

SOBHA

REALTY

Ref No. THE MANSION EDITION REAL ESTATE L.L.C

December 11, 2025

THE MANSION EDITION REAL ESTATE L.L.C

B198 EMPIRE HEIGHTS TOWER A
BUSINESS BAY
Dubai United Arab Emirates

Subject: Real Estate Brokerage Agreement ("Agreement")

Reference: "Sobha Hartland" a mixed-use community located at Mohammed Bin Rashid Al Maktoum City, Dubai, UAE, and various projects that are being developed by Sobha LLC within the UAE ("Development")

Dear Broker,

We thank you for sending us the original signed copies of the Agreement to provide real estate brokerage services to Sobha LLC for the purpose of marketing and selling Units to the Prospective Purchasers located within the Development.

We are pleased to handover a duly executed original Agreement, for your kind reference and records.

We are looking forward to a successful mutually beneficial business relationship in regard to the Development.
Thanking you,

Yours sincerely,

For **Sobha LLC**

Original Agreement Received

Signed by:

Ashish Parakh

55CDA2BF9EE54FA...

Authorized Signature

THE MANSION EDITION REAL ESTATE L.L.C

Signed by:



Date:

Enclosure:

Real Estate Brokerage Agreement (1 Original Set).

SOBHA LLC

PO BOX: 125250, SOBHA SAPPHIRE, BUSINESS BAY, DUBAI, UNITED ARAB EMIRATES

TEL: +971 4 423 8064 FAX: +971 4 368 7852

www.sobharealty.com

SOBHA

REALTY

Date: December 11, 2025

THE MANSION EDITION REAL ESTATE L.L.C

P.O. Box: 79998
Dubai United Arab Emirates

Subject: Issuance of No Objection Certificate pursuant to RERA Circular No. 8 of 2016 for marketing and selling commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) in all existing and future projects developed by Sobha LLC – (Developer ID: 966) in "Sobha Hartland" a mixed-use Master Community, located in Mohammed Bin Rashid Al Maktoum City, Dubai, UAE and/or any other projects that are being developed by Sobha LLC in the United Arab Emirates ("Development").

Reference: Your request dated 11 December 2025

Dear Sir,

Pursuant to your above referred request, we, Sobha LLC (**the "Company"**) master developer of the Development, holding (Developer ID: 966), hereby issuing this No Objection Certificate ("**NOC**") addressing to the Real Estate Regulatory Authority ("**RERA**") (enclosed herewith), in order to enable you to place advertisement in any platforms including hoardings, print, electronic and social media with respect to the commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) in the above referred Development, subject to you strictly follow the below terms and conditions, failing which this NOC shall be considered null and void with immediate effect from the date of your default:

1. The advertisements should only be with respect to the commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) situated in the Development allocated for selling and you shall ensure to furnish accurate details of the same.
2. You shall use only such marketing materials which are approved and provided to you by us for advertisement ("Publications") with respect to the Development.
3. No amendments and/or corrections in the Publications shall be made by you or any third party on your behalf, without obtaining our prior written consent.
4. You shall obtain all necessary approvals from concerned local authorities including RERA for the compliance by paying the required fee and cost without any obligation or liability upon us.
5. You shall not utilize any of the Company's trademarks, trade names, logos, brands and the like for your individual / personal benefits thus promoting your firm/agency in the market, as you are not the exclusive agents/brokers for the Development.
6. No license is granted or implied to you by this NOC in respect of any intellectual property rights to which the Company may be entitled.
7. This NOC shall not extend to any road shows, sales trip or exhibitions for which separate written permission from us shall be obtained.
8. Powers stated in this NOC are limited to you and sub-delegation of any such powers by you to the sub-brokers/agents shall be null and void and not permitted by the Company.
9. Further, you shall hold us harmless and fully indemnify and keep us indemnified from and against all claims, losses, expenses, costs (including legal costs on a full indemnity basis), actions, demands or damage arising out of any non-compliance of the statutory requirements or any breach to the terms of this NOC and the Real Estate Brokerage Agreement dated December 5, 2025 entered between us.

Yours Sincerely,

Signed by:

Ashish Parakh

For **Sobha LLC**
(Authorised Signatory)

Accepted by:

Broker

Signed by:



SOBHA LLC

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REALTY

Date: December 11, 2025

Real Estate Regulatory Agency

Dubai Land Department

PO Box

Dubai, United Arab Emirates

Subject: Issuance of No Objection Certificate pursuant to RERA Circular No. 8 of 2016 for marketing and selling commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) in all existing and future projects developed by Sobha LLC – (Developer ID: 966) in "Sobha Hartland" a mixed-use Master Community, located in Mohammed Bin Rashid Al Maktoum City, Dubai, UAE and/or any other projects that are being developed by Sobha LLC in the United Arab Emirates ("Development").

Dear Sir/Madam,

We have entered into a "non-exclusive" Real Estate Brokerage Agreement dated December 5, 2025 ("**Agreement**") with THE MANSION EDITION REAL ESTATE L.L.C having its RERA Registration number 56437 Dubai United Arab Emirates ("**Broker**"), as may be amended from time to time.

With reference to the above referred Circular issued by RERA in relation to the requirement for Real Estate Brokers to obtain Real Estate Announcement Permits, we hereby confirm that we have no objection to the Broker in marketing and selling commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) in the above referred Development for the duration of the term of the Agreement, for which the Broker has been appointed. We hereby authorize the Broker to use all approved marketing and advertising medium and to furnish accurate details of the commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) located in the Development, provided that the Broker adheres to the terms and conditions set out in the Agreement, comply with the directions and marketing guidelines as communicated to the Broker from time to time and all applicable legal requirements.

This No Objection Certificate is issued at the specific request of the Broker to comply with the requirements of above Circular and it shall be valid for the duration of the term of the Agreement. The Broker shall comply with the terms and conditions of the Agreement and the Broker shall bear all costs and expenses incurred by it in performing marketing services for the commercial and residential units, villas, town houses, plot(s) and/or sub plot(s) located in the Development.

We accept no liability whatsoever for any non-compliance to the above Circular by the Broker.

Yours sincerely,

For **Sobha LLC**

Signed by:

Ashish Parakh

55CDA2BF9EE54FA...

Authorized Signatory

Signed by:



SOBHA LLC

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