

MINUTES OF THE EXTRAORDINARY GENERAL ASSEMBLY OF THE URBAN CONSERVATION ENTITY OF CONDADO DE ALHAMA
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VOTING ATTENDEES:

NEIL SIMPSON	PRESIDENT URBAN ENTITY, PRESIDENT LEVEL 2 JARDINES 1, REPRESENTATIVE OF THE CONDADO CLUB (C-1.2)
ALAN BURGE	PRESIDENT LEVEL 2 NARANJOS 2
SVEIN GULBRANDSEN	VICE PRESIDENT LEVEL 2 NARANJOS 1
MICHAEL WEBB	VICE PRESIDENT LEVEL 2 LA ISLA
JOSÉ ESPADAS & CRISTINA MAYANS	REPRESENTATIVES OF PLOTS R-2.2, R-7, R-9, EP-28 & R-9BIS
JESÚS SALVADOR DIAZ	REPRESENTATIVE OF PLOTS R-2.1, C-3, R-6, C-13 & R-16

REPRESENTED WITH THE RIGHT TO VOTE (VIA TEAMS):

JORGE PEÑA	PRESIDENT LEVEL 2 JARDINES 2
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REPRESENTED WITH THE RIGHT TO VOTE (VIA PROXY):

ELLEN MELAND	PRESIDENT LEVEL 2 NARANJOS 1
ANDY WATKISS	PRESIDENT LEVEL 2 LA ISLA
PAUL SCOTT	PRESIDENT LEVEL 2 MIRADOR DEL CONDADO

NON-VOTING ATTENDEES

SHIRLEY RIDLEY	VICE PRESIDENT LEVEL 2 JARDINES 1
ISABEL CAVA	VICE PRESIDENT LEVEL 2 JARDINES 2
JOSE PEDRO OTON URBANO	URBAN PLANNING COUNCILLOR FROM THE TOWN HALL
JUAN FRANCISCO LOPEZ	INMHO
ALBA CANO	INMHO
JOSE MONTOYA DEL MORAL	URBAN ENTITY LAWYER

The abovementioned gathered in second summons in the meeting room next to the inmho office in Condado de Alhama de Murcia at 12:00 hours on 17th October 2023, under the following

AGENDA

The meeting began with the associate members of the Urban Entity present and represented as shown above.

- Voting item. – Settlement of debtor balances on 30th June 2023 and approval, if appropriate, of the settlements made. Approval, if appropriate, for claims for the resulting debtor balances via the administrative route, or if appropriate, directly via the judicial route, in accordance with the express provisions of the Statutes. Approval, if appropriate, to authorise**

the President of the Urban Entity to grant powers to attorneys and lawyers for the purposes set out in the previous sections.

The list of debtors on 30th June 2023 was presented for the approval and settlement of balances:

PROPIETARIOS / OWNERS	
R-1.1 JAR-I COM. PROP. JARDINES I	- €
C-1.2 EQ. DEPORTIVOS CONDADO CLUB, S.L.	- €
1.3 JAR-II COM. PROP. JARDINES II	- €
R-2.1 AGROFRUITS LEVANTE SL	271.711,59 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	220.744,22 €
C-3 AGROFRUITS LEVANTE SL	568,08 €
R-4 SAREB (BANKIA)	47.257,32 €
R-5 POLARIS WORLD REAL ESTATE,	102.312,95 €
R-6 AGROFRUITS LEVANTE SL	239.701,43 €
R-7 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	160.906,82 €
R-8 ALISEDA, SA	152,13 €
R-9 NAR-I COM. PROP. NARANJOS I	- €
9BIS ALHAMA NATURE	1.230,34 €
C-11.2 ALHAMA NATURE	486,36 €
R-12 NAR-II COM. PROP. NARANJOS II	27.841,29 €
C-13 AGROFRUITS LEVANTE SL	1.132,05 €
R-14.1 SAREB (BMN)	2.729,88 €
R-15 ALISEDA, SA	193,59 €
R-16 AGROFRUITS LEVANTE SL	3.354,90 €
R-17 ISLA COM.PROP. LA ISLA DE	- €
R-18 ALISEDA, SA	139,96 €
C-27 ALISEDA, SA	- 135,36 €
EP-28 ALHAMA NATURE	1.854,88 €
C-29 SHOW ROOM SAREB, S.A.	513,60 €
ST-59 POLARIS WORLD REAL ESTAT	8.884,80 €
ST-60 POLARIS WORLD REAL ESTAT	8.884,80 €
ST-61 POLARIS WORLD REAL ESTAT	8.884,80 €
ST-62 POLARIS WORLD REAL ESTAT	8.884,80 €
ST-66 POLARIS WORLD REAL ESTAT	3.188,20 €
ALKASAR COM.PROP.CENTROCOMERCI	185,34 €
R-12	37.290,20 €
R-9 ALHAMA NATURE	1.513,42 €
R-14.2 ALISEDA, SA	68,62 €
TOTAL PROPIETARIOS / TOTAL OWNERS	1.160.481,01 €

The breakdown by years and owners that was duly sent to all the members of the Urban Entity, together with the summons, is attached to these minutes.

