

ACCOMMODATION RULES OF HOTEL PECR WELL AND PECR DEEP

I. Conditions and method of accommodation

Hotel PECR WELL and PECR DEEP (hereinafter the "Hotel") is entitled to accommodate a client who duly checks in. For this purpose, the client must present an identity card or other valid proof of identity, a passport or other travel document within the meaning of the Act on the Residence of Foreign Nationals in the territory of the Czech Republic, at the Hotel reception.

Every client who is not a citizen of the Czech Republic (a foreign national) is obliged, pursuant to the Act on the Residence of Foreign Nationals in the territory of the Czech Republic, as amended, to complete and submit to the reception an official registration of stay form, presented to the client upon arrival by a Hotel employee, and is obliged to provide all required data truthfully and completely.

Based on the booked accommodation, the client may check in on the day of arrival from 3:00 p.m. to 7:30 p.m. The Hotel will reserve the room for the client until this time, unless another request was stated in the order and confirmed by the Hotel.

A client who insists on accommodation before 3:00 p.m. is obliged to pay an early check-in fee of CZK 500, unless the Hotel and the client have agreed otherwise in advance. The Hotel reserves the right to refuse to accommodate the client before 3:00 p.m. if no vacant apartments are available.

The client shall check out no later than 10:00 a.m. and vacate the room by that time, unless otherwise agreed individually and in advance. If the client does not vacate the room by 10:00 a.m., the Hotel may charge a late check-out fee of CZK 500; after 12:00 noon the price for the entire following day may be charged, unless otherwise agreed in advance. This shall not affect the termination of the accommodation relationship between the Hotel and the guest on the date on which the guest should have duly vacated the room (the day of the end of the stay). If the client does not vacate the room, the Hotel reserves the right to prevent the guest from accessing the room and, in the event of unpaid accommodation charges or other receivables from the client, the Hotel reserves the right to exercise a lien over movable items brought by the guest into the room. A room is considered vacated after the client has removed all of their belongings from the room, returned the electronic card to reception, and informed the authorized Hotel employee that they are checking out. The Hotel reserves the right to check the room inventory (furniture, appliances, forgotten items).

If the client requests to extend their stay, the Hotel may offer a different room in a different price category than the original one. In such case, the client is not entitled to accommodation in the room in which they were originally accommodated, nor to accommodation in another Hotel room, if this is not possible for capacity or operational reasons of the Hotel.

The Hotel reserves the right, in exceptional cases, to offer the client other accommodation than originally agreed, provided it does not substantially differ from the confirmed order.

The Hotel provides its clients with services to the extent mutually agreed and to the extent determined by the relevant valid legal regulations. The client is obliged to pay for accommodation and services provided in accordance with the valid Hotel price list no later than on the day of the end of the stay. The payment terms are thereby unaffected on the basis of the accommodation contracts.

The Hotel reserves the right not to accommodate a client if the guest's clothing or behavior does not comply with good morals, if the guest is obviously under the influence of alcohol or psychotropic substances, or if the guest or their clothing or luggage is excessively soiled.

The Hotel reserves the right not to accommodate a client who is listed among persons failing to pay for accommodation services, and further not to accommodate a client who, for the purpose of obtaining a higher discount on accommodation, uses/manipulates our reservation system. The Hotel further reserves the right to refuse to accommodate a client at the discretion of the reception employee (or the Hotel Director) without giving any further reason. The client is obliged to adapt their stay in the Hotel and in all of its facilities and operations to their current state of health and to their physical and mental abilities.

II. Payment for accommodation provided and cancellation fees

For accommodation and services provided, the client is obliged to pay the price in accordance with the valid Hotel price list, but no later than on the day of termination of the stay on the basis of the submitted bill, together with the settlement of advances provided by the client. For a stay longer than 7 days, the client is obliged to pay for the entire stay no later than on the seventh day of the stay, unless the Hotel and the client have agreed otherwise.

The price list for accommodation and other services is available for inspection at the Hotel reception.

