



## **Land Rights Policy**

**Policy No. 5**

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**LAND RIGHTS POLICY**

**OBJECTIVE**..... 3

**SCOPE** ..... 3

**CONTENTS** ..... 3

**PROCEDURE**..... 3



## **OBJECTIVE**

The main objective of this policy is to define and establish at the corporate level the acquisition of land for crop use, complying with the applicable legislation in the countries where the corporation has operations.

We will not tolerate the acquisition of land due to displacement, illicit acts or facts or any other reason, being the only way the purchase legally constituted and registered in the corresponding Registries.

## **SCOPE**

This policy is directed to all the corporation that, due to expansion and/or development of its activities must acquire real estate, identifiable personal property and other real rights.

## **CONTENTS**

We avoid promoting illegal acts that violate the law and people's rights, for this reason we promote the acquisition of real estate, identifiable personal property and other real rights in a legal manner and adhering to the legislation in force in each country where we have operations.

## **PROCEDURE**

The Legal Director is in charge of conducting the due diligence procedure regarding the properties that the corporation intends to acquire as property or lease, when the properties are located in the territory of Guatemala.

In cases where the real estate is located in countries where the corporation has operations or is planning to start operations, the procedures regarding this matter will be delegated by the Legal Department to suitable, capable and knowledgeable individuals to carry out the due diligence procedures; who will perform the same functions assigned to the Legal Director.

Prior to the acquisition of a property, at least the following aspects must be verified:

- Document issued by the entity in charge of real estate registries, with a maximum of thirty days of having been issued. The document must state who is the legal owner of the property, easements, rights and other accessories it may have, as well as the absence of encumbrances and annotations;
- Registry plans that should be equivalent to the real measurements of the property;



- Review in the other entities where the real estate may be registered;
- Solvency is requested on taxes to which the real estate is subject;
- Historical research of the real estate to determine its legitimate appropriation and to ensure that it was not subject to violations of environmental regulations.

Once the aspects described above are met, the Legal Director, at his discretion and based on the information gathered, approves the property for purchase or lease, depending on the negotiation carried out.

- The respective Public deed or contract is made, depending on the country where the real estate is located;
- Once signed by the parties, the respective registrations are made in the corresponding registries.

If it was agreed in the negotiation that the seller or lessor is responsible for covering the legal expenses, the Legal Director will only review and approve the documents for signature.

The acquisition of personal property and services is regulated in accordance with the provisions of the Supplier Relationship Policy.