

## Anexo 25 - Listado de documentación y respuestas facilitadas por el Vendedor

### I. Listado de documentación facilitada por el Vendedor

#### 1. VPPA DEVELOPMENTS

##### 1.1 Development *Carabanchel Ensanche 3*

###### 1.1.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 54,279 issued by the Land Registry number 15 of Madrid on 21 June 2013.

###### 1.1.2 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Santiago Roldán Palomino and Ms. Mónica de los A Borreguero Serrano, as tenants, on 6 August 2004.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Javier Fernández Aparicio, as tenant, on 5 February 2007.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Dionisio Pardo Pardo and Ms. Isabel Pardo Pardo, as tenants, on 16 October 2008.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Bernardo Ramos Plaza, as tenant, on 21 June 2010.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Guillermo William de la Cruz de la Cruz and Ms. Wendy Elizabeth Salas Trinidad, as tenants, on 14 February 2013.

###### 1.1.3 Licences

- (a) Official notification of issuance dated 23 June 2004 of first occupation licence granted on 20 November 2001.

###### 1.1.4 Financing

- (a) Mortgage loan extension deed executed on 27 February 2003 before the notary Mr. Francisco Javier Vigil de Quiñones Parga under number 277 of his official records.

###### 1.1.5 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Agesco, S.L. on 15 August 2004.

- (b) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 20 November 2012.
- (c) Pressure maintenance contract entered into by the EMVS and Mantenimiento Preinsur, S.L. on 23 November 2012.
- (d) Contract for the maintenance of the garage doors entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.
- (e) Contract for the maintenance of the intercom system entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (f) Contract for the maintenance of the satellite dish entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.1.6 Insurance

- (a) Decennial insurance policy number 3.840.283-D entered into by Groupama Plus Ultra Compañía de Seguros y Reaseguros, S.A. as insurer, and Imasatec, S.A., as policy holder, on 18 July 2002.

### 1.2 Development *Carabanchel Ensanche 9*

#### 1.2.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 54,295 issued by the Land Registry number 15 of Madrid on 19 June 2013.
- (b) Deed of easement of right of use and right of way ("*servidumbre de uso, útil y paso*") in favour of Iberdrola Distribución Eléctrica, S.A.U., executed on 12 June 2006 before the Notary Ms. Reina Freijedo Álvarez under number 140 of her official records.

#### 1.2.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 15 June 2004 before the Notary Ms. Reina Freijedo Álvarez under number 1,313 of her official records.

#### 1.2.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 15 June 2004 before the Notary Ms. Reina Freijedo Álvarez under number 1,313 of her official records.

#### 1.2.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. José Manuel Chamizo Sánchez, as tenant, on 28 November 2008.

- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. María Elena Pérez Cortes, as tenant, on 3 August 2009.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Antonio Vargas Acevedo and Ms. Sumaya Indira Mejía Cordero, as tenants, on 23 February 2012.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. José López Núñez and Ms. M<sup>a</sup> del Mar Moraleda Chañez, as tenants, on 24 January 2013.
- (e) Lease agreement entered into by the EMVS, as landlord, and Ms. Jaddy Sivoney Andrade Quinteros and Mr. Boris Manuel Valverde Garaicoa, as tenants, on 22 May 2013.

#### 1.2.5 Licences

- (a) Official notification of issuance dated 2 June 2006 of first occupation licence granted on 13 January 2004.

#### 1.2.6 Financing

- (a) Mortgage loan novation and extension deed executed on 27 December 2004 before the notary Ms. Reina Freijedo Álvarez under number 3,017 of her official records

#### 1.2.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Agesco, S.L. on 20 June 2005.
- (b) Maintenance contract entered into by the EMVS and Schindler, S.A. on 1 September 2005.
- (c) Conservation contract entered into by the EMVS and Hidráulica Arme, S.L. on 1 July 2012.
- (d) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 26 September 2012.
- (e) Conservation and maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 1 August 2012.
- (f) Maintenance contract entered into by the EMVS and Versetec, S.L. on 26 September 2012.
- (g) Maintenance contract for TDT antenna entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (h) Intercom maintenance contract entered into by Herca Comunicaciones, S.L. on 1 April 2013.



#### 1.2.8 Insurance

- (a) Decennial insurance policy number 828015984 entered into by Caser Grupo Asegurador, S.A., as insurer, and Constructora Hipánica S.A., as policy holder, on 4 June 2004.

### 1.3 Development *Carabanchel Ensanche 12*

#### 1.3.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 58,073 issued by the Land Registry number 15 of Madrid on 21 June 2013.
- (b) Deed of easement of right of use and right of way in favour of Iberdrola Distribución Eléctrica, S.A.U. executed on 13 January 2006 before the Notary Ms. Reina Freijedo Álvarez with number 141 of her official records.

#### 1.3.2 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. Lourdes Fernández Saavedra and Mr. Fernando Fernández Fernández, as tenants, on 29 March 2007.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Elías Sánchez Jiménez and Ms. Amalia Sánchez Cuadrado, as tenants, on 30 October 2008.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Elena Remedios Sanchez, as tenant, on 16 December 2011.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. María José Martínez Cubedo, as tenant, on 29 November 2011.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Juan Jose Nuñez Puntiel and Ms. Altagracia Arias Almanzar, as tenants, on 14 February 2012.

#### 1.3.3 Licences

- (a) Official notification of issuance dated 21 July 2006 of first occupation licence granted on 22 January 2004.

#### 1.3.4 Financing

- (a) Mortgage loan deed executed on 12 April 2005 before the notary Ms. Reina Freijedo Álvarez under number 1,325 of her official records.