The Hotel reserves the right to require the client's payment card identification details, and immediately upon making a reservation an advance payment of 50% of the price of the Hotel stay for the standard rate and 100% for the non-refundable rate, and on the day of arrival a deposit of EUR 200 or the equivalent in CZK for possible future charges in the Hotel or damage or loss of room equipment. The reservation becomes binding for the Hotel only after receipt of the advance payment to the Hotel's account. The 50% advance for the standard rate is refundable until the expiry of the free cancellation period. The free cancellation period ends 5 days before arrival. The 100% advance for the non-refundable rate is non-refundable in the event of cancellation.

If the reservation is not duly cancelled and the client does not arrive to commence accommodation (no-show) and does not postpone the commencement of accommodation to a later day within the reserved length of stay, the client is obliged to pay a cancellation fee in the amount of the advance paid, i.e., 50% of the accommodation price for the standard rate and 100% for the non-refundable accommodation rate.

If the client fails to pay the price for accommodation upon request, the Hotel is entitled to terminate the client's stay, prevent access to the Hotel building and refuse to provide further services. The Hotel is also entitled to terminate the stay of a client who behaves in violation of these Accommodation Rules or good morals.

In the event of a shortened stay by the client, the Hotel has the right to charge the client the full agreed price for the entire reserved length of stay.

A proper cancellation of a reservation at the standard rate must be communicated in writing (electronically) and must be made no later than by 8:00 p.m. on the day which is the fifth day prior to the day on which accommodation was to begin.

The Hotel is entitled to charge the client a fee of EUR 100 or the equivalent in CZK for excessive soiling of the room left by the guest after the end of the stay, especially unwashed dishes. The Hotel

is further entitled to charge the client for damaged, destroyed or lost room equipment, and the Hotel is entitled to block and charge such billed amounts to the guest's payment card.

III. Liability of the Hotel and the client

The Hotel is liable for damage caused to items brought in and left by the client in the accommodation part of the Hotel according to generally binding regulations.

The Hotel provides guests with an in-room safety deposit box, in which it recommends that all valuables be stored. This service is provided free of charge.

The Hotel acquaints the client with the equipment and the value of the room/apartment inventory. The client is liable for damage caused to the equipment or inventory of the Hotel according to the relevant valid legal regulations. In the event of damage to/loss or destruction of the Hotel's property, the Hotel has the right to compensation. The value of the room inventory is determined in a written record located at the Hotel reception. It is in the client's interest to check the room equipment upon arrival, or to inquire about its contents; in the event of depreciation/loss or damage to the room equipment, the client shall inform the reception on the day of arrival. The client, as a legal representative, is liable for damage caused by minors for whom they are responsible, as well as for damage caused by persons or animals that are in the Hotel premises and whose stay there was enabled by the client. The Hotel further reserves the right to refuse to launder bed linen that is excessively soiled or damaged. Compensation will be required in the full purchase price of the respective linen.

In the event of damage to the Hotel's property caused by the client, such damage will be settled from the pre-authorization of the payment card; alternatively, the client is obliged to pay compensation for the damage caused no later than on the day of the end of the client's stay, or on the basis of an invoice issued within 14 days from the end of the client's stay, payable within 10 days of delivery to the client, provided the Hotel decides on such a method of settlement.

If the client refuses to pay the price for damaged or destroyed Hotel equipment in accordance with these accommodation conditions, the Hotel is entitled to charge the client a contractual penalty of 0.2% per day of the amount due for each day of delay, together with default interest in the amount set by generally binding legal regulations.

The Hotel is not liable for theft or damage to motor vehicles. The Hotel recommends that guests ensure their car is properly locked and secured. It also recommends not leaving personal belongings freely placed in the car. The Hotel is not responsible for damage caused by the guest in the Hotel's garages or car parks to third parties. The Hotel reserves the right to claim and charge damage caused to the Hotel's property by the guest's vehicle, including cases where the damage was caused by a third person in the guest's vehicle or by the guest with a third person's vehicle.

The client is obliged to behave so as to prevent damage to health, property, nature and the environment. The Hotel recommends that the client locks the entrance door even while staying in the room. Before opening the door to strangers, the client shall check the reason for entry to the room and, in case of any doubts, immediately contact the reception. Before leaving the room, the guest shall duly check whether the windows and doors are closed.

The Hotel is not liable for any damage caused outside the Hotel premises.

IV. Catering and sale of alcoholic beverages

Clients are not permitted to consume alcoholic beverages in the Hotel premises (Hotel lobby, conference room, restaurant) that were not purchased in the Hotel or the Hotel restaurant.

