

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE URBAN  
CONSERVATION ENTITY OF CONDADO DE ALHAMA, WEDNESDAY 13TH  
MARCH 2024**

**VOTING ATTENDEES:**

JARDINES 1	NEIL SIMPSON	PRESIDENT	PRESENT
JARDINES 2	BOB WHITTY	VICE PRESIDENT	PRESENT
NARANJOS 1	ELLEN MELAND	PRESIDENT	PRESENT
NARANJOS 2	ALAN BURGE	PRESIDENT	PRESENT
LA ISLA	IRENE CURTIS	PRESIDENT	PRESENT
MIRADOR DEL CONDADO	PAUL SCOTT	PRESIDENT	PRESENT
CONDADO CLUB	LYNN SIMPSON	REPRESENTATIVE	PRESENT
EP-28, 9BIS, C11.2, R- 7 & R2.2	CRISTINA MAYANS & JOSE ESPADAS	REPRESENTATIVES	PRESENT
R-2.1, C-3, R-6, C-13 & R-16	ANTONIO ESPADAS*	REPRESENTATIVE	PRESENT

\* Attending in part, from Agenda item number 9 onwards.

**REPRESENTED WITH VOTE:**

R-8, R-15, R-18, R-14.2 & C-27	ALISEDA	REPRESENTATIVE	REPRESENTED
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**NON-VOTING ATTENDEES:**

JARDINES 1	SHIRLEY RIDLEY	VICE PRESIDENT	PRESENT
NARANJOS 1	SOPHIE BENOIT	VICE PRESIDENT	PRESENT
NARANJOS 2	JOHN COX	VICE PRESIDENT	PRESENT
LA ISLA	ANTHONY MORTON	VICE PRESIDENT	PRESENT
	ANDY TODD	HEAD OF GARDENING COMMITTEE	ATTENDING IN PART (TEAMS)

	JOSÉ MONTOYA	ENTITY LAWYER	PRESENT (TEAMS)
ALHAMA DE MURCIA COUNCIL	JOSÉ PEDRO OTÓN	URBAN PLANNING COUNCILLOR	PRESENT
ALHAMA DE MURCIA COUNCIL	JOSÉ ANTONIO GUERRERO	GEN. ADMIN. TECHNICIAN	PRESENT
INMHO	ALBA CANO	ADMINISTRATION	PRESENT
INMHO	JUAN FRANCISCO LÓPEZ	ADMINISTRATION	PRESENT
INMHO	FELIX IRAZUSTA	ADMINISTRATION	PRESENT

The abovementioned gathered in second summons in the meeting room next to the inmho office on Condado de Alhama at 10:00 hours on 13th March 2024, under the following

## AGENDA

### 1. Voting item. – Approval and settlement, if appropriate, of the accounts for the 2023 financial year.

The following Urban Entity accounts were presented for the 2023 financial year.

GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES	PRESUPUESTO / BUDGET 23	GASTOS / EXPENSES 23	DIFERENCIA / DIFFERENCE
<b>ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES</b>	<b>609.050 €</b>	<b>612.128 €</b>	<b>-3.078 €</b>
JARDINERIA ANILLO EXTERIOR / EXTERNAL RING GARDENING	450.000 €	453.078 €	-3.078 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/ IRRIGATION WATER CONSUMPTION	80.000 €	74.658 €	5.342 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	31.000 €	0 €
PROVISION AHORRO AGUA RIEGO / PROVISION SAVING ON IRRIGATION WATER	42.000 €	47.342 €	-5.342 €
TRATAMIENTO LARVICIDA LAGO / LARVICIDAL TREATMENT LAKE	6.050 €	6.050 €	0 €
GASTOS PARQUE MUNICIPAL / MUNICIPAL PARK EXPENSES	0 €	0 €	0 €
<b>SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROADS, PAVEMENTS AND DRAINAGE</b>	<b>438.386 €</b>	<b>464.565 €</b>	<b>-26.179 €</b>
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVEMENTS REPAIRS AND OTHERS	8.000 €	34.053 €	-26.053 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION PAVEMENTS REPAIRS AND OTHERS	0 €	-3.388 €	3.388 €
LIMPIEZA VIARIA ANILLO EXTERIOR / EXTERNAL ROADS CLEANING	417.886 €	418.083 €	-197 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE REPAIRS INTERIOR RING	12.500 €	15.817 €	-3.317 €
<b>ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS</b>	<b>178.000 €</b>	<b>112.715 €</b>	<b>65.285 €</b>
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	3.000 €	1.985 €	1.016 €
CONSUMO ELECTRICO VIALES / ELECTRICITY CONSUMPTION	175.000 €	110.730 €	64.270 €

<b>RED DE RIEGO / IRRIGATION SYSTEM</b>	<b>22.500 €</b>	<b>33.642 €</b>	<b>-11.142 €</b>
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	15.000 €	5.085 €	9.915 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	28.556 €	-21.056 €
<b>BALSAS DE PLUVIALES / STORM WATER POOLS</b>	<b>15.000 €</b>	<b>33.257 €</b>	<b>-18.257 €</b>
MANTENIMIENTO BALSA PLUVIALES / MAINTENANCE	15.000 €	33.257 €	-18.257 €
<b>RECOGIDA DE BASURAS / WASTE COLLECTION</b>	<b>30.000 €</b>	<b>41.271 €</b>	<b>-11.271 €</b>
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	0 €	0 €	0 €
PROVISION COMPENSACIÓN CONTRATO / CONTRACT COMPENSATION PROVISION	30.000 €	41.271 €	-11.271 €
<b>MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM</b>	<b>15.971 €</b>	<b>15.971 €</b>	<b>0 €</b>
MANTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	15.971 €	20.563 €	-4.592 €
PROVISION CONTENEDORES SOTERRADOS / UNDERGROUND BINS PROVISION	0 €	-4.592 €	4.592 €
<b>GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES</b>	<b>72.782 €</b>	<b>71.507 €</b>	<b>1.275 €</b>
ADMINISTRACION / ADMINISTRATION	44.432 €	44.432 €	0 €
AUDITORIA / AUDIT	2.000 €	1.331 €	669 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL FEES	23.000 €	23.162 €	-162 €
VARIOS / SUNDRY	1.100 €	1.087 €	13 €
POLIZA RC / INSURANCE	1.000 €	538 €	462 €
GASTOS BANCARIOS / BANK COSTS	500 €	549 €	-49 €
ASAMBLEAS / GENERAL MEETINGS	750 €	407 €	343 €
<b>FONDO RESERVA / RESERVE FUND</b>	<b>10.000 €</b>	<b>0 €</b>	<b>10.000 €</b>
FONDO DE RESERVA / RESERVE FUND	10.000 €	0 €	10.000 €
DOTACION PROVISION DE DUDOSO COBRO / BAD DEBT PROVISION	0 €	0 €	0 €
<b>CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT</b>	<b>-50.000 €</b>	<b>-50.000 €</b>	<b>0 €</b>
CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT	-50.000 €	-50.000 €	0 €

