INVESTMENT AGREEMENT

Date: _____

This Investment Agreement is entered into between the Investor and ROCKHILL REAL ESTATE DEVELOPMENT LLC.

1. PARTIES

1. _____ (the "Investor"), holder of passport No. _____.
2. Rockhill Real Estate Development LLC, a limited liability company registered in the UAE under registration number 129397 (the "Developer").

2. RECITALS

The Investor agrees to provide the Investment Amount to the Developer on the terms set out in this Agreement.

3. DEFINITIONS

In this Agreement:

- AED or Dirham means the official currency of the UAE.
- Business Day means any day, other than Saturday or Sunday, on which banks in the UAE are open.
- Event of Default means any of the events specified in Clause 9.
- Completion Date means the date on which the Developer obtains the construction completion certificate.
- Project means the Rockhill Residence building located on Plot No. 2126 (Parcel ID: 104272126), with an area of 1,400.002 sq. m, Al Alia, Mid Sector, Ajman, UAE.
- SPA means the sale and purchase agreement referred to in Clause 6.
- Unit means a residential apartment forming part of the Project.

4. INVESTMENT AMOUNT

The Investor agrees to provide the Developer with the Investment Amount on the date of signing this Agreement for the acquisition of an apartment in the Project, which is managed by the Developer or its subsidiaries.

- Investment Amount: _____ AED
- Apartment Type / Unit: _____
- Unit Minimum net saleable area: _____ sq. meters

5. COMPLETION OF THE PROJECT

1. The Developer undertakes to complete the construction and hand over the Unit to the Investor in the first quarter of 2030.
2. Within 30 Business Days after completion, the Developer shall notify the Investor of the completion of construction.
3. The Developer may extend the Project completion period by a maximum of 12 months in accordance with UAE law.

6. SALE AND PURCHASE AGREEMENTS (SPA)

1. After registration of the Project with the Ajman Land Department:

- The Investor shall sign the sale and purchase agreement (SPA) in the Developer's standard form.

- The SPA shall confirm full payment of the Unit price.
- Upon signing the SPA, this Agreement shall be terminated.
- The Developer shall register the SPA with the Land Department, and the Investor shall receive the Oqood (a preliminary title document issued by the Land Department for a property under construction).
- After the Unit is completed and handed over, the Land Department shall issue the final Title Deed to the Investor.

7. NOTICES

All notices must be in writing and shall be deemed delivered:

- By hand - upon delivery.
- By post - three Business Days after posting.
- By fax - on the date of sending.

8. CONFIDENTIALITY

The Parties undertake not to disclose the terms of this Agreement to third parties, except:

- As required by law.
- To auditors, investors, and lawyers.

9. MISCELLANEOUS

1. The rights and obligations under this Agreement may not be assigned or transferred without the written consent of the other Party.
2. Any amendments to this Agreement must be made in writing.
3. Force majeure events (war, pandemic, natural disasters) shall release the Parties from liability for the period during which such circumstances continue.

10. GOVERNING LAW AND DISPUTE RESOLUTION

1. This Agreement shall be governed by the laws of the UAE.
2. All disputes shall be submitted to the courts of the Emirate of Ajman.

11. SIGNATURES OF THE PARTIES

Investor's Full Name: _____

Investor's Signature: _____

Email: _____

Contact details: _____

Address: _____

_____

ROCKHILL REAL ESTATE DEVELOPMENT LLC

Address: OFFICE F-10 - F14, City Life Al Khor Mall, UAE

Email: info@rockhill-dev.com