



AUCTION SERVICES

RETAMA REAL ESTATE S.A.U.

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RETAMA SERVICES PROVIDED

PRIOR TO THE AUCTION (PHASE A SERVICES):

- 1.Assessment of the commercial value of the property and evaluation of its investment potential through AVM (Assets Valuation Model) algorithm, without requiring a physical inspection.
- 2.Preparation of an indicative timeline for the property handover to the prospective buyer
- 3.Estimation of the approximate total acquisition costs of the property.
- 4.Assistance with registration on the platform and uploading of necessary documents for auction participation.
- 5.Support in communication with the notary.
- 6.Coordination of legal title verification in collaboration with law firms.
- 7.Verification of lease agreements in collaboration with judicial experts.

PHASE A FEE

The Phase A Fee amounts to three hundred and fifty euros (€350) and is prepaid prior to the commencement of Phase A Services.

For the provision of Service 7, if chosen by the Client, an additional charge of one hundred euros (€100) applies.

ON THE DAY OF THE AUCTION (PHASE B SERVICES)

- 1.Support in the declaration of participation in the auction and submission of the guarantee.
- 2.Advisory support in formulating the auction strategy.
- 3.Advisory and technical support before and throughout the auction process.

PHASE B FEE

The Phase B Fee amounts to 1.5% of the final bid price of the Property and the client must complete the payment within three business days following the auction date. The Phase B Fee is reduced by the amount already paid as the Phase A Fee.

AFTER THE AUCTION (PHASE C SERVICES)

- 1.Receipt of the compulsory auction report from the relevant notary.
- 2.Preparation of the relevant notarial proxy and declarations by the assignee towards the Company and its associates.
- 3.Execution of the transfer tax payment process.
- 4.Obtaining the certified property title deed or extract of a cadastral chart from the competent Cadastral Office.
- 5.Receipt of the summary of seizure report from the relevant notary public.
- 6.Execution of the summary transfer process in the competent Land Registry/ Cadastral Office, including the application for the removal of registered burdens.
- 7.Receipt of the transfer and burden removal certificates from the competent Land Registry/ Cadastral Office
- 8.Coordination of the legal audit process in collaboration with law firms at the competent Land Registry/ Cadastral Office to determine any potential post-registration encumbrances.

PHASE C FEE

The Phase C Fee amounts to five hundred euros (€500) and must be paid in advance before the commencement of the Phase C Services.

Additionally, if required and subject to further consultation **(with a fee to be agreed upon)**, it includes:

- 1.Lock replacement and delivery of keys to the new owner.
- 2.Coordination of the eviction process from the Property.