<b>GASTOS TOTALES ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY</b>	<b>1.341.689 €</b>	<b>1.335.054 €</b>	<b>6.634 €</b>
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<b>TOTAL GASTOS ENTIDAD URBANISTICA / TOTAL EXPENSES URBAN ENTITY</b>	<b>1.335.054 €</b>
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<b>INGRESOS / INCOME</b>	<b>1.343.189 €</b>
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.341.689 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE	0 €
INGRESOS RECOGIDA OLIVA / INCOME OLIVE COLLECTION	1.500 €

<b>TOTAL INGRESOS ENTIDAD URBANISTICA / TOTAL URBAN ENTITY INCOME</b>	<b>1.343.189 €</b>
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<b>INGRESOS - GASTOS / INCOME - EXPENSES</b>	<b>8.135 €</b>	<b>SUPERAVIT - SURPLUS</b>
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## RESUMEN / SUMMARY

FONDO RESERVAS E.U.C. CONDADO ALHAMA / RESERVE FUND UE	678.484 €
DEFICIT/SUPERAVIT EJERCICIO ANTERIOR 21 / PREVIOUS YEAR DEFICIT/SURPLUS 21	-10.661 €
AJUSTES RESERVAS / RESERVES ADJUSTMENTS	759 €
AJUSTES RESERVAS. PROVISION DUDOSO COBRO AÑOS ANT. / RESERVES ADJUSTMENTS. BAD DEBT PROVISION PREV. YEARS	
PROVISION. AHORRO AGUA RIEGO (CONTRATO STV) / PROVISION. SAVING ON IRRIGATION WATER (STV CONTRACT)	282.659 €
PROVISION. REPARACIONES CONSORCIO CONTENEDORES SOTERRADOS / PROVISION. CONSORTIUM REPAIRS UNDERGR	12.342 €
PROVISION. REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION. PAVEMENTS REPAIRS AND OTHERS	0 €
PROVISION. COMPENSACIÓN CONTRATO R. BASURA / CONTRACT COMPENSATION PROVISION WASTE COLL.	0 €
PROVISION CANON TUBERIA/ FEES FOR USE WATER PIPE	31.000 €
PROVISION TRATAM.LARVICIDA LAGO/LARVICIDAL TREATMENT LAKE	6.050 €
INGRESO CUOTA TRIMESTRAL PRESUPUESTADA / INCOME BUDGETED QUARTERLY FEE	1.341.689 €
INGRESOS EXTRAORDINARIOS / EXTRAORDINARY INCOME	1.500 €
INGRESOS INDEMNIZACIONES CIA.SEGUROS / INCOME INSURANCE	
GASTOS TOTALES / TOTAL EXPENSES	-1.335.054 €
<b>SALDO ACREEDOR - CREDIT BALANCE</b>	<b>1.008.768 €</b>

**JUSTIFICACIÓN DE SALDO / BALANCE RECONCILIATION**

CAJAMAR CAJA RURAL Cta. 272001	189.168 €
CAJA EFECTIVO / CASH BALANCE	827 €
SUSCRIPCIÓN APORTACIONES CAJAMAR / SUBSCRIPTION TO CAJAMAR CONTRIBUTIONS	305 €
PROPIETARIOS / OWNERS	1.258.819 €
PROPIETARIOS. PROVISION DUDOSO COBRO / OWNERS. BAD DEBT PROVISION	-173.000 €
GASTOS ANTICIPADOS / ANTICIPATED EXPENSES	242 €
PROVEEDORES / SUPLIERS	-271.603 €
PROVEEDORES. PAGOS A CUENTA / SUPPLIERS. PAYMENTS ON ACCOUNT	10 €
AYUNTAMIENTO DE ALHAMA. FIANZA / DEPOSIT	4.000 €
<b>JUSTIFICACION SALDO ACREEDOR - CREDIT BALANCE RECONCILIATION</b>	<b>1.008.768 €</b>

**POSICIÓN FLUJO DE CAJA / CASH FLOW POSITION**

BANCOS Y CAJA / BANKS & CASH	189.995 €
PROVEEDORES / SUPLIERS	-267.593 €
<b>TOTAL</b>	<b>-77.598 €</b>

**PROPIETARIOS / OWNERS**

R-1.1 JAR-I COM. PROP. JARDINES I	0 €
C-1.2 EQ. DEPORTIVOS CONDADO CLUB, S.L.	0 €
1.3 JAR-II COM. PROP. JARDINES II	0 €
R-2.1 AGROFRUITS LEVANTE SL	298.172 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	245.847 €
C-3 AGROFRUITS LEVANTE SL	1.684 €
R-4 SAREB (BANKIA)	47.420 €
R-5 POLARIS WORLD REAL ESTATE,	112.908 €
R-6 AGROFRUITS LEVANTE SL	262.553 €
R-7 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	179.514 €
R-8 ALISEDA, SA	304 €
R-9 NAR-I COM. PROP. NARANJOS I	0 €
9BIS ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	2.461 €
C-11.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	973 €
R-12 NAR-II COM. PROP. NARANJOS II	0 €
C-13 AGROFRUITS LEVANTE SL	3.355 €
R-14.1 SAREB (BMN)	2.837 €
R-15 ALISEDA, SA	387 €
R-16 AGROFRUITS LEVANTE SL	6.710 €
R-17 ISLA COM.PROP. LA ISLA DE	0 €
R-18 ALISEDA, SA	144 €
C-27 ALISEDA, SA	-135 €
EP-28 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	3.710 €
C-29 SHOW ROOM SAREB, S.A.	550 €
ST-59 POLARIS WORLD REAL ESTAT	9.441 €
ST-60 POLARIS WORLD REAL ESTAT	9.441 €
ST-61 POLARIS WORLD REAL ESTAT	9.441 €
ST-62 POLARIS WORLD REAL ESTAT	9.441 €
ST-66 POLARIS WORLD REAL ESTAT	3.205 €
ALKASAR COM.PROP.CENTROCOMERCI	5.033 €
R-12 SOLARES EDANTRI XXI, S.L.	40.259 €
R-9 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	3.027 €
R-14.2 ALISEDA, SA	137 €
<b>TOTAL PROPIETARIOS / TOTAL OWNERS</b>	<b>1.258.819 €</b>

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.

**Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Alhama Property Investment (Alhama Nature).**

**2. Voting item. – Approval, if appropriate, of the expenses budget for the 2024 financial year.**

The budget was presented for the 2024 financial year.

