

Date: **December 11, 2025**

THE MANSION EDITION REAL ESTATE L.L.C

B198, EMPIRE HEIGHTS TOWER A, , BUSINESS BAY, Dubai, United Arab Emirates. P.O. Box: 79998

Subject: No Objection Certificate for providing sales and marketing facilitation services to Sobha LLC for the project located within the Development which is being developed by the JV Company.

Reference: Sales and Marketing Facilitation Agreement executed between Sobha LLC and you as the "Service Provider" dated **December 5, 2025** (the "**Agreement**")

Dear Sir,

We, Sobha LLC as a part of expansion of our development activities within UAE, an affiliate company of the Sobha LLC has entered into a joint venture agreement to create a joint venture company namely "**Sobha UAQ Properties L.L.C**" in the Emirate of Umm Al Quwain, UAE (the "**JV Company**") to undertake development of the project, which is located in "**Downtown Umm Al Quwain**", UAE ("**Development**"). Accordingly, Sobha LLC has been appointed exclusively by the JV Company to provide sales and marketing facilitation services.

Therefore, we as the Sobha LLC to facilitate the services, hereby issuing this No Objection Certificate ("**NOC**") to you as the Service Provider, in order to enable you to place advertisement in any platforms including hoardings, print, electronic and social media with respect to the commercial or residential unit, town house, villa, and/or plot ("**Unit(s)**") located in the Development, subject to you strictly follow the below terms and conditions as referred in the Agreement, 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 Unit(s) forming part of the Development that are/is allocated for selling and marketing 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 and confirmations from concerned local authorities for compliance by paying the required fee and cost without any obligation or liability upon us.
5. You shall not utilize any of the Sobha LLC's/JV Company's trademarks, trade names, logos, brands and the like for your individual/personal benefits thus promoting your

SOBHA LLC

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

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firm/agency in the market, as you are not the exclusive agents/ service providers 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 Sobha LLC may be entitled.
7. This NOC shall not extend to any road shows, sales trips or exhibitions for which separate written permission from us shall be obtained.
8. You are strictly prohibited from promoting/ marketing the gaming and casinos in the Development.
9. Powers stated in this NOC are limited to you and sub-delegation of any such powers by you to the sub-service providers/agents shall be null and void and not permitted by the Sobha LLC.

Further, you shall hold harmless and fully indemnify and keep Sobha LLC (including its affiliate or group companies, their officers, directors and employees) 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 Agreement entered between us.

Yours Sincerely,

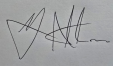
Signed by:

5D8BAD09E9BA400...

For **Sobha LLC** Signed by:
(Authorised Signatory)



Accepted by:



Service Provider



Enclosure: Sales and Marketing Facilitation Agreement dated December 5, 2025

SOBHA LLC

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B198, EMPIRE HEIGHTS TOWER A, , BUSINESS BAY, Dubai, United Arab Emirates. P.O. Box: 79998

Subject: Sales and Marketing Facilitation Agreement ("**Agreement**")

Reference: as a part of expansion of Sobha LLC development activities within UAE, an affiliate company of the Sobha LLC has entered into a joint venture agreement to create a joint venture company namely "Sobha UAQ Properties L.L.C" in the Emirate of Umm Al Quwain, UAE (to undertake development of the project, which is located in "**Downtown Umm Al Quwain**", UAE ("**Development**").

Dear THE MANSION EDITION REAL ESTATE L.L.C,

We thank you for sending us the original signed copies of the Agreement for the purpose of providing sales and marketing facilitation services to Sobha LLC for the above referred Development.

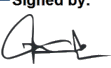
We are pleased to handover a duly executed original Agreement, for your kind reference and records.

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

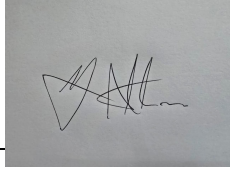
Thanking you,

Yours sincerely,

For **Sobha LLC**

Signed by:

5D8BAD09E9BA400...
Authorized Signature
Signed by:


Original Agreement Received


THE
MANSION EDITION REAL ESTATE L.L.C



Date: **December 11, 2025**

Enclosure:

Sales and Marketing Facilitation Agreement (1 Original Set).