

Property Owner’s Declaration Estates Tokenization – Dubai

The company AMANTIUS INVESTMENTS AND MANAGEMENT L.L.C, with the registered office at 23 Floor, Boulevard Plaza, Tower 2, Downtown, Dubai, UAE (hereinafter as the “**Company**”) hereby

both declares and undertakes,

that any natural person or legal entity that proves their possession of an NFT issued by the company AM ANTIUS MANAGEMENT SERVICES L.L.C (hereinafter as the “**Issuer of NFTs**”) related to a specific property in the Project Amantius (hereinafter as an “**NFT**”) is, in relation to the relevant property, as defined on the website Amantius.io, (hereinafter as the “**Apartment**”) entitled:

- a) to use the Apartment for the total number of nights in one calendar year specified in the NFT Terms and Conditions, within a given time period, under conditions and via a reservation system as set forth by the Issuer of NFTs,
- b) to vote, particularly on the sale of the Apartment, and thereby participate in selected decisions regarding the management of the Apartment, to the extent determined by the Issuer of NFTs,
- c) to receive a share (the size of which shall be defined in the NFT Terms and Conditions) of income primarily from renting the Apartment, per calendar year. The net amount of the share shall mean the income from the Apartment, in a given time period, after deducting all costs and fees stated in the NFT Terms and Conditions,
- d) to receive a share (the size of which shall be defined in the NFT Terms and Conditions) of income from a sale of the Apartment. The net amount of the share shall mean the income from the sale of the Apartment after deducting all costs and fees applicable to the sale of the Apartment stated in the NFT Terms and Conditions,
- e) to submit a bid for the Apartment (to which the NFT of the person was issued), which shall be then evaluated by the Issuer of NFTs in a manner stated in the NFT Terms and Conditions, and provided the bid is evaluated as the best offer, also to purchase the Apartment,
- f) to receive a share of a duly paid-out insurance payment which the Company receives in the event of a complete destruction of the Apartment, the amount of the share shall be received after deducting all costs and fees necessary to receive the insurance payment, in accordance with the relevant provision of the NFT Terms and Conditions, and
- g) to a discount when booking an Apartment outside the scope of section a) of this Property Owner’s Declaration, the amount of which shall be unilaterally determined by the Issuer of NFTs, and which is further specified in the NFT Terms and Conditions.

In, on

AMANTIUS INVESTMENTS AND MANAGEMENT L.L.C
Guaranteed electronic signature of the director