KEY INVESTMENT FACT SHEET

This crowdfunding offer has not been verified or approved by the National Securities Market Commission (CNMV) or the European Securities and Markets Authority (ESMA).

The suitability of your experience and expertise may not have been assessed before you have access to this investment. By making this investment, you assume all risk involved, including the risk of partial or total loss of the money invested.

Risk Warning

Investing in this crowdfunding project involves risks, including the partial or total loss of the money invested. Your investment is not covered by the Deposit Guarantee Schemes established in accordance with Directive 2014/49/EU of the European Parliament and of the Council (*). Your investment is not covered by the investor compensation schemes established in accordance with Directive 97/9/EC of the European Parliament and of the Council (**).

You may not get any return on your investment.

It is not a savings product and we recommend that you invest no more than 10% of your net worth in crowdfunding projects.

You may not be able to sell the investment instruments whenever you want. Even if you can sell them, you could still incur losses.

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(*) Directive 2014/49/EU of the European Parliament and of the Council of 16 April 2014 on deposit guarantee schemes (OJ L 173, 12.6.2014, p. 149).

(**) Directive 97/9/EC of the European Parliament and of the Council of 3 March 1997 on investor compensation schemes (OJ L 84, 26.3.1997, p. 22).

Pre-contractual cooling-off period for non-experienced investors

Inexperienced investors have a cooling-off period during which they can, at any time, revoke their investment offer or expression of interest in the crowdfunding offer at any time without having to justify their decision and without incurring penalty. The cooling-off period begins at the time the inexperienced investor makes an investment offer or expresses interest and expires four calendar days after that date.

Investors can exercise the right to revoke their investment by sending an email to contacto@urbanitae.com within a maximum of 4 calendar days from the time they made their investment.

In the event of withdrawal by the investor(s), Urbanitae reserves the right to close the project or to complete the initial investment target with new investors.

Part A: Information on the project promoter and the crowdfunding project

Operation Summary	
Offer identifier (LEI code)	**X**
Developer	HYDRA REAL ESTATE 2, S.L.
Project name	Castellón | El Desert Project
Project identifier	**X**00000414
Offer type	Debt Project: Entry of Urbanitae investors via Loan
Total amount	€ 1,210,000
Deadline	December 31, 2025

Developer Information	
Corporate Name	HYDRA REAL ESTATE 2, S.L.
Tax ID number	B-22580138
Registered office	Calle Joaquín Febrer Carbo, N.º15, 12006, Castellón de la Plana, España
Board of Directors of the current company	Sole Administrator: Sergio Beltrán Chabrera
Description of the company and business plan	According to the Deed of Incorporation executed on June 9, 2025, before Enrique Montoliu Falcón, Notary Public of Valencia, under his protocol No. 1415.
Employees number	0 employees
Number of projects previously financed on the platform	First project on the Platform through HYDRA REAL ESTATE 2, S.L. First project by the manager on the Platform
Share Capital Structure	HYDRA REAL ESTATE 2, S.L. The SPV's share capital is €3,000, with 3,000 shares with a par value of €1, distributed as follows: SERGIO BELTRÁN CONSTRUCCIONES INMOBILIARIA, S.L.: Owns shares 1 to 2,999, both inclusive, with a nominal value of €1 (€2,999). HIDRA REAL ESTATE, S.L.: Owns share 3,000, with a nominal value of €1 (€1).
Developer´s Website Domain	https://www.urbanitae.com/

Loan Information	
Loan purpose	Bridge loan to finance part of the acquisition of land for the subsequent development of a 67-home development with common areas located in the municipality of Benicásim, Castellón.
Loan typology	Fixed Rate
Amount requested	€ 1,210,000
Loan deadline	12 months with the option of a first extension of an additional 6 months in month 12 (12 + 6) Minimum return (make-whole) of 6 months
Interest rate	12.5% simple annual interest.
Urbanitae Commission	54,450 € + VAT
Sponsor TAE	31,159%
Amortization	Principal and interest – Bullet, at maturity of the loan
Interest rate on late payment	1.5% monthly, with monthly compounding
Loan guarantees	• First-rank mortgage on the asset, with mortgage liability of 150% of the principal amount of the debt. The mortgage must be registered and free of encumbrances of any kind, including purchase options or similar rights in relation to the Asset. • First-rank pledge on the shares of the Prestataria company. • First-rank control pledge without intervention of funds over the project's bank accounts. • First-rank control pledge without intervention of funds on the VAT account of the project in which the VAT will be refunded by the Tax Agency (AEAT). Any VAT reimbursement – including VAT on the purchase, VAT incurred on general costs of the project and VAT incurred costs of structuring the Loan – received in this account will be used for the partial repayment of the Loan by means of a cash-sweep mechanism. • Corporate guarantee of SEBECO, S.L. • Maintenance of the Guarantees during the life of the loan and impossibility of granting the same or better guarantees in favor of other creditors. • Subordination of corporate loans to the Urbanitae loan.

Bridge loan to partially finance the purchase of two registered properties located at Calle Bodolz 2 in Benicássim, Castellón de la Plana, for the subsequent development of a project of 67 homes.

The project promoter declares that, to the best of its knowledge, no data has been omitted and the information is not substantially misleading or inaccurate. The project promoter is responsible for the preparation of this fundamental investment data sheet.

Part B: Main characteristics of the crowdfunding process and conditions for borrowing funds.

(a)	**Minimum amount of funds to be borrowed for each crowdfunding offer** 1,210,000 euros
(b)	**Deadline for reaching the target of funds to be borrowed:** 30 days from advertisement
(c)	**Information on the consequences if the target of funds borrowed is not reached within the deadline** In the event that the target of funds taken is not reached, investors will be returned their committed contribution, within a maximum period of 5 working days from the aforementioned non-compliance, at no cost to investors.
(e)	**Amount of own resources committed by the project manager in the crowdfunding project:** The Borrower has committed a capital of €163,350 in the project to date and undertakes to contribute €472,880 at the time of purchase.

(f)	**Changes to the composition of the project promoter's capital or loans related to the crowdfunding offer:** The composition of the developer's capital will not be altered and within the loan agreement, a new obligation to service the debt will be incorporated by the developer.

Part C: Risk Factors

Exposure of the main risks **Type 1 – Project Risk:** Project Risks that may cause project failure include, but are not limited to, the following: (i) delays and/or cost overruns in project completion and (ii) deviations in the pace and/or cost of asset award. **Type 2 – Sector Risk:** Risks inherent to the specific sector. Such risks may be caused, for example, by a change in macroeconomic circumstances, a reduction in demand in the real estate sector. **Type 3 – Risk of default:** Risks caused by a variety of factors, including, but not limited to: (severe) change in macroeconomic circumstances, mismanagement, fraud, failure to raise funding, or lack of liquidity. **Type 4 – Risk of underperformance, delay or non-performance:** The risk that the performance will be lower than expected, delayed or the project will default on the repayment of the loan principal and interest. **Type 5 – Platform failure risk:** The risk that the crowdfunding platform will not be able to provide its services, temporarily or permanently. **Type 6 – Investment illiquidity risk:** Investors will not be able to obtain liquidity from their investment until repayment occurs. **Type 7 – Other risks:** Risks that are beyond the control of the project promoter, such as political or regulatory risks.

Part D: Information on the offering of marketable securities and the instruments eligible for crowdfunding

(a)	**Total amount and type of loan:** (a) Issuer name: HYDRA REAL ESTATE 2, S.L. (b) Description: A fixed-rate bridge loan is granted to finance part of the purchase price of two registered properties located at Calle Bodolz 2 in Benicássim, Castellón de la Plana. In turn, part of the loan will be used to finance the structuring costs accrued from the purchase. (c) Loan amount: €1,210,000
(b)	**Subscription Price:** The total amount of the loan granted through the platform amounts to €1,210,000, with a minimum participation of €500 per investor.
(c)	**If subscription overdemand is accepted and how it is allocated:** Overdemand is not accepted.
(d)	**Subscription and payment conditions:** Access to the subscription and payment conditions can be consulted in the investment contract (Annex I) which is available in the project documentation section published on the platform.
(e)	**Custody and delivery to investors of the funds associated with the loan:** The custody and delivery services to investors will be provided by LEMON WAY, registered in the Register of Payment Institutions of the Bank of Spain (BdE), under the heading "Community payment institutions operating in Spain without an establishment (Article 25 of Directive 2007/64/EC and Article 11 of Law 16/2009) and MANGOPAY, as an entity authorised by the Financial Sector Supervision Commission, in accordance with Directives 2009/110/EC and 2015/2366/EU
(f)	**Information regarding the guarantee or security interest with which the investment is guaranteed:** The provider of the collateral will be the legal entity CENTAFIN 2021, S.L. The following guarantees are established: (i) First-rank mortgage on the asset, with mortgage liability of 150% of the principal amount of the debt. The mortgage must be registered and free of encumbrances of any kind, including call options or similar rights in relation to the asset. (ii) First-rank pledge on the shares of the borrowing company. (iii) First-rank control pledge without intervention of funds over the project's bank accounts. (iv) First-rank control pledge without intervention of funds on the VAT account of the project in which the VAT will be refunded by the Tax Agency (AEAT). Any VAT reimbursement – including VAT on the purchase, VAT incurred on general costs of the project and VAT incurred costs of structuring the Loan – received in this account will be used for the partial repayment of the Loan by means of a cash-sweep mechanism. (v) Corporate guarantee of SEBECO, S.L. (vi) Maintenance of the Guarantees during the life of the loan and impossibility of granting the same or better guarantees in favor of other creditors

	(vii) Subordination of corporate loans to the Urbanitae loan
(g)	**Information regarding the firm commitment to repurchase the loan:** There are no preconditions for the repurchase of the loan, if a decision is necessary in this regard, it will be submitted to a Lenders' Meeting where all investors will have the right to vote. **Description of the repurchase agreement:** Not applicable.
(h)	**Interest rate and maturity information** **Annual interest rate, simple:** 12.0%. **Date from which interest is payable:** The start of interest accrual will be associated with the date of granting and signing the loan. **Interest Payment Dates:** Loan Due Date **Maturity date:** 12 months with option of a 6-month extension in month 12 (12 + 6), guaranteed minimum return (make-whole) equivalent to 6 months. **Applicable yield:** 12.0% per annum.

