Fuengirola, _____ 2025.

REAL ESTATE OFFICE: ———————————————————————————

REPRESENTATIVE: ———————————————————————————

COMPANY ID: ———————————————————————————

HEAD OFFICE: ———————————————————————————

Dear Sirs/Madams

We are pleased to confirm the terms and conditions of your professional fees for the marketing of our promotions, which will be valid from now on in the relationship that binds us. This letter of commission cancels all previous letters of commission and is valid for one year from the date of issue.

For North Residences Villas, North Residences Apartments, Valley Collection, 16+ Collection, South Residences and Waterfall Residences, a fee of 7.5% of the purchase price will be charged. These fees will be paid once the private purchase contract has been signed, provided it is at least 20% of the purchase price, and the developer has received the full amount of the contract.

In the case of detached villas, a commission of 7.5% of the purchase price will be payable, which will accrue as follows:

- 50% on signature of the CV contract

- the remaining 50% on the signing of the CV contract

In the case of the sale of DE ANTONIO YACHTS, S.L. boats, a commission of 5% of the purchase price will be charged. These fees will be paid once 50% of the total purchase price has been received.

Client registrations will only be accepted when the agency physically presents the client at the sales office. Under no circumstances will an email or any other type of customer presentation other than the one described above serve as registration.

The client's registration becomes effective at the moment of the visit to our sales office or the virtual tour.

The customer registration will be valid for 60 days and may be renewed if The Agent can prove, before the registration expires, that he/she has continued to work on one of our promotions during the entire registration period.

This commission will not accrue if, after the 60 days from the presentation of the client and due to not following up the client correctly, the sale is not formalised. Once this period has elapsed, the client will be able to contract directly with the developer.

It is understood that the Developer is free to make any price changes or updates to the relevant documentation without prior notice. This document is not exclusive, and all clients presented by its offices will be verified and confirmed by the Developer by means of the approval in the Deposit Document for the purchase of the corresponding property.

Likewise, and as an essential requirement for the validity and binding of the promoter to your office, you must accredit that, upon presentation of the client, you comply with the fiscal requirements necessary for the development of the activity of real estate agent, without which accreditation no commission will be accrued.

HIGUERÓN
REAL ESTATE

ANTI-MONEY LAUNDERING PREVENTION

The commercializing company, in its capacity as agent or intermediary of GRUPO HIGUERÓN DEVELOPMENTS, and with respect to all transactions intermediated on behalf of said Entity, undertakes to comply with all obligations incumbent upon the Entity by virtue of its status as an obliged entity under Law 10/2010 of 28 April, and complementary legislation, and to provide evidence of such compliance.

On a non-exhaustive and illustrative basis, the commercializing company undertakes the following:

To comply with the applicable regulations throughout the duration of the contract in matters relating to the prevention of money laundering and terrorist financing, and in particular with Law 10/2010 of 28 April and its implementing regulations, which consider both the SERVICE PROVIDER and the CLIENT as obliged entities. Likewise, the SERVICE PROVIDER shall immediately report any incident in relation to compliance with such regulations (in particular, any sanction imposed for non-compliance with its obligations regarding the prevention of money laundering or terrorist financing).

To ensure high ethical standards in the recruitment of its employees and executives, in accordance with the provisions of Article 30.2 of the aforementioned Law 10/2010 of 28 April, and Article 40 of Royal Decree 304/2014 of 5 May (the Regulation), applying suitability criteria established by the applicable sectoral regulations and, in their absence, taking into account the professional background and the individual's adherence to and respect for commercial laws or any other laws governing economic activity and business practices, as well as the good practices within the relevant industry sector.

None of its employees or executives may be subject to investigations or legal proceedings for conduct or activities related to money laundering or terrorist financing, nor be designated in sanctions programs.

To ensure that all of its employees providing services to GRUPO HIGUERÓN DEVELOPMENTS apply the Manual of Policies and Procedures for the Prevention of Money Laundering (AML) and the Financing of Terrorism (CTF), as well as any other procedures or policies provided by GRUPO HIGUERÓN DEVELOPMENTS, especially with regard to the client onboarding policy and the application of due diligence measures. In this regard, each employee must acknowledge receipt of a copy of said Manual, including any subsequent updates when applicable. It shall also be the responsibility of the commercializing company to ensure the proper distribution of the Manual to such employees and the delivery of all relevant documentation to any future employees who may provide services to GRUPO HIGUERÓN DEVELOPMENTS, in order to ensure full compliance with the applicable regulations.

