

MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF THE COMMUNITY OF PROPERTY OWNERS OF THE SEÑORÍO DE ALOHA RESIDENTIAL COMPLEX

In Marbella, on 5 March 2026.

At **10:30 a.m., on second call**, as the quorum required by law was not reached on the first call, the property owners of the **Señorío de Aloha Residential Complex Community**, duly convened by the President, met at the **NH Express Hotel in San Pedro Alcántara** for an **Extraordinary General Meeting**, with the following:

AGENDA:

1./ AUTHORIZE THE USE OF TOURIST APARTMENTS AS TOURIST ACCOMMODATION (VUT) IN THE SEÑORÍO DE ALOHA COMMUNITY OF OWNERS IN ACCORDANCE WITH DECREE 28/2016 OF FEBRUARY 2, WHICH REGULATES TOURIST ACCOMMODATIONS IN ANDALUSIA, AS WELL AS ARTICLE 17.12 OF THE SPANISH HORIZONTAL PROPERTY LAW.

- 1.1. If applicable, inclusion of an Article 18-Bis in the Community Statutes to grant this authorization.*
- 1.2. Approval, if applicable, of an increase in community fees for properties used for tourist rentals within the community.*
- 1.3. Request for express authorization to engage in tourist rental activity by the following owners:*

MEZQUITA 3- 2º DERECHA
MEZQUITA 3- 1º IZQUIERDA
MEZQUITA 4- 2º IZQUIERDA
MEZQUITA 6- 3º DERECHA
MEZQUITA 2- 1º DERECHA

ALHAMBRA 2- 2º IZQUIERDA
ALHAMBRA 2- 5º IZQUIERDA
ALHAMBRA 4-5º IZQUIERDA
ALHAMBRA 2- 3º DERECHA

GIRALDA 5- 5º IZQUIERDA

TRIANA 3- 2º IZQUIERDA
TRIANA 1- 5º DERECHA
TRIANA 4- 3º IZQUIERDA
TRIANA 3- 2º DERECHA

- 1.4. Internal regulations regarding tourist rentals. Approval of regulations (Annex 5.3).*

2. REPORT ON PATHOLOGIES AND REHABILITATION OF THE COMPLEX. DECISIONS TO BE MADE.

- 2.1. Brief presentation by the architect, Mr. López Chacón, regarding both the pathology report and the budgets obtained from various construction companies.*
- 2.2. Decision on the method of financing the rehabilitation works of the Señorío de Aloha Urbanization (entirely via bank loan, through special assessments to the owners, or via a mixed model).*
- 2.3. Creation of a works monitoring committee consisting of the project architect and several owners.*
- 2.4. Authorize the President, the Administrator, and the Works Committee to negotiate and finalize both the construction contracts with the contractor and the bank loans.*

**COMMUNITY OF OWNERS
SEÑORIO DE ALOHA**

The owners listed below are in attendance at this General Meeting, together with an indication of their respective participation quotas.

Attendees:

Owner	Property	P.Share %
EMIL ALEXANDER WOLFBRANDT	ALH.1. 2° D	0.41200
EMIL ALEXANDER WOLFBRANDT	ALH.1. T-04	0.01100
EMIL ALEXANDER WOLFBRANDT	GIR. G-48	0.02000
CRISTINA MORENO MONTES	ALH.1. 2° I	0.35600
CRISTINA MORENO MONTES	ALH.4. T-01	0.01200
CRISTINA MORENO MONTES	GIR. G-54	0.02000
MAAN NIMA ALYAN	ALH.2. 3° D	0.34400
MAAN NIMA ALYAN	ALH. G-68	0.02900
MAAN NIMA ALYAN	ALH.2. T-13	0.01400
MAAN NIMA ALYAN	MEZ. G-62	0.01500
MAAN NIMA ALYAN	MEZ.2. 1° D	0.58400
MAAN NIMA ALYAN	MEZ.2. T-06	0.01100
MAAN NIMA ALYAN	MEZ.2. T-07	0.01500
MAAN NIMA ALYAN	MEZ.2. T-09	0.01200
MAAN NIMA ALYAN	MEZ.2. T-10	0.01300
MOSTAFA MAHI	ALH.3. 1° D	0.46900
MOSTAFA MAHI	ALH. G-83	0.03500
MOSTAFA MAHI	ALH.3. T-09	0.01200
ANDERS TIBOR RUPP	ALH.3. 5° D	0.39300
ANDERS TIBOR RUPP	ALH. G-88	0.03500
BRAULIO GONZÁLEZ DEL CASTILLO	DOÑ. G-01	0.03900
BRAULIO GONZÁLEZ DEL CASTILLO	DOÑ.1. 4° D	0.38500
BRAULIO GONZÁLEZ DEL CASTILLO	DOÑ.1. T-08	0.01100
SUSAN PUJOL PEREZ	DOÑ.1. 3° D	0.39800
SUSAN PUJOL PEREZ	DOÑ. G-02	0.03900
SUSAN PUJOL PEREZ	DOÑ.1. T-09	0.01600
THOMAS MORGAN CHRISTIAN DOVSATER	DOÑ.1. 5° D	0.43700
THOMAS MORGAN CHRISTIAN DOVSATER	DOÑ. G-04	0.03900
THOMAS MORGAN CHRISTIAN DOVSATER	DOÑ.1. T-01	0.01200
RALUCA MARIA BERGGREN	DOÑ.2. 2° I	0.35600
RALUCA MARIA BERGGREN	DOÑ. G-27	0.01800
RALUCA MARIA BERGGREN	DOÑ.2. T-05	0.00800
INMACULADA PLAZA SANCHEZ	DOÑ.2. 4° D	0.33000
INMACULADA PLAZA SANCHEZ	DOÑ. G-07	0.04800
INMACULADA PLAZA SANCHEZ	DOÑ.2. T-03	0.00700
JAN RUNE FRITHIOF	DOÑ.3. 5° D	0.39400
JAN RUNE FRITHIOF	DOÑ. G-18	0.01700
VICTORIA VELIKOVSKAYA	DOÑ.4. 2° I	0.35800
VICTORIA VELIKOVSKAYA	DOÑ. G-09	0.03900
VICTORIA VELIKOVSKAYA	DOÑ.4. T-08	0.00800
GHIATH DIB TATROS	DOÑ.4. 4° I	0.33000
GHIATH DIB TATROS	DOÑ. G-42	0.01800
GHIATH DIB TATROS	DOÑ.4. T-06	0.00800
LAYTH JAWDAT DELAIMY	GIR.3. 2° D	0.35600
LAYTH JAWDAT DELAIMY	GIR. G-36	0.01700
LAYTH JAWDAT DELAIMY	GIR.3. T-03	0.01700
ALAN LEVEY	GIR.3. 5° I	0.39600
AHMAD KAMIL AL NAIMI	GIR.4. 4° D	0.32800
AHMAD KAMIL AL NAIMI	GIR.4. T-09	0.01200
AHMAD KAMIL AL NAIMI	TRI. G-04	0.04900
ARMIN VAFAI FABRIZI	GIR.5. 5° D	0.39400
ARMIN VAFAI FABRIZI	GIR. G-39	0.01700
ARMIN VAFAI FABRIZI	GIR.5. T-09	0.01500

