

WITNESS STATEMENT

I, Uzair Razi, a citizen of Botswana holding passport number BN0512266, in my capacity as a director of BUCEPHALUS HOLDING LIMITED, do hereby solemnly and sincerely declare on the 9th of September 2024 being of sound mind and body as follows:

1. I had been duly granted a Power of Attorney by Mr. Furqan Hussain Muhammad Hussain, a citizen of Pakistan holding passport number AD6891303. Mr. Hussain is the sole owner of JAB MOSIASTONE DEVELOPMENTS LIMITED. This Power of Attorney, legally executed and notarized, authorizes me to represent, act for, and on behalf of JAB MOSIASTONE DEVELOPMENTS LIMITED in all matters pertaining to the subject of this statement.
2. I bear witness that in October 2017, I executed an AGREEMENT in my dual capacity as a director of BUCEPHALUS HOLDING LIMITED and as the authorized representative holding Power of Attorney for JAB MOSIASTONE DEVELOPMENTS LIMITED.
3. The AGREEMENT pertains to Plot No. JVC13CMRA009, located in Dubai, United Arab Emirates, which is beneficially owned by BUCEPHALUS HOLDING LIMITED.
4. The aforementioned AGREEMENT explicitly permits and authorizes BUCEPHALUS HOLDING LIMITED to register the said Plot No. JVC13CMRA009 in the name of JAB MOSIASTONE DEVELOPMENTS LIMITED.
5. Under the terms and conditions stipulated in the AGREEMENT, JAB MOSIASTONE DEVELOPMENTS LIMITED shall hold the aforementioned Plot as a nominee, agent, and trustee ONLY. This arrangement is exclusively for the benefit and account of BUCEPHALUS HOLDING LIMITED. I certify that JAB MOSIASTONE DEVELOPMENTS LIMITED is not the real owner of the land Plot, and has not paid any price to BUCEPHALUS HOLDING LIMITED, I also witness that Mr Furqan Hussain Muhammad Hussain cancelled the POA in bad faith to seize the land Plot without right.

6. I hereby affirm that the real owner of the Plot is BUCEPHALUS HOLDING LIMITED, and both Mr Furqan Hussain Muhammad Hussain and JAB MOSIASTONE DEVELOPMENTS LIMITED are obligated to return the Plot title to BUCEPHALUS HOLDING LIMITED free of charge.

7. I hereby affirm that I have duly signed this AGREEMENT in my capacity as: a) A Director of BUCEPHALUS HOLDING LIMITED, and b) The individual vested with Power of Attorney for JAB MOSIASTONE DEVELOPMENTS LIMITED. I confirm that all documents referenced in this statement, including the Power of Attorney and the October 2017 AGREEMENT, are genuine, valid, and legally binding.

8. I declare that to the best of my knowledge, the arrangement described herein complies with all applicable laws and regulations in the relevant jurisdictions.

I solemnly declare that this statement is true to the best of my knowledge and belief, and I make this declaration conscientiously believing the same to be true and by virtue of the provisions of the laws and legislations of the United Arab Emirates.

Declared at DUBAI, U.A.E (location)

This 9th day of September, 2024

Uzair Razi
Signature of Declarant (Uzair Razi)