

DEED OF SALE

1 PARTIES

1.1 Seller

City of Espoo *0101263-6*
Postal address: *Building Site Services, P.O. Box 49, 02070 CITY OF*
 ESPOO
Telephone: *+358 9 816 21*
Decisions: *Business and Competitiveness Subcommittee of the City*
 Board
 5 May 2025 section 47, final

1.2 Buyer

Surname, First names, PIN:
Address:
(Phone:)

2 OBJECT OF SALE

Plot xx in block xx of the xx. district of Espoo
Property ID: *49-x-x-x*
Surface area: *x m²*
Layout:
Building right: *x k-m²*
Address: *02xxx Espoo*

3 TRANSACTION PRICE

The transaction price is €x.

4 OTHER TERMS OF THE SALE

All terms and conditions of this real estate transaction are set forth in this deed of sale.

In the event of inconsistency or discrepancy between the Finnish version and English version of the deed of sale, the Finnish language version shall prevail.

4.1 Payment of the transaction price

The buyer has paid the transaction price as a retaining fee of €2,000 on [x.x.2025] and shall pay the final purchase price of €x at the latest at the signing of the deed of sale to the account of the City of Espoo IBAN: FI52 8000 1870 6520 06, BIC: DABAFIHH

4.2 Tenure and title

The tenure and title to the plot shall be transferred to the buyer once the transaction price has been paid in full.

4.3 Mortgages and liens

There are no mortgages or liens on the plot.

4.4 Encumbrances and similar

The encumbrances and similar on the property appear in the property register extract.

The City reserves the right to set up encumbrances on the site for utility cables and pipes free of charge.

The City has the right to place on the site, free of charge, embankments, cuts and other structures that may be required by the block and street plans. The city will compensate for the damage caused by these measures.

4.5 Taxes and fees

The parties are responsible for taxes and other charges on the land for the duration of their ownership.

4.6 Familiarisation with the site

The buyer has inspected the area, boundaries, and terrain conditions of the plot. The buyer has compared these with the information obtained from the documents presented on the plot and the buyer has no comment on these.

4.7 Access to documents

The buyer has read the site documents, which are:

- 1. The legal confirmation of title to real property*
- 2. Encumbrance*
- 3. Real estate register extract*
- 4. Plan maps and regulations*
- 5. Preliminary feasibility study*
- 6. Site search instructions and brochure material 2024*

The buyer has also familiarised itself with the layout maps and regulations for neighbouring properties.

4.8 Pollution of the soil

The seller shall bear the costs of any pollution of the site prior to the transaction to the level required by the use of the local detailed plan, with the primary responsibility being on the person who caused the possible pollution. It is not known to the seller whether the land has been contaminated as a result of its activities or otherwise, or that there may be waste or substances in the soil that may cause soil or groundwater pollution.

However, if the soil is found to be contaminated, the buyer must contact the City of Espoo's Building Site Services before taking any action. The city will reimburse the additional costs of pollution only if all remediation measures have been agreed with Building Site Services before they are implemented.

The buyer is responsible for removing any minor debris on the site prior to the transaction at its own expense.

4.9 Construction obligation

The buyer undertakes to build on the site a building (or buildings) with a floor area of at least 70% of the amount of the building right on the site, approved by the building control authority.

The purchaser is responsible for carrying out the soil surveys related to the design of the construction project and for the structural solutions required by the soil related to the implementation of the project. The preliminary feasibility study carried out by the seller is not sufficient for the final construction plans.

*The buyer is obliged to determine the cables and pipes that may be located at the object of sale.
The buyer is responsible for the costs arising from any necessary cable and pipe transfers.*

4.10 Contractual penalty

If the buyer transfers the object of sale to a third party before fulfilling the construction obligation without the seller's consent, the buyer undertakes to pay the seller a lump sum compensation equal to the purchase price according to this deed of sale.

4.11 Movable property and buildings

No movable property will be sold in connection with the transaction. There are no buildings on the plot.

ANNEXES Map

DATE Espoo xx.xx.2026

SIGNATURES

This deed of sale is signed in three identical copies, one for the seller, one for the buyer and one for the notary for the trade confirmation.

CITY OF ESPOO

plot manager / land use negotiator

buyer

Decision making and signing

By its decision of 22 May 2017, the City Board has transferred its section 66 decision-making power to the Business and Competitiveness Subcommittee of the City Board (Administrative Regulations, part II, chapter 2, section 5). In said decision, the Business and Competitiveness Subcommittee of the City Board has authorised the plot manager or land use negotiator to prepare and sign the deed of sale.

NOTARY'S CERTIFICATE

As notary, I certify that x and x have signed this Deed of Sale and that they have been present at the same time to confirm the transfer. I have checked the identity of the signatories and found that the deed of sale has been made in the manner decreed in Code of Real Estate chapter 2, section 1. Place and time are mentioned above.

n.n.

notary