



PARQUES DE SOTOGRANDE, E.U.C.

TRANSLATED VERSION FOR EASE OF REFERENCE PURPOSES
PLEASE NOTE ONLY THE SPANISH VERSION IS AUTHORITATIVE

MANAGEMENT REPORT 2025-2026

Dear Owner, as in previous years, I am providing you with an overview of the Association's management from the second half of 2025 to the present.

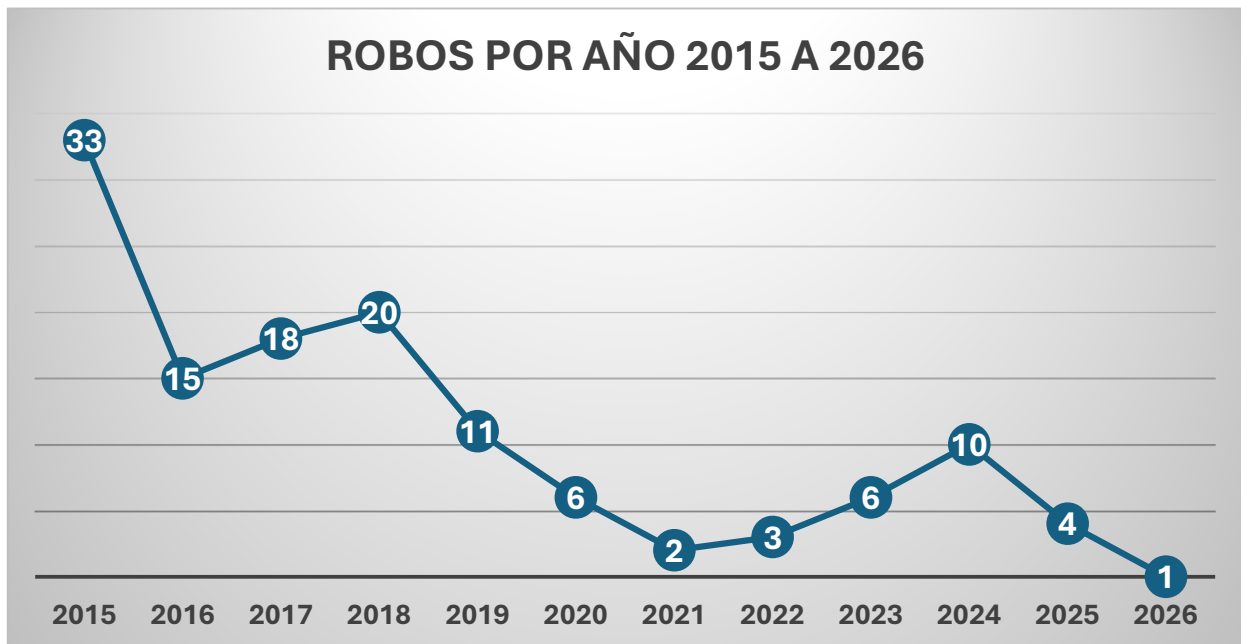
Key highlights of the fiscal year include adherence to the budget, a reduction in debt in 2025, a decrease in the number of thefts in 2025, and the implementation of a greater number of landscaping improvements in the community.

Below, I detail the most significant aspects of the Association's various management areas:

I – SECURITY

I-a. Security Incidents

During the first half of 2026, one burglary has been recorded in the urbanization. During the same period in 2025 three burglary incidents had been recorded. The downward trend observed in recent years continues.



I-b. New Cameras

A total of 30 new visible-spectrum cameras with face anonymization have been installed at the various intersections where LPR systems are already in place.



Camera Layout Plan – Parques I: Installed cameras shown in blue.



Camera Layout Plan – Parques II: Installed cameras shown in blue.

I-c. Entrance Barrier

Work is currently underway to replace the barriers at the security booths. Throughout July, new devices will be installed at all entrances to the urbanization as part of a security systems improvement plan.

I-d. Portable cameras

The portable cameras we have deployed over the years have proved their worth.

