

ENGLISH ORIGINAL LETTER

Community of Owners Los Pinos

To all owners,
C.P. Los Pinos,
29679 Benahavis (Malaga)

Dear Owners, January 24, 2023

Minutes of the AGM held on 09/06/2022

I enclose the AGM minutes which Sagesa prepared. Unlike previous years, they prepared them only in Spanish. you will notice the print is of poor quality hence difficult to read.

When we received them, read them and analyzed them, we concluded that some of their contents did not reflect reality. This was represented in some texts, in description of some events, plus in outlining some information which is of an important nature.

As a result of the above, I refused to sign the minutes until they were corrected, but Sagesa did not demonstrate any willingness to cooperate neither did they want dialogue. I finally signed them but only after I indicated under my signature that I am not in agreement with some of the contents.

Having said the above, and in order to make our disagreement with some of the minutes contents official, I had a notary public reflect our objections in a detailed manner and in an official deed. This is attached

The above is what has caused the delay in making the AGM minutes available earlier, apologies for this. Finally, Due to the circumstances which I outlined in this communication, we regret that we are unable to supply you with an English version of the attached documents.

Kind regards

David Azzouni

President

"ACT OF MANIFESTATIONS"

NUMBER TWO HUNDRED AND FIFTY THREE.

In ESTEPONA, my residence, on the twenty-fourth of January two thousand and twenty-three.

Before me, ALMUDENA ROMERO LOPEZ, Notary of the Illustrious College of Andalusia, residing in Estepona, Notarial District of the same name,
-APPEARS-

MR. DAOUD AZZOUNI, of Irish nationality, resident in Spain, of legal age, married, retired, resident of Benahavis (29679), province of Málaga, residing at Calle Los Arqueros, 69, with valid passport number LT3793381, holder of the N.I.E. X3545880-Q.

-INTERVENES-

In his own name.

I make sure of his identity from the documentation reviewed. He has, in my opinion, the capacity, the sufficient faculties and the necessary legitimate interest to grant this ACT OF MANIFESTATIONS,

- E X P O N E -

So that you can collect the following statements of yours below, which you make to me under your sole responsibility and prior warning that I give you of the consequences of the falsity of your statements, if what is stated here contravenes the truth.

I, the Notary, accept the request, and to that effect, I certify that the requesting party, in my presence, makes the following STATEMENTS:---
"That the appearing party is the current president of this community of owners LOS PINOS, in the Los Arqueros de Benahavis Urbanization, and formally expresses his disagreement with the acca drafted by the outgoing administrator in the following points:

A copy of the minutes signed by the outgoing administrator is attached for a correct follow-up of the proposed modifications, the original of which is filed in the community minute book, which I show and return

LIST OF CONTENTS WITH WHICH IT STATES

DISCONFORMITY AND PROPOSAL FOR ALTERNATIVE WORDING.

(Page 1 of the Minutes and page 22 of the minute book)

Paragraph 3

Dissatisfied with the content regarding the posts of John Walsh and José Zambrano. It should be as follows:

John Walsh, SAGESA Secretary/Administrator

José Zambrano, Independent Lawyer appointed by the president.

Paragraph 5

Dissatisfied with the content. It should appear as follows:

"At the request of the president, and for the first time in the history of Los Pinos, the meeting was held in Spanish and English through a translator hired for that purpose, while the Minutes would be recorded in Spanish as provided and required by the Horizontal Property Law".

Paragraph 7 (Present at the meeting)

There is a mistake regarding the owner of the B6-4 TR2 EL-SEMANN/BARBARA/HEYSAM. He was not present, they were represented by his son Tarek .

There is another mistake regarding the owner of the B12-1 T26 G23 RODRIGUEZ GRANADOS MARIA DEL CARMEN. He was NOT present, he was represented by his daughter Marta.

(Page 2 of the Minutes and page 22 of the minute book).

Paragraph 2 (Represented at the meeting)

There is an error not picking up that the owner of the B9-4 TR18 BAMPS JOAN JOSEF JEANNE if he was represented on the Board. His name does not appear on the record and she was represented by Lundebergh, Anders and Jolanta.

(Page 3 of the Minutes and page 23 of the minute book)

Paragraphs 2 and 3 It should include the following percentages of representation of the owners:

MEYER APARTMENTS SL 17.1237%

AZZOUNI DAOUD 15.8659%

RASMUSSEN JEWS H 4.8391%

OLGA TOLLUNOVA 1.1637%

CHRISTOPHER RYAN 1.019%

TAREK EL SEMMAN 1.9959%

MARTA BRITTO 1.2058%

LUNDERBERG, ANDERS AND JOLANTA 0.8952%

TOTAL PRESENT OWNERS REPRESENTED 70.9669%

TOTAL OWNERS NEITHER PRESENT OR REPRESENTED 29.0331%

(Page 4 of the Minutes and Page 23 reverse of the minute book)

Paragraph 1.

Dissatisfied with the content.

Eliminate "A copy of the same (president's report) was distributed to all attendees:"

It is not true what is said about the distribution of such a report to attendees.

Point 2--- INTRODUCTION BY THE PRESIDENT. -

Totally dissatisfied with the current wording. It should be written like this:

"The president reports on his management of the last months and on the serious deterioration of SAGESA's service as administrator of the community"

Point 3--- SUMMARY OF THE YEARS 2019/2020/2021

Dissatisfied with the content. Regarding the year 2021, it should be written like this:-----

"The president reported on the very defective cleaning and gardening service by SAGESA.

Subsequently, some minor works that took place in the community during the last months were detailed: maintenance, tiles, minor repair of the pool. The only works of any importance were the reform of the entrance to the elevators through the parking lot, the painting of sixty-four garage doors, as well as the painting of the floors of the garages in blocks 16 and 17.

