ASSET PASSPORT

Silva Space at Carnegie Centre

1. GENERAL ASSET INFORMATION

Asset Name	Silva Space at Carnegie Centre
Asset Type	Office Unit
Location	Ukraine, Kyiv, Klovskyi Uzviz 7A, Carnegie Centre
Year Built	2010
Total Area	41 m²
Current Asset Status	Leased income asset / preparing for release
Co-Ownership Format	m² / digital tokens
Number of Tokens	41,000

2. OWNERSHIP STRUCTURE

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

3. ASSET OPERATING STATUS

Current Operating Status	Long-term lease in place
Rental Income in EUR (net)	≈ €870.70 / month
Annual Rental Income (net)	≈ €10,448.40 / year
Operator / Management Company	Silva Space
Contract Type	Long-term lease agreement

4. TECHNICAL CONDITION

Overall Technical Condition	Excellent
Renovation Condition	New modern renovation
Technical Status	Functionally ready for rental use

5. ASSET VALUATION

Market Value in EUR	≈ €127,920
Value per m²	≈ €3,120 / m²
Valuation Model	Conservative financial model

6. FINANCIAL MODEL

INCOME

Annual Income (gross)	≈ €11,475
Projected Yield (gross)	≈ 8.97%
Projected Yield (net)	≈ 8.17%
Estimated Capital Payback Period	≈ 12 years 3 months
Income per 1 m² (net)	≈ €254.84 / year
Income per 1 token (net)	≈ €0.2548 / year

EXPENSES

Tax Model	Ukrainian LLC / simplified tax system
Tax (5% of gross income)	≈ €573.60 / year
Annual Structure Maintenance	≈ €300 / year
Insurance and Support	≈ €150 / year

7. FEES AND COMPENSATION

Tokenization Cost	2.5%
MySpace Fee	2.5%

8. CO-OWNERSHIP STRUCTURE

Participation Structure Type	Digital co-ownership structure
Participation Format	1,000 tokens = 1 m²
Income Distribution Model	Pro rata to each co-owner's share
Minimum Participation	from €100
Estimated Tokens for €100	≈ 33 tokens
Estimated Area for €100	≈ 0.033 m²
Co-owner Rights	• Income receipt • Access to reporting • Participation in voting • Right to sell the share • Control over key decisions within the management structure

9. ASSET DOCUMENTS

Materials	• Title documents • Lease agreement • Financial model • Structure documentation • KYC / AML documentation • 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 the central business area of Kyiv and has potential for long-term value preservation thanks to its central location, active lease agreement and clear rental income model.

Key Factors	• Central location in Kyiv • Located in an operating Class B business centre • Existing tenant • Long-term lease agreement • Stable forecast rental cash flow • Modern renovation tailored to tenant needs • Limited supply of compact commercial real estate in central districts • Potential recovery and growth of the commercial real estate market after stabilization in the country

The conservative model does not account for aggressive capitalization growth.