In the Hotel premises, alcohol consumption is permitted only to persons over 18 years of age and exclusively within the Hotel drinks list or wine list.

The client is obliged to inform the Hotel staff of any serious health limitations or dietary restrictions and to report such limitations to Hotel employees.

A Hotel employee is authorized to refuse to sell an alcoholic beverage to persons under 18 years of age and to persons obviously already under the influence of alcohol.

The Hotel serves breakfast, lunch and dinner in the Hotel restaurant within the time range specified by the Hotel operating rules. Outside the designated time for lunch and dinner, the guest may request refreshments, which will be prepared according to the kitchen's possibilities.

V. Generally applicable provisions

The Hotel lobby, or other common areas of the Hotel, are reserved for receiving visitors of accommodated guests. In the room where the client is accommodated, visitors may be received only with the consent of the responsible reception employee or Hotel management between 8:00 a.m. and 10:00 p.m. A Hotel employee is not authorized to provide any information about accommodated clients to third parties (with the exception of police officers after they have identified themselves and demonstrated the justification for requesting such data), nor to permit a guest's third-party visitor without the guest's consent.

In the room and common areas of the Hotel, the client may not, without the consent of the responsible employee or Hotel management, move interior furnishings, make any changes or modifications to the Hotel equipment, or carry out interventions in the electrical network or other installations.

In the Hotel and especially in the room, guests are not allowed to use their own electrical appliances. This regulation does not apply to personal hygiene electrical appliances (shaver, massage device, etc.) and small household electronics (laptop, mobile phone, etc.).

Clients are not allowed to bring into rooms items for storage for which the Hotel has designated other places, e.g., sports equipment, skis, prams, bicycles, carts, etc. For storage of such items, the client shall inquire at the Hotel reception. For damage to the Hotel's property caused despite this prohibition, the guest will be charged full compensation. In the event of a breach of this prohibition, the Hotel is entitled to charge the client a contractual penalty of EUR 100 for each breach. If higher damage is caused, the Hotel reserves the right to charge the full amount of the damage.

Smoking is permitted only in designated areas outside the Hotel (the terrace behind reception, at the main entrance). Smoking is strictly prohibited in the rooms, including balconies. In the event of a breach of this prohibition, the Hotel is entitled to charge the client a contractual penalty of EUR 100 for each breach. If higher damage is caused, the Hotel reserves the right to charge the full amount of the damage. Smoke detectors connected to a central monitoring station are installed in the rooms. If

the guest violates the ban on smoking and on handling open fire or a source of smoke and causes the dispatch of the fire brigade response unit, in addition to the contractual penalty, the guest will be charged the costs associated with the dispatch of the fire brigade response unit. Unauthorized handling of smoke detectors or other safety devices is prohibited. For any interference with the functionality of smoke detectors or other safety devices, the Hotel is entitled to charge the client a contractual penalty of EUR 100.

The use of any narcotic and psychotropic substances is strictly prohibited in the Hotel. The Hotel is entitled to inform the Police of the Czech Republic and to immediately cancel the accommodation of a guest who has violated this prohibition, without compensation.

Clients are strictly prohibited from using the wellness center premises under the influence of alcohol and psychotropic substances. A client who suffers from cardiovascular disease or has any health problems that could worsen their health condition or endanger their life as a result of staying in the pool or sauna may use the sauna facilities solely at their own risk and responsibility.

Dogs and other animals may move around the Hotel premises provided that the owner proves their health fitness. The price for accommodating an animal is charged according to the valid Hotel price list. The following measures apply to the accommodation of dogs and other animals:

Dogs and other animals are prohibited from entering and staying in areas where food is stored and prepared, and also in the wellness center and on the adjacent terraces.

Access to common areas and selected rooms in the accommodation part of the Hotel is allowed only for small dog breeds up to 10 kg.

In all public areas of the Hotel and restaurant, every dog must be on a leash.

Dogs and other animals must not be allowed to rest/lie on the bed or other equipment used for the client's rest, and under no circumstances may an animal be left unattended in the Hotel room.

Inventory intended for the preparation or serving of food to guests must not be used for feeding dogs and other animals.

In the event of any damage to the Hotel facilities by an animal, the client is obliged to pay the full amount of the damage.

