

NEXUS CAPITAL REAL ESTATE DEVELOPMENT LLC AGENCY AGREEMENT

This Agreement is made and entered into this 11th of Sep 2025,

by and between:

Nexus Capital Real Estate Development LLC, (Trade License No990592) PO BOX: 83696, DUBAI, UAE TEL: +971 4 258 1496

And

M/s _____ Tel: +971
_____ Dubai, UAE.

(The Agency) PO Box.

RECITALS

Nexus Capital Real Estate Development LLC specializes in the construction and marketing of residential and commercial freehold properties.

The Agent seeks to promote all projects developed by Nexus Capital Real Estate Development LLC in accordance with the terms and conditions outlined in this agreement.

Nexus Capital Real Estate Development LLC wishes for the Agent to offer marketing expertise, referrals of potential buyers, introductions, and other related services.

In consideration of the mutual commitments set forth herein, the parties hereby agree as follows:

1. INDEPENDENT CONTRACTOR STATUS

Nexus Capital Real Estate Development LLC hereby appoints:

M/s _____ (the "Agency") (RERA Registration No. _____)
and the Agent hereby acknowledge and accept their appointment as an Independent Sales Agent for Nexus Capital Real Estate Development LLC, in accordance with the terms and conditions outlined in this Agreement. The parties recognize and agree that the Agent (including its officers, employees, and any other representatives) shall provide the services specified herein in a manner deemed suitable and effective by the Agent, acting independently and without direct oversight from Nexus Capital Real Estate Development LLC, as an independent contractor and not as an employee of Nexus Capital Real Estate Development LLC.

The Agent shall adhere to the policies of Nexus Capital Real Estate Development LLC with respect to the work performed for the company. The Agent is not authorized to present themselves as an employee of Nexus Capital Real Estate Development LLC. The Agent does not possess, nor shall they claim to possess, any authority or power to enter into contracts, obligations, or commitments—whether expressed or implied—on behalf of or binding Nexus Capital Real Estate Development LLC.

All payments from buyers related to Nexus Capital Real Estate Development LLC shall be made directly to the designated development-specific escrow account of Nexus Capital Real Estate Development LLC. The Agent is prohibited from receiving any payments directly from the buyer.

DUTIES: The Agent shall make every reasonable effort to attract potential buyers for real estate offered by Nexus Capital Real Estate Development LLC and provide ongoing customer support as requested by Nexus Capital Real Estate Development LLC from time to time. This may include, but is not limited to, supplying information to buyers and following up on payments on behalf of Nexus Capital Real Estate Development LLC. The Agent shall submit purchase contracts in the manner and within the timelines specified by Nexus Capital Real Estate Development LLC, adhering to the company's policies and procedures, which may be updated as necessary for business efficiency. Nexus Capital Real Estate Development LLC reserves the right to accept or reject any contract for valid business reasons, including failure to meet established standards. The Agent agrees to accurately represent all of Nexus Capital Real Estate Development LLC's real estate programs and contracts. Additionally, the Agent shall ensure that all activities carried out under this Agreement comply with applicable laws and regulations.

The Agent shall facilitate the reservation of a unit on behalf of the client, confirming the availability of the requested unit. Alternatively, the Agent must submit a client information form prior to the prospective buyer's visit to the site or sales office of Nexus Capital Real Estate Development LLC. This form shall be provided to the designated staff member for the purpose of maintaining a record of all potential buyers introduced by the Agent.

The Agent would not release any advertisement or conduct any publicity campaign without having prior written consent of Nexus Capital Real Estate Development LLC.

EXPENSES: Agent shall be responsible for all its expenses incurred in connection with Agent's performance of services pursuant to this Agreement, including, but not limited to; expenses for travel, meals, lodging, telephone, supplies, client (or prospect) entertainment, promotional activities, marketing for projects, meeting rooms, and all taxes and other Government requirements.

The Agent must register its client with Nexus Capital Real Estate Development LLC by sending via email the details of the Prospective Buyer to sales@nexusdeveloper.com. It is recommended to scan & email the signed Client Registration Sheet for more clarity. The broker shall be informed if the Prospective Buyer is already registered with Nexus Capital Real Estate Development LLC and is in active discussion.

