

MORI REAL ESTATE FZ-LLC

Corporate Legal Documentation: Comprehensive Website Framework

Consolidated Terms of Service, Privacy Policy, and Regulatory Disclaimers • Last Updated: June 2026

PREAMBLE & BINDING EFFECT: Throughout this platform, its subdomains, and associated digital services (collectively referred to as the "Website"), the terms "**MORI**", "**we**", "**our**", and "**us**" refer explicitly to **MORI Real Estate FZ-LLC**, a Free Zone Limited Liability Company registered in the Emirate of Ras Al Khaimah, United Arab Emirates. By accessing, browsing, archiving, or otherwise utilizing this Website, you (hereinafter referred to as the "User", "Client", or "Visitor") irrevocably agree to comply with and be bound by the following comprehensive terms, conditions, policies, and disclaimers. If you do not agree with any provision contained herein, you must immediately cease all access and use of this Website.

PART I: TERMS AND CONDITIONS OF SERVICE

1. Corporate and Institutional Profile

MORI Real Estate FZ-LLC is a specialized real estate brokerage and consultancy platform duly established and operating under the laws and regulations of the Ras Al Khaimah Economic Zone (RAKEZ) and the Ras Al Khaimah Municipality Department, Emirate of Ras Al Khaimah, United Arab Emirates. The corporate focus of MORI extends exclusively to Industrial, Hospitality, and Lifestyle real estate transactions, portfolio placements, and structured commercial asset opportunities within the Emirate of Ras Al Khaimah and the wider United Arab Emirates.

2. Scope of Website and Digital Infrastructure Purpose

The primary function of this Website is to curate, display, and disseminate corporate intelligence regarding:

- Commercial and industrial real estate transactional pipelines;
- Institutional investment-related inquiries, asset data, and situational overviews;
- Macroeconomic market insights, sector research, and specialized regional reports;
- Corporate brokerage, advisory, tenant representation, and asset management services; and
- General corporate communications regarding the operational scope of MORI.

CRITICAL REGULATORY NOTICE: The materials and information disseminated on this Website are distributed strictly for informational and marketing purposes. No content contained herein constitutes, or shall be construed to imply, a formal offer to sell, a solicitation of an offer to buy, or a binding contractual option. Furthermore, nothing on this Website constitutes legal, financial, tax, structural, engineering, or professional investment advice.

3. Absolute Accuracy Disclaimer and Material Modifications

While MORI executes reasonable professional diligence to verify the validity of information presented on this Website, all data, figures, parameters, and structural statements are provided on an "as is" and "as available" basis. MORI

explicitly disclaims any expressed or implied warranties regarding the completeness, accuracy, timeliness, or operational absolute correctness of the content.

Property dimensions, operational specifications, asking prices, historical performance metrics, anticipated yields, regional development master plans, and municipal zoning representations are fluid indicators subject to abrupt modifications without notice. Users are legally obligated to perform rigorous independent physical, financial, and legal due diligence before executing any property-related commitments or investment transfers.

4. Exclusion of Financial and Investment Guarantees

Information contained on this Website shall not be interpreted under any circumstance as an invitation to invest or as regulated financial advisory. MORI does not warrant or guarantee future performance, asset capital appreciation, compound annual growth rates, minimum occupancy levels, or net rental yields.

All real estate investments involve structural market risks, macro-environmental volatility, liquidity constraints, and counterparty risks; historical market performance does not serve as a certain metric for future performance. MORI does not market, offer, manage, or distribute structured financial instruments or collective investment vehicles regulated by the UAE Securities and Commodities Authority (SCA) or the Central Bank of the United Arab Emirates.

5. Regulatory Compliance and Real Estate Advertising Verification

All real estate opportunities, listings, and asset structures featured on this Website are subject to change, prior disposal, lease, withdrawal from the active market, or structural adjustments by asset owners without prior administrative notice.

