TRUST MANAGEMENT AGREEMENT

No. {{номер_договора}}

Bishkek "{{дата_договора}}"

{{ФИО_клиента}}, a citizen of {{страна_гражданства}}, {{дата_рождения}} year of birth, passport number and series {{номер_паспорта}}, residing at: {{адрес_клиента}}, acting as {{статус_инвестора}} investor and beneficiary under the agreement (the "Client"), of the one part, and

Nur Capital Management Company LLC, a limited liability company operating in accordance with the legislation of the Kyrgyz Republic (License No. 0092 dated 07 August 2026), legal address: Bishkek, Gorny Lane 1, represented by General Director Pavlov Sergey Igorevich, acting on the basis of the Charter (the "Manager"), of the other part,

collectively referred to as the "Parties", have entered into this fee-based asset management services agreement (the "Agreement") as follows.

1. SUBJECT OF THE AGREEMENT

1.1. The Client shall transfer to the Manager funds intended for investment, and the Manager shall accept such funds into trust management and undertakes to manage them and the investment assets acquired therewith in the interests of the Client in accordance with this Agreement, the selected Investment Strategy and the Investment Declaration.

1.2. Funds transferred by the Client shall not become the property of the Manager and shall be recorded by the Manager separately from the Manager's other assets.

1.3. By entering into the Agreement, the Client grants the Manager consent to the processing of personal data to the extent necessary for entering into and performing the civil-law agreement to which the Client is a party, by signing a separate document — consent to the processing of personal data. The Manager undertakes to process the Client's personal data in accordance with applicable law.

1.4. The Parties agree that the law applicable to the Agreement shall be the law of the Kyrgyz Republic.

2. RIGHTS AND OBLIGATIONS OF THE PARTIES

2.1. The Manager shall be obliged to:

2.1.1. Manage the funds in good faith and in the interests of the Client in accordance with the legislation of the Kyrgyz Republic, the terms of the Agreement and the Investment Declaration, as well as in accordance with the Investment Strategy selected by the Client.

2.1.2. Carry out trust management exercising the due care required in the interests of the Client and taking reasonable measures to achieve the objectives of the selected Investment Strategy, having regard to the investment risks associated therewith.

2.1.3. Provide the Client with reporting and mandatory notices in the manner and within the time limits provided for by this Agreement.

2.1.4. In order to protect the rights to the funds and to the investment assets acquired therewith that are under management, the Manager shall be entitled to demand the elimination of any violation of its rights, as well as of the rights and legitimate interests of the Client, including the right to bring claims and actions necessary to protect the rights and legitimate interests of the Parties.

2.2. The Manager shall be entitled to:

2.2.1. Exercise the powers of a manager in respect of the funds transferred for management to the extent necessary to render the Services and within the limits established by the Investment Strategy, the Investment Declaration and the Agreement, as well as by applicable law.

2.2.2. Take, without notice to or the consent of the Client, all decisions necessary regarding the manner, methods and timing of transactions and the types of deals involving the Client's funds, in accordance with applicable law, the Agreement, the Investment Declaration and the Investment Strategy agreed by the Parties.

2.2.3. Pool the funds transferred into trust management by the Client with the funds of other clients who have selected the same Investment Strategy (the same investment object), for the purposes of their joint and more efficient management, provided that separate records of the funds and investment assets of each Client are maintained. Pooling of the funds of clients who have selected different Investment Strategies shall not be permitted.

2.2.4. Receive the remuneration provided for by the Agreement, and, subject to written agreement of the Parties, receive reimbursement of the necessary and reasonable expenses incurred by the Manager in managing the Client's funds.

2.2.5. In the event of the Client's death, the Agreement shall remain in effect. Prior to the date on which the heirs submit documents confirming their rights to the Client's property, the Manager, acting in the interests of the heirs, shall be entitled to take any actions it deems necessary and reasonable in light of market conditions and the interests of the Client's heirs, including but not limited to: calculating and withholding the Manager's remuneration; withholding necessary expenses; taking actions aimed at generating income from managing the Client's funds; and completing settlements under the Client's transactions concluded in the performance of obligations under this Agreement.

2.2.6. For the purposes of the Manager's compliance with the legislation on combating the legalization (laundering) of proceeds of crime and the financing of terrorism, request from the Client: documents identifying the Client; information and/or documents on the origin of the funds transferred for management; additional information and/or documents in the event of doubts as to the reliability and accuracy of previously obtained information; and other information and documents in the event of a lawful and reasonable request from authorized bodies.

2.2.7. Terminate the Agreement unilaterally in the event the Client refuses to comply with a request under clause 2.2.6 of this Agreement.

2.2.8. Refuse to accept funds into trust management or return funds previously received to the Client, without explaining the economic rationale for such decision, if there are grounds to believe that the transaction is contrary to the requirements of the legislation of the Kyrgyz Republic, the legislation on combating the legalization (laundering) of proceeds of crime, the financing of terrorism, international sanctions requirements, or the Manager's internal compliance control rules.