Mr. José Espadas, the representative of all the plots owned by Alhama Nature and its associates, indicated that it has been and is the wish of those he represents to try to negotiate

a payment agreement, in which some kind of reduction of the total debt is applied; once he has this agreement, he would request the holding of an Extraordinary General Assembly for its approval, if appropriate. Mr. Jesús Díaz indicated that those he represents wished to communicate that they had the same desire. It is clarified that the agreement refers to the total debt and not to the quotas or coefficients.

Submitted to the consideration of those present and represented with the right to vote, the settlement of debtor balances on 30th June 2023 was UNANIMOUSLY approved, with the abstention of Mr. José Espadas and Ms. Cristina Mayans, representatives of plots R-2.2, R-7, R-9, EP-28 and R-9BIS, and Mr. Jesús Díaz, representative of plots R-2.1, C-3, R-6, C-13 and R-16. Also approved were claims for the resulting debtor balances via the administrative route, the enforced payment route, or if appropriate, directly via the judicial route, in accordance with the express provisions of the Statutes.

It was commented that once the agreement proposal is received, this will be studied, and if convenient, an Extraordinary General Assembly will be called for it to be voted on by all the members of the Urban Entity.

2. Voting item. – Problem of chironomids in the ornamental lake.

2.1 Cost of treatments and actions carried out in the lake. Possible solutions for the future.

In 2022, there was a significant problem with chironomids on La Isla. Different measures were taken in order to resolve the problem, and in order to prevent it from occurring in the future. This entailed a significant cost that was mostly assumed by the Community of Owners of La Isla.

In 2023, floating islands were installed on the ornamental lake in order to help control this type of pest in an environmentally-friendly way. The total cost of installation was 7,199.86€. This cost has been assumed and paid for by the Community of Owners of La Isla. The voting proposal is that this cost should be assumed by the Urban Entity, as it is responsible for the maintenance of the ornamental lake.

Ms. Cristina Mayans indicated that the lakes on the golf course have had a series of measures and treatments applied to them that have turned out to be very effective; she offered her collaboration in order to provide information so that this can be applied to the ornamental lake and the La Isla area.

Submitted to the consideration of those present and represented with the right to vote, it was UNANIMOUSLY approved that the cost of 7,199.86€, paid by the Community of Owners of La Isla, should be assumed by the Urban Entity.

2.2 Level of water in the ornamental. Measures to be adopted.

Submitted to the consideration of those present and represented with the right to vote, it was UNANIMOUSLY approved, with the abstention of Mr. José Espadas and Ms. Cristina Mayans, representatives of plots R-2.2, R-7, R-9, EP-28 and R-9BIS, that all the necessary measures should be carried out with the current budget in order to try to fill the ornamental

lake as far as possible, either by purchasing water from the desalination plant, covered by the annual budget of the Urban Entity, or by transferring rainwater if it is available at any time.

3. Voting item. – Olive collection.

Neil Simpson indicated that in previous years, alternatives had been sought for the olive collection, but due to the amount of production, or the price of olives, no companies willing to do this had been found. This year, as a result of the high price of olive oil, two proposals for collecting the olives had been received from two different oil mills. One oil mill offered to collect all the olives and distribute 50% of the production, also offering 0.85€ for each kilo of olives obtained from the part corresponding to the Urban Entity. The other company offered to carry out the collection, and pay 0.50€ for each kilo collected. The money obtained will be used for maintenance or to carry out improvements in the Urban Entity.

Jorge Peña indicated that, like the other Level 2 Presidents, he agreed with the proposal, and commented on the need to ensure that the gardens are not damaged, and that the oil mill chosen has all the documentation required in order to be able to carry out this collection.

Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Mr. José Espadas and Ms. Cristina Mayans, representatives of plots R-2.2, R-7, R-9, EP-28 and R-9BIS, and Neil Simpson, representative of plot C-1.2.

A news item will be published on the website in order to inform all residents.

4. Information item. – Update of Urban Entity legal issues.

Mr. José Montoya, the Urban Entity lawyer, gave an update on legal issues:

1. First administrative proceedings brought by the AVPCA, relating to the STV contract for the provision of the waste collection service.

This refers to the first administrative court proceedings brought by the AVPCA, regarding the abovementioned issue, in 2019.

Murcia Administrative Court Number Three handed down Ruling no. 70/2021 dated 8th April 2021, which declared that the waste collection service had to be mandatorily provided by Alhama de Murcia council (with all the known harmful consequences), but rejected the claim upheld by the AVPCA that the contracts signed with STV Gestión, S.L. should be declared illegal.

The AVPCA appealed against this Ruling, which was dismissed by the Higher Court of Justice of the Region of Murcia. Subsequently, this same Court did not accept the cassation appeal presented by the Association for processing. The Higher Court then dismissed the complaint appeal brought by the Association. In 2023, the Association has formulated an extraordinary appeal for the annulment of actions, with a very dubious judicial basis. This appeal has not been resolved as of the date of this Assembly.

2. Second judicial proceedings brought by the AVPCA, claiming that the contract formalised between the Urban Entity and STV is null and void.

This refers to the second administrative proceedings brought by the AVPCA regarding the above issue, in 2021.

This court case was processed by Murcia Administrative Court Number Five, which on 7th February 2022 dismissed the AVPCA's action due to a lack of legitimate interest to go to court regarding matters under the sole competency of the Urban Entity. The Residents' Association appealed against the judicial decision to dismiss the case, and this appeal was wholly dismissed by the Higher Court of Justice of the Region of Murcia on 22nd February 2023. The Association has now presented a cassation appeal before the Higher Court, pending a highly likely dismissal due to not complying with the legal requirements for processing.

