

PARTNERSHIP AGREEMENT

This Partnership Agreement ("Agreement") is entered into by and between:

Docufi3d UG (haftungsbeschränkt)

Registered office: Düsseldorf, Germany

Managing Directors: Patrick Rayermann, Tim Brückmann

and

Rayermann Immobilien GmbH

Registered office: Düsseldorf, Germany

Managing Director: Dipl.-Ing. Christian Rayermann

Collectively referred to as the "Parties".

1. Purpose of the Agreement

This partnership has been initiated to establish a strategic, real-world collaboration between the Parties. Both Parties confirm that prior to this agreement, there was no legal, financial, or operational relationship or affiliation between them. Each company is and remains a fully independent legal entity, as documented through official commercial registers.

The collaboration is rooted in the shared objective of integrating digital signature technology and blockchain-based processes into practical use cases within the real estate sector.

2. Scope of Collaboration

Under this partnership, the Parties agree to:

- Integrate the digital signature and document lifecycle platform developed by Docufi3d UG into Hausakte24.de, an online real estate document portal operated by Rayermann Immobilien GmbH;
- Enable the signing of documents such as utility cost statements within the Hausakte24 platform using Docufi3d's solution;
- Explore further enhancements, such as embedding template-based digital lease agreements for future use;
- Record selected document-related transactions on the Cardano blockchain, demonstrating the practical connection between traditional industry use

cases and decentralized infrastructure.

3. Responsibilities

Each Party remains solely responsible for its own operations, legal obligations, and service delivery. Neither Party shall act or speak on behalf of the other without explicit consent.

Both Parties agree to contribute the necessary technical resources within their respective domains to ensure the successful implementation of the joint solution. This includes access to systems, interfaces, and project coordination staff as required for the integration and operation of the planned functionalities.

Technical implementation and operational steps will be jointly planned and documented in separate work streams or specifications.

4. Public Communication

The Parties agree to actively support the partnership through public communication. This includes regular posts and/or articles informing relevant audiences about the collaboration and its technological goals. Docufi3d may additionally reference its funding by Catalyst Fund¹³, provided by the Cardano ecosystem, which enabled the initiation of this pilot project.

5. Term and Termination

This Agreement is valid from the date of signing and shall remain effective for the duration of the collaboration, unless terminated earlier by mutual agreement. Either Party may terminate the agreement with 30 days' written notice.

6. Governing Law

This Agreement is governed by the laws of the Federal Republic of Germany. Place of jurisdiction is Düsseldorf.

7. Final Provisions

This Agreement reflects the entire understanding between the Parties with respect to its subject matter. Any modifications shall be made in writing and signed by both Parties.

Signed in two originals, one for each Party.

Düsseldorf, 04.08.25

For Docufi3d UG (haftungsbeschränkt)

Patrick Rayermann
Managing Director

For Rayermann Immobilien GmbH
Dipl.-Ing. Christian Rayermann
Managing Director