2.3. The Client shall be obliged to:

2.3.1. Pay the Manager's remuneration provided for by this Agreement.

2.3.2. Reimburse the Manager's expenses agreed in writing, as provided for by this Agreement or separately agreed by the Parties.

2.3.3. Send the Manager notice of any change to the details specified in Section 17 of the Agreement, as well as other information about the Client previously provided to the Manager, no later than 10 (ten) business days from the date of the change.

2.3.4. At least once a year, and also upon a separate request from the Manager, update the documents provided to the Manager upon conclusion of the Agreement and information about itself, its representatives/beneficiaries/beneficial owners (if any), or confirm that no changes have occurred to such information.

2.3.5. Provide, at the Manager's request, the information and documents necessary to comply with the requirements of the legislation on combating the legalization (laundering) of proceeds of crime and the financing of terrorism, within the time limits specified in the request, but no later than 3 (three) calendar days from receipt of the request.

2.3.6. Notify the Manager within 10 (ten) business days of any change in citizenship, tax residency, bank details, place of residence, contact information, or other information capable of affecting the performance of this Agreement.

2.4. The Client shall be entitled to:

2.4.1. Monitor the Manager's performance of its obligations in the manner provided for by this Agreement.

2.4.2. Initiate an increase or decrease in the amount of funds under management, subject to the procedure and time limits established by this Agreement.

2.4.3. Terminate the Agreement unilaterally, subject to payment to the Manager of the remuneration stipulated by the Agreement and reimbursement to the Manager of all documented necessary and reasonable expenses incurred under the Agreement, by giving the Manager written notice at least 30 (thirty) calendar days prior to the termination date, subject to the specifics provided for in clause 14.5 of this Agreement.

3. PROCEDURE FOR THE TRANSFER AND RETURN OF FUNDS

3.1. The Parties establish the following procedure for transferring funds for management within a given Investment Strategy:

3.1.1. The transfer of cash into trust management shall be effected by actual delivery thereof by the Client to the Manager, having regard to the cash transaction procedure established by the legislation of the Kyrgyz Republic.

3.1.2. The transfer into trust management of funds from the Client's bank account shall be effected by the Client issuing a payment order to the relevant bank to transfer funds to a trust management account opened by the Manager specifically for that purpose, on the basis of an invoice sent by the Manager. The funds shall be deemed received by the Manager at the moment they are credited to such account.

3.2. Funds transferred by the Client into trust management shall be recorded by the Manager separately from the Manager's own funds and assets, in the manner established by the legislation of the Kyrgyz Republic and the Manager's internal documents.

4. INVESTMENT STRATEGY, INVESTMENT DECLARATION AND INVESTMENT PROCEDURE

4.1. The Client shall independently select an Investment Strategy from among those offered by the Manager and, by signing Appendix No. 2 (or Appendix No. 2-P — for the "Partnership" product), shall determine the specific investment product and give the Manager consent to invest the funds transferred into trust management in accordance with the parameters of the selected Investment Strategy.

4.2. The Investment Strategy shall specify the investment object, the developer/partner (if any), the amount and currency of the investment, the equivalent amount in som, the term for implementing the strategy, the investment instrument used, the target (estimated) return, the procedure for paying out income, the amount and calculation procedure for the Manager's remuneration, and other material parameters of the relevant investment product.

4.3. Once the Client has selected an Investment Strategy, the Manager shall independently take the legal and factual actions necessary to implement it without the need to obtain the Client's additional consent for each individual transaction, provided that such actions comply with the Agreement, the Investment Strategy and the Investment Declaration.

4.4. The Manager shall not be entitled to direct assets transferred for the implementation of the selected Investment Strategy to a different investment object or investment product without the Client's consent, except in cases expressly provided for by the legislation of the Kyrgyz Republic.

4.5. Investment shall be carried out by acquiring, at the expense of the funds held in trust management, investment assets provided for by the Investment Declaration and the selected Investment Strategy, in the manner permitted by the legislation of the Kyrgyz Republic.

4.6. The Investment Declaration is an integral part of the Agreement and defines the permissible objects, directions and structure of investment. Its provisions are binding on the Manager in implementing the Investment Strategy selected by the Client.

4.7. The Manager shall be entitled to temporarily refrain from directing funds into the selected investment asset, or to suspend the relevant transaction, if carrying it out is impossible or could result in a violation of the legislation of the Kyrgyz Republic, the terms of the Investment Strategy, or a material infringement of the rights and interests of the Client.

5. REPORTING AND NOTICES OF THE MANAGER

5.1. The Manager's reporting shall consist of:

5.1.1. A monthly report (the "Monthly Report"), provided to the Client in writing no later than the 5th day of the month following the reporting month. The Monthly Report for the "Development" product shall include, among other things, information on completed-works acceptance certificates received by the Manager from the construction company in the manner provided for in clause 11.1 of Appendix No. 3. At the Client's request, additional information on the progress of fund management may be provided within 5 (five) calendar days of receipt of the relevant request.

5.1.2. An annual report (the "Annual Report"), prepared as of the end of the financial year and provided in writing on the last calendar day of the year in which the Services are rendered, or on the date of termination of this Agreement.

