PARTNERSHIP AGREEMENT

Place: Dubai, UAE Date: [__ _____ 2026]

This agreement is made between:

(1) SEVEN SPACES REAL ESTATE L.L.C., trade license no. 1066033 (DED), RERA ORN 30321, TRN 105528106500003, P.O. Box 448929, Property Investment Office 4, Dubai Investment Park First, Dubai, UAE, phone +971 56 626 4400, e-mail info@7spaces.ae, represented by Pavel Fedotov, Executive Director, trading as Realtimo Luxury ("Realtimo"); and

(2) the Partner, being one of the following (keep the one that applies and delete the others):

(a) an independent agent: [full name], passport no. [number], nationality [country], residing at [address], licence number [if any], phone [ ], e-mail [ ]; or

(b) an agency: [company name], registered in [country] under no. [number], licence number [ ], registered address [ ], represented by [name, position], phone [ ], e-mail [ ]; or

(c) a developer: [company name], registered in [country] under no. [number], registered address [ ], represented by [name, position], phone [ ], e-mail [ ] ("the Partner").

1. What the parties do together

1.1 The parties cooperate in marketing ready, high-end residences and exchanging potential buyers, tenants and owners. The Partner may submit residences for the Realtimo Luxury portal (luxury.realtimo.com). Referrals may flow in either direction.

1.2 The parties are independent contractors, not each other's employees or representatives. Neither may sign or collect client money for the other. Cooperation is non-exclusive and either party may work with others.

1.3 Within the UAE, Realtimo conducts brokerage through Seven Spaces. Outside the UAE, Realtimo markets residences and refers leads only. An unlicensed Partner may only introduce clients and stay in contact, to the extent lawful; it may not conduct viewings, negotiate, sign transaction documents or receive client funds. Local brokerage and completion are handled by a duly authorized local agent or agency. Each party complies with the laws governing its activities; this agreement does not authorize unlicensed brokerage.

2. Residences placed by the Partner

2.1 Partner-submitted residences are recorded in Appendix 1 or in confirmed e-mails or messages. Each remains attributed to that Partner while listed; ownership remains with the rightful owner.

2.2 The Partner confirms the owner's permission, verbal or written, to submit a residence for review. Before publication, the Partner supplies verifiable authority and any written consents or permits required by local law. The residence must be completed, available and accurately priced, with photographs the Partner may lawfully provide. A developer confirms ownership or authority to market the unit.

2.3 Realtimo may publish the residence in its own layout and wording, identifying the Partner's responsible contact where permitted, and may decline, suspend or remove a listing, stating the reason.

2.4 The Partner confirms availability and price whenever asked by Realtimo and promptly supplies updates. The Partner reports a sale, reservation, withdrawal or price change within 24 hours. If the Partner does not reconfirm a listing within 10 days after a written request, Realtimo may hide it until reconfirmed.

2.5 All viewings require advance agreement on time and access with the owner or responsible person. Outside the UAE, viewings and other local brokerage activities are carried out by the authorized local Partner.

2.6 Any separate fee for listing a residence must be expressly agreed in writing; no listing fee arises under this agreement.

3. Clients passed between the parties

3.1 Either party may introduce a client (buyer, tenant or owner) and share the contact only on a lawful basis, including consent where required. The sender is the "Introducing Party" and the recipient the "Receiving Party".

3.2 The Introducing Party sends the client's name, contact details, area of interest and date by e-mail or message. The Receiving Party accepts in writing or promptly declines with a reason, such as a documented pre-existing relationship within 12 months. Use of the referred contact without prior rejection counts as acceptance. The first valid accepted introduction prevails. A direct portal enquiry belongs to Realtimo unless referred onward.

3.3 The Receiving Party deals promptly with an accepted client and updates the Introducing Party on contact, viewing, offer, completion or loss, as appropriate. The Receiving Party uses the client's data only for the referral and transaction.

3.4 An accepted client remains attributed to the Introducing Party for 12 months from acceptance. This applies to any residence that client buys or leases through the Receiving Party and to a purchase made through a company acting for or controlled by that client, but not to unrelated persons or independent transactions.