3. Third judicial proceedings brought by the AVPCA, claiming that the contract formalised between the Urban Entity and STV is null and void.

In view of the fact that the AVPCA did not get the Courts to declare the contracts held between the Urban Entity and STV null and void, during the course of 2022 it brought a third court action before Murcia Administrative Court Number 2, which was processed as ordinary proceedings number 14/2022, and in which the Association again proposed that such contracts were illegal.

In this new case, as in the two previous ones, Alhama de Murcia council, the Urban Entity and STV appear as defendants.

The proceedings are currently in the so-called "*conclusions phase*", which is being carried out in writing. Once all the parties have formulated their respective written conclusions on the evidence conducted, the Court will hand down the corresponding ruling.

4. Complaint brought by the President of the AVPCA, alleging that a crime of administrative prevarication has been committed in the relationship between the Urban Entity and Alhama council, in relation to the contracts entered into with STV and the agreements formalised with the Council.

In this criminal matter, the AVPCA reported a possible claim relating to the Urban Entity's formalisation of the contract with STV, and also with the processing of the agreements entered into with Alhama de Murcia council and the destination of the subsidies received.

This complaint was initially filed by Totana County Court Number Two, although after the association appealed, the Provincial Court of Murcia ordered this Court to explain in greater detail the reasons for its decision to directly file the AVPCA's complaint.

The Urban Entity and Alhama de Murcia council were not aware of this initial judicial procedure, because Totana County Court Number Two ordered the complaint to be filed automatically and directly without carrying out any investigation or notification procedure.

After the decision of the Provincial Court of Murcia, Totana County Court Number Two agreed, as investigation procedures, the questioning of the President of the Urban Entity, the legal representative of STV, and the Urban Planning Councillor from the Town Hall, Mr. Antonio Caja.

When the date arrived to carry out such procedures (25th April 2023), the judicial action was suspended as a result of the strike by court officials, and as of the date of this Assembly, the Court has not indicated a new date.

5. Court action brought by Agrofruits Levante, S.L. due to the agreements adopted by the Urban Entity in relation to the agreements adopted on the calculation of the fees to be paid by owners in the Entity.

During the course of 2022, Agrofruits Levante, S.L. brought an action against Alhama de Murcia council, which is currently being processed before Murcia Administrative Court Number Two, in ordinary proceedings number 468/2022.

This new court case has its origin in the challenge made by this company against the decision of Alhama de Murcia council, which approved the Urban Entity's agreement on the correct application criteria of the Statutes for the calculation of the fees to be paid by owners in the Entity.

Since 16th December 2022, the Urban Entity has been appearing at Court as a defendant, together with Alhama de Murcia council.

Both the Council and the Urban Entity have submitted their respective written opposition to Agrofruits Levante, S.L.'s claim, and the Court has set a hearing for the respective lawyers to verbally report the conclusions on the evidence given. This judicial act is scheduled for 18th December 2023.

5. Information item. – Collaboration agreement between the Urban Entity and Alhama de Murcia council.

Neil Simpson indicated that the current agreement expires on 31st December 2023, therefore it is necessary to negotiate a new agreement with the Council, or the extension of the current one. It was clarified that a formal document has been submitted by means of an application to justify the subsidy for the 2022 financial year, as established by the collaboration agreement between the Urban Entity and Alhama de Murcia council. Payment of the amount of the subsidy corresponding to the 2023 financial year is pending.

Mr. José Pedro Otón Urbano, Urban Planning Councillor and representative of the Council of Alhama de Murcia in this Urban Entity, introduced himself. He indicated that he agreed with negotiating a new multi-year agreement and doing this before the end of the year. He also requested the registration number of the application presented for the justification of the agreement, in order to be able to check its status.

6. Information item. – Broken cabling on exterior perimeter pending replacement by Alhama de Murcia council.

Neil Simpson stated that in 2019, a theft of cabling occurred on the outer ring. After the Council carried out the tender for the replacement of the stolen cabling on the outer ring, and before it was repaired, there was another theft on the outer ring. What had previously been stolen was

repaired, but not this latest theft, as it was not included in this tender, and it is pending repair by the Council.

Similarly, the Council has installed anti-theft measures on the new replacement cabling mentioned above; it would be a good idea to do the same or something similar in the other manholes on the outer ring, in order to prevent or hinder potential thefts of cabling.

Parallel to this, the Urban Entity will look at the possibility of including these anti-theft measures on the inner ring in the annual budget.

The Councillor indicated that he does not currently have updated information on this matter, but he understood that everything corresponding to the Council will be completed.

7. Information item. – Security measures in lighting manholes in the outer ring, in order to prevent future theft of cabling.

This item was dealt with in the previous item.

8. Information item. – State of the Al Kasar. Health and safety problems.

Neil Simpson explained that there are many health and safety problems with the Commercial Centre: it has no electricity supply, there are broken tiles, maintenance of the lake, etc. The Community has taken all the measures within its power in order to try to remedy the situation, but no reply has been received from the owners or the managers. The tenants of the premises are concerned about the fact that the water supply could also be interrupted. The Council has been requested on various occasions, and via different routes, to collaborate on this matter. Although this is a private commercial centre, the public has access, and it has many visitors, particularly in the high season.

