

Decree 218/2005 – Annex II

D.I.A. (Spanish acronym) -

Abbreviated Information Document on property sale

Estepona, the of.....

General Data

1. Developer: VARIA IKASA SCENIC SL with TIN no. B-87814075, domiciled at Calle Altamirano 35, Bajo Local, 28008 Madrid (Spain), constituted for an indefinite period by means of an authorized deed granted on April 20, 2017 before the Notary of Barcelona, Mr. Ariel Sultán Benguigui, under number 2.032 of his protocol, registered in the Trade Registry of Madrid, volume 35.924, page 120, sheet M- 645,476.

2. Real-estate agency or intermediary:

- Company name:

- Domicile:

- Registration data in the Trade Registry:

3. Planner and project management: Hugo Matías Torrico Camacho, collegiate of the Official College of Architects of Malaga, no. 860, domiciled at Hotel Puente Romano local 27, 29602 Marbella (Spain).

4. Construction company: Construcciones Bonifacio Solís S.L.

5. Building permits: Granted on the 5th of July 2017. File no. 22090/2016.

6. Implementation phase to date: Foundation and Structure.

7. Certain delivery date: 1st Quarter 2020

Property information

8. The legal title of the developer on the plot:

That the seller owns with full domain Plot R-8 of SUP R-4 LAS MESAS of the Land-Use Plan of Estepona (Malaga), property registry number 63.635 of the Property Registry No. 1 of Estepona, acquired by contribution by means of a deed granted before the Notary of Madrid, Don Emilio Sanchez-Carpintero Abad, dated June 26, 2017, with number 468 of his protocol. With cadastral reference no. 6131104UF0363S0001FE.

On said plot, residential “iKasaScenic” is being executed, situated in Calle Hungria 1 in Estepona. Composed of 74 apartments, 74 storage rooms, 141 underground parking spaces, 7 outside parking spaces and communal areas.

Regarding mentioned residential with its communal elements, a public deed of new construction declaration and the horizontal division have not yet been granted.

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9. Description and useful areas of the property and annexes:

Within aforementioned development, is **apartment X**, portal X, door X. It consists of X bedroom(s), X bathroom(s), X toilet(s) and X terrace(s).

The useful and built areas of each element are reflected in the following table.

USEFUL AREA m ²			BUILT AREA m ²					AREA m ² GARDEN
APT.	TERRACE	SOLARIUM	APT.	TERRACE	SOLARIUM	TOTAL APT. with communal areas	TOTAL BUILT AREA	
								-

It has as annexes parking spaces X with XXXX useful m² and X with XXXX useful m², and storage room X with XXXX useful m².

10. Plans:

Plans at minimum scale 1:100 annexed to this document:

- General plan of the location of the apartments.
- Floor plans and dimensions of the most representative apartments of the residential complex and related annexes thereto.

11. Quality specifications:

Annexed to this document.

12. Description of facilities:

12.1. Plumbing and sanitation description

a) Plumbing:

A totalizing counter and a fire counter will be placed on the facade of the plot with the elements and equipment that require the installation. In each block will be placed a centralization with counters for apartments and one for the communal areas of the stairs. Cabinets will be available (up to 16 supplies) or meter rooms on the ground floor.

The execution of several connections for the entire building is foreseen for the cold water network, to the meter rooms situated in different portals of the ground floors. From said meter rooms part the referrals to the apartments up to each of them.

Once inside the property, it branches towards the wet rooms, such as kitchens, laundry rooms, toilets and/or bathrooms (depending on the apartment type). It counts with general cut-off valves and other cut-off valves in each of mentioned wet rooms, from where the installation branches again supplying each of the devices or elements that have to supply cold water.

In the case of the hot water network, the installation is individual, i.e. each apartment provides an accumulator of 180 / 260 l (according to typology). The solar system will be justified as renewable energy, according to the Technical Building Code HE4. Therefore, the hot water network part of said accumulator to the various wet rooms that have to supply hot water.

