ASSET PASSPORT

FORMATSIA Industrial & Production Unit

1. GENERAL ASSET INFORMATION

Asset name	FORMATSIA Industrial & Production Unit
Asset type	Production & warehouse / commercial premises
Location	Lviv, Ukraine
Year built	2026
Total area	1222 m²
Floors	1 floor + 2nd level / mezzanine
Co-ownership format	m² / digital units
Number of tokens	1 222 000
Minimum participation	from €100
Minimum share	0.145 m²

2. OWNERSHIP STRUCTURE

Ownership status	Private ownership
Asset owner	Legal entity (LLC, Ukraine)
Transaction structure	Acquisition of a Ukrainian legal entity through a separate compartment of Luxembourg S.A.
TokFlow legal structure	Luxembourg securitization structure / separate compartment

3. ASSET OPERATING STATUS

Current status	No tenant
Rental income	$8,554 / month net
Rental income in EUR	≈ €7,375 / month
Annual rental income	≈ €102,648 / year
Operator / management company	ALTERRA GROUP
Contract type	Long-term lease agreement
Utilities	Paid by tenant
Operating expenses	Paid by tenant

4. TECHNICAL CONDITION OF THE ASSET

Overall technical condition	New / project-stage condition
Renovation condition	New modern fit-out
Technical status	Planned handover — Q4 2026
Engineering systems	Electricity, water and sewage, heating installed without distribution, fire alarm, ventilation, internet

5. ASSET VALUATION

Market value of the asset	$977,600
Market value in EUR	≈ €842,831
Value per m²	≈ €690 / m²
Valuation model	Conservative financial model

6. FINANCIAL MODEL

INCOME

Annual income (gross)	≈ €102,648 / year
Projected capitalization rate	≈ 12.2%
Projected net yield	≈ 11.0% – 11.5%
Estimated capital payback period	≈ 9.2
Income per 1 m²	≈ €84 / year
Income per 1 token	≈ €0.084 / year

EXPENSES

Tax model	Ukrainian LLC / simplified taxation system
Tax (5%)	≈ €4,425 / year
Structure / compartment maintenance cost	≈ €1,000 / month
Annual structure maintenance	≈ €12,000 / year
Insurance and support	Included in the operating expense structure

7. FEES AND REMUNERATION

TokFlow platform fee	2.5%
Management company fee	Not applicable at the current stage

8. CO-OWNERSHIP STRUCTURE

Participation structure type	Digital co-ownership structure
Participation format	1,000 tokens = 1 m²
Income distribution model	Proportional to the co-owner's share
Minimum participation	from €100
Estimated tokens for €100	≈ 145 tokens
Estimated area for €100	≈ 0.145 m²
Co-owner rights	• receiving income • access to reporting • participation in voting • right to sell the share • control over key decisions within the governance structure

9. ASSET DOCUMENTS

Materials	• Title documents • Lease agreement • Financial model • Structure documentation • Compartment documentation • Client verification and anti-money laundering documentation (KYC / AML) • Legal and financial due diligence materials

10. RISKS

Key risks	• Market risks • Currency risks • Wartime risks • Regulatory risks • Secondary market liquidity risks

11. FORECAST AND POTENTIAL

The asset is located in Lviv and has the potential to preserve long-term value due to:

Key factors	• proximity to the Lviv Ring Road • proximity to Lviv International Airport • proximity to a railway hub • relative proximity to the Polish border • industrial park infrastructure • potential demand from production, warehouse and commercial operators • possible market recovery and growth after stabilization of the situation in the country

The conservative model does not include aggressive capitalization growth.