5.2. The Manager's reports shall be provided to the Client by e-mail, mail, courier, through the Client's personal account, or by any other means agreed in writing by the Parties.

5.3. Reports shall be deemed accepted by the Client if, within 10 (ten) calendar days of the presentation of the relevant report, the Manager has not received from the Client, in writing, reasoned comments or objections to the reporting provided.

5.4. Interaction between the Parties under the Agreement, as well as the agreement of individual actions related to the performance of obligations, may take place by the exchange of messages and/or electronic copies of documents by e-mail as specified in Section 17 of this Agreement, with an obligation to subsequently send the originals of such documents within the shortest reasonable time. The Parties recognize the legal effect of such messages and electronic copies of documents pending receipt of the originals, including in the absence of an electronic signature.

5.5. The Parties recognize the legal effect, as admissible evidence, of electronic documents, e-mail correspondence, messenger messages, transaction logs of the Manager's information systems, and other electronic data related to the performance of this Agreement.

6. METHODOLOGY FOR VALUING INVESTMENT ASSETS

6.1. The initial value of an investment asset shall be determined based on the actual amount of funds used for its acquisition, taking into account expenses directly related to the relevant transaction, if such expenses are borne by the Client under the Agreement.

6.2. During the term of implementation of the Investment Strategy, the value of the investment asset for the purposes of internal accounting and reporting shall be determined based on its initial value, actual repayments made, income accrued and received, and other circumstances directly affecting the value of the relevant asset.

6.3. If circumstances arise indicating a material change in the value of an investment asset, the Manager shall be entitled to revalue it on the basis of available documents, project financial information, an independent valuation, and other objective data.

6.4. Investment assets shall be valued as of the reporting date and reflected in the Manager's report provided to the Client.

7. THE MANAGER'S REMUNERATION

7.1. The amount and calculation procedure for the Manager's remuneration shall be determined on the basis of the principle of priority distribution of income actually received from the investment object, in accordance with the Investment Strategy selected by the Client (Appendix No. 2 or Appendix No. 2-P).

7.2. The Client shall receive income up to the target (estimated) return specified in the relevant Appendix. Income actually received from the investment object in excess of the target return shall constitute the Manager's remuneration.

7.3. If the income actually received from the investment object is lower than the target return, the Client shall be paid the income actually received. The target return is not guaranteed by the Manager.

7.4. The Manager's remuneration shall be paid (withheld) on the basis of the report provided to the Client in the manner provided for in Section 5 of this Agreement.

7.5. All payments under this Agreement shall be made in the currency specified in the relevant Appendix, with the equivalent amount in som indicated, calculated at the official exchange rate of the National Bank of the Kyrgyz Republic on the date of the relevant transaction, unless otherwise agreed in writing by the Parties.

7.6. For the "Partnership" product, the amount, structure and calculation procedure for the Manager's remuneration shall be established individually and fixed in Appendix No. 2-P for the specific transaction.

8. EXPENSES

8.1. Necessary and documented expenses directly related to the implementation of the Investment Strategy selected by the Client and the servicing of investment assets acquired at its expense shall be borne by the Client in the cases and in the manner provided for by this Agreement and the Investment Strategy. General expenses relating to the assets of several Clients shall be allocated among them in proportion to the size of the relevant investment assets, unless the nature of the relevant expense provides for a different allocation procedure.

8.2. Unless otherwise agreed in writing by the Parties, expenses not expressly provided for in clause 8.1 of this Agreement shall not be reimbursed by the Client.

9. TAX OBLIGATIONS

9.1. The Manager is the Client's tax agent and shall perform the Client's duties for calculating, withholding and remitting personal income tax in respect of amounts of income received by the Client under the Agreement, in accordance with the tax legislation of the Kyrgyz Republic.

9.2. If the Client is not a citizen of the KR, the Client shall provide the Manager with reliable information on tax residency and a certificate of tax residency, as well as other documents necessary for the Manager to perform its tax-agent functions and apply international double-taxation treaties. If such information is not provided or is inaccurate, the Manager shall calculate and withhold tax at the rate applicable in the absence of supporting documents.

9.3. The Manager shall calculate and withhold tax based on a good-faith determination of the type, source and amount of income according to its internal records, and shall not be liable for the Client's own tax obligations in other jurisdictions.

10. LIABILITY OF THE PARTIES

10.1. In performing the Agreement, the Parties shall be liable to each other in accordance with the current legislation of the Kyrgyz Republic. For culpable non-performance or improper performance of their obligations under the Agreement, the Client and the Manager shall bear liability provided for by the current legislation of the Kyrgyz Republic.

10.2. The Manager shall not be liable for any losses caused by: changes in the value of investment assets, changes in the financial indicators of the investment object or the timing of its implementation, as well as non-performance or improper performance of obligations by third parties, provided such circumstances did not arise as a result of the Manager's culpable acts or omissions; acts or omissions of the Manager reasonably relying on the Client's written representations and instructions and/or documents provided by the Client, or on the absence thereof; mass failures of electronic communication systems; the Client's early withdrawal of all or part of the funds from management; acts, omissions or delays by the Client in performing its obligations, including failure to provide, or untimely provision of, documents; and non-delivery of messages (SMS, e-mails, push notifications and other electronic messages) due to reasons beyond the Manager's control.