Part E: Information on the Conduit Entity

(a)	**Is there a conduit entity between the project promoter and the investor?** No
(b)	**Contact details of the special purpose vehicle:** https://www.urbanitae.com/

Part F: Investor's Rights

(a)	**Main rights inherent in the loan:** (a) Dividend rights: No (b) Voting rights: Investors will have the right to vote to approve a substantial change in the conditions of the project. (c) rights of access to information: Yes (d) Pre-emptive acquisition rights in offers to subscribe instruments of the same class: Not applicable (e) right to share in the issuer's profits / surplus in case of liquidation: Not applicable (f) Refund/conversion rights: No (g) clauses granting a joint right of exit in the event of an operational event: Not applicable. Within the documentation associated with the project, the investor will have access to the Articles of Association of the Financed Company.
(b) and (c)	**Restrictions to which the loan is subject and description of any restrictions on trading** Access to the restrictions to which negotiable securities are subject and the description of any restrictions can be consulted in the investment contract that is available within the documentation section of the project published on the platform. Review Annex I.
(d)	**Investor's ability to divest from the investment:** It is not possible through the Platform.
(e)	**In relation to equity instruments, the distribution of capital and voting rights before and after the capital increase resulting from the offer:** Not applicable

Part G: Loan-Related Communications

(a)	**The nature, duration, and conditions of the loan:** 12-month loan with 6-month extension option in month 12 (12 + 6), 6-month make-whole
(b)	**The applicable interest rates or, where applicable, any other form of compensation to the investor:** Fixed interest rate of 12.0% per annum. **Example calculation of interest rate at fixed rate: Interest rate (%) = (monthly payment) x 12 / principal (*20,000*12/300,000 = 0.08 = 8%)

(c)	**Risk mitigation measures, especially if there are guarantors or providers of collateral or other types of guarantees** The provider of the collateral will be the legal entity CENTAFIN 2021, S.L. The following guarantees are established: (i) First-rank mortgage on the asset, with mortgage liability of 150% of the principal amount of the debt. The mortgage must be registered and free of encumbrances of any kind, including call options or similar rights in relation to the asset (ii) First-rank pledge on the shares of the borrowing company. (iii) First-rank control pledge without intervention of funds over the project's bank accounts. (iv) First-rank control pledge without intervention of funds on the VAT account of the project in which the VAT will be refunded by the Tax Agency (AEAT). Any VAT reimbursement – including VAT on the purchase, VAT incurred on general costs of the project and VAT incurred costs of structuring the Loan – received in this account will be used for the partial repayment of the Loan by means of a cash-sweep mechanism. (v) Corporate guarantee of SEBECO, S.L. (vi) Maintenance of the Guarantees during the life of the loan and impossibility of granting the same or better guarantees in favor of other creditors (vii) Subordination of corporate loans to the Urbanitae loan
(d)	**Principal repayment and interest payment schedule:** Principal and interest – 'Bullet', at maturity of the loan
(e)	**Any breach of credit agreements by the project promoter in the last five years:** According to the Promoter, they have not occurred.
(f)	**Loan management** - **Developer**: HYDRA REAL ESTATE 2, S.L. - **Tax ID number**: B-16770828 - **Current tax address:** Calle Joaquín Febrer Carbo, Nº 15, Bajo, 12006, Castellón de la Plana, Castellón, Spain - **Social organization.** Sole administrator: Sergio Beltrán Chabrera - **Description of the company and the plan of activities:** The performance of all types of real estate activities, especially those related to the acquisition, holding, leasing, disposal, promotion, rehabilitation and exploitation by any title of all kinds of real estate. - **Structure of the Share Capital:** Sociedad Limitada (S.L.). - In the event of default by the developer, the platform will have the possibility to negotiate (or delegate to a third party) a refinancing of the loan. If new terms are approved, they will be submitted for approval to a Lenders' Meeting, where a simple majority of the votes of the lenders voting at the meeting will be required for the approval of the new terms. The infrastructure and management of the votes will be instrumentalized through a web tool developed by the Platform.

Part H: Fees, Information and Remedies

(a)	**Fees and costs borne by the investor in relation to investments (including administrative costs resulting from the sale of eligible crowdfunding instruments):** €0
(b)	**Where and how to obtain free additional information about the crowdfunding project, the project promoter:** On the Platform's website. Within the published project in question, in the documentation section.
(c)	**How and to whom the investor can address a complaint about the investment or about the conduct of the project promoter or crowdfunding service provider:** In the event of a claim about the investment, you can contact contacto@urbanitae.com by electronic correct.

ANNEX I: FINANCING CONTRACT

FINANCING AGREEMENT

ON THE ONE HAND

URBANITAE REAL ESTATE PLATFORM, S.L., a Spanish company, with Tax Identification Number B-88.393.962 and registered office at Calle Castelló, 23, primera planta, 28001, Madrid, (hereinafter, the "**Platform**") or (the "**Lender**");

ON THE OTHER HAND

The user registered on the Platform's website, as an investor (hereinafter, the "**Investor**");

ON THE OTHER HAND

HYDRA REAL ESTATE 2, S.L. domiciled at Calle Joaquín Febrer Carbo, Nº 15, 03203, Castellón de la Plana, Spain. It has N.I.F. number B-16770828 and is registered in the Mercantile Registry of Castellón de la Plana, entry 3329, electronic folio, entry 1 with page CS-49642, as a registered promoter on the Platform's website; represented in this act by Sergio Beltrán Chabrera, as Sole Administrator, a position for which he was appointed in a deed granted on June 9, 2025 before the Notary Public of Valencia Mr. Enrique Montoliu Alcón, under his protocol number 1,415 (hereinafter, **"HYDRA REAL ESTATE 2**") or (the "**Borrower**").

Collectively, the Platform, the Investor and HYDRA REAL ESTATE 2 shall be referred to as the "**Parties**".

The Parties acknowledge that they have sufficient legal capacity to enter into this financing agreement (the "**Agreement**"), as well as the specific conditions set out in **Annex I** of this Agreement (the "**Specific Conditions**") and, to this end,

EXPOSED

I. That the Platform, which is authorised as a provider of participatory financing services by the National Securities Market Commission, file number 2023045268 and authorised by licence number 4, is a company that puts in contact a limited number of users, called investors (natural or legal persons) who offer financing in exchange for a monetary return, with users who request financing in their own name to allocate it to a participatory financing project of a real estate type, called promoters.

II. That the Platform is a "*crowdfunding platform*" within the meaning of Article 2 of Regulation (EU) 2020/1503 of the European Parliament and of the Council of 7 October 2020 on European crowdfunding service providers for businesses, and amending Regulation (EU) 2017/1129 and Directive (EU) 2019/1937 (the "**Regulation (EU) 2020/1503**").

III. That HYDRA REAL ESTATE 2 is a limited liability company whose corporate purpose, among others, is the *"promotion of residential and non-residential building construction projects by obtaining the financial, technical and physical means necessary for the realization of such projects with a view to their subsequent sale*" (CNAE 4110).

IV. That the Platform has presented to the users registered on its website a project by virtue of which the Investor, together with other investors (jointly referred to as the "**Investors**"), may grant financing to HYDRA REAL ESTATE 2 to partially finance the purchase of two urban plots of land in Calle Bodolz 2, Benicássim, Castellón de la Plana once the 217 properties registered to its parent property (the "**Fincas**"), which are attached to this document as **<u>Annex II</u>** (the "**Project**").

V. That the Investor has expressed to the Platform its interest in participating in the Project by granting financing in favor of HYDRA REAL ESTATE 2 in the form of granting a loan in order to partially finance the purchase of the project plots (the "**Loan Agreement**", the "**Loan**" and jointly, together with those corresponding to the remaining Investors, the "**Loans**"), resulting in a potential return for the Investor via payment of interest and amortization of the Loan, for which the Investor hereby grants the Platform a mandate to act on its behalf and representation in the terms that will be stated below, without the Platform acting as an Investor or Promoter in relation to it under any circumstances.

PROVISIONS

0. PRE-CONTRACTUAL REFLECTION PERIOD

As indicated in Article 22 of Regulation (EU) 2020/1503, the Investor, if considered as a non-professional investor, will have a period of four calendar days, counting from the moment of the investment offer or the expression of interest, on his part, in this project. during which it may revoke its investment offer or expression of interest in the participatory financing offer at any time, without the need to justify its decision and without incurring any penalty.

To exercise this right, the Investor will have to send an email to contacto@urbanitae.com within a maximum period of four calendar days from the time they made their investment. In any case, the Platform reserves the right to close the project or to complete the initial investment target with new investors.

1. OBJECT

The purpose of this Agreement is to regulate: (i) the terms and conditions applicable to the Loan granted by the Investor through the Platform in favor of HYDRA REAL ESTATE 2; (ii) the relations between the Parties, as well as the relations between the Investors in their capacity as lenders of HYDRA REAL ESTATE 2, (iii) the principles of action of HYDRA REAL ESTATE 2 in relation to the Project; and (iv) the rules to which the management of HYDRA REAL ESTATE 2 must conform through its corresponding Administrative Bodies, as this term is defined below.