**COMMUNITY OF OWNERS
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JOHAN PATRICK THUNQVIST	MEZ.3, 2° I	0,35600
JOHAN PATRICK THUNQVIST	MEZ. G-40	0,01300
JOHAN PATRICK THUNQVIST	MEZ.3, T-11	0,01100
ROCA RADIANTE 2023 S.L	MEZ.4, 4° D	0,32800
ROCA RADIANTE 2023 S.L	MEZ. G-28	0,01200
ROCA RADIANTE 2023 S.L	MEZ.4, T-12	0,01200
JOHN Y FIONNUALA TREACY	MEZ.5, 1° I	0,58400
JOHN Y FIONNUALA TREACY	MEZ. G-24	0,01200
PER Y ANN NYBERG BERGFORS	MEZ.5, 4° I	0,33000
PER Y ANN NYBERG BERGFORS	MEZ. G-63	0,01500
PER Y ANN NYBERG BERGFORS	MEZ.5, T-15	0,00700
JOHN PHILIP RILEY	MEZ.6, 5° D	0,39400
JOHN PHILIP RILEY	MEZ. G-31	0,01200
JOHN PHILIP RILEY	MEZ.6, T-04	0,01100
KHALID AL-DABBAGH	TRI.1, 3° I	0,34200
KHALID AL-DABBAGH	TRI. G-31	0,01900
KHALID AL-DABBAGH	TRI.1, T-07	0,00900
OLIVER J. DONAGHER	TRI.2, 2° I	0,35600
OLIVER J. DONAGHER	TRI. G-21	0,01700
OLIVER J. DONAGHER	TRI.2, T-09	0,00800
ROGER LONGSTAFF	TRI.2, 4° D	0,33000
ROGER LONGSTAFF	TRI. G-29	0,01800
ROGER LONGSTAFF	TRI.2, T-02	0,00700
FARHAD JAFARPOURAN	TRI.2, 5° I	0,39400
FARHAD JAFARPOURAN	TRI. G-28	0,01800
FARHAD JAFARPOURAN	TRI.2, T-08	0,00800
OMAR EL FIGUIGUI SEHNOUNI	TRI.3, 1° D	0,39400
OMAR EL FIGUIGUI SEHNOUNI	DOÑ. G-49	0,01800
OMAR EL FIGUIGUI SEHNOUNI	DOÑ.2, 2° D	0,35800
OMAR EL FIGUIGUI SEHNOUNI	DOÑ.2, T-08	0,00800
OMAR EL FIGUIGUI SEHNOUNI	TRI. G-58	0,01900
OMAR EL FIGUIGUI SEHNOUNI	TRI.2, T-05	0,00800
NORBERT FERGUSON	TRI.3, 2° I	0,35800
NORBERT FERGUSON	TRI. G-35	0,01900
NORBERT FERGUSON	TRI.3, T-03	0,00700
HOLLI CHAMBERLAIN	TRI.4, 1° D	0,46900
HOLLI CHAMBERLAIN	TRI. G-36	0,01900
HOLLI CHAMBERLAIN	TRI.4, T-04	0,00900
GERRY BURKE	TRI.4, 2° D	0,35600
GERRY BURKE	TRI. G-17	0,01700
GERRY BURKE	TRI.4, T-07	0,00800
ERASMO CORRADO & MELANIA TREGLIA	TRI.4, 5° I	0,39600
ERASMO CORRADO & MELANIA TREGLIA	TRI. G-18	0,01700
ERASMO CORRADO & MELANIA TREGLIA	TRI.4, T-05	0,00800
MARIA DOLORES EGUILAZ DE PRADO	TRI.5, 4° D	0,32800
MARIA DOLORES EGUILAZ DE PRADO	TRI. G-39	0,01900
MARIA DOLORES EGUILAZ DE PRADO	TRI.5, T-08	0,01100

Represented:

Owner	Property	P.Share. %	Represented by
ALGABAMAR II S.A	ALH. G-53	0,03300	GLORIA ZIZZOLA
ALGABAMAR II S.A	ALH. G-54	0,03300	GLORIA ZIZZOLA
ALGABAMAR II S.A	ALH. G-55	0,03300	GLORIA ZIZZOLA
ALGABAMAR II S.A	ALH. G-56	0,04500	GLORIA ZIZZOLA
ALGABAMAR II S.A	ALH.1, T-07	0,01600	GLORIA ZIZZOLA
ALGABAMAR II S.A	DOÑ. G-, M-1	0,00600	GLORIA ZIZZOLA
ALGABAMAR II S.A	DOÑ. G-, M-2	0,00600	GLORIA ZIZZOLA
ALGABAMAR II S.A	DOÑ. G-, M-3	0,00600	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-14	0,01200	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-41	0,01300	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-44	0,01500	GLORIA ZIZZOLA

