LAND LOT PURCHASE PROCESS

HARRIS GLOBAL TRADE AND INVESTMENT, S.A. (HGTI)

PANAMA

1. BUYER PROFILE

The purchase of a land lot may be made by:

- An individual, national or foreign.
- A legal entity or company, national or foreign.
- Two or more buyers, in accordance with the conditions established for the transaction.

Approval of the purchase shall be subject to compliance with the documentary and administrative requirements established by HGTI.

2. BUYER REQUIREMENTS

A. Individual

1. Full name.
2. Legible copy of a valid identification document or passport.
3. Residential address.
4. Telephone number.
5. Email address.
6. Nationality.
7. Basic information regarding economic activity or occupation.
8. Contact information for purposes of the negotiation.
9. Information required for due diligence and identity verification.
10. Proof of address, when required.

B. Legal Entity / Company

11. Full legal name.
12. Registration certificate or equivalent documentation.
13. Tax identification number.
14. Registered address.
15. Corporate telephone number and email address.
16. Name and identification document of the legal representative.
17. Certification or document evidencing the authority of the legal representative.
18. Information on beneficial owners, when applicable.
19. Documentation required for the company's due diligence.
20. Additional information that may be requested for the formalization of the transaction.

Note: Documents issued outside Panama may require the applicable legalization, apostille, or translation formalities, depending on the nature of the document and the applicable requirements.

3. PURCHASE PROCESS

STAGE 1 – Lot Selection

The buyer shall select the lot of interest according to availability, location, area, price, and other characteristics offered by HGTI.

HGTI shall provide the buyer with the available information about the lot and the corresponding commercial terms.

STAGE 2 – Buyer Registration

Once the lot has been selected, the buyer shall provide the information and documentation required to create the Buyer File.

HGTI shall conduct the corresponding administrative and documentary review.

STAGE 3 – Lot Reservation

When the commercial terms provide for a reservation, the buyer shall make the corresponding payment in accordance with the conditions established by HGTI.

The reservation shall be duly recorded and supported by the corresponding proof of payment.

The reservation of a lot shall be subject to the conditions, term, and provisions established by HGTI.

STAGE 4 – Formalization of the Negotiation

Once the applicable requirements have been fulfilled, HGTI and the buyer shall proceed to formalize the transaction through the applicable contractual document (Promise of Purchase and Sale).

The document shall establish, among other matters:

- Identification of the parties.
- Identification and description of the lot.
- Sale price.
- Payment method and schedule.
- Obligations of the parties.
- Conditions of the transaction.
- Expenses, taxes, and other applicable items.
- Conditions for the formalization and transfer of ownership, as applicable.

STAGE 5 – Payment

The buyer shall make payments in accordance with the agreed terms.

Payments may be made through the means authorized by HGTI, such as:

- Bank transfer.
- Bank deposit.
- Other means previously authorized by the company.

All payments must be properly identified and supported by the corresponding proof of payment.

HGTI shall issue the applicable receipt, invoice, or payment confirmation document.

STAGE 6 – File Follow-up

HGTI shall keep the Buyer File up to date, incorporating:

- Identification documents.
- Company documents, when applicable.
- Contract or negotiation documents.
- Proofs of payment.
- Receipts and invoices.
- Relevant communications.
- Documents related to the purchased lot.
- Any other document necessary to complete the transaction.

STAGE 7 – Closing of the Transaction

Once the established economic and contractual conditions have been fulfilled, the transaction shall be closed and the necessary actions shall be taken to formalize the transfer of ownership rights, when applicable.

The buyer shall receive the final documentation related to the purchase in accordance with the terms established in the contract and the applicable legal procedures.

4. PAYMENT METHODS

HGTI shall establish the applicable commercial terms for each lot. Depending on the negotiation, the following may be contemplated:

A. Cash Purchase

Full payment of the agreed value within the established period.

B. Installment Payments

Initial payment and successive installments according to a previously agreed and documented schedule.

C. Other Payment Methods

Other payment methods may be considered subject to HGTI's prior approval and formalization of the corresponding terms.

5. IMPORTANT INFORMATION FOR THE BUYER

Selection of a lot does not, by itself, constitute a purchase and sale.

The transaction shall be formalized once the established requirements have been fulfilled, the corresponding payments have been made, and the applicable contractual documentation has been executed.

All payments must be made exclusively through the means and bank accounts officially authorized by Harris Global Trade and Investment, S.A.

The buyer must retain proof of all payments made.

6. BUYER FILE

For internal organization and control purposes, HGTI may create an individual file for each buyer.

The file may contain:

- 01. Buyer Information
- 02. Identification Documents
- 03. Company Documents – when applicable
- 04. Lot Information
- 05. Contract / Legal Documents
- 06. Payments and Proofs
- 07. Invoices and Receipts
- 08. Communications
- 09. Closing Documents

The information shall be handled in accordance with HGTI's internal policies and the applicable legal provisions regarding data protection and processing.

7. BUYER CONTACT AND SUPPORT

Throughout the process, the buyer shall have a communication channel with Harris Global Trade and Investment, S.A. to receive information regarding the status of the negotiation, payments, documentation, and formalization process.

Informational document – The specific terms of each transaction shall be subject to the applicable contract and legal documentation.

Seller Contact:
Dr. Melida Harris Barrow
Founder/CEO
Harris Global Trade and Investment, S.A.
melidabarrow14@gmail.com
+1 (645) 207-7099