2. COMMITTED CONTRIBUTION

The Platform will publish on its website the total and aggregate monetary amount necessary for the Loan, which will be used for the proper development and execution of the Project (the "**Financing Objective**"), in order to be publicized among potential investors. For the purposes of the Agreement, the Investor's Committed Contribution shall be understood as the specific amount that the Investor authorises and commits, through the Platform, to finance the Project ("**Committed Contribution**"), thereby contributing to achieving the Funding Objective.

Once the Financing Objective has been reached within the period established for the Project and, in any case, once the pre-contractual reflection period referred to in the previous section has elapsed, the Investor will be informed that their Committed Contribution will be transferred in favour of HYDRA REAL ESTATE 2 and to an account held by them as a Loan. which will be governed in any case by the terms and conditions established in this Agreement.

To this end, the Investor, by signing the Contract, grants through the Platform, an irrevocable mandate to it so that, in its name and on its behalf, once the Financing Objective is reached, the following actions are executed:

(i) the corresponding transfer in favour of HYDRA REAL ESTATE 2 as a Loan for the amount of the Committed Contribution, once the Committed Guarantees are constituted, which will take place in the order of disposition to be agreed by the Parties;

(ii) the formalisation, in the name and on behalf of the Investor, of the loan agreement to be signed with HYDRA REAL ESTATE 2, which will be formalised in a private document, as well as the administration of the collections and payments derived from said loan agreement, under the conditions and amount that the Investor has determined through the Platform, as well as the performance of any intermediation functions necessary for these purposes; and

(iii) the execution of any public and private documents that may be necessary, convenient or appropriate for the purposes of (i) the correct granting, execution and documentation of the Loan, as well as (ii) to execute and make use of the Pledged Guarantees – as defined below – in the event of a breach by HYDRA REAL ESTATE 2 of its payment obligations under the terms of this Agreement (including (a) the eventual assignment, by the Investors, of their contractual position in the Loan agreement in favour of a third party previously determined by the Platform, or (b) the intervention of the Platform on its own behalf and on behalf of the Investors, to carry out or entrust a third party to carry out, any action related to the claim of any payment, or the creation or execution of any security of the Loan). In relation to this, the Investor undertakes to provide the documentation that may be required by the Platform for this purpose.

The Financing Objective will be provided to HYDRA REAL ESTATE 2 and will be used exclusively to finance the Project, as well as to meet the expenses provided for in this Agreement, in accordance with the particularities described in the Project published by the Platform on its website.

3. APPOINTMENT OF THE ADMINISTRATIVE BODY

The HYDRA REAL ESTATE 2 board of directors will take the form of SOLE ADMINISTRATOR, a position held by SERGIO BELTRÁN CHABRERA.

The above administrative bodies will be individually referred to as the "**Administrative Body**".

4. SPENDING POLICY

Under the Financing Objective, the Investor authorises HYDRA REAL ESTATE 2 to proceed with the acquisition of the Promotion for the price and with the limitations described on the Platform's website.

Likewise, the following expenses will be borne by HYDRA REAL ESTATE 2 under the Financing Objective: notary, registry and any other expenses directly related to the formalization of the loan agreement or constitution of the corresponding guarantees.

5. HYDRA REAL ESTATE 2 PROHIBITION ON DISTRIBUTIONS

HYDRA REAL ESTATE 2 undertakes not to make distributions to the partners during the term of the Project, as well as not to incur in additional debt to that derived from the Loans as long as the principal and interest of the Loans have not been repaid under the specific terms and conditions specified in this Agreement, except in those cases in which the additional indebtedness or financing is intended to repayment of the Loan and Interest in favor of the Investors.

6. HYDRA REAL ESTATE 2 PRINCIPLES

HYDRA REAL ESTATE 2 undertakes to ensure that the Financing Objective is used exclusively for the purpose set out in this Agreement.

7. INVESTOR REPORTING OBLIGATIONS

The Platform undertakes to provide the Investor with information in relation to their investment, through the Platform's website, without prejudice to any other information obligations that must be complied with in accordance with applicable legislation.

Likewise, the Platform, among its obligations provided for in Article 23.8 of Regulation (EU) 2020/1503, will immediately inform the Investor of any substantial change in the information that has been transmitted to it in relation to the Project, provided both on the Platform's website and in this Agreement.

For these purposes, a material change in the information will be understood as one that, having no impact on the profitability of the Project, provided that it does not harm its viability or imply an alteration to the detriment of the Investor, affects the control structure of the companies involved in it, even when such modification involves a change in the Financing Objective communicated to the Investor.

To this end, the Platform reserves the right to make on behalf of the Investor the structural changes in the Project that are necessary in order to optimise it, and must inform of any change in the space created for each Investor of the Project on the Platform's website, providing a Project monitoring document explaining how the operation will finally be structured.

8. REGIME OF ACTION OF THE HYDRA REAL ESTATE 2 MANAGEMENT BODY

The Parties agree that the Board of Directors of HYDRA REAL ESTATE 2, except with the prior consent of the Investors (in the manner indicated in clause 17 "General Provisions"), may in no case adopt any of the following actions: (i) approval of additional expenses charged to the Financing Objective other than those provided for in this Agreement; (ii) acquisition of shares or shares not provided for in this Agreement; (iii) adoption of any agreements that could prejudice, hinder or prevent the repayment of the Loans; and (v) adoption of any agreements that could prejudice, hinder or prevent the correct execution of the Pledged Guarantees in the event of non-compliance, by HYDRA REAL ESTATE 2, of the obligations contracted under the terms of this Agreement, and in the contract in which the Loans are documented, if applicable.

9. REPRESENTATIONS AND WARRANTIES REGARDING HYDRA REAL ESTATE 2

HYDRA REAL ESTATE 2 is a Spanish company, validly existing under Spanish law, constituted for an indefinite period in a deed authorized by the Notary of Valencia, Mr. Enrique Montoliu Alcón, on June 9, 2025, entry 3329, electronic folio, entry 1 with page CS-49642. Its representation and powers have been conferred on SERGIO BELTRÁN CHABRERA in his capacity as Sole Administrator.

In addition, HYDRA REAL ESTATE 2 declares that in no case will expenses, costs or damages arising from activities other than those provided for in Stipulation 4 be borne under the Financing Objective.

10. GRANTING OF LOAN IN FAVOR OF HYDRA REAL ESTATE 2. GENERAL CONDITIONS

10.1. Loan

The Committed Contribution intended for the granting of the Loan in favor of HYDRA REAL ESTATE 2 will be governed by the terms and conditions established in this Agreement and in the Specific Conditions that are attached to this document as **Annex I**.

The Loan granted by the Investor is in the nature of a **financing product**, the return of which depends exclusively on the ability of HYDRA REAL ESTATE 2, in its capacity as Borrower, to meet its obligation to repay accrued interest and principal of the Loan in a timely manner.

For information purposes only, it is expressly stated that the granting of the Loan by the Investor entails the assumption of a risk of (i) total or partial loss of the Committed Contribution; and (ii) failure to obtain the expected monetary return.

The Investor acknowledges that extraordinary circumstances not foreseen in the Project (but not limited to: falling prices in the real estate market, decrease in demand, increase in construction costs, delay in the administrative deadlines for obtaining permits or licenses, etc.) may lead to the monetary return to be obtained in the future being delayed or lower than its Committed Contribution, assuming in its capacity as lender the risk and risk of the execution of the Project.

The granting of the Loan will be formalized with HYDRA REAL ESTATE 2 by the Investor, represented by the Platform in accordance with the irrevocable mandate granted in Stipulation 2 above, in a private document.

10.2. Destination and purpose of the Loan

HYDRA REAL ESTATE 2 undertakes to allocate the funds received from the Loan solely and exclusively as indicated in this Agreement and, in particular, in accordance with the provisions of Stipulation 4 above.

The Loan shall be deemed to have been granted at the time of making the Loans available to HYDRA REAL ESTATE 2 once the Condition Precedent has been fulfilled, and HYDRA REAL ESTATE 2 shall therefore be obliged to reimburse the amounts due as principal, to pay any interest, commissions, taxes and expenses accrued, as well as the fulfillment of the other commitments under its responsibility in accordance with the terms and conditions established in this Agreement.

HYDRA REAL ESTATE 2 undertakes to adopt, within its corresponding corporate bodies, and as soon as possible after the granting of the Loans in its favour, as many decisions and agreements as may be pertinent to comply with the Financing Objective.

10.3. Accrual of interest. Interest Period.

HYDRA REAL ESTATE 2 undertakes to pay interest on the Loan in favour of the Investor at the interest rate provided for in the Specific Conditions.

The principal of the Loan pending repayment at any given time will accrue interest on a daily basis in favour of the Investor at the corresponding interest rate set out in the Specific Conditions.

Interest will be understood to accrue on the basis of a year of three hundred and sixty (360) days and will be calculated by the days effectively elapsed in the Interest Period – as it is defined later – (at the end of which the initial day of the Interest Period will be understood, in any case, as effectively elapsed and the final day as not effectively elapsed).

The duration of the Interest Period will coincide with the duration of the Loan, as specified in the Specific Conditions, and therefore there will be a single interest or settlement period, which will therefore begin on the date on which the Loan must be understood to have been granted in accordance with the provisions of Stipulation 10.2 above.

The interest corresponding to the single Interest Period will be due on the maturity date of the same, coinciding with the maturity of the Loan and will be paid within a maximum period of ten days from its maturity. The Platform will carry out the distribution of the amounts paid by HYDRA REAL ESTATE 2 by reason of the Loan, paying the Investor the part that corresponds proportionally to him, net of tax withholdings if legally applicable.