As these cameras are exposed to the elements and their components (batteries and controllers) are subject to wear and tear, the first units need to be maintained and updated.

In January, two cameras were sent to the manufacturer for this purpose and have since been serviced and returned to their locations. The remaining units are undergoing an ongoing replacement programme.

I-e. Home Occupation Prevention

The Security Department has been carrying out measures aimed at preventing the illegal occupation of homes in the urbanization. The current operation involves checking, during each shift (morning, afternoon, evening), properties that have been uninhabitable or disused for a prolonged period, coordinating these checks with the regular patrols carried out throughout the area assigned to each patrol vehicle.

In addition, during the late afternoon and early evening, a more thorough inspection is carried out to detect any lights inside the property or other signs that might indicate squatting or a break in, such as the presence of vehicles on the premises, smoke coming from chimneys, or open doors or windows.

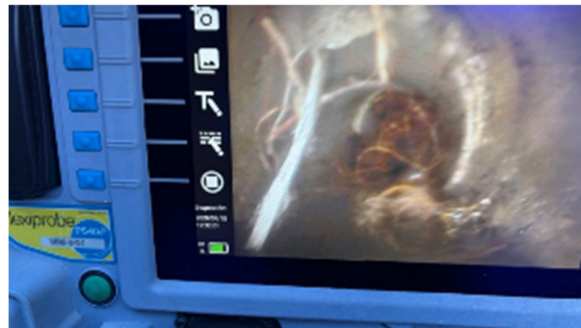
We recognise that installing alarm systems in homes – particularly for properties that remain unoccupied for long periods of the year – is a preventative measure for owners, given the current legal and social situation elsewhere in the region. There are currently offers available for the installation of low-cost alarm systems that significantly reduce the risk of squatting in properties that are not in regular use.

II– MAINTENANCE

II-a. Infrastructure

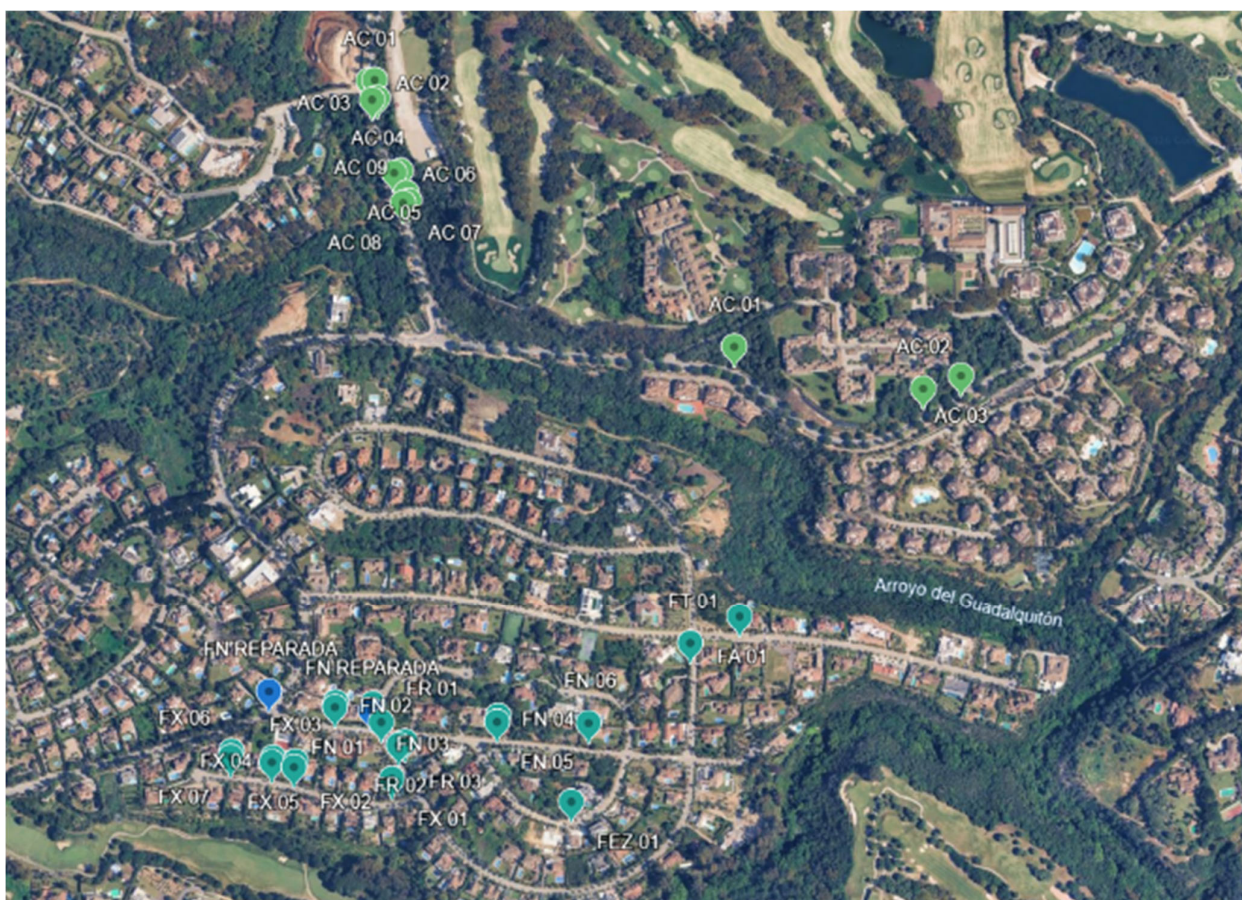
STORM DRAINAGE SYSTEM: As is usual practice, the Network Maintenance Plan has been implemented throughout the entire period covered by this report.

- Inspection and cleaning of all stormwater drainage outlets in the urbanization, with particular attention paid to the outlets where the sewers discharge into the River Guadiaro, the Arroyo de la Horra and the Arroyo Guadalquivir. This year, the cleaning of pipes and manholes is being stepped up, with areas being restored in parallel with the grating replacement programme.
- Inspection and cleaning of historically problematic areas, scheduled in advance and before the threat of rain.
- Resolution of network issues reported by property owners.
- Repair/replacement of grates and manhole covers.
- Replacement/upgrading of pipes within the network.



Campaign for the Replacement of Damaged Grilles:

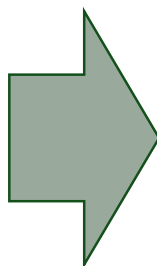
A total of 75 damaged grates have been replaced throughout the urbanization.





STREET LIGHTING: In addition to general maintenance work on the network and the repair of faults, during this period, we are once again upgrading the street lighting network with the installation of villa-style solar street lights.

The network will be upgraded with 30 new solar street lights installed at various points throughout the urbanization.



ROADS: Part of the 2026 resurfacing programme has been completed. This year, due to the rise in oil prices, it has been decided to carry out an initial phase of the programme to repair potholes caused by tree roots on the following streets:

Tramo Avda los Cortijos
Tramo C/ Dulcinea
Tramo C/ Ávila

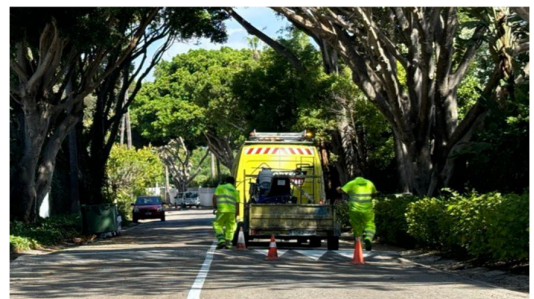
Tramo Avda del Carmen
Tramo C/ Duero
Tramo C/ Barceló

We are awaiting updates on prices for a second phase after the summer, during which only tarmacking work of roads will be carried out.



II-b. Signage:

ROAD MARKINGS: We are currently carrying out the road marking and line painting programme throughout the urbanization.



