

PROMOTION: SERVICES GIFT PACK

Residencial Gala

Promotion information:

The purpose of this promotion is to stimulate the sale of properties developed by TM Real Estate Group and will be governed by the provisions of these terms and conditions, which will be given to the client along with the relevant sales documentation. These terms and conditions shall be made available to any interested party at TM Real Estate Group points of sale and via any media deemed appropriate for its communication.

Promotion eligibility conditions:

The client is eligible for the promotion provided that they comply with all the requirements of these terms and conditions and all those described below:

- 1.- The object of purchase is a new-build property in RESIDENCIAL GALA, purchased directly from the developer, without the involvement of any external sales agent or intermediary. Any properties that do not comply with the aforementioned condition are excluded from the promotion.
- 2.- The client must inform the developer of their intention to participate in this promotion by signing these terms and conditions together with the reservation document or property deposit document.
- 3.- The private sales agreement must be formalised in the agreed time, in accordance with the model used by the developer, and under no circumstances shall it exceed one month from signing the deposit document.
- 4.- The corresponding public deed of purchase must be formalised in the agreed time.
- 5.- All payments scheduled and requested by the developer for the purchased property and detailed in the purchase agreement must be paid.
- 6.- Employees or former employees of TM Real Estate Group or of its network of agents and/or business partners may not participate in the promotion.
- 7.- The promotion may not be used in conjunction with other offers available at the same time. If other offers are available, the client may choose that which is most advantageous for them.

Promotion rewards:

Those clients who meet all the requirements of these terms and conditions may claim some or all of the following rewards as of the date of the property handover:

1. Burglar alarm

The buyer will receive free installation of a Tyco Alert property alarm, plus 12 months' free service cover from the time of installation, on condition of a 24-month contract commitment (monthly service fee: 33 euros + VAT). See equipment and service details in Annex 1.

2. Complimentary break at Mar de Pulpí, Mediterranean Village

Weekend break (Friday check-in, Sunday check-out) for two people in an apartment in the Mar de Pulpí development in San Juan de los Terreros (Almería). Offer subject to accommodation availability. Travel costs or accommodation costs in addition to the rental cost of the apartment are not included.

3.- Flight gift card

Flight gift card from BCD Travel worth €350 for the full or partial payment of travel booked with BCD Travel for the cardholder. The gift card is valid for one year from the date of the property handover.

4.- Free Wi-Fi

Free internet connection for one year. Includes router and 10 MB. Service provided by OLÉ Comunicación.

5.- Home healthcare

Health Premium Services card for the Quirónsalud Torrevieja Hospital. The cardholder is entitled to health and nursing care at home 24/7, all year round. It also includes an annual blood test, dental care, ambulance service, priority appointments and health service discounts in partner establishments. Full access to the data in digital format is also included. See details of cardholder benefits in the attached documentation.

6.- Home insurance

From Axa Seguros Generales. The Seguro Hogar Único (Single Home Insurance) includes fire, vandalism, atmospheric phenomena, theft, electrical damage and legal protection cover, among others. See details of the insurance cover in the attached documentation.

7.- Cleaning or laundry voucher

Choose from 8 hours of domestic service (tailored home cleaning) or 4 laundry service washes (includes collection, laundry and ironing for up to 7 kg).

The minimum service must be 2 hours' cleaning or 1 service wash.

8.- Home maintenance service

The home maintenance service includes a quarterly inspection of the building and the preventative maintenance tasks carried out during the inspection, as well as the issue of a detailed report on the condition of the property sent to the owner in January, April, July and October. It also includes liaison with suppliers (plumbers, electricians, etc.) for the swift resolution of any incidents at the property, with prior consent from the owner and authorisation of costs, which will be paid for by the owner. This service is provided by the group company Mar Holidays which is not responsible for payments or advance payments to suppliers.

Seasonal property maintenance contracts include the same services as annual contracts, with the exception of inspection reports (July and October).

9.- Rental management

Comprehensive holiday rental property management. Includes: listing in the tourism register, national and international direct marketing and online/offline distribution channels. Client acquisition and bookings. Collection of rent and deposits. Check-ins/check-outs. Cleaning property after each check-out. Laundry and changes of linen and towels. Inspection of property after each check-out. Bi-monthly payments.

