

FREE CHECKLIST · FOR BUYERS PAYING WITH CRYPTO

Crypto to keys. *What to prepare before you pay.*

For buying Trump Tower Dubai, or any Dubai property, with Bitcoin, Ether, USDT or USDC. Tick each line before the payment instruction arrives; a complete file is accepted quickly, a gap stalls the purchase.

Why the paperwork matters. In the UAE, property deals paid in virtual assets, or with money converted from them, must be reported to the financial intelligence unit whatever the amount (Ministry of Economy circular 05/2022). The developer and its payment provider will ask where your crypto came from, and they will want the trail in writing.

01 Identity

- ☐ Passport, valid for at least six more months.
- ☐ Emirates ID, CNIC or iqama, if you hold one.
- ☐ Proof of address from the last three months: a utility bill or a bank statement.

02 Where you bought the crypto

- ☐ Exchange account statements in your name showing each purchase: date, amount and price.
- ☐ Proof the exchange verified you: the identity-check confirmation email, or a screenshot of your verified account.
- ☐ Peer-to-peer purchases: who you bought from, and the bank transfer for each trade.

03 The trail to the wallet you will pay from

- ☐ The wallet address or addresses you will pay from.
- ☐ Withdrawal records from the exchange to that wallet.
- ☐ Transaction hashes for any moves between your own wallets.
- ☐ Coins held since the early years: dated evidence such as old exchange emails, statements or block-explorer links.

04 The money behind the coins

- ☐ Bank statements or salary slips showing the money that bought the crypto.
- ☐ Business income: the accounts or tax returns that show it.
- ☐ Mining or staking: records of the rewards, and of the equipment or validator.
- ☐ A simple table of your buys and sells: date, coin, amount and price.

05 Tax and the rules where you live

- ☐ Tax filings in the country where you are tax-resident that show the holdings or gains, where they apply.
- ☐ Living in Pakistan: use providers licensed by PVARA under the Virtual Assets Act 2026, and take advice on foreign-exchange and tax rules before you move value abroad. We can introduce a lawyer.
- ☐ Living elsewhere: the rules of your country of residence apply. Ask your tax adviser before you sell or send.

06 On the day you pay

- ☐ The payment instruction comes only from the developer's documents. We confirm it with Dar Global by phone before you send.
- ☐ Copy the wallet address from that document, never from a chat or your transaction history.
- ☐ Check that the network matches the instruction. The same coin sent on the wrong network can be lost.
- ☐ Check the dirham amount and the rate before you confirm; the rate is fixed when you pay.
- ☐ Keep the transaction hash, and ask for the receipt in dirhams.
- ☐ Ask whether the 4% Dubai Land Department fee must be paid in dirhams.

What can stall *or stop a payment*

- Coins that passed through mixers or other privacy tools.
- Cash or peer-to-peer trades with no record.
- Exchanges that never verified your identity.
- Wallets you cannot show are yours.
- Funds linked to sanctioned addresses or people.

Our part. Royal Prince Real Estate arranges the purchase as a contracted sales partner of Dar Global, at no fee to you. We confirm the crypto route for your unit in writing, prepare this file with you and check every payment instruction by phone.

What we never do. Receive, hold, swap or convert crypto; send a wallet address, payment link or bank details by message; or ask you to pay into a personal wallet or account. If anyone does, even using our name, stop and call +92 300 269 7992.

Talk it through

WhatsApp +92 300 269 7992 · faheem@rpre.pk · In English, Urdu or Arabic

The calculator and the payment route: royalprince.realestate/answers/buy-dubai-property-with-crypto

General information, October 2026; not legal, tax or investment advice. Crypto prices are volatile. Trump Tower Dubai's acceptance of crypto was announced by Dar Global and the Trump Organization in 2025; accepted coins, payment terms and any conversion cost are set by the developer and its payment provider and confirmed in writing before you pay. Royal Prince Real Estate does not provide virtual-asset services.