



Sayı : E-34221550-720-9443

Tarih: 26.09.2022

Konu : Bahreyn'de Faaliyet Gösteren Dolandırıcılık Oluşumu

**TÜM ODA VE BORSALARA  
(Genel Sekreterlik)**

İlgi : Ticaret Bakanlığı'nın 23.09.2022 tarihli ve 78451510 sayılı yazısı.

İlgide kayıtlı yazıda, Bahreyn Dışişleri Bakanlığı'ndan alındığı belirtilen örneği ekli Nota'ya atfen, Bahreyn'de faaliyet gösteren bir dolandırıcılık oluşumunun "Najibi Investment Company" ismini kullanarak yabancı şirketlerle iş akitleri ve ticari anlaşmalar imzaladığı belirtilmektedir. Adı geçen oluşumun akdetmiş olduğu sahte anlaşmalar Dışişleri Bakanlığı'nın ilgili yazısının ekinde iletilmiş olup ilişikte gönderilmektedir.

Bilgilerini ve Bahreyn'le iş yapan ilgili Odanız üyelerine duyurulmasını rica ederim.

Saygılarımla,

*e-imza*

Cengiz DELİBAŞ

Genel Sekreter V.

EK: Bahreyn\_de Faaliyet Gösteren Dolandırıcılık Oluşumu Sahte iş anlaşmaları (17 sayfa)





P.O. Box: 18, Building 487, Road 1010,  
Block 410, Manama, Bahrain

**BOARD APPROVAL AND RESOLUTION OF Najibi Investment**  
**TO DIX DEVELOPMENTS LLC**  
**DULY PASSED ON August 08, 2022**

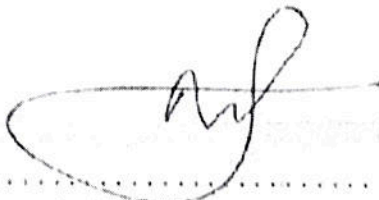
WHEREAS DIX Developments LLC has requested for this corporation an advance and loan in the amount of \$90,000,000.00 (Ninety Million Dollars)

AND

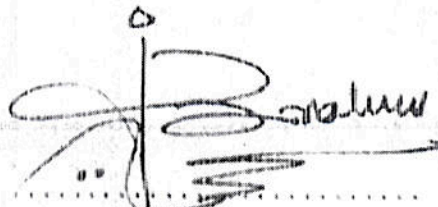
WHEREAS, Najibi Investment duly incorporated under the laws of the United Arab Emirates has sufficient financial resources to make such loan without causing prejudice to its growth or profitability, and that said loan is deemed reasonably secure and in the best interests of Najibi Investment, be it that Najibi Investment will issue a loan to the borrower in the amount of \$90,000,000.00 (Ninety Million Dollars) to be repaid within Ten (10) Years (One (1) Year Grace Period with interest of 4% annually, and that the borrower execute to Najibi Investment promissory notes evidencing said indebtedness, that the officers of this corporation are and each acting alone is, hereby authorized to do and perform any and all such act including execution of any and all document and certificates, as such officers shall deem necessary or advisable, to carry out the purposes and intent of the forgoing resolutions, that any actions taken by such officers prior to the date of the forgoing resolutions adopted hereby that are within the authority

conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this corporation.

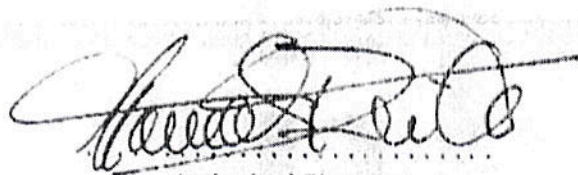
It is hereby certified by the undersigned that the foregoing resolution was duly passed by the Board of Directors of the above-named Company on this day August 08, 2022, in accordance with the Memorandum or By-Laws and Articles of Incorporation of the company and the laws by laws governing the Company and that the said resolution has duly been recorded and documented.