#### 1.3.5 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Félix Ángel Sánchez Sánchez on 25 July 2006.
- (b) Elevator maintenance contract entered into by the EMVS and Orona, Sociedad Cooperativa, on 1 January 2013.
- (c) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 1 February 2013.
- (d) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 4 September 2012.
- (e) Maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 1 August 2012.
- (f) Intercom maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (g) Maintenance contract for TDT antenna entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.3.6 Insurance

- (a) Decennial insurance policy number 31/2004/23451/0 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Tecnología de la Construcción, S.A., as policy holder, on 11 November 2004.

### 1.4 Development *Carabanchel Ensanche 15*

#### 1.4.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 58,076 issued by the Land Registry number 15 of Madrid on 19 June 2013.

#### 1.4.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 28 July 2004 before the Notary Mr. Raúl González Pérez under number 1,138 of his official records.

#### 1.4.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 28 July 2004 before the Notary Mr. Raúl González Pérez under number 1,138 of his official records.

#### 1.4.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Jorge de la Rosa Romero and Ms. Sara Núñez Cádiz, as tenants, on 26 December 2006.
- (b) Lease agreement entered into by the EMVS, as landlord, and Elka del Pilar Beuñaño Custode, as tenant, on 6 March 2007.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Rosa María Losada Enríquez and Mr. Jean Richard Hernandez, as tenants, on 27 July 2007.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Francisco Jiménez Pérez and Ms. María Encarnación Rodríguez Sánchez, as tenants, on 8 June 2011.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Marzouk Abbou Fares and Ms. Hakima Rovio, as tenants, on 27 June 2012.
- (f) Lease agreement entered into by the EMVS, as landlord, Mr. Jorge Luis Cantos Piloso and Ms. Eugenia Ysabel Villamar Alvario, as tenants, on 26 June 2013.

#### 1.4.5 Licences

- (a) Official notification of issuance dated 12 December 2006 of first occupation licence granted on 22 January 2004.

#### 1.4.6 Financing

- (a) Mortgage loan deed executed on 27 December 2004 before the notary Ms. Reina Freijedo Álvarez under number 3,012 of her official records (cancelled)

#### 1.4.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Félix Ángel Sánchez Sánchez on 1 February 2007.
- (b) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 1 February 2013.
- (c) Maintenance contract entered into by the EMVS and Thermosol S.A.T., S.A. on 21 January 2013.
- (d) Garage door maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.



- (e) Intercom maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (f) Maintenance contract for TDT antenna entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.4.8 Insurance

- (a) Decennial insurance policy number 31/2004/20610/0 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Fercaber Contrucciones, S.A., as policy holder, on 17 May 2004.

### 1.5 Development *Carabanchel Ensanche 18*

#### 1.5.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 57,496, issued by the Land Registry number 15 of Madrid on 11 March 2005.
- (b) Deed of easement of right of use and right of way ("*servidumbre de uso, útil y paso*"), executed on 23 February 2007 before the Notary Mr. Juan Pérez Hereza under number 518 of his official records.

#### 1.5.2 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. José Luis Martín Cañadas and Ms. Petra Barroso Dellano, as tenants, on 6 October 2006.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Juan Carlos Elvira Muñoz and Ms. María Ángeles Ceacero Moreno, as tenants, on 6 October 2006.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Susana Sánchez Aparicio and Mr. Fernando Rabadan Cambronero, as tenants, on 30 July 2007.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Sergio Muñoz García, as tenant, on 17 June 2008.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Hamid Moutia Houssaini and Ms. Lalla Malika Aboussaid, as tenants, on 21 September 2012.

#### 1.5.3 Licences

- (a) Official notification of issuance dated 18 September 2006 of first occupation licence granted on 4 May 2004.

#### 1.5.4 Financing

- (a) Mortgage loan extension, division, novation and release of charges deed executed on 16 June 2005 before the notary Ms. Reina Freijedo Álvarez under number 2,026 of her official records

#### 1.5.5 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Administraciones Gamar, S.L. on 1 November 2006.
- (b) Maintenance contract entered into by the EMVS and Nueva Ferlo, S.L. on 1 December 2012.
- (c) Maintenance contract entered into by the EMVS and Guillermo Fabian, S.A. on 1 January 2013.
- (d) Maintenance contract entered into by the EMVS and H2 Hidromil, S.L. on 1 January 2013.
- (e) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 1 January 2013.
- (f) Maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 1 November 2012.
- (g) Intercom maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (h) Maintenance contract for TDT antenna entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.5.6 Insurance

- (a) Decennial insurance policy number 00000012271854 entered into by Zurich, Compañía de Seguros y Reaseguros, S.A., as insurer, and Brues y Fernández Construcciones, S.A., as policy holder, on 25 May 2004.

### 1.6 Development *Carabanchel Ensanche 19*

#### 1.6.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 57,497, issued by the Land Registry number 15 of Madrid on 19 June 2013.



#### 1.6.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 11 March 2005 before the Notary Mr. Enrique Rafael García Romero under number 664 of his official records.

#### 1.6.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 11 March 2005 before the Notary Mr. Enrique Rafael García Romero under number 664 of his official records.

#### 1.6.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. Laura González Alonso, as tenant, on 7 December 2009.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. Ana Belén Perea Sánchez, as tenant, on 11 February 2010.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Gema Torralbo Linares, as tenant, on 3 March 2010.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Jose Rafael Monereo Ferreira and Ms. Maria Ramón Inoa Frias, as tenants, on 8 June 2011.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Abdelmadjic Kebbabi, as tenant, on 24 February 2012.

#### 1.6.5 Right of occupancy

- (a) Right of occupancy agreement entered into by the EMVS, as grantor, and Mr. Santos Benayas Guerrero and Ms. Carmen Serrano Ramos, as occupants, on 2 December 2010.

