

**Essential terms of the Lease**

|                                                                                |                                                                                  |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Tenant or lessee</b>                                                        | B&B HOSPITALITY ESPAÑA, S.L.                                                     |
| <b>Signing of the contract</b>                                                 | October 2025                                                                     |
| <b>Duration</b>                                                                | 15 years                                                                         |
| <b>Obligatory for the Lessee</b>                                               | 15 years                                                                         |
| <b>Extensions</b>                                                              | 2 extensions of 15 years each                                                    |
| <b>Annual Rent</b>                                                             | 1,130,500.00 €                                                                   |
| <b>Rent Review</b>                                                             | Annual CPI (capped at 3%)                                                        |
| <b>Deposit</b>                                                                 | 2 months – 188,416.66 €                                                          |
| <b>Additional guarantees</b>                                                   | Corporate joint guarantee (Comfort Letter) from the parent company of B&B HOTELS |
| <b>Expenses (IBI, and ordinary and extraordinary expenses of the Premises)</b> | At the lessor's expense                                                          |
| <b>Other expenses (incl. activity fees, utilities and consumption)</b>         | At the lessee's expense                                                          |
| <b>Right of first refusal</b>                                                  | No                                                                               |