<b>GASTOS ENTIDAD URBANISTICA / URBAN ENTITY EXPENSES</b>	<b>PRESUPUESTO / BUDGET 23</b>	<b>GASTOS / EXPENSES 23</b>	<b>PRESUPUESTO / BUDGET 24</b>
<b>ZONAS VERDES Y ESPACIOS LIBRES PUBLICOS Y PRIVADOS / PUBLIC AND PRIVATE GREEN SPACES</b>	<b>609.050 €</b>	<b>612.128 €</b>	<b>629.300 €</b>
JARDINERÍA ANILLO EXTERIOR / EXTERNAL RING GARDENING	450.000 €	453.078 €	470.250 €
ANILLO INTERIOR - VIALES JARDINERIA / INTERNAL ROADS GARDENING	0 €	0 €	0 €
CONSUMO DE AGUA DE RIEGO/IRRIGATION WATER CONSUMPTION	80.000 €	74.658 €	80.000 €
CANON TUBERIA / FEES FOR USE OF WATER PIPE	31.000 €	31.000 €	31.000 €
PROVISION AHORRO AGUA RIEGO / PROVISION SAVING ON IRRIGATION WATER	42.000 €	47.342 €	42.000 €
TRATAMIENTO LARVICIDA LAGO / LARVICIDAL TREATMENT LAKE	6.050 €	6.050 €	6.050 €
GASTOS PARQUE MUNICIPAL / MUNICIPAL PARK EXPENSES	0 €	0 €	0 €
<b>SISTEMA VIARIO, ACERAS Y ALCANTARILLADO / ROADS, PAVEMENTS AND DRAINAGE</b>	<b>438.386 €</b>	<b>464.565 €</b>	<b>479.191 €</b>
REPARACIONES PAVIMENTO, ACERAS Y OTRAS / PAVEMENTS REPAIRS AND OTHERS	8.000 €	34.053 €	30.000 €
PROVISION REP. PAVIMENTO, ACERAS Y OTRAS / PROVISION PAVEMENTS REPAIRS AND OTHERS	0 €	-3.388 €	0 €
LIMPIEZA VIARIA ANILLO EXTERIOR / EXTERNAL ROADS CLEANING	417.886 €	418.083 €	436.691 €
REPARACIONES RED ALCANTARILLADO ANILLO INTERIOR / DRAINAGE REPAIRS INTERIOR RING	12.500 €	15.817 €	12.500 €
<b>ALUMBRADO PUBLICO / PUBLIC STREET LIGHTS</b>	<b>178.000 €</b>	<b>112.715 €</b>	<b>128.000 €</b>
REPARACION DE FAROLAS Y REP. ELECTRICAS / STREET LIGHTS AND ELECTRIC REPAIRS	3.000 €	1.985 €	3.000 €
CONSUMO ELECTRICO VIALES / ELECTRICTY CONSUMPTION	175.000 €	110.730 €	125.000 €
<b>RED DE RIEGO / IRRIGATION SYSTEM</b>	<b>22.500 €</b>	<b>33.642 €</b>	<b>45.000 €</b>
REPOSICION DE PIEZAS Y REPARACIONES / SPARE PARTS	15.000 €	5.085 €	15.000 €
MANTENIMIENTO DEL LAGO / MAINTENANCE OF THE LAKE	7.500 €	28.556 €	30.000 €
<b>BALSAS DE PLUVIALES / STORM WATER POOLS</b>	<b>15.000 €</b>	<b>33.257 €</b>	<b>25.000 €</b>
MANTENIMIENTO Balsa Pluviales / MAINTENANCE	15.000 €	33.257 €	25.000 €
<b>RECOGIDA DE BASURAS / WASTE COLLECTION</b>	<b>30.000 €</b>	<b>41.271 €</b>	<b>38.679 €</b>
RECOGIDA DE BASURAS (INCL. CANON VERTIDOS) / WASTE COLLECTION	0 €	0 €	0 €
PROVISION COMPENSACIÓN CONTRATO / CONTRACT COMPENSATION PROVISION	30.000 €	41.271 €	38.679 €
<b>MECANISMO ELEVACION CONTENEDORES / WASTE CONTAINERS RAISING MECHANISM</b>	<b>15.971 €</b>	<b>15.971 €</b>	<b>15.971 €</b>
MANTENIMIENTO CONTENEDORES SOTERRADOS / MECHANISM MAINTENANCE	15.971 €	20.563 €	15.971 €
PROVISION CONTENEDORES SOTERRADOS / UNDERGROUND BINS PROVISION	0 €	-4.592 €	0 €
<b>GASTOS ADMINISTRATIVOS / ADMINISTRATIVE EXPENSES</b>	<b>72.782 €</b>	<b>71.507 €</b>	<b>74.781 €</b>
ADMINISTRACION / ADMINISTRATION	44.432 €	44.432 €	46.431 €
AUDITORIA / AUDIT	2.000 €	1.331 €	2.000 €
ABOGADO Y GASTOS LEGALES / LAWYER AND LEGAL FEES	23.000 €	23.162 €	23.000 €
VIARIOS / SUNDRY	1.100 €	1.087 €	1.100 €
POLIZA RC / INSURANCE	1.000 €	538 €	1.000 €
GASTOS BANCARIOS / BANK COSTS	500 €	549 €	500 €
ASAMBLEAS / GENERAL MEETINGS	750 €	407 €	750 €
<b>FONDO RESERVA / RESERVE FUND</b>	<b>10.000 €</b>	<b>0 €</b>	<b>10.000 €</b>
FONDO DE RESERVA / RESERVE FUND	10.000 €	0 €	10.000 €
DOTACION PROVISION DE DUDOSO COBRO / BAD DEBT PROVISION	0 €	0 €	0 €
<b>CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT</b>	<b>-50.000 €</b>	<b>-50.000 €</b>	<b>-50.000 €</b>
CONVENIO AYUNTAMIENTO / TOWN HALL AGREEMENT	-50.000 €	-50.000 €	-50.000 €
<b>PRESUPUESTO TOTAL ENTIDAD URBANISTICA / TOTAL BUDGET URBAN ENTITY</b>	<b>1.341.689 €</b>	<b>1.335.054 €</b>	<b>1.395.922 €</b>

With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.

**Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Alhama Property Investment (Alhama Nature).**

The list of quarterly fees for 2024 was presented:

<b>PARCELA / PLOT</b>	<b>CUOTA TRIMESTRAL / QUARTERLY FEE</b>
R-1.1 JAR-I	45.276,62 €
C-1.2	650,79 €
R-1.3 JAR-II	71.665,04 €
R-2.1	13.943,45 €
R-2.2	13.227,97 €
C-3	587,88 €
R-4	4.647,47 €
R-5	5.583,18 €
R-6	12.041,62 €
R-7	9.805,02 €
R-8	4.354,76 €
R-9 NAR-I	45.316,22 €
R-9 BIS	648,32 €
C-11.2	256,29 €
R-12 NAR-II	65.030,91 €
C-13	1.171,50 €
R-14.1	3.057,42 €
R-15	5.541,47 €
R-16	1.767,85 €
R-17 ISLA	35.966,49 €
R-18	117,71 €
C-27	13,79 €
EP-28	977,43 €
C-29	1.041,41 €
ST-59	293,06 €
ST-60	293,06 €
ST-61	293,06 €
ST-62	293,06 €
ST-66	8,84 €
AL KASAR	5.304,62 €
R-12.1	1.564,24 €
R-9.1	797,50 €
R-14.2	1.961,92 €

3. **Voting item.** – Olive collection. Approval, if appropriate, of one of the following options:
- a) Tender the olive collection in the upcoming years to try to find a company that takes over the collection.
  - b) Allow owners to pick them up themselves.

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Alhama Property Investment (Alhama Nature).**

The Councillor confirmed that the maintenance of the olive trees located on the Urban Entity corresponds to the Urban Entity, therefore management of the olive collection would also correspond to the Urban Entity.

4. **Voting item.** – Approval, if appropriate, to carry out a trial for removing one of the lanes of the Naranjos road and turn it into a cycle lane to try to reduce the speeding of drivers, as long as it is previously approved by the Council. Estimated cost of 10,000€.

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, all communities and attendees except Naranjos 2 voted against, therefore the implementation of the cycle lane was NOT approved. In the Community of Owners of Jardines 1 there was no agreement on this item.**

5. **Voting item.** – STV Contract. This item also affects the Level 1 and Levels 2. Approval, if appropriate, of one of the following options as a result of the possibility of not renewing the contract on 31st December 2024:

**Option A. Continue the contract with STV, on the basis of the conditions to be voted on in point 5.1.**

**Option B. Do not renew the contract with STV, resulting in the community having to pay 949,116.43€ to STV for the payment of the works already carried out on the outer ring and not repaid, and starting a tender process in 2024 for street cleaning, and gardening and pool maintenance. These services could be tendered separately.**

Andy Todd, head of the Gardening Committee, gave a presentation and explained the project in detail. He indicated that the community has carried out a contract benchmarking exercise in order to determine whether the current agreement with STV continues to represent good value for money. The initial analysis confirms that there are not many alternative suppliers with the sufficient scale to satisfy our needs. Also, there would be no guarantee that another supplier would be able to equal or improve the current levels of service from STV. It is also highly unlikely that a saving in costs would be achieved for owners by replacing STV.

He explained that the need to address the increasing damage to the infrastructure of Condado (roads, pavements, drains and the irrigation system), caused by the roots of the trees as they grow, has become critical. A single repair of a damaged drain cost the community 15,000 euros last year. Such costs will keep on increasing and will become more frequent if we do not replace the invasive trees whose roots are the cause of the damage.

Precipitation levels on Condado, as in the rest of Spain, continue to decrease while our average temperatures keep on increasing. We have access to purchasing limited amounts of desalinated water for irrigation purposes, in order to ensure that our grass and hedges do not die off. It is expected that the Spanish government will impose new restrictions for the use of desalinated water, giving priority to farmers, while its cost is also expected to increase significantly. The only sustainable solution available to owners is to reduce the consumption of irrigation water on the inner ring.

The Gardening Committee has been looking at how to resolve both damage to infrastructure and problems with irrigation water on the inner ring for some time. Finally, the proposal was received in which it is recommended that the following measures should be adopted:

- Replace invasive Mexican trees with a local Murcian species whose roots do not damage the infrastructure on Condado, and which consumes less water and provides greater shade once it matures.
- The Murcian species will be approximately 3 metres high when planted, it will shed its leaves for a period of 7-10 days once a year, and will not flower or produce fruit/seed pods.
- Replace the grass on hard shoulders, roundabouts and central strips of the main road on the inner ring with gravel, oleander hedges and shrubs with lower water requirements.
- Replace the existing irrigation system in the above areas with an irrigation system that is specific to the plant and a geogrid cover.

José Antonio the lawyer for Alhama de Murcia council made some considerations from a legal point of view, for good sense and information reasons. He indicated that there are several administrative legal proceedings started by the AVPCA and their representative, both through the administrative and the criminal way, and went ahead with reading out a report from the Council: *"In the case that concerns us, the Urban Conservation Entity of Condado de Alhama Partial Plan cannot be classified as an Entity forming part of the public sector, and therefore subject to the law of control of the public sector, given that it does not meet any of three criteria required by the Regulations: it is not funded by public municipal funds, the Council does not control its management, and nor does it appoint its members, reaching the conclusion therefore that in its contractual activity it acts as a private entity subject to Business and Civil Law, as has already been shown by case law and by the doctrine of various advisory bodies."* Item 29 of the Urban Management regulations settles the procedure for controlling the Urban Entity actions, corresponding to the appeal, as it had also been highlighted by the Secretary's Department of the Council.

Nel Simpson, the president of the Urban Entity, added that nor the AVPCA nor any of its members, including its president, belong to this Urban Entity, and therefore cannot influence its decisions



whatsoever, as stated already by the Justice Courts. He reminded everyone that the Association has started several legal proceedings against the Urban Entity and the Council, without any success. All the final sentences issued by the Courts have dismissed the requests of the AVPCA, even stating in some of them that the Association does not have legal standing to discuss the legality of the agreements made by the Urban Entity nor of the contracts signed with STV before the Courts.

The Councillor José Pedro Otón understood that this item is very important for the Urban Entity. The Council have made a series of considerations that have not been taken into account, despite having been repeated in various meetings with the head of STV. These considerations are mainly that a long-term project should be carried out and not all trees should be replaced in a short period of time of 12 to 15 months as is planned, and that other species of trees should be taken into account and not the same one throughout the Resort, in order to avoid the risks entailed in having only one species.

After a discussion on this item, it was commented that the item is being voted on before having the project complete, but the president clarified that when the project is ready, the signing of the contract will be voted on again, and under no circumstances will the project be signed until we have the approval of the Council.

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Agrofruits.**

**5.1 Voting item. – Please choose one of the following options:**

**Option A. Continue the contract with STV by applying the extension of a 6-year period further to that specified in the current contract (until 2030), allowing a saving of 949,116.43€, as all the landscaping works of the outer ring that are already finished would be repaid, it also being possible to cancel it early, thus reducing the penalty.**

**Option B. Approval, if appropriate, of the extension of the contract with STV until 2036. This option would include STV carrying out the landscaping works on the inner ring without the community having to advance the money, and at the same cost as the company is currently being paid for its services, with an early termination clause in 2030, which, if applied, would require payment for the remodelling works on the inner ring that may not have been repaid up to that date. The total cost of the inner ring works is 1.029.732,36€ and would not entail any additional increase in the budget, as the conditions of the current contract would be the same and would be repaid with the extension of the contract period. This would mean to replace the trees with a local Murcian species, save water costs and improve the aesthetics and road safety aspects of the inner ring.**

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, option B was approved by a MAJORITY, with Aliseda and La Isla voting for option A, the other communities voting for**

**option B, and the abstention of Agrofruits and Alhama Property Investment (Alhama Nature).**

6. ***Voting item.*** – Approval, if appropriate, on the removal of the trees (tipuanas) whose roots are causing damage to the pavement of the inner ring road, with the consequent risk of falling for pedestrians, and obstructing the water mains pipes.