(Page 5 of the Minutes and page 24 obverse of the minute book)

Point 5.- PRESENTATION FOR APPROVAL IF APPLICABLE OF THE RESULTS AS OF DECEMBER 31, 2019, 2020 AND

Dissatisfaction with the phrase "The president briefly explains the exercise of the results to those present".

It should state "The president fully explains the exercise of the results to those present".

Point 8--- RATIFICATION BY THE COMMUNITY OF THE DECISION TO CHANGE THE PROVIDER OF CLEANING AND GARDENING SERVICES.

Total disagreement with the content written by the SAGESA administrator. It should be worded as follows: "The president informs the owners again (he already did so through an urgent meeting via Zoom) about the serious breaches of SAGESA as a provider of cleaning and gardening services. These serious breaches resulted in the end of this professional relationship, thus preventing further damage to the community. The President submits to the vote of the owners the ratification of his decision for urgent reasons to break with SAGESA (cleaning and gardening) and the contracting with the new suppliers: Corte Verde (Jaroineria) and Habisben Servicios (Cleaning) Both decisions were ratified by the owners present and represented with the following percentage:

In favor 77.8715%

Against

Abstentions 3.7287%

(Page 6 of the Minutes and page 24 reverse of the minute book)

Point 9---ELECTION OF THE POSITIONS OF PRESIDENT, MEMBERS OF THE BOARD AND ADMINISTRATOR.

Dissatisfaction with the expression collected "and does not want there to be more candidates." This claim was never made. It should be removed from the final act.

Likewise, and according to the attendance and representation data, the percentages with the result of the vote should be the following:

In favour: 90.5289° of the vote present and represented.

Against: 9.5133% of the vote present and represented

Point 10--- APPROVAL OF THE SIGNATORIES FOR THE COMMUNITY BANK ACCOUNTS.

Dissatisfied with all that is included in the minutes prepared by SAGESA.

The following content should be collected:

"The board agrees that Michael Meyer will continue to be an authorized signatory on the bank accounts of the Los Pinos community of owners. It is also agreed that the following be added as new authorized signatures for bank accounts:

Mrs. Charo Barone Cobos.

Mrs. Erika Reyes Ortiz.

The Community Manager.

Point 11---REQUESTS AND QUESTIONS. -----

Dissatisfied with: "The entire General Meeting is directed from beginning to end by the president"

It should be collected "The Board fee moderated by the President, as established by the Horizontal Property Law"

Keeping the rest of the sentences."

And not having anything else to state, I conclude this Act that I read, at their choice, to the appearing party, after waiving their right to read it for themselves, and finding it as stated, ratifies, approves and signs it.

- GRANT AND AUTHORIZATION -

So he says and grants.

I identify the appearing gentleman by his previously consigned identity document, stating his personal circumstances as it results from his statement, the appearing party being informed of the following:

Your personal data will be processed by this Notary, which are necessary for compliance with the legal obligations of the exercise of the notarial public function, in accordance with the provisions of the regulations established in the notarial legislation, for the prevention of money laundering, tax and, where appropriate, substantive that is applicable to the documented legal act or business. The communication of personal data is a legal requirement, the grantor being obliged to provide the personal data, and being informed that the consequence of not providing such data is that it would not be possible to authorize or intervene in this public

document. His data will be kept confidential.

The purpose of data processing is to comply with the regulations, intervene in this document, its billing, subsequent monitoring and the functions of mandatory notarial activity, from which the existence of automated decision-makers, authorized by Law, adopted by the Public Administrations and assignee entities authorized by Law, including the preparation of precise profiles for the prevention and investigation by the competent authorities of money laundering and the financing of terrorism.

The notary will make the transfers of said data that are mandatory to the Public Administrations, to the entities and subjects stipulated by the Law and, where appropriate, to the Notary that succeeds or replaces the current one in this notary.-----

The data provided will be kept for the years necessary to comply with the legal obligations of the Notary or whoever replaces or succeeds him. You can exercise your rights of access, rectification, deletion, limitation, portability and opposition to treatment by postal mail before the authorizing Notary, sita in Urbanization El Pilar, S/N, National Highway 340, Km. 167.50, 29680, Estepona, Malaga province. Likewise, he has the right to file a claim with an authority of

The data will be treated and protected according to the Notarial Legislation, the Organic Law 1999 of December 13 on the Protection of Personal Data (or the Law that replaces it) and its implementing regulations, and Regulation (EU) 679 of the European Parliament and of the Council of April 27, 2016 regarding the protection of natural persons with regard to the processing of personal data and the free circulation of these data and which repeals Directive 46/EC.

I, the Notary Public, attest to the identity of the grantor -whom I identified from his reviewed document- and his capacity and legitimacy -in my opinion- for this act; I certify that his consent has been freely given and that this grant is in accordance with the law and the duly informed will of the person granting it and taking part in it.

I inform the appearing party of his right, in accordance with the provisions of article one hundred and ninety-three of the Notary Regulations, to read this public instrument for himself, and once he is aware of it, he renounces to exercise this right. As a consequence, I, the notary, read you the full content of this public instrument. You expressly state your consent and, as proof of your agreement, you sign it with me, that having identified you in the foregoing manner and, in all that is pertinent, of everything else contained in this public document extended on seven pages of paper stamped with Exclusively notarial use, HA series, numbers 4688812 and the previous six in correlative order, which I sign, initial and seal. I, the Notary, ATTEST.

THERE IS THE SIGNATURE OF THE APPEARING PARTY.- Signed.-

Illegible.- Initialed.- There is the seal of the notary.

ATTACHED DOCUMENTS: NONE