

Dear Sir or Madam,

The following information is required to prepare the draft purchase agreement:

- Land register extract (if applicable)
- If no land register extract is available, land register details (local court/land registry office, land registry district/municipality, page number)

- Personal details of all parties involved (all first and last names, date of birth, place of birth, nationality, residential address, email address, telephone number, marital and property status, tax ID [not tax number])
- With regard to the intended purchase or sale, are you acting as a consumer within the meaning of Section 13 of the German Civil Code (BGB), i.e., for purposes that cannot predominantly be attributed to your commercial or self-employed professional activity, or as an entrepreneur within the meaning of Section 14 of the German Civil Code (BGB), i.e., in this case, the commercial sale/purchase of real estate?

- For what purpose is the property being acquired?

- Purchase price and bank details for payment of the purchase price
- Is a power of attorney required for the buyer to finance the purchase price, e.g., to establish a mortgage?

- Is a fitted kitchen or movable property (which is not an accessory [e.g., satellite system, alarm system, oil in the oil tank] or an essential component), e.g., furniture, being included in the sale? If applicable, I would like to request a precise description of the items and the percentage of the fitted kitchen/movable property included in the sale of the property in relation to the total purchase price.

- Was the property built less than 5 years ago?
- Is the building a listed historical monument?
- Are there any known contaminated sites or defects that require disclosure?
- Was the property owner's work performed during construction or renovation (except painting/wallpapering)?
- Are there any development contributions still to be paid, or has everything been settled?
- Current use of the property: vacant/unused, occupied by the seller, or rented?

- Possible eviction date

- For apartment purchases: details of the condominium association (WEG) administration and the amount of current housing benefit

By law, I am obligated to subject every transaction, including those involving real estate, to a money laundering risk analysis. Therefore, I would like to ask all parties involved to answer the following question:

- Are you a so-called politically exposed person, a family member of a politically exposed person, or are you known to be closely associated with such a person? [Explanation of terms: see attachment]

I'm happy to answer any questions you may have.

Sincerely,

Dr. Sascha Hantschel

Notary Public