It was commented that this would form part of the above project, and that the corresponding requirement would be presented to the Council in advance.

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, this was approved by a MAJORITY, with Alhama Property Investment (Alhama Nature) and Agrofruits voting against, and the abstention of Aliseda.**

7. ***Voting item.*** – Approval, if appropriate, on the removal of trees (jacarandas) whose roots are causing damage to the pavement, with the consequent risk of falling for pedestrians, and obstructing water mains pipes.

*With their vote, the presidents ratified the combined result of the Level 2 Annual General Meetings of the Community of Owners, held on 16th, 17th and 18th February 2024.*

**Submitted to the consideration of those present and represented with the right to vote, this was approved by a MAJORITY, with Alhama Property Investment (Alhama Nature) and Agrofruits voting against, and the abstention of Aliseda.**

8. ***Voting item.*** - Settlement of the debtor balances on 31st December 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 what is expressly provided for in the Statutes. Approval, if appropriate, to authorise the President of the Urban Entity to grant powers to attorneys and lawyers for the purposes provided for in the previous sections.

The list of debtor balances on 31st December 2023 was presented:

**PROPIETARIOS / OWNERS**

R-1.1 JAR-I COM. PROP. JARDINES I	0 €
C-1.2 EQ. DEPORTIVOS CONDADO CLUB, S.L.	0 €
1.3 JAR-II COM. PROP. JARDINES II	0 €
R-2.1 AGROFRUITS LEVANTE SL	298.172 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	245.847 €
C-3 AGROFRUITS LEVANTE SL	1.684 €
R-4 SAREB (BANKIA)	47.420 €
R-5 POLARIS WORLD REAL ESTATE,	112.908 €
R-6 AGROFRUITS LEVANTE SL	262.553 €
R-7 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	179.514 €
R-8 ALISEDA, SA	304 €
R-9 NAR-I COM. PROP. NARANJOS I	0 €
9BIS ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	2.461 €
C-11.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	973 €
R-12 NAR-II COM. PROP. NARANJOS II	0 €
C-13 AGROFRUITS LEVANTE SL	3.355 €
R-14.1 SAREB (BMN)	2.837 €
R-15 ALISEDA, SA	387 €
R-16 AGROFRUITS LEVANTE SL	6.710 €
R-17 ISLA COM.PROP. LA ISLA DE	0 €
R-18 ALISEDA, SA	144 €
C-27 ALISEDA, SA	-135 €
EP-28 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	3.710 €
C-29 SHOW ROOM SAREB, S.A.	550 €
ST-59 POLARIS WORLD REAL ESTAT	9.441 €
ST-60 POLARIS WORLD REAL ESTAT	9.441 €
ST-61 POLARIS WORLD REAL ESTAT	9.441 €
ST-62 POLARIS WORLD REAL ESTAT	9.441 €
ST-66 POLARIS WORLD REAL ESTAT	3.205 €
ALKASAR COM.PROP.CENTROCOMERCI	5.033 €
R-12 SOLARES EDANTRI XXI, S.L.	40.259 €
R-9 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	3.027 €
R-14.2 ALISEDA, SA	137 €

**Submitted to the consideration of those present and represented with the right to vote, this was UNANIMOUSLY approved, with the abstention of Alhama Property Investment (Alhama Nature).**

The complete breakdown of approved debtor balances is attached to these Minutes.

9. **Voting item.** – Approval, if appropriate, of the proposals raised by Alhama Property Investment (Alhama Nature) Investment, S.L. and by Agrofruits Levante, S.L., and by all their partners and joint owners, in which they propose to lessen the payments to the Urban Entity, with the aim of their overdue debtor balances to be accepted, which were approved at the Extraordinary General Meeting on 17th October 2023. This reduced payment agreement, according to the proposal received, based on the studies carried out for this purpose, could be quantified as at least 50% of the amount due.

The representative of Alhama Property Investment (Alhama Nature) explained that together with Agrofruits Levante, S.L, as well as all their other associates and co-owners, they had requested the inclusion of this item in the Agenda because they felt themselves to be affected. The plots with properties or establishments, whose members have fully enjoyed the services provided by the Urban Entity right from the start, are logically obliged to pay the ordinary or extraordinary fees set by the Meeting in order to meet expenses for conservation and improvement of the urbanization, and the general operating expenses of the Entity. With regard to unbuilt plots, these operating expenses and others earmarked for the provision of services provided by the entity itself have hardly been enjoyed by owners, at least not fully, and this is because having acquired land that, according to its classification, is urban land, where they thought that they would be able to build by requesting the corresponding urban planning licence, the legal and factual situation of the partial plan, as has been mentioned before, has not allowed this. In

accordance with the above, they consider this to be sufficiently proven given the harm that owners of unbuilt plots have suffered for reasons that have been totally beyond their control as the legal situation of the partial plan has not allowed them to exercise their rights, mainly that of building, as would be expected with land classified as urban land. Meanwhile, other members of the Urban Conservation Entity have fully enjoyed the services that it provides. As determined by the Statutes of the Entity and other applicable legislation, it is perfectly legitimate for a reduction to be applied to owners of the unbuilt part and members of the Entity, which in principle, and based on the studies carried out, could be quantified as at least 50% of the amount owed during the time that the legal and administrative situation of the Partial Plan would have been paralysed, and along with this, a serious problem facing the Entity would be unblocked and resolved, as this affects a plurality of members who are owners of part of the unbuilt property, provided that, along with the agreement to apply a reduction, there would be a commitment from debtor owners to settle the debt within the established deadline.

Mr. José Montoya the Urban Entity lawyer replied that the Statutes already establish that unbuilt plots must pay lower fees due to the correction coefficients in force, so there is no objective harm legally speaking. He also added that when all owners acquired their plots voluntarily, prior to that they should have informed themselves about the Statutes they would be bound to, and obviously, about the urban situation of the Partial Plan. Therefore, he upheld that there is no legal reason to justify not to pay the 100% of the debt, and pointed out that, although respecting the reasoning above, the urbanistic issues that occasionally could have affected negatively the owners with outstanding balances under no circumstances are attributable to the Urban Entity, and therefore, there is no legal basis for mentioning them as legal-factual circumstances that justify the acceptance by the Urban Entity of a reduction on the outstanding debt. This is all regardless of the lawyer stating that it is always advisable for the Urban Entity members to solve the difficult matters among themselves in a friendly way.