10.3. The Manager shall not be liable for any losses caused by the acts and direct instructions of the Client, provided the right to give such instructions is provided for by the Agreement or a separate written agreement of the Parties.

10.4. The Client shall be responsible for the accuracy and currency of the information provided about itself prior to signing the Agreement, and for the timely updating of such data in the event of any change.

10.5. The Client shall bear full responsibility for ensuring the security and safekeeping of logins, passwords, key codes, confirmation codes and other confidential information necessary for the Parties' interaction under the Agreement, as well as for the disclosure of such information to third parties.

10.6. If the Client fails to comply with the representations and warranties provided for in Section 12 of the Agreement, the Client shall indemnify the Manager for all losses caused by such violation.

10.7. The Manager does not guarantee the receipt of profit or the achievement of a particular level of return. The Client confirms that it understands the investment nature of trust management and accepts the risks associated with the possible total or partial loss of value of investment assets due to changes in market conditions.

11. FORCE MAJEURE

11.1. Neither Party shall be liable for non-performance, untimely performance or improper performance of its obligation under the Agreement if this is caused solely by the occurrence and/or effect of force majeure circumstances: earthquake, flood, fire, strike, acts of public authorities, military actions of any nature directly preventing performance of the Agreement within the framework of the Investment Strategy, prohibitions and restrictions imposed by government bodies, emergencies, suspension of construction works for reasons beyond the Parties' control, material disruptions to banking and payment infrastructure, and other extraordinary and unavoidable circumstances directly preventing performance of obligations under the Agreement.

11.2. The Party affected by force majeure circumstances shall, without delay but no later than 3 (three) business days after the occurrence of the force majeure circumstances, notify the other Party in writing of such circumstances and their consequences, and shall take all possible measures to minimize the adverse consequences. The Party for which the force majeure circumstances arose shall likewise, without delay but no later than 3 (three) banking days, notify the other Party in writing of the cessation of such circumstances.

11.3. Failure to notify, or untimely notification of, the other Party of the occurrence of force majeure circumstances shall result in the loss of the right to rely on such circumstances.

11.4. The occurrence of force majeure circumstances shall extend the period for performance of the Agreement for the duration of their effect, unless the Parties agree otherwise.

11.5. The release of the obligated Party from liability for failure to perform any particular obligation under the Agreement shall not release that Party from liability for the performance of its other obligations.

11.6. If force majeure circumstances continue for more than one month, either Party shall have the right to withdraw from the Agreement unilaterally, out of court.

12. REPRESENTATIONS AND WARRANTIES

12.1. The Client warrants that the funds transferred for management are owned by the Client, are not under arrest or subject to dispute, and were obtained lawfully, and that the Client is able to confirm the lawful origin of the funds. The Client confirms that it is not acting for the benefit of another person and does not intend to do so.

12.2. The Client warrants and represents that, in transferring the funds for management, it has complied with all requirements of applicable KR legislation, and that it independently monitors compliance with any special requirements and/or restrictions of KR legislation, including obtaining the consent and/or approval of third parties, where applicable. In this regard, the Manager shall have no obligation to verify the Client's compliance with such requirements and/or restrictions.

12.3. The Client confirms that it independently decided to enter into this Agreement, has reviewed the Manager's licenses, the Investment Strategy, the Investment Declaration and the Risk Disclosure Notice, understands the content of the said documents, and does not rely on any oral promises, forecasts or guarantees of return not expressly provided for in this Agreement.

13. CONFIDENTIALITY

13.1. The Manager shall not have the right, except at the request of an authorized state body or court, during the term of or after the termination of this Agreement, to disclose to any person not authorized by the Client any information relating to the Agreement, including the fact of its conclusion. Each Party shall use its best efforts to protect confidential information.

13.2. The Client shall be entitled to disclose information about this Agreement to third parties and to disclose the terms of the Agreement at its own discretion, including for the purpose of informing heirs of the existence of the agreement, recommending the company to acquaintances in the event of successful performance of obligations, filing complaints or appeals in the event of improper performance of obligations by the Manager, and protecting its rights and interests in accordance with the procedure established by law.

13.3. The Client assumes all risks associated with the possible disclosure of information about its investment assets by third parties. The Manager shall not be liable for the acts, omissions, negligence or intentional breaches of confidentiality committed by third parties, nor for data leaks through information systems owned or operated by third parties.

14. PROCEDURE FOR CONCLUSION, AMENDMENT AND TERMINATION OF THE AGREEMENT

14.1. The Agreement may be concluded by the Parties in one of the following ways:

14.1.1. In paper form — the Agreement and Appendices shall be signed in two counterparts, one for each Party, having equal legal force.

14.1.2. In electronic form: by exchanging signed scanned copies of the Agreement and Appendices by e-mail as specified by the Parties in Section 17 of the Agreement, or by creating the Agreement in the form of an electronic document and using an electronic signature to sign the Agreement and Appendices.