#### 1.6.6 Licences

- (a) Official notification of issuance dated 16 March 2007 of first occupation licence granted on 27 December 2004.

#### 1.6.7 Financing

- (a) Mortgage loan extension, division, novation and release of charges deed executed on 18 May 2005 before the notary Ms. Reina Freijedo Álvarez under number 1,713 of her official records.

#### 1.6.8 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios Agrupados Limcalo, S.L. on 21 April 2013.

- (b) Maintenance contract entered into by the EMVS and Kel, S.A. on 14 September 2009.
- (c) Maintenance contract entered into by the EMVS and Nueva Ferlo, S.L. on 14 September 2013.
- (d) Maintenance contract entered into by the EMVS and H2 Hidromil, S.L. on 1 January 2013.
- (e) Maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 2 April 2012.
- (f) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 1 June 2012.
- (g) Intercom maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (h) Maintenance contract for TDT antenna entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.6.9 Insurance

- (a) Decennial insurance policy number 31/2005/27197 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Prasi, S.A., as policy holder, on 16 July 2005.

### 1.7 Development *Carabanchel Ensanche 20*

#### 1.7.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 57,498, issued by the Land Registry number 15 of Madrid on 25 June 2013.

#### 1.7.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 11 March 2011 before the Notary Mr. Enrique-Rafael García Romero under number 665 of his official records.

#### 1.7.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 11 March 2011 before the Notary Mr. Enrique-Rafael García Romero under number 665 of his official records.
- (b) Minutes of the meeting of the condominium of owners held on 4 February 2009.

#### 1.7.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Gerardo García Escudero, as tenant, on 20 February 2009.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. Betina María Carano Ingelmo, as tenant, on 8 August 2009.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. María del Pilar Belinchón Sánchez, as tenant, on 28 June 2010.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Basilio Vaquero Cane, as tenant, on 1 April 2011.
- (e) Lease agreement entered into by the EMVS, as landlord, and Ms. Vicenta Josefa Marquez Mendoza and Mr. George Lenin Angulo Parraga as tenants, on 29 May 2013.

#### 1.7.5 Right of occupancy

- (a) Right of occupancy agreement entered into by the EMVS, as grantor, and Ms. Luisa García Solís, as occupant, on 31 July 2012.

#### 1.7.6 Licences

- (a) Official notification of issuance dated 23 July 2008 of first occupation licence granted on 21 June 2004.

#### 1.7.7 Financing

- (a) Mortgage loan deed executed on 12 April 2005 before the notary Ms. Reina Freijedo Álvarez under number 1,323 of her official records.

#### 1.7.8 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios Agrupados Limcalo, S.L. on 21 April 2013.
- (b) Maintenance and management contract with individualized sale of energy for domestic heating and hot water entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 5 September 2005.
- (c) Elevator maintenance contract entered into by the EMVS and Schindler, S.A. on 1 January 2012.
- (d) Maintenance contract entered into by the EMVS and Nueva Ferlo, S.L. on 14 September 2013.
- (e) Maintenance contract entered into by the EMVS and Corporación Ferhur de Instalaciones Sistemas Contra Incendios, S.L. on 15 June 2012.



- (f) Maintenance contract entered into by the EMVS and Mayns, S.L. on 7 September 2012.
- (g) Maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.

#### 1.7.9 Insurance

- (a) Decennial insurance policy number 018973808 entered into by Allianz Compañía de Seguros y Reaseguros, S.A., as insurer, and Begar Construcciones y Contratas S.A., as policy holder, on 30 June 2005.

### 1.8 Development *San Cristóbal*

#### 1.8.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 108,691, issued by the Land Registry number 41 of Madrid on 18 June 2013.

#### 1.8.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 29 January 2002 before the Notary Mr. Andrés Sanz Tobes under number 217 of his official records.

#### 1.8.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 29 January 2002 before the Notary Mr. Andrés Sanz Tobes under number 217 of his official records.

#### 1.8.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Eduardo Garcia Skudarnov and Ms. Tatiana Garcia, as tenants, on 8 February 2006.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. Marta Fernandez Armunña and Mr. Harold Jose Ventura, as tenants, on 8 February 2006.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Victor Manuel Uriondo Gijón and Ms. Emilia Gijon Vega, as tenants, on 8 February 2006.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Carmen Guerra, as tenant, on 6 November 2009.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Freddy Marcelo Covadonga Camino and Ms. Juanita Victoria Checa, as tenants, on 28 June 2010.

1.8.5 Licences

- (a) Official notification of issuance dated 19 November 2004 of first occupation licence granted on 5 June 2004.

1.8.6 Financing

- (a) Mortgage loan deed executed on 25 July 2002 before the notary José Antonio Escartín Ipiens under number 2,935 of his official records.

1.8.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios Agrupados Limcalo, S.L. on 1 March 2013.
- (b) Heating and ACS maintenance contract entered into by the EMVS and Ferlo, S.L. on 1 December 2012.
- (c) Elevator maintenance contract entered into by the EMVS and Orona, Sociedad Cooperativa on 1 January 2013.
- (d) Maintenance contract entered into by the EMVS and Mantenimientos Preinsur, S.L. on 1 January 2013.
- (e) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 8 May 2012.
- (f) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.

1.8.8 Insurance

- (a) Decennial insurance policy number 31/2003/1259/0 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Prasi S.A., as policy holder, on 13 October 2003.

1.8.9 Litigation

- (a) Request filed before the Superior Court of Justice of Madrid ("Tribunal Superior de Justicia de Madrid"), Section 6 under Ordinary Proceeding 0001628 / 2007, dated 1 October 2007.
- (b) Reply to demand filed before the Superior Court of Justice of Madrid ("Tribunal Superior de Justicia de Madrid"), Section 6 under Ordinary Proceeding 0001628 / 2007, dated 7 November 2012.

