

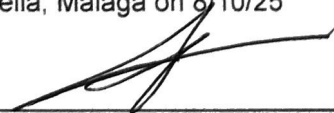
Non Exclusive Fee Agreement

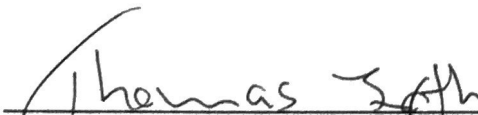
This agreement is between Living Property Services 2012 SL trading as Marbella Living (the estate agent) whose fiscal identity number is B-75617191 and Thomas Loeth with documentation number NIE Y2911137-H the legal and/or the beneficial owner of Costabella House, Calle Berlin 23C, Marbella

Both parties agree to the following:

- 1) The owner hereby grant the estate agent the right to offer the property for sale from the date of this agreement until notified in writing by the owners.
- 2) The property is to be offered for sale at the price of 6,5 million EUR plus furniture
- 3) If the owners accept an offer to purchase the property from a buyer introduced by the estate agent then the owner(s) agree to pay the agent a fee of 5% including IVA of the agreed purchase price for the property and any contents etc. The fee is to be paid either at the notary on completion of the transaction and signature of the title or by bank transfer or cheque if the seller withdraws having first accepted an offer.
- 4) The estate agent undertakes to:-
 - a) Use its best endeavours to promote the sale of the property by all means possible and practical, both to direct clients and collaborators alike, in accordance with any relevant legislation, and to represent the best interests of the owners at all times.
 - b) Take responsibility for the payment of any sub-commission or finder's fees payable to any third party or collaborative introducer.
 - c) Adhere to high professional standards in terms of dealings both with the owners and any prospective buyer and/or their agents in terms of transparency, fair dealing, honesty and integrity.
- 5) The owners undertake to: -
 - a) pay the estate agent's fee referred to in (3) above if any purchaser acting either as a physical person or via assignees or nominees was introduced to the property by the estate agent.
 - b) To facilitate ease of viewing of the property.
 - c) To maintain the property in marketable condition.
- 6) The owner grants the estate agent permission to place a 'For Sale' board and to advertise and publicly display the property details on the estate agent's website, property portals and other suitable places.
- 7) The parties agree to the jurisdiction of the courts in Marbella with respect to the interpretation of this agreement.

Signed in Marbella, Malaga on 8/10/25


pp Living Property Services 2012 SL t/a Marbella Living


Thomas Loeth