

General Terms and Conditions for Lessors

1. General contractual provisions

For claims in connection with the contractual relationship between Interhome (HHD AG) based in Glattbrugg (hereinafter referred to as "Interhome") and the contractual partner (hereinafter referred to as "lessor"), the following general terms and conditions (hereinafter referred to as "GTC") apply throughout the entire term of the contract for each of the lessor's properties marketed by Interhome.

The lessors make their properties available to Interhome at the specified times on a binding basis; Interhome then rents these properties in its own name and on its own account to (end) customers (hereinafter referred to as "customers") in return for payment of a "travel price" and, in doing so, takes on, among other things, property marketing, booking administration, customer service and debt collection (in economic terms, this is a "resellerbusiness model with selective rental and subletting of the properties"). When a property is rented out, the lessor receives a rental credit; Interhome deducts a markdown for itself (hereinafter referred to as "markdown") (see section 4 below).

Interhome's business activities are primarily focused on the Swiss market, without excluding foreign lessors or properties abroad.

2. Rights and obligations of the lessor

a) The lessor enters all data describing their property independently via the owner area provided by Interhome. The lessor assures that they have completed the online form truthfully. They provide Interhome with image and documentation material of the property free of charge and permit its unrestricted use. The lessor is obliged to observe applicable law and all third-party rights when providing this image and documentation material. It is therefore expressly prohibited to use legally or judicially protected content in the presentation of the holiday home (including comments on customer reviews) without being authorised to do so. This applies in particular to the use of photos and texts. Likewise, offensive, defamatory, pornographic, violent, immoral or abusive content is expressly prohibited and may not be used. The lessor agrees to indemnify Interhome against all third-party claims, including the necessary legal and court costs incurred in pursuing legal action, if the claims

asserted against Interhome arise in connection with the content provided by the lessor.

b) The lessor undertakes to check the online presentation of their property created by Interhome on the basis of their information for accuracy and completeness and to notify Interhome immediately of any errors or requests for changes.

c) If a licence or similar is required for the rental of the property, the lessor undertakes to provide the relevant proof without being asked to do so before the accommodation presentation is published. If the obligation only arises during the term of the contract, the lessor undertakes to provide Interhome with the relevant licence or similar without being asked and without delay. If the proof is not provided, Interhome reserves the right to exclude the affected holiday homes from the online presentation and to terminate the contract extraordinarily (see section 7 b) below).

d) The lessor is aware that Interhome may be required to disclose data from lessors upon request by government institutions.

e) The lessor shall notify Interhome immediately in writing or directly via the online form of any subsequent changes to the property (e.g. changes to the furnishings) or its surroundings (e.g. construction work, opening of a discotheque, closure of infrastructure facilities) caused by themselves or by third parties.

f) The lessor or their key holder shall hand over the property at the agreed time in the condition described in the contract and in a usable condition.

g) Interhome does not publish customer reviews. Interhome will therefore not make any significant changes to customer or landlord reviews, nor will it negotiate them.

h) The lessor undertakes to enter the prices and availability of the property or properties for the following year as early as possible, but no later than 1 October, in a binding manner via the owner area so that Interhome can make arrangements with customers. If no changed prices have been entered by 1 October, the properties will continue to be marketed on the basis of the previous year's rates.

i) The landlord may use the property for self-occupancy or rent it out to others. However, these dates must be entered immediately in the owner area so that these periods can be shown as "occupied". The property is not available for rental to customers on these dates. Subsequent blocking of periods not rented out according to the calendar is prohibited. Should a double booking nevertheless occur, the booking made by Interhome shall take precedence. If, in individual cases, the lessor cancels a booking before the customer's arrival for reasons for which the lessor is responsible, Interhome shall in any case charge an expense allowance equal to the markdown, but at least CHF 50 or EUR 50.

j) The lessor shall make the property available to Interhome for rental to customers at the specified times. If a booking is cancelled by the lessor, the lessor is obliged to provide the customer with alternative accommodation of the same or higher quality in terms of facilities (type of holiday home, number of bedrooms, pool, etc., if applicable) and location. If the lessor does not have any alternative holiday home available or if the customer decides against it for justified reasons, the lessor undertakes to cover the additional costs of accommodating the customer and any expenses (e.g. rebooking fees for flights/trains, transport fees, etc.) incurred by the customer and/or Interhome as a result of the cancellation. In addition, Interhome shall in any case charge an expense allowance equal to the markdown, but at least CHF 200 or EUR 200.

k) The lessor undertakes not to include any references to private or commercial websites, contact addresses (e.g. email addresses) or telephone numbers in their property presentation. If the lessor violates this contractual clause, they may have all their property presentations blocked. In addition, Interhome shall charge an expense allowance of CHF 50 or EUR 50 in each case.

l) Interhome enters into contractual obligations towards its customers when they book the property. A booking transmitted by Interhome to the lessor is therefore binding on the latter.

m) If a security deposit has been agreed as security, the lessor or his representative may demand this from the customer when handing over the key. At the end of the rental period, the lessor shall return the security deposit to the customer after the key handover, less any additional costs, if applicable. If the lessor or his representative discovers any damage before the customer's departure, he may offset this against the deposit on site.

n) If the lessor transfers the rights of use or ownership of the property to another party, he shall ensure that his successor makes the property available to the customer on the dates already reserved. The lessor shall notify Interhome immediately of the transfer of the rights of use or ownership of the property.