Apparently there is a wish to sell it before the end of the year, and SAREB have received some purchase offers. The councillor commented that if SAREB is not managing it correctly, it would be a good idea for them to sell it, and for the new owner to get it back into condition and manage it properly.

9. Information item. – Municipal Park. Kiosk tender.

Alan Burge indicated that since the Municipal Park was built and handed over, the Urban Entity has been informed on various occasions that there would be a tender for the kiosk built on it, but this has not been done. He has been informed on various occasions of people who were interested in managing it. He requested that the tender should be carried out before next summer.

The Councillor indicated that the majority of kiosks in the municipality are in the same situation, and that tenders will be carried out in a phased manner.

A meeting will be held with the Councillor and the competent technician from the Council in order to deal with the construction defects in the municipal park.

Michael Webb asked about the area designated for dogs. Neil Simpson indicated that this was approved by owners in a General Meeting. This will be dealt with in the meeting with the Council.

10. Information item. – Abandoned animal collection service.

Neil Simpson reported that the Council has no contract in force for the collection of abandoned animals. There is no evidence that this service has been tendered, in order to be able to comply with its legal obligations.

The Councillor stated that this is being processed.

11. Information item. – Tree replacement programme.

Neil Simpson explained that there is a need for the Urban Entity and the different Communities of Owners to urgently replace around 100 trees that are causing damage to pavements, pipes and paving. It is intended to present a plan for their replacement with another type of species, in phases.

The Councillor indicated that it is necessary to deal with this together with the competent technician, Ms. Paqui Tóvar, in order to find the best solution.

Alan Burge reported that some accidents have already occurred, such as elderly people falling, due to the damage caused by the trees to pavements. The Council has been informed on various occasions, and neither the Community nor the Entity will be made responsible for any accident.

12. Information item. – Condado entrance logo.

Neil Simpson stated that last year, some copper plates were stolen from the rear part of the monolith located on the roundabout at the entrance to Condado, on the outer ring. The previous Local Government confirmed that their repair corresponded to the Council, as this is a municipal asset, and that they were going to make a claim to the insurance, for them to take charge of its repair. Nothing has been heard about it, nor has it been repaired. The complaint made, the document presented at the Town Hall and the report drawn up were sent to the Council again.

The Councillor indicated that a claim was made to the Council's insurance, and that they are working on this.

13. Information item. – Municipal registration.

Neil Simpson reported that the collaboration agreement between the Urban Entity and the Council included promoting and providing the municipal registration of residents on Condado de Alhama, via its office located on the Al Kasar. Up to now, this has not been done on any occasion.

The Councillor stated that perhaps it would be necessary to consider whether the agreed dates are correct, as in summer, despite the fact that there are more people on the Resort, they are not habitual residents who would register with the municipality of Alhama de Murcia. The Council is looking at the possibility of having a public official providing service to the different districts of Alhama de Murcia. There are not currently enough staff on the Council.

14. Information item. – Weekly market summer 2024 and following.

Neil Simpson reported that in summer 2023, Alhama had not organised or held the weekly market that had been held on Saturday afternoons on the outer ring. It has been requested that in summer 2024 and following, the Council should once again organise the market.

The Councillor confirmed that it is the intention of the Council to organise it again next year, as they are aware of the positives for residents on Condado de Alhama.

15. Information item. – Bus.

Neil Simpson reported that the Council was requested to take Condado de Alhama and its residents into account regarding bus routes to be set up. They recently set up a bus service to Mazarrón, which did not include a stop on Condado de Alhama. Condado de Alhama needs to be properly connected to the town centre via a regular bus service.

The Councillor commented that he will deal with this together with the General Directorate of Transport of the Region of Murcia, in order to find out whether it is possible to make that stop on Condado.

16. Information item. – Copy of the waste contract signed between the Council and the company STV Gestión, S.L. in order to verify that the agreed frequencies are being met.

Neil Simpson indicated that due to the complaints that had been received on occasions from residents, there was a need to be able to inform them accordingly of the frequencies of collection of the different types of solid waste. It is therefore necessary to be able to have a copy of the waste contract signed between the Council and the company STV Gestión, S.L. in order to be able to verify that the agreed frequencies are being met.

The Councillor stated that this is a public contract, that it should be published on the Council website, on the contracts portal. If it cannot be located, he offered to provide a copy of it, as it is public.

Jorge Peña requested an update on the negotiations with STV for the cancellation of the contract that they had with the Urban Entity, for the solid waste collection service. Neil Simpson indicated that this is being negotiated with STV, who are requesting that the repayment of the machinery should continue to be paid, but they have not been paid for the time being.

17. Information item. – Disabled parking spaces.

Neil Simpson indicated that in 2022 a request was presented, asking the Council to install the vertical signage needed in disabled parking spaces, so that they could be recognised as such, and so that the Local Police would be able to carry out the necessary action in these when required. Despite the repeated requests, no reply has been received.

The Councillor reported that if this corresponds to the Council, they will do it.

18. Information item. – Item collection points, Naranjos area.

The President reported that a request had been presented, requesting authorisation to be able to mark out certain garage spaces in the Naranjos area, so that residents can leave their belongings in these for the collection company to be able to collect the items in these parking spaces marked for this purpose. It is intended, on the one hand, that there should not be belongings left in different points on the Naranjos area, and on the other hand, to facilitate collection for the company doing this. This way, they will not have to go through the entire Naranjos area, they will simply have to do this in the areas marked out for it.

