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1 - THE REAL STATE PROJECT

a. How many units make up the project and what are the typologies?

There are 08 units, villas type, with 01 T1 unit (unit B), 04 T2 units (units A, C, E and G) and three T3 units (units B, D, F and H).

b. How are the typologies characterized?

Villa T1 – T1 single storey house comprising Living / Kitchen, Bedroom, Bathroom, Balcony, Deck, Gardens, Swimming Pool, Technical Areas and 01 Parking Space.

Villa T2 - T2 single storey villa comprising Living/Kitchen, 02 Bedrooms, Bathroom, Balcony, Deck, Gardens, Swimming Pool, Technical Areas and 02 Parking Spaces.

Villa T3 - T3 single storey villa comprising Living/Kitchen, 03 Bedrooms, 02 Bathrooms, Balcony, Deck, Gardens, Swimming Pool, Technical Areas and 02 Parking Spaces.

c. What is the energy rating of the enterprise?

The project developed aims energy classification A, according to the technical report on energy efficiency in the annex. The architectural project was submitted to the licensing entity before the entry into force of Decree-Law nº 101-D/2020, as of July 1, 2021, thereby classified as existing buildings. These buildings are obliged to comply with the requirements in force on the date of entry of the architectural project, according to paragraph 1 of article 44 of this diploma. It is further clarified that, currently, the issuance of PCE is only possible for new buildings, and the definition of new building, within the scope of Decree-Law No. :

“the building whose first licensing or building authorization process has a date of entry of the architectural project with the competent authorities after the date of entry into force of this decree-law or, in the case of exemption from prior control, whose first architectural project architecture has a date of elaboration subsequent to the date of entry into force of this decree-law”.

In view of the above, and since properties licensed under Decree-Law No. DL 101-D comes into force on July 1, 2021. Thus, with regard to energy certification requirements, the CE will only be issued at the end of the completed work, in the context of an existing building (under DL118/2013) to be included in the application for a license or authorization to use the property.

2 – COMMON SOCIAL AREAS

a. What are the common use equipment of the condominium?

Deck lounge, playground and mini skate ramp.

b. Will common areas be delivered equipped and decorated?

Yes, they will be delivered equipped and decorated

2.1 - TECHNICAL

The. **How is the circulation within the development and pedestrian access carried out?**

The development will have a driveway and another pedestrian entrance. Cars will only circulate on the common access road and private parking lots. In the leisure and preservation areas, only pedestrians, bicycles and scooters, including electric ones, will be allowed to circulate; thus being prohibited the circulation of any vehicle with propulsion such as cars and motorcycles.

b. **What are the dimensions of the exteriors?**

The development is located in an area of 5,356.00 m², with an area classified as to be structured of 2,366.00 m² and the agro-forestry area of 2,990.00 m².

3 - CONDOMINIUM

a. **Who will guarantee the operation of the condominium?**

A first meeting of joint owners will be held, immediately after the Deed of Constitution of the Horizontal Property of the project, in which a company with experience in the management of residential projects will be elected.

b. **How will the costs of common and private equipment be allocated (eg private pools and common and private gardens), among others?**

Common equipment: namely maintenance and cleaning of Deck Lounge equipment, children's equipment and Mini Ramp will be included in the general costs of the condominium.

Private individual equipment: It will be the responsibility of the respective owner/user to pay the maintenance expenses related to this equipment.

4 – PARKING

a. **Number and allocation of parking spaces?**

Each unit has its own private parking spaces internally, in the case of units T2 and T3, 2 places, and in the case of unit T1, 1 place. Outside the development, there are 2 parking spaces for visitors.

Unit A , house 01 – 02 parking spaces - A1, A2

Unit B, house 02 - 01 parking space - B1

Unit C, house 03 – 02 parking spaces - C1, C2

Unit D, house 04 – 02 parking spaces - D1, D2

Unit E, house 05 – 02 parking spaces - E1, E2

Unit F, box 06 – 02 parking spaces - F1, F2

Unit G, house 07 – 02 parking spaces - G1, G2

Unit H, house 08 – 02 parking spaces - H1, H2

b. **Size of parking spaces?**

The size of the parking spaces is 2.50m X 5.00m.

c. **Are chargers for electric cars planned?**

Pre-installation box/charging point will be delivered for later installation by the customer of the WALL BOX specific to their vehicle.

5 - DWELLING/VILLAS

a. **Can changes be made to the floor plans of the houses?**

No changes will be allowed.

b. **Will there be a finishing map of the houses?**

Yes, and it is very important that the customer is aware of the materials that will be used in their unit, and the map of finishes will be an integral part of the CPCV.

c. **Can the private pools be heated/heated?**

The pools of the units may be heated after the units are delivered. In this case, the owner will have to hire a professional to install, and buy the necessary equipment and installations.

d. **What is the cooling/heating system in the houses?**

Systems installed or planned for heating, cooling and DHW production.