Authorized Signature  
Mohammed Monsour  
Managing Director  
Najibi Investment Company



Authorized Signature  
Ibrahim Shah  
Chief Finance Officer  
Najibi Investment Company



Authorized Signature  
Humaid bin Rashid Najibi  
CEO and Chairman of the Board  
Najibi Investment Company



**DATED: August 08, 2022**

**CONTRACT AGREEMENT BETWEEN**

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**NAJIBI INVESTMENT COMPANY**

**AND**

**DIX DEVELOPMENTS LLC**

This contract agreement is drafted and entered between the known investor Najibi Investment Company  
accepting to provide financing in favor of DIX Developments LLC.

Reference:  
\$90,000,000.00USD/LN-NAJ-K-918726

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**SUMMARY OF TERMS AND CONDITIONS**

**PRINCIPAL:** NAJIBI INVESTMENT COMPANY

**BENEFICIARY:** DIX DEVELOPMENTS LLC

**FACILITY TYPE:** LONG – TERM

**PROJECT AMOUNT:** \$90,000,000.00 (NINETY MILLION DOLLARS)

**PURPOSE:** EXPANSION

**TENURE:** TEN (10) YEARS

**GRACE PERIOD:** ONE (1) YEAR

**REPAYMENT:** On expiration of the contract tenure already stated.

**INTEREST RATE:** 4% ANNUALLY

|                 |   |
|-----------------|---|
| <b>BETWEEN:</b> | <p>A. <b>Najibi Investment Company</b> a corporation duly Registered in Bahrain, P.O. Box: 18, Building 487, Road 1010, Block 410, Manama, Bahrain.</p> <p>Hereinafter referred "NAJIBI"</p> <p>B. <b>DIX Developments LLC</b> incorporated in United States of America, 103 Commerce St, Suite 140, Lake Mary, FL 32746</p> <p>Hereinafter referred "DIX DEVELOPMENTS"</p> |
|-----------------|---|

Reference:  
\$90,000,000.00USD/LN-NAJ-K-918726

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## THE SECOND PART

IN CONSIDERATION of the financiers NAJIBI is providing finance in favor to the Beneficiary namely **DIX DEVELOPMENTS**, and both parties agree to keep, perform and fulfill the promises and conditions set out in this Agreement:

1. Principal Amount & Interest

NAJIBI is providing finance to the principal sum of \$90,000,000.00 (Ninety Million Dollars) in favor to DIX DEVELOPMENTS and the Beneficiary agrees to repay this principal amount to the financier, with interest payable on the paid principal at the rate of 4% (percent) fixed per annum, for TEN (10) YEARS calculated monthly, with a One (1) Year grace period.

2. Payment

This fund will be repaid in consecutive annual installments of interest and principal commencing from August, 2023 onwards with the balance then owing under this Agreement as indicated in Loan Amortization Schedule labelled SCHEDULE "A" attached with this agreement. DIX DEVELOPMENTS is not subjected to penalty for early payment before the end of the term.

3. Security

- 3.1. DIX DEVELOPMENTS's primary obligation is to protect investor capital while at the same time delivering consistent annual interest payments within a strategic risk management framework.
- 3.2. This finance is secured against the Special Purpose Vehicle (SPV) which is one of the assets of DIX DEVELOPMENTS with the Managers as the sole managing member of the SPV.

Reference:

\$90,000,000.00USD/LN-NAJ-K-918726

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3.3. A SPV company shall be incorporated and vested with all assets acquired with the pooled fund. This fund is assets backed and are secured by all the movable and fixed assets.

3.4. DIX DEVELOPMENTS agrees to secure Third Party Surety Bond Insurance from a service provider that will be nominated by NAJIBI to protect the investor principal within thirty (30) business days following the deposit by the Investor of the \$90,000,000.00 (Ninety Million Dollars).

4. Condition for Transfer of the Fund

4.1. The security vehicle known as (Special Purpose Vehicle) which is a collateral requirement for the fund will have to be set up.

4.2. A natural or juridical licensee appointed to perform a specific task of registering DIX DEVELOPMENTS documents for the Special Purpose Vehicle (SPV). The person is only authorized to represent DIX DEVELOPMENTS in setting up and registering the Special Purpose Vehicle, hereby refers to SPV registration and setup within UAE. The SPV ownership strictly belongs to DIX DEVELOPMENTS which the 100% shareholding and directorship to be held by DIX DEVELOPMENTS entirely.