10.- Key-holding service

The key-holding service offers secure key-holding at the after-sales office closest to your development (see office directory). Owners can collect their keys during office opening hours and by prior agreement on the pick-up date and time. If keys are being collected by a third party, prior written authorisation from the owner is required, with all key issues and returns recorded. This service does not include call-outs or management and liaison with suppliers, or any other management related to the property or to the needs of owners, etc. On the key-handover receipt, the owner shall specify the corresponding access points for the deposited key or keys. If keys being held are linked to property or garden maintenance contracts, the owner must specify how many keys are required by

the contracted services and must communicate any changes to locks and access.

Validity period and other considerations:

- 1.- This promotion applies to all properties purchased (deposit document signed) between 1 March 2018 and 31 December 2020, unless otherwise communicated with sufficient notice from the company via the necessary appropriate means.
- 2.- If several properties are purchased by a single client, the promotion applies to all properties.
- 3.- TM Real Estate Group reserves the right to make changes to these terms and conditions solely in order to clarify or explain them further. It also reserves the right to replace any of the rewards listed with others of similar value and characteristics.

Data protection:

- 1.- By participating in this promotion you expressly give authorisation for your data to form part of the TM Real Estate Group database or that of any of its agents and/or business partners, thereby accepting the possible receipt of commercial communications by various means.
- 2.- In accordance with the content of the 15/1999 Data Protection Act (LOPD), the interested party may exercise his/her rights of access, rectification and cancellation by writing to **TM Grupo Inmobiliario**; Apdo. de correos No. 62 03181 Torrevieja (Alicante), Spain, or by sending an e-mail to datos@tmgrupoinmobiliario.com.

ANNEX 1

TYCO ALERT ALARM

The kit includes:



- 3 detectors (2 with video and audio sensors and 1 volumetric)
- Box with control panel
- GSM/GPRS connection and long-life batteries
- 1 remote control, with panic button, to arm and disarm the alarm without using codes
- 1 numeric keypad to arm and disarm using codes (up to nine codes)
- 1 SOS button
- Ascending siren sound (81 decibels) (included in the box)
- Multi-channel

Services included in the service fee:

- Maintenance 100% included
- Videos sent to your mobile as soon as the alarm is triggered (sent in an e-mail)
- Connection to an Alarm Switchboard 24/7, all year round
- GPRS line monitoring every 10 minutes
- E-mail containing all the entries and exits of the alarm users
- Can be armed and disarmed via text message
- Power cut notification
- High-powered anti-jamming device

The operating procedure is as follows:

When the alarm is triggered audio and video recordings are made lasting approximately 7 seconds and sent to the Alarm Switchboard in real time and to the police.

When there is a false alarm audio and video recordings of the same length are still made and sent to the Alarm Switchboard in real time but are not sent to the police and they are informed that it was a false alarm.

The user receives all the recordings on their mobile, tablet or computer via the **TYCO ALERT** app, available to download for FREE.

The app can also be used to **ARM AND DISARM THE ALARM, PARTIALLY ARM IT, ETC.**

This app can also be used to see everything that happens in your property.

ANNEX 2

HEALTH PREMIUM SERVICES CARD FOR THE QUIRÓNSALUD TORREVIEJA HOSPITAL

General conditions of use:

- Validity: one year
- Use: the card is personal, nominal and non-transferable
- Exclusion period: no exclusion period
- Access is unlimited from day one
- Delivery period: once the application and payment have been submitted, the card will be delivered within five working days
- Renewal: renewal is annual and automatic. If renewal is not desired the holder must inform the provider by sending an e-mail to premiumservices.trv@quironsalud.es giving 30 days' notice

The hospital services covered by the card are only available from the Quirónsalud Torrevieja Hospital.

