



ARQUITASA
SOCIEDAD DE TASACION

CADASTRAL UNIT REFERENCE

NAME

CADASTRAL REFERENECE

Property

General Cadastral reference:

The registrar owner at the moment of the appraisal is with C.I.F.:
according to the registrar documentation.

Visited the property by i Munné last time on 14 June 2015, it's currently occupied,
and as of today, has an APPRAISAL VALUE of:

**8.666.571,00 € (EIGHT MILLION SIX HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED
SEVENTY-ONE EUROS)**

PROPERTY	NAME	USEFUL S.	ADOPTED S.	VALUE
	Commercial Store			
	Ground Floor			
	Ground Floor 1	155,44 m ²	169 m ²	279.988,64 €
	Ground Floor 2	284 m ²	310,6 m ²	498.693,15 €
	Residential Flat			
	Main Floor			
	Main 1 st	161,6 m ²	213,8 m ²	694.161,08 €
	Main 2 nd	186,41 m ²	216,07 m ²	752.777,08 €
	First Floor			
	1 ^o 1 ^a	175,55 m ²	202,7 m ²	676.703,98 €
	1 ^o 2 ^a	183,58 m ²	212,11 m ²	137.266,82 €
	Second Floor			
	2 ^o 1 ^a	181,9 m ²	196,85 m ²	674.362,95 €
	2 ^o 2 ^a	168,62 m ²	207,91 m ²	677.459,11 €
	Third Floor			
	3 ^o 1 ^a	184,24 m ²	201,39 m ²	502.372,53 €
	3 ^o 2 ^a	187,83 m ²	207,91 m ²	663.514,15 €
	Fourth Floor			
	4 ^o 1 ^a	112,14 m ²	131,22 m ²	325.409,72 €
	4 ^o 2 ^a	68 m ²	80,21 m ²	263.931,20 €
	4 ^o 3 ^a	68 m ²	80,21 m ²	290.471,54 €
	4 ^o 4 ^a	107 m ²	131,22 m ²	484.594,15 €
	Attic Floor			
	Attic 1 st	108 m ²	126,95 m ²	321.364,06 €
	Attic 2 nd	67 m ²	78,93 m ²	253.517,40 €
	Attic 3 rd	54,13 m ²	63,74 m ²	140.123,61 €
	Attic 4 th	94,7 m ²	111,44 m ²	417.257,88 €
	Over-attic Floor			
	Over-attic 1 st	103,5 m ²	121,81 m ²	283.424,51 €
	Over-attic 2 nd	27,83 m ²	34,22 m ²	145.370,93 €
	Over-attic 3 rd	69 m ²	80,85 m ²	183.806,09 €
	TOTAL	2.748,47 m²	3.179,14 m²	8.666.570,58 €

Minimum value to be covered by the insurance . . . 2.842.045,20 €

Of all of this quantities, it has to be deducted, in its case, those burdens that could fall on the appraised property not included on the obligatory documentation used.



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To obtain this appraisal value, it has been used the methods and derivative values detailed now:

METHODS AND VALUES SUMMARY (€)