## 1.9 Development *Lope de Vega*

### 1.9.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 1,094, issued by the Land Registry number 2 of Madrid on 18 June 2013.



### 1.9.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 10 December 2010 before the Notary Mr. Luis Quiroga Gutiérrez under number 543 of his official records.

### 1.9.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 10 December 2010 before the Notary Mr. Luis Quiroga Gutiérrez under number 543 of his official records.
- (a) Minutes of the meeting of the condominium of owners held on 16 April 2007.

### 1.9.4 Leases

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- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Jose Antonio Prieto del Olmo, as tenant, on 10 November 2006.
  - (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Francisco Javier Fullea and Ms. Josefa Fullea Guzman, as tenants, on 10 November 2006.
  - (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Pedro Manuel Extremera Castro, as tenant, on 10 November 2006.
  - (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Ana María Soriano Leiva, as tenant, on 10 November 2006.
  - (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Joaquín Fernando González de la Gala, as tenant, on 10 November 2006.

### 1.9.5 Licences

- (a) Official notification of issuance of first occupation licence dated 26 October 2010 of first occupation licence granted on 22 January 2004.



#### 1.9.6 Financing

- (a) Mortgage loan deed executed on 27 December 2004 before the notary Ms. Reina Freijedo Álvarez under number 3,014 of her official records.
- (b) Partial Mortgage cancellation deed executed on 22 June 2006 before the notary Mr. Luis Quiroga Gutiérrez under number 1,532 of his official records.

#### 1.9.7 Services Contracts

- (a) Maintenance and management contract with individualized sale of energy for domestic heating and hot water entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 7 November 2006.
- (b) Standard quota maintenance contract entered into by the EMVS and Indaco, S.A. on 18 February 2013.
- (c) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 2 April 2013.

#### 1.9.8 Insurance

- (a) Decennial insurance policy number 31/2005/28386/0 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Fernández Molina Obras y Servicios, S.A., as policy holder, on 1 December 2006.

#### 1.10 Development *Vallecas Ensanche 2*

##### 1.10.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 52,079, issued by the Land Registry number 19 of Madrid on 18 June 2013.
- (b) Deed of easement, right of use and right of way in favour of Unión Fenosa Distribución, S.A. executed on 14 November 2008 before the Notary of Madrid Mr. Emilio Leal Labrador under number 1,401 of his official records.

##### 1.10.2 Construction Registration

- (a) New works under construction declaration deed ("*escritura de declaración de obra nueva en construcción*") executed on 18 September 2006 before the Notary Mr. Manuel Martel Díaz-Llanos under number 2,173 of his official records.

##### 1.10.3 Condominium of Owners

- (a) Horizontal division and mortgage responsibility distribution deed ("*escritura de division horizontal*") executed on 24 October 2008

before the Notary Mr. Manuel Martel Díaz-Llanos under number 2,087 of his official records.


#### 1.10.4 Leases


- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Daniel Díaz Álvarez, as tenant, on 24 October 2008.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. José Alberto Vallés Martínez and Ms. Diana Tijerín Calderón, as tenants, on 24 October 2008.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Mercedes Sierra Conde, as tenant, on 27 November 2008.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Antonia Fernández Fernández, as tenant, on 18 May 2009.
- (e) Lease agreement entered into by the EMVS, as landlord, and Ms. M<sup>a</sup> del Carmen Millán Quero, as tenant, on 11 November 2009.

#### 1.10.5 Licences

- (a) Official notification of issuance dated 17 October 2008 of first occupation licence granted on 9 October 2008.

#### 1.10.6 Financing

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- (a) Mortgage loan modificative novation and extension deed executed on 29 December 2006 before the notary Mr. Enrique Rafael García Romero under number 3,775 of his official records.



#### 1.10.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Administraciones Gamar, S.L. on 1 November 2008.
- (b) Maintenance and management contract with individualized sale of energy for domestic heating and hot water entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 9 July 2008.
- (c) Annex to elevator maintenance contract entered into by the EMVS and Zardoya Otis, S.A.
- (d) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 16 May 2012.
- (e) Garage door maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.

- (f) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.
- (g) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 17 July 2008.

#### 1.10.8 Insurance

- (a) Decennial insurance policy number 1,506 entered into by Fiatc Mutua de Seguros y Reaseguros, S.A., as insurer, and Imasatec S.A., as policy holder, on 1 March 2005.

### 1.11 Development *Vallecas Ensanche 3*

#### 1.11.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 52,081, issued by the Land Registry number 19 of Madrid on 18 June 2013.
- (b) Deed of easement of right of use and right of way in favour of Unión Fenosa Distribución, S.A. by virtue of public deed executed on 18 December 2007, granted before the Notary of Madrid Mr. Miguel Ángel Rodríguez García under number 1,509 of his official records.

#### 1.11.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 28 September 2005 before the Notary Ms. Reina Frejeido Álvarez under number 2,733 of her official records.

#### 1.11.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 28 September 2005 before the Notary Ms. Reina Frejeido Álvarez under number 2,733 of her official records.

#### 1.11.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. María del Rocío Molino Lázaro, as tenant, on 25 February 2008.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Ángel César Ruiz Ruiz, as tenant, on 9 October 2008.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Juana María Camino Ortega Martínez, as tenant, on 30 October 2008.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Veselka Goranova Todorova, as tenant, on 11 May 2012.



- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Carlos Fernández González, as tenant, on 17 September 2012.

#### 1.11.5 Right of occupancy

- (a) Right of occupancy agreement entered into by the EMVS, as grantor, and Ms. Águeda Álvarez Rodríguez, as occupant, on 4 April 2012.

