

GENERAL CONDITIONS OF AUTHORIZATION OF ACCESS TO PUERTO BANÚS

(APPLICABLE TO THE PERIOD FROM JUNE 1, 2025, TO MAY 31, 2026)

These general conditions regulate the conditions under which Puerto José Banús, S.A. (the "Concessionaire") authorizes the access and parking of motor vehicles within the port facilities of the concession that make up the administrative concession of Puerto José Banús Marina (hereinafter, the "Marina" or the "Port").

The contractual formalization between the authorized user (the "User") and the Concessionaire (the "Contract") will be formalized by means of the delivery by the Concessionaire of a physical magnetic support (the "Card") which will have the nature of an authorization to access, circulate and park in the Port under the terms and conditions detailed below:

1. INCORPORATION OF THE GENERAL CONDITIONS

The Users (i) declare that they have had access to these General Conditions prior to the formalization of the Contract, either because they have been made available to them on the web page www.puerto-banus.com, or because they have been provided them at the Control Tower of the Port (the "Puerto Banús Offices") and (ii) expressly accept their incorporation into the Contract and their submission to them as a result of the delivery of the Card, as an integral and necessary part of the said Contract.

In any case, the access and stay of the Users in the facilities of the Port will be governed by the resolution of the Consejería de Obras Públicas y Transporte de la Junta de Andalucía dated 30 December 1998, partially modified by Resolution of 1 June 2004, by which the Ordination of the free spaces in the concession area of the Port José Banús was approved, the internal rules containing the Regulations for the Operation and Maximum Tariffs of Puerto Deportivo José Banús, which are available at www.puertojosebanus.es and at the Puerto Banús offices, and the orders and instructions given by the Concessionaire's personnel in the Port in the exercise of their functions must be obeyed at all times.

These rules are binding on any person accessing the Port by vehicle, without prejudice to the applicable regulations in force.

2. APPLICATION FOR AUTHORISATION

The application for access must be made using the standard form available on the website www.puerto-banus.com and/or at the Puerto Banús offices. The applicant must provide the documentation detailed in the form.

The authorizations may be daily, monthly, quarterly, and annually, and will allow vehicle access to the Port and the use of those spaces specially configured as parking spaces. Monthly and quarterly authorizations will be for calendar months and quarters. Annual authorizations will be from 1 June 2025 to 31 May 2026.

Owners of vessels in transit to the Port will be able to request and obtain authorization for vehicle access to the Port for the period they remain berthed there. For the application of these regulations for boats in transit using berths outside the ownership of the concessionary company, strict compliance with the provisions of art. 22 of the Regulations for the Operation and Maximum Tariffs of Puerto Deportivo José Banús will be essential.

In order to submit the corresponding application, as well as to maintain the authorizing title, it will be an essential condition to be up to date with the payment of any fee, tariff, canon, rent or consideration of any nature that is linked to the exploitation of the Port, as well as to use or occupy any property or land whose exploitation rights correspond to the Concessionaire without its authorization.

Puerto José Banús reserves the right to authorize, free of charge, the occupation of the surface area by a vehicle to the person or persons it considers appropriate, as well as to open the access control to any vehicle on certain days of the year, and in any case to the vehicles of official or emergency services in the exercise of their functions. Likewise, Puerto José Banús reserves the right to carry out promotional activities.

3. ENTITLEMENT

The cards shall authorize access for up to a maximum of three vehicles per holder, not simultaneously, which must be authorized in advance by the Concessionaire.

The vehicles in question must be registered by family members of the first and second degree of consanguinity in the case of holders who are private individuals, or by the company or professional in the case of legal entities or individuals who carry out a commercial activity within the Port.

Holding the Card does not guarantee the existence of available parking spaces. The cards or other means established will be the property of Puerto José Banús. The Card will be considered, for all purposes, as proof or receipt of authorization to access and/or park the vehicle in the Port. The User or, failing this, the driver of the authorized vehicle must present the Card and the vehicle documentation at the request of Puerto Banús staff or authorized personnel at any time.

Puerto José Banús will limit the number of cards provided, in such a way as to guarantee the fluid traffic of vehicles and the possibility of obtaining parking.

Puerto Banús may disable the cards in the event of improper use, without prejudice to the attention to the due claims that may be presented in this case. In any case, the cards will be automatically disabled at the end of the period of use.