Services and benefits included:

- General medical service home visits
 - 5 visits per year
 - More than 5 visits, discounted rate of €60
- Standard blood test
 - 1 annual blood test
 - Haematology: (blood count, prothrombin time)
 - Chemistry: (glucose, urea, creatinine, sodium ion, potassium ion, ferritin, cholesterol, triglyceride, HDL cholesterol, LDL cholesterol)
- General nursing service home visits
 - 12 visits per year
 - More than 12 visits, discounted rate of €25 per visit
 - Minor treatment
 - Standard treatment
 - Major treatment
- Dental care
 - 1 annual appointment
 - 1 annual dental hygiene appointment
 - A 10% discount on dental treatments
- International admissions team

We work with national and international companies to manage all authorisations free of charge

We have specific relationships with German, Dutch, Scandinavian and British companies and with travel insurance companies
- Ambulance service
 - 12 hospital transfers per year from your home within a 50 km radius
 - More than 12 transfers, discounted rate of €30

- Access to and management of medical history via the patient portal
 - Digital access to comprehensive clinical information on the patient via our portal <http://www.quironsalud.es/portal-paciente/es>
- Specialist appointment priority service
 - Preferential appointments for all medical specialisms
- Priority access to the Quirónsalud Torrevieja Prevention Campaigns programme (free sessions)

You will be personally informed about the free health campaigns available at the hospital throughout the year (prostate, colon and breast cancer prevention campaigns; obesity and diabetes prevention, etc.)
- Special health service discounts
 - 10% discount on private health care services: appointments, diagnostic tests, hospital admissions, surgical procedures, etc.
- Special discounts at partner establishments
 - Discounts at chemists, opticians, specialist orthopaedic shops, etc.
- Preferential admissions service
 - Preferential admission at the hospital reception

For more information please contact the Quirónsalud Torrevieja Hospital using any of the following options:

- By telephone (+34) 965 129 246
- By e-mail premiumservices.trv@quironsalud.es
- Information via the corporate website www.quironsalud.es/torrevieja

ANNEX 3

AXA INSURANCE – SINGLE HOME

Cover:

Single Home policy

Cover	Building	Contents
Fire. Explosions. Lightning strike.....	Included	Included
Smoke. Impact from objects. Sound blasts.....	Included	Included
Acts of vandalism.....	Included	Included
Atmospheric phenomena. Flooding. Mud removal.....	Included	Included

· Leaks, seepage.....	Included	Included
Spills involving water and other liquids.....	Included	
Included		
· Location and repair of faults.....	Included	
· Fault repair with no water damage.....	150.00	
· Costs of unblocking pipes.....	Included	
Included		
Theft and robbery.....	Included	Included
· Money anywhere.....	300.00	
· Money in a safe.....	1,500.00	
· Theft in the property.....		1,800.00
· Replacement of keys and locks of the property.....	Included	
· Fraudulent use of cards.....	300.00	
· Broken windows.....	Included	
· Broken marble or other stone, sanitaryware, vitroceramic hobs and solar panels		
Included		
Electrical damage.....	Included	
Included		
Damage to refrigerated goods.....		
500.00		
Total ruin.....	Included	
Included		
Fire service. Damage avoidance measures. Debris removal.....	Included	
Included		
Aesthetic building restoration.....		3,000.00
Aesthetic furniture restoration.....		3,000.00
Uninhabitable due to damage (for a maximum of 12 months).....	Included	

Cover	Building	Contents
Removals and relocation.....		
25,000.00		

Replacement of documents.....	
Included	
Home assistance.....	Included
· Sending of professionals.....	Included
· Emergency services for the property (maximum surveillance 48 hours).....	
Included	
· Emergency service for you and your family (3 months maximum).....	1,500.00
· Information service for landscaping and swimming pool maintenance	Included
· IT support.....	Included
Public liability, defence and bonds.....	
· Ownership of the property.....	300,000.00
· Family privacy and head of the family.....	Included
· Legal fees limit and free appointment of court representatives.....	600.00
Legal protection.....	Included
· Criminal defence.....	Included
· Claim for damages.....	Included
· Disputes with neighbours.....	Included
· Legal advice by telephone.....	Included
· Submitting forms/model contracts.....	Included
· Legal fees limit and free appointment of court representatives.....	1,800.00
· Damage appraisal limit.....	600.00
Pest control.....	Included