10.4. Most Investors

The decisions that correspond to the Investors under the Loan will be adopted, unless otherwise expressly provided therein, by the Majority of the Investors, and any decision so adopted will be binding on each and every one of them.

"Majority of Investors" shall be understood to mean all the URBANITAE Investors whose participation in the Loan Amount pending repayment or repayment represents at any time more than fifty percent (50%) of the same.

For the above purposes, the Platform will inform the Investors of the decisions to be submitted for their consideration, which will be understood to be accepted by each Investor if they do not express their opposition in writing within 15 calendar days. Any decision made on the basis of the Loan to the Investors shall be deemed to require the agreement of the Majority of the Investors, unless otherwise indicated.

For information, the declaration of early maturity of the Loan, or the execution of the guarantee(s) or the novation of the Loan shall be subject to the decision of the Majority of the Investors.

10.5. Mandatory ordinary depreciation

HYDRA REAL ESTATE 2 shall fully repay the Loan and repay all amounts due to the Investor under this Agreement upon the maturity of the Loan indicated in the Specific Conditions.

10.6. Voluntary early repayment

HYDRA REAL ESTATE 2 may repay the total amount of the Loan in advance, regardless of whether or not it coincides with the end of the Interest Period and prior notice to the Platform of at least twenty (20) calendar days. Early repayment will include, together with the main object of repayment, all the interest that has accrued up to the date of early repayment, which, if repaid before month 6, must in any case include the amount of interest accrued in that period of time. HYDRA REAL ESTATE 2 will not pay any commission for early repayment.

10.7. Common Rules

HYDRA REAL ESTATE 2's obligation to make payments to the Investor will be considered satisfied when HYDRA REAL ESTATE 2 has sufficient funds to cover its payment obligation in the virtual account that HYDRA REAL ESTATE 2 has on the Platform, and effectively does so.

HYDRA REAL ESTATE 2 is obliged to make and settle the withholdings on capital income that current tax legislation requires it to make at any given time.

The payments derived from the Loan, both for principal, interest and expenses, will be made (i) either on the same day that the Loan matures or in accordance with the provisions of this Agreement for the early repayment of the same, or (ii) at the time they are due from the Investor in accordance with the provisions of this Agreement, by debiting these amounts into the corresponding account in the name of the Platform, without the need for prior payment order. HYDRA REAL ESTATE 2 undertakes to have sufficient funds in said account to meet the aforementioned payments.

The amounts received by the Investor as payment will be charged firstly to the reimbursement of expenses and taxes, secondly, to default interest, thirdly, to ordinary interest and, as far as it is exceeded, to the outstanding principal.

10.8. Late payment interest

Any delays that may occur, both in the payment of the principal and in the payment of the interest and expenses payable by HYDRA REAL ESTATE 2, will accrue daily in favor of the Investors, the default interest indicated in the Particular Conditions, without the need for notice, from the day following the maturity or enforceability of the unpaid amount and until its full payment.

Late payment interest will be paid in one lump sum, together with the payment of the interest due or the principal of the Loan, as the case may be, or, failing that, on the date of maturity of the Loan or the declaration of the early maturity of the Loan.

10.9. Joint and independent nature of each Investor's Loan

The contractual position assumed by each Investor vis-à-vis HYDRA REAL ESTATE 2 in relation to their respective Loan is of a joint nature, and therefore the rights and obligations of the Investor are independent with respect to the rest of the Investors, unless otherwise expressly established in this Agreement and subject, where appropriate, to the majority regime established in the Loan Agreement. binding the decision that may be adopted to all the Investors.

10.10. Obligations of HYDRA REAL ESTATE 2

In relation to the Loan, HYDRA REAL ESTATE 2 undertakes to:

- Repay the principal of the Loan and make effective the other concepts at their expense for any reason (ordinary interest, late payment interest, Platform fees and expenses of any kind) on the dates and conditions agreed in the Particular Conditions.
- HYDRA REAL ESTATE 2 undertakes to provide the Platform with the information or documentation requested by the Platform on its financial situation, within a maximum period of fifteen (15) days from the request and, specifically, to provide documentary evidence that they are up to date with the payment of their respective tax obligations, with the Social Security and with their workers.
- HYDRA REAL ESTATE 2 undertakes to use the entire amount of the Loan for the purpose described in your Loan application and in this Agreement.
- To carry out and cooperate in all the necessary actions in order to obtain, extend or renew any authorisation that is necessary for the due fulfilment of the obligations arising from this Contract.
- HYDRA REAL ESTATE 2 acknowledges and authorises the persons designated by the Platform to carry out all physical or documentary checks to verify the details described above, and to provide the requested supporting documents.

Unless expressly authorised by the Investors, HYDRA REAL ESTATE 2 undertakes to (i) not incur in additional debt to that derived from the Committed Investment that is not intended for the execution of the Promotion; (ii) not to grant loans or guarantees in favor of third parties; (iii) not establish any type of guarantee, pledge, mortgage or any other type of real charge or encumbrance of the same nature on its assets in favor of third party creditors other than the

Investors; (iv) not participate directly or indirectly in projects other than the Project; and (v) not to make distributions to its partners.

However, and as an exception to the above, HYDRA REAL ESTATE 2 may exercise the powers identified in numeral (iii) of the previous paragraph, without express authorization from the Investors in the event that such actions are executed in favor of the potential purchasers of the real estate units that make up the Development and in order to proceed with their effective transfer.

The obligations of information and authorisation to carry out documentary checks provided for in this clause for HYDRA REAL ESTATE 2 will also be applicable to any guarantor, pledger or in general, to any guarantor of the Loan.

10.11. Loan Guarantees

HYDRA REAL ESTATE 2 is responsible for the complete and punctual fulfillment of the obligations assumed under this Agreement and the Loan Agreement (the "**Guaranteed Obligations**") with all its assets, present and future, in the sense in which Article 1,911 of the Civil Code is pronounced regarding the universal patrimonial liability of the debtor.

In addition and without prejudice to the foregoing, HYDRA REAL ESTATE 2 will grant the following Committed Guarantees, which will be granted in a single act with the signing of the Loan Agreement, in order to ensure the complete and punctual fulfillment of the Guaranteed Obligations assumed by HYDRA REAL ESTATE 2 under the terms provided for in this Agreement:

- First-rank mortgage on the asset, with mortgage liability of 150% of the principal amount of the debt. The mortgage must be registered and free of encumbrances of any kind, including purchase options or similar rights in relation to the Asset.
- First-rank pledge on the shares of the Prestataria company.
- First-rank control pledge without intervention of funds over the project's bank accounts.
- First-rank control pledge without intervention of funds on the VAT account of the project in which the VAT will be refunded by the Tax Agency (AEAT). Any VAT reimbursement – including VAT on the purchase, VAT incurred on general costs of the project and VAT incurred costs of structuring the Loan – received in this account will be used for the partial repayment of the Loan by means of a cash-sweep mechanism.
- Corporate guarantee of SEBECO, S.L.
- Maintenance of the Guarantees during the life of the loan and impossibility of granting the same or better guarantees in favor of other creditors.
- Subordination of corporate loans to the Urbanitae loan.

10.12. First Range Real Estate Mortgage

HYDRA REAL ESTATE 2, as a guarantee of the complete and punctual fulfillment of its Guaranteed Obligations, undertakes to grant a real estate mortgage right of first rank over the 217 registered Properties once they are added and registered to their parent property.

For the purposes of the constitution and execution, where appropriate, of the guarantees indicated in point 10.11 and in this point 10.12 (the "**Committed Guarantees**"), the Investor subscribes in unity of act, and indissoluble with this Agreement, the mandate agreement attached as **Annex III**, in favor of the corresponding Guarantee Agent as this term is defined in said mandate agreement.

To this end, without prejudice to the irrevocable mandate granted by the Investor in favour of the Platform by virtue of Stipulation 2 above, the Investor undertakes to execute as many public and private documents, of any kind, as may be necessary, relevant or convenient for the proper execution of both Pledged Guarantees, all at the request of the Platform.

Finally, and in accordance with the provisions of this Agreement, the contractual position of the Investor in the Loan may be assigned to a third party previously determined by the Platform for the correct constitution and execution of the Pledged Guarantees.

10.13. Loan Assignment

The Investor may assign all or part of its rights arising from the Loan subject to prior notice to HYDRA REAL ESTATE 2. The assignment will automatically entail the subrogation of the assignee in the position of the assignor, both in relation to this Agreement, and in any other contract, if any, in relation to the financing of the Project. Notwithstanding the foregoing, the validity of the assignment will be subject to the registration of the new creditor on the Platform.

In such case, the Pledged Guarantees subject to this Stipulation shall subsist and continue to produce full effects.

10.14. Investor Resource

If, for any reason, HYDRA REAL ESTATE 2 does not meet the repayment of the Loan within the terms and conditions provided, the Investor assumes in any case the risk of non-payment and acknowledges that he will have recourse against the assets of HYDRA REAL ESTATE 2.

11. INFORMATION REGARDING PAYMENTS AND RISKS ASSOCIATED WITH OPERATIONS

All payment transactions that may arise from the activities and operations of this Agreement will be channelled through a payment institution, in which each of the Parties will open a payment account for this purpose, all under the terms and conditions indicated by the Platform on its website.

The Investor declares to have read and understood the risks associated with the operation and investment described on the Platform's website and, in particular, declares to be aware of the risk of total or partial loss of the capital invested as a Loan, the risk of not obtaining the expected monetary return, as well as the risk of lack of liquidity to recover the investment.