To properly and truthfully complete all applicable forms for each transaction, and to promptly send them to GRUPO HIGUERÓN DEVELOPMENTS together with the reservation document signed by the prospective client and a legible (scanned) copy of the identification documents of the clients (national ID or equivalent), as well as information regarding the beneficial ownership of any natural or legal persons involved in the transaction, and, in general, any other documents that may be requested by GRUPO HIGUERÓN DEVELOPMENTS in this regard.

To immediately notify the Anti-Money Laundering Prevention Unit of GRUPO HIGUERÓN DEVELOPMENTS of any inconsistent circumstances, lack of an apparent lawful economic purpose, or any other circumstance or fact that may constitute an indication or suspicion of money laundering or terrorist financing, in accordance with the instructions contained in the Manual or as may be subsequently communicated.

To take appropriate measures to ensure that its employees and executives are informed of the requirements arising from the regulations, providing evidence of their participation in specific and ongoing training courses aimed at identifying transactions potentially related to money laundering or terrorist financing and the appropriate course of action in such cases.

The commercializing company undertakes to ensure that its employees and executives participate in such training courses as required by GRUPO HIGUERÓN DEVELOPMENTS. The commercializing company agrees to bear the cost of this training, up to a maximum of €100 per participant per year, which will be charged by GRUPO HIGUERÓN DEVELOPMENTS upon enrolment in the course.

To ensure that its employees and executives observe the prohibition on disclosing to clients or third parties any reviews of transactions or possible communications with the Executive Service of the Commission (SEPBLAC).

The parties agree that the SERVICE PROVIDER's compliance with the commitments set forth in this clause constitutes an essential condition of the contract. Therefore, in the event of non-compliance by the SERVICE PROVIDER, or if the SERVICE PROVIDER (including its employees, beneficial owners, or attorneys-in-fact) is subject to investigations or legal proceedings for conduct or activities related to money laundering or terrorist financing, or is designated in sanctions programs, or receives any sanction for non-compliance with its obligations in this matter, the contract shall be automatically terminated, without the SERVICE PROVIDER having any further right to demand or claim anything whatsoever, and the SERVICE PROVIDER shall be obliged to hold GRUPO HIGUERÓN DEVELOPMENTS harmless as a result of the aforementioned breach.

The representative or the real state office. **The property**

HIGUERÓN
REAL ESTATE

DETAILS FOR FEE INVOICES AND METHOD OF PAYMENT:

North Residences Villas, North Residences flats, Valley Collection and 16+ Collection

INVOICE TO: HIGUERÓN PROJECTS, S.L.

C.I.F.: B06946545

ADDRESS: URB. RESERVA DEL HIGUERÓN,

AVDA. DEL HIGUERÓN, 48

29640 FUENGIROLA, MÁLAGA

South Residences

INVOICE TO: HIGUERÓN SOUTH RESIDENCES, S.L.

C.I.F.: B10845725

ADDRESS: URB. RESERVA DEL HIGUERÓN,

AVDA. DEL HIGUERÓN, 48

29640 FUENGIROLA, MÁLAGA

Waterfall Residences:

INVOICE TO: HIGUERÓN RESORT, S.L.

C.I.F.: B06946206

ADDRESS: URB. RESERVA DEL HIGUERÓN,

AVDA. DEL HIGUERÓN, 48

29640 FUENGIROLA, MÁLAGA

Method of payment:

Payment of these fees will be made once 30 days have elapsed since the signing of the private purchase contract or deed and the developer has received the full amount corresponding to the signing of the contract or deed, depending on the form of payment agreed.

Exceptionally, the developer will pay the fees once the insurance company, which insures the amounts paid on account of the price by the purchasers, releases the special account for the development once the minimum percentage of purchase contracts required by the insurance company has been fulfilled.

- All invoices must state
  - o Date of sale (as per deed)
  - o Unit sold
  - o Name of the customer
  - o Passport or DNI number of the customer.
  - o Amount of the sale (as per deed).
  - o % commission.

- The fiscal data of the issuer of the invoice must be clearly detailed:
  - o Fiscal name
  - o Fiscal address
  - o Invoice number
  - o VAT number
  - o Invoice date

- Send invoices to Facturas-projects@higueronresort.com