Jorge Peña indicated that the Protocol is not clear, or that there are many owners who do not understand it. Alan Burge confirmed that it will be sent again to all owners.

19. Information item. – Fumigations and campaigns against mosquitoes and pests, carried out by Alhama de Murcia council.

Neil Simpson commented that a request was presented, asking the Council to bear in mind the Urban Entity of Condado de Alhama and its Communities when carrying out fumigations by the Council in the municipality area. There was one in June, and another a couple of weeks ago. It was requested that Condado de Alhama be taken into account in these fumigations.

The Councillor indicated that he will check this with the competent technician, and will inform us accordingly.

20. Information item. – Council premises. Youth club activities and others.

Neil Simpson stated that in summer, the Community intended to hold a series of activities for youngsters in the Council premises; authorisation was requested from the AVPCA, who have been granted this part of the Council premises. They in turn requested authorisation from the Council, but we have no record of a reply to this request being received from the Council. These activities were not able to be carried out in these premises. It would be a good idea to seek a solution for the future. The council was informed that for the whole period of the summer this room was left unused due to no permission being granted. The AVPCA hardly used the room during this period.

The Councillor reported that rules of use are going to be established, and that they will try to regulate the use of certain municipal facilities.

21. Information item. – Communication with the Council.

Neil Simpson reported that Alhama council forms part of the Urban Entity, therefore it is necessary to maintain constant and fluid communication between the Council and those responsible in the Urban Entity. Up to now, communication has not been as fluid as required. It was proposed to hold frequent meetings, in order to keep updating on all pending issues.

The Councillor indicated that there are many pending issues, and that he intended to improve and streamline communication and the relationship with Condado.

It was reported that after the change of Municipal Government, and **according to the stipulations of the Statutes of the Urban Entity, Ms. María Canovas López, Mayor of Alhama de Murcia, was appointed as Honorary President of the Urban Entity of Condado de Alhama.**

The official liaison with the Council will be the urban planning councillor, Mr. José Pedro Otón Urbano.

22. AOB.

- Neil Simpson reported that energy saving possibilities are being looked at, such as the change of bulbs to LED. He will send the information to the Council, in case it is of interest to them.
- Neil Simpson indicated that no Director from inmho had attended. Alan Burge pointed out that Félix Irazusta had informed him that he was ill.
- Jorge Peña requested an update on the loan of water that the Urban Entity granted to the golf course. Neil Simpson informed him that this will be returned next month. The agreement will be attached to these minutes.
- Jorge Peña suggested that the possibility of introducing an early payment discount for the Urban Entity should be investigated again, once the issue of the debt discussed in item 1 has been resolved.
- Alan Burge asked whether a Committee could be formed in order to look at different options regarding the 2024 Annual General Meetings, and the permissions from the Council that would be required for the installation of a bicycle lane, to be able to reduce speed by having only one lane instead of two, or the introduction of plastic or solid speed bumps. Neil Simpson indicated that he understood that there was no problem with this Committee being formed. The Councillor indicated that obtaining authorisation for the installation of speed bumps is not easy.

- As a result of Alan Burge's question, Neil Simpson reported that the next Urban Entity Assembly will be held at the beginning of December.

There being no further business, the meeting adjourned at 14:51 hours, in the place and on the date indicated at the beginning of this document, whose content I bear witness to and sign as Secretary/Administrator, with the approval of the President.

A handwritten signature in blue ink, appearing to be 'Alex', with a long horizontal stroke above it.

SIGNED: SECRETARY-ADMINISTRATOR

A handwritten signature in blue ink, appearing to be 'Neil Simpson', written in a cursive style.

APPROVAL OF THE PRESIDENT

List of debtors balances as of June 30, 2023

PROPIETARIOS / OWNERS	
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R-14.2 ALISEDA, SA	68,62 €
TOTAL PROPIETARIOS / TOTAL OWNERS	1.160.481,01 €

Breakdown of debit balances:

- 1. PLOT R-2.1.** OWNER SINCE 26/10/2016 AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021 GRUS SKY SOCIEDAD LIMITADA (4/25) ASSUMES OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), SO THE OWNERSHIP FROM THAT DATE IS AS FOLLOWS: AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).

OUTSTANDING DEBT €271,711.59. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2018	39.565,55€
FINANCIAL YEAR 2019	49.641,52€
FINANCIAL YEAR 2020	50.799,91€
COEFIC ADJUSTMENT. S/ JUDGMENT	2.082,41€
FINANCIAL YEAR 2021	51.214,12€
FINANCIAL YEAR 2022	51.947,28€
FINANCIAL YEAR 2023	26.460,80€
TOTAL	271.711,59€

- 2. PLOT R-2.2.** ALHAMA NATURE. OWNER SINCE 31/07/2018 ALHAMA FIRST PROPERTY INVESTMENT, S.L. ON JUNE 25, 2019, ADMINISTRATIVE AUTHORIZATION WAS GRANTED FOR THE MODIFICATION AND SEGREGATION OF PLOT R-2.2, BEING ACCORDING TO THE NOTIFICATION SENT FROM THE CITY COUNCIL AS FOLLOWS:

	SURFACE (M2)	BUILDABILITY (M2)	COEFFICIENT (%)
R2.2 (REST)	162449,38	87776,95	8,2
R2.2.2.1.1	6292,87	1874,42	0,2
R2.2.2.1.2	4760,8	1549,61	0,17
R2.2.2.1.3	5032,41	5208,51	0,58
R2.2.2.1.4	1094,3	0	0
R2.2.2.1.5	5324,35	5208,51	0,58
REST ROADS	7715,89	0	0

SINCE SEPTEMBER 3, 2020, ORBESOL GRUPO INMOBILIARIO, S.L. IS THE OWNER OF PLOT R-2.2.1.5.