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ALGABAMAR II S.A	MEZ. G-45	0,01500	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-53	0,01500	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-54	0,01500	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-67	0,01500	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ. G-68	0,01500	GLORIA ZIZZOLA
ALGABAMAR II S.A	MEZ.1, T-15	0,00700	GLORIA ZIZZOLA
KEM BARADARAN	ALH.1, 4° I	0,32800	JOHN PHILIP RILEY
KEM BARADARAN	ALH. G-64	0,02900	JOHN PHILIP RILEY
KEM BARADARAN	ALH.1, T-01	0,01200	JOHN PHILIP RILEY
JOHAN INGEMAR EKERMANN	ALH.2, 1° I	0,46900	PER Y ANN NYBERG BERGFORS
JOHAN INGEMAR EKERMANN	ALH. G-91	0,03500	PER Y ANN NYBERG BERGFORS
JOHAN INGEMAR EKERMANN	ALH.2, T-05	0,01400	PER Y ANN NYBERG BERGFORS
MAY CHAHAYED	ALH.2, 3° I	0,34200	PER Y ANN NYBERG BERGFORS
MAY CHAHAYED	ALH. G-59	0,02900	PER Y ANN NYBERG BERGFORS
MAY CHAHAYED	ALH.2, T-12	0,01200	PER Y ANN NYBERG BERGFORS
ATTILA LASZLO	ALH.2, 4° I	0,32800	ORSOLYA NAGY
ATTILA LASZLO	ALH. G-66	0,02900	ORSOLYA NAGY
ATTILA LASZLO	ALH.3, T-14	0,01200	ORSOLYA NAGY
JENS MAGNUS HAMBERG	ALH.2, 5° D	0,39600	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH. G-72	0,02900	JOHN PHILIP RILEY
JENS MAGNUS HAMBERG	ALH.2, T-02	0,01300	JOHN PHILIP RILEY
CARL MITCHAEAL FOLKE MANDAHL	ALH.3, 1° I	0,58400	Sylvain PONS
CARL MITCHAEAL FOLKE MANDAHL	ALH. G-73	0,02900	Sylvain PONS
CARL MITCHAEAL FOLKE MANDAHL	ALH.3, T-02	0,01300	Sylvain PONS
IAN ARTHUR CATLEY	ALH.3, 2° D	0,35600	JOHN PHILIP RILEY
IAN ARTHUR CATLEY	ALH. G-74	0,02900	JOHN PHILIP RILEY
IAN ARTHUR CATLEY	ALH.3, T-07	0,01500	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, 2° I	0,35800	JOHN PHILIP RILEY
KIERON HAYES	ALH.3, T-08	0,00700	JOHN PHILIP RILEY
KIERON HAYES	GIR. G-55	0,02000	JOHN PHILIP RILEY
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, 3° D	0,34200	PER Y ANN NYBERG BERGFORS
ANNIKA CHARLOTTA ÖFVERHOLM	ALH. G-86	0,03500	PER Y ANN NYBERG BERGFORS
ANNIKA CHARLOTTA ÖFVERHOLM	ALH.3, T-03	0,01600	PER Y ANN NYBERG BERGFORS
LARS DAVID STEINER	ALH.3, 5° I	0,39600	PER Y ANN NYBERG BERGFORS
LARS DAVID STEINER	ALH. G-84	0,03500	PER Y ANN NYBERG BERGFORS
LARS DAVID STEINER	ALH.3, T-11	0,01100	PER Y ANN NYBERG BERGFORS
ALBERTO SISO PEREZ	ALH.3, T-15	0,00700	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH.4, 3° I	0,39800	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH. G-76	0,02900	JOHN PHILIP RILEY
HENDRIKUS VAN HUIJSTEE	ALH.4, T-12	0,01300	JOHN PHILIP RILEY
SUHAIL AL-JUZI	ALH.4, 4° D	0,32800	MAAN NIMA ALYAN
SUHAIL AL-JUZI	ALH. G-78	0,02900	MAAN NIMA ALYAN
SUHAIL AL-JUZI	ALH. G-80	0,02900	MAAN NIMA ALYAN
SUHAIL AL-JUZI	ALH.4, 4° I	0,38500	MAAN NIMA ALYAN
SUHAIL AL-JUZI	ALH.4, T-08	0,01500	MAAN NIMA ALYAN
SUHAIL AL-JUZI	ALH.4, T-09	0,01500	MAAN NIMA ALYAN
VASILY LEKSUSHCHENKOV	ALH.4, 5° D	0,39400	MAAN NIMA ALYAN
VASILY LEKSUSHCHENKOV	ALH. G-85	0,03500	MAAN NIMA ALYAN
VASILY LEKSUSHCHENKOV	ALH.4, T-03	0,01200	MAAN NIMA ALYAN
ILAN SLUIS	DOÑ.1, 1° I	0,53000	JOHN PHILIP RILEY
ILAN SLUIS	DOÑ. G-, M-6	0,00600	JOHN PHILIP RILEY
ILAN SLUIS	DOÑ.1, T-04	0,01200	JOHN PHILIP RILEY
DAVID BENISTY	DOÑ.1, 3° I	0,34200	EMIL ALEXANDER WOLFBRANDT
DAVID BENISTY	DOÑ. G-43	0,01800	EMIL ALEXANDER WOLFBRANDT
DAVID BENISTY	DOÑ.1, T-02	0,01200	EMIL ALEXANDER WOLFBRANDT
STEFAN MIKAEAL STERNER	DOÑ.1, 5° I	0,39400	JAN RUNE FRITHIOF
STEFAN MIKAEAL STERNER	DOÑ. G-23	0,01800	JAN RUNE FRITHIOF
GRAZYNA SZYKE	DOÑ.2, 1° D	0,58400	BARBARA SLYKE OKOLSKA
GRAZYNA SZYKE	DOÑ. G-26	0,01800	BARBARA SLYKE OKOLSKA
GRAZYNA SZYKE	DOÑ.2, T-02	0,00700	BARBARA SLYKE OKOLSKA
EUNICE ANN MCKENNA	DOÑ.2, 3° I	0,34200	JOHN PHILIP RILEY
EUNICE ANN MCKENNA	DOÑ. G-46	0,01800	JOHN PHILIP RILEY
EUNICE ANN MCKENNA	DOÑ.2, T-01	0,01000	JOHN PHILIP RILEY
CLAUDIU VIOREL BUTUM	DOÑ.3, 2° I	0,35800	ANTOANETA FIERARU
CLAUDIU VIOREL BUTUM	DOÑ. G-21	0,01700	ANTOANETA FIERARU
CLAUDIU VIOREL BUTUM	DOÑ.3, T-10	0,01100	ANTOANETA FIERARU
PHILIP MICHAEL HOUSTON	DOÑ.3, 3° I	0,34400	JOHN PHILIP RILEY

