



FINTECH BUSINESS SL  
Avda. Ricardo Soriano 34 ( Edif. Portillo),  
Planta 2, Oficina 7, 29601, Marbella (Málaga)

In Marbella, 04 noviembre 2025

Dear Sirs,

Please find below our estimate of the market asking price of Casa Coral ("Property 1") and Casa Cogarem ("Property 2") in Urb. Cerro Artola nº2 and 3, 29678 Benahavís, Málaga, Spain, ref. catastral 0530010UF2402N0001FY and 0530009UF2402N0001OY. We have based the estimate on the following Property details:

#### PROPERTY 1

|                                         |                                                                                                                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Plot size</u>                        | 1.003,35 square meters                                                                                                                                                  |
| <u>Build</u>                            | 740 square meters internal distributed over 3 levels                                                                                                                    |
| <u>Features and amenities</u>           | 7 bedrooms, 8 + 3 bathrooms, private parking for 3 cars, Spa, gym, massage room, leisure room, office, garden, covered & open terraces, outdoor pool, energy efficiency |
| <u>Standard of buildings and garden</u> | Luxury                                                                                                                                                                  |
| <u>Location</u>                         | Cerro Artola - El Herrojo, Benahavís                                                                                                                                    |

#### PROPERTY 2

|                                         |                                                                                                                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Plot size</u>                        | 1.283,60 square meters                                                                                                                                                  |
| <u>Build</u>                            | 938 square meters internal distributed over 3 levels                                                                                                                    |
| <u>Features and amenities</u>           | 7 bedrooms, 8 + 3 bathrooms, private parking for 3 cars, Spa, gym, massage room, leisure room, office, garden, covered & open terraces, outdoor pool, energy efficiency |
| <u>Standard of buildings and garden</u> | Luxury                                                                                                                                                                  |
| <u>Location</u>                         | El Herrojo, La Quinta                                                                                                                                                   |



Based on the properties sold within the past 24 months and relying on our knowledge of the real estate market for comparable objects in the relevant area, some of which may not be listed publicly, we have specifically compared Property with the following property listings:

| Villas in El Herrojo, La Quinta |                                   |                 |      |           |          |             |             |           |
|---------------------------------|-----------------------------------|-----------------|------|-----------|----------|-------------|-------------|-----------|
|                                 | Name                              | Location        | Beds | Built, m2 | Plot, m2 | Price, €    | Price, €/m2 | Status    |
| 1                               | <a href="#">HILLS 8</a>           | El Herrojo Alto | 6    | 851       | 1,379    | €9,950,000  | €11,692     | Available |
| 2                               | <a href="#">HERROJO 21</a>        | El Herrojo Alto | 5    | 492       | 1,259    | 6,195,000   | €12,591     | Available |
| 3                               | <a href="#">VILLA AMARA</a>       | El Herrojo Alto | 8    | 958       | 3,631    | €10,900,000 | €11,378     | Available |
| 4                               | <a href="#">HILLS 14</a>          | El Herrojo Alto | 8    | 1,341     | 13,356   | €17,875,000 | €13,330     | Available |
| 5                               | <a href="#">HERROJO 85</a>        | El Herrojo Alto | 4    | 463       | 1,000    | €4,895,000  | €10,572     | Sold      |
| 6                               | <a href="#">SPANISH CORNER 17</a> | El Herrojo Alto | 5    | 743       | 1,207    | €7,500,000  | €10,094     | Sold      |
| 7                               | <a href="#">BIG DADDY</a>         | El Herrojo Alto | 6    | 809       | 960      | €11,000,000 | €13,597     | Sold      |
| 8                               | <a href="#">VILLA TOSCANA</a>     | El Herrojo Alto | 6    | 620       | 2,419    | €6,950,000  | €11,210     | Sold      |
| AVERAGE PRICE /m2               |                                   |                 |      |           |          |             | €11,825     |           |
|                                 | <a href="#">Casa Coral</a>        | El Herrojo Alto | 7    | 740       | 1003,35  | €8,750.206  | €11,825     |           |
|                                 | <a href="#">Casa Cogarem</a>      | El Herrojo Alto | 7    | 938       | 1283,60  | €11.091,477 | €11,825     |           |

Based on the available comparisons encountered and all the expert knowledge at our disposal, our estimation of the fair market price would be in the range between €8.600.000 and €9.000.000 for PROPERTY 1, and between €10.800.000 and €11.200.000 for PROPERTY 2. The suggested price ranges refer to the turnkey-ready properties, based on the completed condition, finishings and furnishings, as well as the updated market situation.