3. Rights and obligations of Interhome

a) Interhome shall include the lessor's property in its range and present it on the internet (on its own websites and on selected external sales channels) as part of its normal business activities.

b) If the lessor fails to fulfil their contractual obligations, Interhome is entitled to temporarily suspend the presentation of the property. The same applies if the lessor's behaviour threatens to cause damage or other disadvantage to Interhome.

c) Interhome creates an online presentation of the property for the lessor based on the information provided in the online form.

d) Interhome is entitled to increase or reduce the prices published to customers.

e) In addition, Interhome shall, within the scope of its business activities, take care of the administration of bookings, the collection of the travel price and the support of those customers who have booked their property through Interhome. Interhome shall act on its own name and for its own account in relation to customers.

f) Interhome shall notify the lessor in writing of binding bookings and of any cancellations or changes made by customers. In exceptional cases, particularly in the event of short-notice changes, this notification may also be made by telephone.

g) Interhome reserves the right in special cases to cancel a booking free of charge 72 hours after receipt of the booking.

h) Interhome will send the contact details of the travellers to the lessor at the earliest after full payment by the customer and dispatch of the travel documents.

i) Interhome reserves the right to suspend the services of the platform at any time in order to protect users if security risks are identified, until such risks have been remedied.

4. Payment terms

Interhome shall transfer the rental credit agreed for the respective date to the landlord's specified bank account

one week before the customer's arrival. The rental credit is calculated on the basis of the price for the property stored by the lessor in the owner area, less Interhome's markdown. For security reasons, the first payment for new lessors will only be made after the renting customer has departed. The rental credit will be paid to the lessor into the bank account specified by them, taking into account the statutory value added tax. There are three possible scenarios:

- **Case 1:** Property is located outside Switzerland:
Price offered by the lessor minus markdown
= rental credit
- **Case 2:** Property is located in Switzerland and the lessor is subject to VAT in Switzerland:
Price offered by the lessor including VAT minus markdown = rental credit
- **Case 3:** Property is located in Switzerland and lessor is not liable for VAT in Switzerland:
Price offered by the lessor including VAT minus VAT included = price offered by the lessor excluding VAT minus markdown = rental credit

In the case of short-term bookings or payment delays, the rental credit will be transferred as soon as possible. If fees are incurred for transfers to bank accounts outside Switzerland or Germany, these shall be borne by the lessor.

b) The markdown is always the same regardless of the sales channel. Interhome may increase or reduce the price for customers. In either case, there is no disadvantage for the landlord and the lessor receives the price specified in the owner area minus the markdown (= rental credit). Increases in the price for customers are collected and retained by Interhome; reductions in this price are borne by Interhome.

c) Interhome is entitled to offset any claims for damages and reductions due to the lessor against payment obligations to the lessor. The lessor has no right to refuse performance to other customers even if he does not agree with the offsetting of claims.

d) Additional services not listed in this contract and on the customer's booking confirmation shall be charged by the lessor or his agent directly to the customer, provided that the customer was made aware of these additional services in the description or during the booking process.

e) If a customer extends their stay subject to availability of the property, the extension will be invoiced by Interhome.

f) If a customer withdraws from the contract from the 60th day before arrival, the lessor shall receive the cancellation fee charged to the customer minus a markdown. Interhome shall therefore bear the credit risk if the customer does not pay the cancellation fees to Interhome. Before the markdown is deducted, the statutory Swiss value added tax will be deducted if the property is located in Switzerland and the lessor is not subject to VAT in Switzerland. The amount of the cancellation fees is based on the applicable general terms and conditions on which the booking is based. The claim expires if the property is re-let or occupied by the owner during the originally booked period. This amount will be paid out after written confirmation from the lessor after the expiry of the cancelled period.