2. COMPENSATION

The commission is set between 5% and 7% of the sale price, with the exact commission percentage determined by the Developer, in addition to a 5% VAT on the commission amount. The full commission will be paid by the Developer within 60 days from booking amount payment plus 4% DLD.

2.1 Purchaser required documents and payments.

Land Department registration charges (4% + AED 40)
Admin Charges 5000 AED plus 5% VAT
Signed RF/SPA by the Purchaser



S - 11 Ground Floor, Al Garhoud Business Center, Garhoud, Dubai, UAE



info@nexusdeveloper.com



www.nexusdeveloper.com



+971 (04) 258 1496

2.2 The "Agent" Required Documents.

- A. Agent's Trade license (Valid)
- B. Agent's RERA Certificate (Valid)
- C. Manager's Passport and Visa Page (Valid)
- D. Broker ID (Valid)
- E. Power of Attorney in the event that the trade license does not include the manager's name.
- F. The Authorized Signatory's signed and stamped Broker's Agreement.
- G. If one of the previously specified requirements is not met, invoices will not be approved.

All the Agent required documents should be provided before or at the time of submitting the Signed Broker Agreement including the bank details as mentioned below.

The Agent hereby authorizes the Developer to remit the commission payable under this Agreement by an "Account Payee" Cheque or by remittance to the bank account of the Agent as under:

IBAN Number:

Bank Name:

A/C Holder's Name:

Branch Address:

Account Currency: DIRHAMS

SWIFT/Sort code:

3. In the event of termination of this agreement **for cause** or **with prejudice**, the Agent will not be entitled to any future compensation, and no commission will be paid by Nexus Capital Real Estate Development LLC. However, any outstanding commissions for approved transactions that have already paid a 24% advance will be fully honored.

4. **NOTICES:** All notices and communications under this agreement shall be sent to the address provided below (or to any other address specified by the recipient in a notice to the other party) via first-class mail, registered or certified mail, overnight delivery, or fax. Notices will be considered received three (3) business days after being sent by mail, or the next business day if sent via overnight delivery.

Contact Details:

If the agent (**Authorized Signatory**):

If to Nexus Capital Real Estate Development LLC
Mr. Arham Aleem
CCO
PO BOX: 83696, Dubai, UAE
Tel: +971 4 258 1496



5. **APPLICABLE LAW:** This Agreement shall be governed by and construed in accordance with the laws of Dubai, United Arab Emirates. Any disputes or matters arising from this Agreement shall be subject to the exclusive jurisdiction of the courts of Dubai.

6. **SEVERABILITY:** If any provision of this Agreement is deemed invalid or unenforceable for any reason, the remaining provisions shall continue in full force and effect.

7. **ASSIGNMENT:** The Agent may not assign this Agreement, either in whole or in part, without the prior written consent of Nexus Capital Real Estate Development LLC, which consent shall not be unreasonably withheld.

8. **MODIFICATION:** This Agreement may not be modified or any of its terms waived except with the written consent of both parties.

9. **ENTIRE AGREEMENT:** This Agreement represents the complete understanding between the parties regarding the subject matter and overrides any prior or simultaneous oral or written agreements related to the same subject.

10. **INDEMNIFICATION:** Each party shall be liable for its own negligent actions, as well as those of its officers, employees, and agents. The party responsible for the negligent act shall indemnify and hold the other party harmless from any claims, losses, liabilities, damages, or expenses (including legal fees) incurred by the other party as a result of the negligence of the acting party.

NON-EXCLUSIVE: The Agent acknowledges that Nexus Capital Real Estate Development LLC reserves the right, at its sole discretion, to engage other agents within the same region as the Agent.

This Agreement is valid for a term of one (1) year and may be renewed upon request, subject to the terms outlined herein. By signing this Agreement, the Agent acknowledges that any prior agreements are hereby rendered null and void, and this Agreement shall supersede them. Any outstanding payments under previous agreements will be honored in accordance with their respective terms.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above, thereby making it effective.

For and on behalf of:

M/s. Nexus Capital Real Estate Development LLC

Signature:

Company Seal:

For and on behalf of:

M/S _____

Signature:

Signatory's Name

Company Seal:

