

Measures under the Anti-Money Laundering Act

Please be informed that the company PHP gama s.r.o., company registration number: 064 48 615, with registered office at Prague 1, Štěpánská 2071/37, postcode: 110 00, registered in the Commercial Register kept at the Municipal Court in Prague, sec. C, insert 282359 (hereinafter referred to as the "**Amata Residence**") is the so-called obliged person according to [Anti-Money Laundering Act](#). (hereinafter referred to as "**AML Act**").

As an obliged person, the company fulfils various obligations arising from the AML Act when selling the Amata Residence real estate, including in relation to its clients or natural persons acting on behalf of clients - legal entities (hereinafter collectively referred to as "**client**").

In particular, obliged persons are required to **identify in detail the clients** (in the case of legal persons, also their beneficial owners and ownership structure) **and the origin of the money used in the transaction** (the origin of the money used as the purchase price for the property sold).

Client identification

Information used to identify the client is requested only to the minimum extent required by the AML Act, in particular the name(s) and surname(s) as they appear on the identity document provided, the birth certificate number or date of birth (if no birth certificate number has been assigned), information on permanent or other residence address and if this information is not apparent from the identity document provided, the client may be asked to provide other proof of residence.

The client is also asked to produce an identity card and as the obliged person we are entitled under the AML Act to make a copy of this document, even without the client's express recorded consent.

In the event that our meetings with the client do not take place in his/her physical presence, we will require from the client a so-called mediated identification pursuant to Section 10 of the AML Act - this can be obtained at [Czech Point](#) or at a notary.

If the transaction takes place in several steps (a reservation contract, or a contract of future sale and purchase contract), we may contact the client to confirm whether the previously mentioned identification data is still valid. The client should then inform us of any change in personal data (e.g. change of name or permanent residence or domicile).

If the client is a **legal entity**, we take its identification from the public register (in the case of Czech legal entities, we will consult the public register ourselves and ask the client to confirm that the information entered therein corresponds to the reality; in the case of foreign entities, we will require an excerpt from a similar register or an official translation of such an excerpt) and we obtain information about each natural person who represents the client in the transaction, as described above.

In the case of a legal entity, we also obtain information about the beneficial owner of the client, mainly from the register of beneficial owners, but the law also requires us to ask the client to confirm and document that the beneficial owner is correctly registered there.

Customer due diligence

The AML Act aims to eliminate the legalization of proceeds of crime, therefore, as an obliged person, we are obliged to ascertain the source of funds to be used in the transaction as the purchase price for the acquired real estate. If the client finances the purchase price wholly or partly from their own resources, they will be asked to provide documentation proving the origin of their savings (e.g. a certificate of income from their employer or an employment contract or tax returns, a donation agreement, a decision on inheritance, proof of sale of another property, etc.), and in the case of mortgage financing, documentation of the relevant loan agreement.

Information retention period

According to the AML Act, we are obliged to store the information collected in the context of client identification and control for 10 years from the execution of the transaction or from the termination of the business relationship.

If the client does not provide us with the information

If a client refuses to be identified or fails to provide us with the necessary cooperation to carry out a due diligence check, we may not execute a transaction with such client under the AML Act. We must then assess such a transaction as a so-called suspicious transaction, which we are obliged to report to the Financial Analysis Authority, the central administrative authority for the money laundering agenda, under the AML Act.

If you have any further questions on the issue of client identification and due diligence checks, we will be happy to answer them.