

SPANISH VILLAS LTD.
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June 24, 2026

To Whom It May Concern

In May 2025, Spanish Villas appointed NAMCS Limited to provide property management services for our community. Following the successful completion of its initial one-year term, we are pleased to confirm that the contract has been renewed for a further year into 2027.

Spanish Villas is a 30-year-old gated community comprising sixty-eight (68) privately owned apartments and townhouses across approximately 3.23 acres, with about one hundred and thirty (130) residents. The compound includes roads, car parks, staircases, gardens, septic systems, three electronic gates, a swimming pool, jacuzzi, four-level elevator, and dumbwaiter.

NAMCS Limited assumed management at a time when the Board of Directors was heavily involved in day-to-day operations due to challenges with the previous property manager. Nicholas Alves and his team quickly brought structure, professionalism, and effective oversight to the compound.

During its first year, NAMCS Limited successfully addressed several outstanding issues and improvements, including:

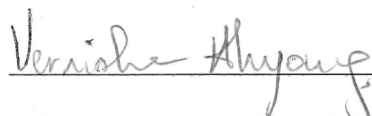
1. Rehabilitating the pool and jacuzzi;
2. Repairing the sewage systems and improving compound lighting;
3. Implementing a preventative maintenance schedule and regular building inspections;
4. Managing key contractors, including security, landscaping, electrical, plumbing, pool, gate, and elevator services;
5. Arranging the first annual owners' meeting since 2021;
6. Improving communication with owners and residents; and
7. Consistently provide timely monthly management reports to the directors.

NAMCS Limited has proven to be well-managed, professional, efficient, and effective. Based on our experience, Spanish Villas strongly recommends NAMCS Limited for your property management needs.

Yours sincerely



Director, Spanish Villas Ltd



Director, Spanish Villas (Phase 2) Ltd