4.3. DIX DEVELOPMENTS is obligated to deposit by wire transfer with the natural or juridical licensee person upon recommendation by NAJIBI for the SPV registration. The amount for the SPV registration is \$25,800.00 (Twenty-Five Thousand Eight Hundred Dollars).

5. Closing

DIX DEVELOPMENTS will be available on an agreed date for an electronic closing and to provide further required information needed to set up the SPV and sign the final documents for funding.

Reference:  
\$90,000,000.00USD/LN-NAJ-K-918726

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Subsequent to funding, DIX DEVELOPMENTS will also meet its cost leading up to the physical meeting on the later date which will be agreed on by both parties such as visa, hotel, transport, feeding etc.

**Step 1.** NAJIBI and DIX DEVELOPMENTS will proceed to have the electronic signing of the agreement.

**Step 2.** Both parties will agree on a date for a final tele-conference meeting.

**Step 3.** Upon closing, DIX DEVELOPMENTS will be provided with the natural or judicial licensee appointed NAJIBI executive for the payment of the agreed SPV fee stipulated in this agreement.

**Step 4.** NAJIBI and DIX DEVELOPMENTS will proceed to have the official signing of the agreement.

**Step 5.** DIX DEVELOPMENTS would be required to make available its receivable accounts details for the transfer of the \$90,000,000.00 ( Ninety Million Dollars).

**Step 6.** E-mail from the Central Bank of UAE approving the transfer to be made into a(n) DIX DEVELOPMENTS account will be sent. (Note; The CBUAE will communicate with both parties via e-mail OR telephone)

**Step 7.** Wire confirmation of the transfer from NAJIBI will be sent to DIX DEVELOPMENTS. It takes 1-3 banking days to receive confirmation of the money.

**Note:** The transfer will be done in Dollars and in one (01) tranche(s) of \$90,000,000.00 ( Ninety Million Dollars) over working hours.



Reference:

\$90,000,000.00USD/LN-NAJ-K-918726

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6. Penalty Clause

If DIX DEVELOPMENTS fails to adhere to the terms of this contract scheduled payment on the Loan amortization, DIX DEVELOPMENTS is to pay a penalty fee of \$300,000.00 (USD Three Hundred Thousand Dollars) in addition to the interest. If NAJIBI fails to advance with the loan payment after both the SPV has been registered and approval given by the Central Bank of UAE for the transfer to be done, NAJIBI is to pay a penalty fee no later than 60 days to DIX DEVELOPMENTS, the total sum of \$500,000.00 (USD Five Hundred Thousand Dollars).

7. Conversion to a Private Equity Fund

Under this provision DIX DEVELOPMENTS may propose to amalgamate the NAJIBI funds to a private equity under the SPV to be structured at the end of the contract term in August, 2032, if DIX DEVELOPMENTS cannot repay the loan principal.

8. Termination of the Investment Agreement

- 8.1. Notwithstanding anything to the contrary in this Agreement, if the Borrower, hereby refers to the Beneficiary defaults in the performance of any obligation under this Agreement, then the Lender, hereby refers to the Financier may declare the principal amount owing and interest due under this Agreement at that time to be immediately due and payable with borrower allowed to file notice for a 60 day interest accruing.
- 8.2. If the Borrower defaults in any payment as required under this Agreement's Loan Amortization Schedule, which herein defined as a payment exceeding more than Forty (40) days of the date specified by the written notice sent by the Lender, the Security will be immediately provided to an mutually agreed upon third party to facilitate a Debt to Equity Swap for the Lender equivalent to all outstanding loan and interest payments. The 40 days would be for unforeseen circumstances that are totally beyond the control of DIX DEVELOPMENTS and which directly or indirectly affect DIX DEVELOPMENTS activities.

Reference:  
S90,000,000.00USD/LN-NAJ-K-918726

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9. Governing Law

This Agreement will be constructed in accordance with United Arab Emirates law regulating banker and customer relationship for dispute settlement (Arbitration Law).