12. FEES AND EXPENSES

The following fees will be accrued in favor of the Platform and at the expense of HYDRA REAL ESTATE 2:

- **Project fee**: Once the financing campaign has ended, HYDRA REAL ESTATE 2 must pay the Platform the commission per project indicated in the Particular Conditions, which is calculated on the basis of the Financing Objective, plus the Value Added Tax that is legally applicable. The project fee for each Loan will be deducted only once from the total funds of the Loan prior to the availability of the funds to HYDRA REAL ESTATE 2.
- Any **other fees or expenses attributable** to HYDRA REAL ESTATE 2 by the Platform or any Debt Collection Agency contracted by the Platform in relation to the Loans, such as, but not limited to, investigation fees, Debt Collection Agency, expenses arising from extensions of this Agreement or the contract under which the Loan is formalized, if any, as well as any other incurred by obtaining the necessary reports for their granting, claim, investigation of assets or their charges, collection management, registry consultations, obtaining notary certificates and requirements by notary, postal, telegraphic, burofax or similar means, as well as any other justifiable external expense that occurs until the regularization of any overdue debtor position.

HYDRA REAL ESTATE 2 will also be paid for:

- Any other expenses and taxes derived from the execution of this contract, as well as from the constitution (registration and cancellation where applicable), modification and execution of the Committed Guarantees, including the payment of the stamp duty even in the event that HYDRA REAL ESTATE 2 is not the taxpayer of said tax.
- Warranty Agent Fees.
- Appraisal costs of mortgaged properties.
- Management expenses for the processing of the settlement and registration/cancellation, if applicable, of the Guarantees.

13. CAUSES FOR TERMINATION

HYDRA REAL ESTATE 2 agrees that the Platform may, on behalf of the Investor, terminate the Contract and seek full reimbursement of amounts due in connection therewith, if:

- HYDRA REAL ESTATE 2 makes no payment or pays only partially an amount due under this Agreement;
- HYDRA REAL ESTATE 2 provides false information, including cases where it has affected the decision to allow the Investor to register as a member of the Platform and to be able to publish their Project application on the Platform, or has affected the solvency rating that the Platform has assigned to HYDRA REAL ESTATE 2;
- HYDRA REAL ESTATE 2 or any of its guarantors, if any: i) fail to comply with their financial reporting obligations or do not deposit, being legally obliged to do so, their annual accounts in the corresponding Mercantile Registry; ii) they are not up to date with the payment of their tax obligations, with the Social Security or with their workers; iii) they are delinquent to other creditors; (iv) suffer the seizure of their property, cause it to be lifted or liquidated it; (v) they are declared bankrupt or submit an application for voluntary bankruptcy or the application for their necessary bankruptcy is admitted for processing; (vi) fail to comply with their obligations to identify the beneficial owner if applicable; as well as; vii) in the event that they fail to comply with any other obligations arising from or linked to this Agreement.
- HYDRA REAL ESTATE 2 gives the Loan a purpose different from that described in the application by virtue of which it was granted;
- HYDRA REAL ESTATE 2 has breached the terms of any loan or credit agreement to which it is a party (including those that have not been managed through the Platform) and, in addition, HYDRA REAL ESTATE 2 has been required to prepay the same for default or the Platform has reasonable grounds to believe that, as a result of this: (i) HYDRA REAL ESTATE 2 may also imminently breach the terms of this Agreement, or
- (ii) any of the causes for termination of this Agreement indicated in this Stipulation may occur;
- In the event that all or part of the Committed Guarantees are declared invalid or unenforceable by a court ruling and HYDRA REAL ESTATE 2 has not submitted to the Platform a satisfactory and sufficient alternative guarantee that fully replaces the potentially unenforceable or invalid Committed Guarantees within fifteen (15) days from the time it is reliably requested to do so by the Platform.

14. LEGAL CLAIM

In the event of non-compliance with the payment obligations arising from the Contract and the consequent early termination of the same, the Platform may transfer, in the name and on behalf of each of the Investors, the contractual position of the Investors in the Loans to a third party, whether a natural or legal person, including for the purpose of executing the Pledged Guarantees or claiming the corresponding debt through the filing of the resulting actions of this Agreement. To this end, the Platform may refer the legal claim to the unpaid debt collection agency with which it reaches an agreement for the claim of the payments due linked to its Loan.

The Platform may also, on its own behalf and on behalf of the Investors, carry out or entrust a third party to carry out, the corresponding actions for the judicial or extrajudicial claim of any payment derived from the Loan, including the constitution or execution of any guarantee including the Committed Guarantees.

15. NOTIFICATIONS

The Parties consent to the formalisation of the Loan electronically and the sending of any notifications to the e-mail address contacto@urbanitae.com, by this means the provisions of Law 34/2002, of 11 July, on information society services and electronic commerce and Law 22/2007, being applicable. of 11 July, on distance marketing of financial services for consumers.

It is the responsibility of HYDRA REAL ESTATE 2 to communicate in a reliable manner any change in the contact details indicated, and until such change is not communicated to the Platform properly, the data currently available will be valid for the accreditation of any notification in relation to this Agreement.

16. VALIDITY OF THE CONTRACT AND SUSPENSIVE CONDITION

This Agreement shall be effective with respect to all Parties on the date of its acceptance, subject to the condition precedent set forth below (the "**Condition Precedent**"):

The Contract will effectively enter into force when the Project Funding Objective is achieved within the established period. At that time, the Platform will inform each of the Parties, for this purpose, of their Committed Contribution and the percentage that it represents of the total Funding Objective. If the Funding Target is not reached, the Contract will be void.

17. GENERAL PROVISIONS

The Platform will inform the other Parties of any applicable regulations that may entail modifications to the Contract, as well as any other modification that should be made for any objective reason, and the changes to be made to the Contract by the Platform and HYDRA REAL ESTATE 2 must be previously agreed.

Such modifications will be understood to be accepted by the Investor, if the Investor does not express his opposition in writing within 15 calendar days.

Any other modification of the Agreement requires the express agreement of all the Parties.

The expenses and taxes arising from the granting and execution of the Contract and the operations contemplated therein, including the constitution, modification, cancellation and eventual execution of the Pledged Guarantees will be borne by HYDRA REAL ESTATE 2.

The Platform, HYDRA REAL ESTATE 2 and the Investors may not assign the rights and obligations arising thereto from the Agreement, unless otherwise established herein.

For anything not provided for in this Agreement, the provisions of the General Terms and Conditions available on the www.urbanitae.com website will apply to the Investor , which the Investor has declared to know and understand and accepts in all their terms.

The Parties consent to the formalisation of the Contract electronically and the sending of any notifications to the contacto@urbanitae.com email address , all in accordance with the applicable regulations for this purpose.

18. CLAIMS

The Platform has a Client Defence Regulation detailing the procedures for the submission of complaints and claims by the Investor and the procedures for resolving them. The Platform's Customer Service details through which complaints and claims will be resolved are as follows:

- Customer Service Manager: Ms. Rocío Ábalo Nogueira
- Email: sac.urbanitae@afincompliance.es
- Customer Service Phone: +34 91 791 44 28
- Postal address: C/Marqués de Villamejor, 5, 28006, Madrid

The Platform has the obligation to attend to and resolve complaints and claims submitted by the Investor by any means to this service within two months of their submission. At the end of this period, the Investor may go to the Complaints Service of the National Securities Market Commission.

19. LEGISLATION AND JURISDICTION

This Agreement and the agreement it constitutes shall be governed by the laws of Spain. The Parties expressly submit to the Courts and Tribunals of Madrid Capital for all questions that may arise from the validity, interpretation or compliance of this Agreement**.**

ANNEX I

SPECIFIC FINANCING CONDITIONS

Operation	Bridge loan for the acquisition of two plots of land for the subsequent development of a development of 67 homes with 1 to 3 bedrooms. The plots are located at Calle Bodolz 2, Benicássim, Castellón de la Plana, in the centre of the municipality of Benicássim. Repayment of the loan is expected by obtaining bank financing, to which the Borrower has access given that it has financed most of its projects through bank development loans in the past.
Modality	Loan
Amount of the Single Tranche	**1.210.000 €**
Accredited	HYDRA REAL ESTATE 2, S.L.
Purpose	• Bridge loan to partially finance the purchase of two plots of land in Benicássim, Castellón de la Plana, for the development of 67 homes.
Term of the Single Tranche	12 months with the option of a first extension of an additional 6 months in month 12 (12+6) Extension subject to compliance with the following conditions: 1. Project obligations and assets up to date
Guarantees	• First-rank mortgage on the asset, with mortgage liability of 150% of the principal amount of the debt. The mortgage must be registered and free of encumbrances of any kind, including purchase options or similar rights in relation to the Asset. • First-rank pledge on the shares of the Prestataria company. • First-rank control pledge without intervention of funds over the project's bank accounts. • First-rank control pledge without intervention of funds on the VAT account of the project in which the VAT will be refunded by the Tax Agency (AEAT). Any VAT reimbursement – including VAT on the purchase, VAT incurred on general costs of the project and VAT incurred costs of structuring the Loan – received in this account will be used for the partial repayment of the Loan by means of a cash-sweep mechanism. • Corporate guarantee of SEBECO, S.L. • Maintenance of the Guarantees during the life of the loan and impossibility of granting the same or better guarantees in favor of other creditors. • Subordination of corporate loans to the Urbanitae loan.
Structuring Commission	4.5% on the financing raised (total gross loan amount) + VAT
Extension Commission	1,0%
Interest rate – Single Tranche	12.0% simple annual
Minimum interest duration (make-whole)	Equivalent to 6 months of interest and commissions.

