

DOCUMENT S

SCHEDULE OF FINISHES AND ANCILLARY WORKS

PROJECT	PROPERTY	AGREEMENT DATE
Residential block "Seychabel" 14, Triq Ruzar Mizzi, Mosta	Apartment No. 3 Third Floor Level / Fourth Level	29 July 2026

Contract status. This Schedule forms an integral part of the Promise of Purchase and Sale Agreement dated 29 July 2026 and is the document referred to in that Agreement as Document "S". It defines the works required for delivery of the Property in "Finished Form".

1. General standard

The Property shall be constructed, internally divided and finished substantially in accordance with the plans annexed to the Agreement, the applicable permits and good building practice. All labour and materials necessary to complete the included works below are included in the Purchase Price, subject to the express exclusions in section 5.

2. Apartment finishes

Walls and ceilings	Internal walls and ceilings plastered or otherwise prepared as appropriate and painted in a neutral colour. Soffits or local service enclosures may be formed where reasonably required for services.
Internal floors	Floor tiles and matching or compatible skirting installed throughout the internal areas of the Apartment, excluding bathrooms and ensuites.
External areas	Balconies and terraces forming part of the Property finished with the necessary waterproofing, falls and external-grade floor tiles, together with drainage outlets.
External apertures	External doors and windows installed with glazing and standard ironmongery, together with external railings, balustrades or parapets required by the approved design.
Apartment entrance	One completed apartment entrance door with frame, standard lock and ironmongery.
Facade	External facade and visible external surfaces completed in accordance with the approved elevations and the Architect's direction.

3. Electrical, plumbing and service installations

Electrical installation	Concealed conduits, wiring, distribution board, standard switches and socket outlets, and lighting points installed in accordance with the electrical layout approved by the Architect and applicable regulations.
Lighting points	Electrical lighting points shall terminate in standard holders or connection points. Decorative light fittings are not included.
Water and drainage	Internal hot and cold-water pipework, waste and drainage pipework, and connection points to the designated kitchen and bathroom positions. Excluded bathroom points shall be left safely capped and ready for the Purchaser's finishes.
Utility provision	Meter spaces, conduits, internal wiring, plumbing, drainage connections and connection points required by clause 5 of the Agreement. Applications, deposits, meter charges and activation fees payable to the utility provider remain for the Purchaser.
Intercom and data	Intercom provision connected to the common entrance and reasonable television, data or telecommunications conduits and points for ordinary residential use.
Air-conditioning provision	Reasonable power, drain and service routes for ordinary residential air-conditioning equipment, subject to the locations designated or approved by the Vendors, Architect or Administrator. Air-conditioning units are excluded.

4. Common parts and block completion

Entrance and circulation	Principal common entrance door, entrance passage, staircase, stairwell and landings completed with suitable floor finishes, wall and ceiling finishes, standard lighting and necessary balustrades or handrails.
Lift	Passenger lift installed, commissioned, certified as required and reasonably operational for ordinary residential use, together with its shaft, pit, machinery or equipment and finished landing entrances.
Common services	Common drainage, water, electricity, telecommunications conduits and other communal service systems serving the Block installed and tested as applicable.
Access and safety	Roof-access hatch and the passage leading thereto, common access arrangements and those fire-safety or emergency provisions required by the permits or competent authorities.
External completion	Common facades, visible common external elements and any common shafts or service ducts completed to the extent required for safe access, lawful occupation and ordinary use.

5. Express exclusions

EXPRESSLY EXCLUDED	CLARIFICATION
Bathrooms and ensuites	Wall and floor tiles or other decorative finishes, sanitary ware, mixers, taps, shower fittings, shower screens or enclosures, bathroom furniture, mirrors and accessories.
Internal doors	All internal apartment doors, frames, architraves and related ironmongery. The apartment entrance door and common access doors remain included.
Kitchen	Kitchen units, worktops, sink, mixer, appliances, splashbacks and kitchen furniture. The service points described in section 3 remain included.
Air-conditioning	Indoor and outdoor air-conditioning units, controls and proprietary installation kits. Any later installation must comply with the locations and approvals required by the Agreement.
Decorative and loose items	Decorative light fittings, curtains, blinds, loose or built-in furniture, wardrobes, appliances and other movable items.
Purchaser variations	Upgrades, layout changes, bespoke finishes or additional works requested by the Purchaser unless separately approved and agreed in writing, including price and programme.

6. Materials, variations and interpretation

Material selection	Finishes shall be of good commercial quality suitable for residential use. Where a particular material becomes unavailable, discontinued or unsuitable, the Vendors may use an alternative of equivalent or superior commercial quality in accordance with clause 7.3 of the Agreement.
Technical variations	Reasonable changes required by the competent authorities or the Architect for structural stability, safety, functionality or good design may be made subject to clause 7.2 of the Agreement.
Layout clarification	Any purchaser-requested layout adjustment remains subject to the written approval of the Vendors and the Architect. Any wall section required for structural, service or facade reasons, including near the kitchen or terrace, may be retained.
Plans and tolerances	The annexed plans remain the agreed basis of sale, subject to the permitted variations and reasonable construction tolerances stated in the Agreement.

7. Inspection, certification and snagging

Completion in Finished Form shall be certified by the Architect in accordance with clause 7.1 of the Agreement. The Purchaser may inspect the Property during the ten working days preceding the intended date of the final deed and deliver a written snagging list. Material defects affecting safe access, lawful residential occupation or ordinary use shall be addressed in accordance with clause 7.6. Minor snags shall be dealt with within the period stated in that clause.

Order of interpretation. This Schedule supplements the Agreement and should be read with it. If a conflict arises, the signed Promise of Purchase and Sale Agreement prevails unless this Schedule expressly identifies the more specific included finish or exclusion.

8. Acknowledgement

The Parties acknowledge that they have read and accepted this Schedule as Document "S" to the Agreement. Each page should be initialled and this final page signed by the Parties for identification.

Signature / initials Vendor Emanuele Vetere Date: _____	Signature / initials Vendor Ionut Robert Giba Date: _____	Signature / initials Purchaser Date: _____
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