II-c. Road Cleaning:

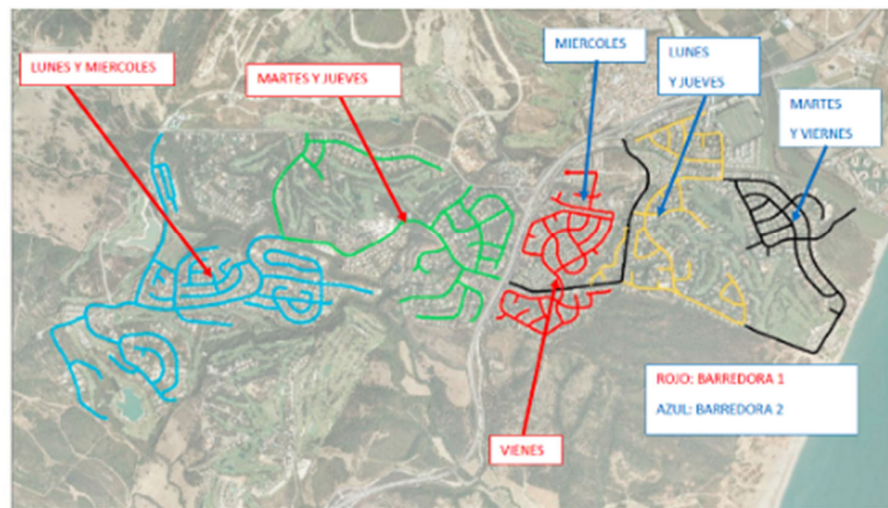
The urbanization has a mechanical cleaning service consisting of two street sweepers which clean the streets on a weekly basis. This mechanical service is complemented by manual cleaning carried out on the estate by our own gardening and cleaning staff.



Implementation of the sweeper work schedule by zone:

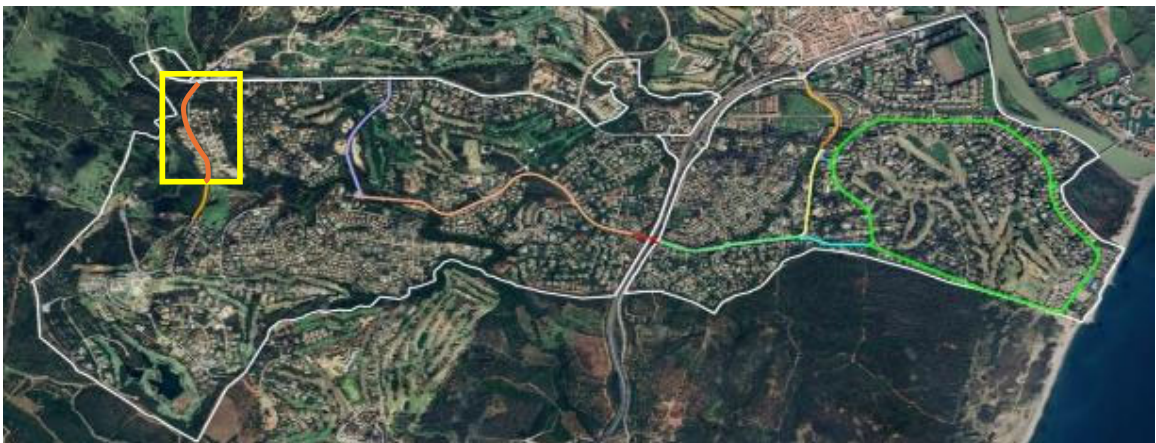
Since the acquisition of the second street sweeper at the beginning of the year, a new operational schedule has been introduced to coordinate the two machines with a view to optimising the increase in current cleaning capacity as much as possible.

CUADRANTE SEMANAL DE ZONAS DE SERVICIO CON DOS BARREDORAS



II-d. Other Initiatives:

FOOTPATHS: As part of the plan to improve pedestrian infrastructure, work is continuing this financial year on the projects started in previous years, with the construction of a new section of footpath on Avenida Almenara. This project connects the main entrance to the urbanization with the lake area, linking up with the routes already completed and improving the connectivity, safety and accessibility of the pedestrian routes.





