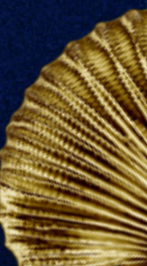
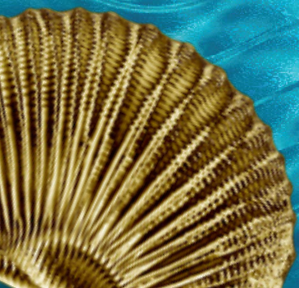




PRE-LAUNCH
DRAFT SALES OFFER

PALATIAL
STUDIO





VINCITORE REALTY
LEGACY OF CRAFTING
MASTERPIECES
Ornate Past. Promising Future.

Welcome to the world of Vincitore, where the art of design converges seamlessly with architectural brilliance, and the horizon of luxury stretches endlessly.

At Vincitore, we transcend the conventional realm of developers. As pioneers, we are passionate about creating structures that emerge as timeless works of art.





A NEW REALM OF AQUA *LIVING*

Aqua Dimore redefines the very essence of contemporary living, inspiring you to embark on an extraordinary journey of experiential living.

Whether you find inspiration in the gentle flow of water, the boundless skies or the bounties of nature, Aqua Dimore offers an immersive and perpetual vacation experience, every day of your life.



20+ LIFESTYLE AMENITIES



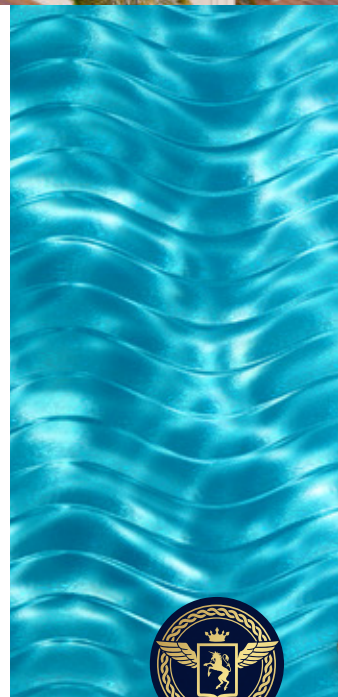
50,000 SQ. FT. DEDICATED TO AMENITIES



CLASSIC ITALIAN ARCHITECTURE



DUBAI'S FIRST-EVER INDOOR-OUTDOOR SKY POOL



DISCOVER YOUR
SANCTUARY
IN THE

SKY



Aqua Dimore is designed with a philosophy that links royal indulgence with nature's poetic state of flow.

Etched at the thriving landscape of Dubai Science Park, Aqua Dimore redefines experiential living with the subtle balance of an aquatic oasis.



T&C Apply, Kindly Refer Disclaimer

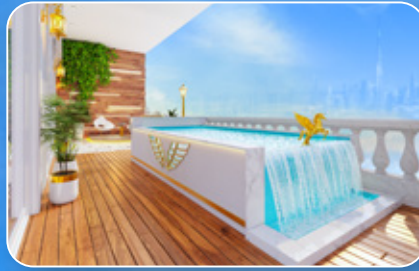


A WORLD CURATED TO ENJOY

LIFE'S VERY BEST



AQUA LIVING



SKY LIVING



ELITE LIVING



NATURE
LIVING



PALATIAL STUDIO



VINCITORE DESIGNER HOMES



DESIGNER WALL & FALSE CEILING

EUROPEAN BRANDED FIXTURES & FITTINGS

CUSTOM MADE DESIGNER CHANDELIER

MARBLE COUNTER TOP

GOLD FINISHED ACCESSORIES

DESIGNER MOOD LIGHTING



BRANDED
HOMES
For
LIFESTYLE
LIVING



A haven for recharging your physical and mental well-being to make you feel refreshed and rejuvenated each day.





