



BASES TERMS AND CONDITIONS FOR PARTICIPATION IN THE AUCTIONS

By registering on the Subastas en México website <https://www.subastasenmexico.com> the user accepts and agrees with the steps to participate and general provisions of these Terms and Conditions of Participation in the Auction described below:

STEPS TO PARTICIPATE IN THE AUCTION

1. Registration.

Register at the following link:

<https://www.subastasenmexico.com/preregistro-para-subasta-de-inmuebles/>, send a copy of your official documents to inmuebles@subastasenmexico.com and wait for a response of validation of your registration to continue with the next steps..

2. Inspection visit.

The interested party has the option of requesting an appointment for an inspection visit, although it is not mandatory, it is recommended.

3. Access the Virtual Data Room.

The interested party will have access to the review of the documents of the property for which he/she must request access by email to inmuebles@subastasenmexico.com, the access data will be sent by email, it is important to mention that it is not allowed to print, modify, copy or share the access data to third parties. If you wish, you may request an appointment and visit the offices of Subastas en México to review the documents.

4. Reception of questions.

Interested parties may send any questions they may have about the property and the auction process by emailing inmuebles@subastasenmexico.com.

5. Answers and Clarification of Doubts.

A clarification meeting will be held to answer the questions sent, it may be by videoconference and the corresponding access link will be sent by email, in case it is not in the clarification meeting, it will be sent by email.

6. Security deposit.

To validate your participation and become a Bidder, the interested party must request information to make a security deposit by sending an email to garantias@subastasenmexico.com, the amount of the guarantee will be 5% of the starting price at auction of the property.

SUBASTAS EN MÉXICO

Montecito 38 Piso 14 Oficina 16, Col. Nápoles, C.P. 03810, Mexico City, Mexico

Tel.: +52 55-9000-0590 Email: inmuebles@subastasenmexico.com Web: www.subastasenmexico.com



From the moment the deposit is confirmed, the Bidder may make bids.

Warranty Return.

In case of being a non-winning Bidder, your deposit will be returned 100% to the same account of the non-winning bidder, for which you have to fill out the guarantee return form and send a copy of your bank statement cover page no older than three months. The time for the return of the guarantee is 1 working day after sending the return form and the bank statement cover page.

In case of being a Winning Bidder, this guarantee will be returned 100% after the payment of 25% of the sale price obtained for the property.

7. Auction.

Place your bids, the system will have a programmed minimum increment. If the Bidder places a bid within the last 2 minutes of the closing time of the auction for a lot, the closing time will be increased by 2 more minutes (extended time) and so on until there are no more bids.

Once the auction ends, the Winning Bidder will automatically be the highest bidder.

Once the auction is concluded, the Winning Bidder will be sent an Account Statement with the deadline and bank details to make the payments for the property.

8. Signing of the Purchase and Sale Contract and first payment of the property.

Once the auction is concluded, the Winning Bidder will have 5 business days after the date of the auction to make the first payment of 25% of the sale price of the property at auction. The Purchase-Sale contract will be made between the Winning Bidder and the owner of the property.

It is worth mentioning that once the 25% payment is settled, the guarantee to participate in the auction will be refunded.

Once the payment has been made, you must send your receipt by email to pagos@subastasenmexico.com.

9. Transfer of Ownership, Title Deed.

The Winning Bidder must make the payment of the remaining 75% within 20 working days after the date of the auction to the account of the owner of the property. This payment will be made at the notary's office for the deed process.

Once the payment has been made, you must send your receipt by email to: pagos@subastasenmexico.com.

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All participants should take the following points into consideration:

Payment period

You must make the corresponding payment with the bank details that were sent to you and comply with the payment within the term indicated.

You must comply with the total payment of your account statement according to the times indicated in your account statement.

Once the payment has been made, you must send your receipt by email to the following address: pagos@subastasenmexico.com

If you do not pay 100% of the balance indicated in your account statement you will be penalized with the guarantee(s) deposited without any type of claim or refund, losing all rights over the lots awarded. An invoice for auction services will be issued for the amount deposited.

Refund of Guarantees and credit balance.

If you are not a winning Bidder or have a balance in favor, you must fill out the return form that you will receive by email, fill it out, sign it and send it by email, attaching the documentation indicated in the form.

Refunds are made only to the account of the individual or legal entity that made the deposit, no refunds are made to third party accounts.

To send documents you can do it in the following way:

Fill out the return form, print it, sign it and send it digitized to devoluciones@subastasenmexico.com, enclosing a copy of the following documents:

Legal Entities

- Articles of Incorporation.
- Copy of powers of attorney.
- Current official identification of the legal proxy.
- Proof of address, not older than 3 months.
- R.F.C.
- Bank statement cover page clearly showing the name of the beneficiary of the account (it must correspond to the name of the legal entity that made the registration), CLABE account, name of the banking institution and branch. Not older than 3 months.
- Proof of Tax Status.

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Individuals

- Valid official identification of the bidder registered in the auction.
- Proof of address, not older than 3 months.
- R.F.C.
- Bank statement cover page clearly showing the name of the beneficiary of the account (must correspond to the name of the individual registered in the auction), CLABE account, name of the banking institution and branch. Not older than 3 months.
- Proof of tax Status.

The return process takes 24 to 48 business hours after receipt of your completed documents.

It is the buyer's responsibility to provide complete and updated information.

Once the invoice is issued there will be no changes or cancellations.

The interested party and bidder is responsible for and agrees to comply with the schedule of activities.

Deed

For the deed process, a notary office will be proposed to the buyer, although it can be the notary office of the buyer's choice as long as it is a valid notary office for the location of the property.

General Provisions

- The goods are sold in the condition in which they are found without any type of claim, return or guarantee, therefore it is highly recommended that you attend the inspection visits prior to the auction date.
- In the event that a lot is cancelled during the auction process or after the closing date of the auction, the following conditions will apply:
 - The sale will be cancelled.
 - The buyer will be notified.
 - Bank details will be requested for the return of the payment of the lot.
 - The corresponding refund will be made.
- Subastas en México will not be responsible for Internet or system connectivity failures, always maintaining the quality and accessibility levels of the electronic auction site, and may re-auction any lot if it deems it appropriate, giving notice to participants who have bid on the same lot, even if the lot has been awarded.
- The user is responsible for all data provided and for official communication is designated the email with which you registered your account and must be aware of your mail to attend notifications and information sent to you, the registered bidder must register the following email addresses in your contacts:
 - subastas@subastasenmexico.com

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- aalmendares@subastasenmexico.com
- devoluciones@subastasenmexico.com
- facturas@subastasenmexico.com
- atencionaclientes@subastasenmexico.com
- Bidder agrees to check its inbox and spam folder to ensure receipt of emails and notifications.
- The Bidder is responsible for the contact telephone numbers provided to receive information.
- In the event that the Bidder is notified of any activity and does not respond, it will be documented by email and will be responsible for the information sent to it.
- If for any reason unrelated to the negotiation between Subastas en México and the consignor, Subastas en México decides not to sell any goods, Subastas en México will not be liable for any damages and will reimburse the payment made for such goods to the Bidder by bank transfer according to the information provided in its registration.

Customer Service

Email: atencionaclientes@subastasenmexico.com

Tel.: +52 (55) 9000-0590 Ext. 7010

Subastas en México

WTC Mexico City

Montecito 38 Piso 14 Oficina 16, Col. Nápoles, C.P. 03810,

Benito Juárez, Mexico City, Mexico

Subastas en México thanks you for your participation in the auction process.

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