14.2. The Agreement shall be deemed concluded from the moment of its signing by the Parties.

14.3. Statements, notices, reports, notifications, demands or other legally significant communications relating to the creation, amendment or termination of obligations under this Agreement shall be sent by the Parties to the address specified in Section 17 of the Agreement, by courier (with acknowledgment of receipt), by registered letter with return receipt, or by the Parties' e-mail.

14.4. The Agreement may be terminated on the grounds provided for by the legislation of the Kyrgyz Republic and the Agreement.

14.5. The Agreement may be terminated at any time on the initiative of either Party by written notice at least 30 (thirty) calendar days prior to the termination date, except in cases of early withdrawal of the Client from the Investment Strategy under the "Rental" and "Development" products, the procedure and timing of which are established by clause 10 of the relevant Appendix No. 2. As of the date of termination of the Agreement, the Manager shall calculate the remuneration payable in accordance with Section 7 of this Agreement.

14.6. Termination of the Agreement shall not release the Parties from performing obligations relating to mutual settlements and maintaining the confidentiality of information.

14.7. The invalidity or unenforceability of any provision of the Agreement shall not entail the invalidity of the Agreement as a whole and shall not affect the other provisions of the Agreement unrelated to the invalid provision, which shall remain in effect.

14.8. If one or more provisions of the Agreement are declared invalid, the Parties undertake to perform their assumed obligations in a manner as close as possible to that intended by the Parties, acting in good faith.

15. TERM OF THE AGREEMENT

15.1. The Agreement shall be in effect for the term established in the Investment Strategy.

15.2. Upon expiry of the term of the Investment Strategy, the Agreement shall terminate after completion of settlements between the Parties, unless the Parties have agreed to extend the current Investment Strategy or select a new one.

15.3. The Agreement may be extended an unlimited number of times, unless otherwise provided by the Investment Strategy.

16. DISPUTE RESOLUTION PROCEDURE

16.1. Disputes arising in connection with the performance of the Agreement shall be resolved in accordance with the procedural and substantive legislation of the Kyrgyz Republic.

16.2. If disputes and disagreements are not settled through negotiations, the Parties establish a mandatory pre-trial procedure for resolving disputed matters, including the mandatory submission of written claims. The period for reviewing a written claim shall be 15 (fifteen) business days from the date of its receipt, unless a different period is established by the legislation of the Kyrgyz Republic.

16.3. After receiving a full or partial refusal to satisfy a claim, or if no response is received within the period established by clause 16.2 of the Agreement, the interested Party shall be entitled to apply to court in accordance with the legislation of the Kyrgyz Republic.

Appendices to the Agreement:

Appendix No. 1 — Risk Disclosure Notice.

Appendix No. 2 — Investment Strategy ("Rental" and "Development" products).

Appendix No. 3 — Investment Declaration ("Rental" and "Development" products).

Appendix No. 2-P — Investment Strategy ("Partnership" product).

Appendix No. 3-P — Investment Declaration ("Partnership" product).

Appendix No. 4 — Client Questionnaire.

17. DETAILS AND SIGNATURES OF THE PARTIES

Client:	**Manager:**
{{ФИО_клиента}} Citizenship: {{страна_гражданства}} Passport: {{номер_паспорта}} Date and issuing authority: {{паспорт_выдан}} TIN: {{ИНН_клиента}} Phone: {{телефон_клиента}} E-mail: {{email_клиента}} **Payment details:** Bank account: {{расчетный_счет}} Bank BIC: {{бик_банка}}	Nur Capital Management Company LLC License No. 0092 dated 07.08.2026 Legal address: Bishkek, Gorny Lane 1 General Director Pavlov Sergey
_________________________ / {{ФИО_клиента}}	_________________________ / Pavlov S.

APPENDIX No. 1

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

RISK DISCLOSURE NOTICE

This Notice contains information on the principal risks associated with transferring investment assets into trust management and implementing the Investment Strategy selected by the Client. The Client independently selects the Investment Strategy and investment product taking into account the investment term, expected return and the level of risk acceptable to the Client.

1. General and market risks. Changes in the economic and political situation, inflation, exchange rates, interest rates, the state of the real estate market, and supply and demand may affect the value of investment assets and the ultimate investment outcome.

2. Risks of the "Development" object. Implementation of a construction project may be accompanied by changes in the cost and timing of construction, delays in commissioning the object, changes in design decisions, and non-performance or improper performance of obligations by the construction company, contractors, or suppliers. Information on the progress of construction is provided to the Client on the basis of completed-works acceptance certificates in the manner provided for in Appendix No. 3.

3. Risks of the "Rental" object. Income under the "Rental" product is generated from rental payments and depends on the actual occupancy of the object by tenants. Vacancy of premises, a decline in market rental rates, early termination or non-performance of obligations by a tenant may affect the amount of income actually received.

4. Joint management risk. The Client's funds may be pooled with the funds of other clients who have selected the same Investment Strategy (the same object), in the manner provided for in Appendix No. 3. Income actually received from the object shall be distributed among such clients in proportion to the size of their contributions. A decrease in actual income from the object affects all clients invested in that object, regardless of their individual circumstances.