HOME TRUE
To Your
TASTE





DRAFT SALES OFFER – 100% RENTAL GUARANTEE



Dear Customer,

Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

| Project | Total Area (Sqft) | Starting Price (AED) |
|-----------------------|-------------------|----------------------|
| Vincitore Aqua Dimore | 415-523 | AED 695,000.00 |

| Category | Unit Number | Payment Plan | Unit Type |
|-------------|-------------|-----------------------|-----------------|
| Residential | TBD | 100% Rental Guarantee | Palatial Studio |

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



• PAYMENT SCHEDULE -100% RENTAL GUARANTEE •



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|--------------|
| 1 | Dec-23 | 20.00% | AAED 139,000 |
| 2 | Dec-23 | 80.00% | AED 556,000 |
| | Total | 100% | AED 695,000 |

• DOWN PAYMENT AMOUNT TO BE PAID-100% RENTAL GUARANTEE •

| Down Payment | Amount (AED) |
|------------------------|---------------|
| Reservation Amount 20% | 139,000.00 |
| 4% +AED 40-DLD Charges | 27,840.00 |
| Oqood Registration Fee | 1,060.00 |
| Admin Fee | 2,500.00 |
| Total | AED 170,400 |

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.

• FIXED ANNUAL INCOME- 100% RENTAL GUARANTEE •

| | | |
|---|-------------------------|------------|
| 1 | Rental Guarantee Year 1 | AED 55,600 |
| 2 | Rental Guarantee Year 2 | AED 55,600 |
| 3 | Rental Guarantee Year 3 | AED 55,600 |



DRAFT SALES OFFER – POST HANDOVER RENTAL GUARANTEE



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

| Project | Total Area (Sqft) | Starting Price (AED) |
|-----------------------|-------------------|----------------------|
| Vincitore Aqua Dimore | 415-523 | AED 695,000.00 |

| Category | Unit Number | Payment Plan | Unit Type |
|-------------|-------------|--------------------------------|-----------------|
| Residential | TBD | Post Handover Rental Guarantee | Palatial Studio |

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE -POST HANDOVER RENTAL GUARANTEE



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|-------------|
| 1 | Dec-23 | 20.00% | AED 139,000 |
| 2 | Jun-24 | 30.00% | AED 208,500 |
| 3 | Mar-25 | 40.00% | AED 278,000 |
| 4 | Dec-26 | 10.00% | AED 69,500 |
| | Total | 100.00% | AED 695,000 |

DOWN PAYMENT AMOUNT TO BE PAID - POST HANDOVER RENTAL GUARANTEE

| Down Payment | Amount (AED) |
|------------------------|---------------|
| Reservation Amount 20% | 139,000.00 |
| 4% +AED 40-DLD Charges | 27,840.00 |
| Oqood Registration Fee | 1,060.00 |
| Admin Fee | 2,500.00 |
| Total | AED 170,400 |

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.

FIXED ANNUAL INCOME - POST HANDOVER RENTAL GUARANTEE

| | | |
|---|-------------------------|------------|
| 1 | Rental Guarantee Year 1 | AED 55,600 |
| 2 | Rental Guarantee Year 2 | AED 55,600 |
| 3 | Rental Guarantee Year 3 | AED 55,600 |



INVESTOR 50:50 PAYMENT PLAN



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

| Project | Total Area (Sqft) | Starting Price (AED) |
|-----------------------|-------------------|----------------------|
| Vincitore Aqua Dimore | 415-523 | AED 695,000.00 |

| Category | Unit Number | Payment Plan | Unit Type |
|-------------|-------------|-----------------------------|-----------------|
| Residential | TBD | Investor 50:50 Payment Plan | Palatial Studio |

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE – INVESTOR 50:50 PAYMENT PLAN



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|-------------|
| 1 | Dec-23 | 20.00% | AED 139,000 |
| 2 | Jun-24 | 10.00% | AED 69,500 |
| 3 | Mar-25 | 10.00% | AED 69,500 |
| 4 | Sep-25 | 10.00% | AED 69,500 |
| 5 | Dec-26 | 50.00% | AED 347,500 |
| Total | | 100.00% | AED 695,000 |

DOWN PAYMENT AMOUNT TO BE PAID- INVESTOR 50:50 PAYMENT PLAN

| Down Payment | Amount (AED) |
|------------------------|---------------|
| Reservation Amount 20% | 139,000.00 |
| 4% +AED 40-DLD Charges | 27,840.00 |
| Oqood Registration Fee | 1,060.00 |
| Admin Fee | 2,500.00 |
| Total | AED 170,400 |

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



DRAFT SALES OFFER – POST HANDOVER PAYMENT PLAN (RESIDENT)