Expense	• Expenses: notary, registry and any other directly related to the formalisation of the loan agreement – including VAT on structuring costs – will be borne by the SPV
Type of depreciation	Principal and interest – 'Bullet', at maturity of the loan
Non-Payment Fee	2,0%
Late Payment Interest	1.5% per month with monthly compounding.
Early Maturity	Early Maturity Clauses: The occurrence of any early redemption events for these types of transactions, including, without limitation: • Nonpayment. • Impossibility of registering the mortgage within 3 months of closing the transaction. • Impossibility of accrediting the registration of the grouping of registered properties in a single registered property in the Property Registry of Castellón de la Plana. • Bankruptcy proceedings. • Existence of mortgage charges or any charge not previously reported. • Non-payment of taxes, fees, contributions, etc. on the asset. • Change of control. • In the event that any of the statements made by the Borrower are false. • Impossibility of committing the Equity in the Project as foreseen in the Business Plan. • In case the Borrower does not contribute € 472,880 at the date of purchase of the properties. • Diversion of funds with respect to those provided for in the Business Plan: The application, in whole or in part, of the loan funds for purposes other than those expressly provided for and authorized in this Agreement. • Unauthorized cash outflows: The realization of any cash outflow from the borrowing corporate vehicle not contemplated in the Business Plan without the prior express written authorization of Urbanitae.
Exclusivity	December 31, 2025

ANNEX II
The Project


EL DESERT
Residencial en Benicassim a un paso de todo
c/ Antonio Puerto esquina c/ Bodolz

ARQUITECTO
URBAN PROJECT

INFORMACIÓN Y VENTA
+34 673 035 422
C/ Ruíz Zorrila, 2, planta 2, 12001, Castellón
www.residencialeldesert.es

A UN PASO DE TODO

En pleno Benicàssim pueblo, nace Residencial El Dessert, un exclusivo conjunto de 67 viviendas de 1 a 3 dormitorios, con áticos y plantas bajas ajardinadas. Un entorno tranquilo y conectado, donde disfrutar de la vida al aire libre sin renunciar a la comodidad de tenerlo todo cerca.

El residencial cuenta con una amplia zona ajardinada central, piscina comunitaria y gimnasio, pensados para el bienestar de toda la familia.

Todas las viviendas incorporan sistema de aerotermia y cuentan con certificación energética tipo A, además de acabados de primera calidad y diversas orientaciones, tanto hacia el mar como hacia la montaña.

Ubicado en una de las zonas más apacibles de Benicàssim, su excelente localización te permite llegar en menos de cinco minutos al Paraje Natural del Desert de les Palmes, ideal para practicar senderismo o rutas en bicicleta.

Además, estarás a un paso de todos los servicios: colegio, instituto, centro de salud, supermercados, farmacia, oficina de correos y zonas con terrazas para disfrutar del clima mediterráneo. Todo ello, perfectamente conectado a través de la Vía Verde, que enlaza con el paseo marítimo y el resto del municipio.

ZONAS COMUNES QUE MARCAN LA DIFERENCIA

Residencial El Dessert es el primer y único residencial en el centro de Benicàssim que contará con una piscina y un gimnasio integrados en una amplia zona ajardinada común, diseñada para el confort y disfrute de todos sus residentes.
Estas zonas comunes convierten el día a día en una experiencia más completa: relajarte bajo el sol, mantenerte en forma sin salir de casa o compartir momentos al aire libre con familia y amigos.
La vivienda que quieres

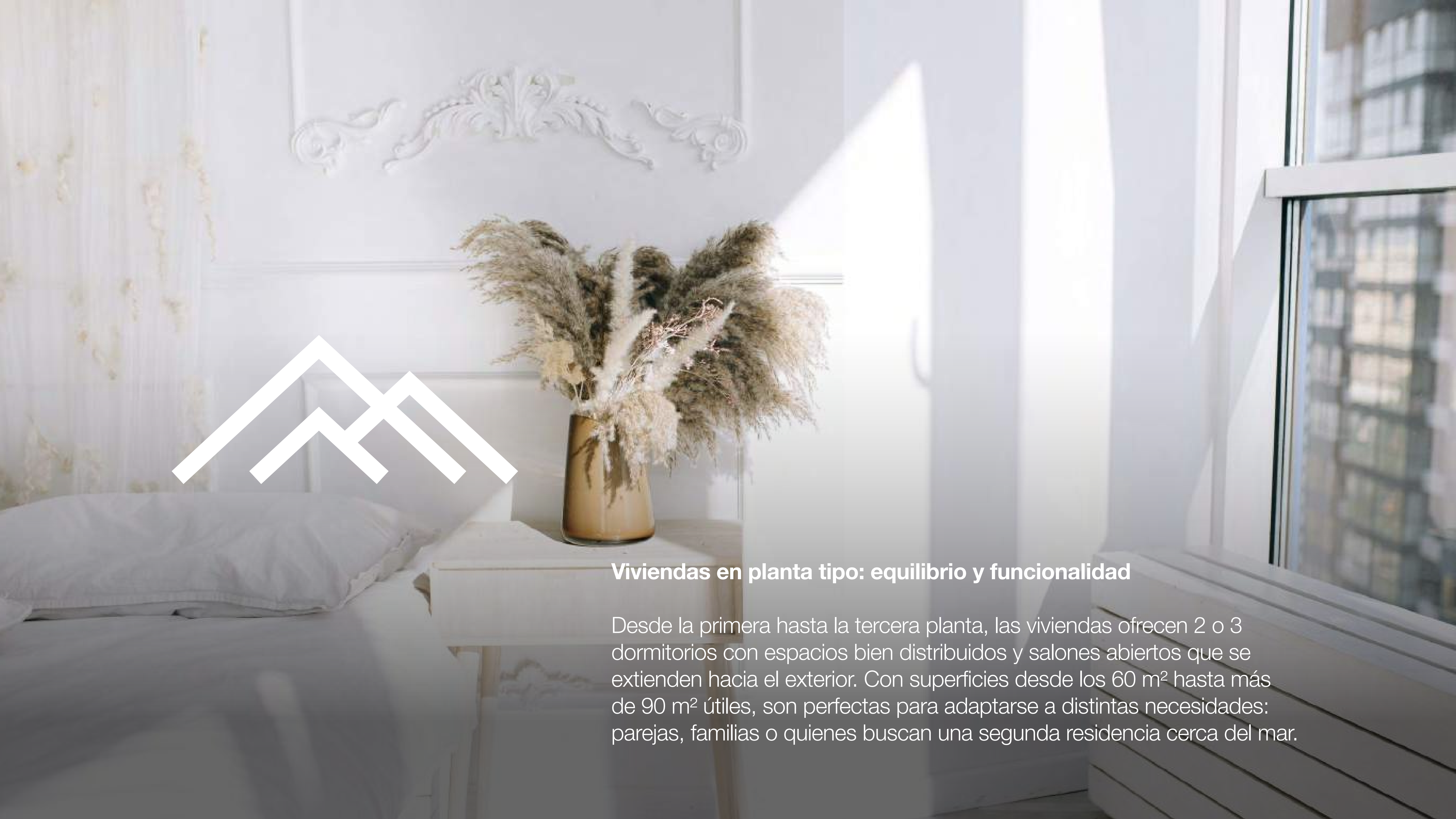
VIVIENDAS PENSADAS PARA DISFRUTAR

En Residencial El Dessert, cada vivienda ha sido diseñada para ofrecer el máximo confort, funcionalidad y calidad de vida. Distribuciones inteligentes, amplios ventanales y una cuidada orientación permiten aprovechar al máximo la luz natural en todos los espacios. Además, todas las viviendas cuentan con cocina office abierta al salón, generando un ambiente moderno, práctico y perfecto para compartir.