By way of example, improper use includes non-compliance with these General Terms and Conditions, the applicable Regulations for the Operation and Maximum Tariffs of Puerto Deportivo José Banús, or the use of the Card to enter unauthorized vehicles or to lend or transfer it to any person other than the authorized persons.

The transfer of the Card or the access rights attached to it is prohibited. In the event of loss or deterioration of the card, the loss must be notified immediately, and the User must request a new card from the Concessionaire, assuming the cost of issuing it.

Puerto José Banús reserves the right to block the Access Card acquired in the Control Tower, if the User presents any debt to the Concessionaire and it is not paid within a maximum period of ten days from its acquisition. The User shall have no right to claim or request a refund, in whole or in part, of the payment of fares made if the Concessionaire proceeds to disable the Cards with which the User presents any debt.

4. RATES

The general tariff system in force at any given time is available at Puerto Banús Offices.

The Customer must pay the price and validate the Card in advance, by credit or debit card or bank transfer. Puerto Banús may establish outside the general system of tariffs those special offers and/or tariffs which it considers appropriate at any given time, and which may be contracted in accordance with the terms and conditions established by Puerto Banús for each type of User. Puerto Banús may also market the Port Cards as an integral part of a wider Commercial Package which may include complementary or added services. In this case, the acquisition of the Card will be governed by the terms and conditions established by Puerto Banús for the Commercial Package in question.

The User will not have any right to request a total or partial refund of the fees paid if the Concessionaire proceeds to render the Cards unusable due to the loss of the requirements necessary to maintain the same or their improper use.

5. ACCESS

The access, circulation or establishment of vehicles is prohibited, except for holders of the right to use mooring and those others who are expressly authorized by the Concessionaire in accordance with the provisions of these General Conditions and other applicable regulations.

The Concessionaire may prohibit or limit vehicular traffic at certain times of the year and in certain areas. The limitations or prohibitions may be permanent or for specific seasons and times. The limitation of access must always be formulated in accordance with the principle of non-discrimination, as well as in the case of individual limitations to the right of access and may not be adopted to the detriment of the rights recognized by the legal system to any citizen. In any case, vehicle access may be prevented when the area allocated for parking is completely occupied by more than 90%.

The Concessionaire is empowered to deny access to those vehicles which, due to their state of conservation or their characteristics, may pose a danger to the Port, commercial establishments or pedestrians and passers-by.

With the exception of lorries supplying fuel to the Port service station, duly authorized by the Concessionaire, all vehicles transporting fuel or explosive or dangerous materials are forbidden to enter the Port.

The access of vehicles carrying advertising is prohibited, except for those expressly authorized by the Concessionaire.

Access to pontoons 1 and 2, as well as to the Levante dock, will only and exclusively be permitted to vehicles authorized by Puerto José Banús, S.A.

6. CIRCULATION

You may only enter and leave the Port through any of the accesses and exits provided for this purpose. At all times you must respect the traffic and safety regulations, the signs of any type located in the Port, as well as, where appropriate, the indications of the employees of Puerto Banús, or authorized personnel.

The vehicle must only be kept with the engine running when driving in the Port or during maneuvers to enter or leave the parking space in question, never while the vehicle is parked. Vehicles are only authorized to circulate in the Port using reverse gear for parking maneuvers.

In the event of vehicle breakdown, the Client will inform Puerto Banús staff of this circumstance and will follow their instructions.

As far as possible, Users undertake to follow the following recommendations when driving in the Port:

- a) Not to drive in "neutral".
- b) To circulate using the vehicle's lights.
- c) Give priority to vehicles which at the time of accessing or leaving the Port are already in the process of parking.

7. PARKING

Vehicles may only occupy the spaces specifically reserved for them according to the type of authorisation held by the User and may not remain inside the premises for a period of more than 24 hours. Puerto José Banús will reserve 5% of the available parking spaces for monthly authorisations, another 5% will be available to attend to requests for quarterly authorisations and another 5% of the total number of parking spaces to attend to users in transit. In any case, preference will be given to annual card applicants over others, and quarterly card applicants over monthly card applicants.