**COMMUNITY OF OWNERS
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PHILIP MICHAEL HOUSTON	DOÑ. G-31	0,01800	JOHN PHILIP RILEY
PHILIP MICHAEL HOUSTON	DOÑ.3, T-04	0,00900	JOHN PHILIP RILEY
OSCAR Y PENILLA NICOLE WALLIN	DOÑ.3, 4° D	0,32800	PER Y ANN NYBERG BERGFORS
OSCAR Y PENILLA NICOLE WALLIN	DOÑ. G-30	0,01800	PER Y ANN NYBERG BERGFORS
OSCAR Y PENILLA NICOLE WALLIN	DOÑ.3, T-05	0,00800	PER Y ANN NYBERG BERGFORS
LARS PETER DEXNER	DOÑ.4, 1° I	0,58400	JOHN PHILIP RILEY
LARS PETER DEXNER	DOÑ. G-38	0,02500	JOHN PHILIP RILEY
LARS PETER DEXNER	DOÑ.4, T-02	0,00700	JOHN PHILIP RILEY
LUCAS GERHARDSSON	DOÑ.4, 5° I	0,39600	CHARLOTTE LOTHIGIUS
LUCAS GERHARDSSON	DOÑ. G-20	0,01700	CHARLOTTE LOTHIGIUS
LUCAS GERHARDSSON	DOÑ.4, T-10	0,01100	CHARLOTTE LOTHIGIUS
PENILLA NICOLE WALLIN	DOÑ.5, 1° D	0,53000	PER Y ANN NYBERG BERGFORS
PENILLA NICOLE WALLIN	DOÑ. G-14	0,03900	PER Y ANN NYBERG BERGFORS
PENILLA NICOLE WALLIN	DOÑ.5, T-02	0,01200	PER Y ANN NYBERG BERGFORS
WATHIQ K. I. ALKHUHAIRY	DOÑ.5, 1° I	0,56700	JOHN PHILIP RILEY
WATHIQ K. I. ALKHUHAIRY	DOÑ. G-12	0,03900	JOHN PHILIP RILEY
WATHIQ K. I. ALKHUHAIRY	DOÑ.5, T-09	0,01600	JOHN PHILIP RILEY
PINAHE S.A	GIR. G-19	0,01700	GLORIA ZIZZOLA
PINAHE S.A	GIR. G-20	0,01700	GLORIA ZIZZOLA
PINAHE S.A	GIR.2, T-13	0,01400	GLORIA ZIZZOLA
ANDERS JOHAN Y ANNA MARIE NILSSON	GIR.1, 1° I	0,53000	SYLVAIN PONS
ANDERS JOHAN Y ANNA MARIE NILSSON	GIR. G-32	0,01700	SYLVAIN PONS
ANDERS JOHAN Y ANNA MARIE NILSSON	GIR.1, T-14	0,01000	SYLVAIN PONS
MIKAEL HUMMEL	GIR.1, 3° D	0,39800	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR. G-21	0,01700	JOHN PHILIP RILEY
MIKAEL HUMMEL	GIR.1, T-01	0,01200	JOHN PHILIP RILEY
CHRISTINE ANDERSSON	GIR.1, 4° D	0,38500	JOHAN THUNQVIST
CHRISTINE ANDERSSON	GIR. G-24	0,01700	JOHAN THUNQVIST
CHRISTINE ANDERSSON	GIR.1, T-12	0,01400	JOHAN THUNQVIST
JOSE A. TORRE ELGUEZABAL	GIR.1, 4° I	0,32800	JOHN PHILIP RILEY
JOSE A. TORRE ELGUEZABAL	GIR. G-12	0,02200	JOHN PHILIP RILEY
JOSE A. TORRE ELGUEZABAL	GIR.1, T-09	0,01500	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR.1, 5° I	0,39400	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR. G-16	0,01700	JOHN PHILIP RILEY
SARA ANNA ELISABETH BOURGHARDT	GIR.1, T-13	0,01000	JOHN PHILIP RILEY
SIMON GALKOFF	GIR.2, 1° D	0,58400	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, 2° I	0,35600	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR. G-26	0,01900	JOHN PHILIP RILEY
ROLAND LINDSTROM	GIR.2, T-02	0,01300	JOHN PHILIP RILEY
CHRISTIAN ULF ERIKSSON	GIR.2, 3° I	0,34200	PER Y ANN NYBERG BERGFORS
CHRISTIAN ULF ERIKSSON	GIR. G-07	0,02200	PER Y ANN NYBERG BERGFORS
CHRISTIAN ULF ERIKSSON	GIR.2, T-10	0,01400	PER Y ANN NYBERG BERGFORS
LARS HARRY ANDERSSON	GIR.2, 4° D	0,33000	JAN RUNE FRITHIOF
LARS HARRY ANDERSSON	GIR. G-56	0,02400	JAN RUNE FRITHIOF
LARS HARRY ANDERSSON	GIR.1, T-11	0,00900	JAN RUNE FRITHIOF
BIRGITTA WRENNO	GIR.2, 4° I	0,32800	PER Y ANN NYBERG BERGFORS
BIRGITTA WRENNO	GIR. G-46	0,02000	PER Y ANN NYBERG BERGFORS
BIRGITTA WRENNO	GIR.2, T-09	0,01200	PER Y ANN NYBERG BERGFORS
PINAHE S.A	GIR.2, 5° D	0,39600	GLORIA ZIZZOLA
ASELVAN S.A	GIR.2, 5° I	0,39400	GLORIA ZIZZOLA
ASELVAN S.A	GIR. G-28	0,01700	GLORIA ZIZZOLA
ASELVAN S.A	GIR.2, T-14	0,01200	GLORIA ZIZZOLA
YAHROB ZEIDAN HAKIM	GIR.3, 3° D	0,34200	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR. G-23	0,01700	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR. G-33	0,01700	JOHN PHILIP RILEY
YAHROB ZEIDAN HAKIM	GIR.3, T-01	0,01300	JOHN PHILIP RILEY
CLELIA BLANCA COURBOIS BERINDOAUQUE	GIR.3, 3° I	0,34400	GLORIA ZIZZOLA
CLELIA BLANCA COURBOIS BERINDOAUQUE	GIR. G-34	0,01700	GLORIA ZIZZOLA
CLELIA BLANCA COURBOIS BERINDOAUQUE	GIR.3, T-02	0,01300	GLORIA ZIZZOLA
MATS BYLUND	GIR.3, 4° D	0,32800	EKATERINA KLIZOVA
MATS BYLUND	GIR.3, T-09	0,01200	EKATERINA KLIZOVA
YULIA ALTUKHOVA	GIR.3, 4° I	0,33000	PER Y ANN NYBERG BERGFORS
YULIA ALTUKHOVA	GIR. G-51	0,02000	PER Y ANN NYBERG BERGFORS
YULIA ALTUKHOVA	GIR.3, T-14	0,01200	PER Y ANN NYBERG BERGFORS
PISDA USAKA S.L	GIR.4, 1° D	0,46900	GLORIA ZIZZOLA
PISDA USAKA S.L	GIR. G-41	0,01800	GLORIA ZIZZOLA
PISDA USAKA S.L	GIR.4, T-06	0,01200	GLORIA ZIZZOLA

