NORTHERNLAND

GRAND SAPPHIRE BLU FINANCING PROGRAM

In cooperation with İşbank

1. Program Overview

Northernland Construction Ltd. offers eligible property buyers the opportunity to purchase apartments through bank financing under special program terms.

Key features of the program:

- Minimum down payment: 35% of the contractual purchase price.
- Financing period: up to 10 years.
- Annual interest rates starting from 0%, subject to eligibility and the applicable financing terms.
- Choice of financing period based on the buyer's financial circumstances.
- Financing terms calculated individually for each eligible apartment.

2. Financing Terms

The applicable annual interest rate is assessed individually based on the following factors:

1. Amount of the down payment.
2. Selected financing period.

Important: A 0% annual interest rate is available only where the specific program criteria are met. It does not automatically apply to every property or financing period.

The applicable interest rate, monthly installment amounts and installment schedule are established through an individual financing calculation and remain subject to bank approval.

3. Application Procedure

Step 1. Property Selection

The buyer selects an apartment eligible for the program. The proposed financing structure and indicative repayment terms are discussed.

Step 2. Personalized Financing Assessment

Based on the property price, proposed down payment and selected financing period, an individual calculation is prepared covering:

- Proposed bank loan amount.
- Applicable annual interest rate.
- Financing period of up to 10 years.
- Estimated monthly installment and repayment schedule.
- Any applicable additional costs.

Step 3. Property Reservation

Once the buyer has received the individual calculation, including the down payment, proposed loan amount, interest rate, financing period and additional costs, the buyer may reserve the selected apartment by paying a reservation deposit.

If the bank formally rejects the buyer's loan application, the reservation deposit shall be refunded in full upon presentation of official written confirmation of the bank's rejection.

In all other circumstances, including the buyer's voluntary withdrawal from the purchase, the reservation deposit is non-refundable.

Step 4. Preparation and Submission of Bank Documents

The buyer prepares and submits the documents required for the bank's assessment of the loan application. The bank may request additional information or supporting documents.

Step 5. Bank Assessment and Decision

The bank reviews the application, verifies the supporting documents, assesses the buyer's financial standing and determines whether to approve the loan. Financing is available only upon the bank's approval.

Step 6. Down Payment

Upon bank approval, the buyer pays a down payment of at least 35% of the contractual purchase price to the Vendor, less the reservation deposit already paid. The deposit is credited toward the total down payment.

Step 7. Loan Agreement

Following approval, the buyer signs the loan agreement with the bank in accordance with the approved financing terms and repayment schedule.

4. Documents for Foreign Buyers

The following documents may be required for the preliminary loan application:

3. Valid passport or identity card.
4. Proof of residential address obtained in Northern Cyprus. (under the company assistance)
5. Proof of income: salaried employees may need salary documentation and certified translations into English or Turkish; business owners may need an accountant's confirmation of income, a current balance sheet and company documents.
6. Personal and/or corporate bank statements covering the previous six months.
7. Supporting documents for any additional income, such as rental agreements or bank statements.
8. Purchase and sale agreement for the property being acquired.
9. Title deed (Koçan), to be provided subsequently once issued.

5. Property Title and Continuing Loan Obligations

During construction, the signed purchase and sale agreement is the principal document evidencing the buyer's contractual rights to the property.

Following completion of construction and handover of the keys, once registration of the title deed (Koçan) becomes legally possible, a buyer whose bank loan remains outstanding undertakes to:

10. Register the title deed (Koçan) in their own name in accordance with applicable law.
11. Provide the bank with the documents required to confirm registration of ownership.
12. Continue making installments in accordance with the loan agreement and approved repayment schedule until all obligations to the bank have been fulfilled.

Registration of the title deed does not release the buyer from obligations under the existing loan agreement.

6. Important Program Conditions

- The maximum financing period is 10 years.
- The minimum down payment is 35% of the contractual purchase price.
- Annual interest rates start from 0% only for qualifying transactions; payment and financing period.
- Any applicable bank fees, processing charges and insurance costs must be disclosed separately to the buyer before the loan agreement is signed.