Alhama Property Investment (Alhama Nature) clarified that even if this item does not go forward, they are willing to hold a meeting in order to reach an agreement. The President reported that if this item is not approved, negotiations will be held with the representatives of these plots in order to try to move forward with this issue, so all parties agreed they will try to hold this meeting in 2 weeks maximum.

**Submitted to the consideration of those present and represented with the right to vote, the proposals of Alhama Property Investment (Alhama Nature) and Agrofruits were NOT approved, with the Communities of Owners of Jardines 1, Jardines 2, Naranjos 1, Naranjos 2, La Isla, Mirador del Condado, and the Condado Club voting against, and the abstention of Aliseda. Nevertheless, as has already been indicated, a meeting will be held in the next few weeks in order to continue moving forward with this issue.**

#### **10. Information item. – Management Board.**

This item has been included in the Agenda in order to report the change of Local Government in Alhama de Murcia, and that Irene Curtis is now president of La Isla instead of Andy Watkiss. The Management Board team remains the same, as this is renewed every 4 years and was voted on last year.

**11. Voting item. – Election of the Secretary/Administrator.**

**Submitted to the consideration of those present and represented with the right to vote, the company inmho Gestión de la Propiedad S.L.U., with tax code B-87789327, was UNANIMOUSLY approved as Secretary/Administrator of the Urban Conservation Entity of Condado de Alhama Partial Plan, represented in this act by Mr. Juan Francisco López, Mr. Félix Irazusta, Ms. Beatriz Sanz, and any other representative appointed for this purpose. The legal representatives of the Community, the President and Secretary-Administrator, were ratified for their integration as jointly authorised parties for the current account of the community of owners. Similarly, the Secretary-Administrator was also authorised to work from the online banking platform and issue the corresponding ordinary and extraordinary remittances.**

**12. Information item. –La Isla lake situation.**

Irene Curtis gave a brief explanation of the situation with the lake, and clarified that the irrigation level had been reduced for various reasons. She explained the problem with the infestation of chironomids that occurred two years ago, to which different treatments and actions had been applied, which have not resolved the problem fully. This is why a working group has been set up, which will work on developing strategies to be presented to the Entity.

Mr. José Pedro Otón the Urban Planning Councillor indicated that the municipal technician had indicated a series of actions that could be taken. A report on these actions will be requested from him.

**13. Information item. – Collaboration agreement between the Urban Entity and the Town Hall of Alhama de Murcia.**

Mr. José Pedro Otón the Urban Planning Councillor reported that this is pending the preparation and approval of the annual municipal budget for Alhama council, which they will try to do as soon as possible. Once this is done, we will be able to find out the amount to be included in the agreement.

**14. Information item. – Stolen wiring outer perimeter pending replacement by the Town Hall of Alhama de Murcia.**

The Councillor indicated that this job is pending on municipal budget. He clarified that anti-theft measures have been implemented in recent replacements, and that they are also looking at doing this on the rest of the outer ring.

**15. Information item – Security measures in the lighting boxes of the outer ring, in order to prevent future theft of wiring.**

Dealt with in the previous item.

**16. Information item – Municipal Park. Tender kiosk.**

The Councillor explained that there is an urban planning issue pending resolution, and that this is why the it has not been possible to put out the kiosk to tender, but he seemed reasonably optimistic. It was

commented that there should have been a formal communication to the Entity, given that there are several companies waiting to tender.

**17. Information item – Collection service for abandoned animals.**

The Councillor indicated that there is now an abandoned animal collection service, although establishment of the collection protocol is still pending. He instructed the Entity to contact the person responsible for this service and provide their contact details.

**18. Information item – logo at the entrance of Condado.**

The previous government of Alhama indicated that the replacement of the missing pieces of the Condado monolith was the responsibility of the Council. The Councillor commented that they made a claim to the Council's insurance, but in the end they would not cover it, therefore the Council must bear the cost, which is pending the municipal budget. The Council was urged to issue a reasonable quick response in view of the poor image caused by the current situation of the damaged element and the possible risk of personal injury.

**19. Information item –Municipal padron.**

The Councillor indicated that it had not been possible to implement this due to a lack of staff on the Council.

**20. Information item – Weekly market summer 2024 and following.**

It was clarified that this will be tendered for this summer.

**21. Information item – Bus.**

The Councillor clarified that the request had been referred to the contracts department for tendering, and that it is a complicated service as there are many districts to be connected. Once the technical specifications have been carried out, this will be put out to tender.

**22. Information item – Disabled parking spaces.**

There was no progress on this item.

**23. Information item – Town Hall premises. Youth club activities and others.**

It was explained that last year, summer activities were organised for youngsters, but a problem arose with the use of the Council premises, as the AVPCA had use of these and it was not granted to the community. The Councillor indicated that for the future, the ideal thing is to present a request with a proposal for activities, dates, those responsible for the room, etc.

**24. Information item – Touristic train Alhama de Murcia Town Hall.**

The Councillor clarified that the tourist train is not the property of Alhama de Murcia council. They will contract this out to a company.

## **25. Information item – Update on judicial matters that concern the Urban Entity.**

Mr. José Montoya explained the judicial matters that currently concern the Entity. His explanation is summarized in the following items:

- Three administrative legal proceedings initiated by the AVPCA, with the objective of getting the cancellation of the STV contracts:
  1. Legal proceedings initiated in 2019. These proceedings have recently been concluded. The AVPCA's claims were dismissed and not approved in all judicial requests. Recently, the High Court of Justice of the Region of Murcia completely dismissed the Association's extraordinary appeal requesting that most of the judicial proceedings in this case be cancelled. As a result of this procedure, the Court had sentenced the Association to pay the legal costs of the three parties affected by its appeal (the Entity, the Council and STV).
  2. Another legal proceeding, for the same reason, initiated in 2021, which was utterly dismissed in the first request and also in the second one by the High Court of Justice of the Region of Murcia. In both requests it was concluded that the Association does not have legal standing to challenge the legality of the Entity's agreements and contracts. Currently, the Association, in this case, maintains an appeal before the Supreme Court, pending whether or not it is admitted for processing.
  3. The third legal proceeding followed by the Association on the same matter of the contracts with STV was initiated in 2022. In January 2024 the Administrative Court Number Two of Murcia also utterly dismissed its claim on the grounds of lack of legal standing to take legal actions as in the proceedings explained above, and the Association was also obligated to pay legal fees. This decision has now been appealed to the Murcia High Court of Justice, which is pending a decision.
  4. Legal proceedings brought against the Council and also against the Urban Entity by Agrofruits Levante, S.L., who requested the Court to cancel the agreements adopted by the Entity in relation to the approval of the settlements of the outstanding balances of the debtor owners, including this Company. Agrofruits Levante, S.L.'s claim was dismissed with an obligation to pay legal costs. The sentence issued in these proceedings was not appealed by the aforementioned company and is therefore final and definitive.
  5. Criminal judicial proceedings initiated by the AVPCA against the Urban Entity, Antonio José Caja, former urbanism Councillor and STV, for an alleged crime of administrative malfeasance. The processing of this case, which has been suspended several times, is currently awaiting the Court's decision on an appeal for annulment brought by STV, with the agreement of the rest of the parties accused.