ON JULY 6, 2021, THE COMMUNITY OF OWNERS MIRADOR DEL CONDADO BLOCK 1 IS CONSTITUTED, THIS PHASE 1, HAS A COEFFICIENT OF PARTICIPATION IN PLOT R-2.2.1.5 OF 17.60%, AS ESTABLISHED BY THE CONSTITUTIVE TITLE OF THE SAME, THE REST REMAINS OWNED BY ORBESOL GRUPO INMOBILIARIO, S.L. TO DATE, ACCORDING TO THE INFORMATION WE HAVE.

TOTAL OUTSTANDING DEBT €220,744.22. BREAKDOWN BY YEAR AND HEADLINE:

- ALHAMA FIRST PROPERTY INVESTMENT, S.L.

FINANCIAL YEAR 2018	511,76 €
FINANCIAL YEAR 2019	47.096,44 €
FINANCIAL YEAR 2020	47.427,53 €
COEFIC ADJUSTMENT. S/ JUDGMENT	1.852,88 €
FINANCIAL YEAR 2021	45.689,97 €
FINANCIAL YEAR 2022	46.344,03 €
FINANCIAL YEAR 2023	23.606,62 €
TOTAL	212.529,22 €

- ORBESOL GRUPO INMOBILIARIO, S.L.

FINANCIAL YEAR 2020	767,32 €
COEFIC ADJUSTMENT. S/ JUDGMENT	117,45 €
FINANCIAL YEAR 2021	2.641,33 €
FINANCIAL YEAR 2022	2.420,63 €
FINANCIAL YEAR 2023	1.233,01 €
TOTAL	7.179,74 €

- C.P. MIRADOR DEL CONDADO BLOCK 1

FINANCIAL YEAR 2021	254,87 €
FINANCIAL YEAR 2022	517,03 €
FINANCIAL YEAR 2023	263,36 €
TOTAL	1.035,25 €

3. **PLOT C-3.** HOLDERS SINCE 26/10/2016 AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021 GRUS SKY SOCIEDAD LIMITADA (4/25) ASSUMES OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), SO THE OWNERSHIP FROM THAT DATE IS AS FOLLOWS: AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).

OUTSTANDING DEBT 568,08 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	568,08 €
TOTAL	568,08 €

4. **PLOT R-4.** HOLDER OF ASSET MANAGEMENT COMPANY FROM BANK RESTRUCTURING (SAREB) SINCE 11/06/2013.

OUTSTANDING DEBT €47,257.32. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2020	€3,351.58
COEFIC ADJUSTMENT. S/ JUDGMENT	701,62 €
FINANCIAL YEAR 2021	17.070,08 €
FINANCIAL YEAR 2022	17.314,44 €
FINANCIAL YEAR 2023	8.819,60 €
TOTAL	47.257,32 €

5. **PLOT R-5.** COMPOSED OF SUBPLOTS R5.1 TO R5.6, ALL OWNED BY POLARIS WORLD REAL ESTATE, S.L. SINCE OCTOBER 17, 2013.

DEUDA PENDIENTE €102,312.95. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2018	9.357,63 €
FINANCIAL YEAR 2019	19.876,96 €
FINANCIAL YEAR 2020	20.340,89 €
COEFIC ADJUSTMENT. S/ JUDGMENT	834,67 €
FINANCIAL YEAR 2021	20.506,96 €
FINANCIAL YEAR 2022	20.800,52 €
FINANCIAL YEAR 2023	10.595,32 €
TOTAL	102.312,95 €

6. **PLOT R-6.** HOLDERS SINCE 26/10/2016 AGROFRUITS LEVANTE, S.L. (4/5), VILLAESCUSA CERRAJERÍA, S.L. (2/25), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25), PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25). SINCE 09/11/2021 GRUS SKY SOCIEDAD LIMITADA (4/25) ASSUMES OWNERSHIP OF THE PARTS THAT CORRESPONDED TO VILLAESCUSA CERRAJERÍA, S.L. (2/25) AND PROFESIONALES DE FINCAS RUSTICAS, S.L. (2/25), SO THE OWNERSHIP FROM THAT DATE IS AS FOLLOWS: AGROFRUITS LEVANTE, S.L. (4/5), PATRIMONIO Y GESTIÓN ALVE, S.L. (1/25) AND GRUS SKY SOCIEDAD LIMITADA (4/25).