#### 1.11.6 Licences

- (a) Official notification of issuance dated 14 January 2008 of first occupation granted on 30 December 2004.

#### 1.11.7 Financing

- (a) Mortgage loan modificative novation and extension deed executed on 27 October 2005 before the notary Ms. Reina Freijedo Álvarez under number 3,038 of her official records.

#### 1.11.8 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Bilur 2.000, S.L. on 1 March 2013.
- (b) Maintenance contract entered into by the EMVS and Maintenance Ibérica, S.A. on 2 November 2011.
- (c) Maintenance and management contract with individualized sale of energy for domestic heating and hot water entered into by the EMVS and Maintenance Ibérica, S.A. on 30 October 2007.
- (d) Elevator maintenance contract entered into by the EMVS and Orona, Sociedad Cooperativa on 1 January 2013.
- (e) Maintenance contract entered into by the EMVS and Thermosol S.A.T., S.A. on 15 January 2013.
- (f) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 1 April 2013.
- (g) Garage door maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.
- (h) Maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 5 January 2013.

#### 1.11.9 Insurance

- (a) Decennial insurance policy number 019923156 entered into by Allianz Compañía de Seguros y Reaseguros, S.A., as insurer, and Begar Construcciones y Contratas, S.A., as policy holder, on 13 January 2006.

## 1.12 Development *Vallecas Ensanche 5*

### 1.12.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 52,187, issued by the Land Registry number 19 of Madrid on 18 June 2013.
- (b) Deed of easement of right of use and right of way in favour of Unión Fenosa Distribución, S.A. executed on 31 March 2008 before the Notary of Madrid Mr. Eusebio Javier González Lasso de la Vega under number 680 of his official records.

### 1.12.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 25 October 2006 before the Notary Ms. Reina Freijedo Álvarez under number 848 of her official records.
- (b) Deed of extension of new works declaration deed ("*escritura de declaración de obra nueva*") executed on 31 March 2008 before the Notary Mr. Eusebio González Lasso under number 679 of his official records.

### 1.12.3 Condominium of Owners

- (a) Horizontal division and mortgage responsibility distribution deed ("*escritura de division horizontal y distribución de carga hipotecaria*") executed on 12 May 2009 before the Notary Mr. Enrique Rafael García Romero under number 1,229 of his official records.

### 1.12.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Fernando Sánchez Álvarez, as tenant, on 11 February 2009.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. José Luis Lombardía de Diego, as tenant, on 11 February 2009.
- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Rosa María Serna Martínez and Emilio Nieto Aliseda, as tenants, on 21 June 2010.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. José Daniel Prieto Montero, as tenant, on 14 February 2012.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Francisco Javier Olalla Campos, as tenant, on 31 October 2012.


#### 1.12.5 Licences

- (a) Official notification of issuance dated 4 February 2009 of first occupation granted on 11 February 2005.

#### 1.12.6 Financing

- (a) Mortgage loan modificative novation and extension deed executed on 29 December 2006 before the notary Mr. Enrique Rafael García Romero under number 3,775 of his official records.
- (b) Mortgage loan modificative novation and extension deed executed on 29 December 2006 before the notary Mr. Enrique Rafael García Romero under number 3,776 of his official records.

#### 1.12.7 Services Contracts

- 
- (a) Contract for the provision of property management services entered into by the EMVS and Bilur 2.000, S.L. on 16 March 2013.
  - (b) Maintenance and management contract with individualized sale of energy for domestic heating and hot water entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 9 July 2008.
  - (c) Annex to elevator maintenance contract entered into by the EMVS and Zardoya Otis, S.A.
  - (d) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 16 May 2012.
  - (e) Maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.
  - (f) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 14 March 2013.
  - (g) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.

#### 1.12.8 Insurance

- (a) Decennial insurance policy number 1,504 entered into by Fiatc Mutua de Seguros y Reaseguros, S.A., as insurer, and Imasatec S.A. as policy holder on 29 June 2005.



## 2. VPPA – OCJ/OC DEVELOPMENTS

### 2.1 Development *General Vara del Rey*

#### 2.1.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 1,289, issued by the Land Registry number 43 of Madrid on 21 June 2013.

#### 2.1.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 2 April 2009 before the Notary Mr. F. Javier Barreiros Fernández under number 211 of his official records.
- (b) Terminated works declaration deed ("*escritura de declaración de obra nueva*") executed on 29 April 2011 before the Notary Mr. F. Javier Barreiros Fernández under number 515 of his official records.

#### 2.1.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 11 November 2010 before the Notary Mr. F. Javier Barreiros Fernández under number 1,183 of his official records.

#### 2.1.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. Inmaculada Pardo Ruiz, as tenant, on 16 November 2011.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Daniel Lázaro Sánchez, as tenant, on 16 November 2011.
- (c) Lease agreement entered into by the EMVS, as landlord, and M<sup>a</sup> Isabel Guerra Garrido, as tenant, on 29 November 2011.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Emilio Rodríguez Lozano, as tenant, on 8 May 2012.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Marcos Rodríguez Martín, as tenant, on 27 September 2012.

#### 2.1.5 Licences

- (a) Official notification of issuance dated 2 November 2010 of first occupation licence granted on 28 October 2010.

#### 2.1.6 Financing

- (a) Mortgage loan deed executed on 11 November 2009 before the notary Mr. Enrique Rafael García Romero under number 2,757 of his official records.