The animal is the full responsibility of the animal's owner and the client who allowed the animal to stay in the room.

For the above-mentioned violations of rules and measures, except for direct damage to property, which is charged to the guest in full, the guest will be charged up to EUR 100 for additional cleaning of the room or areas soiled by the animal.

The Hotel reserves the right to charge any direct cleaning costs that exceed the above amount, in full. The Hotel also reserves the right to charge for new bed linen used for animals' rest. Such bed linen will be charged to the guest in full.

Cleaning and inspection of a room where a guest is accommodated with an animal must be allowed in such a way that there is no risk to staff or other Hotel guests. The inspection must be allowed at least once a day to detect any damage or excessive pollution.

Before leaving, the client is obliged to close the water taps in the room, switch off the lights, in rooms with a balcony close the balcony door, close the windows, lock the door and return the electronic room card to reception. For loss of the electronic card, the Hotel charges EUR 20.

Clients are obliged to dispose of waste exclusively in designated containers at designated locations.

For safety reasons, the Hotel recommends not leaving children under 12 years of age without adult supervision either in the room or in the children's playroom and other common areas of the Hotel.

From 10:00 p.m. to 6:00 a.m., the client is obliged to observe nighttime quiet hours. With the consent of the operator's representative (the Hotel Director or an appointed responsible person), social events may be organized on the Hotel premises after 10:00 p.m., in areas designated for this purpose. Furthermore, the client is obliged to observe daytime quiet from 6:00 a.m. to 10:00 p.m. Excessive noise is prohibited in the Hotel premises throughout the day. If the client generates excessive noise, the Hotel employee will warn the client to refrain from such conduct; otherwise it will be considered a gross violation of these Accommodation Rules.

The client may not carry weapons or ammunition in the Hotel premises, nor keep them in a state enabling their immediate use.

In the event of high demand by Hotel clients for the use of additional wellness center services, the Hotel reserves the right to limit entry for capacity reasons.

Guest complaints and possible suggestions for improving the Hotel's activities are received by the Hotel Director. A questionnaire is available at reception.

Disputes arising from this contract shall be resolved by the courts of the Czech Republic. In disputes for damages where the defendant resides in one of the EU Member States, jurisdiction is given to the court of the place where the damage occurred, pursuant to Article 5(3) of Council Regulation (EC) No. 44/2001 of 22 December 2000 on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters.

In accordance with Section 14 of Act No. 634/1992 Coll., on Consumer Protection, the Hotel informs the client about the possibility of out-of-court settlement of potential disputes through the Czech Trade Inspection Authority (in accordance with Section 20e of Act No. 634/1992 Coll.). The website address of the Czech Trade Inspection Authority can be found here: <http://www.coi.cz/>.

The client is obliged to observe the provisions of these Accommodation Rules. If the client does not observe the Accommodation Rules, the Hotel management has the right to cease providing accommodation services and withdraw from the accommodation contract before the agreed time. In such a case, the Hotel is entitled to full payment of the price of accommodation. The client must then leave the Hotel without delay. The client is obliged to familiarize themselves with the Hotel's operating and safety rules, including those of all its facilities, and to strictly observe them.

A guest providing the Hotel, upon the creation of the accommodation service, with their personal data from their documents agrees to the processing and storage of their personal data by Pecr Apartments, s.r.o. within the meaning of Act No. 101/2000 Coll., as amended. In view of the obligation to report accommodation pursuant to Act No. 326/1999 Coll. to the Police of the Czech Republic, the guest shall present, at the latest upon receipt of the room key, a valid passport or personal identification document and grants consent to making a photocopy of such document for the Hotel's records. If the guest does not present the above document, the Hotel reserves the right not to accommodate the guest; in the event that this leads to cancellation of the reservation, the guest is obliged to pay a cancellation fee pursuant to Article II, paragraph 6 of these conditions.

The accommodation of guests is governed by the Czech legal order, under Czech law and by these Accommodation Rules. By being accommodated, the guest accepts the Accommodation Rules as contractual terms of accommodation and is obliged to observe their provisions. The guest is obliged

to acquaint themselves with these Accommodation Rules; ignorance thereof shall not be taken into account.

These Accommodation Rules are valid from 20 August 2025 and replace the previous wording of 1 December 2020.