RESIDENCE PLACEMENT 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 Seller, being one of the following (keep the one that applies and delete the others):

(a) the owner, a private person: [full name], passport or Emirates ID no. [number], nationality [country], residing at [address], phone [ ], e-mail [ ]; or

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

(c) an agent or an agency acting for the owner: [name of the agent or the agency], licence number [ ], [passport no. / registered under no.] [number], address [ ], phone [ ], e-mail [ ]; or

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

1. The residence

1.1 The residence offered is: [community, building or street, unit or villa no.], [type], [bedrooms], [size], title deed or Oqood no. (or local equivalent) [ ]. It is ready, completed and available for sale.

1.2 Country of the residence: [United Arab Emirates (clause 5) / other country: _____ (clause 6)].

2. What Realtimo does

2.1 Realtimo advertises the residence on the Realtimo Luxury portal (luxury.realtimo.com) and approved channels, handles enquiries, introduces prospective buyers, keeps the Seller informed and performs only the work permitted under clauses 5 and 6.

2.2 Every viewing requires the Seller's or access manager's prior agreement on time and access. Outside the UAE, the local Partner arranges the viewing.

3. What the Seller does

3.1 The Seller provides accurate details and the required documents (ownership or authority, floor plan, service charges and permits), enables agreed viewings and authorizes Realtimo to use the supplied photographs and descriptions, confirming the right to grant that use.

3.2 The Seller notifies Realtimo within 24 hours if the residence is sold, reserved, withdrawn or its price changes. Price changes are confirmed in writing and reflected across the Seller's authorized listings.

3.3 The Seller confirms the right to offer the residence. An agent or agency may rely on the owner's verbal or written permission to propose a listing, and provides reasonable verification on request. Before publication, any written authorization or permit required by local law must be provided. A developer confirms ownership or lawful authority to market the unit. Listings are non-exclusive unless agreed otherwise.

4. Price and remuneration

4.1 Listed price: [currency] [amount]. This is the sale price authorized for publication, excluding any separately agreed brokerage fee. The Seller promptly discloses any lower advertised price for the same residence and agrees a consistent published price with Realtimo.

4.2 A sale below the listed price requires the Seller's written approval. Realtimo may request a discount for an identified buyer. Any confidential minimum acceptable price is not disclosed without the Seller's consent.

4.3 No listing fee is charged. For UAE properties, any fee payable by the Seller to Realtimo is agreed in the applicable brokerage form or separately in writing. For foreign properties, the Seller owes Realtimo no fee unless expressly agreed in writing; any lead-referral fee is payable by the local Partner under its separate agreement with Realtimo.

5. A residence in the United Arab Emirates

5.1 In the UAE, Seven Spaces conducts brokerage, negotiates only approved prices and helps prepare the sale. It cannot accept a lower price or sign for the Seller without written authority.

5.2 Before advertising a Dubai residence, the parties complete the required owner-broker marketing documentation (including Form A where applicable). In other emirates, required local documents are completed before marketing. Mandatory official forms prevail.

5.3 Realtimo secures any advertising permit required for its UAE listing before publication and displays its details where required. The Seller supplies proof of title, consent and permit documents.

6. A residence in another country

6.1 Outside the UAE, Realtimo advertises, handles preliminary enquiries and introduces buyers only. It does not show or negotiate property, sign agreements or handle buyer money. With the Seller's written approval, it refers leads to an authorized local agency or agent (the "Partner").

6.2 The Partner alone handles local viewings, negotiations, contracts and closing under local law. Before the Seller signs any local agreement, the Partner discloses in writing all fees the Seller would pay. Realtimo is not a party to that transaction.

6.3 The Seller authorizes sharing contact and property data with the approved Partner for this placement, subject to privacy law. Realtimo handles preliminary enquiries until referral.

6.4 The Seller supplies proof of title or authority and lawful advertising materials. Each party complies with rules applying to its work; the Partner handles local brokerage requirements. Realtimo may remove non-compliant listings.

6.5 Buyer or Partner introductions are confirmed by e-mail or message. For 12 months, the parties must not bypass an agreed referral to avoid an agreed fee. This clause creates no separate fee owed by the Seller.

7. Term

7.1 This agreement is [non-exclusive / exclusive]. It lasts 90 days, renewing for 90-day periods unless either party gives 7 days' written notice. If exclusive, exclusivity lasts [ ] months, ending earlier if the agreement ends.

7.2 If a UAE residence is sold within 6 months after expiry to a buyer introduced by Realtimo during the term, any fee expressly agreed under clause 4.3 remains due. For foreign residences, the Partner's separate agreement governs any referral fee and protection period.

8. Personal data, liability, general

8.1 Each party handles personal data only for this placement and related sale, on a lawful basis, keeps it secure and shares it only where lawful, including for international transfers. Data is retained only as necessary or required by law.

8.2 Realtimo guarantees neither a sale nor its timing. Neither party is liable for indirect loss, except where the law forbids that exclusion.

8.3 Dubai law and applicable federal UAE law govern this agreement. The parties seek settlement for 14 days before referring disputes to Dubai courts. Mandatory local laws concerning the residence, advertising and the transaction, and required local agreements, still apply.

8.4 This is the entire placement agreement. Changes and notices are in writing, including acknowledged e-mail or messages. It is in English, with any other legally required language version, and may be signed electronically or in counterparts where valid.

Signatures

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 SELLER [Name of the owner / company / agent / agency / developer] Name: [ ] Position or passport no.: [ ] Phone: [ ] E-mail: [ ] Signature: _____ Date: _____