In strict conformity with Federal Decree-Law No. 22 of 2022 on the Regulation of the Real Estate Sector and the local executive regulations of the Ras Al Khaimah Municipality, all property listings and marketing materials displayed on this Website are verified to adhere to local advertising criteria. Where legally mandated, specific asset profiles feature individual real estate advertising permit numbers issued by the competent municipal authorities within the UAE.

6. Strict Prohibitions and User Responsibilities

As a material condition to your permitted usage of this Website, you explicitly covenant and warrant that you will not:

- Submit false, fraudulent, misleading, or intentionally inaccurate data via corporate inquiry systems;
- Engage in actions that degrade, disrupt, or impair the structural integrity, bandwidth, or latency of the Website;
- Attempt unauthorized access to the application source code, server databases, cloud networks, or linked API environments;
- Inject, host, or propagate malicious software, automated scripts, Trojan horses, ransomware, or logic bombs; or
- Scrape, extract, mine, or recursively index any database elements or content blocks for commercial or competing purposes without explicit written license.

7. Proprietary Intellectual Property Rights

The entire visual layout, typographic architecture, source code, graphic designs, photographic assets, proprietary market reports, indices, text, and corporate marks (including the "MORI" trade name and associated logos) are the exclusive intellectual property of MORI Real Estate FZ-LLC, protected under UAE Federal Decree-Law No. 38 of 2021 on Copyrights and Neighboring Rights and Federal Decree-Law No. 36 of 2021 on Trademarks. No part of this Website

may be reproduced, digitally mirrored, scraped, translated, or redistributed in any manner without prior, explicit written authorization signed by an authorized corporate officer of MORI.

8. External Links and Hypertext Disclaimers

This Website may contain hypertext links pointing to third-party web environments, financial gateways, or regulatory databases. Such links are provided solely as an administrative convenience. MORI maintains no administrative control over the data policies, security architectures, or absolute accuracy of external platforms, and accepts zero liability for any systemic damage, data breaches, or financial loss incurred via third-party digital routing.

9. Structural Limitation of Liability

To the maximum extent permissible under applicable federal laws of the United Arab Emirates and the local laws of the Emirate of Ras Al Khaimah, MORI, its board of directors, corporate shareholders, executive employees, and legal agents shall not be held liable for any direct, indirect, incidental, special, consequential, or punitive damages. This blanket exclusion applies to capital losses, missed profits, operational commercial interruptions, data destruction, system downtime, or financial decisions made directly on the basis of informational content on this Website, even if MORI has been explicitly advised of the possibility of such damages.

10. Integrated Policies

Your access to and utilization of this Website signifies your integrated, unconditional acceptance of the complete Privacy Policy and Data Protection Framework detailed in Part II below, which is fully incorporated into these Terms of Service by reference.

11. Unilateral Amendments and Updates

MORI reserves the absolute, unilateral right to adjust, re-draft, or append provisions to these Terms of Service, the Privacy Policy, and the Website Disclaimer at any time without individual notice. The operational date of the latest iteration will be explicitly noted at the top of this document. Continued engagement with the Website following the posting of modifications establishes your conclusive, binding legal acceptance of the updated framework.

12. Governed Jurisdictional Framework and Dispute Resolution

These Terms of Service, the Privacy Policy, and the Website Disclaimer shall be governed by, interpreted, and enforced in exclusive accordance with the Federal Laws of the United Arab Emirates and the local laws and decrees of the Emirate of Ras Al Khaimah. Any dispute, structural non-performance, or tortious claim arising directly or indirectly from your interaction with this Website shall be referred to the exclusive, final jurisdiction of the competent Courts of the Emirate of Ras Al Khaimah, United Arab Emirates.

| PART II: PRIVACY POLICY AND DATA PROTECTION FRAMEWORK

MORI Real Estate FZ-LLC is fundamentally committed to protecting the integrity, privacy, and confidentiality of personal identifying data. This Privacy Policy outlines our transparent mechanisms for data collection, algorithmic processing, storage, and erasure in strict compliance with **UAE Federal Decree-Law No. 45 of 2021 on Personal Data Protection (PDPL)**.

