



To,
Real Estate Regulatory Agency
Dubai, United Arab Emirates
Effective Date: 22/12/2025
RERA NO: 56437

Subject: No Objection Certificate ("NOC") to market ELLINGTON BEACH HOUSE by Ellington, Project Registration Number 2437(the "Project").

Ref:

1. THE MANSION EDITION REAL ESTATE LLC (the "Agent").
2. Agency Agreement dated 19/12/2025 (the "Agreement").
3. Agent Request Letter dated (the "Letter").

Dear Sirs,

With reference to the Letter regarding issuance of NOC to advertise the Project as per the terms of the Agreement, we hereby confirm that we have no objection to the Agent advertising the Project through any platforms including hoardings, print, electronic and social media, subject to the following conditions:

1. The NOC is strictly limited to general marketing and promotional activities for the Project only.
2. The Agent is expressly prohibited from marketing or advertising (1) specific units within the Project but the Project in general, (2) any pricing information and/or (3) making any representations regarding unit/s availability.
For marketing specific units or discussing prices, the Agent must obtain a separate specific NOC from us.
3. The Agent shall adhere to all Agreement provisions and shall hold us harmless against all claims, losses, expenses, costs (including legal costs on a full indemnity basis), actions, demands or damages arising from non-compliance with statutory requirements.
 - The Agent shall only use authorized marketing materials provided by us including brochures, print advertisements, magazines, mail flyers, posters, pamphlets, street signboards and presentations (the "Publications") with respect to the Project. A copy of the Publications is enclosed herewith.
 - No amendments and/or corrections to the Publications shall be made without our prior written approval.
 - All necessary approvals, including RERA permits, shall be obtained by the Agent at their cost.
 - This NOC shall not include any road shows, sales trips or exhibitions for which separate consent from us is required.
 - This NOC is valid for 6 months from the Effective Date.

We reserve the right to terminate and/or cancel this NOC and the Agency Agreement if the Agent portrays themselves as our employee rather than an independent agent, engages in any fraudulent marketing activities and/or conducts misleading activities.

This NOC shall automatically terminate upon expiry of the Agreement terms or termination of the Agreement.

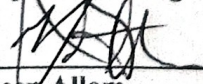
Sincerely,

For and On Behalf of Ellington Properties Development LLC


Ahmed Zaki Ahmeu



Accepted by the Agent THE MANSION EDITION REAL ESTATE LLC


Yaseen Allam





To,
Real Estate Regulatory Agency
Dubai, United Arab Emirates
Effective Date: 22/12/2025
RERA NO: 56437

Subject: No Objection Certificate ("NOC") to market ELTIERA HEIGHTS by Ellington, Project Registration Number 3852(the "Project").

Ref:

1. THE MANSION EDITION REAL ESTATE LLC (the "Agent").
2. Agency Agreement dated 19/12/2025 (the "Agreement").
3. Agent Request Letter dated (the "Letter").

Dear Sirs,

With reference to the Letter regarding issuance of NOC to advertise the Project as per the terms of the Agreement, we hereby confirm that we have no objection to the Agent advertising the Project through any platforms including hoardings, print, electronic and social media, subject to the following conditions:

1. The NOC is strictly limited to general marketing and promotional activities for the Project only.
2. The Agent is expressly prohibited from marketing or advertising (1) specific units within the Project but the Project in general, (2) any pricing information and/or (3) making any representations regarding unit/s availability.
For marketing specific units or discussing prices, the Agent must obtain a separate specific NOC from us.
3. The Agent shall adhere to all Agreement provisions and shall hold us harmless against all claims, losses, expenses, costs (including legal costs on a full indemnity basis), actions, demands or damages arising from non-compliance with statutory requirements.
 - The Agent shall only use authorized marketing materials provided by us including brochures, print advertisements, magazines, mail flyers, posters, pamphlets, street signboards and presentations (the "Publications") with respect to the Project. A copy of the Publications is enclosed herewith.
 - No amendments and/or corrections to the Publications shall be made without our prior written approval.
 - All necessary approvals, including RERA permits, shall be obtained by the Agent at their cost.
 - This NOC shall not include any road shows, sales trips or exhibitions for which separate consent from us is required.
 - This NOC is valid for 6 months from the Effective Date.

We reserve the right to terminate and/or cancel this NOC and the Agency Agreement if the Agent portrays themselves as our employee rather than an independent agent, engages in any fraudulent marketing activities and/or conducts misleading activities.

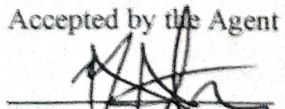
This NOC shall automatically terminate upon expiry of the Agreement terms or termination of the Agreement.

Sincerely,

For and On Behalf of Ellington Properties Development LLC

Ahmed Zaki Ahmed

Accepted by the Agent THE MANSION EDITION REAL ESTATE LLC


Yaseen Allam





To,
Real Estate Regulatory Agency
Dubai, United Arab Emirates
Effective Date: 22/12/2025
RERA NO: 56437

Subject: No Objection Certificate ("NOC") to market OCEAN HOUSE by Ellington. Project Registration Number 2691(the "Project").

Ref:

1. THE MANSION EDITION REAL ESTATE LLC (the "Agent").
2. Agency Agreement dated 19/12/2025 (the "Agreement").
3. Agent Request Letter dated (the "Letter").

Dear Sirs,

With reference to the Letter regarding issuance of NOC to advertise the Project as per the terms of the Agreement, we hereby confirm that we have no objection to the Agent advertising the Project through any platforms including hoardings, print, electronic and social media, subject to the following conditions:

1. The NOC is strictly limited to general marketing and promotional activities for the Project only.
2. The Agent is expressly prohibited from marketing or advertising (1) specific units within the Project but the Project in general, (2) any pricing information and/or (3) making any representations regarding unit/s availability.
For marketing specific units or discussing prices, the Agent must obtain a separate specific NOC from us.
3. The Agent shall adhere to all Agreement provisions and shall hold us harmless against all claims, losses, expenses, costs (including legal costs on a full indemnity basis), actions, demands or damages arising from non-compliance with statutory requirements.
 - The Agent shall only use authorized marketing materials provided by us including brochures, print advertisements, magazines, mail flyers, posters, pamphlets, street signboards and presentations (the "Publications") with respect to the Project. A copy of the Publications is enclosed herewith.
 - No amendments and/or corrections to the Publications shall be made without our prior written approval.
 - All necessary approvals, including RERA permits, shall be obtained by the Agent at their cost.
 - This NOC shall not include any road shows, sales trips or exhibitions for which separate consent from us is required.
 - This NOC is valid for 6 months from the Effective Date.

We reserve the right to terminate and/or cancel this NOC and the Agency Agreement if the Agent portrays themselves as our employee rather than an independent agent, engages in any fraudulent marketing activities and/or conducts misleading activities.

This NOC shall automatically terminate upon expiry of the Agreement terms or termination of the Agreement.

Sincerely,

For and On Behalf of Ellington Properties Development LLC

Ahmed Zaki Ahmed

Accepted by the Agent THE MANSION EDITION REAL ESTATE LLC


Yasen Allam

