

## Script one for Black Cactus

**Note : If possible in every scene the background changes for better visual appeal. The person sits in the same talking head format.**

Speak in a moderate pace

| Scene   | Lines   |
|---|---|
| <p>A well suited man with a neck tie drops a bunch of keys on the desk.</p> <p>Talk in an urgency or enticing tone.</p> <p># Please emphasis on the words “tax free”</p> <p>#Editor please display numerical text on the screen in bold colorful font</p> | <p>You don't wanna miss investing in Dubai real estate.</p> <p>The reason!</p> <p>In Manchester you need a gross yield of 10% just to match the net cash flow of a standard 6% yield in Dubai Marina. While Dubai Investments Park is hitting 9.36% and Dubai Silicon Oasis is at 8.09% <b><u>tax free</u></b>.</p> |
| <p>The man takes out his glasses and puts them on his face.</p> <p>Talk in a sarcastic humour</p> <p>#Editor please display numerical text on the screen in bold colorful font</p>  | <p>The 24% CGST on residential property in UK. Can I ask who you are working for bro? You've been loyal wipes for years. Now is the chance to wipe your own with the win win cash. Because no matter the tax you pay as HMRC on Dubai property, you save a lot more.</p>  |
| <p>The man tightens his neck tie and talks in a friendly tone</p>   | <p>Hi I'm Bilal, a licensed RERA agent. Our agency xYz, will make sure you are properly covered in a profitable deal.</p>   |
| <p>#editor please add voiceover text and Call to Action Text on screen</p>  | <p>Call to action - DM me CALC and I'll send you my ROI comparison sheet.</p>   |
| <p>#editor please add voice over text on screen And add a link to your page in the comments. Agency CTA page in the link.</p>   | <p>Click the link in the comments to know more about XYZ UAE</p>  |

## **Script 2**

Speak at a moderate pace

| Scene  | Lines   |
|--|---|
| A man well suited puts a large chunk of file on the desk<br>Please speak in a concerned and critical tone.   | Are you smeared by Red tapism and court dates regarding your property rights  |
| The man speaks with gestures and points at his watch.  | As of late 2025 to repossess a property in the UK will take up to 27.4 weeks or in some cases a year.<br>Suppose your tenant ignores you by refusing to pay rent. That's a long list of Sundays you gonna have to sit at home blasting your brain cells probably piling some medications too. |
| Speak with a sarcasm tone  | Habibi in Dubai your tenant refuses to pay, you know what they do to thieves here right?<br><br>Our law evicts them 4 times faster than the UK.   |
| The man adjusts his tie  | So why not invest at a place like Dubai where your assets make you rich rather than drain the life out of you.  |
| #Editor please add some AI beach and on site construction clips.<br><br>#Editor please also add voiceover text and Call to Action Text on screen. Agency website page in the link. | Call to action - Call us now at 2344 or click at the link in the comments. We are waiting to guide you to a perfect deal.   |

### Script three

Please talk at moderate pace

| Scene  | Lines   |
|--|---|
| Speak in an excited mood<br><br>#Editor please add a sound effect at the end of the line that validates the speaker's excitement.  | I'm sure you've heard about “The Dubai Master Plan 2040” , The one that'll make you earn more than anywhere else in the world.<br><br>Yes this is about investing in Dubai real estate.   |
| Break the tone into a tensed serious voice   | But here is the constraint : Prime land is finite   |
| Get back to speak in an excited voice<br><br>Make a mind blowing gesture when he says the second line about two million new residents<br><br># Editor please add numbers 3.6 & 5.8 in color highlights on the screen | Don't worry, the good news is, the Dubai Master Plan has a very specific target to push the population from 3.6 million to 5.8 million.<br><br>Do the math, over two million residents needing homes, schools, offices, shopping malls, hospitals, warehouses |
| Speak in a reassuring tone.<br><br>The man spreads his hands away from each other.<br><br># Editor please add visuals of Dubai South and the islands.  | We'll get you to buy in the right corridor now- Dubai South, the islands. You'll get the stake in the fastest growing city.   |
| #Editor please add voiceover text on screen and Call to Action Text on screen.<br><br>#Also add the link to your page in the comments.   | Call to action - Why wait till the pie has been sliced between competitors. Secure your piece with us, call 0982 and get in touch with our executives at XYZ(name of agency) now.<br><br>-)<br>For more info you can connect to us by                         |

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|  | <p>clicking on the link in the comments.</p> <p>We are here to help you make your best deal.</p> |
|--|--|