CONSIDERED USE	COST M.	COMPARISON (1)	UPTADE (2)	FLOOR	VUELO
Commercial Store					
Ground Floor					
Ground Floor 1	277.329,00	312.398,19	279.988,64	178.798,62	101.190,02
Ground Floor 2	277.906,24	498.693,15	---	109.753,62	388.939,53
Residential Flat					
Main Floor					
Main 1 st	616.588,51	744.868,51	694.161,08	430.529,06	263.632,02
Main 2 nd	623.135,08	752.777,08	---	435.100,16	317.676,92
First Floor					
1 ^o 1 ^a	584.576,66	706.196,66	676.703,98	408.176,99	268.526,99
1 ^o 2 ^a	517.998,07	673.661,36	137.266,82	427.125,91	-289.859,09
Second Floor					
2 ^o 1 ^a	574.571,69	692.673,81	674.362,95	403.262,97	271.099,98
2 ^a 2 ^a	606.853,95	731.591,63	677.459,11	425.920,27	251.538,84
Third Floor					
3 ^o 1 ^a	506.703,28	654.479,24	502.372,53	419.592,04	82.780,49
3 ^o 2 ^a	614.110,00	738.835,21	663.514,15	433.176,33	230.337,82
Fourth Floor					
4 ^o 1 ^a	347.107,08	443.367,45	325.409,72	291.707,31	33.702,41
4 ^o 2 ^a	256.785,90	304.873,40	263.931,20	186.983,15	76.948,05
4 ^o 3 ^a	256.785,90	304.873,40	290.471,54	186.983,15	103.488,39
4 ^o 4 ^a	405.901,51	484.594,15	488.690,78	291.707,31	192.886,84
Attic Floor					
Attic 1 st	410.411,58	486.516,83	321.364,06	299.933,34	21.430,72
Attic 2 nd	286.702,17	333.970,98	253.517,40	218.013,34	35.504,06
Attic 3 rd	202.967,28	249.672,77	140.123,61	176.056,89	-35.933,28
Attic 4 th	360.269,92	427.077,08	417.257,88	263.289,26	153.968,62
Over-attic Floor					
Over-attic 1 st	436.299,06	509.255,94	283.424,51	330.293,91	-46.869,40
Over-attic 2 nd	126.757,38	147.246,95	145.370,93	96.977,43	48.393,50
Over-attic 3 rd	263.258,11	322.492,05	183.806,09	229.124,05	-45.317,96
TOTAL	8.553.018,37	10.520.115,84	7.419.196,98	6.242.505,11	2.424.065,47



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METHODS AND VALUES SUMMARY (€)

CONSIDERED USE	INSURANCE
Commercial Store	
Ground Floor	
Ground Floor 1	101.190,02
Ground Floor 2	388.939,53
Residential Flat	
Main Floor	
Main 1 st	263.632,02
Main 2 nd	317.676,92
First Floor	
1 ^o 1 ^a	268.526,99
1 ^o 2 ^a	---
Second Floor	
2 ^o 1 ^a	271.099,98
2 ^a 2 ^a	251.538,84
Third Floor	
3 ^o 1 ^a	82.780,49
3 ^o 2 ^a	230.337,82
Fourth Floor	
4 ^o 1 ^a	33.702,41
4 ^o 2 ^a	76.948,05
4 ^o 3 ^a	103.488,39
4 ^o 4 ^a	192.886,84
Attic Floor	
Attic 1 st	21.430,72
Attic 2 nd	35.504,06
Attic 3 rd	---
Attic 4 th	153.968,62
Over-attic Floor	
Over-attic 1 st	---
Over-attic 2 nd	48.393,50
Over-attic 3 rd	---
TOTAL	2.842.045,20

(1) Comparison Value equaled to the comparison value.

(2) Rental Update, properties rented.



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Domain limitations:

Rentals: On the Simple Note there are two rentals:

Rental on the dwelling f , with a useful surface of a hundred sixteen meters and eighty-four centimeters square, and certificate of occupancy number (in favor of Mrs. d Mr. ta; for a period of nine years starting on 1/11/2011, ending then on 31/10/2020, with a monthly rent of 555,55 €, inscription 38 of the property 557. Rental on the dwelling of the floor / avor of Mrs. I ; or a period of Y starting on 15/12/2011. Said term will be extended mandatorily by year periods until the rental reaches the duration of RS, that is, until 15/12/2041, unless the renter warns the lessor with 30 days of advance of the end of the contract or any of its extensions, the willing of not renewing the contract, i These rentals have been taken into account on the capitalization method. Mortgage: According to the registrar documentation i:

CONDITIONALS

Other conditionals It has not been possible to visit and check the occupancy status of the following dwellings:

1º 2ª

3º 1ª

4º 1ª

ATTIC 3ª

Over ATTIC 3ª

These flats, following a caution criteria, they have been considered from origin and they have been applied to them a functional depreciation of 280 €/m² plus 20% of expenses necessary in view of the renovation work needed for adaptation to the market.



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GENERAL WARNINGS

It has not been provided, for analysis by the appraiser, the statutes of the community or certificate administrator to check limitations of use.

BARCELONA to 14 June 2016

The appraisal value is 8.666.571,00 € (EIGHT MILLION SIX HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED SEVENTY-ONE EUROS)

Expires on: 14 December 2016

REPRESENTANTE



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Fdo. por el Tasador