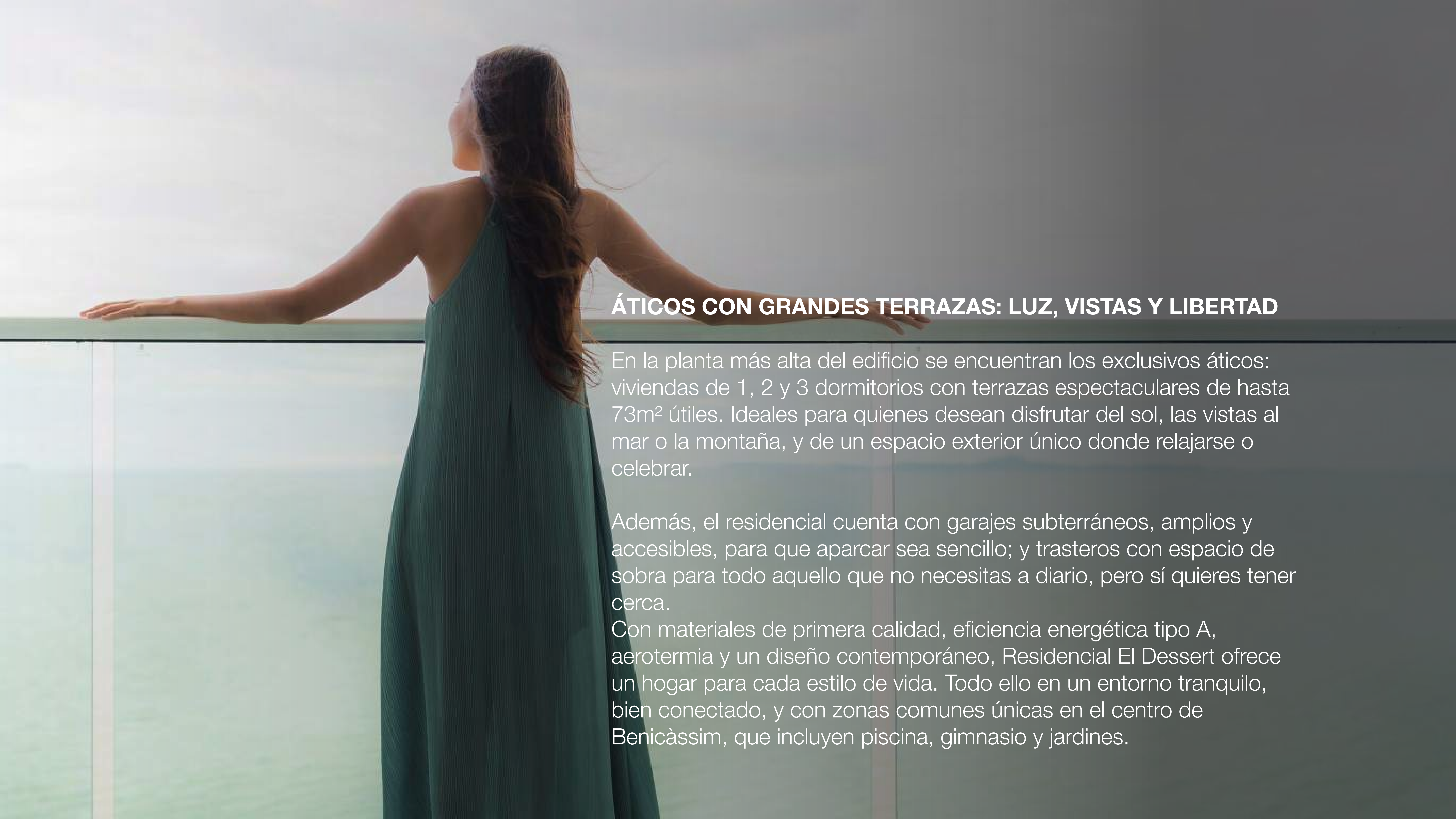

PLANTAS BAJAS CON JARDÍN: TU RINCÓN PRIVADO

Las viviendas en planta baja son ideales para quienes desean un espacio exterior propio. Con 2 o 3 dormitorios, amplias estancias y terrazas ajardinadas de hasta 25m², permiten disfrutar del aire libre con la comodidad de una vivienda a pie de calle. Perfectas para familias, personas mayores o simplemente amantes de los espacios verdes.



Viviendas en planta tipo: equilibrio y funcionalidad

Desde la primera hasta la tercera planta, las viviendas ofrecen 2 o 3 dormitorios con espacios bien distribuidos y salones abiertos que se extienden hacia el exterior. Con superficies desde los 60 m² hasta más de 90 m² útiles, son perfectas para adaptarse a distintas necesidades: parejas, familias o quienes buscan una segunda residencia cerca del mar.



ÁTICOS CON GRANDES TERRAZAS: LUZ, VISTAS Y LIBERTAD

En la planta más alta del edificio se encuentran los exclusivos áticos: viviendas de 1, 2 y 3 dormitorios con terrazas espectaculares de hasta 73m² útiles. Ideales para quienes desean disfrutar del sol, las vistas al mar o la montaña, y de un espacio exterior único donde relajarse o celebrar.

Además, el residencial cuenta con garajes subterráneos, amplios y accesibles, para que aparcar sea sencillo; y trasteros con espacio de sobra para todo aquello que no necesitas a diario, pero sí quieres tener cerca.
Con materiales de primera calidad, eficiencia energética tipo A, aerotermia y un diseño contemporáneo, Residencial El Dessert ofrece un hogar para cada estilo de vida. Todo ello en un entorno tranquilo, bien conectado, y con zonas comunes únicas en el centro de Benicàssim, que incluyen piscina, gimnasio y jardines.

COMEDOR - COCINA

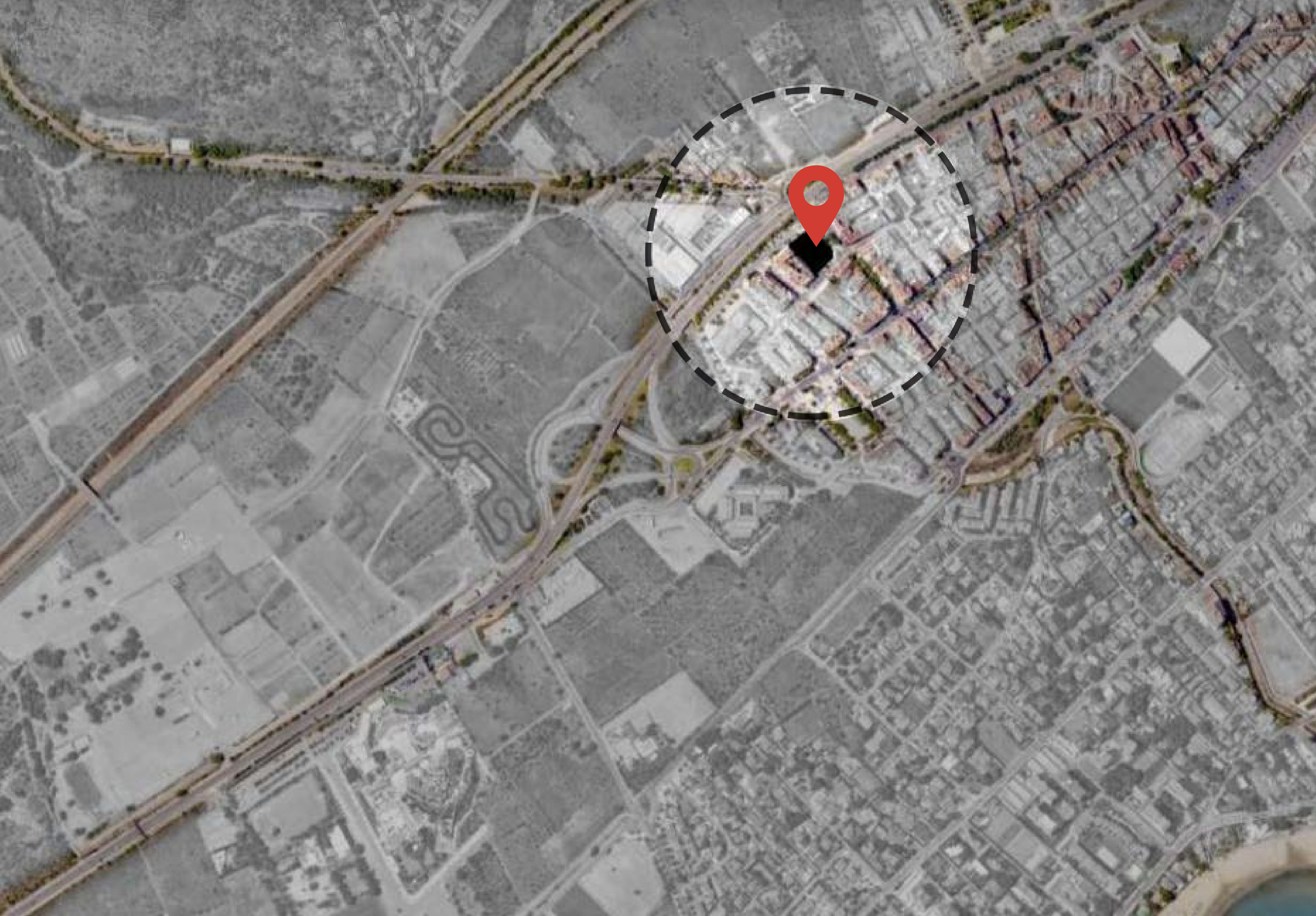
El comedor y la cocina se integran en un espacio versátil, preparado para el uso diario. Se ha optado por mobiliario de líneas limpias, encimeras resistentes y electrodomésticos de bajo consumo. Los revestimientos y pavimentos combinan facilidad de limpieza con durabilidad, sin renunciar a un diseño contemporáneo. La iluminación y la distribución están pensadas para optimizar cada metro cuadrado.

DORMITORIO

En el dormitorio se prioriza la comodidad y el orden. Los acabados incluyen suelos cálidos de fácil mantenimiento, armarios empotrados con interiores terminados y una carpintería cuidada que garantiza aislamiento y confort acústico. La gama cromática y los materiales elegidos aportan un ambiente neutro y agradable, adaptable a distintos estilos de decoración.

Plano de Ubicación
A un paso de todo

C/ Antonio Puerto
esquina con calle Bodolz



ANNEX III

INDIRECT MANDATE CONTRACT IN FAVOUR OF THE GUARANTEE AGENT

On the one hand,

Each of the users registered on the website of the URBANITAE REAL ESTATE PLATFORM, S.L. Platform, in their capacity as investors of the Loan as defined below (the "**Investors**" or the "Principals");

On the other hand,

URBANITAE REAL ESTATE PLATFORM, S.L. (the "**Platform**" or "**Urbanitae**");

And, on the other hand,

PROPTECH SERVICIOS GENERALES, S.L., a Spanish company, with NIF B13857610 and registered office at Calle Castelló, número 23, 1ª planta, Madrid (the "**Guarantee Agent**" or the "**Agent**").

Hereinafter, the Investor, the Platform and the Collateral Agent shall be referred to jointly as the "**Parties**" and individually, where applicable, as a "**Party**".

The Parties acknowledge that they have sufficient capacity to enter into this indirect mandate agreement (the "**Mandate Agreement**" or the "**Agreement**") and, to that end,

EXPOSED

I. That the Platform, which is authorised as a provider of participatory financing services by the National Securities Market Commission, file number 2023045268 and authorised by licence number 4, is a company that puts in contact a limited number of users, called investors (natural or legal persons) who offer financing in exchange for a monetary return, with users who request financing in their own name to allocate it to a participatory financing project of a real estate type, called promoters.

