



RATE AGREEMENT

This agreement is made between

A) Bendor Management for
Zannier Bendor (the "Resort")
Île de Bendor
83150 Bandol
France
Tel: +33 4 94 886 886

B) NUBA Expediciones
(the "Tour Operator")
Calle Serrano, 165
28002 Madrid
Spain
Tel: +34 917 454 747

Date of issue: 24 November 2025

Validity: 1 May 2026 until 1 November 2026
Valid also for Nuba Mexico and Nuba USA

Currency: EURO

1. Room rates, maximum room occupancy, room size, bedding configuration and extra person charges

Room type	Inventory	Size (sqm)	Capacity max	Baby Cot	High Season 1 June– 31 Aug 2026	Shoulder Season 1 May– 31 May 2026 1 Sept– 1 Nov 2026
Madrague Houses	5	35 m ²	2 + 1 adult	Yes	1 400 €	1 165 €

DELOS Room type	Inventory	Size (sqm)	Capacity max	Baby Cot	High Season 1 June– 31 Aug 2026	Shoulder Season 1 May– 31 May 2026 1 Sept– 1 Nov 2026
Delos Garden Junior Suite	4	41 m ²	2	No	685 €	570 €
Delos Room	3	23 m ²	2	No	745 €	620 €
Cloister room	7	25 m ²	2	No	1 270 €	1 060 €
Cloister Junior Suite with Garden	11	29 m ²	2	Yes	1 400 €	1 165 €
Cloister Terrace Suite	2	33 m ²	2	No	1 925 €	1 605 €
Delos Harbour Junior Suite	1	31 m ²	2	No	1 925 €	1 605 €
Delos Junior Suite	6	42 m ²	2	Yes	2 080 €	1 735 €
Delos Harbour Suite	2	52 m ²	2	Yes	2 245 €	1 870 €
Delos Pavilion Suite	1	36 m ²	2	Yes	2 485 €	2 070 €
Romy Suite	1	39 m ²	2 + 1 adult	Yes	2 485 €	2 070 €
Delon Suite	1	55 m ²	2 + 1 adult	Yes	3 110 €	2 590 €



SOUKANA Room type	Inventory	Size (sqm)	Capacity max	Baby Cot	High Season 1 June– 31 Aug 2026	Shoulder Season 1 May– 31 May 2026 1 Sept– 1 Nov 2026
Soukana Sunrise Room	5	26 m ²	2	No	595 €	495 €
Soukana Sunset Room	3	28 m ²	2 + 1 adult	Yes	700 €	585 €
Soukana Sunrise Junior Suite	10	39 m ²	2 + 1 adult	Yes	1 420 €	1 185 €
Soukana Terrace Junior Suite	10	32 m ²	2	Yes	2 015 €	1 680 €
Soukana Sunset Junior Suite	6	39 m ²	2	Yes	2 080 €	1 735 €
Soukana Family Suite	6	40 m ²	2 + 2 adults	Yes	2 260 €	1 885 €
Soukana Garden Suite	2	43 m ²	2 + 1 adult	Yes	2 660 €	2 215 €
Soukana Terrace Suite	4	42 m ²	2 + 1 adult	Yes	2 735 €	2 280 €
Soukana 2-Bedroom Suite	3	60 m ²	4 + 1 adult	Yes	3 035 €	2 530 €

- Room rates quoted in EURO, per room, per night, for single or double occupancy. In the Soukana 2-Bedroom Suites 4 adults are included.
- Room rates are non-commissionable.
- Room rates are inclusive of 10% VAT.
- Rates are subject to local City Tax (4.66€ per adult, per night) to be paid upon departure.
*Subject to change based on legal regulation
- Room rates are inclusive of breakfast based on standard room occupancy.
- Room rates are inclusive of a boat transfer upon arrival and on departure.
- Above rates are applicable for FIT bookings up to 6 rooms only.
- *For enquiries above 6 rooms please contact reservations for a tailor-made proposal

Minimum length of stay:

- 3 nights minimum stay over Fridays and Saturdays in High Season
- 2 nights minimum stay over Fridays and Saturdays in September 2026
- 2 nights minimum stay over the following public holidays:
 - o Labour Day (Fête du Travail): 1 May 2026
 - o Victory Day (Fête de la Victoire): 8 May 2026
 - o Ascension Day (Jour de l'Ascension): 14 May 2026
 - o Pentecost Monday (Lundi de Pentecôte): 25 May 2026
 - o Bastille Day (Fête Nationale): 14 July 2026