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b) Sanitation:

As the sewage network is concerned, the building will have a separate collection system of water, consisting of:

- The network of rainwater collection serving terraces and covers. This installation will consist of PVC ducts and drainpipes of different diameters.
- The waste water network collects sewage from apartments and garages. This installation will consist of PVC ducts and drainpipes of different diameters.

Both networks run independently through the building. All chests are manufactured from polypropylene. On decks and terraces siphon drains will be placed.

On the ceiling of the lower floor, the waters of the various wet areas are collected and lead from there to different drainpipes. These drainpipes are collected by the network hanging from the ceiling of the garage or buried in the basement, as the case may be, and from there to the rush of the general network, always following the directions of the supplying network. The horizontal pipes are PVC of different diameters according calculation hand has a minimum slope of 1%.

- **Drainpipes and collectors:** In the straight sections, at each horizontal or vertical encounter or coupling, as well as derivations, a register of special pieces is provided, so that the sections between them do not exceed 15 m.

Providing of a grease separator, where it is envisaged that the building sewage can carry an excessive amount of fat or liquid fuels, which could impede the proper functioning of the purification systems. It can be used as a siphon box. It must be provided with a ventilation opening next to the discharge and a fully accessible manhole cover for the required periodic cleaning.

Sewage drainpipes should extend at least 1,30 m above the roof of the building, if this is not passable. If it is, the extension should be at least 2,00 m above the floor of the same.

- **Special elements:** Security check valves must be installed to prevent possible flooding, when the exterior sewerage system is overburdened, particularly in mixed systems (double flap valve with manual closing), arranged in easily accessible locations for registration and maintenance.

12.2. Electricity installation description

For the electrical installation of the apartments an adequate level of electrification has been adopted, taking into account as indicated in the ITC-BT-010 Low Voltage Electrotechnical Regulation 842/2002 REBT. It consists of a series of internal circuits, such as:

1. Lighting
2. Outlets of general use
3. Kitchen and oven
4. Washing machine and dishwasher
5. Bathroom and kitchen
6. Accumulator
7. Air conditioning
8. Fridge
9. Exteriors - terraces

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The aforementioned circuits shall be protected by magneto-thermal which will be accommodated in a box at the entrance of the apartment and through a differential. The distribution of light points and electrical outlets is reflected in the corresponding plan.

12.3. Description of the air conditioning

The installation of an individual system for each apartment with external units situated in the laundry room is foreseen.

Given the number of areas to be treated and wishing to have temperature control and independent operation in each area (cold or hot) to achieve higher level comfort and compartmentalization, the proposed system is a heat pump system of the brand DAIKIN. Formed by an external unit situated in the laundry room and an internal unit type fan coil for air conditioning hot and cold.

This system consists of the following main elements:

- A. Indoor units, fan coil type of the brand DAIKIN, for air treatment, low silhouette and low noise level, consisting of battery with copper pipes and aluminium fins for air-water exchange and centrifugal type fans, temperature control thermostats, electronic, timer programmer for operation and speed control.
- B. Outdoor unit air-air heat pump inverter of the brand DAIKIN for the production of hot and cold, four outdoor locations with inverter compressor and axial fans. Pipe network from the outdoor unit to indoor air-handling device unit, insulated copper with elastomeric seals (according to RITI regulations: Spanish acronym for "Lower Telecommunication Facilities Enclosure").
- C. Treated air distribution ducts with fibreglass, with aluminium on the outside, inside absorbent fibre acoustic, model CLIMAVER NETO to be channeled to the grids, type linear grille at different compartments.
- D. Pipe network
 - 1.- Connection between indoor and outdoor unit: from outdoor unit to indoor unit annealed copper, brazing bonding, insulation shell with thickness as standard RITE regulations (Spanish acronym for "Regulations for thermal installations in buildings").
 - 2.- Distribution network of heated water: Twin-tube from laundry to fan coil equipments in plastic materials, such as prevention against corrosion and incrustations, insulated with elastomeric seals (according to RITI regulations), independent keys and 2-way solenoid valves on each fan coil unit.