For Users who have the category of "suppliers", their access to the port will be limited to the time between 07:00 hours and 13:00 hours each day, except on Sundays and public holidays when they will not be able to **access the port, and on Mondays and days after public holidays when access will be authorised until 14:00 hours.**

It is completely forbidden to use any parking space for any purpose other than the mere occupation of the same for the parking of the vehicle, unless expressly authorised by Puerto José Banús S.A., as well as to occupy and/or use the vehicle for any purpose while it is parked. Specifically, it is forbidden.

- a) To carry out repair or cleaning work on the vehicle.
- b) Moving and/or manipulating vehicles belonging to other Users.
- c) Leaving on the premises, inside or outside the vehicles, rubbish, waste, waste, hazardous materials, or objects and/or animals.
- d) Holding meetings, sales, collections, handing out to other Users or placing advertising leaflets on vehicles.
- e) Setting fires and/or tampering with electronic equipment.

As far as possible, Users undertake to follow the following recommendations during their stay in the Port:

- a) Lock the parked vehicle, leaving it parked, braked and with the windows closed.
- b) Not to leave objects of any value in the vehicles.

8. REMOVAL OF VEHICLES

The Concessionaire is empowered to remove vehicles parked outside the marked areas, if they obstruct circulation within the Port area, and in all those cases in which the situation of a vehicle obstructs the maritime assistance tasks for ships or causes serious damage. In the case of the removal of the vehicle, it will be deposited in an area set aside for this purpose within the Port or, where appropriate, in the municipal depot; the owner or user of the vehicle must pay the amount of the expenses incurred, if any, prior to departure. If it is considered necessary for the proper functioning of the Port, the Concessionaire may request the collaboration of the municipal service or the corresponding agents of the City Council.

The operations referred to in this chapter will be carried out at the owner's risk and expense.

9. RESPONSIBILITY

Users acknowledge and accept that access to and use of the Port is voluntary and is solely an act of their own free will. Access and parking will be carried out in the permitted places and under their exclusive responsibility, especially in areas where there is a risk of falling into the dock. Puerto José Banús is not responsible for the objects deposited inside the vehicle, nor for any damage that the user, his vehicle, or the persons accompanying him may suffer because of the conduct of other users, nor for any damage caused in the event of theft, fire or explosion.

The User will be liable to Puerto Banús for the damages caused by the authorized vehicles due to non-compliance with their duties or lack of skill in driving the vehicle within the Port, expressly renouncing any type of judicial or extrajudicial action against Puerto Banús caused by their own action or omission, and recognizes the right of Puerto Banús to repeat against them the obligation to compensate for the damages they may have caused and which may be claimed from Puerto Banús.

The User will also be liable for any damage or injury that may be caused to any person or property of any nature, exonerating Puerto Banús from any kind of responsibility for any injury, damage or harm of any kind that may be caused or produced to third parties, Puerto Banús assumes no responsibility for the actions or omissions of Users or Visitors in the Port insofar as the origin, realization and production of the same are completely unrelated to it.

10. MAJOR FORCE

The Concessionaire shall not incur any liability, nor shall it be subject to any claim whatsoever for the suspension or restriction of access for reasons attributable either to the User or to the intervention of a third party, or in the event of measures adopted by the Administration or force majeure as usually defined by Spanish legislation and case law.

11. PROTECTION OF PERSONAL DATA

The User is informed that Puerto Banús will process the data and information provided, both for the formalization of this Contract and those that it may obtain during the term of the same, in order to enable the administrative, economic and commercial management of the Contract, including the sending of its own promotional information or that of third parties, including by electronic means, in the event of acceptance by the User, as well as to comply with any legal obligations that may be required. Said data will be processed for the duration of the Contract and until the termination of any liability that may arise from the Contract and/or the processing of the data. You may exercise the rights recognized in current legislation by sending a postal communication to TORRE DE CONTROL PUERTO JOSÉ BANÚS, 29660, MARBELLA, including a photocopy of your ID/Passport and specifying the right or rights you are requesting to exercise.

12. COMPLAINTS

Puerto Banús will have complaint forms available to the Client at the Puerto Banús offices.

13. LEGISLATION

This Contract shall be governed by Spanish law.

14. CONTACT DETAILS

Puerto José Banús S.A.

José Banús Control Tower

29660 - Marbella

T. 952 909 800 / E. clientes@puertojosebanus.es