Extra person charges:

Age	Rate
Extra person 4 - 99 years	70.00 €
Baby cot 0 < 4 years	Complimentary

- Extra person rate is quoted in EURO, per person, per night.
- Extra person rate is inclusive of 10% VAT
- Extra person rate is inclusive of breakfast.
- Extra person rate is inclusive of a boat transfer upon arrival and on departure.
- Extra person rate is non-commissionable.
- Special offers are NOT valid on the extra person rates, full charge applies at all times.

2. Transfers

Zannier Bendor offers the following transfers from and to:

Marseille airport (MRS)

Private Car 150 € per car per way
Up to 3 pax with maximum 1 piece of luggage each

Private Minivan 200 € per car per way
4-7 pax with maximum 1 piece of luggage each

The driving time is approx. 60 minutes. The transfer rates are non-commissionable.

Nice airport (NCE)

Private Car 250 € per car per way
Up to 3 pax with maximum 1 piece of luggage each

Private Minivan 300 € per car per way
4-7 pax with maximum 1 piece of luggage each

The driving time is approx. 120 minutes. The transfer rates are non-commissionable.



3. Meal rates

Meal	Rate
Breakfast	Included in the room rate
Half Board supplement (lunch or dinner)	80.00 €
Full Board supplement (lunch and dinner)	140.00 €
Children 0 < 4 years	Free of charge
Children 4 < 12 years	50% discount on meal rates

- Meal rates are per person, non-commissionable and inclusive of VAT
- Half Board refers to lunch or dinner, Full Board refers to lunch and dinner
- Half Board and Full Board is provided at Nonna Bazaar without restriction
- If guests on half board prefer to dine in another outlet, they receive 80 € credit per person on food consumption only (no deduction of beverage consumption)
- If guests on full board prefer to dine in another outlet, they receive 80 € credit per person for dinner and 60 € for lunch on food consumption only
- If guests consume less in the other outlet than their allowance, no refund/ compensation is given
- All meal rates are exclusive of beverages

4. Special offers & amenities

4.1 Special offers

Pre-opening offer: 20% discount, book by 31st December 2025.

Valid: 1st May 2026 to 1st November 2026

Pay 3 Stay 4: Pay 3 Stay 4 (4=5, 5=6, 6=7, 7=8), cumulative to Pay 6 Stay 8 (8=10, 9=11, 10=12, 11=13).

Maximum 2 nights complimentary

Valid: For Shoulder Season stays only

Pay 7 Stay 8: Pay 7 Stay 8, cumulative to Pay 14 Stay 16

Maximum 2 nights complimentary

Valid: For High Season stays only

- The pre-opening offer is NOT combinable with the Pay-Stay offers.
- The Pay-Stay offers are not cumulative.
- None of the discounts offered is valid for payments for early check-in or late check-out.
- All special offers are valid on the room rate only and do not apply for extra person charges.
- The offers are only valid for stays falling entirely into the validity period, for overlapping periods the offers do not apply.



4.2. Amenities

Honeymoon amenities (for bookings of minimum 3 consecutive nights stay):

- A note from the General Manager
 - A honeymoon cake in-room
 - One complimentary bottle of wine per stay (hotel selection)
- A copy of marriage certificate not older than 6 months is required.
 - Honeymoon amenities are combinable with any special offers.

5. Payments

5.1. Prepayment

Shoulder season	Full prepayment 14 days prior to arrival
High season	Full prepayment 30 days prior to arrival

Prepayment procedure

- If credit arrangements have not been confirmed, full prepayment must be received by the Resort via payment link, credit card payment or bank transfer prior to guest arrival as per the above.
- In case of failure of compliance with the set prepayment terms, the Resort reserves the right to cancel the respective bookings or to collect the outstanding payment from the guest at published rates.
- Payment must include room accommodation and inclusive meal plans (if any).
- The Resort reserves the right to release all rooms not guaranteed by payment within the time limits stated unless separate written arrangements have been agreed on between the Resort and the Tour Operator.
- All bank charges will be borne by the Tour Operator.
- Above payment policy does not apply for groups of 6 or more rooms. For such requests, a separate proposal with group rates, terms & conditions will be issued.