## **26. AOB.**

- Neil Simpson indicated that the fencing in the sports pitch area has again been vandalised, therefore the idea is to remove it completely, as it is in a dangerous condition.

- Neil Simpson commented that he will meet the Entity lawyer and the administrator in order to take action regarding the park, as he indicated that it had not been built to the appropriate standards.
- Lynn Simpson indicated that on Jardín 1, a charging point had been installed for electric vehicles, and she indicated that these types of works must be supervised and approved in advance by the Council. She showed some photos in which the electrical conduits of the charging point are visible on the surface, with the risk that this entails. The Councillor asked to be sent the information so that this could be investigated.
- Cristina Mayans commented that the mobile signal is deficient on the resort. Alan Burge replied that an attempt had been made to contact telephone companies, and that a letter had also been sent to the Telecommunications agency, with no successful outcome as yet.
- Bob Whitty indicated that in the Annual General Meeting of Jardines 2 proposals were presented for the presidents of that Community to be able to work on and present to the Urban Entity in upcoming Meetings, with regard to applying early payment discounts to Entity fees, changing the date of the Meetings, and making the post of president of the Entity and Level 1 a rotating one. Neil Simpson indicated that the lawyer had already commented that it was not recommendable to apply the early payment discount while there were pending legal proceedings in the Entity. The dates of the Entity meetings are decided by the Management Board, and the rotating post does not apply as it is not included in the Statutes.
- Alan Burge indicated that despite the cycle lane not having been approved, he will work with the Presidents of his Community in order to be able to present new proposals for addressing the problem of speed on the Resort.
- Alan Burge indicated that on the pavement on the outskirts of Penthouse 16, there is a section in poor condition and two people have fallen, therefore he requested that it should be repaired. Neil Simpson replied that the trees also cause problems on the pavement, which is why they need to be urgently replaced.
- Ellen Meland commented that on Naranjos 1 and 2, there is no marked area for the collection of large items, and between them, she and Alan have indicated some areas as a proposal. However, they are waiting for the Council to approve them.
- Ellen Meland asked Alhama Nature to send regular updates on their projects.
- Ellen Meland indicated that the majority of containers are damaged and in poor condition.
- Alan Burge commented on the issue of underground containers on Mirador, to which Neil Simpson indicated that the Entity is not able to provide them, but this is something that the developer should have foreseen. Alhama Nature confirmed that they will do this in the areas that they are developing.
- Irene Curtis indicated that when the park was built, there was talk of an area that was going to be intended as a dog park. She has developed a plan of what the park would be like, and she would like to present it, therefore she will do this, and she will speak to the Council.

There being no further business, the meeting was adjourned at 13:38 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.



SIGNED: SECRETARY-ADMINISTRATOR



APPROVAL OF THE PRESIDENT



## **ANNEX 1. ITEM 8. LIST OF DEBTORS BALANCES AS OF DECEMBER 31, 2023**

<b>PROPIETARIOS / OWNERS</b>	
R-1.1 JAR-I COM. PROP. GARDENS I	- €
C-1.2 EQ. DEPORTIVO CONDADO CLUB, S.L.	- €
1.3 JAR-II COM. PROP. JARDINES II	- €
R-2.1 AGROFRUITS LEVANTE SL	298.172 €
R-2.2 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	245.847 €
C-3 AGROFRUITS LEVANTE SL	1.684 €
R-4 SAREB (BANKIA)	47.420 €
R-5 POLARIS WORLD REAL ESTATE,	112.908 €
R-6 AGROFRUITS LEVANTE SL	262.553 €
R-7 ALHAMA PROPERTY INVESTMENT S.L (ALHAMA NATURE)	179.514 €
R-8 ALISEDA, SA	304 €
R-9 NAR-I COM. PROP. NARANJOS I	- €
9BIS ALHAMA NATURE	2.461 €
C-11.2 ALHAMA NATURE	973 €
R-12 NAR-II COM. PROP. NARANJOS II	- €
C-13 AGROFRUITS LEVANTE SL	3.355 €
R-14.1 SAREB (BMN)	2.837 €
R-15 ALISEDA, SA	387 €
R-16 AGROFRUITS LEVANTE SL	6.710 €
R-17 ISLA COM. PROP. LA ISLA DE	- €
R-18 ALISEDA, SA	144 €
C-27 ALISEDA, SA	-135 €
EP-28 ALHAMA NATURE	3.710 €
C-29 SHOW ROOM SAREB, S.A.	550 €
ST-59 POLARIS WORLD REAL ESTAT	9.441 €
ST-60 POLARIS WORLD REAL ESTAT	9.441 €
ST-61 POLARIS WORLD REAL ESTAT	9.441 €
ST-62 POLARIS WORLD REAL ESTAT	9.441 €
ST-66 POLARIS WORLD REAL ESTAT	3.205 €
ALKASAR COM. PROP. CENTROCOMERCI	5.033 €
R-12	40.259 €
R-9 ALHAMA NATURE	3.027 €
R-14.2 ALISEDA, SA	137 €
<b>TOTAL PROPIETARIOS / TOTAL OWNERS</b>	<b>1.258.819 €</b>

## **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 €298.172,39.** 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	52.921,60€
<b>TOTAL</b>	<b>298.172,39€</b>

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 245.847,22 €.** 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	47.213,25 €
<b>TOTAL</b>	<b>236.135,84 €</b>

- 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	2.466,03 €
<b>TOTAL</b>	<b>8.412,76 €</b>

- C.P. MIRADOR DEL CONDADO

FINANCIAL YEAR 2021	254,87 €
FINANCIAL YEAR 2022	517,03 €
FINANCIAL YEAR 2023	526,72 €
<b>TOTAL</b>	<b>1.298,62 €</b>

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 1.683,70 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	1.683,70 €
<b>TOTAL</b>	<b>1.683,70 €</b>

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

**OUTSTANDING DEBT 47.419,70€.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2021	12.466,06 €
FINANCIAL YEAR 2022	17.314,44 €
FINANCIAL YEAR 2023	17.639,20 €

<b>TOTAL</b>	<b>47.419,70 €</b>
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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.

