

Dear Holiday Owner,

Attached to this letter, you will find a copy of your 2017 Maintenance Fee invoice, as well as a detailed overview of the resort operating expenses per unit week. In addition, you will find answers to frequently asked Maintenance Fee questions, and information about available methods of payment. You can elect to receive this pack electronically – register in our e-billing programme on www.marriottvacationclub.com.

On Friday, October 14, 2016 the Advisory Board of Directors for Marriott's Marbella Beach Resort met with Marriott Vacation Club International (MVCI) management to review forecasted resort operating expenses for 2016, as well as the proposed operating budget for 2017. The 2017 operating budget results in an average Maintenance Fee of €1030.61 per unit week, inclusive of 10% IVA. This results in an average increase per unit week of €5.76 or .56%, for all apartment types versus the 2016 budget.

Here are the major factors in the 2017 budgeted increase as compared to 2016 budget:

- The 2017 budget includes an incremental contribution of €2.00 per unit week to the reserve fund, for a total contribution of €191.77 as agreed with the Advisory Board of Directors. This slight increase in contribution compares favourably with the past several years. The reserve fund is the source of the capital used to renew the Resort's furniture, fixtures and equipment on a periodic, as needed basis.
- At the Advisory Board of Directors request and endorsement, €5.86 per unit week of prior year surplus was released which will temporarily lower your overall 2017 Maintenance Fee bill.
- Utilities expense reflects a savings of €4.23 per unit week in electricity expense. Maintenance costs are budgeted to increase by €2.99 per unit week.
- Insurance costs are expected to increase by €1.63 per unit week.
- Property taxes are budgeted to decrease by €3.21 per unit week.
- Other revenues and bad debt provision are budgeted to decrease by a combined €5.8 per unit week as a result of less late fee income.
- Owner services increased by €1.33 per unit week.

I trust you will continue to enjoy your Holiday Ownership at Marriott's Marbella Beach Resort in 2017. However, please feel free to contact me any time, in case I can assist you in enhancing your holiday experience with us.

Sincerely,

Rance Ryan
MVCI Management
Regional Vice-President Operations, Europe and Asia
Ctra De Cadiz Km 193
29600 Marbella
Spain

To ensure delivery of your Marriott Vacation Club Owner Services emails, add marriottownerservices@email.marriott-vacations.com to your personal address book.

MAINTENANCE FEE 2017 - MARRIOTT'S MARBELLA BEACH RESORT

	2016 BUDGET Average 14,832 (€ per unit week)	2017 BUDGET Average 14,832 (€ per unit week)	2016 Budget vs 2017 Budget Increase/(Decrease) €	%	2017 BUDGET Total €	2017 MAINTENANCE FEES PER APARTMENT TYPE		
						ONE BEDROOM 824 unit weeks (€ per unit week)	TWO BEDROOM 991 unit weeks (€ per unit week)	THREE BEDROOM 407 unit weeks (€ per unit week)
Activities & Pool Expenses	39.39	43.57	4.18	10.61%	646,269	39.65	42.88	46.10
Administration, Accounting, HR & IR	64.34	65.25	0.91	1.41%	967,788	65.25	65.25	65.25
Audit Fees	0.93	0.90	-0.03	-3.23%	13,349	0.90	0.90	0.90
Board Of Directors Expenses	1.46	1.46	0.00	0.00%	21,655	1.46	1.46	1.46
Front Office	65.65	65.60	-0.05	-0.08%	972,979	65.60	65.60	65.60
Housekeeping	188.94	190.73	1.79	0.95%	2,829,040	152.91	184.02	215.21
Insurance	5.88	7.51	1.63	27.72%	111,395	5.99	7.09	8.95
Landscaping	24.28	25.98	1.70	7.00%	385,335	25.98	25.98	25.98
Legal & Professional Fees	0.32	0.30	-0.02	-6.25%	4,450	0.30	0.30	0.30
Loss Prevention	17.37	17.08	-0.29	-1.67%	253,331	17.08	17.08	17.08
Maintenance	62.08	65.07	2.99	4.82%	965,077	48.46	61.41	77.57
Maintenance Fee Collection Charges	22.25	22.22	-0.03	-0.13%	329,599	16.55	20.97	26.50
Other Revenues	(11.02)	(8.88)	2.14	-19.42%	-131,708	-8.88	-8.88	-8.88
Owner Services	44.31	45.64	1.33	3.00%	676,932	45.64	45.64	45.64
Postage & Printing	0.39	1.38	0.99	253.85%	20,468	1.38	1.38	1.38
Provision For Bad Debt	(1.94)	(3.50)	-1.56	80.41%	-51,848	-3.07	-3.32	-4.02
Regional Administration & Accounting	13.63	13.63	0.00	0.00%	202,160	13.63	13.63	13.63
Reserve For Replacement	189.77	191.77	2.00	1.05%	2,844,357	140.57	183.68	222.40
Taxes & Licenses	2.50	2.56	0.06	2.40%	38,022	1.86	2.43	3.04
Trustee Expenses	2.14	1.81	-0.33	-15.42%	26,846	1.81	1.81	1.81
Utilities	49.63	45.40	-4.23	-8.52%	673,369	32.70	43.13	53.65
Sub Total	782.30	795.50	13.20	1.69%	11,798,865	665.37	772.44	879.55
Management Fee	117.34	118.45	1.11	0.95%	1,756,811	98.93	114.99	131.05
Release from Prior Year Surpluses	0.00	(5.86)	-5.86	0.00%	-86,916	-5.86	-5.86	-5.86
Property Taxes	32.04	28.83	-3.21	-10.02%	427,670	20.75	27.40	34.06
TOTAL NET MAINTENANCE FEE	931.68	936.92	5.24	0.56%	13,896,431	779.19	908.97	1,038.80
IVA 10%	93.17	93.69	0.52	0.56%	1,389,643	77.92	90.90	103.88
TOTAL TO PAY	1,024.85	1,030.61	5.76	0.56%	15,286,075	857.11	999.87	1,142.68
NET MAINTENANCE FEE 2016					15,200,594	852.37	994.28	1,136.28
MAINTENANCE FEE INCREASE %					0.56%	0.56%	0.56%	0.56%

FOR ALL YOUR NEEDS

If you have any query regarding your Maintenance Fees, your Finance payments or if you simply have not already taken action for the use of your week(s) this year, or wish to trade your week(s) for Marriott Rewards® points please call Owner Services. This group is available to assist you in using our ownership to its maximum potential. Their contact details are below and they look forward to hearing from you.

TOLLFREE from Europe*:	+ 800 8855 6677
TOLLFREE from Canada & USA:	1 800 443 4391
TOLLFREE from Saudi Arabia:	800 844 8774
LOW CALL from Middle East:	00 97 144 152 553
Bangkok Office	00 66 2344 1800

*European countries include: Austria, Belgium, Denmark, Finland, France, Germany, Hungary, Iceland, Ireland, Italy, Luxembourg, The Netherlands, Norway, Portugal, Spain, Sweden, Switzerland and the U.K.

Tollfree numbers are not available from all Mobile Networks or all Telephone Service Providers.

If you are calling from a location other than those listed above, please dial one of the following numbers, which will support you in your chosen language:

ARABIC:	+353 (0)21 730 4407	GERMAN:	+353 (0)21 730 4405
ENGLISH:	+353 (0)21 730 4444	ITALIAN:	+353 (0)21 730 4402
FRENCH:	+353 (0)21 730 4404	SPANISH:	+353 (0)21 730 4403

FAX: +1 407 529 2300 E-MAIL: european.services@vacationclub.com WEB: www.marriottvacationclub.com

Your usage options are:

1) HOME RESORT

Use your week(s) to stay at your home resort during your purchased season. You have the choice of Thursday, Friday, Saturday or Sunday check-in days.

2) EXCHANGE WITH INTERVAL INTERNATIONAL

Exchange your week(s) to another season at your home resort, or to any Marriott Vacation Club resort, or choose from over 2,000 non-MVC resorts worldwide through Interval International. The exchange is handled by Interval International, however, your first call must be to Owner Services to deposit your week(s).

3) TRADE YOUR WEEK(S) FOR MARRIOTT REWARDS POINTS®

Contact Owner Services before 31st December to trade your week(s) for points for next year. Please note that this usage option may be subject to some restrictions. Trading your week(s) may only be possible in non-consecutive usage years (every other year).

4) Trade your week(s) for MARRIOTT REWARDS POINTS® and redeem for Marriott hotels worldwide, airline frequent flyer miles, travel packages and much, much more.

DON'T RUN THE RISK OF LOSING YOUR WEEK(S). PLEASE CONTACT OWNER SERVICES TO PLACE YOUR USAGE REQUEST.

Please complete ONLY if address changes are necessary in your maintenance fee statement/invoice and return it to Marriott Vacation Club International in the accompanying envelope:

Name: _____

Address: _____

City: _____ Postal Code: _____

Country: _____ Marriott Rewards® Number: _____

Home Telephone: _____ Business Telephone: _____

Facsimile: _____ E-mail: _____

FREQUENTLY ASKED QUESTIONS

Q: WHAT ARE MAINTENANCE FEES AND WHO DETERMINES THEM?

A: Maintenance fees are determined annually by the Management Company of the resort pursuant to the terms of the Holiday Ownership Purchase Agreement and are collected by Marriott Vacation Club International ('MVCI') to cover the cost of operating and maintaining the resort. Any budget surplus at year-end will be transferred to a special reserve account for use of Holiday Owners only. Similarly, any budget shortfall will be carried forward and added to the maintenance fee budget of future years. MVCI pays the maintenance fees for any units which remain unsold, or with a future first year of occupancy.

MAINTENANCE FEES INCLUDE:

OPERATING FEE: These funds cover the cost of all resort expenses incurred on an annual basis e.g. electricity, housekeeping, grounds keeping, phone, management fees.

RESERVE FEE: Planned funding of capital replacement of large items, e.g. refrigerators, roof repairs, etc. Annual provisions for this reserve are calculated by an outside company and are based on the life and replacement value of all items. Reserve funds are kept in a special escrow account separate from operating funds.

Q: HOW DO I MAKE MY PAYMENT?

A: Payment can be made by credit card, cheque or bank/wire transfer.

Please note that with the **exception of Sterling Direct Debits** we cannot accept payments in currencies other than Euro. (THB only for Phuket Resort)

- Payment can be made 24/7 by **credit card (except for Phuket)** at www.marriottvacationclub.com. Please note that this is only available in English.
- **Credit card** payments can also be made by telephone or by fax/mail using the remittance slip attached to your statement. Kindly remit the payment requested on your statement to our Maintenance Fee Department using the enclosed envelope.
- **Cheques** in Euro currency **only** should be made payable to MVCI Services, DAC (THB payments made payable to Mai Kao Development Ltd). Please forward them, along with your remittance advice, to our Maintenance Fee Department using the enclosed envelope. Personal cheques must be drawn on a bank account in the name of either the primary or secondary owner
- **Bank Transfers:** Your bank can make bank transfers using the accompanying bank account details. However, you should be aware that you may be charged a processing fee by your bank for this service. Please check with your bank for details. Please remember to provide your bank with your customer number as a payment reference to ensure the accuracy of your payment application.
- If you hold a Euro bank account in Germany, or Spain, annual Direct Debit payments in Euro can be set up by completing the accompanying Direct Debit Request Form. Please send it back to our Maintenance Fee Department using the enclosed envelope. Your completed Direct Debit Request Form **must be received by us 15 working days before the due date for payment as per your statement.**
- If you live in the U.K. and have a U.K. bank account, annual Direct Debit payments in Sterling can be set up by completing the accompanying Direct Debit Request Form. Please mail back to our Maintenance Fee Department using the enclosed envelope. Your completed Direct Debit Request Form **must be received by us 15 working days before the due date for payment as per your statement. Please note that we do not accept Sterling for any other type of payment.**
- If you wish to cancel or un-enroll your direct debit, we need this request in writing 15 working days before the due date.

Q: WHEN ARE MY MAINTENANCE FEES DUE?

A: Maintenance fees are due as per the due date on your statement.

Q: WHAT HAPPENS IF MY PAYMENT IS LATE?

A: Your prompt payment is greatly appreciated as this will help us manage operating expenses. If payments are not received by the due date, a late fee will be assessed per week purchased. This late fee is calculated at either €60 per week owned or as otherwise determined by your Holiday Ownership Purchase Agreement. You may be subject to further charges if your Maintenance Fees remain unpaid.

Q: WHAT HAPPENS IF I FAIL TO REMIT MY MAINTENANCE FEE?

A: Marriott Vacation Club International will deny you usage rights and any other benefit of the Holiday Ownership interest for the given year. This means that you cannot stay at your home resort or exercise any usage options until your maintenance fee has been paid in full. In addition, if you fail to remedy the default, Marriott Vacation Club International will be entitled to terminate your Holiday Ownership interest.