Bank details:

Account holder: BENDOR MANAGEMENT
IBAN: FR76 3000 3002 9900 0257 1774 991
Bank name: SG TOULON ENTREPRISE
Bank address: 14 PL D'ARMES – 83000 TOULON - FRANCE
Swift code: SOGEFRPP

5.2. Credit facility

- If credit facilities have been established, the rates on this contract are conditional on payment received by the Resort not later than 30 days from the date of invoice.
- Where credit facilities have been approved and there is a failure to effect payment of any outstanding amount within the credit period, the Resort reserves the right to withdraw the credit facility and refuse any new bookings on a credit basis until all outstanding accounts are settled.
- At its option, the Resort may also cancel the Tour Operators' credit privileges.
- Invoicing will be in the currency of the contract.
- In addition, where accounts are not paid within 30 days after the billing date, a 2% per month late payment charge will be assessed. In the event of a dispute of charges, the balance due less the disputed amount is to be paid while the disputed item is reviewed with the Resort.
- Credit facility does not apply for group bookings.



6. Cancellation charges

Standard policy:

Shoulder season

Up to 14 days prior to arrival	No charge
13 – 1 day prior to arrival	100% charge of total reservation amount
Same day cancellation, no-show or early departure	100% charge of total reservation amount

High season

Up to 30 days prior to arrival	No charge
29 - 1 days prior to arrival	100% charge of total reservation amount
Same day cancellation, no-show or early departure	100% charge of total reservation amount

For booking modifications the respective seasonal rate changes apply.

Terms & Conditions

- 1) Rates are quoted in EURO, inclusive of breakfast, 10% VAT, and are non-commissionable.
- 2) Rates are valid for FIT bookings made by the Tour Operator of up to 6 rooms only, for enquiries above 6 rooms the Tour Operator is requested to contact reservations for a tailor-made proposal, for which separate terms & conditions will apply.
- 3) Rates in this agreement are not applicable to individual commercial business travelers, corporate accounts or incentive groups.
- 4) Rates in this agreement are applicable only if reservations are made directly to the Resort.
- 5) Confidentiality: All information & rates in this agreement are strictly confidential and may not be disclosed to third parties for any reason or purpose.
- 6) Offline sales: If the rates are to be published or promoted by the Tour Operator to potential end consumers on room and breakfast only basis, a minimum twenty (20%) percent mark-up must be applied on the rates and the rates where applicable must be packaged with air transportation and other value-added arrangements so that the rates are not revealed to the public.
- 7) Online sales: Selling or reselling these rates on any online channels or to any third party/ OTA (e.g. Agoda, Ctrip etc.) who uses the Internet as a medium for advertising/ distribution is strictly prohibited. The Resort will carry out regular test bookings. Should the Tour Operator be identified as a distributor of rates/ inventory to any online channels/OTA, the agreement will be terminated.
- 8) The above rates shall not apply to availability sourced and reservations made through the Zannier Bendor website.
- 9) Check-in/ Check-out times: Check-in is at 16:00 hrs, check-out is at 12:00 hrs noon. For a pre-booked late check-out the following charges apply: For a late check-out until 18:00 hrs, a 50% charge of applicable daily contract rate applies. For late check-out until after 18:00 hrs, one full night contract rate applies. If late check-out is requested by the guests in the Resort: For a late check-out to 18:00 hrs, a 50% charge of applicable daily published rate applies. For check-out after 18:00 hrs, one full night at best available rates applicable for this date will be charged directly to the guests. Late check-out is always on request, subject to availability and confirmation by the Resort.
- 10) Early check-in: Guaranteed access to rooms prior to 16:00 hrs may be reserved from the previous evening with one night additional contract rate charge. Such requests are subject to availability and confirmation by the Resort.
- 11) No Show & Early Check-Out Policy: In the event that guests do not arrive, arrive later than on the confirmed arrival date or depart earlier than the confirmed departure date, the Tour Operator shall be held responsible for payment computed at the equivalent for the full originally booked length of stay.
- 12) Reservations Procedure: All reservations must be made in writing to the reservations department. Reservations will not be confirmed by telephone. All bookings/amendments/cancellations must be reported immediately to the reservations department. Reservation confirmation numbers will be listed on invoices as well as the contract rate and any other relevant information pertaining to the invoice.
- 13) Cancellations: Save and except where deposits have been duly paid in accordance with the above, the Resort reserves its absolute right to release/ cancel all rooms if the requirements herein stated are not fully met within the time limit stated. The Resort also reserves the right not to allow changes in dates of reservations and guest names of an original booking confirmed. The Resort reserves its absolute right to cancel rooms reserved without any prior notice if the conditions in this contract are not observed.
- 14) Renovations: The Resort reserves the right, upon giving reasonable notice to the Tour Operator, to close any part of its facilities and to carry out repairs, renovation/s and upgrades to the Resort from time to time and at any time as it deems fit in its absolute discretion. When carrying out such renovation works, the Resort is not obligated to offer any form of compensation.