10. Dispute Resolution

10.1. Arbitration is the final dispute resolution mechanism.

10.2. The Arbitration panel shall consist of three arbitrators, DIX DEVELOPMENTS shall appoint one arbitrator, NAJIBI shall also appoint one arbitrator. The third arbitrator who shall be the presiding arbitrator shall be jointly appointed by the other two arbitrators.

10.3. Where the parties are unable to appoint an arbitrator(s) within Ten (10) business days of the service of a notice of dispute the President Chartered Institute of Arbitrators, UAE shall suggest arbitrators to the concerned parties who has the right to select from the list, where it the parties decides otherwise, it shall be given an extra (15) working days to do so. Where the arbitrators are unable to appoint the third arbitrator, the Presiding arbitrator shall be appointed by the President of the Chartered Institute of Arbitrators, UAE.

10.4. The decision of the arbitrator shall be final, binding and enforceable in any court of competent jurisdiction. The arbitrators shall have no power to consider or award punitive or exemplary damages or damages at all.

10.5. The parties shall bear their respective costs for the arbitration.

11. Venue

United Arab Emirates.

Reference:  
\$90,000,000.00USD/LN-NAJ-K-918726

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12. Language of the arbitration panel

It shall be English.

13. Exit Clause

DIX DEVELOPMENTS is at liberty to exit from this "agreement" which is agreeable. Upon such exit, DIX DEVELOPMENTS will not be obligated to make any prepayment penalties at any time during the Ten (10) Years term and any interest owing will be calculated and paid pro-rata up to the early pay-off date.

14. Force Majeure

These are unforeseen circumstances that are totally beyond the control of DIX DEVELOPMENTS and which directly or indirectly affect DIX DEVELOPMENTS activities in United States of America that affect its cash flow and therefore unable to meet the facility repayment plan. Where any of this occurs, DIX DEVELOPMENTS shall not be held liable in any way for failure to meet its financial commitment under this agreement. The circumstances referred to include but are not limited to the following; Civil unrest of any kind, War, Change of Federal or State Government, Change of Government Policies, Amendment of Agency or Regulating laws, Withdrawal of License or Approval or any Natural Disasters.

15. Waiver

No failure or delay by the parties in exercising any right, power or privilege in this agreement shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

16. Assignment

DIX DEVELOPMENTS is at liberty to assign, transfer, and dispose its rights and interests in this agreement to a third party.

Reference:  
S90,000,000.00USD/LN-NAJ-K-918726

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17. Variation

It is expressly and unequivocally agreed that the terms and conditions herein shall not be varied, altered and or modified except with the mutual consent of the parties.

18. Counterparts

This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument.

19. Binding Effect

All rights and liabilities of the parties hereto shall extend to and bind the respective heirs, legal representatives and successors.

20. Severability

The clauses and paragraphs contained in this Agreement are intended to be read and construed independently of each other. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties intent that such provision be reduced in scope by the court only to the extent deemed necessary by the court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected impaired or invalidated as a result.

21. General Provisions

Heading are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular means and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

22. Expiration

This agreement will be signed and returned on or before August 12, 2022.

Reference:  
\$90,000,000.00USD/LN-NAJ-K-918726

23. Next Steps

The intention from our side is to make progress toward full documentation as quickly as is reasonable by submitting the provided copies of the beneficiary certificates.

24. Entire Agreement

This Agreement constitutes the entire agreement between the parties and there are no further items or provision, either oral or otherwise.

|  |  |
|--|--|
| on behalf of<br><b>Najibi Investment Company</b> | on behalf of<br><b>DIX Developments LLC</b>  |
| Humaid bin Rashid Najibi<br>CEO and Chairman.    | .....<br>Signatory Name<br>.....<br>Position |

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**LOAN AMORTIZATION SCHEDULE**