**COMMUNITY OF OWNERS
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ALEXANDRICH INVEST S.L	GIR.4, 2º I	0,35800	HELISE HARRIET
ALEXANDRICH INVEST S.L	GIR. G-09	0,02200	HELISE HARRIET
ALEXANDRICH INVEST S.L	GIR.4, T-12	0,01300	HELISE HARRIET
LARS ALLAN GRUNDEMAR	GIR.5, 1º I	0,56700	PER Y ANN NYBERG BERGFORS
LARS ALLAN GRUNDEMAR	GIR. G-01	0,02700	PER Y ANN NYBERG BERGFORS
LARS ALLAN GRUNDEMAR	GIR.5, T-07	0,01700	PER Y ANN NYBERG BERGFORS
JOSEPH Y SUZANNE KHOURY	GIR.5, 3º D	0,34200	JOHN PHILIP RILEY
JOSEPH Y SUZANNE KHOURY	GIR. G-04	0,02200	JOHN PHILIP RILEY
JOSEPH Y SUZANNE KHOURY	GIR.5, T-11	0,00900	JOHN PHILIP RILEY
PHILIP RICKARD CHRISTIAN REJNEFELT	MEZ. G-66	0,01500	JOHN Y FIONNUALA TREACY
PHILIP RICKARD CHRISTIAN REJNEFELT	MEZ.2, 4º I	0,32800	JOHN Y FIONNUALA TREACY
PHILIP RICKARD CHRISTIAN REJNEFELT	MEZ.2, T-12	0,01200	JOHN Y FIONNUALA TREACY
MEISAM MOHAMMAD EBRAHIM	MEZ.1, 1º I	0,53000	MAAN NIMA ALYAN
MEISAM MOHAMMAD EBRAHIM	MEZ. G-01	0,02300	MAAN NIMA ALYAN
MEISAM MOHAMMAD EBRAHIM	MEZ.1, T-03	0,01200	MAAN NIMA ALYAN
ANDREW J.JACKSON	MEZ.1, 4º D	0,38500	MAAN NIMA ALYAN
ANDREW J.JACKSON	MEZ. G-06	0,01200	MAAN NIMA ALYAN
ANDREW J.JACKSON	MEZ.1, T-01	0,01200	MAAN NIMA ALYAN
FAHAD IBRAHIM ALJARBOA	MEZ.1, 5º D	0,43700	GLORIA ZIZZOLA
FAHAD IBRAHIM ALJARBOA	MEZ. G-04	0,01300	GLORIA ZIZZOLA
FAHAD IBRAHIM ALJARBOA	MEZ.4, T-13	0,01400	GLORIA ZIZZOLA
SAMANEH BEYRAMI BAHER	MEZ.2, 1º I	0,46900	MAAN NIMA ALYAN
SAMANEH BEYRAMI BAHER	MEZ. G-20	0,01600	MAAN NIMA ALYAN
SAMANEH BEYRAMI BAHER	MEZ.2, T-04	0,01100	MAAN NIMA ALYAN
SAMANEH BEYRAMI BAHER	MEZ.2, T-05	0,01400	MAAN NIMA ALYAN
SAMANEH BEYRAMI BAHER	MEZ.2, T-08	0,00700	MAAN NIMA ALYAN
BLACKY INVERSIONES S.L	MEZ.2, 2º I	0,35600	MAAN NIMA ALYAN
BLACKY INVERSIONES S.L	MEZ. G-08	0,01200	MAAN NIMA ALYAN
BLACKY INVERSIONES S.L	MEZ.2, T-11	0,01100	MAAN NIMA ALYAN
KJELL MIKAEL KALFJALL LUNDBACK	MEZ.2, 5º D	0,39600	JAN RUNE FRITHIOF
KJELL MIKAEL KALFJALL LUNDBACK	MEZ. G-09	0,01200	JAN RUNE FRITHIOF
ANDREW JOSEPH JACKSON	MEZ.2, 5º I	0,39400	MAAN NIMA ALYAN
ANDREW JOSEPH JACKSON	MEZ. G-07	0,01200	MAAN NIMA ALYAN
ANDREW JOSEPH JACKSON	MEZ.2, T-14	0,01200	MAAN NIMA ALYAN
MOGENS N CHRISTENSEN	MEZ.3, 1º D	0,58400	JOHN PHILIP RILEY
MOGENS N CHRISTENSEN	MEZ. G-16	0,01200	JOHN PHILIP RILEY
MOGENS N CHRISTENSEN	MEZ.3, T-14	0,01200	JOHN PHILIP RILEY
THIERRY ELLE CHRISTIAN FLEURICHAMP	MEZ.3, 2º D	0,35800	OSCAR CARABALLO
THIERRY ELLE CHRISTIAN FLEURICHAMP	MEZ. G-10	0,01200	OSCAR CARABALLO
THIERRY ELLE CHRISTIAN FLEURICHAMP	MEZ.3, T-01	0,01200	OSCAR CARABALLO
UNIQUE RENTALS COSTA DEL SOL S.L	MEZ.3, 4º D	0,33000	JOHN PHILIP RILEY
UNIQUE RENTALS COSTA DEL SOL S.L	MEZ. G-34	0,01200	JOHN PHILIP RILEY
UNIQUE RENTALS COSTA DEL SOL S.L	MEZ.3, T-03	0,01600	JOHN PHILIP RILEY
NIHAN JACKSON	MEZ.3, 5º D	0,39600	MAAN NIMA ALYAN
NIHAN JACKSON	MEZ. G-21	0,01900	MAAN NIMA ALYAN
PETER SEJER RASK	MEZ.3, 5º I	0,39400	JOHN PHILIP RILEY
PETER SEJER RASK	MEZ. G-15	0,01200	JOHN PHILIP RILEY
PETER SEJER RASK	MEZ.3, T-12	0,01200	JOHN PHILIP RILEY
MOHAMMED AHMED ALDUGHAIHER	MEZ.4, 1º D	0,46900	MAAN NIMA ALYAN
MOHAMMED AHMED ALDUGHAIHER	MEZ. G-22	0,01200	MAAN NIMA ALYAN
MOHAMMED AHMED ALDUGHAIHER	MEZ.4, T-02	0,01300	MAAN NIMA ALYAN
Adel Alawadi	MEZ.4, 1º I	0,58400	MAAN NIMA ALYAN
Adel Alawadi	MEZ. G-17	0,01300	MAAN NIMA ALYAN
Adel Alawadi	MEZ.4, T-06	0,01100	MAAN NIMA ALYAN
Adel Alawadi	MEZ.4, T-07	0,01500	MAAN NIMA ALYAN
Adel Alawadi	MEZ.4, T-09	0,01200	MAAN NIMA ALYAN
Adel Alawadi	MEZ.4, T-10	0,01300	MAAN NIMA ALYAN
YOUNES MOUMNI	MEZ.4, 2º I	0,35800	RANIA KSIBI
YOUNES MOUMNI	MEZ. G-46	0,01300	RANIA KSIBI
YOUNES MOUMNI	MEZ.4, T-03	0,01200	RANIA KSIBI
MEHDI ATASHFARAZ	MEZ.5, 1º D	0,46900	MAAN NIMA ALYAN
MEHDI ATASHFARAZ	MEZ. G-26	0,01200	MAAN NIMA ALYAN
MEHDI ATASHFARAZ	MEZ.5, T-11	0,01100	MAAN NIMA ALYAN
DEAN PAUL CANNON	MEZ.5, 2º D	0,35600	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ. G-23	0,01200	JOHN PHILIP RILEY
DEAN PAUL CANNON	MEZ.5, T-12	0,01200	JOHN PHILIP RILEY
PATRICK TIMOTHY LILLIS	MEZ.5, 2º I	0,35800	JOHN PHILIP RILEY