#### 2.1.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Mr. Francisco Javier Hernández Vallina on 1 February 2013.
- (b) Solar thermal energy maintenance contract entered into by the EMVS and Nuevo Ferlo, S.L. on 1 March 2013.
- (c) Preventive and corrective maintenance contract for elevators entered into by the EMVS and Ascensores Express, S.L. on 1 January 2013.
- (d) Maintenance contract entered into by the EMVS and Mantenimientos Preinsur, S.L. on 1 January 2013.
- (e) Contract for the maintenance of fire fighting equipment entered into by the EMVS and Aireducto, S.L. on 5 August 2012.
- (f) Maintenance contract for intercom system and shared TDT antenna equipment entered into by the EMVS and Porteros Automáticos Portersa, S.L. on 1 June 2012.

#### 2.1.8 Insurance

- (a) Decennial insurance policy number 80-23490 entered into by Musaat Mutua de Seguros a Prima Fija, S.A., as insurer, and Ferrovial Agromán, S.A., as policy holder, on 25 March 2010.

### 2.2 Development *Vallecas Ensanche 22*

#### 2.2.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 16,461, issued by the Land Registry number 20 of Madrid on 21 June 2013.

#### 2.2.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 6 February 2007 before the Notary Mr. José Carlos Sánchez González under number 227 of his official records.
- (b) Deed of extension of new works declaration deed ("*escritura de declaración de obra nueva*") executed on 5 December 2008 before the Notary Mr. Emilio Leal Labrador under number 1,543 of his official records.

### 2.2.3 Condominium of Owners

- (a) Horizontal division and mortgage responsibility distribution deed ("*escritura de division horizontal*") executed on 10 February 2009 before the Notary Mr. José Carlos Sánchez González under number 172 of his official records.

### 2.2.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. Mónica Somolinos Martínez, as tenant, on 11 November 2008.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Raul Gutierrez Lopez, as tenant, on 20 May 2010.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Alberto de Diego Alcántara, as tenant, on 20 October 2010
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Jose Angel Belinchon Moreno, as tenant, on 18 April 2012.
- (e) Lease agreement entered into by the EMVS, as landlord, and Ms. Ikram Mejradi and Mr. Karim Boulaich, as tenants, on 10 October 2012.

### 2.2.5 Licences

- (a) Official notification of issuance dated 24 October 2008 of first occupation licence granted on 20 October 2008.

### 2.2.6 Financing

- (a) Mortgage loan deed executed on 12 June 2007 before the notary Mr. Enrique Rafael García Romero under number 1,671 of his official records.

### 2.2.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios y Mantenimiento Integral Limcalo, S.L. on 15 November 2008.
- (b) Heating and ACS maintenance contract entered into by the EMVS and Nuevo Ferlo, S.L. on 25 October 2012.
- (c) Elevator maintenance contract entered into by the EMVS and Mac Puar Ascensores, S.L.
- (d) Annex to the comprehensive contract in force, including car lighting entered into by the EMVS and Duplex Elevación, S.L.



- (e) Pump maintenance contract entered into by the EMVS and Nuevo Ferlo, S.L. on 1 January 2013.
- (f) Garage door maintenance contract entered into by the EMVS and Puertas Tietar, S.L. on 1 April 2013.
- (g) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 1 April 2013.
- (h) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.

#### 2.2.8 Insurance

- (a) Decennial insurance policy number 0600770000290/001 entered into by Mapfre, S.A., as insurer, and OCA Construcciones y Proyectos, S.A., as policy holder, on 12 June 2008.

### 2.3 Development *Vallecas Ensanche 35*

#### 2.3.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 16,465, issued by the Land Registry number 20 of Madrid on 21 June 2013.

#### 2.3.2 Construction Registration

- (a) New works under construction declaration deed ("*escritura de declaración de obra nueva en construcción*") executed on 25 July 2007 before the Notary Mr. Francisco Contreras Góngora under number 1,857 of the official records of Mr. Manuel Martel Díaz-Llanos.
- (b) Certificate attesting to Conclusion of Works, Filing of Building Log and Decennial Insurance executed on 7 September 2010 before the Notary Mr. Manuel Martel Díaz-Llanos under number 1,693 of his official records.

#### 2.3.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 22 April 2010 before the Notary Mr. Manuel Martel Díaz-Llanos under number 726 of his official records.

#### 2.3.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Mr. Victor Manuel Martínez García, as tenant, on 1 June 2010.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. Ana Vanesa Jiménez Ramos, as tenant, on 12 May 2011.

- (c) Lease agreement entered into by the EMVS, as landlord, and Ms. Sara Parras Trillo, as tenant, on 12 May 2011.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Diana Carolina Mañay Velasco, as tenant, on 25 January 2012.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Javier Millán Cuerva, as tenant, on 25 June 2006.

#### 2.3.5 Licences

- (a) Official notification of issuance dated 7 July 2009 of first occupation licence granted on 3 July 2009.

#### 2.3.6 Financing

- (a) Mortgage loan modificative novation and extension deed executed on 29 November 2007 before the notary Mr. Enrique Rafael García Romero under number 3,128 of her official records.
- (b) Clarificatory and supplementary deed executed on 19 February 2008 before the notary Mr. Enrique Rafael García Romero under number 513 of his official records.

#### 2.3.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Administración y Gestión Giménez, S.L. on 3 August 2009.
- (b) Contract for the provision of meter reading services for hot water and heating, issue of bills, maintenance of conduits and meters and technical maintenance of heating and hot water production system entered into by the EMVS and Maintenance Ibérica, S.A. on 19 September 2012.
- (c) Maintenance contract entered into by the EMVS and Maintenance Ibérica, S.A. on 1 April 2013.
- (d) Maintenance contract entered into by the EMVS and Corporación Ferhur de Instalaciones y Sistemas Contra Incendios, S.L. on 15 June 2012.
- (e) Maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2013.
- (f) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.
- (g) Maintenance contract entered into by the EMVS and ThyssenKrupp Elevadores, S.L.