**Schedule "A" of Business Loan Agreement**

**LOAN REPAYMENT PLAN**

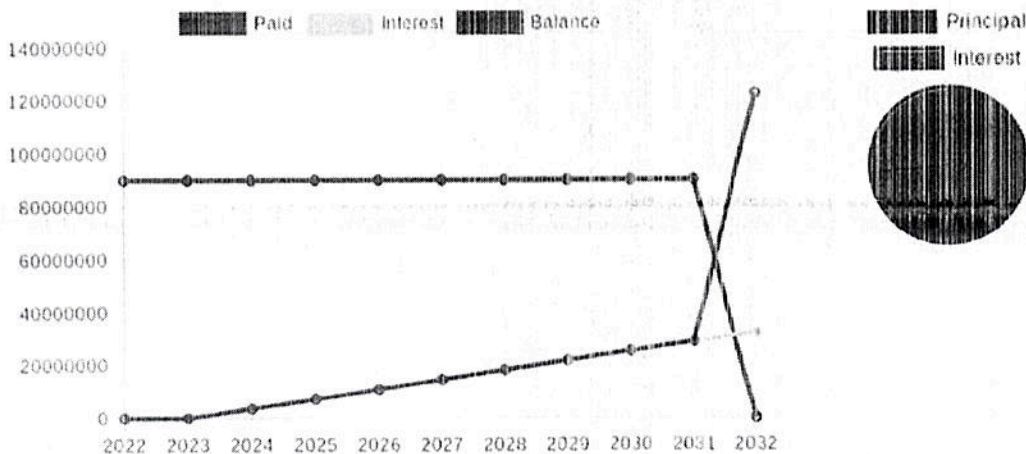
Loan amount: USD 90,000,000.00; APR: 4% ; Period of: 10 Years; Grace period: 12 months

**LOAN TERMS**

|                      |                   |
|----------------------|-------------------|
| Loan Amount (\$)     | USD 90,000,000.00 |
| Annual Interest Rate | 4.0%              |
| Loan Period of Years | 10                |
| Grace period         | 12 Months         |
| Payment Type         | End of Year       |
| First Payment Date   | 15 Aug 2024       |
| Start Of Loan Date   | 15 Aug 2022       |

**RESULT AND SUMMARY**

|                               |                   |
|-------------------------------|-------------------|
| Pay Off Date                  | 15 Aug 2032       |
| Scheduled Number of Payments  | 9                 |
| Total Scheduled Payments (\$) | \$ 122,400,000.00 |
| Total Interest (\$)           | \$ 32,400,000.00  |
| Yearly Payment Amount (\$)    | \$ 3,600,000.00   |
| Estimated Saved Interest (\$) | N/A               |



Schedule of Payments

| Year                       | Date              | Payment             | Interest            | Principal   | Balance              |
|----------------------------|-------------------|---------------------|---------------------|-------------|----------------------|
| Month 1                    | 2022-08-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 2                    | 2022-09-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 3                    | 2022-10-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 4                    | 2022-11-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 5                    | 2022-12-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 6                    | 2023-01-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 7                    | 2023-02-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 8                    | 2023-03-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 9                    | 2023-04-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 10                   | 2023-05-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 11                   | 2023-06-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| Month 12                   | 2023-07-15        | 0.00                | 0.00                | 0.00        | 90,000,000.00        |
| <b>Grace Period [2023]</b> | <b>2023-07-15</b> | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b> | <b>90,000,000.00</b> |
| <b>Year 1 end</b>          |                   |                     |                     |             |                      |
| Month 13                   | 2023-08-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 14                   | 2023-09-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 15                   | 2023-10-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 16                   | 2023-11-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 17                   | 2023-12-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 18                   | 2024-01-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 19                   | 2024-02-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 20                   | 2024-03-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 21                   | 2024-04-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 22                   | 2024-05-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 23                   | 2024-06-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 24                   | 2024-07-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| <b>Year [2024]</b>         | <b>2024-07-15</b> | <b>3,600,000.00</b> | <b>3,600,000.00</b> | <b>0.00</b> | <b>90,000,000.00</b> |
| <b>Year 2 end</b>          |                   |                     |                     |             |                      |
| Month 25                   | 2024-08-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 26                   | 2024-09-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 27                   | 2024-10-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 28                   | 2024-11-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 29                   | 2024-12-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 30                   | 2025-01-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 31                   | 2025-02-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 32                   | 2025-03-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 33                   | 2025-04-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 34                   | 2025-05-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 35                   | 2025-06-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |
| Month 36                   | 2025-07-15        | 300,000.00          | 300,000.00          | 0.00        | 90,000,000.00        |