**COMMUNITY OF OWNERS
SEÑORIO DE ALOHA**

ANNELIE ERICSON	MEZ.5, 3° D	0,34200	JOHN PHILIP RILEY
ANNELIE ERICSON	MEZ. G-49	0,01300	JOHN PHILIP RILEY
ANNELIE ERICSON	MEZ.5, T-01	0,01200	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ.5, 3° I	0,34400	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ. G-50	0,01300	JOHN PHILIP RILEY
RAFAT MIKHAIL Y MARSIL GALI	MEZ.5, T-02	0,01300	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ.5, 5° D	0,39400	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ. G-58	0,01500	JOHN PHILIP RILEY
BO STEFAN MORK	MEZ.5, T-14	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, 5° I	0,39600	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ. G-25	0,01200	JOHN PHILIP RILEY
ANNELISE BRATHEN	MEZ.5, T-13	0,01400	JOHN PHILIP RILEY
GABRIEL SAADO	MEZ.6, 4° D	0,32800	JOHN PHILIP RILEY
GABRIEL SAADO	MEZ. G-56	0,01500	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ.6, 4° I	0,38500	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ. G-60	0,01500	JOHN PHILIP RILEY
ELISABETH SWAHN BENJAMIN	MEZ.6, T-02	0,01400	JOHN PHILIP RILEY
ESPERANZA JIMENEZ	TRI.1, 3° D	0,39800	KHALID AL-DABBAGH
ESPERANZA JIMENEZ	TRI. G-23	0,01700	KHALID AL-DABBAGH
ESPERANZA JIMENEZ	TRI.1, T-10	0,01100	KHALID AL-DABBAGH
MICHAEL SJOO	TRI.1, 4° D	0,38500	SYLVAIN PONS
MICHAEL SJOO	TRI. G-60	0,01900	SYLVAIN PONS
MICHAEL SJOO	TRI.1, T-02	0,01200	SYLVAIN PONS
EWA GRANAT	TRI.1, 5° I	0,39400	PER Y ANN NYBERG BERGFORS
EWA GRANAT	TRI. G-26	0,01800	PER Y ANN NYBERG BERGFORS
EWA GRANAT	TRI.1, T-06	0,01100	PER Y ANN NYBERG BERGFORS
BENGT GORAN LUNDSTEDT	TRI.2, 3° D	0,34400	JOHN PHILIP RILEY
BENGT GORAN LUNDSTEDT	TRI. G-30	0,01800	JOHN PHILIP RILEY
BENGT GORAN LUNDSTEDT	TRI.2, T-04	0,00900	JOHN PHILIP RILEY
DAVID MICHAEL ADDLEY	TRI.2, 5° D	0,39600	GLORIA ZIZZOLA
DAVID MICHAEL ADDLEY	TRI. G-27	0,01800	GLORIA ZIZZOLA
DAVID MICHAEL ADDLEY	TRI.2, T-07	0,00800	GLORIA ZIZZOLA
J. ANTONIO FERNANDEZ GALA	TRI.3, 1° I	0,58400	GLORIA ZIZZOLA
J. ANTONIO FERNANDEZ GALA	TRI. G-33	0,01900	GLORIA ZIZZOLA
J. ANTONIO FERNANDEZ GALA	TRI.3, T-04	0,00900	GLORIA ZIZZOLA
J. ANTONIO FERNANDEZ GALA	TRI.3, T-05	0,00800	GLORIA ZIZZOLA
J. ANTONIO FERNANDEZ GALA	TRI.3, T-06	0,00800	GLORIA ZIZZOLA
ANN NOELINE MANNING	TRI.3, 2° D	0,35600	JOHN PHILIP RILEY
ANN NOELINE MANNING	TRI. G-19	0,01700	JOHN PHILIP RILEY
ANN NOELINE MANNING	TRI.3, T-09	0,00800	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI.4, 2° I	0,35800	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI. G-11	0,04400	JOHN PHILIP RILEY
FRANCISCO JAVIER LARA RODRIGUEZ	TRI.4, T-08	0,00800	JOHN PHILIP RILEY
BABAK ZAHEDI	TRI.4, 3° I	0,34400	JOHN PHILIP RILEY
BABAK ZAHEDI	TRI. G-43	0,01800	JOHN PHILIP RILEY
BABAK ZAHEDI	TRI.4, T-09	0,00800	JOHN PHILIP RILEY
VILLA GLORIA S.L	TRI.5, 1° I	0,56700	GLORIA ZIZZOLA
VILLA GLORIA S.L	TRI. G-14	0,04300	GLORIA ZIZZOLA

A total of 115 owners are present or represented, representing 49.886% of the participation quotas, none of whom are in a situation of arrears.

The President of the Community, Mr. Riley, opened the meeting by welcoming all those present and thanking them for their attendance. He then introduced the members seated at the table: Mr. Víctor Porras, engineer from Inproyect; the administrators from Adenjo Gestión (Mr. José-Manuel Ortiz and Mr. David Vázquez); the Vice-President, Mr. Gerry Burke; and finally the meeting translator, Ms. Laura Wheatley.

He indicated that he did not wish to extend the introduction, as all the information he considered most relevant had already been included both in the letter sent together with the meeting notice and in the clarification sent in recent days.

He then proceeded to present the first item on the agenda

1./ AUTHORIZE THE USE OF TOURIST APARTMENTS AS TOURIST ACCOMMODATION (VUT) IN THE SEÑORÍO DE ALOHA COMMUNITY OF OWNERS IN ACCORDANCE WITH DECREE 28/2016 OF FEBRUARY 2, WHICH REGULATES TOURIST ACCOMMODATIONS IN ANDALUSIA, AS WELL AS ARTICLE 17.12 OF THE SPANISH HORIZONTAL PROPERTY LAW.

1.1. If applicable, inclusion of an Article 18-Bis in the Community Statutes to grant this authorization.

A wide discussion took place, with different views expressed both in favour of and against tourist rental properties and their impact on community life. Finally:

With 113 votes in favour, from owners present or represented, representing 49.106% of the participation quotas, and two votes against from the apartments Doñana 4, 5º Izquierda and Doñana 4, 4º Izquierda, whose participation quotas in the total complex amount to 0.78%, it is hereby **RESOLVED**, with the legally required majority for the express authorisation provided for by law, to **authorise the use of the properties as Tourist Use Dwellings (VUT) within the Señorío de Aloha Community of Property Owners**, in accordance with the provisions of **Article 17.12 of the Horizontal Property Act**.

