

EXPRESSION OF INTEREST (“EOI”)

Date: _____

Vendor: Emaar Properties PJSC

Masterplan: The Oasis EP

VILLA	NO. OF UNITS
6 BR Mansion	

Auto allocation (In Case the option(s) above is not available – Yes No

Deposit: AED _____ /-(_____ UAE Dirhams) (the “Deposit”)

OFFEREE INFORMATION

Name (for individuals) (as per Passport):

Passport No.:

Nationality:

License/Certificate of Incorporation (for legal entities):

Mobile No.:

Email Address:

Address:

P.O. Box: City:

City:

Country:

Agents Information

Are you being assisted by any Vendor’s registered agents? – Yes No

Agency Name: _____

Agency Representative’s Name: _____

Agency Representative’s Signature: _____

The Vendor and Offeree as referred to individually as a Party and collectively referred to the Parties. If any information provided by the Offeree is inaccurate, it may result in a delay of any applicable refund. The Offeree assumes full responsibility and risk for any such delays. The Vendor and its affiliates shall not be held liable for any consequences arising from inaccurate Offeree information.

EXPRESSION OF INTEREST (“EOI”)

1. These terms and conditions apply to the offer made by the Offeree to the Vendor and/or its affiliates for the purchase of the property by the Offeree.
2. The Deposit shall be payable by the Offeree on the date of signing of this EOI. The Parties hereto agree that the Deposit will be held by the Vendor and/or its affiliates and shall be applied towards the first instalment of the purchase price of the property, pursuant to the terms of the offer to purchase/agreement of sale that will be entered into between the Parties if the offer of the Offeree is accepted by the Vendor and/or its affiliates and the purchase transaction is completed. The receipt of the Deposit by the Vendor does not bind the Vendor and/or its affiliates to sell the property to the Offeree. The sale of the property is subject to the Vendor’s absolute discretion, the agreement by the Offeree on the Vendor’s terms and conditions of sale and final approval of the sale of the property by the Vendor.
3. All payments that are to be made by the Offeree, pursuant to this EOI, shall be affected in AED. In the event any payment is affected in any other currency, the credit to the Offeree’s account would be given based on the amount realized in AED by the Vendor and/or its affiliates. Any shortfall/surplus due to exchange rate differences and/or bank charges shall be recovered /adjusted towards EOI account. The Offeree guarantees at the Offeree’s sole responsibility that all payments of any kind made under or pursuant to this EOI, whether made by the Offeree or by a third party payor on the Offeree’s behalf, are paid by funds of legitimate source and that the same are not the proceeds of any crime or illegal activity and are not, or could not reasonably be considered to be, the subject matter of money laundering in any way whatsoever.
4. If the Offeree’s offer is accepted by the Vendor and/or its affiliates, the Vendor and/or its affiliates shall invite the Offeree to sign the offer to purchase of the property and/or the agreement of sale of the property as the Vendor deems suitable at its sole discretion and the Vendor’s standard terms and conditions of sale shall apply. The Deposit shall then be applied towards the First Instalment and the balance between the Deposit and the First Instalment will need to be paid by the Offeree on the date of execution of the offer to purchase/agreement of sale of the property.
5. In the event the offer of the Offeree to purchase the property has not been accepted by the Vendor and/or its affiliates by **31st December 2026**, and unless the Parties hereto agree in writing otherwise, this EOI shall terminate without the need for any legal proceedings or court judgment; and parties agree that:
 - i. the Deposit shall be refunded by the Vendor and/or its affiliates to the same bank account from which the transfer of the Deposit was made, as set out in Annexure A, whether the Deposit was transferred by the Offeree or by a third-party on the Offeree’s behalf.
 - ii. The refund of any amounts shall be:
 - a. without interest.
 - b. in AED, and any exchange loss will be borne by Offeree in the event that the refund is requested in any other currencies.
 - c. After the deduction of any bank charges, which shall be borne the Offeree.
 - iii. No compensation of any kind shall be payable by the Vendor and/or its affiliates to the Offeree in respect of or in connection with the non-acceptance of any offer by the Offeree in relation to this EOI.

The Offeree agrees that:

- iv. it releases the Vendor and/or its affiliates from any and all liability with regards to the refund of the Deposit to the bank account from which the transfer of the Deposit was made, as further set out in Annexure A.
 - v. any payment by the Vendor to the same bank account used for the Deposit (including payments made by a third party on the Offeree’s behalf, as set out in Annexure A), shall be considered payment of any refund due to the Offeree in relation to this EOI.
 - vi. It will indemnify Emaar from any and all direct or indirect losses, claims, or damages arising out of or in relation to any refund of the Deposit to the same bank account used for the Deposit (including payments made by a third party on the Offeree’s behalf, as set out in Annexure A),
6. The Vendor and/or its affiliates shall have the right, at any time, without any liability whatsoever and without the need for any notice, legal proceedings, or court judgment, to

reject the offer made by the Offeree for the purchase of the property pursuant to this EOI and the provisions of article 5 of this EOI shall apply.

7. This EOI is binding on the Offeree. In the event the offer of the Offeree under this EOI is accepted by the Vendor and/or its affiliates but the Offeree does not sign the offer to purchase the property/agreement of sale of the property as the Vendor and/or its affiliates may require within ten (10) days from the date the Vendor and/or its affiliates invites the Offeree to do so in accordance with this EOI or the Offeree fails to timely pay the balance of the First Instalment in accordance with this EOI, then the Vendor may at its sole discretion immediately terminate this EOI without the need for any legal proceedings or court judgment and the Deposit shall be absolutely forfeited and retained by the Vendor and/or its affiliates as compensation due to the Vendor and/or its affiliates.
8. This EOI will immediately terminate on due and proper execution of the offer to purchase and/or the agreement of sale of the property by both Parties, or on the proper execution of the offer to purchase and/or agreement of sale of any other property within another master community, as may be agreed between the Offeree and the Vendor and/or affiliates.
9. This EOI is non-transferable and non-assignable by the Offeree and any offer to purchase/agreement of sale shall be issued in the name of the Offeree only. The Vendor shall have all rights to assign at any time this EOI or any part thereof or any benefit, right, obligation or interest thereunder to any of its affiliates or subsidiaries (including to any joint venture company in which the Vendor, its parent company or any of their affiliates or subsidiaries is a shareholder) without the need for the Offeree's consent.
10. The Offeree shall keep this EOI confidential and shall not disclose its contents to any third party, other than to the Offeree's legal or financial advisors, third party making payment on the Offeree's behalf, or as otherwise required by law.
11. This EOI and the rights of the Parties hereto shall be governed by the laws of Dubai and the United Arab Emirates applicable in Dubai. The Parties hereto agree that any legal action or proceeding with respect to this EOI shall be subject to the exclusive jurisdiction of the Dubai Courts. For the avoidance of doubt, the DIFC laws and courts are excluded.

Name:
Offeree
Date:

Name:
For and on behalf of Emaar
Date:

ANNEXURE A

For Local Bank Transfer (United Arab Emirates)

Beneficiary Name:	
Beneficiary Bank:	
Branch Bank:	
Account No.:	
Swift Code:	

For International Bank Transfer

Beneficiary Name:	
Beneficiary Address:	
Beneficiary Bank:	
Bank Address:	
Bank Branch: Country:	
Account No:	
IBAN (if any):	
Swift Code:	
Currency:	
Intermediate Bank:	
Intermediate Bank Name:	
Swift Code:	
Account No. (if any)	

Name:
Offeree
Date: