

URBANITAE REFERRAL PROGRAMME TERMS

Last updated: October 2026

1. Purpose of the programme

Urbanitae makes available to its users a referral programme through which a registered user may invite new users to register with and invest through Urbanitae.

When the invited user meets the conditions set out in these terms, both the referring user and the new user will receive a financial reward, the amount of which will depend on the amount of the invited user's first investment.

2. Who can participate

Any person registered with Urbanitae may participate as a referring user.

It is not necessary to have previously made an investment in order to participate in the referral programme.

The referring user must have an active Urbanitae account and use their personal referral link to make the referral.

3. Who can be an invited user

For the purposes of the referral programme, an invited user is a person who:

- was not previously registered with Urbanitae;
- accesses the registration process through another user's personal referral link;
- successfully completes their registration with Urbanitae; and
- makes a first investment that meets the conditions set out in these terms.

A person who was already registered with Urbanitae before using the referral link may not subsequently associate their account with the referral programme.

4. Personal referral link

Each user has a unique personal referral link, available in their Urbanitae Private Area under the “Invite” section.

For the referral to be correctly identified and generate entitlement to the reward, the new user must register using that link.

The use of other links, codes, registration channels or processes that do not allow the referral to be correctly identified will not give rise to entitlement to the programme reward.

5. Primera inversión e importe mínimo

The reward is determined exclusively on the basis of the amount of **the invited user's first investment**.

To generate a reward, that first investment must be at least **€500**.

Subsequent investments will not be added to the first investment for the purpose of calculating a higher reward.

For example, if the invited user initially makes an investment of €1,500 and later makes a second investment, the reward will be calculated solely on the €1,500 corresponding to their first investment.

Investments in Urbanitae must be made in **multiples of €10**.

6. Importe de las recompensas

The amount of the reward for each party will depend on the amount of the invited user's first investment:

- First investment from €500 to €1,500: €25 for the referring user and €25 for the invited user.
- First investment of more than €1,500 and up to €3,000: €50 for each party.

- First investment of more than €3,000: €75 for each party.

The maximum standard reward for each new referred user is therefore **€75 for each party**.

7. Number of invitations

There is no limit to the number of people a user may invite through the referral programme.

Each new user who individually meets the conditions set out in these terms may generate the corresponding reward.

Urbanitae reserves the right to establish in the future limits on the number of invitations or rewards that a user may generate. Any limit introduced will be communicated to users and will not affect rewards already generated in accordance with the conditions applicable at the relevant time.

8. Timing and method of payment

Rewards will be credited to each user's Urbanitae wallet during the **first ten days of the month following the close of the financing of the project** in which the invited user made their first investment.

Payment will be made directly to the balance of the wallet associated with the user's account.

The right to the reward is personal and non-transferable.

9. Projects that do not reach their financing target

If the project in which the invited user makes their first investment does not reach its financing target and the invested capital is returned, **no referral programme reward will be generated**.

No reward will be generated or, where applicable, the reward may be cancelled or reclaimed if the referring user or the invited user breaches the conditions of this programme or the contractual obligations applicable to their relationship with Urbanitae.

10. Compatibility with other promotions

Rewards generated by different invited users may be accumulated. Therefore, **the same user may receive as many rewards as there are new invited users who individually meet the conditions** set out in these terms.

However, **the reward corresponding to the same invited user may not be combined with other promotions, bonuses or incentives outside the referral programme that Urbanitae may offer** and that apply to the same investment or transaction. Where more than one bonus applies, only the highest-value bonus will be granted.

For the purposes of the referral programme, only the first investment made by each invited user will be taken into account. Subsequent investments, even when made in the same project, will not generate new rewards and will not be aggregated to increase the reward corresponding to that user.

11. Participation by legal entities

The referral programme may not be used to invite a legal entity that is the registered user itself, or companies in which that user directly or indirectly holds an interest of 25% or more or holds a management or directorship position.

12. Territorial scope

The referral programme is not limited to any specific country.

Users who are able to register with and invest through Urbanitae in accordance with the platform's access and use conditions and who meet the requirements set out in these terms may participate.

13. Duration

Urbanitae's referral programme is ongoing and will remain in force until Urbanitae announces its amendment or termination.

Urbanitae may modify the conditions of the programme, the reward amounts or terminate the programme, while in all cases respecting rewards already generated in accordance with the conditions applicable at the relevant time.

For these purposes, **entitlement to the reward will be deemed to arise when the financing of the project in which the invited user made their first investment closes**, provided that all other conditions and requirements set out in these terms for obtaining the reward have been met.

14. Taxation

At present, referral programme rewards are paid without withholding tax being applied.

Urbanitae may in the future apply the tax treatment required under applicable law and will inform users of any relevant changes in this regard.

Where it becomes necessary to apply such treatment based on the rewards accumulated by a user, Urbanitae will inform the affected user.

Any tax obligations arising from this referral programme are the sole responsibility of the registered user. Urbanitae does not provide tax advice and will comply with its reporting obligations to the Spanish Tax Agency in accordance with applicable law.

15. Proper use of the programme

The referral programme is intended for users to recommend the Urbanitae platform in good faith to new users who are not yet registered.

Urbanitae reserves the right not to pay, to cancel or to reclaim rewards where, among other things, any of the following conduct is detected: (i) self-referral or use of another person's data or accounts, (ii) creation of false or duplicate accounts or provision of inaccurate information, or (iii) any other form of manipulation of the referral programme.

16. Modification of the programme

Urbanitae may modify these terms whenever necessary for operational, commercial, legal or regulatory reasons.

The conditions applicable to each reward will be those in force at the time the requirements giving rise to entitlement to that reward are met, under the conditions set out in section 13 of these terms.

Participation in the programme after a modification to these terms has been communicated will imply the user's acceptance of the new conditions.

17. User support

For any questions regarding the operation of the referral programme, users may contact Urbanitae's Investor Relations team through the usual support channels.

18. Legal information and data protection

Participation in the programme is also subject to Urbanitae's general terms and conditions and privacy policy.

- Urbanitae Real Estate Platform, S.L.
- B88393962
- Calle Castelló, 23, 1st floor, 28001 Madrid, Spain
- [Website terms and conditions of use](#)
- [Privacy policy](#)
- Applicable jurisdiction and law: Spanish jurisdiction, courts and tribunals of the city of Madrid.

ANNEX – TEMPORARY DOUBLE-REWARD PROMOTION

During the period **from 1 October to 31 December 2026**, Urbanitae will double the standard rewards provided for in section 6 of these terms.

During this period, the rewards will be:

- First investment from €500 to €1,500: €50 for each party.
- First investment of more than €1,500 and up to €3,000: €100 for each party.
- First investment of more than €3,000: €150 for each party.

To qualify for the double reward, **both the invited user's registration through the personal referral link and their first investment must take place within the promotional period.**

Registration during the promotional period will not give entitlement to the double reward if the first investment is made after the promotional period has ended.

All other conditions of the referral programme will remain unchanged.

Once the promotional period has ended, the standard rewards set out in these terms will apply again.