Control unit, protection and manoeuvre in laundry/general control unit. Designed and manufactured specifically for the needs of the facility. Minimizing the user's operations to the choice of seasonality (ON summer / winter ON / OFF all).

12.4. Technical description of telecommunications

The telecommunications installation has been raised in compliance with the regulation currently in force on common infrastructures in buildings for access to telecommunications services.

In the apartments, a number of sockets for receiving terrestrial TV and telephony have been adopted, as well as the forecast to incorporate satellite TV services and broadband telecommunications, adapting to the particular characteristics of the apartments.

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12.5. Fire protection description

The fire protection is provided according to the Technical Building Code. The objective of the basic requirements of safety in case of fire is "to reduce the risk to acceptable limits arising from a fire of accidental origin, due to the characteristics of their design, construction, use and maintenance".

The building will dispose of adequate means of escape for the occupants to leave or reach a safe place within it in safety. It will also have the adequate equipment and facilities to enable the detection, control and extinguishing of the fire, as well as the transmission of the alarm to the occupants.

Thus, according to the conditions of the apartments and the building, there should be not more than 15 metres of the free evacuation route without being protected by a fire extinguisher. For its compliance, a portable fire extinguisher will be installed in public areas and placed in a visible place near the staircase. In addition, a compartmentalization of escape routes shall be made by fire doors, as required by the aforementioned regulations.

- **Equipped fire hydrant system:** In the current project, the design and dimensioning of a network of equipped fire hydrant systems will be made, as fixed fire or active type fire protection system. The equipped fire hydrant must be installed in places, where due to high occupancy or transit of people, an easy to use and effective extinction is required:
 - Less than 5 m from the exits of each fire sector.
 - Less than 50 m from the next and nearest fire hydrant, protecting the entire sector.
 - The centre of the fire hydrant at most 1,5 m above ground level.
 - The pipe network shall provide for an hour a minimum of 2 bar dynamic pressure in the lance.
- **Automatic detection system in the parking:** On the underground floor being a parking, it is mandatory to establish a system for fire detection, as the surface exceeds 500 m². The detectors must be distributed, so that no point of the roof is at a greater horizontal distance from the maximum diameter of a detector. In addition, it will be installed in the floor in which it is located:
 - Portable fire extinguishers, each 15 m of distance and from any source of evacuation.
 - Installation of fire detection and alarm by detectors situated on the roof of the floor.
 - Fire hydrant equipped with a hose, distributed in communal areas.
 - Signalized and compartmentalized routes of evacuation with fire doors, according to regulations.
- **Energy supply security system:** The projected security systems are:
 - Emergency lighting using autonomous emergency appliances.
 - Fire protection systems, pumping group composed by jockey pump and electric pump for equipped network of fire hydrant system, fed by the emergency supply in the event of failure of the normal power supply, for which a generator is projected. The supply for the security services are projected automatically, with short cut. The supply to the fire protection group is made from the generator to ensure supply even when the normal power supply is cut.

12.6. Pool purification system description

Purification system comprising:

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- Flint sand filter with side valve.
- Self-priming pumps in plastic material with high pre-filter capacity.
- Automatic disinfection treatment by electrolysis of salt water.
- Automatic water disinfection treatment by electrolysis.

13. General description of the building or urbanization, communal areas and additional services:

The plot, which is the reason for this proposition, is located on a semi-arid hillside, facing south-southeast, with direct views due to its location to the Mediterranean sea.

The proposal seeks, in principle, to benefit the orientation and views for all or most of the apartments. As a general concept, the urbanization is developed looking for the topography of the site and the creation of an own new topography, a protected and terraced garden. This new internal landscape and its routes are turning over a large communal viewpoint terrace that allows to observe and master visually the powerful geographical environment.