5. Liquidity risk and early-withdrawal conditions. The Client shall be entitled to withdraw early from the Investment Strategy on the terms provided for in clause 10 of Appendix No. 2 (no earlier than 3 months from the date the funds were transferred, a 30-calendar-day return period, and a recalculation of the return at 50% of the target rate in proportion to the actual term). The Client confirms that it has reviewed these conditions and understands that the income upon early withdrawal will be lower than the target return specified in Appendix No. 2. To ensure the possibility of early withdrawal by Clients, the Manager maintains a cash reserve of not less than 10% of the value of the assets under the relevant Investment Strategy (clause 14 of Appendix No. 3). If the volume of applications submitted simultaneously exceeds the size of the reserve, they shall be satisfied in the order in which they were received (clause 10.6 of Appendix No. 2).

6. Legal and tax risk. Changes in the legislation of the Kyrgyz Republic, including in the areas of construction, investment activity and taxation, may affect the terms of implementation of the object and the ultimate investment outcome.

7. Trust management risks and the absence of return guarantees. The Manager carries out trust management in good faith and in the interests of the Client; however, investment activity is inherently associated with risk. The target (estimated) return specified in Appendix No. 2 is a projection and is not guaranteed: the Client receives income up to this rate out of the income actually received from the object; if the actual income is lower than the target return, the Client shall be paid the income actually received (clause 8 of Appendix No. 2). The actual implementation timeline and investment outcome may differ from the initial projections.

8. Risk of suspension of financing of the object. With respect to "Development" objects, the Manager shall be entitled to suspend further financing of the construction project if the agreed construction schedule is delayed

by more than 60 (sixty) calendar days, until the developer remedies the relevant default. Such suspension shall not constitute a breach of the Manager's obligations to the Client, but may affect the actual timing of implementation of the Investment Strategy and the timing of receipt of income.

9. Developer liability and measures to protect Clients' interests. Financing of "Development" objects is carried out on the basis of agreements between the Manager and developers providing for the developer's liability for breach of its assumed obligations, including compensation for documented losses, as well as, where available, other measures to secure performance of obligations, determined by the Manager depending on the specific project. The existence of such measures reduces but does not entirely eliminate the risk associated with improper performance of obligations by the developer.

This Notice does not contain an exhaustive list of all possible risks. By signing it, the Client confirms that it has reviewed the principal terms and risks of the selected Investment Strategy, understands them, and makes its investment decision taking into account its own objectives and financial capabilities.

Client: {{ФИО_клиента}}

(signature) ________________________

APPENDIX No. 2

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

INVESTMENT STRATEGY

("Rental" and "Development" products)

1. Name of the investment product: {{продукт}} (Rental / Development)

2. Investment object:

Object name: {{наименование_объекта}}

Developer/partner: {{наименование_девелопера}}

Location: {{адрес_объекта}}

Planned commissioning date (for "Development"): {{дата_сдачи}}

3. Amount of investment assets transferred into trust management: {{сумма_USD}} USD (the som equivalent shall be determined at the official NBKR exchange rate on the date of the relevant transaction)

4. Currency: {{валюта}}

5. Term for implementation of the Investment Strategy:

"Rental" — {{срок_рента}} (minimum 12 months)

"Development" — determined as the difference between the planned commissioning date of the object and the date of this Appendix, in full months (days are disregarded).

6. Target (estimated) return:

"Rental" — 15% per annum.

"Development" — {{ставка}}% per annum, determined according to the following rate schedule depending on the time remaining until the planned commissioning of the object:

Time until commissioning of the object (full months)	Rate
less than 12 / 12–14	20.00%
15–17	21.25%
18–20	22.50%
21–23	23.75%
24–26	25.00%
27–29	26.25%
30–32	27.50%
33–35	28.75%
36 or more	30.00%

7. Procedure for payment of investment income:

"Rental" — monthly.

"Development" — upon completion of the term of implementation of the Investment Strategy.

8. The Manager's remuneration:

The Client shall receive income out of the income actually received from the object, up to the target return specified in clause 6 of this Appendix. Income in excess of the target return shall constitute the Manager's remuneration. If the actual income from the object is lower than the target return, the Client shall be paid the income actually received; the target return is not guaranteed.

9. Statement and confirmation:

The Client confirms its selection of the specified Investment Strategy and object, and confirms that it has reviewed their parameters and the Risk Disclosure Notice (Appendix No. 1).

10. Early withdrawal by the Client (applicable to the "Rental" and "Development" products):

10.1. This clause establishes a special procedure for early termination in respect of the selected Investment Strategy and shall take priority over the general termination procedure provided for in clause 14.5 of the Agreement, with respect to the "Rental" and "Development" products.

10.2. The Client shall be entitled to submit to the Manager a written application for early return of funds no earlier than upon expiry of 3 (three) calendar months from the date the funds were transferred into trust management under this Appendix.

10.3. The Manager shall return the funds within 30 (thirty) calendar days from the date such application is received.

10.4. In the event of early withdrawal, the target return specified in clause 6 of this Appendix shall be recalculated at 50% (fifty percent) of the established rate, in proportion to the actual period during which the funds were held in trust management (in full months).