SOTOGRADE SIGN AT THE ENTRANCES TO THE RESIDENTIAL ESTATE: We have installed a new sign at the entrance to the urbanization on Avenida Paniagua. Over the coming months, we will complete the remaining two: one at the entrance to Almenara Avenue and the other at the access to the C.C. Mar y Sol area and the remaining urbanizations within that sector.



RECYCLING CENTRE: Refurbishment of the Paniagua recycling centre site to prevent illegal dumping, in collaboration with the Campo de Gibraltar Administration.





III-Gardening.

III-a. General pruning in the area.

The year was marked by the severe storms in January and February, which required the works associated with the previously established programme to be rescheduled.



Example of one of the more than 40 trees that were blown down during the February storms.



Follow-up works.



Example of the subsequent works that continued for more than a month after the storms..

Following the storms and the associated work, we resumed our normal pruning work, focusing mainly on **Esmeralda Street (70 per cent completed)**, **Doñana Street (60 per cent completed)** and **Daimiel Street (50 per cent completed)**, which are among the longest streets and have the highest number of pine and casuarina trees (species with recurring problems of falling branches), with the following level of completion:

EUC PRUNING PROGRAM 2026

STREET	CAMPAIGN	EQUIPMENT USED	TREE TYPE
Esmeralda	2026	Camión Grúa	Pino + casuarina
Cortés	2026	Camión Grúa	Pino
Brisa	2026	Plataforma	Jacaranda
Ordoño de León	2026	Camión Grúa	Pino
Sebastián Elcano	2026	Plataforma + Camión Grúa	Ficus
Alamos	2026	Plataforma	Pino
Doñana	2026	Camión Grúa	Pino
Ricardo Corazón de León	2026	Camión Grúa	Pino + casuarina
Beatriz de Suabia	2026	Plataforma	Plátano
Carlos I	2026	Plataforma	Plátano
Daimiel	2026	Plataforma	Pino
Duarte de Portugal	2026	Plataforma	Plátano
Leonor de Castilla	2026	Camión Grúa	Casuarina
Avda Almenara	2026	Plataforma	Pino + casuarina + ficus
Avda de los Cortijos	2026	Plataforma	Pino + casuarina + Plátano
Roberto El Piadoso	2026	Camión Grúa	Pino + casuarina

----- calles en las que se ha actuado.



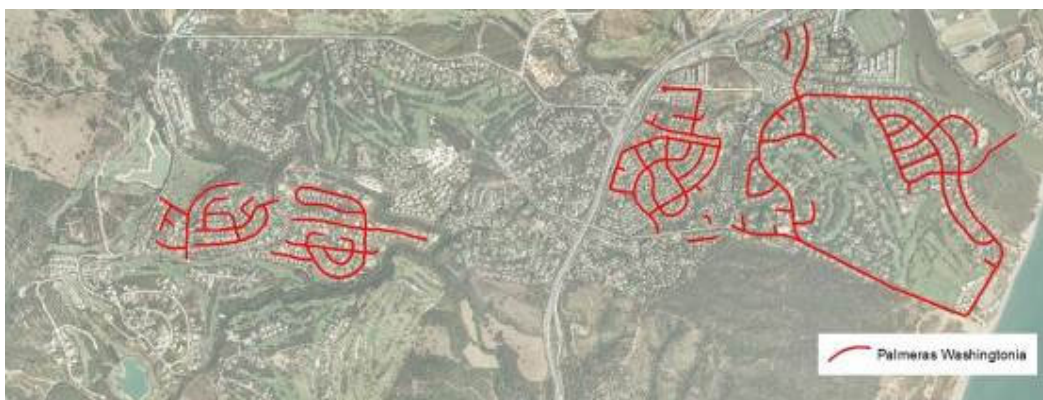
Example of the pruning of a large Aleppo pine using a lorry-mounted crane and a cherry picker to prevent damage to nearby properties.