reservations.bendor@zannier.com

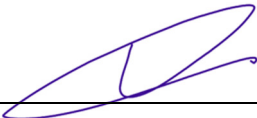
www.zannierhotels.com



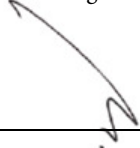
- 15) Relocations: If the Resort is unable to accommodate a confirmed booking, it is responsible for sourcing and confirming alternative accommodation of equivalent standard. Should the guests choose not to accept the sourced alternative, the booking may be cancelled and a full refund will be granted. In the event of such relocation, the Resort is not liable for any additional form of compensation.
- 16) Change of ownership: The Resort must be informed in writing at least 30 days prior the effective date of any change to ownership or management of the Tour Operator.
- 17) Force Majeure: The Resort shall be relieved of its obligations hereunder in the event and to the extent its performance of this agreement is delayed or prevented in whole or in part by any cause beyond its control, including, without limitation, acts of God, change of laws, war or hostilities (declared or not), civil unrest, fire, flood, earthquake or explosion, epidemic or pandemic, sale, seizure of the Resort under legal process, strikes, lockouts or labour stoppages or any other circumstances beyond the control of the Resort that makes it impossible for the Resort to operate fully or partially.
- 18) Exclusion of Liability: It is agreed that the Resort and the Resort Company shall not be liable to the Tour Operator or any other person for any loss, damage, liability, expenses or costs suffered or incurred by the Tour Operator or any member of any booking(s), including any loss, damages, liability, expenses and costs arising from any loss of, damage to or theft of property, unless such loss, damage, liability, expenses and costs resulted directly from the gross negligence or willful default of the Resort or the Resort Company.
- 19) Termination: A) This agreement may be terminated by the Resort immediately in the event of any breach by the Tour Operator of (a) its payment obligations under this agreement; or (b) its other obligations under this agreement which, if in the opinion of the Resort is capable of remedy, is not remedied to the satisfaction of the Resort within 30 days (or such shorter period as the Resort may require) from the date of notice from the Resort. B) Either party may terminate this agreement for any reason whatsoever by giving the other party 15 days prior written notice of termination. C) Upon termination of this Agreement, the Tour Operators' credit arrangements (if any) shall automatically cease and all amounts due or owing by the Tour Operator to the Resort under this agreement shall be immediately due and payable. The Resort shall be entitled to levy a late payment charge on any outstanding and overdue sum at the rate of 2% per month from the due date until the date on which full payment is made. D) Any termination of this Agreement shall not prejudice any of the parties' rights or obligations that have accrued prior to termination and shall not relieve the Tour Operators' duty of confidentiality.
- 20) Transfer of rights: The Tour Operator may not assign or transfer any of its rights and obligations under this agreement.
- 21) Performance evaluation: The above contracted rates are applicable only if there is reasonable production. The Resort has the right to evaluate production after six months from the date of contract signature.
- 22) Changes to agreement: The Resort reserves the right to change terms and conditions in the contract with prior notice.
- 23) Jurisdiction/ Governing Law: It is expressly agreed and declared that the proper law of this agreement is the law of France and that any disputes, actions or other matters arising hereunder shall be determined in a court of law in France in accordance with the laws and procedures of France under any and all circumstances.

Zannier Bendor:

Name: Jennifer Renoulet Sourice
Designation: Director of Sales & Marketing


Signature: 
Date: 24 November 2025

Name: Emmanuel Blanchemanche
Designation: General Manager

Signature: 
Date: 24 November 2025

NUBA Expediciones:

Name: Alessandra Girardi
Designation: Product Director

Signature: 
Date: 24/11/2015