DEUDA PENDIENTE € 239,701.43. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2018	39.219,35 €
FINANCIAL YEAR 2019	42.871,64 €
FINANCIAL YEAR 2020	43.871,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	1.796,42 €
FINANCIAL YEAR 2021	44.228,72 €
FINANCIAL YEAR 2022	44.861,88 €
FINANCIAL YEAR 2023	22.851,64 €
TOTAL	239.701,43 €

7. **PLOT R-7.** ALHAMA NATURE. OWNER SINCE 31/07/2018 ALHAMA FIRST PROPERTY INVESTMENT, S.L.

DEUDA PENDIENTE €160,906.82. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2018	8.160,08 €
FINANCIAL YEAR 2019	24.405,60 €
FINANCIAL YEAR 2020	35.720,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	1.470,06 €
FINANCIAL YEAR 2021	36.013,76 €
FINANCIAL YEAR 2022	36.529,32 €
FINANCIAL YEAR 2023	18.607,22 €
TOTAL	160.906,82 €

8. PLOT R-8. OWNER ALISEDA, SA

DEUDA PENDIENTE €152.13. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	152,13 €
TOTAL	152,13 €

9. PARCELA R-9BIS. TITULAR ALHAMA NATURE

DEUDA PENDIENTE €1,230.34. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	1.230,34 €
TOTAL	1.230,34 €

10. PARCELA C-11.2. TITULAR ALHAMA NATURE

DEUDA PENDIENTE 486,36 €. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	486,36 €
TOTAL	486,36 €

11. PLOT R-12. HOLDER C.P. NARANJOS 2

DEUDA PENDIENTE € 27,841.29. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	27.841,29 €
TOTAL	27.841,29 €

12. PLOT C-13. OWNER AGROFRUITS LEVANTE, S.L. SINCE JUNE 8, 2016.

OUTSTANDING DEBT €1,132.05. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	1.132,05 €
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TOTAL	1.132,05 €
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13. PLOT R-14.1. HOLDER OF ASSET MANAGEMENT COMPANY BANK RESTRUCTURING (SAREB) SINCE 23/07/2013

OUTSTANDING DEBT €2,729.88. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	2.729,88 €
TOTAL	2.729,88 €

14. PLOT R-15. OWNER ALISEDA, SA

OUTSTANDING DEBT 193,59 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	193,59 €
TOTAL	193,59 €

15. PLOT R-16. OWNER AGROFRUITS LEVANTE, S.L. SINCE JUNE 8, 2016.

OUTSTANDING DEBT €3,354.90. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	3.354,90 €
TOTAL	3.354,90 €

16. PLOT R-18. OWNER ALISEDA, SAU, SINCE JULY 29, 2015.

DEUDA PENDIENTE €139.96. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	139,96 €
TOTAL	139,96 €

17. PARCELA EP-28. TITULAR ALHAMA NATURE

DEUDA PENDIENTE €1,854.88. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	1.854,88 €
TOTAL	1.854,88 €

18. PLOT C-29 (SHOW ROOM). HOLDER OF THE BANK RESTRUCTURING ASSET MANAGEMENT COMPANY (SAREB) SINCE 31 JULY 2015.

OUTSTANDING DEBT 513,60 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	513,60 €
TOTAL	513,60 €

19. **PLOT ST-59.** OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.)
SINCE 25 JUNE 2007.

OUTSTANDING DEBT €8,884.80. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2015	819,78 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	556,14 €
TOTAL	8.884,80 €

20. **PLOT ST-60.** OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.)
SINCE 25 JUNE 2007.

DEUDA PENDIENTE € 8,884.80. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2015	819,78 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	556,14 €
TOTAL	8.884,80 €

21. **PLOT ST-61.** OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.)
SINCE 25 JUNE 2007.

DEUDA PENDIENTE € 8,884.80. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2015	819,78 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	43,94 €

FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	556,14 €
TOTAL	8.884,80 €

22. PLOT ST-62. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.)
SINCE 25 JUNE 2007.

DEUDA PENDIENTE € 8,884.80. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2015	819,78 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	1.067,78 €
COEFIC ADJUSTMENT. S/ JUDGMENT	43,94 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	556,14 €
TOTAL	8.884,80 €

23. PLOT ST-66. OWNER ALHAMA GOLF RESORT, S.L. (POLARIS WORLD REAL ESTATE, S.L.)
SINCE 25 JUNE 2007.

DEUDA PENDIENTE 3.188,20 €. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2014	819,74 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2017	1.078,88 €
FINANCIAL YEAR 2018	1.027,76 €
FINANCIAL YEAR 2019	1.043,48 €
FINANCIAL YEAR 2020	791,24 €
COEFIC ADJUSTMENT. S/ JUDGMENT	-€3,812.84
FINANCIAL YEAR 2021	32,48 €
FINANCIAL YEAR 2022	32,92 €
FINANCIAL YEAR 2023	16,78 €
TOTAL	3.188,20 €

24. PLOT C.C. AL KASAR. HOLDER OF ASSET MANAGEMENT COMPANY FROM BANK
RESTRUCTURING (SAREB).

OUTSTANDING DEBT €185.34. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	185,34 €
TOTAL	185,34 €

25. PLOT R-12.

BREAKDOWN OF PLOTS AND OWNERSHIP:

PLOT / BLOCK		Nº FINCA	HOLDER
VILLAS JANA	1	49609	24/10/2018 RIMINI VENTURES
VILLAS JANA	2.3	49611	26/10/2016 AGROFRUITS LEVANTE, S.L., GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. And PROFESIONALES DE FINCAS RUSTICAS S.L.
VILLAS JANA	2.3.1	2/49982	24/10/2018 RIMINI VENTURES
VILLAS JANA	3	49613	24/10/2018 RIMINI VENTURES
VILLAS JANA	4	49615	24/10/2018 RIMINI VENTURES
VILLAS JANA	5	49617	24/10/2018 RIMINI VENTURES
VILLAS JANA	6	49619	24/10/2018 RIMINI VENTURES
VILLAS JANA	7	49621	26/10/2016 AGROFRUITS LEVANTE, S.L., GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. And PROFESIONALES DE FINCAS RUSTICAS S.L.
VILLAS JANA	8.2	49623	26/10/2016 AGROFRUITS LEVANTE, S.L., GRUPO VILLAESCUSA DESARROLLO, S.L, PATRIMONIO Y GESTION ALVE S.L. And PROFESIONALES DE FINCAS RUSTICAS S.L.

TOTAL DEBT €37,290.20. BREAKDOWN OF DEBT BY HEADLINES AND YEARS:

- AGROFRUITS LEVANTE, S.L. (4/5), GRUPO VILLAESCUSA DESARROLLO, S.L (2/25), PATRIMONIO Y GESTION ALVE S.L. (1/25) AND PROFESIONALES DE FINCAS RUSTICAS S.L (2/25). TOTAL DEBT: €17,209.16.

PLOT / BLOCK		Nº FINCA	2017	2018	COEFIC ADJUSTMEN T. S/ JUDGMENT	2021	2022	2023	TOTAL
VILLAS JANA	2.3	49611	1.372,14 €	1.304,18 €	60,72 €	1.368,07 €	1.387,65 €	706,84 €	8.879,30 €
VILLAS JANA	7	49621	1.137,20 €	1.080,87 €	50,33 €	1.133,82 €	1.150,05 €	585,81 €	7.358,96 €
VILLAS JANA	8.2	49623	150,04 €	142,60 €	6,64 €	149,59 €	151,73 €	77,29 €	970,90 €

- RIMINI VENTURES. TOTAL DEBT: €20,081.04.

PLOT / BLOCK		Nº FINCA	2017	2018	2019	2020	2022	2023	TOTAL
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VILLAS JANA	1	49609	276,20 €	262,52 €	266,54 €	272,86 €	279,32 €	142,28 €	1.787,33 €
VILLAS JANA	2.3.1		463,92 €	440,94 €	447,69 €	458,31 €	469,16 €	238,98 €	3.002,06 €
VILLAS JANA	3	49613	456,93 €	434,29 €	440,94 €	451,41 €	462,09 €	235,38 €	2.956,83 €
VILLAS JANA	4	49615	838,84 €	797,28 €	809,49 €	828,70 €	848,31 €	432,11 €	5.428,20 €
VILLAS JANA	5	49617	458,63 €	435,91 €	442,59 €	453,09 €	463,81 €	236,26 €	2.967,86 €
VILLAS JANA	6	49619	608,67 €	578,52 €	587,37 €	601,31 €	615,55 €	313,54 €	3.938,76 €

26. PARCELA R-9. TITULAR ALHAMA NATURE

DEUDA PENDIENTE €1,513.42. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	1.513,42 €
TOTAL	1.513,42 €

27. PLOT R-14.2. OWNER ALISEDA, SAU, SINCE JULY 29, 2015.

DEUDA PENDIENTE 68,62 €. DESGLOSE POR AÑOS:

FINANCIAL YEAR 2023	68,62 €
TOTAL	68,62 €

WATER LOAN AND PIPE USE AGREEMENT

Condado de Alhama, 21st August 2023.

Gathered, on the one hand, **Alhama Healthy Living, S.L.**, with tax code **B72751605**, represented by Mr. Mariano Sánchez Martínez, and on the other, the **Urban Conservation Entity of Condado de Alhama**, with tax code **V73758666**, represented by its president, Mr. Neil Simpson.

By virtue of this agreement, the Urban Entity will make a loan of a volume of irrigation water equivalent to 10,000.00 m³ to Alhama Healthy Living, S.L., and in exchange, the latter will return this loan, also allowing the use of the distribution pipe free of charge to the Urban Entity.

The conditions under which the above will be carried out are as follows:

1. The water loan service between the Urban Entity and the Manager of the golf course will take place in two stages. A volume of 5,000.00 cubic metres will be transferred on Thursday 24th August 2023, the second transfer, for the same volume, taking place once the Urban Entity's request for water has been received, which must be supplied by Acuamed on 1st September this year.
2. The return of the borrowed water will take place in November, starting on the 1st, and not going beyond the 30th of that month.
3. Alhama Healthy Living, S.L. also undertakes to allow the use of the golf course distribution pipe PE L315mm for the transport of water from its property between the rainwater ponds and the irrigation water at no cost to the Urban Entity, and from the moment that this agreement is signed.

For the record, both parties sign this agreement.


 ENTIDAD URBANÍSTICA
 CONDADO DE ALHAMA
 Ctra. de Ubeda km.33
 C.P 30840 Alhama de Murcia (Murcia.)
 C.I.F V-73758666



P.A. Doña Maria Dolores López Martínez

Neil Simpson

Mariano Sánchez Martínez

President of the Urban Conservation Entity

Director of Water Infrastructure Alhama Healthy Living, S.L.