



COLLABORATING AGENT AGREEMENT

In _____, on the _____ of _____, 20

Agency: _____

CIF: _____

Representative: _____

DNI/NIE: _____

Address: _____

ZIP Code: _____

Phone: _____

Email: _____

This contract is established between **VIKTORIJA OVERINA PROPERTIES, S.L.**, with address for the purposes of this contract at Calle Antonio de Nebrija nº 1, 29603 Marbella (Málaga) and CIF B-75332528, hereinafter referred to as **THE PROMOTER**, and the above-mentioned real estate agency, as a commission agent, hereinafter referred to as **THE AGENT**, under the following terms and conditions:

THE PROMOTER has been entrusted by the owner of AURA CABOPINO, hereinafter referred to as THE PROPERTY, for the exclusive commercialization of this project.

CLIENT REGISTRATION

The Marketing Agency will register the client's name at its sales office, provided that the client is accompanied by an authorized representative of the Agency and has not previously been registered by another Agency.

The Marketing Agency will accept pre-registration of clients before the physical visit to the development. This pre-registration DOES NOT CONSTITUTE a definitive registration and is carried out solely to verify whether the client has been previously registered.

The final registration of the client will only be confirmed when the Agent accompanies the client to the sales office and completes the Client Registration Form.

The validity period of such registration will be 3 months. If the client has previously been registered by another agency and the registration period is still valid, the registration will not be accepted.

COMMISSION AMOUNT

The Agent will receive 5% + VAT on the net sale price of the properties.

COMMISSION PAYMENT STRUCTURE

The Agent will receive 5% + VAT on the net sale price once the Private Purchase Contract has been signed.

COMMISSION PAYMENT CONDITIONS

The Marketing Agency will only pay the commission if:

The client has signed their Private Purchase Contract and Title Deeds.

The client was not previously registered in the Marketing Agency's records by another agency.

The buyer was introduced by the Agent to the Marketing Agency's sales team at the sales office.

The client registration form issued by the Marketing Agency has been signed by the client and the Agent at the sales office.

The Agent provides up-to-date certificates confirming compliance with Social Security and Tax Authority obligations.

The Agent follows up with the buyer throughout the process until the Private Purchase Contract is signed.

Commissions will be paid to the Agent, upon submission of the corresponding invoice, within 10 business days after the Marketing Agency receives the commission for the sale.

If, for any reason, the Marketing Agency does not receive the commission from the Property, it will not be obligated to pay the corresponding commission to the Agent, thus exempting the Marketing Agency from any claims regarding commission payments.

The Agent is not authorized to receive payments from buyers, nor to sign contracts on behalf of the Marketing Agency or the Property.

DURATION OF THE COLLABORATION AGREEMENT

This agreement is valid until all units of the AURA CABOPINO project are sold. However, the Marketing Agency may unilaterally terminate the agreement at any time by giving the Agent at least one week's prior written notice, without entitling the Agent to any compensation except for pending commissions.

This collaboration agreement will be nullified if the Marketing Agency ceases to commercialize AURA CABOPINO. This will not affect the rights already acquired by the Agent under pre-reservation, reservation, and private purchase contracts or properties already notarized, which will remain fully in force.

The Marketing Agency reserves the right to terminate this collaboration agreement if the Agent fails to comply with the established conditions.

CONFIDENTIALITY

The Agent agrees to maintain confidentiality and, consequently, not to disclose any information, whether verbal or written, to any third party outside the Marketing Agency regarding documents, data, client identification, sales strategies, marketing, commissions, or any other information acquired through this collaboration.

Failure to comply with this confidentiality obligation will be considered a serious breach, and the Marketing Agency reserves the right to claim damages incurred.

ANTI-MONEY LAUNDERING COMPLIANCE

The Marketing Agency actively collaborates in the prevention of money laundering and complies with all policies and protocols in accordance with Law 10/2010 and its regulatory framework. The Agent agrees to adhere to the following requirements in all reservation and purchase transactions:

Identification of the buyer through the Know Your Client (KYC) form provided by the Marketing Agency.

Proof of source of funds through the required documentation.

No funds from high-risk jurisdictions, bearer checks, or cash payments will be accepted.

No payments from third parties (individuals or entities different from the contract signatory) will be accepted.

In case of suspicion regarding the source of funds, the relevant authorities will be informed.

JURISDICTION

For any disputes related to this contract, both parties submit to the jurisdiction of the Courts and Tribunals of Málaga.

This contract does not grant exclusivity to the Agent for the sale of units in AURA CABOPINO.

In witness whereof, both parties sign this contract in duplicate and for a single purpose.

ON BEHALF OF VIKTORIJA OVERINA PROPERTIES, S.L.

Ms. Viktorija Overina

Sole Administrator

Date

Signature

ON BEHALF OF _____

Authorized Representative_____

Position_____

Date_____

Signature_____