



valum

File number: AIC065-1-210065

Customer reference: CO202403-119390

14/03/2024



Mortgage collateral

9 Urbanización Herrojo El, 237, Benahavís (29679), Málaga, Spain

Applicant	Entity
ELLEN PROPERTIES INTERNATIONALPARTICULARS 2020 S.L.	PEOPLE LEGAL



ECO Valuation Certificate

Mortgage collateral

Conforms to Order ECO/805/2003

APPLICANT

ELLEN PROPERTIES INTERNATIONAL 2020 S.L. - B67731539

ENTITY

INDIVIDUALS LEGAL ENTITY

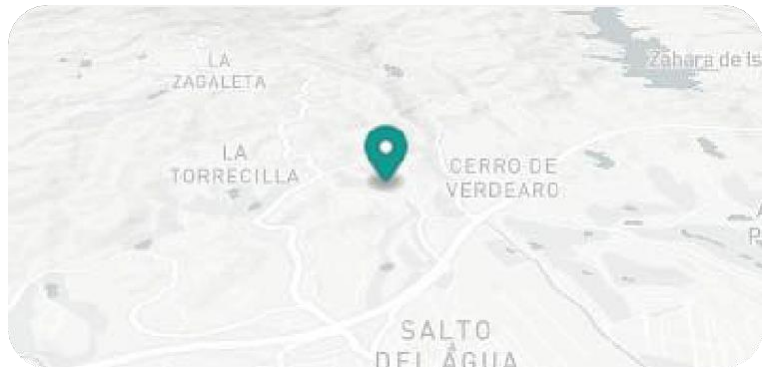
Paloma Ruiz Azqueta, Legal Representative of Instituto de Valoraciones S.A., a company registered in the Special Register of Valuation Companies of the Bank of Spain under number 4498.

CERTIFIES

That Amelia Palma López, Technical Architect has drawn up for this Company the ECO Appraisal report with nº AIC065.

Typology and location

	REGISTRY PROPERTY	MUNICIPALITY	PROVINCE	C.P.	ADDRESS	OCCUPANCY STATUS	CURRENT STATUS
1. Single-family residential	7503	Benahavís	Malaga	29679	Urbanización Herrojo El, N°237	Unoccupied	Unfinished



Valuation values

The value of the appraisal amounts to the sum of **ONE MILLION THREE HUNDRED AND SEVENTY FOUR THOUSAND SIX HUNDRED AND EIGHTY SEVEN AND EIGHT EUROS**.

TOTAL
1.374.687,88 €

The value of the valuation, as of today, once the works have been completed, amounts to 8,258,520.14 € (EIGHT MILLION TWO HUNDRED AND FIFTY-EIGHT THOUSAND FIVE HUNDRED AND TWENTY-EIGHT AND FIFTY-EIGHT EUROS AND FOURTEEN EUROS).

Area and value adopted

	REGISTRY PROPERTY	USEFUL PROVEN (m²)	SURFACE ADOP. (m²)	VALUE ADOPTED (€)	LAND VALUE (€)	INSURANCE RD1 (€)	ECO2 INSURANCE (€)
1. Single Family Residential	7503	500,73 m²	695,65 m²	1.374.687,88	1.374.687,88	0,00	0,00
TOTAL				1.374.687,88	1.374.687,88	0,00	0,00

Summary of values and methods



	REGISTRY PROPERTY	CURRENT R.V. (€)	HET COST (€)	HET COMPARISON (€)	ADJUSTED COMPARISON HET (€)
1. Single-family residential	7503	1.374.687,88	4.296.418,56	8.258.520,14	8.258.520,14
TOTAL		1.374.687,88	4.296.418,56	8.258.520,14	8.258.520,14

Registry and cadastral data

	REGISTRY PROPERTY	REGISTRY	VOLUME	BOOK	FOLIO	CRU	CADASTRAL REFERENCE
1. Single-family residential	7503	Marbella Nº 04	2268	364	222	29042000459797	093222222UF2403S0001SI
Registrant	ELLEN PROPERTIES INTERNATIONAL 2020 SL - B67731539 - 100,00 % Freehold						
OCCUPATION	Unemployed						

Warnings

Applicable to all valued items:

[DPO6] [A1] It is NOTED that there was no Works Certification issued by the Project Management corresponding to the state of the work on the date of the visit, so that the estimate of the percentages executed has been carried out solely on the basis of the ocular inspection.

[DPO7] [A1] It is NOTED that no contract for the execution of works has been drawn up.

[DIF1] [A1] It is NOTED that there are discrepancies between the address of the property and its registry or cadastral description that do not lead to doubts about its identification or value. Correct registration is recommended.

* According to simple note: Plot of land marked with the number two hundred and thirty seven, from the property known as Sector Ç "of the Partial Plan known as "El Herrojo", of the now called Urbanización La Quinta, in the municipality of Benahavís, at the site known as "El Herrojo". * Cadastrally: UR HERROJO EL 236[A] Suelo 29678 BENAHAVIS [MÁLAGA]. The cadastral reference appears in the nota simple. There is no doubt about the identification of the property. The verified address is adopted.

Date of visit	12/03/2024
Date of issue	14/03/2024
Date of expiry	14/09/2024
Number of sheets:	2