1. DHW system via heat pump
2. Multi split cooling system
3. AQS system via wood-fired biomass heat recovery system

* Bearing in mind the need for air renewal inside the dwellings, creating good conditions of comfort and hygiene, a system of natural ventilation / extraction of stale air via mechanical ventilation is installed in all units.

6 – CONSTRUCTION DEADLINES

a. **What is the estimated time for the start of the work?**

The construction works of Ribeira D'Ilhas Villas will start within 04 months after the issuance of the Construction License. We are on the verge of receiving the Construction License, as we have the architectural project approved.

b. **What is the expected work time?**

The deadline for completion of the construction works is up to 20 months and can be extended for another 4 months.

c. **When will the units be delivered?**

The units will only be delivered after the Public Deed of Purchase and Sale, which will occur as soon as the work is completed, the use license is issued and the respective horizontal property is constituted. The deadlines for issuing the license to use depend on external entities, and as such, we cannot control them.

d. **Can the houses be occupied/delivered before the Deed of sale?**

No. The transfer of ownership of the property will only take place after the signing of the Public Deed of Purchase and Sale, and the placement of goods and/or installation of services on a date prior to the same is not allowed.

e. **Will visits/surveys be allowed?**

For reasons of safety and good functioning and progress of the work, only one visit per unit will be authorized, after completion of the structure of the project, made through a formal request in our CPCV communication channels. Upon formal delivery of the houses, the client must carry out a detailed inspection of all spaces in the fraction. During this visit, a delivery certificate will be signed by the customer, where all situations to be corrected, if any, will be indicated.

f. **Service facilities (water, electricity and gas)?**

Upon delivery of the fraction, all certificates and codes will be made available to the customer so that he can request the installation of all these services.

7 - WARRANTIES

a. **What is the period covered by the warranty? Who insures the guarantee?**

The warranty of the construction is provided by the PROMOTOR, SURF LIVING, LDA. and any corrections will be made by the contractor responsible for the work. The warranty period is 05 years after the Deed of sale (term defined by law). Regarding the equipment, you must observe their specifications.

8 - FINISHES

a. **Is it possible to change the finishes/architecture changes?**

The finishes were designed and thought out by architects and interior designers, in order to guarantee the homogeneity and coherence of the architectural set of the entire enterprise. In order to guarantee the timely delivery of the units it is not possible to make changes.

9 - SALES PROCEDURE

The sale process will occur in 03 distinct steps, Reservation Agreement, Promise Purchase and Sale Agreement and Deed.

- a. The real estate consultant identifies the potential buyer by negotiating the terms of the sale with him.
- b. The consultant must collect the information indicated below, depending on whether the client is a Person or a Company:
 - 1 – Person: identification documents of the parties involved (Citizen Card or ID Card or Passport (foreign nationality customers)).
 - 2 – Company: Updated Commercial Registry Certificate or Access Code.
- c. If there is an agreement with the interested party and the aforementioned information has been collected, the consultant must:
 - 1- Complete the draft booking agreement stating the negotiated terms
 - 2- Send the completed reservation agreement draft and the documentation collected for validation by the PROMOTER
 - 3- The PROMOTER, SURFLIVING LDA., verifies the draft of the reservation agreement and the documentation sent and, in case of approval, sends the agreement in pdf format. closed. The consultant then obtains the client's signature in 02 copies and in this act the reservation value is made.
 - 4- Payment of the reservation amount will be made by bank transfer from the account held by the client. It is necessary to identify and prove the customer's personal account from which any and all payments will be made. The Customer will have to provide proof that he/she is the account holder.
 - 5- After signing the reservation agreement and in order to proceed with the purchase process, the customer will have a period of 30 calendar days to comment on the content of the draft of the Promise of Purchase and Sale Agreement (CPCV), the customer form, send the documents requested in the customer files and complete the signature of the CPCV.

- 6- With regard to the CPCV draft, the PROMOTER may or may not accept the proposed changes. If the changes are refused, the customer is entitled to a refund of the amount paid as a simple reservation.
- 7- The PROMOTER carries out a preliminary verification of the elements sent and the agreed contractual terms, and if everything is in accordance with the procedure, the client will be able to sign the CPCV.

10 – CEILINGS HEIGHTS

The ceilings heights of the environments are defined in architecture as follows: 2.40 m in all environments, with the exception of the living rooms, which depending on the unit varies between 4.05 m and 4.17 m.