#### 2.3.8 Insurance

Decennial insurance policy number 31/2007/40375/0 entered into by Asefa Seguros y Reaseguros, S.A., as insurer, and Tableros y Puentes, S.A., as policy holder, on 7 November 2007.

### 2.4 Development Vallecas Ensanche 36

#### 2.4.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 16,467, issued by the Land Registry number 20 of Madrid on 21 June 2013.

#### 2.4.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 7 June 2007 before the Notary Ms. Milagro Anastasia Casero Nuño under number 1,307 of her official records.
- (b) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 1 March 2011 before the Notary Ms. Milagro Anastasia Casero Nuño under number 325 of her official records.

#### 2.4.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 31 January 2001 before the Notary Ms. Milagro Anastasia Casero Nuño under number 137 of her official records.

#### 2.4.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. Beatriz Molina García, as tenant, on 15 February 2011.
- (b) Lease agreement entered into by the EMVS, as landlord, and Mr. Javier Mostajo Arroyo, as tenant, on 15 February 2011.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Jorge Álvarez Gijón, as tenant, on 29 November 2011.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. César Casas Perez, as tenant, on 21 June 2012.
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Aitor Jorquera Martín and Ms. María Cristina Redondo Gil, as tenants, on 12 April 2013.

#### 2.4.5 Licences

- (a) Official notification of issuance dated 2 February 2011 of first occupation licence granted on 26 January 2011.



#### 2.4.6 Financing

- (a) Mortgage loan modificative novation and extension deed executed on 30 October 2007 before the notary Mr. Enrique Rafael García Romero under number 2,848 of his official records.

#### 2.4.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios Agrupados Limcalo, S.L. on 14 March 2013.
- (b) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 1 April 2013.
- (c) Maintenance contract entered into by the EMVS and ThyssenKrupp Elevadores, S.L.
- (d) Maintenance contract entered into by the EMVS and Maintenance Ibérica, S.A. on 15 June 2012.
- (e) Garage door maintenance contract entered into by the EMVS and Puertas Automáticas Tietar, S.L. on 1 April 2012.
- (f) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 21 June 2012.
- (g) Maintenance contract entered into by the EMVS and Versetec, S.L. on 1 July 2012.
- (h) Maintenance contract for shared antennas and intercoms entered into by the EMVS and Symcober, S.L. on 1 July 2012.

#### 2.4.8 Insurance

- (a) Decennial insurance policy number 80-23349 entered into by Musaat, Mutua de Seguros a Prima Fija, as insurer, and Ploder Uicesa, S.A.U., as policy holder, on 7 November 2007.

### 2.5 Development *Vallecas Ensanche 50*

#### 2.5.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 17,906, issued by the Land Registry number 20 of Madrid on 21 June 2013.
- (b) Deed of easement of right of use and right of way ("*servidumbre de uso, útil y paso*") in favour of "Unión Fenosa Distribución S.A.", executed on 28 April 2011 before the Notary Mrs. Elena Turiel Ibañez under number 518 of her official records.

- (c) Certificate attesting to conclusion of Works ("*acta de declaración de obra terminada*"), executed on 1 March 2011 before de Notary Mr. Santiago Mora Velarde under number 229 of his official records.

#### 2.5.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 31 March 2008 before the Notary Mr. Santiago Mora Velarde under number 442 of her official records.

#### 2.5.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 28 April 2011 before the Notary Ms. Elena Turiel Ibañez under number 518 of her official records.

#### 2.5.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Eva Gonzalez Fernandez and Mr. Jose Antonio Godoy Moyano, as tenants, on 1 April 2011.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. Marta Martos Martínez, as tenant, on 12 May 2011
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. Pedro Luis Ruiz Alvarez, as tenant, on 17 June 2011.
- (d) Lease agreement entered into by the EMVS, as landlord, and Mr. Oscar Cantero Sirvent, as tenant, on 29 November 2011
- (e) Lease agreement entered into by the EMVS, as landlord, and Mr. Manuel Carmona García, as tenant, on 16 December 2011.

#### 2.5.5 Licences

- (a) Official notification of issuance dated 9 February 2011 of first occupation licence granted on 8 February 2011.

#### 2.5.6 Financing

- (a) Mortgage loan deed executed on 16 February 2009 before the notary Mr. Enrique Rafael García Romero under number 344 of his official records.

#### 2.5.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Bilur 2.000, S.L. on 15 March 2013.
- (b) Maintenance contract entered into by the EMVS and Nueva Ferlo, S.L. on 1 December 2012.

- (c) Elevator maintenance contract entered into by the EMVS and Enor, S.L. on 1 January 2013.
- (d) Maintenance contract entered into by the EMVS and Remica Servicios Integrales, S.A.U. on 16 May 2012.
- (e) Maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 2 April 2013.
- (f) Maintenance contract entered into by the EMVS and Temar Electrónica, S.L. on 29 January 2013.

#### 2.5.8 Insurance

- (a) Decennial insurance policy number 69000083 entered into by Caser Caja de Seguros, S.A., as insurer, and Midascon S.L., as policy holder, on 9 July 2007.

### 2.6 Development *Carabanchel Ensanche 31*

#### 2.6.1 Title and Charges

- (a) Certificate of ownership and charges ("*certificación de dominio y cargas*") of plot number 59,544, issued by the Land Registry number 15 of Madrid on 19 June 2013.

#### 2.6.2 Construction Registration

- (a) New works declaration deed ("*escritura de declaración de obra nueva*") executed on 24 February 2011 before the Notary Mr. Ramón Luis Aparicio Núñez under number 104 of his official records.

#### 2.6.3 Condominium of Owners

- (a) Horizontal division deed ("*escritura de division horizontal*") executed on 18 November 2010 before the Notary Mr. Ramón Luis Aparicio Núñez under number 1,200 of his official records.

