

## Developer Initial Disclosure Statement

<b>Registered Developer</b>	Prestige One Luxury Real Estate LLC
<b>Developer Number</b>	1606
<b>Name of Project (Community)</b>	Vista by Prestige One
<b>Completion Date</b>	March 31, 2025
<b>Handover Date</b>	Anticipated upon Completion Date
<b>Master Community</b>	Dubai Sports City
<b>Master Developer</b>	Dubai Sports City LLC
<b>General Description</b>	<p>Vsita by Prestige One is a residential tower which comprises apartments units in addition to common areas ideally located in the heart of Dubai Sports City. The construction of the building is in process and will commence by or before October 15<sup>th</sup> 2023.</p> <p>The is a G+P+14+Roof on Plot No: 99 at Al Hebiah Fourth, Dubai, UAE.</p>
<b>Community &amp; Service Charges</b>	Annual Community Charges are set by the Master Developer "Dubai Sports City LLC" paid by the "Management Entity" and billed to each unit owners. Service charges for common areas and individual units are calculated separately by the management entity, approved by RERA and are payable directly by the owner of each unit.
<b>Ecological Sustainability/Rating:</b>	The Developer does not make any claim that the Master Development is currently ecologically sustainable, or that the Master Development has any current features, equipment or services that carry any ecological sustainability rating.
<b>Features, equipment, or services relevant to ecological sustainable development:</b>	<ol style="list-style-type: none"> <li>1. Light Control Systems</li> <li>2. Provision of Waste Disposal as per Dubai Municipality standards</li> <li>3. Community Rules</li> <li>4. Fire &amp; Life Safety Systems</li> <li>5. Connection to Dubai Civil Defense</li> <li>6. Utilities Monitoring for Consumption Evaluation</li> </ol>
<b>Intended Land Uses within the Building or Project:</b>	Units shall be subject to the provisions listed in Jointly Owned Property Declaration applicable to such Property and are only intended for residential accommodation purposes and may not used for any other purposes
<b>Common Area Facilities Available to Unit Owners:</b>	Residential Lobbies, Residential Lift Lobbies, Swimming Pool, Gymnasium, Landscape Area's and Outdoor Amenities, Residential Parking

<b>Common Area Furniture &amp; Equipment</b>	Lobby furniture and decorations will be made available by the Developer without any additional charges, however, should the management entity wish to replace the items, the cost shall not be borne by the Developer but it should be contributed by the unit owners.	
<b>Supply Agreements to Be Entered For The Community:</b>	<ol style="list-style-type: none"> <li>1. Housekeeping &amp; Cleaning Services</li> <li>2. Hard FM Including MEP Services</li> <li>3. Security Services</li> <li>4. Landscaping Maintenance</li> <li>5. Waste Management</li> <li>6. Pest Control</li> <li>7. Window &amp; Façade Cleaning</li> <li>8. Elevator Maintenance</li> <li>9. Reserve Fund</li> <li>10. Municipal Fee's if any and other fees applicable or levied over common areas</li> <li>11. Administrative Expenses</li> <li>12. Auditor Fee's</li> <li>13. Building Insurance Fee's</li> <li>14. Any other charges/fees or future charges/fees levied on the Jointly Owned Property.</li> </ol>	
<b>Unit Plan:</b>	The respective unit plan is provided in a schedule forming a part of the Sale and Purchase Agreement.	
<b>JOPD:</b>	The JOPD will be finalized and being subject to change as per Dubai Land Department, RERA Rules and Regulations.	
<b>Arrangements for Supply of Utility Services:</b>	<p>For utilities supplied directly to owners the costs of these utilities are payable by the owners.</p> <p>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.</p> <p>Utility services available to occupier through approved government suppliers or through appointed supplier by the management entity:</p>	
<b>Utility                      Supplier                      Metered</b>		
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	Emicool	Sub meters for each unit, master meter for Jointly Owned Property. Metered by Emicool or Equivalent (District Cooling provider) to the Developer. Individual Owners and occupiers must enter into an End user Agreement with Emicool or equivalent (District Cooling provider) for the supply of Chilled water to their unit.

<p><b>Property Specifications</b></p> <p>The Developer reserves the right to make changes to these materials and specifications without notice.</p>	<b>1. Foyer</b>	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	White Goods	
	<b>2. Living &amp; Dining</b>	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	<b>3. Kitchen</b>	
	Floors	Ceramic Tiles
	Skirting	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	Cabinets	Wood Veneer and Laminate
	Countertops	Reconstituted Stone
	Whitegoods	Stove, Oven, Hood, Refrigerator and Microwave.
	<b>4. Bedrooms</b>	
	Floors	Ceramic Tiles
	Walls	Emulsion Paint
	Ceiling	Gypsum Board finished in Emulsion Paint
	Joinery	Wood Veneer and Laminate
	<b>5. Bathrooms</b>	
	Floors	Ceramic Tiles
	Walls	Paint and Tiles
Ceiling	Gypsum Board finished in Emulsion Paint	
Vanity	Reconstituted Stone and Metal	
<b>6. Balconies</b>		
Floors	Ceramic Tiles	
Skirting	Ceramic Tiles	

<b>Registration of the Sale and Purchase Agreement:</b>	<p>In accordance with Dubai Law No. 13 of 2008 and Executive Council Decree No.6 of 2010, it is the obligation of the Developer/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.</p>
<b>Caution:</b>	<p>Although the arrangements described in this Statement have been formulated by the Developer 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 Developer has with other parties or if the Developer considers that changes to such arrangements are in the best interests of the Project.</p> <p>Accordingly, the information contained in this Statement may be amended by the Developer in accordance with the provisions contained in this Statement, the Agreement and as otherwise may be required to comply with the Jointly Owned Property Law.”</p>

**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: \_\_\_\_\_

Name: Muhamed Salam Kozhikkattil Bava Bava and Grethel Perez Pasigian

Company Stamp: 