

LEGAL TERMS AND CONDITIONS OF THE COMPETITION

MEDITERRANEAN EXPERIENCE BY TM

1. NAME AND PURPOSE

TM Marketing & Sales, S.L.U., with registered address at Plaza Jose Luis Serna, number 1, 03184 Torrevieja (Alicante), Spain, VAT number **B54076096**, hereinafter "**the Company**", is the organiser of the competition entitled **MEDITERRANEAN EXPERIENCE BY TM** (the "Competition"). The Company launches this Competition with the aim of promoting its residential developments along the Spanish Mediterranean coast and raising awareness of its second-home offering among European audiences. The Competition shall be governed by the following terms and conditions:

2. TERRITORIAL AND TEMPORAL SCOPE

There are no territorial restrictions on participation in the Competition.

The Competition will begin upon its publication on the official channels of TM Real Estate Group.

The Competition will **close on 7 June 2026 at 23:59 (Spanish mainland time)**. Entries received after this date and time will not be considered valid.

3. ELIGIBILITY

Only individuals of legal age who meet all the requirements set out in these Terms and Conditions may participate in the Competition.

The following persons are excluded from participation:

- Employees, directors and officers of TM Marketing & Sales, S.L.U. and any other company within the TM group.
 - Persons who do not meet the participation requirements set out in Section 4.
 - Persons who have acted fraudulently or in breach of these Terms and Conditions.
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4. HOW TO ENTER

To validly enter the Competition, participants must meet all of the following requirements during the entry period:

1. Follow the official Instagram account of TM Real Estate Group: **@tmgrupoinmobiliario**
2. Complete the entry form available on the official Competition landing page, providing the following mandatory fields: (i) first name, (ii) surname, (iii) email address, (iv) phone number, (v) Instagram username, and (vi) a written answer to the question: **"Why do you want to win this experience? Tell us in a few sentences."** Entries without a valid answer to this question will be disqualified.
3. Be of legal age in their country of residence.
4. Each person may submit one (1) entry only. Duplicate entries will be disqualified.
5. Expressly accept these Terms and Conditions and the Privacy Policy of TM Marketing & Sales, S.L.U., available at <https://www.tmgrupoinmobiliario.com/en/privacy/potenciales-clientes>

Incomplete or incorrect entries, or entries that do not meet the above requirements, will not be considered valid and will not be eligible for the prize.

5. ACCEPTANCE OF TERMS AND CONDITIONS

By entering the Competition, participants fully and unconditionally accept all the terms and conditions set out in these Legal Terms, as well as the applicable Privacy Policy, expressly waiving any claim in this regard.

6. JUDGING AND WINNER SELECTION

The winner will be selected **after the close of the entry period on 7 June 2026** by a panel of judges appointed by TM Marketing & Sales, S.L.U.

The winner will be the participant whose answer to the question **"Why do you want to win this experience?"** is deemed the most original, creative or inspiring, at the sole discretion of the judging panel. The decision of the judges is final and binding.

At the same time, two (2) runners-up will be selected, in order, in the event that the winner cannot be contacted or does not accept the prize within the specified timeframe.

The result of the Competition will be announced on the **official Instagram profile of TM Real Estate Group (@tmgrupoinmobiliario)**.

The winner will be notified via the email address provided in the entry form and will have a maximum of forty-eight (48) hours from the time of notification to accept the prize. If no response is received within this period, the winner declines the prize, or the winner fails to meet the requirements set out in these Terms, the first runner-up will be contacted, and subsequently the second, under the same conditions.

TM Marketing & Sales, S.L.U. accepts no responsibility towards persons who have not responded within the specified timeframe.

7. PRIZE

The Competition prize consists of:

- 2 nights' accommodation for 2 people at one of TM Real Estate Group's residential developments in Benidorm (Costa Blanca, Alicante, Spain). The specific residential assigned will be at the sole discretion of TM Marketing & Sales, S.L.U., subject to availability at the time of enjoyment of the prize.
- 2 VIP tickets to attend a Valencia Club de Futbol S.A.D. match during the 2026/27 season. TM Marketing & Sales, S.L.U. reserves the right to select the specific match based on availability and the official LaLiga schedule.

The prize is personal and non-transferable, and may not under any circumstances be exchanged, altered, transferred to a third party, or redeemed for cash. The Company accepts no responsibility for the use made of the prize by the winner.

Travel costs to Benidorm and/or Valencia are not included in the prize, unless the Company expressly states otherwise at the time of communicating with the winner.

8. PRIZE ACCEPTANCE AND DELIVERY

Once notified of their status as winner by email, the participant must respond via the same means within a maximum of forty-eight (48) hours, expressly indicating: (i) their acceptance of the prize, or (ii) their renunciation of it.

Following acceptance, TM Marketing & Sales, S.L.U. will contact the winner to coordinate the logistics and enjoyment of the prize, and may request any documentation necessary to verify compliance with the entry requirements. Failure to meet any requirement or to provide the requested documentation will result in forfeiture of the prize.

9. LIABILITY

TM Marketing & Sales, S.L.U. reserves the right to disqualify any participant who defrauds, alters or disrupts the proper running of this Competition, as well as to reject entries from persons who do not meet the conditions set out in these Terms and Conditions.

The Company shall be exempt from all liability towards participants if, due to force majeure or legal requirement, the Competition must be cancelled or suspended. In such cases, participants will be informed through official channels.

The Company accepts no responsibility for any technical issues arising during the entry process that are beyond its control.

10. PERSONAL DATA PROTECTION

The personal data of participants will be processed by **TM Marketing & Sales, S.L.U.**, as data controller, in accordance with Regulation (EU) 2016/679 of the European Parliament and of the Council (GDPR) and applicable Spanish data protection legislation.

The purpose of processing is the management of Competition entries and, where applicable, the delivery of the prize. Personal data will be deleted once the Competition has been fully managed and any applicable legal retention periods have expired.

Participants may exercise their rights of access, rectification, erasure, objection, restriction of processing and data portability by writing to TM Marketing & Sales, S.L.U., Plaza Jose Luis Serna, number 1, 03184 Torrevieja (Alicante), or through the Privacy Policy available at <https://www.tmgrupoinmobiliario.com/en/privacy/potenciales-clientes>.

11. AMENDMENT OF TERMS AND CONDITIONS

TM Marketing & Sales, S.L.U. reserves the right to amend these Terms and Conditions, in whole or in part, as well as to suspend or cancel the Competition, provided there is justified cause. In such cases, the Company undertakes to inform participants as early as possible through its official channels.

12. LIMITATION OF LIABILITY

TM Marketing & Sales, S.L.U. organises this Competition in good faith and shall not be liable for any losses or damages arising from any person's participation in the Competition, or from the enjoyment of the prize by the winners, for reasons not directly attributable to the Company. By entering the Competition, participants release and hold harmless the Company from any liability arising from claims resulting from their participation or enjoyment of the prize.

13. GOVERNING LAW AND JURISDICTION

These Terms and Conditions are governed by Spanish law. For the resolution of any dispute arising from their interpretation or enforcement, the parties submit, expressly waiving any other jurisdiction that may apply, to the Courts and Tribunals of Alicante (Spain).

TM Marketing & Sales, S.L.U. reserves the right to take appropriate legal action against any person who carries out any act that could be considered manipulation or falsification of the Competition.

TM Marketing & Sales, S.L.U.

Plaza Jose Luis Serna, 1 — 03184 Torrevieja (Alicante) — Spain

VAT number: B54076096

www.tmgrupoinmobiliario.com

— Confidential document — Torrevieja, 2026 —