1. Lawful Categories of Collected Personal Data

We restrict data processing to specific, verified data sets voluntarily transmitted by you through communication portals, listing inquiries, or corporate registrations:

- **Identity Metrics:** Legal first name, surname, company registration title, and professional designation.
- **Contact Information:** Valid corporate or personal email addresses, mobile numbers, corporate telephone listings, and physical address details.
- **Preference and Intent Profiles:** Targeted asset classes (industrial, hospitality, lifestyle), budgetary allocations, requested geographical sub-sectors, and specific property-use requirements.

2. Defined Legal Purposes of Algorithmic Processing

Your personal details are processed under clear lawful grounds (such as contract preparation, legitimate commercial interest, or explicit consent) to:

- Formulate tailored responses to your direct property inquiries and programmatic asset briefs;
- Disseminate customized real estate research dossiers, financial projections, and strategic updates;
- Transmit marketing circulars and exclusive investment insights when you have opted to receive them;
- Optimize the operational responsiveness, user interface layout, and overall security of our digital infrastructure; and
- Satisfy compliance standards, identity verification protocols, and anti-money laundering (AML) mandatory reporting.

3. Advanced Security Protocols and Data Retention

MORI deploys industrial-grade technical, operational, and physical security measures (including cryptographic protocols, secure socket layers, and restricted access privileges) designed to protect data from unauthorized breaches, accidental modification, loss, or disclosure.

Your data is retained structurally within our secure systems only for the duration required to execute the specific business purpose for which it was collected, or to satisfy statutory corporate retention terms mandated by UAE tax, anti-money laundering, or corporate licensing regulations.

4. Third-Party Disclosures and Regulated Cross-Border Data Transfers

MORI does not sell, lease, commercialize, or trade customer data sets to external third parties. Data may be shared strictly on a need-to-know basis with vetted cloud infrastructure providers, CRM operators, or legal advisors who function under binding non-disclosure agreements.

Any necessary cross-border data transfer outside the physical borders of the United Arab Emirates shall be executed in absolute alignment with the statutory protections outlined in the UAE PDPL, ensuring that the recipient jurisdiction provides an equivalent or superior standard of data protection.

5. Statutorily Enforceable Data Subject Rights

Under the provisions of the UAE Personal Data Protection Law (PDPL), Users retain clear, legally enforceable rights regarding their personal data, including:

- **Right to Access and Rectification:** The right to demand a copy of all personal data held by MORI and to correct any factual errors or omissions.
- **Right to Erasure ("Right to be Forgotten"):** The right to demand the absolute deletion of your personal data when it is no longer required for business or legal purposes, or where you withdraw your processing consent.
- **Right to Processing Restriction:** The right to restrict processing activities under specific conditions, such as contesting data accuracy.
- **Right to Data Portability:** The right to receive your personal data in a structured, commonly used machine-readable format.

To exercise any of these statutory rights, or to submit a formal inquiry to our designated Data Protection Officer, please transmit your request to: info@mori.ae. We will respond to all verified identity-proven requests within the statutory timeframe.

| PART III: COMPREHENSIVE WEBSITE DISCLAIMER

The entire functional content of this Website is provided strictly as a general information resource. MORI Real Estate FZ-LLC makes no explicit or implicit representations, warranties, or endorsements regarding the absolute completeness, accuracy, or continuous operational availability of the data, projections, or text maps displayed.

All quantitative property profiles, historical commercial trends, future yield expectations, asset valuation models, and tax assumptions are subject to rapid transformation driven by underlying market dynamics, macro-financial shifts, and regulatory changes. This content does not constitute professional investment advice.

Users are explicitly and strongly cautioned to seek independent, certified legal, financial, architectural, and real estate valuation advice before executing any asset acquisitions or entering into legally binding real estate agreements. MORI Real Estate FZ-LLC completely disclaims any direct or indirect liability for financial loss, unexpected costs, or operational damages resulting from any user reliance on information found on this digital platform.