Regarding the architectural object, it seeks to break down the volume by handling the heights, lowering it as we move through the plot. On the other hand, it seeks an expression of facades rich in detail and movement, so as to insert the building into the landscape and not about him and giving a more contemporary character that lasts over time.

The residential complex consists of 7 blocks connected in their basement floor for every two blocks and one of them independently. Block 5 further comprises a basement floor, in which a storage area is developed for the communal areas of the development and two rooms for the communal gym for exclusive use.

It consists of two pedestrian entrances and a private interior road that gives access to the buildings located on the northern slope of the site, along with a control booth, where the activity of control and surveillance is performed.

The vertical circulation is achieved by 11 staircases and 11 lifts, being one to access the pool level, the lifts run through all levels. The entire interior route of the development is solved by stairs, lifts and ramps to avoid architectural barriers.

Various typologies of apartments are projected, which in turn can be customized according to the state of the works.

- Type 1: Consisting of 1 bedroom with bathroom en-suite and walk-in closet, open kitchen, living/dining room, guest toilet.
- Type 2: Consisting of 2 bedrooms, one of with bathroom en-suite and walk-in closet, one independent bedroom with wardrobe, bathroom, open kitchen, living/dining room.
- Type 2 bis: Consisting of 2 independent bedrooms with wardrobes, bathroom, guest toilet, open kitchen and living/dining room.
- Type 3: Consisting of 3 bedrooms, one of with bathroom en-suite and walk-in closet, two independent bedrooms with wardrobe, independent bathroom and guest toilet, open kitchen, living/dining room.
- Type 4: Consisting of 4 bedrooms, one of with bathroom en-suite and walk-in closet, three independent bedrooms with wardrobes, independent bathroom and guest toilet, open kitchen, living/dining room.
- Type 5: Consisting of 5 bedrooms, one of with bathroom en-suite and walk-in closet, four independent bedrooms with wardrobes, two independent bathrooms and guest toilet, open kitchen, living/dining room.
- Type Penthouse - Solarium: This type develops on the top floor and has access from inside the apartment to the terrace through a covered exit by a caisson, 9 of these types are projected.

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Private gardens are set to the ground floor apartments that can access it, these are reflected in the sales and architectural plans, the rest of the plot is left for communal gardens.

A swimming pool is planned, the toilets belonging to it are set below, with easy access and removing architectural barriers through a lift.

14. Charges and easements of the apartment, facilities and accesses:

On each apartment will weigh only possible charges arising from construction financing. In that case, the amounts distributed proportionately subject to the acquired mortgage by the developer and is particularly detailed on each apartment.

No easements are contemplated, except the essential transit easements that run through the building vertically (ventilation, sanitation, plumbing, thermal conditioning, electricity and telecommunications). These spaces will be defined in the corresponding project of execution.

Economic aspects

15. Price and payment terms

PRICE	AMOUNT	VAT	TOTAL	
Property Price and Annexes	341.000,00 €	34.100,00 €	375.100,00 €	
Total PRICE	341.000,00 €	34.100,00 €	375.100,00 €	
Payment Terms	Amount	VAT subj. to current value	TOTAL	DATE
Total PAID ON ACCOUNT	102.300,00 €	10.230,00 €	112.530,00 €	
RESERVATION	8.000,00 €	800,00 €	8.800,00 €	-
CONTRACT	26.100,00 €	2.610,00 €	28.710,00 €	-
DEFERRED AMOUNT	51.150,00 €	5.115,00 €	56.265,00 €	
No. of Receipts	12	Periodicity: Monthly	Expiration: 10th of Month	
Amount Receipts	4.262,50 €	426,25 €	4.688,75 €	-
Final Amount	17.050,00 €	1.705,00 €	18.755,00 €	
Total on DEED	238.700,00 €	23.870,00 €	262.570,00 €	1st Quarter 2020
Approx. max. amount of subrogation in mortgage loan		238.700,00 €		

Prices are valid for 15 calendar days from the date of this document.