- Pruning of palm trees.

Following a decade of annual palm tree pruning throughout the urbanization, it was decided in 2026 to postpone the pruning programme until 2027, primarily for financial reasons. The quotations obtained for carrying out the works were approximately double those received in previous years. As a prudent budgetary measure, it was decided to undertake the removal of seed stalks before the palm trees produce and disperse their seeds, while deferring the pruning of fronds until the first half of 2027. In the meantime, management arrangements will be reviewed to achieve more reasonable costs, including the possible use of in-house staff and equipment should contractor prices remain at their current high levels.



Flower removal works in Zone B.



(Streets with Washingtonia palms)

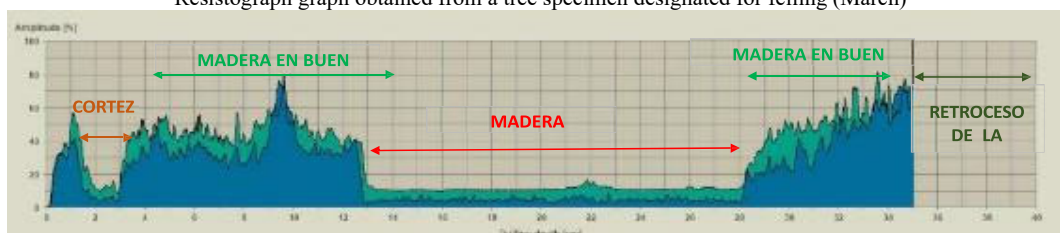
III-b. Preventive control of the wooded area.

- Planned schedule for extended specimen study visits. Two visits have been carried out so far in 2026.



Resistograph test carried out at the base of the trunk of one of the specimens during the June inspection.

Resistograph graph obtained from a tree specimen designated for felling (March)



SUMMARY OF RESULTS FROM ADVANCED STUDIES ON LARGE SPECIMENS IN 2025 AND 2026

DATE OF STUDY	SPECIMENS	RESULTS
Oct 2025	Pine (5), Casuarinos (2), Ficus (1)	Felling: Alvarado 10 (Pine) y Ramiro el Monje 17 (Casuarina) Others: (6 specimens): APPROVED
March 2026	Pine (3) Casuarinos (3), acacias (2)	Felling: Avda Almenara 32 (Acacia) Others: (7 specimens): APPROVED
June 2026	Pine (5) Casuarinos (3)	Felling: Avda del Carmen(Construction site)(Casuarina), Doñana 1 (Pine) Others: (6 specimens): APPROVED

III-c. Landscaping and improvements to communal areas. New plantings.

- Installation of a new sign at the entrance to the urbanization from Avda. Paniagua.



- Replacement planting of trees lost in the February storms (more than 40 trees replaced).



Planting in the Eco 2 area.



Planting in the McMicking La loma area.

III-d. General maintenance work following the storms.

Following the heavy rainfall, there has been a massive proliferation of weeds, which has necessitated several passes with the brush cutter due to the weeds repeatedly sprouting back.



Example of roadside verge clearance in Zone F

III-e. Clearing of green zones.



As is the case every year, work began in early May on clearing green spaces as a fire prevention measure and to control pests, with plans to cover the same area as last year using hammer and chain brush cutters attached to backhoe loaders.

This year, as was the case last year, we are finding a large amount of fuel due to the heavy rainfall we have received. **The campaign has now been completed.**



Example of vegetation clearance works using a backhoe loader and a brush cutter

IV. PUBLIC UTILITY COMPANIES

IV.a. Electricity Distribution Network

For a number of years, certain areas of the urbanization, particularly parts of F Streets, have experienced electricity supply problems due to the condition of the distribution network.

Last summer, we succeeded in securing a commitment from ENDESA, the company responsible for the local electricity distribution network, to allocate budgetary resources for a number of network improvement projects within the urbanization.

During this period, the company has completed the necessary municipal licensing procedures with the Local Authority and, at the date of this report, ENDESA has confirmed that it has now received the required permits to proceed with five electricity distribution network improvement projects within the urbanization.

