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Global Property Investment Setup – Di-VE\$ for Luxury Living

Members and Non-Members | Open Market Program

Di-VE\$ Elite Member Property Privileges

Di-VE\$ Elite Members shall enjoy exclusive access to premium property investment opportunities combined with luxury lifestyle benefits available only within the Di-VE\$ Global Ecosystem.

1. Access to Di-VE\$ Global Luxury Properties

Di-VE\$ Elite Members may redeem their accumulated **Di-VE\$ Credits** for eligible accommodations and hospitality services across **Di-VE\$ Global Luxury Properties**, including luxury residences, hotels, resorts, villas, and future hospitality developments owned, operated, or managed by the Di-VE\$ Global Ecosystem.

2. Lease-to-Own Program

Di-VE\$ Elite Members may lease eligible luxury properties with the option to acquire ownership. Accumulated **Di-VE\$ Credits** may be applied toward the payment of monthly lease obligations, subject to the terms and conditions of the Di-VE\$ Lease-to-Own Program.

3. Di-VE\$ Lease Passive Income Program

Members may participate in a professionally managed lease investment structure designed to generate recurring passive income while preserving long-term capital appreciation. The program is designed to provide Members with a professionally managed passive income investment while Di-VE\$ oversees the day-to-day operations of the property, globally.

a. Investment Ownership and Lease Income Structure

- **40% Initial Equity Investment** – Investor(s) shall contribute an initial equity investment equivalent to **40% of the purchase price of the property**. The investment may be funded by a single investor or co-investors.
- **60% Lease Participation** based on **Net Lease Income**. Where there are **co-investors**, their respective entitlement to the Net Lease Income shall be allocated **proportionately according to their ownership interest**, unless otherwise agreed by the co-investors.



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b. Investment Exit Opportunity

Beginning from the **Property Turnover Date**, investor(s) may elect to offer their property for resale through the **Di-VE\$ Property Resale Program**.

The program shall target a **minimum resale value equivalent to a 15% annual capital appreciation**, up to **60% above the original purchase price** by the end of the fourth (4th) year, or the **prevailing market value, whichever is higher**, subject to buyer negotiations, prevailing market conditions, and the terms of the Property Management Agreement.

c. Exclusive Privilege to Members

Elite Members with a **cumulative property investment of USD 2,000,000** shall receive **30 complimentary nights per calendar year** at **Di-VE\$ Global Luxury Properties**- subject to the program's terms and reservation policies.

Non-Member Investment Program Open Market Investors

The Open Market Investment Program is designed for non-member investors seeking passive income through professionally managed luxury real estate. To maintain the premium standards of Di-VE\$ Global Luxury Residences, every participating property shall be professionally furnished, equipped, branded, and prepared for leasing by Di-VE\$. The furnishing, interior fit-out, tenant acquisition, lease administration, marketing, and property management shall be handled exclusively by Di-VE\$, allowing investors to enjoy a fully managed investment experience without the day-to-day responsibilities of property ownership.

1. Exclusive Property Management Agreement

All participating properties shall be covered by a **minimum five (5)-year Exclusive Property Management Agreement**.

Di-VE\$ shall be responsible for:

- Professional furnishing and interior fit-out
- Property branding and presentation
- Tenant sourcing and lease administration
- Property management and maintenance coordination



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- Occupancy management
- Financial reporting
- Resale marketing assistance

2. Monthly Net Lease Income Distribution

- a. Investors shall receive **80% of the Net Lease Income**, distributed **monthly**, in accordance with the Property Management Agreement.
- b. Di-VE\$ Property Management shall receive **20% of the Net Lease Income** as its management fee for providing professional furnishing, leasing, property operations, maintenance coordination, marketing, tenant management, and related property management services.
 - **Exclusive Platform Access:** As an exclusive value-added service, all investment properties shall be marketed and leased through the **Tripp Exclusive Lease Platform**, a dedicated leasing platform featuring only properties acquired through the **Di-VE\$ Property Investment Program**. Independently owned properties outside the Di-VE\$ Property Investment Program shall not be accepted or listed on the platform.
 - **Consumable Di-VE\$ Credits:** Qualified lessees shall receive **Di-VE\$ Credits** as cashback based on their monthly lease payments. These **Di-VE\$ Credits** may be redeemed across the Di-VE\$ Ecosystem for eligible transportation services, hospitality, dining, lifestyle merchants, essential goods, luxury retail, and other participating products and services. This value-added benefit enhances the overall leasing experience by effectively reducing the lessee's cost of living while preserving the property's rental value.

3. Resale Services

Should an investor decide to sell the property during or after the management period, Di-VE\$ shall have the exclusive right to market and facilitate the resale of the property, subject to the terms of the Property Management Agreement.

Disclaimer

All programs, benefits, investment structures, privileges, incentives, and other provisions described herein are subject to applicable laws, regulatory requirements, final documentation, and the execution of definitive agreements. Di-VE\$ reserves the right to modify, amend,



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suspend, or discontinue any program, benefit, or feature at its sole discretion as may be necessary to respond to business, legal, regulatory, or market conditions.

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