| Year        | Date       | Payment      | Interest     | Principal | Balance       |
|-------------|------------|--------------|--------------|-----------|---------------|
| Year [2025] | 2025-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
|             | Year 3 end |              |              |           |               |
| Month 37    | 2025-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 38    | 2025-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 39    | 2025-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 40    | 2025-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 41    | 2025-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 42    | 2026-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 43    | 2026-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 44    | 2026-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 45    | 2026-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 46    | 2026-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 47    | 2026-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 48    | 2026-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year [2026] | 2026-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
|             | Year 4 end |              |              |           |               |
| Month 49    | 2026-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 50    | 2026-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 51    | 2026-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 52    | 2026-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 53    | 2026-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 54    | 2027-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 55    | 2027-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 56    | 2027-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 57    | 2027-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 58    | 2027-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 59    | 2027-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 60    | 2027-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year [2027] | 2027-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
|             | Year 5 end |              |              |           |               |
| Month 61    | 2027-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 62    | 2027-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 63    | 2027-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 64    | 2027-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 65    | 2027-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 66    | 2028-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 67    | 2028-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 68    | 2028-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 69    | 2028-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 70    | 2028-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 71    | 2028-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 72    | 2028-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year [2028] | 2028-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |



| Year        | Date       | Payment      | Interest     | Principal | Balance       |
|-------------|------------|--------------|--------------|-----------|---------------|
| Year (2029) | 2029-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
| Month 73    | 2028-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 74    | 2028-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 75    | 2028-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 76    | 2028-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 77    | 2028-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 78    | 2029-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 79    | 2029-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 80    | 2029-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 81    | 2029-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 82    | 2029-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 83    | 2029-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 84    | 2029-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year (2029) | 2029-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
| Month 85    | 2029-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 86    | 2029-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 87    | 2029-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 88    | 2029-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 89    | 2029-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 90    | 2030-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 91    | 2030-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 92    | 2030-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 93    | 2030-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 94    | 2030-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 95    | 2030-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 96    | 2030-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year (2030) | 2030-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |
| Month 97    | 2030-08-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 98    | 2030-09-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 99    | 2030-10-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 100   | 2030-11-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 101   | 2030-12-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 102   | 2031-01-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 103   | 2031-02-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 104   | 2031-03-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 105   | 2031-04-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 106   | 2031-05-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 107   | 2031-06-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Month 108   | 2031-07-15 | 300,000.00   | 300,000.00   | 0.00      | 90,000,000.00 |
| Year (2031) | 2031-07-15 | 3,600,000.00 | 3,600,000.00 | 0.00      | 90,000,000.00 |

| Year               | Date              | Payment              | Interest            | Principal            | Balance       |
|--------------------|-------------------|----------------------|---------------------|----------------------|---------------|
| Month 109          | 2031-08-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 110          | 2031-09-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 111          | 2031-10-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 112          | 2031-11-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 113          | 2031-12-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 114          | 2032-01-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 115          | 2032-02-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 116          | 2032-03-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 117          | 2032-04-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 118          | 2032-05-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 119          | 2032-06-15        | 300,000.00           | 300,000.00          | 0.00                 | 90,000,000.00 |
| Month 120          | 2032-07-15        | 90,300,000.00        | 300,000.00          | 90,000,000.00        | 0.00          |
| <b>Year [2032]</b> | <b>2032-07-15</b> | <b>93,600,000.00</b> | <b>3,600,000.00</b> | <b>90,000,000.00</b> | <b>0.00</b>   |
| <b>Year 10 end</b> |                   |                      |                     |                      |               |

Company name: DIX Developments LLC

Registered Address: 103 Commerce St, Suite 140, Lake Mary, FL 32746