10.5. If, under the terms of the selected Investment Strategy, periodic (monthly) payment of investment income is provided for, and as of the date the application is submitted the Client has already been paid an amount exceeding the income recalculated in accordance with clause 10.4, the amount of such excess shall be withheld by the Manager from the investment amount to be returned.

10.6. If the total amount of funds to be returned to Clients under applications for early withdrawal submitted during a single period within one Investment Strategy exceeds the amount of the liquidity reserve maintained by the Manager for that strategy in accordance with Appendix No. 3, the applications shall be satisfied in the order in which they were received by the Manager (by the date and time of registration of the application). Applications not covered by the liquidity reserve at the time of their receipt shall be satisfied as new funds are received within the relevant Investment Strategy or as funds are released from the reserve, but in any event no later than the period established by clause 10.3 of this Appendix.

Client: {{ФИО_клиента}}

APPENDIX No. 3

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

INVESTMENT DECLARATION

("Rental" and "Development" products)

1. This Investment Declaration establishes the directions of investment, the structure of investment assets, and the restrictions applicable to the implementation of the Investment Strategy selected by the Client (Appendix No. 2) within the "Rental" and "Development" products.

2. Direction of investment: real estate objects (commercial, residential) developed by a group of the Manager's partner developers (including Domra, Eridan, MANAS TRADE and others) in the territory of the Kyrgyz Republic, selected by the Manager and included in the catalogue of investment products.

3. Investment object: the specific object is determined by the Investment Strategy selected by the Client (Appendix No. 2). Investment shall be made exclusively in the object specified in the relevant Investment Strategy.

4. Permissible methods of investment: the Client's assets shall be directed to finance the specified object (acquisition of income-producing real estate for lease — "Rental"; financing of construction — "Development") by entering into agreements and effecting other transactions permitted by the legislation of the Kyrgyz Republic.

5. Pooling of funds: the Manager shall be entitled to pool funds transferred into trust management with the funds of other clients solely within the same Investment Strategy (i.e., clients who have selected the same object), provided that separate records of the funds and investment assets of each client are maintained. Pooling of the funds of clients who have selected different objects or different Investment Strategies shall not be permitted.

6. Concentration of investments: within a single Investment Strategy, up to 100% of the Client's assets transferred for its implementation may be directed to a single object specified in Appendix No. 2. Such concentration results from the Client's selection of a specific investment product and shall not be deemed a violation of diversification requirements within that strategy.

7. Intended use: assets transferred for the implementation of a specific Investment Strategy may not be directed by the Manager to a different object without the execution of a new/additional Appendix and the Client's consent.

8. Income generation procedure: the Client's income shall be generated and distributed in accordance with the priority distribution principle established by clauses 6 and 8 of Appendix No. 2 — the Client receives income up to the target return out of the income actually received from the object; the target return is not guaranteed.

9. Parameters of the investment object. The Investment Strategy for each object shall specify: the developer's name; the name and location of the object; the type and characteristics of the object; the stage of implementation (for "Development" — the planned commissioning date); the investment amount and its equivalent in som as of the transaction date; the target return; and the procedure and frequency of income payment.

10. Investment restrictions. It shall not be permitted to direct the Client's assets: to objects not provided for by the relevant Investment Strategy; to purposes unrelated to the implementation of the specified object; to assets and instruments prohibited by the legislation of the Kyrgyz Republic; or to finance the Manager's own business activities.

11. Selection of an object for the catalogue.

Before including an object in the catalogue of investment products, the Manager shall conduct an assessment of the object, including an analysis of the developer, title to the land plot, permitting and design documentation (for "Development"), the financial model, and the anticipated sources of income.

11.1. Monitoring during implementation (applicable to "Development").

The construction company shall provide the Manager with completed-works acceptance certificates as they are signed for each stage or type of work, in accordance with the master agreement between the Manager and the developer implementing the relevant object. Information on the certificates received shall be reflected by the Manager in the next scheduled Monthly Report provided to the Client in accordance with Section 5 of the Agreement. Copies of the certificates shall be posted in the Client's personal account as part of the package of documents for the relevant Investment Strategy.

12. Investment assets and transactions for each Client shall be recorded separately by the Manager. Income, expenses and the return of investments shall be attributed to the Investment Strategy and the Client at whose expense the relevant investment was made.

13. This Investment Declaration does not apply to the "Partnership" product — the investment terms for that product are determined individually by Appendix No. 2-P and No. 3-P.

14. Liquidity reserve.

In order to ensure the possibility of early withdrawal by Clients in the manner provided for in clause 10 of Appendix No. 2, the Manager shall maintain, within each Investment Strategy, a cash reserve of not less than 10% (ten percent) of the value of the assets held in trust management under that strategy, not directed to financing the investment object. If the reserve is insufficient to satisfy simultaneously submitted applications for early withdrawal, the priority procedure established by clause 10.6 of Appendix No. 2 shall apply.

