TokFlow
— The Ownership Network —

# ASSET PASSPORT

## Volodymyrska Office Building

### 1. GENERAL INFORMATION ABOUT THE ASSET

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| **Asset Name** | Volodymyrska Office Building |
| **Asset Type** | Standalone office building |
| **Location** | Kyiv, Ukraine, 63 Volodymyrska St. |
| **Year of Construction** | 2019 |
| **Total Area** | 493 m² |
| **Number of Floors** | 3 floors + mansard |
| **Land Plot Area** | 2 sotkas |
| **Co-ownership Format** | m² / digital units |
| **Number of Tokens** | 493,000 tokens |
| **Minimum Participation** | from €100 |
| **Minimum Share** | ≈ 0.047 m² |

### 2. OWNERSHIP STRUCTURE

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|---|---|
| **Ownership Status** | Private ownership |
| **Asset Owner** | Legal entity (LLC, Ukraine) |

### 3. OPERATIONAL STATUS OF THE ASSET

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|---|---|
| **Current Status** | Leased under a long-term agreement |
| **Rental Income in EUR (gross)** | ≈ €8,510 / month |
| **Annual Rental Income (gross)** | ≈ €102,120 / year |
| **Agent / Management Company** | My Space |
| **Agreement Type** | Long-term lease agreement |

## 4. TECHNICAL CONDITION OF THE ASSET

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|---|---|
| **Overall Technical Condition** | Excellent |
| **Renovation Condition** | New modern renovation |
| **Technical Status** | Building ready for operation |
| **Engineering Systems** | Modern engineering utilities |

## 5. ASSET VALUATION

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|---|---|
| **Market Value in EUR** | ≈ €1,063,830 |
| **Value per m²** | ≈ €2,158 / m² |
| **Valuation Model** | Conservative financial model |

## 6. FINANCIAL MODEL

### INCOME

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|---|---|
| **Annual Income (gross)** | ≈ €102,120 |
| **Forecast yield (gross)** | ≈ 9.6% |
| **Forecast yield (net)** | ≈ 8.8% |
| **Estimated Capital Payback Period** | ≈ 11 years 5 months |
| **Income per 1 m² (gross)** | ≈ €207.14 / year |
| **Income per 1 token (gross)** | ≈ €0.207 / year |

### EXPENSES

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|---|---|
| **Tax Model** | Ukrainian LLC / simplified taxation system |
| **Tax (5% of gross income)** | ≈ €8,169.60 / year |
| **Annual Structure Maintenance** | ≈ €300 / year |
| **Insurance and Support** | ≈ €150 / year |

## 7. FEES AND REMUNERATION

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|---|---|
| **Tokenization Cost** | 2.5% |
| **My Space Fee** | 2.5% |

## 8. CO-OWNERSHIP STRUCTURE

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|---|---|
| **Type of Participation Structure** | 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 Number of Tokens for €100** | ≈ 47 tokens |
| **Estimated Area for €100** | ≈ 0.047 m² |

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| **Co-owner Rights** | • Income receipt<br>• Access to reporting<br>• Participation in voting<br>• Right to sell the share<br>• Control over key decisions within the management structure |

## 9. ASSET DOCUMENTS

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|---|---|
| **Materials** | • Title documents<br>• Land plot documents<br>• Lease agreement<br>• Financial model<br>• Structure documentation<br>• Compartment documentation<br>• Customer due diligence and anti-money laundering documentation (KYC / AML)<br>• Legal and financial due diligence materials |

## 10. RISKS

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|---|---|
| **Main Risks** | • Market risks<br>• Currency risks<br>• Wartime risks<br>• Regulatory risks<br>• Secondary market liquidity risks |

## 11. FORECAST AND POTENTIAL

The asset combines a central location, a standalone building format, and an active rental income stream. The conservative scenario considers it an income-generating commercial asset with potential for value preservation and revaluation if demand for quality office space in central Kyiv recovers.

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|---|---|
| **Key Factors** | • Central location on Volodymyrska St. in Kyiv's business and historic center<br>• Standalone building format with its own land plot<br>• Existing tenant and established gross rental income stream<br>• Limited supply of standalone office buildings in the central part of the city<br>• Potential for capital preservation and revaluation after market stabilization<br>• Possibility to revise lease terms if demand increases |

*The conservative model does not account for an aggressive scenario of capitalization or rental rate growth.*