3.5 During the protection period, neither party may deliberately bypass the Introducing Party, directly or indirectly, to avoid the referral fee validly agreed for an accepted client.

4. Fee and payment

4.1 For a completed purchase or lease involving an accepted client within the 12-month period, the Receiving Party pays the Introducing Party [__]% of the brokerage commission it actually receives, excluding VAT. The rate is negotiated individually and applies both ways unless otherwise agreed. If the blank is not completed, the rate must be confirmed by both parties in writing (e-mail or message is sufficient) before acceptance of the lead; no fee arises without an agreed rate or where payment is prohibited by applicable law.

4.2 The referral fee is due within 14 days after the Receiving Party collects its commission, in the same proportions if received in instalments. No payment is due before commission is collected. Any subsequent refund or reduction of that commission results in a corresponding fee adjustment.

4.3 Payment is by bank transfer to the account identified by the receiving party, or another lawful method agreed in writing. Each party bears its own bank charges and taxes. VAT on the referral fee, if applicable, is dealt with under the relevant tax law.

5. Checking

5.1 The parties compare accepted referrals and their status monthly, by e-mail or message. Each party promptly discloses whether a transaction completed directly or through another agent.

5.2 Once a year, or on reasonable grounds, either party may request redacted evidence of a referred transaction and the commission received. Confidential third-party details may be withheld. Any underpaid referral fee is promptly corrected.

6. Personal data and brand

6.1 Each party uses client data only for agreed introductions and transactions, with lawful notice or consent as required, suitable security and lawful cross-border transfers. Neither adds clients to marketing lists without a separate lawful basis. Each promptly reports a relevant data breach and retains or deletes data as law requires.

6.2 The Partner uses Realtimo's name or branding only with prior written consent and must not claim to be Realtimo. The Partner authorizes Realtimo to display its professional name and role with submitted listings, and its photograph only with consent.

7. Liability

7.1 Neither party guarantees leads or a completed transaction. Neither party is liable for indirect losses except where such exclusion is prohibited by law. Neither party is excused from paying an agreed fee that has fallen due.

8. Term

8.1 This agreement lasts 12 months and renews for further 12-month periods unless either party gives 30 days' written notice before the end of the current period.

8.2 On expiry, Realtimo removes the Partner's listings within 48 hours, unless another right to list applies. Clauses 3-6 survive for accepted clients until the relevant 12-month protection periods and related payment and record-checking obligations are completed.

9. General

9.1 Dubai law and applicable federal UAE law govern this agreement. The parties first seek settlement through discussion for 30 days and then submit disputes to Dubai courts. Mandatory rules of the country where a property is located continue to govern local brokerage and sale or lease activities.

9.2 This is the entire agreement on cooperation. Changes, lead acceptances and rate confirmations may be made by acknowledged e-mail or messages. Neither party may assign this agreement without consent. It is in English, with any additional language version required by law, and may be signed electronically or in counterparts where valid.

Signatures and payment details

REALTIMO Seven Spaces Real Estate L.L.C. Name: Pavel Fedotov Position: Executive Director Bank: Emirates NBD Account name: Seven Spaces Real Estate Account no.: 1015849760601 IBAN: AE740260001015849760601 SWIFT: EBILAEAD Branch: 72, Al Barsha 2 street, Al Barsha 2, Hadaeq Mohammed Bin Rashid, Dubai Signature: _____ Date: _____	THE PARTNER [Name of the agent / agency / developer] Name: [ ] Position or passport no.: [ ] Bank: [ ] Account name: [ ] Account no. / IBAN: [ ] SWIFT: [ ] Signature: _____ Date: _____

APPENDIX 1

Residences placed by the Partner

Optional: complete only if the Partner places residences. New residences are added to this list in writing (a message or an e-mail from the Partner, confirmed by Realtimo).

No.	Residence (country, location, type, bedrooms)	Owner or seller	Price and currency	Person responsible for access	Date added
1					
2					
3					
4					
5					