Dear Customer,

Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

| Project | Total Area (Sqft) | Starting Price (AED) |
|-----------------------|-------------------|----------------------|
| Vincitore Aqua Dimore | 415-523 | AED 695,000.00 |

| Category | Unit Number | Payment Plan | Unit Type |
|-------------|-------------|--|-----------------|
| Residential | TBD | Post Handover Payment Plan (Resident) | Palatial Studio |

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|-------------|
| 1 | Dec-23 | 20.00% | AED 139,000 |
| 2 | Jan-24 | 1.00% | AED 6,950 |
| 3 | Feb-24 | 1.00% | AED 6,950 |
| 4 | Mar-24 | 1.00% | AED 6,950 |
| 5 | Apr-24 | 1.00% | AED 6,950 |
| 6 | May-24 | 1.00% | AED 6,950 |
| 7 | Jun-24 | 1.00% | AED 6,950 |
| 8 | Jul-24 | 5.00% | AED 34,750 |
| 9 | Aug-24 | 1.00% | AED 6,950 |
| 10 | Sep-24 | 1.00% | AED 6,950 |
| 11 | Oct-24 | 1.00% | AED 6,950 |
| 12 | Nov-24 | 1.00% | AED 6,950 |
| 13 | Dec-24 | 1.00% | AED 6,950 |
| 14 | Jan-25 | 1.00% | AED 6,950 |
| 15 | Feb-25 | 5.00% | AED 34,750 |



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|------------|
| 16 | Mar-25 | 1.00% | AED 6,950 |
| 17 | Apr-25 | 1.00% | AED 6,950 |
| 18 | May-25 | 1.00% | AED 6,950 |
| 19 | Jun-25 | 1.00% | AED 6,950 |
| 20 | Jul-25 | 1.00% | AED 6,950 |
| 21 | Aug-25 | 1.00% | AED 6,950 |
| 22 | Sep-25 | 5.00% | AED 34,750 |
| 23 | Oct-25 | 1.00% | AED 6,950 |
| 24 | Nov-25 | 1.00% | AED 6,950 |
| 25 | Dec-25 | 1.00% | AED 6,950 |
| 26 | Jan-26 | 1.00% | AED 6,950 |
| 27 | Feb-26 | 1.00% | AED 6,950 |
| 28 | Mar-26 | 1.00% | AED 6,950 |
| 29 | Apr-26 | 4.00% | AED 27,800 |
| 30 | May-26 | 1.00% | AED 6,950 |



PAYMENT SCHEDULE –
POST HANDOVER PAYMENT PLAN (RESIDENT)



| Sr No | Date | Percentage | Amount |
|-----------|--------|------------|------------|
| 31 | Jun-26 | 1.00% | AED 6,950 |
| 32 | Jul-26 | 1.00% | AED 6,950 |
| 33 | Aug-26 | 1.00% | AED 6,950 |
| 34 | Sep-26 | 1.00% | AED 6,950 |
| 35 | Oct-26 | 1.00% | AED 6,950 |
| 36 | Nov-26 | 1.00% | AED 6,950 |
| 37 | Dec-26 | 6.00% | AED 41,700 |
| 38 | Jan-27 | 1.00% | AED 6,950 |
| 39 | Feb-27 | 1.00% | AED 6,950 |
| 40 | Mar-27 | 1.00% | AED 6,950 |
| 41 | Apr-27 | 1.00% | AED 6,950 |
| 42 | May-27 | 1.00% | AED 6,950 |
| 43 | Jun-27 | 1.00% | AED 6,950 |
| 44 | Jul-27 | 1.00% | AED 6,950 |
| 45 | Aug-27 | 1.00% | AED 6,950 |



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (RESIDENT)



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|-------------|
| 46 | Sep-27 | 1.00% | AED 6,950 |
| 47 | Oct-27 | 1.00% | AED 6,950 |
| 48 | Nov-27 | 1.00% | AED 6,950 |
| 49 | Dec-27 | 1.00% | AED 6,950 |
| 50 | Jan-28 | 1.00% | AED 6,950 |
| 51 | Feb-28 | 1.00% | AED 6,950 |
| 52 | Mar-28 | 1.00% | AED 6,950 |
| 53 | Apr-28 | 1.00% | AED 6,950 |
| 54 | May-28 | 1.00% | AED 6,950 |
| 55 | Jun-28 | 1.00% | AED 6,950 |
| 56 | Jul-28 | 1.00% | AED 6,950 |
| 57 | Aug-28 | 1.00% | AED 6,950 |
| 58 | Sep-28 | 1.00% | AED 6,950 |
| 59 | Jan-28 | 1.00% | AED 6,950 |
| 60 | Nov-28 | 1.00% | AED 6,950 |
| 61 | Dec-28 | 1.00% | AED 6,950 |
| | | | AED 695,000 |



