



Code: SSBTN-26/27-TO-«SSBTN» - NUBA EXPEDICIONES

RATE AGREEMENT

The following contract rate agreement is entered into by Bhutan Ventures Hospitality Private Limited (the owner) operating under the name of “Six Senses Bhutan” (referred to herein as the “Resort”)

Issued: January 06, 2026
Period: Jan 03, 2026, till 02 January 2027

This letter, rates and related details and the following terms and conditions are referred to collectively herein as this “Agreement”.

1. RATES AND RELATED DETAILS FIT Contracted Room Rates

Currency: \$US Dollars

Room Category	No. of Persons	Winter	Spring	Summer	Autumn	Winter	Festive
		03 Jan - 28 Feb 26	01 Mar - 31 May 26	01 Jun - 31 Aug 26	01 Sep - 30 Nov 26	Dec 1- Dec 22, 2026	23 Dec-26 - 02 Jan 27
Lodge Suite	1	1,455	1,740	1,455	1,740	1,455	1,610
	2	1,680	1,970	1,680	1,970	1,680	1,820
Upper Lodge Suite	1	1,680	1,970	1,680	1,970	1,680	1,820
	2	1,915	2,215	1,915	2,215	1,915	2,045
One-Bedroom Villa	2	2,065	2,390	2,065	2,390	2,065	2,300
Two-Bedroom Villa	4	3,555	5,175	3,555	5,175	3,555	5,225
Three-Bedroom Villa	6	5,135	7,345	5,135	7,345	5,135	7,420
Extra Person		480	480	480	480	480	480

Notes

- Rates are based on 2 persons per bedroom per night or as specified above. Single occupancy rates have also been provided for the Lodge Suite and Upper Lodge Suite categories.
- All rates are quoted in US Dollars per suite/villa per night.
- The rates are inclusive of 10% Service Charge and 5% applicable goods and services tax (applicable on base rate plus service charge).
- The rates are **exclusive** of the applicable visa fee, government fees or royalties, and surcharges.

Inclusions

- All rates quoted above are inclusive of daily breakfast, lunch and dinner, non-alcoholic beverages, non-alcoholic items in minibar, laundry (equal to 3 pieces per guest per day), Wi-Fi in the lodges.
- The rates are inclusive of 10% Service Charge and 5% applicable goods and services tax (applicable on base rate plus service charge).
- The rates are **exclusive** of the applicable visa fee, government royalties, and surcharges.
- For one extra person, the day bed in the room will be converted as a sleeping bed. For a second additional child, a mattress will be placed on the floor, or the child may share the existing mattress with parents.

Maximum Occupancy

- Lodge Suites / Upper Lodge Suites – Up to 3 persons
- One-Bedroom – Up to 3 persons
- Two-Bedroom Villa – Up to 6 persons
- Three-Bedroom Villa – Up to 9 persons



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Resort inventory

Lodge	Thimphu	Punakha	Gangtey	Bumthang	Paro
Lodge Suite	10	8	4	5	8
Upper Lodge Suite	10	8	4	3	8
One-Bedroom Villa	3	1	-	-	2
Two-Bedroom Villa	1	1	1	1	1
Three-Bedroom Villa	1	1	-	-	1

- Due to limited inventory of room categories, room types are subject to availability and require a written acknowledgement or confirmation from the Resort Reservations team.

Extended Stay Benefits

- 1) For reservations made with a **minimum 6 consecutive night stay** at any combination of Six Senses Lodges in Bhutan, an English-speaking guide, driver, and vehicle will be provided to the guests on a complimentary basis.
 - *If the stay is not consecutive for 6 or more nights, the inclusion of usage of the guide, driver and vehicle will not be valid.*
 - *If a guide is for any language other than English is required, we will do our best to secure one and an additional daily fee will be applied according to the language and the season. This fee will be clearly advised in advance of placing the booking.*
- 2) For reservations made with a **minimum 7-night stay** at any combination of Six Senses Lodges in Bhutan, guests will also receive a **60-minute massage** of choice per adult at Six Senses Spa at one of Six Senses Lodges on a complimentary basis.

Complimentary massage is not applicable to persons under 18 years of age or for extra persons. Massage is non-transferable.
- 3) For reservations made with a **minimum 10 consecutive night stay** at any combination of Six Senses Lodges in Bhutan, guests will receive a **one-way flight ticket between Paro - Bumthang or Bumthang - Paro** on a complimentary basis.
 - *Complimentary flight is not applicable for extra person and an extra charge at the ticket fare will be applied.*
 - *A complimentary flight ticket for the assigned tour guide will be provided when available.*
 - *Domestic flight ticket charges will be applied for the guest and the accompanying guide with stays of less than 10 nights.*
- 4) All Extended stay benefits are combinable and applicable on the standard occupancy of the reserved accommodation and are combinable with Honeymoon Benefit and the Early Bird Benefit.

Honeymoon Offer

- A 108-butter lamp blessing ceremony will be offered with any minimum 5-night stay for Honeymoon bookings

Early Bird Offer

- 5% savings off published rates for bookings made 45 days or more in advance. Applicable to extra person charge.
- Combinable with Extended Stay Benefits and with the Honeymoon Offer.
- Not applicable for dates March 27-April 10, 2025, September 20-October 31, 2026 and December 23-31, 2026.

Rebate Benefit for Bhutanese DMC Partners only:

- When a local partner chooses to use their own car/ guide and driver for ground handling services rather than those provided by Six Senses Bhutan (for bookings of 6 consecutive nights or more) a rebate of USD 100 net per night, per booking (**not per room**), will be offered in the form of a credit note. This offer does not apply to groups, special offers or negotiated rates.
- Partner will be responsible for reporting figures to Six Senses Bhutan at the end of every month and will receive a credit voucher to be deducted from invoices for future bookings at our lodges. Credit vouchers must be reported within 30 days of guest check out and redeemed within 6 months of stay period or will be forfeited.



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2. EXTRA PERSON CHARGES

12 years and above	USD 480 net per person per night
6 to 11 years	USD 240 net per person per night
0 to 5 years	Complimentary as per inclusions stated below

3. MEAL PLANS

- Breakfast, lunch, & dinner are included in the rates can be taken at the lodge's restaurants or as a picnic.
- Meal plan rates are inclusive of 10% Service Charge and 5% applicable Goods and Services Tax (applicable on base rate plus service charge).
- All meals mentioned above include a selection of non-alcoholic beverages.
- Alcoholic beverages are not included and are charged based on consumption.
- Should guests wish to partake in other dining experiences, including themed evenings/buffets, in room dining, chef's table, and private destination dining, etc., charges will apply, and prices will be advised up request/booking.
- Rates are confidential and cannot be disclosed to the guests unless with mark-up or packaged together with other services (transfer, etc.).
- Children (0-5 years inclusive) meals are complimentary when choosing from the child's menu.
- Children (6-11 years inclusive) meals are set at 50% of the standard menu rate.
- Outside guests are welcome to dine in our lodge restaurants subject to availability and by advance booking only. Priority for dining will always be given to in-house guests.

4. TRANSPORTATION CHARGES

01 - 05 nights' stay:	USD 230 net per car per day
06 or more nights 'consecutive stay:	Complimentary

- Rates are inclusive of a driver and private licensed English-speaking Bhutanese tour guide.
- Advance bookings are required, or otherwise subject to availability of driver, vehicle, and guide.
- Rates are inclusive of 10% Service Charge and 5% applicable goods and services tax (applicable on base rate plus service charge).

Car/Guide/Driver Benefit:

- A car, driver and **English**-speaking guide will be provided on a complimentary basis for guests staying a minimum of 6 consecutive nights at Six Senses Bhutan.

5. CHECK-IN & CHECK-OUT TIMES

- The check-in time is at 2:00 PM. Guaranteed access to rooms prior to 2:00 PM on the day of arrival may be reserved from the previous evening with one-night's additional charge.
- The Resort check-out time is at 12:00 noon. Late checkout will be subject to availability and be subject to the following charges:
 - until 6:00 pm – 50% of contracted rate, subject to availability
 - after 6:00 pm – 100% of contracted rate, subject to availability



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1. DEPOSITS - PREPAYMENT

- The Resort requires a deposit of 20% of the total booking amount to confirm a reservation.
- The remaining balance is required following the below cut off:
 - Summer and winter seasons – 45 days prior to arrival.
 - Spring, Autumn and Festive seasons – 60 days prior to arrival.
- Payments may be settled via a third-party credit card (if available) or via wire transfer directly to the Resort's account.
- If flights are to be arranged by the Resort, 100% of the total cost of the tickets must be paid at the time of booking. There is a 5% handling fee for making said arrangements.
- The Resort reserves the right to release a reservation if the required deposit amount is not received by the mentioned cut off period stipulated in the pro-forma invoice.