APPENDIX No. 2-P

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

INVESTMENT STRATEGY

("Partnership" product)

1. Product name: Partnership

2. Investment object: {{описание_актива}} (land plot / other asset, name, location, cadastral data if available)

3. Project partner: {{наименование_партнера}}

4. Amount of investment assets: {{сумма_USD}} USD (the som equivalent — at the NBKR exchange rate on the date of the relevant transaction)

5. Term for implementation of the Investment Strategy: {{срок}} (established individually)

6. Target (estimated) return: {{ставка}}% (individual, from 30% per annum)

7. Procedure for payment of investment income: {{порядок_выплаты}} (individual)

8. The Manager's remuneration: {{порядок_вознаграждения}} (individual; established separately for each transaction and may differ from the priority distribution model applied to the "Rental"/"Development" products)

9. Early withdrawal conditions: {{условия_выхода}} (established individually; the standard procedure under clause 10 of Appendix No. 2 does not apply to this strategy)

10. Special conditions: {{особые_условия}} (free-form field for individual arrangements for the specific transaction)

11. The Client confirms its selection of the specified Investment Strategy and confirms that it has reviewed its parameters and the Risk Disclosure Notice (Appendix No. 1).

Client: {{ФИО_клиента}}

APPENDIX No. 3-P

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

INVESTMENT DECLARATION

("Partnership" product)

1. This Declaration establishes the direction and restrictions of investment within the "Partnership" product and applies only to the Investment Strategy formalized by Appendix No. 2-P.

2. Direction of investment: acquisition and/or development of land plots and other assets jointly with the partner specified in Appendix No. 2-P.

3. Investment object: determined exclusively by Appendix No. 2-P for the specific transaction.

4. Intended use: assets shall be directed only to the asset specified in Appendix No. 2-P; redirection to a different asset requires a new/additional Appendix.

5. The transaction parameters, term, return, and procedure for payments and remuneration shall be determined individually and fixed exclusively in Appendix No. 2-P for the specific transaction; this Declaration does not set standard parameters.

6. Investment assets and transactions for each transaction shall be recorded separately by the Manager.

7. Pooling of funds (exceptional case). As a general rule, investment within the "Partnership" product is carried out on a "one Client — one transaction" basis, without pooling with the funds of other clients. In individual cases, subject to the appropriate agreement between the Manager and all participating Clients, the pooling of funds of several clients within a single transaction shall be permitted, provided that separate records of the funds and investment assets of each client are maintained and the procedure for distributing income among them is fixed in the relevant Appendix No. 2-P.

APPENDIX No. 4

to Trust Management Agreement No. {{номер_договора}} dated {{дата_договора}}

CLIENT QUESTIONNAIRE

Confidential

1. Full name (surname, first name, patronymic): {{ФИО_клиента}}

2. Full name in English: {{ФИО_англ}}

3. Date of birth: {{дата_рождения}}

4. Country of birth: {{страна_рождения}}

5. Citizenship: {{страна_гражданства}}

6. Are you a citizen of more than one country? {{гражданство_множ}}

7. Are you a tax resident of any country (specify all jurisdictions and TIN, if any): {{налоговое_резидентство}}

8. Address of residence (registration): {{адрес_регистрации}}

9. Address of actual stay (if different from the registered address): {{адрес_пребывания}}

10. Details of identification document: {{данные_паспорта}}

11. Details of documents confirming the right of a foreign citizen or stateless person to stay (if applicable): {{документы_пребывания}}

12. Contact information — phone: {{телефон_клиента}}, e-mail: {{email_клиента}}

13. Status as a politically exposed person (foreign, domestic, international) of the individual, his/her spouse, or a close relative: {{статус_ПДЛ}}

14. Information on occupation/business activity: {{вид_деятельности}}

15. Source of funds for the acquisition of assets: {{источник_средств}}

16. Anticipated turnover of investments/funds: {{планируемый_оборот}}

17. Sanctions compliance:

Are you, your spouse, or your relatives subject to international sanctions, or connected with organizations included in sanctions lists (UN, EU, etc.)? {{санкции_клиент}}

Are you the owner, executive, or beneficiary of a company registered in an offshore jurisdiction? {{офшор_клиент}}

Do you plan to use accounts/services in high-risk jurisdictions? {{высокорисковые_юрисдикции}}

18. Ultimate beneficiary:

{{статус_бенефициара}} (Myself / Other person: {{ФИО_бенефициара}})

If the beneficiary is another person: full name in English {{ФИО_бенефициара_англ}}, date of birth {{дата_рождения_бенефициара}}, country of birth {{страна_рождения_бенефициара}}, citizenship {{гражданство_бенефициара}}

Status as a PEP of the beneficiary, his/her spouse, or a close relative: {{статус_ПДЛ_бенефициара}}

Are the beneficiary, his/her spouse, or relatives subject to international sanctions? {{санкции_бенефициар}}

Is the beneficiary the owner, executive, or beneficiary of a company registered in an offshore jurisdiction? {{офшор_бенефициар}}

"I confirm the accuracy of the information provided and give my consent to the processing of my personal data in accordance with applicable law."

Client: {{ФИО_клиента}}

(signature) ________________________