5. Liability

a) The lessor guarantees that the property is in proper condition and is liable to Interhome for the accuracy and completeness of the information provided by him and for the existence of the promised features.

b) The lessor is liable for the accuracy of the information and the image and documentation material provided by him. By providing the material to Interhome, he assures that he is entitled to transfer the contractual rights of use and exploitation.

c) The lessor is liable to customers and Interhome for the timely provision of the property in a condition that is in accordance with the contract and suitable for rental, and for its maintenance.

d) Interhome shall inform the lessor immediately of any customer complaints. If the customer makes a complaint on site, the lessor undertakes to investigate the complaint immediately and remedy the situation. In addition, the lessor shall immediately respond to Interhome regarding customer complaints. In the event of complaints after the customer's departure, Interhome shall forward these to the lessor without delay. The lessor shall respond within 7 days. Interhome is the direct contractual partner of the customers, therefore no financial agreements may be made with customers without consulting Interhome.

e) If the lessor does not provide Interhome with a response within the 7-day period specified in clause 5 d) or if, in the opinion of Interhome's legal advisor, legal proceedings are unlikely to be successful for Interhome due to legal or judicial requirements, Interhome shall be entitled to satisfy the customer's claims at its own discretion based on the available documentation in the interests of a fair balance of interests.

f) Except in cases where Interhome is liable under this contract, the lessor is free to indemnify Interhome against any claims for damages or reduction.

g) If Interhome is required to pay compensation, refunds, etc. to customers due to court decisions or out-of-court settlements, Interhome may seek full recourse from the lessor.

h) Interhome accepts no liability for damage caused by customers to or theft from the rented property. These must be compensated directly to the lessor by the customers.

i) The lessor is directly liable for VAT consequences if the information provided in accordance with the Value Added Tax Act is incorrect, untrue or incomplete.

j) The lessor is liable for all consequences resulting from a breach of contract.

k) Interhome accepts no responsibility for the user's terminal equipment, technical access to Interhome's services or the software required for this. Interhome excludes all liability for damage resulting from the use of the Internet.

l) Interhome is not liable for the consequences of disruptions, interruptions and delays, in particular in the publication of the offer on third-party websites.

6. Data protection

a) The lessor undertakes to comply with the laws and regulations on data protection. The lessor shall only store and process customer data obtained through the booking or by other means to the extent and for as long as is necessary for the execution of the booking or a request or as required by law.

b) The lessor undertakes not to send any advertising to customers referred by Interhome. This includes, in particular, telephone calls, emails and postal mailings.

c) The lessor shall notify Interhome immediately if Interhome data has been used without authorisation or unlawfully, or if personal data managed in connection with this contract has been lost, damaged, altered, destroyed or disclosed without authorisation or unintentionally (hereinafter referred to as a "security breach"). The lessor agrees to provide Interhome with all information in a reasonable manner and to cooperate with and support Interhome to the extent necessary: (a) to minimise or terminate a security breach; (b) to prevent the recurrence of a security breach; and/or (c) to assist Interhome in fulfilling its internal/external reporting obligations.

d) Furthermore, reference is made to the latest version of the privacy policy on the Interhome website.

7. Contract term and termination

a) This contract shall run until the end of the calendar year following the conclusion of the contract. It shall be automatically extended for one year at a time, unless the lessor or Interhome terminates it by 30 November of the current year with effect from the new calendar year.

b) The right of each party to terminate the contractual relationship for good cause remains unaffected. However, termination shall have no effect on rental agreements with customers that have already been concluded at the time of termination. The lessor remains obliged to perform in this respect.

8. Final provisions

a) The invalidity or ineffectiveness of individual clauses shall not affect the validity of the remaining provisions. The parties shall replace defective clauses with effective clauses that come closest to them in economic and legal terms.

b) Interhome reserves the right to amend these General Terms and Conditions at any time. It shall notify the lessors of the amended General Terms and Conditions in an appropriate form. In the case of purely formal changes, the lessor's explicit consent is not required for ongoing contractual relationships; appropriate notification to the lessor is sufficient. However, if the changes are of a material nature and, in particular, affect the rights of the lessor, the lessor must either explicitly agree to the amended GTC or reject them. In the event of rejection, the lessor must be given the opportunity to terminate the contractual relationship with Interhome by giving notice of termination. If the lessor does not object within a period of 30 days after notification of materially amended GTC, these shall be deemed to have been implicitly accepted.

c) Swiss substantive law (excluding conflict of laws provisions) applies to the contractual relationship between Interhome and the lessor.

d) All disputes and disagreements arising from this contract shall be settled amicably. Only in the event of a legal dispute shall the registered office of Interhome in Glattbrugg be the exclusive place of jurisdiction. Any mandatory legal places of jurisdiction are reserved.

9. Contractual partner

HHD AG
Sägereistrasse 20
CH-8152 Glattbrugg
Switzerland
Commercial register: CHE-105.847.636
Tax number: CHE-105.847.636

As of 8 December 2025

Note: This is an informal translation of the German original for informational purposes.

Only the German version is legally binding. In the event of discrepancies between the English and German versions, the German version shall prevail.