2. BANK DETAILS FOR PAYMENTS

- The Resort accepts payments in US Dollars (USD) or Bhutanese Ngultrum (BTN) - local currency.
- All local bank charges will be covered by the Resort.
- All overseas bank charges must be paid by the Company. A bank transfer fee will be added to each transaction. A copy of the bank remittance slip must be sent to the Resort for payment verification.
- Payment verification in Bhutan normally takes between five (5) to seven (7) working days.
- Payments **must** be made to **BHUTAN LUXURY TRAVELS**, our partner travel agency, in the following bank accounts:

For International Transfers (From Outside of Bhutan):

USD (US Dollars) Account Details

- Bank Address (Correspondent Bank) : Standard Chartered Bank Ltd.,
One Madison Avenue, New York,
NY 10010-3603
SWIFT Code: SCBLUS33
- Beneficiary Bank Account : 358-202-513-5001 (USD A/C)
- Beneficiary Bank : 10, Norzin Lam, Thimphu, Bhutan
- SWIFT Code : PUNBBTBT
- Beneficiary/ Ultimate Beneficiary : Account No.- **110280001977** of **BHUTAN LUXURY TRAVELS**

For Domestic Transfers (Only from Within Bhutan):

USD (US Dollars) Account Details

- Bank Details : Bhutan National Bank
- Bank Address : **PO Box 439, GPO Building, Chang Lam**
Thimphu, Bhutan
- Beneficiary Bank Account : 358-202-171-9001 (within Bhutan only)
- Beneficiary Bank Swift Code : BNBTBTBT
- Beneficiary Name : Bhutan Ventures Hospitality Private Limited
- Beneficiary Account Number : 0100083024001

For Domestic Transfers in Local Currency (Only from Within Bhutan):

BTN (Bhutanese Ngultrum) Account Details

- Beneficiary Account Name : **BHUTAN VENTURES HOSPITALITY PRIVATE LIMITED**
- Account Number : 110210019292
- Bank Address : Druk PNB Bank Ltd., Thimphu, Bhutan



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3. CANCELLATION POLICY

ROOMS:

<u>Season</u>	<u>Cancellation period</u>	<u>Cancellation Charges Applicable</u>
Spring, Autumn & Festive Seasons	Up to 60 days prior to arrival date: 59 days or less:	Deposit to be refunded, No charge. 100% of the entire stay
Winter & Summer	Up to 45 days prior to arrival date: 44 days or less:	Deposit to be refunded, No charge 100% of the entire stay

- In the event that a booking crosses over two different seasons, the stricter policy will apply.

FLIGHT TICKETS

- The standard cancellation and amendment policy of Drukair and Bhutan Airlines will apply.
- The cancellation or amendment processing will be initiated by the Resort at the earliest possible working hour.
- The cancellations or amendment requests received post cancellation or amendment -deadlines owing to working- hours' expiry of the airline or owing to time- zone difference will still be liable for cancellation or amendment charge.
- The handling and amendment fees charged by the Resort are not refundable in case of a cancellation of the flight ticket.

4. REFUND CHARGES (applicable for deposits received for rooms & hotels services and for flights)

Should a refund transaction take place, the following charges will be applicable:

- 5% credit card processing fee will be deducted to the amount for third party payments.
- Bank transfer charges will be deducted from the total amount.

5. NO SHOW & EARLY CHECK-OUT

- In the event that the individual or entire travelling party does not arrive on the confirmed arrival date, or departs earlier than the confirmed departure date, no refunds will apply.
- Any late amendments and no-shows are non-refundable (penalty of 100% of the stay).

6. GENERAL TERMS & CONDITIONS

1. This Agreement is valid for the period as follows: [Jan 03, 2026, till 02 January 2027] starting from the date this Agreement is countersigned by the Company.
2. All information and rates offered in this agreement are strictly confidential and may not be disclosed to third parties for whatsoever reason or purpose.
3. Rates quoted are available only to clients of the Company.
4. Rates quoted are NOT applicable for groups or corporate accounts.
5. The Company is responsible for full prepayment of all bookings made with the Resort.
6. Rates are not valid for internet portal sites. Should the Company wish to promote their packages on the internet, any daily room rates shown on websites must include a minimum 20% mark up or at least be equal to the daily rate published on our website. Where applicable, the rates must be packaged with flights / transportation and other substantial value-added arrangements so that the rates are not revealed to the public. The business partner may not sell or resell these rates to any third party who uses the internet as a medium or advertising/distribution without expressed prior written consent of the Resort. If the Company breaches the obligations above, the Resort reserves the right to withdraw the rates or terminate this Agreement, without notice.



