

RESIDENTIAL DEVELOPMENT'S GENERAL FACTSHEET

- **Name of residential scheme:** 4399 CAN MATES HOMES.
- **Property's identifying data:** the property is registered with the Sant Cugat del Valles no.1 Land Registry under Volume 1381, Book 1381, Folio 135, Property no. 48698.
- **Building progress:**

- o The project is currently in a pre-marketing phase and has no construction permit:

The project is currently in a pre-marketing phase and looking to identify prospective buyers. The construction permit is being processed. The apartments and annexes drawings are available to buyers in the sales offices. Given that the sales material is based on the Basic Project, it may be modified if technical requirements so require, keeping in any case to the Construction Drawings and any requirements from local authorities. For all pertinent purposes, the Developer expressly states that its action, as well as the contracting of this development shall at all times be in line with the requirements set forth in Law 38/1999, dated 5 November, on Construction Planning. It is further noted that the amounts advanced for the construction of the development, plus relevant statutory interests shall be guaranteed by a financial institution, the designation of which shall be made from the date on which the corresponding construction permit is obtained, and the amounts to be paid on account of the purchase price begin to be received, which (including the downpayment amount) shall be deposited in a special account in accordance with the provisions of the aforementioned Law. A copy of the aforementioned bank guarantee shall be delivered to buyers at the signing of the private sales purchase agreement. A copy of said agreement is available to buyers to check the general terms and conditions. The Home Owners' Association Bylaws shall be approved when works are completed. Buyers' stake in the building's common elements shall be determined by taking into account the criteria set forth in Article 5 of Law 49/1960, dated 21 July, on Commonhold Property.

- **Identifying data of the developer and the company responsible for the marketing of the development:**

NEINOR SUR S.A.U., with registered address at Avenida Brillante nº 136, Cordoba, Spain, and tax ID no. (N.I.F.) A-14646350 is registered with the Cordoba Trade Register under Volume 1622, Folio 23, Sheet CO-19140.

- **Number of units:** 45. Floor areas are shown in the relevant apartment drawings.
- **Estimated completion and handover date:** the estimated dates for completion of works and handover of the properties are 01/01/2018 and 31/10/2018, respectively.

- **Price payment(*)**: the price for each apartment and additional elements shall be paid as follows:
 - o €3,000 (VAT included) as downpayment;
 - o 10% of the price (plus relevant VAT) at the signing of the private sales purchase agreement. The downpayment amount shall be deducted from this 10%.
 - o 10% of the price (plus relevant VAT) in quarterly instalments, prior to the execution of the title deed;
 - o The remaining 80% (plus relevant VAT) at the granting of the title deed.
- **Taxes and charges**: in accordance with current legislation, in addition to the price attributable to each apartment and additional elements the buyer must pay value added tax at the rate applicable from time to time. The buyer must further pay Property Transfer Tax (*Impuesto de Transmisiones Patrimoniales*) and Stamp Duty (*Impuesto sobre Actos Jurídicos Documentados*) at the rate applicable at the time of execution of the title deed (*escritura de compraventa*), as well as relevant notary and registry fees. Tax on the Increase in Value of Urban Property (*Impuesto sobre el Incremento de Valor de Bienes de Naturaleza Urbana*), when applicable, shall be paid by the developer.