For this purpose, and with the same 113 votes in favour representing 49.106% of the participation quotas, and two votes against (Doñana 4, 5º Izquierda and Doñana 4, 4º Izquierda), representing 0.78%, it is agreed, with the legally required majority for the express authorisation provided by law, to **incorporate into the Community Statutes Article 18 bis**, which shall read as follows:

Article 18 bis. Tourist Use Dwellings

"The Community of Property Owners expressly authorises the use of private dwellings for tourist rental purposes, in accordance with the provisions of Decree 28 2016 of 2 February, regulating Tourist Use Dwellings in Andalusia, and Article 17.12 of the Horizontal Property Act."

Finally, the Meeting **RESOLVES** to expressly authorise the **President**, with the assistance of the **Secretary-Administrator**, to formalise this resolution by means of a **public deed before a Notary** and to carry out all necessary steps for its **registration in the Land Registry**, for the corresponding legal purposes.

It is also stated that, as provided by law, a **period of thirty days is granted for the so-called absentee vote** to be exercised.

1.2. Approval, if applicable, of an increase in community fees for properties used for tourist rentals within the community.

The possibility of approving an increase of up to 10% in the contribution to common expenses for those apartments holding a licence to carry out tourist rental activity, as referred to in letter e) of Article 5 of the Urban Leasing Act, was presented, pursuant to the provisions set out in Article 17.12 of the Horizontal Property Act.

After extensive discussion, it was **resolved by the legally required majority** to approve the **10% increase referred to above**, with the votes against from the apartments Alhambra 1-2º Izquierda, Alhambra 2-3º Derecha and their represented properties, Doñana 2-1º Derecha, Mezquita 3-2º Derecha, Mezquita 4-2º Izquierda, Mezquita 5-1º Izquierda, Triana 2-1º Derecha and Triana 3-1º Derecha.

This increase shall apply **from the approval of this resolution onwards to ALL apartments that hold the corresponding tourist rental licence**.

The increase will be **payable together with the ordinary community fee**, within the same payment periods.

Likewise, it was stated that, as provided by law, a **period of thirty days is granted for the so-called absentee vote to take effect.**

1.3. Request for express authorization to engage in tourist rental activity by the following owners:

Before proceeding, the Meeting agreed that, in addition to the dwellings mentioned in the proposal, the **authorisation for the following properties will also be put to a vote during this meeting.**

MEZQUITA 2-4°IZQUIERDA
MEZQUITA 5-1°IZQUIERDA

GIRALDA 5-5°DERECHA

TRIANA 2-1°DERECHA
TRIANA 2-2°IZQUIERDA
TRIANA 4-5°IZQUIERDA

DOÑANA 1-3°DERECHA
DOÑANA 1-5°DERECHA

The owner of the apartment **MEZQUITA 2 – 1° DERECHA** stated that he ultimately **does not request authorisation** to operate the property as a tourist rental dwelling.

Finally, it was **RESOLVED unanimously**, and with the legally required majority for the express authorisation provided for by law, to **authorise the use of the following properties as Tourist Use Dwellings (VUT)** within the **Señorio de Aloha Community of Property Owners**, in accordance with the provisions of **Article 17.12 of the Horizontal Property Act.**

MEZQUITA 3- 2° DERECHA
MEZQUITA 3- 1° IZQUIERDA
MEZQUITA 4- 2° IZQUIERDA
MEZQUITA 6- 3° DERECHA
MEZQUITA 2-4° IZQUIERDA
MEZQUITA 5-1°IZQUIERDA

ALHAMBRA 2- 2° IZQUIERDA
ALHAMBRA 2- 5° IZQUIERDA
ALHAMBRA 4-5° IZQUIERDA
ALHAMBRA 2- 3° DERECHA

GIRALDA 5- 5° IZQUIERDA
GIRALDA 5-5°DERECHA

TRIANA 3- 2° IZQUIERDA
TRIANA 1- 5° DERECHA
TRIANA 4- 3° IZQUIERDA
TRIANA 3- 2° DERECHA
TRIANA 2-1°DERECHA
TRIANA 2-2°IZQUIERDA
TRIANA 4-5°IZQUIERDA

DOÑANA 1-3°DERECHA
DOÑANA 1-5°DERECHA

1.4. Internal regulations regarding tourist rentals. Approval of regulations (Annex 5.3).

The President and Mr. Per Nyberg informed the Meeting that a group of owners had been working on the preparation of internal regulations regarding tourist rentals, with the aim of improving coexistence within the Community and providing reassurance both to owners who rent out their properties for this purpose and to those who do not.

After an exchange of views among the attendees, it was **resolved to approve the internal regulations on tourist rentals**, which are attached as **Annex 5.3 to these minutes**, with the vote against from the owner of **Triana 3, 1º Derecha**.

With regard to the documentation and forms associated with these regulations, the owners present and represented **unanimously agreed** to authorise that the documentation issued and shared in relation to this matter may include certain information that could be subject to personal data protection regulations.

The owners expressly state that they are aware of this circumstance and give their consent for such information to be shared among members of the Community and used exclusively for the management, review and clarification of matters related to the Community of Property Owners.

It is also agreed that the use of such information shall be strictly limited to the purposes indicated above and within the scope of the Community, and the owners undertake not to use it for any other purpose

2. REPORT ON PATHOLOGIES AND REHABILITATION OF THE COMPLEX. DECISIONS TO BE MADE.

2.1. Brief presentation by the architect, Mr. López Chacón, regarding both the pathology report and the budgets obtained from various construction companies.

For this item, the architect Mr. Francisco López Chacón, responsible for preparing the **pathology report of the complex**, was introduced. This report, together with various related documents, had been sent to the owners along with the notice of the Meeting.

Mr. López Chacón gave a presentation supported by photographs and plans, explaining the different structural and construction defects identified in the complex, mainly related to the **building envelope**.

It was also reported that **preliminary quotations** had been requested from **three construction companies**, which were also circulated together with the meeting notice. These quotations are **approximate estimates** and will serve as a basis for further analysis by the **President and the Works Committee** that will be established.

The **estimated cost of the comprehensive refurbishment of the complex**, including repairs, restoration and repainting, is approximately **six million euros**. The work is planned over three phases and estimated to take no less than three years.

During the presentation, particular emphasis was placed on the works considered **most urgent**, especially the condition of the garages in the Giralda, Mezquita and Alhambra buildings, where similar problems have been identified, although with varying degrees of severity. The Giralda Building was highlighted as being in the most concerning condition.

Following several meetings with technical staff and departments of the Town Hall, it has been confirmed that the Mezquita, Doñana and Alhambra buildings currently have their building licences revoked. In view of this situation and considering the urgent nature of the works required in the Giralda Building, which

does hold the original building licence corresponding to its construction, it has been deemed advisable to process the intervention in this building independently, applying for the necessary licence through a **Responsible Declaration procedure**.