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7. It will be the responsibility of the Company to communicate to the end users/ customers about all local taxes applicable and mandatory charges including but not limited to service charge as specified by the Resort and that the end users/ customers are responsible for payment of all charges (For e.g. In-room dining, alcoholic beverages, special dining experiences, spa usage charges, etc.) which are not paid in advance by the company to the resort.
8. The invoices for billing between the Company and the Resort need to list down the voucher numbers, contracted rates and all other relevant details.
9. Rates offered are applicable ONLY if reservations are made directly to the Resort by the Company at the Resort's reservations department. The Company or its designated ground handler must send to the Resort, a valid voucher specifying the guest names, when reservations are made. A copy/original of these vouchers need to be provided to the end users to present when they first arrive at the Resort.
10. Except in the cases when deposits have been duly paid in accordance with the deposit schedule for a room reservation, the Resort reserves the right to release 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 guests' name from an original booking confirmed.
11. During the High Season, the Resort will inform with each reservation, the time limit (cut off period) of each reservation to observe all points stipulated in this contract. The Resort reserves the right to release the room reserved WITHOUT any prior notice if the conditions in this contract are not observed. All deposits made for reservations are NON-REFUNDABLE and NON-NEGOTIABLE after the cut off periods. Please note that cancellations will not be accepted until they have been confirmed by the Resort by e-mail.
12. Flight tickets: It should be noted that the Resort cannot be held accountable for any changes/additions in the airlines' policy and terms & conditions, or problems related to airlines' flights, schedules, rates, routes, timings, baggage, policies, and any other services provided by the airlines and its terms & conditions.
13. The Resort must be informed in writing at least 30 days prior to the effective date of any change to ownership or management of the Company.
14. The Company shall use pre-approved text panels in brochure features and will send brochure features/pages to the relevant Regional Director of Sales & Marketing /Regional Sales Office or Corporate Sales Office of Six Senses for review prior to printing.
15. The Company shall at its sole cost and expense, develop, print, and distribute promotional materials, which include the Resort. All advertising and promotional material pertaining to Six Senses Resorts & Spas, must be approved in writing by the Six Senses Resorts & Spas DOSM or GM, prior to any form of print or production. Six Senses Resorts & Spas, reserves the right to cancel this Agreement should the business partner misrepresent in any advertising, brochure promotion or press release, information pertaining to Six Senses Resorts & Spas, which may damage the image of the Resort. Six Senses Resorts & Spas will supply the Company with a selection of digital images and copy to accurately portray the Resort.
16. All photography and images of Six Senses Resorts & Spas are protected by copyright. All images used for any purpose must always be credited with the correct name of the resort and destination. Failure to do this will result in a charge being made to protect copyright agreements. Photographs not approved by the Resort will not be permitted without prior agreement.
17. Invoices can only be deducted with written approval from the property DOSM or General Manager.
18. Exclusion of Liability: It is agreed that the Resort and the Resort Company shall not be liable to the Company or any other person for any loss, damage, liability, expenses or costs suffered or incurred by the Company 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
19. 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.
20. Governing Law: It is expressly agreed and declared that this Agreement will be governed by the law of the Kingdom of Bhutan and that any disputes, actions, or other matters arising hereunder shall be determined in a court of law in the Kingdom of Bhutan in accordance with the laws and procedures of the Kingdom and under any and all circumstances.
21. Laws and Policies: Each party will comply with all applicable laws, its respective privacy policy, and Resort rules and policies.
22. Confidentiality: Each party will keep all information shared strictly confidential. This clause shall survive upon termination or expiration of this Agreement. Any deviation from confidentiality terms will result in termination of this agreement.



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23. Termination:

(1) This Agreement may be terminated by the Resort immediately if the Company does not fulfil its payment obligations and other obligations as specified under this Agreement.

(2) Either party may terminate this agreement for any reason whatsoever by giving the other party 15 days prior written notice of termination.

(3) Upon termination of this Agreement, the Company's credit arrangements (if any) shall automatically cease, and the Company will be liable to pay all due amounts to the Resort immediately. The Resort will apply a late payment charge on any outstanding and overdue sums at the rate of 1.5% per month from the due date until the date on which full payment is made.

(4) In case of a termination of this Agreement, none of the parties are relieved of the parties' rights or obligations that have accrued prior to termination and shall not relieve the Company's' duty of confidentiality.

24. 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, sale, seizure of the Resort under legal process, strikes, lockouts or labor stoppages or any other circumstances beyond the control of the Resort that makes it impossible for the Resort to operate fully or partially.

Please read, sign and return the contract to us at the soonest possible convenience to make the rates active in our system.

Handwritten signature of Claudine Triolo in black ink.

Name: Claudine Triolo
Title: Country Director of Sales, Marketing & Journeys
Six Senses Bhutan
Chunimeding, Babesa, Chang Gewog, Thimphu, Bhutan
claudine.triolo@sixsenses.com

Handwritten signature of Alessandra Girardi in black ink.

Alessandra Girardi
Name: Silvia García-López
Title: Product Manager
Company: Nuba Expediciones
Email: silvia@nuba.com

*Contract is applicable to all Nuba company holdings in both Spain and Mexico