#### 2.6.4 Leases

- (a) Lease agreement entered into by the EMVS, as landlord, and Ms. María Asperilla Castillo, as tenant, on 29 December 2010.
- (b) Lease agreement entered into by the EMVS, as landlord, and Ms. María Monterroso Losada, as tenant, on 19 December 2011.
- (c) Lease agreement entered into by the EMVS, as landlord, and Mr. David Moreno Tiemblo, as tenant, on 25 January 2012.
- (d) Lease agreement entered into by the EMVS, as landlord, and Ms. Cecilia Pamela Cabanillas Carbajal, as tenant, on 15 February 2012.



- (e) Lease agreement entered into by the EMVS, as landlord, and Ms. María Ángeles Fernández De Agueda, as tenant, on 20 June 2012.

#### 2.6.5 Licences

- (a) Official notification of issuance dated 27 December 2010 of first occupation licence granted on 25 March 2008.

#### 2.6.6 Financing

- (a) Mortgage loan modificative novation and extension deed executed on 30 October 2009 before the notary Mr. Enrique Rafael García Romero under number 2,650 of his official records.

#### 2.6.7 Services Contracts

- (a) Contract for the provision of property management services entered into by the EMVS and Servicios Agrupados Limcalo, S.L. on 1 April 2013.
- (b) Contract for the provision of meter reading services for hot water and heating, issue of bills, maintenance of conduits and meters and technical maintenance of heating and hot water production system entered into by the EMVS and Insserco, S.A. on 1 December 2012.
- (c) Maintenance contract entered into by the EMVS and Mantenimientos Preinsur, S.L. on 1 November 2012.
- (d) Maintenance contract entered into by the EMVS and TM Seguridad, S.L. on 21 June 2012.
- (e) Maintenance contract entered into by the EMVS and Industrias Puertas y Cerramientos, S.L. on 19 October 2012.
- (f) Intercom maintenance contract entered into by the EMVS and Herca Comunicaciones, S.L. on 1 April 2013.
- (g) Elevator maintenance contract entered into by the EMVS and Enor, S.L. on 1 January 2013.

#### 2.6.8 Insurance

- (a) Decennial insurance policy number MDIS 20/10/HI/34 entered into by Lloyd's, S.A., as insurer, and Vías y Construcciones, S.A., as policy holder, on 9 December 2010.

### 3. DOCUMENTATION COMMON TO BOTH DEVELOPMENTS

#### 3.1 Real Estate Tax

- 3.1.1 Payment order issued by the EMVS for the 2009, 2010 and 2011 Real Estate Tax (IBI) of the Developments.

## 3.2 Litigation

3.2.1 Spreadsheet listing judicial claims affecting the Developments.

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## II. Listado de respuestas facilitadas por el Vendedor

Fecha de pregunta	Pregunta	Fecha de Respuesta	Respuesta
28/06/2013	Cláusula 2ª de los contratos de arrendamiento VPPA. Interpretación de la duración de las prórrogas de los contratos de arrendamiento: ¿Plazo + prórrogas = plazo señalado de 5/10 años ó plazo + prórrogas = plazo señalado + prórroga?	01/07/2013	La interpretación correcta es la primera: plazo + prórroga = plazo señalado
28/06/2013	¿A qué promoción corresponden las Unidades de Calle Alzina?	01/07/2013	A "Carabanchel Ensanche 3"
28/06/2013	¿Cuál es la fecha de inicio del contrato de arrendamiento en los contratos VPPA-OC / OCJ?	01/07/2013	La fecha de firma del contrato de arrendamiento
28/06/2013	Estado de vigencia del contrato de arrendamiento de "Carabanchel Ensanche 12", de 29 de marzo de 2007 firmado por EMVS, como arrendador, y Dª Lourdes Fernández Saavedra y D. Fernando Fernández Fernández, como arrendatarios	01/07/2013	Vigente según resulta de la aplicación de la anterior redacción del artículo 10 de la Ley 29/1994, de 24 de noviembre, de Arrendamientos Urbanos
28/06/2013	Tipo de IVA repercutido en contratos de arrendamiento VPPA – OCJ / OC	01/07/2013	Repuesta verbal: 10%
01/07/2013	Número de contratos de arrendamiento con renta subsidiada y derechos de habitación existentes	02/07/2013	Existen 25 contratos con reducción de renta y 3 derechos de habitación
01/07/2013	Número de contratos de arrendamiento firmados después del día 06/06/2013	02/07/2013	Son 9
01/07/2013	¿Se sigue concediendo la opción de compra en los contratos de arrendamiento sobre viviendas VPPA-OCJ / OC cuyo contrato de arrendamiento haya sido resuelto por el anterior arrendatario y por tanto sean contratos de segunda adjudicación?	02/07/2013	Si
01/07/2013	Identificar a qué promoción pertenece la escritura de constitución de servidumbre de adosamiento (parcelas residenciales 2105 A, 2105 B, 2105 C y 2105 D de la UE2 del UZP 1.03 "Ensanche de Vallecas") de 25 de marzo de 2010 otorgada ante el notario de Madrid D. José Carlos Sánchez González	02/07/2013	A "Vallecas 35" y "Vallecas 36"
03/07/2013	Confirmación sobre la existencia de	04/07/2013	Se confirma que existe



Fecha de pregunta	Pregunta	Fecha de Respuesta	Respuesta
	concierto de fianzas suscrito con el IVIMA		concierto firmado con el IVIMA
03/07/2013	¿Existe consulta elevada al Ministerio de Fomento sobre la subsidiación de las Financiaciones Hipotecarias?	04/07/2013	No existe consulta al respecto

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