16. Taxes and fees of all kinds levied on the operation and that corresponds to the purchaser:

- Value Added Tax (VAT)
- Taxes on Stamp Duty (SDT)
- Notary fees corresponding to the Title Deed
- Registration fees
- Title Deed processing fees
- Any other tax or expense, according to law corresponding to the buyer.

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17. The amounts paid on account will be guaranteed according to law:

- Name of guarantor: Banco Sabadell
- Domicile of guarantor: Calle Altamirano 3, Madrid (28008)
- Account code exclusively for advance payments:
IBAN **ES77 0081 0119 79000 1639970**

Contract terms

- The Private Purchase Contract will be drafted according to the applicable laws, containing the general and special clauses to be established by mutual agreement between the buyer and the seller.
- The consumer does not support the costs of titling corresponding to the seller.
- The buyer has the right to choose the notary.
- There is the possibility of any of the contractors to be compelled mutually to raise the public purchase deed, since the consent and other necessary requirements for validity had intervened.
- The consumer has the right to request a copy of the model contract to be used.

Other considerations

The documentation proving the content of this informative document is available to the consumer for consultation in Estepona (Málaga), C / Hungría nº 1.

The information provided by the developer through this document is for informational purposes only, without therefore suppose any reservation on the described property.

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Decree 218/2005 – Annex IV

Justification delivery informative document

Mr./Mrs., with ID....., telephone..... and e-mail address, expresses to have received the Abbreviated Information Document on property sale (Spanish acronym D.I.A.), where the explanatory note on the price and the payment terms referring to **apartment X** and its included annexes: garages **X** and **X**, and storage room **X**.

The delivered D.I.A. specifies the following:

- a) Sales price of the apartment and its annexes and ancillary services, and payment terms.
- b) All taxes and tariffs levied on the operation, which according to the Law are applied to the purchaser.
- c) In the case of foreseeing delays, the applicable interest rate and the annual percentage rate by a representative example, the amounts that have to be paid for principal and interest, the due date of each other, within the permissible means of payment and the guarantees, must be the consumer for the deferred amounts.
- d) In the case of foreseeing the possibility on the part of the consumer to subrogate in any credit transaction not been arranged by him, secured by the apartment itself, the authorizing notary of the corresponding deed shall indicate the date, registration data in the Property Registry, the mortgage liability corresponding to its apartment and credit conditions. In particular, if the interest rate is fixed or variable, in the latter case, the benchmark index and the margin, the number of annual contributions, expiration dates and amounts, the repayment terms, and surrogacy fees and early repayment.
- e) Validity period of any of the above mentions.

The explanatory note on the price and the payment terms states that from the total sales price any amount paid by the buyer of an apartment to the seller will be deducted before the formalization of the contract, unless it is established unequivocally that said payment is made in another concept.

Received in Estepona, the of

Signed:

In accordance with REGULATIONS (EU) 2016/679 OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of April 27, 2016, we inform you that the data collected in this contract will become part of a file called CLIENTS owned by VARIA IKASA SCENIC SL with TIN no. B87814075. The data is collected in order to maintain the contractual relationship and internal company-client management. The data will be kept as long as the cancellation is not requested by the interested party and will not be transferred to third parties except legal obligation.

VARIA IKASA SCENIC SL guarantees that all personal data contained herein will be used for the purpose mentioned above, in the manner and with the limitations and rights granted by the L.O. 15/1999 Protection of Personal Data. Without prejudice to any rights they have under the above mentioned standard, and especially the ability to freely exercise their rights of opposition, access and information, rectification, deletion of data without retroactive effect, which may be exercised written communication to the file, Calle Altamirano 35, 28008 Madrid.

If you do not wish to receive future communications from IKASA mark this box:

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