**DOWN PAYMENT AMOUNT TO BE PAID-
POST HANDOVER PAYMENT PLAN (RESIDENT)**



| Down Payment | Amount (AED) |
|------------------------|--------------------|
| Reservation Amount 20% | 139,000.00 |
| 4% +AED 40-DLD Charges | 27,840.00 |
| Oqood Registration Fee | 1,060.00 |
| Admin Fee | 2,500.00 |
| Total | AED 170,400 |

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 days from the Expression of Interest (EOI) Date. All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



**DRAFT SALES OFFER -
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)**



Dear Customer,
Thank you for your Interest in our Vincitore Aqua Dimore, please find the property details below.

| Project | Total Area (Sqft) | Starting Price (AED) |
|-----------------------|-------------------|----------------------|
| Vincitore Aqua Dimore | 415-523 | AED 695,000.00 |

| Category | Unit Number | Payment Plan | Unit Type |
|-------------|-------------|--|-----------------|
| Residential | TBD | Post Handover Payment Plan (International) | Palatial Studio |

Disclaimer:

- 1.Availability of units is not guaranteed and is subject to Developer's Discretion.
- 2.The Prices and Payment Plan options stated in this offer are subject to change without prior notification.
- 3.Units will be reserved subject to terms and conditions of Reservation Agreement.
- 4.Post Dated cheques are mandatory for UAE Residents and Citizens for all Payment Plan options
- 5.All payments must be made in UAE Dirhams (AED) only. Please note that any other currencies mentioned are indicative and should not be relied upon for transactions.
- 6.The validity of offer is subject to availability of unit and Developer's Confirmation which will be via issuance of SPA only
- 7.Please be advised that the offer documents provided are indicative and for reference purposes only. They are not binding and should not be considered as final agreements or legal documents.
- 8.Applicable fees payable to Dubai Land Department is 4% of the net property price + AED 1060 Oqood registration charges and 2500 admin fees.



PAYMENT SCHEDULE -
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)



| Sr No | Date | Percentage | Amount |
|-------|--------|------------|-------------|
| 1 | Dec-23 | 20.00% | AED 139,000 |
| 2 | May-24 | 10.00% | AED 69,500 |
| 3 | Oct-24 | 5.00% | AED 34,750 |
| 4 | Mar-25 | 10.00% | AED 69,500 |
| 5 | Aug-25 | 5.00% | AED 34,750 |
| 6 | Jan-26 | 10.00% | AED 69,500 |
| 7 | Jun-26 | 5.00% | AED 34,750 |
| 8 | Sep-26 | 5.00% | AED 34,750 |
| 9 | Dec-26 | 6.00% | AED 41,700 |
| 10 | May-27 | 5.00% | AED 34,750 |
| 11 | Oct-27 | 5.00% | AED 34,750 |
| 12 | Mar-28 | 5.00% | AED 34,750 |
| 13 | Aug-28 | 5.00% | AED 34,750 |
| 14 | Dec-28 | 4.00% | AED 27,800 |
| | | 100.00% | AED 695,000 |



DOWN PAYMENT AMOUNT TO BE PAID-
POST HANDOVER PAYMENT PLAN (INTERNATIONAL)



| Down Payment | Amount (AED) |
|------------------------|---------------|
| Reservation Amount 20% | 139,000.00 |
| 4% +AED 40-DLD Charges | 27,840.00 |
| Oqood Registration Fee | 1,060.00 |
| Admin Fee | 2,500.00 |
| Total | AED 170,400 |

The downpayment (comprising the Reservation Amount + 4% DLD Fees + DLD Admin Fees and General Admin Fees) is to be paid within 14 days from the Expression of Interest (EOI) Date.
All documents, including the EOI and Reservation Agreement, must be signed and sent back within 24 hours.



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TO AVAIL SPECIAL PRICES AND LIMITED
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Fax: + 971 4 324 2273, e-mail: enquiry@vincitorerealty.com

www.vincitorerealty.com