In addition, a specific technical report has been prepared regarding the east façade of the Doñana Building, where the detected defects are more severe. This report includes only essential works aimed at eliminating potential risks to people or property caused by possible falling elements.

In summary, according to the architect's technical assessment, there are **certain works that must be considered urgent**, including the facades of Doñana & Triana, & the Giralda garage &, specific areas of the building envelope.

Another important aspect is the need to obtain the **relevant administrative licences** in order to carry out the works. Currently, **DOÑANA, ALHAMBRA & MEZQUITA have had their building licences annulled by a final court ruling**, which requires the urban planning situation to be regularised through the processing of an **AFO certificate (Assimilated to Out-of-Planning Status)**.

For this purpose, a lawyer has been instructed to request a **certificate confirming the prescription of actions derived from the court rulings**. **Depending on the outcome of this certificate, it will be determined whether the AFO procedure can be processed, as in the absence of such prescription it would not be possible to apply for it.**

A broad round of questions and comments then followed, during which owners asked the architect various questions regarding the proposed works and their potential implications. The issue of liability in the event that the necessary works are not carried out was also raised, and it was noted that, as the owners are aware of the situation and are responsible for approving the works, they would ultimately bear responsibility for any possible incident.

2.2. Decision on the method of financing the rehabilitation works of the Señorío de Aloha Urbanization (entirely via bank loan, through special assessments to the owners, or via a mixed model).

With regard to the payment of these works, they could be financed either through an extraordinary levy on the owners, through a bank loan, or through a mixed system combining both options.

In order to analyse the financing possibilities, several banking institutions were contacted. As a reference, they indicated maximum financing periods of approximately 10 years and interest rates of around 4.8%.

It had initially been planned to hold a video call with a banking entity during the meeting to answer questions from the owners. However, due to the length of the meeting, it was decided not to proceed with the call and to continue with the meeting.

Several owners expressed the view that it was not possible to take definitive decisions at this time, as the meeting had been convened with limited notice and they did not yet have the necessary documentation or sufficient information to make a decision on the matter.

The President pointed out that the EGM is not being asked to approve €6m of expenditure or the 3 phase plan. Instead, approval is being sought to advance to the next stage of construction cost analysis & negotiation &, to engage more comprehensively with the banks on financing options. To conduct this work promptly & transparently the President said it's necessary for the formation of a working committee.

A broad discussion then took place regarding **what decisions should be taken during this meeting**, as even if it was decided not to proceed with the entire project or to postpone the final decision until the next General Meeting, there are **certain works that are necessary and must be carried out urgently**.

Finally, it was **agreed by majority of the owners present and represented** to approve an **extraordinary levy of TWO HUNDRED AND FIFTY THOUSAND EUROS (€250,000.00)**.

This levy will be charged in **TWO EXTRAORDINARY PAYMENTS**, the first in **May 2026** and the second in **June 2026**, so that they do not coincide with the ordinary community fee payments.

Subject to what may be resolved at the **next Annual General Meeting**, this levy will be used to **begin carrying out the works considered most urgent**, as well as, where applicable, to **process the AFO procedure**.

2.3. Creation of a works monitoring committee consisting of the project architect and several owners.

Owners are invited to put themselves forward to form a **Works Committee** which, together with the **President, Vice-President, technical advisors and the Community Administration**, will study and review the quotations submitted by the construction companies, analyse the financing options with the banks, and supervise the subsequent payments of the work certificates issued by the contractor during the execution of the works.

The intention is for this committee to work in coordination with the President, Vice-President, architect, technical advisors and the Community Administration.

As mentioned previously, indicative quotations have been requested from three construction companies, which were circulated together with the Meeting Notice. These quotations are preliminary in nature, and the intention is that the President and the Works Committee established during this meeting will review the offers received and, if considered appropriate, request additional quotations.

The main functions of this committee will include, among others:

- analysing the quotations submitted by the construction companies,
- requesting an additional two quotations if deemed appropriate,
- engage with banks to analyse external financing options, & other payment scenarios
- supervising the execution of the works and the certificates issued during their progress
- Assist the assessments of the optimal timescales to undertake this multi-year project.

After inviting volunteers among the owners, the Works Committee is finally formed by the following members:

MEZQUITA 2, 1º DCHA. – MAAN NIMAN ALYAN
MEZQUITA 4, 2º IZQ. – YOUNES MOUMNI
MEZQUITA 5, 4º IZQ. – PER NYBERG BERGFORS
DOÑANA 4, 2º IZQ. – JAN SCHILDER
DOÑANA 1º IZQ. – ILAN SLUIS
TRIANA 3, 1º DCHA. – OMAR EL FIGUIGUI
GIRALDA 4, 5º IZQ. – ANGELIQUE FLAG
GIRALDA 4, 4º DCHA. – GHADA AL NAIMI
GIRALDA 4, 4º DCHA. – AHMAD KAMIL
ALHAMBRA 3, 5º DCHA. – ANDERS TIBOR RUPP

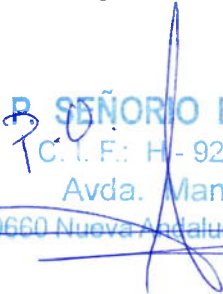
2.4. Authorize the President, the Administrator, and the Works Committee to negotiate and finalize both the construction contracts with the contractor and the bank loans.

During the discussion, several owners commented that they did not consider it appropriate to adopt final decisions at this Meeting regarding the awarding of the works or the bank financing, as they believed it necessary to have more detailed information.

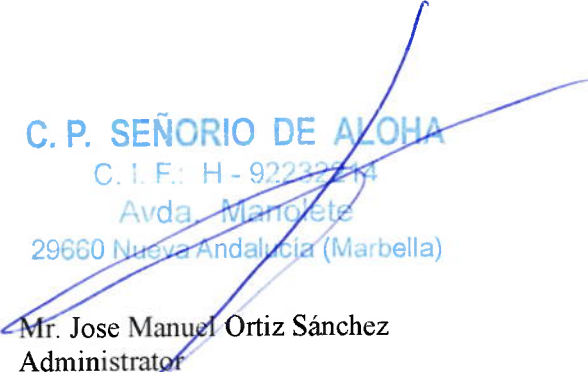
It was reiterated that it was not the intention to adopt final decisions at the meeting but in consideration of the **urgent safety issues outlined**, it is imperative to be able to move quickly to the next level of negotiations with the assistance of the **Working Committee** in order to present more comprehensive proposals at the earliest possible opportunity.

Consequently, it was agreed that the **only item of works that should be brought forward for selection of a construction company & finalisation of a contract with the involvement of the Working Committee** relates to that which has already been approved under item 2.2 concerning the extraordinary levy.

There being no further matters to discuss, the meeting was **adjourned at 4:30 p.m.** on the date indicated in the heading.


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