**OUTSTANDING DEBT 112.908,27 €. BREAKDOWN BY YEAR:**

FINANCIAL YEAR 2012	12.554,96 €
FINANCIAL YEAR 2013	22.664,80 €
FINANCIAL YEAR 2014	20.566,00 €
FINANCIAL YEAR 2015	20.566,00 €
FINANCIAL YEAR 2016	20.566,00 €
FINANCIAL YEAR 2023	15.990,51 €
<b>TOTAL</b>	<b>112.908,27 €</b>

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).

**OUTSTANDING DEBT 262.553,07 €. BREAKDOWN BY YEAR:**

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	45.703,28 €
<b>TOTAL</b>	<b>262.553,07 €</b>

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

**OUTSTANDING DEBT 179.514,04 €. BREAKDOWN BY YEAR:**

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	37.214,44 €
<b>TOTAL</b>	<b>179.514,04 €</b>

**8. PLOT R-8. OWNER ALISEDA, SA**

**OUTSTANDING DEBT 304,27€.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	304,27 €
<b>TOTAL</b>	<b>304,27 €</b>

**9. PLOT R-9BIS. OWNER ALHAMA NATURE**

**OUTSTANDING DEBT 2.460,68€.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	2.460,68 €
<b>TOTAL</b>	<b>2.460,68 €</b>

**10. PLOT C-11.2. OWNER ALHAMA NATURE**

**OUTSTANDING DEBT 972,72 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	972,72 €
<b>TOTAL</b>	<b>972,72 €</b>

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

**OUTSTANDING DEBT 3.355,23 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	3.355,23 €
<b>TOTAL</b>	<b>3.355,23 €</b>

**12. PLOT R-14.1. HOLDER OF ASSET MANAGEMENT COMPANY BANK RESTRUCTURING (SAREB) SINCE 23/07/2013**

**OUTSTANDING DEBT 2.836,70 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	2.836,70 €
<b>TOTAL</b>	<b>2.836,70 €</b>

**13. PLOT R-15. OWNER ALISEDA, SA**

**OUTSTANDING DEBT 387,19 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	387,19 €
<b>TOTAL</b>	<b>387,19 €</b>

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

**OUTSTANDING DEBT 6.709,80 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	6.709,80 €
<b>TOTAL</b>	<b>6.709,80 €</b>

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

OUTSTANDING DEBT 144,08 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	144,08 €
<b>TOTAL</b>	<b>144,08 €</b>

16. PARCELA EP-28. OWNER ALHAMA NATURE

OUTSTANDING DEBT 3.709,76 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	3.709,76 €
<b>TOTAL</b>	<b>3.709,76 €</b>

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

OUTSTANDING DEBT 550 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	550 €
<b>TOTAL</b>	<b>550 €</b>

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

OUTSTANDING DEBT 9.440,94 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2012	658,30 €
FINANCIAL YEAR 2013	1.189,20 €
FINANCIAL YEAR 2014	1.078,88 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2020	1.076,36 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	1.112,28 €
<b>TOTAL</b>	<b>9.440,94 €</b>

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

OUTSTANDING DEBT 9.440,94 €. BREAKDOWN BY YEAR:

FINANCIAL YEAR 2012	658,30 €
FINANCIAL YEAR 2013	1.189,20 €
FINANCIAL YEAR 2014	1.078,88 €

FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2020	1.076,36 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	1.112,28 €
<b>TOTAL</b>	<b>9.440,94 €</b>

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

**OUTSTANDING DEBT 9.440,94 €. BREAKDOWN BY YEAR:**

FINANCIAL YEAR 2012	658,30 €
FINANCIAL YEAR 2013	1.189,20 €
FINANCIAL YEAR 2014	1.078,88 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2020	1.076,36 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	1.112,28 €
<b>TOTAL</b>	<b>9.440,94 €</b>

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

**OUTSTANDING DEBT 9.440,94 €. BREAKDOWN BY YEAR:**

FINANCIAL YEAR 2012	658,30 €
FINANCIAL YEAR 2013	1.189,20 €
FINANCIAL YEAR 2014	1.078,88 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
FINANCIAL YEAR 2020	1.076,36 €
FINANCIAL YEAR 2021	1.076,36 €
FINANCIAL YEAR 2022	1.091,80 €
FINANCIAL YEAR 2023	1.112,28 €
<b>TOTAL</b>	<b>9.440,94 €</b>

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

**OUTSTANDING DEBT 3.204,98 €. BREAKDOWN BY YEAR:**

FINANCIAL YEAR 2012	658,30 €
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FINANCIAL YEAR 2013	1.189,20 €
FINANCIAL YEAR 2014	1.078,88 €
FINANCIAL YEAR 2015	1.078,88 €
FINANCIAL YEAR 2016	1.078,88 €
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	33,56 €
<b>TOTAL</b>	<b>3.204,98 €</b>

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

**OUTSTANDING DEBT 5.033,35 €. BREAKDOWN BY YEAR:**

FINANCIAL YEAR 2023	5.033,35 €
<b>TOTAL</b>	<b>5.033,35 €</b>

**24. 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: 18.579,10€.

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 €	1.413,67 €	<b>9.586,14 €</b>
VILLAS JANA	7	49621	1.137,20 €	1.080,87 €	50,33 €	1.133,82 €	1.150,05 €	1.171,62 €	<b>7.944,77 €</b>
VILLAS JANA	8.2	49623	150,04 €	142,60 €	6,64 €	149,59 €	151,73 €	154,58 €	<b>1.048,19 €</b>

- RIMINI VENTURES. TOTAL DEBT: 21.679,58 €.

PLOT / BLOCK		Nº FINCA	2017	2018	2019	2020	2022	2023	TOTAL
VILLAS JANA	1	49609	276,20 €	262,52 €	266,54 €	272,86 €	279,32 €	284,56 €	<b>1.929,62 €</b>
VILLAS JANA	2.3.1		463,92 €	440,94 €	447,69 €	458,31 €	469,16 €	477,96 €	<b>3.241,04 €</b>
VILLAS JANA	3	49613	456,93 €	434,29 €	440,94 €	451,41 €	462,09 €	470,76 €	<b>3.192,20 €</b>
VILLAS JANA	4	49615	838,84 €	797,28 €	809,49 €	828,70 €	848,31 €	864,22 €	<b>5.860,31 €</b>
VILLAS JANA	5	49617	458,63 €	435,91 €	442,59 €	453,09 €	463,81 €	472,51 €	<b>3.204,11 €</b>
VILLAS JANA	6	49619	608,67 €	578,52 €	587,37 €	601,31 €	615,55 €	627,09 €	<b>4.252,30 €</b>

## 25. PLOT R-9. OWNER ALHAMA NATURE

**OUTSTANDING DEBT 3.026,84 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	3.026,84 €
<b>TOTAL</b>	<b>3.026,84 €</b>

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

**OUTSTANDING DEBT 137,20 €.** BREAKDOWN BY YEAR:

FINANCIAL YEAR 2023	137,20 €
<b>TOTAL</b>	<b>137,20 €</b>