According to ENDESA's current schedule, work is expected to commence in October, with all five projects due to be completed during the first half of 2027.

IV.b. Water Distribution Network

With regard to the water distribution network within the urbanization, which is managed by Aguas del Valle del Guadiaro (SACYR Group), the company has informed us of its intention to carry out improvement works in the areas experiencing the highest number of network failures, particularly along F Streets.

In addition, in January 2026 the EUC submitted formal objections to the Amendment of the Regulations Governing the Public Non-Tax Charge for the Public Water Supply and Distribution Service. These objections have been upheld, preventing, for the time being, the implementation within the urbanization of the proposed 6.9% increase in water supply charges for 2026.

V. DROUGHT

Rainfall during the current hydrological year (October 2025 to September 2026) has been exceptionally high for the second consecutive year, bringing an end to the drought conditions that the region had been experiencing in recent years. Approximately **1,100 litres per square metre** of rainfall have been recorded across the area during this hydrological year.

At the date of this report, the reservoirs serving the area hold **137.57 hm³** of water, compared with 62.92 hm³ recorded during the same period in 2024. Details of the current storage levels at the **Charco Redondo Reservoir (Los Barrios)** and the **Guadarranque Reservoir (Castellar)** are set out below.:

RESERVOIRS THAT SUPPLY THE MUNICIPALITY (SOTOGRADE)				Present Date: 10/07/2026		Previous Semester: 03/07/2026		Previous Year: 09/07/2025	
CÁDIZ		Present Percentage	Total Capacity (Hm3)	Accum. Rainfall hydro. Year (mm)	Vol (Hm ³)	Accum. Rainfall hydro. Year (mm)	Vol (Hm ³)	Accum. Rainfall hydro. year (mm)	Vol (Hm ³)
1	RESERVOIR: CHARCO REDONDO	78,87%	79,17	1066,90	63,23	1052,9	56,74	1053,80	56,41
2	RESERVOIR: GUADARRANQUE	89,40%	83,15	1159,10	74,34	994,4	73,6	994,90	72,05

Despite this significant improvement in water availability, the EUC continues to urge the relevant public authorities to complete the procedures required to launch the tendering process for the projects that will enable reclaimed water to be supplied to the area for the irrigation of private gardens, golf courses and public green spaces. According to our latest discussions with the Regional Government of Andalusia, the tender process is expected to commence during the final quarter of 2026. If these timescales are met, we are hopeful that the use of reclaimed water within the urbanization will become a reality between 2029 and 2030.

IV – APPEALS AND LEGAL PROCEEDINGS

IV-a. Overdue Bills

Total accumulated debt at the end of the 2025 financial year has fallen compared with the previous financial year. **At the end of 2025, outstanding debt had fallen by €90,406 compared with the figure recorded at the end of 2024, representing the lowest level of debt in the last 12 years.**

Invoices issued in 2025 showed arrears of €121,756 at the end of the financial year, representing 2.26% of the total budget. Currently, arrears on invoices for 2026 stand at €161,466 (2.88% of the total budget).

The EUC continues to pursue preventive seizures and judicial auctions of debtors' properties, and the services contracted from ASNEF EQUIFAX SERVICIOS DE INFORMACIÓN SOBRE SOLVENCIA Y CRÉDITO, S.L. remain in place, with a procedure having been implemented to record in a register those property owners who fail to meet their obligation to pay instalments to the EUC, thereby making it more difficult for them to access financial and credit facilities.

The EUC is carrying out budgetary control and prudent cash flow management to ensure solvency at all times.

Direct debit arrangements cover 88.40 per cent of all owners, which greatly streamlines the collection of fees and allows for payment in four instalments.

Once again, I would like to take this opportunity to reiterate the need for you to provide a contact email address, which will enable us to streamline communications and reduce the costs associated with sending letters.

In Sotogrande, 10 of July 2026

Signed.: Sergio Sánchez Domínguez
Manager of Parques de Sotogrande E.U.C.