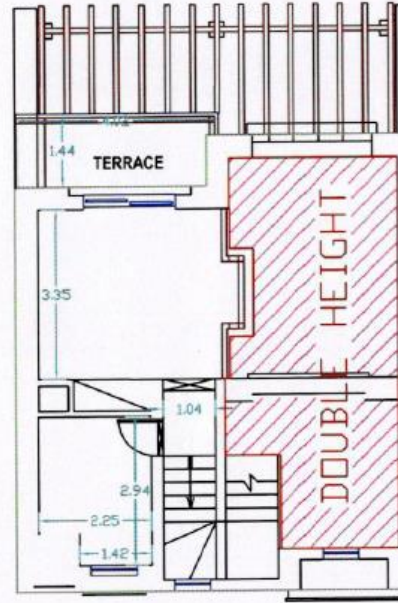
| NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | TOTAL |
|-----|------------------------|------|-------|------------|-------|
| 1 | Plot Area - 10000 SQ.M | SQ.M | 10000 | 10000 | 10000 |
| 2 | Plot Area - 10000 SQ.M | SQ.M | 10000 | 10000 | 10000 |

X5950/C/10CHB07

| HB51/#51 (1 Bedroom Villa) | | |
|---|-----------|-------------|
| Purchase Price (AED) | | 990,000 |
| Transfer Fee (3% of Purchase price) for RAK Tourism Investment FZ-LLC to be paid by Buyer (AED) | | 27,000 |
| Note: Seller and Buyer will mutually pay their shares of municipality fees related to registration of the villa | | |
| Built-up Area (sq. ft): 1,491.40 | | |
| The fixed annual charges for Villa HB51/#51: | Amount | w/ VAT (5%) |
| Management Fee/year (AED) | 17,896.80 | 18,791.64 |
| Swimming Pool Cleaning/year (AED) | N/A | N/A |
| Garden Maintenance/year (AED) | N/A | N/A |
| Insurance fee/year (AED) | 1,000.00 | 1,050.00 |
| Internet subscription/year (optional) (AED) | 4,000.00 | 4,200.00 |
| TV subscription/year (optional) (AED) | 2,400.00 | 2,520.00 |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

General Notes:

1. All dimensions are in meters, unless noted otherwise.

VILLA NO:-

HB.51

SCHEDULE OF AREA :-

GROUND FLOOR AREA = 89.713 SQ.M.

FIRST FLOOR AREA = 48.84 SQ. M.

TOTAL BUILT AREA

BUILT UP AREA = 138.554 SQ.M.

BUILT UP AREA = 1491.395 SQ.FT



| NO. | REVISION | DATE | BY | CHK. | APP. |
|-----|-----------------------------------|------|----|------|------|
| 1 | First Issue - Issued for Approval | | | | |

THE COVE
ESTATE MANAGEMENT

SURVEYED BY:-

CITY SURVEYS

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TITLE:-

AS BUILT SURVEY

| JOB NUMBER | SCALE | DATE | BY | CHK. | APP. |
|----------------|-------|------|----|------|------|
| X5950/C/10HB01 | | | | | |

Thank you