II. That the Platform is a "crowdfunding platform" within the meaning of Article 2 of Regulation (EU) 2020/1503 of the European Parliament and of the Council of 7 October 2020 on European crowdfunding service providers for businesses, and amending Regulation (EU) 2017/1129 and Directive (EU) 2019/1937 (the "Regulation (EU) 2020/1503").

III. That the Platform has presented to the users registered on its website a project by virtue of which the Investors have the opportunity to grant financing to Sociedad HYDRA REAL ESTATE 2 (the "**Company**") in order to finance the correct execution and marketing of the Project, each of the Investors expressing their interest in participating in it by granting financing in the form of a loan in favor of the Platform. of the Company for the amount equivalent to its corresponding Committed Contribution, resulting in a potential return for each of the Investors via payment of interest and amortization of the aforementioned loan (the "**Loan**" and jointly, together with those corresponding to the other Investors, the "**Loans**").

IV. That, to this end, each of the Investors signs today, and in unity of act with the present one, through the Platform (as a website) a financing agreement with the Platform and the Company, with the purpose, among others, of regulating the general terms and conditions applicable to the Loan to be granted by the Investor through the Platform and in favour of the Company, as well as to the Guarantees committed – as they are defined below – and to grant in favour of the Platform an irrevocable mandate for it to carry out intermediation tasks through the Platform, in relation to the Loan, between the Collateral Agent, the payment institution, the Company and the Principals (the "**Financing Agreement**").

V. That the granting of the Loan by each of the Investors, jointly with the rest of the Investors, will be formalized by means of the corresponding loan agreement signed in a private document between the Investors, represented by the Platform, and the Company (the "**Loan Agreement**"), being the complete, accurate and punctual fulfillment of the obligations contracted by the Company based on said Guaranteed Loan Agreement (the "**Guaranteed Obligations**"), among others:

a. First Rank Real Estate Mortgage (the "**Mortgage")**

The Company, as a guarantee of the complete and punctual fulfillment of its Guaranteed Obligations, undertakes to grant a real estate mortgage right of first rank over the registered Properties once they are added and registered to their parent property, on which the Development will be executed under the terms described in Exhibit IV of the Loan Agreement.

Hereinafter, the Mortgage and other guarantees provided for in the Contract from which this annex is based will be called, for the purposes of this contract, as the "**Guarantees**".

VI. That it is considered essential for the Investors that the exact and punctual performance by the Company of the obligations assumed under the Loan Agreement is guaranteed by the constitution of the Guarantees.

VII. That, for its part, the Guarantee Agent is an entity that is professionally and habitually engaged in the provision of fiduciary services in securities issues and the like and has the capacity, means and experience necessary to act as agent and agent for the purposes of the incorporation, conservation, management, administration and, where appropriate, execution of the Guarantees granted as a guarantee of the Company's punctual compliance with its obligations arising from the Project.

VIII. That the Platform and the Guarantee Agent have formalised, prior to the date of this Mandate Agreement, a Framework Agreement establishing the terms of the collaboration of the Guarantee Agent in relation to the acceptance, conservation, management, administration and, where appropriate, execution of guarantees that may be granted by the promoters as a guarantee of the obligations arising from the Projects.

IX. That, on the basis of the foregoing, the Parties agree that the Guarantee Agent shall act as an indirect agent of the Principals for the purposes of the Guarantee Agent constituting, managing, administering and, where appropriate, executing the Guarantees in its own name, but acting in any case on behalf of the Principals, for which they agree to sign this Indirect Mandate Agreement in accordance with the following

CLAUSES

1. Definitions

Any terms contained in the Mandate Agreement with an initial capital letter that are not expressly defined herein shall have the meanings given to them in the Financing Agreement.

2. Purpose of the Mandate Agreement

The purpose of the Mandate Contract is:

(i) the granting by the Investors of an improper or indirect mandate in favour of the Guarantee Agent, under the provisions of Article 1,717 of the Civil Code, which empowers the Agent to, acting in his own name, but on behalf of the Principals, carry out all the necessary actions for the purposes of the valid and effective constitution, conservation, proper management, administration and, where appropriate, enforcement of the Guarantees, in their capacity as mortgage collateral and joint and several personal guarantee, respectively;

(ii) the designation and appointment of the Guarantee Agent for the above purposes;

(iii) the establishment of the rules that will govern the relationship of the Agents with the Principal and the procedure for the making of decisions and execution of instructions by the Representative; and

(iv) the establishment of the rights and obligations of the Parties in relation to the Contract.

The Mandate Contract is entered into without representation. Consequently, the Agent acts in his own name and assumes the obligations arising from the legal acts entered into on behalf of and in the interest of the Principals.

3. Appointment of the Guarantee Agent: acceptance of the assignment

The Principals appoint the Agent as Guarantee Agent for all actions that may be necessary to carry out in relation to the Guarantees during the term of this Agreement and the Loan Agreement.

The Guarantee Agent expressly accepts this designation by virtue of signing this document, and undertakes to use its best efforts to perform the functions assigned to it in the Agreement in a prudent and diligent manner, always attending to the protection of the interests of the Investors in their capacity as Principals.

4. Obligations of the Guarantee Agent

In relation to the Mandate Agreement, the Guarantee Agent undertakes to:

(i) To receive from the Platform the precise communications and instructions on any decision, action or authorisation that may have been adopted by the Investors in relation to the Guarantees and to proceed with the execution of any instructions received as a result of such decisions, actions or authorisations, as soon as possible.

(ii) Execute instructions received as a result of such decisions, actions or authorizations in relation to the Warranties.

(iii) To accept and subscribe in its own name and for the benefit of the Investors the Guarantees granted by the Company under the terms that the Investors consider appropriate.

(iv) To carry out all the necessary actions for the proper constitution of the Guarantees, as well as to grant, without delay, as many public and private documents for the correction, complement or clarification of the Guarantees as may be necessary or convenient for this purpose.

(v) To carry out all the necessary actions for the proper conservation of the Guarantees in the registry when requested by Urbanitae, at the indication of the Principals.

(vi) Inform the Platform of the steps taken and the status of the validity of the Guarantees and any other incidents that may occur in relation to the Guarantees throughout the life of the Loan.

(vii) To exercise the actions for the execution of the Guarantees within the precise period and terms indicated in the instructions issued by the Platform and in accordance with the provisions of the deed or policy of constitution of the aforementioned Guarantees. For these purposes, the Guarantee Agent may hire the law firm, the agency and/or the solicitors indicated by the Platform and any others that it deems appropriate for the correct execution of the Guarantees, subject to the acceptance of the Investors through the Platform.

(viii) To receive, from the Platform, and in the event of non-compliance by the Company, the certification of the debit balance or amount due for the purposes of the proper initiation of the procedure for the execution of the Guarantees; as well as to collaborate with the Platform and the selected law firm in the execution of the notarial deed of settlement of the debit balance, certification of ownership and charges and/or any other document or act necessary or convenient for the execution of the Guarantees.

(ix) To inform the Platform on an ongoing basis, so that it in turn keeps the Investors informed, of the status of execution of the Guarantees and of the amount of the net amount that may result from the execution of the Guarantees so that the proceeds of the execution can be distributed among the Investors.

(x) Follow the instructions of the Platform with regard to the transfer of the proceeds of the foreclosure of the Mortgage in favour of the Investors or third parties, as the case may be; In no case will the direct award of the mortgaged asset(s) proceed.

(xi) Carry out all the actions that are necessary for the due cancellation of the Guarantees once the Guarantee Agent has been duly notified by the Platform of full compliance with the Guaranteed Obligations and receives the appropriate instructions in this regard, if applicable.

(xii) Perform all legal acts, sign any document, of any kind, whether public or private, that are necessary or convenient for the correct and punctual fulfillment of the functions entrusted to it by virtue of this Contract.

(xiii) Receive from the Platform the list of Investors, without the Guarantee Agent having to accept or authorize any type of change in the Investors.

The Collateral Agent assumes no responsibility for the authenticity, accuracy or correctness of the information that, by virtue of the provisions of this Agreement, is sent to it by the Platform or the Investors. Nor does it assume any liability arising from the Platform's failure to comply with any of its obligations in relation to the Loan and to the Investors.

Acceptance of your appointment as Collateral Agent does not imply, either expressly or impliedly, that you warrant or represent to the Principals or any third party that the Loan has been validly subscribed or that the Loan and the Financing Agreement are in accordance with applicable law; the Guarantee Agent is exonerated from any type of liability related to the Loan and the Guarantees.

The Warranty Agent assumes no responsibility for the authenticity, accuracy or correctness of the information that, by virtue of the provisions of this Agreement, is sent to it by the Platform. Nor does it assume any liability arising from the Platform's failure to comply with any of its obligations in relation to the Loan and the Investors, or for the integrity, validity and effectiveness of the Guarantees granted by the Company in relation to the Loan.

The Collateral Agent shall not be obliged to take any action in relation to the Loan (except for those related to the execution of the Collateral described in this Agreement, such as the declaration of maturity of the Loan following the instructions of the Investors), but only in relation to the Collateral following the instructions of the Platform for such purposes, in accordance with the decision of the Principals.

The Collateral Agent may refrain from taking any action if the taking of such action, in its opinion based on reasoned legal interpretation, is contrary to any law or would not have the authority to do so under any applicable law or regulation or if any court or other competent authority determines that it does not have the authority to do so. The Guarantee Agent will not be responsible, where appropriate, for the calculation, settlement or payment of the expenses and taxes corresponding to the constitution of the Guarantees, being the Principals who will be responsible in any case for any administrative requirement, payment of quota, interest and penalties that, where appropriate, impose the corresponding authorities for an incorrect calculation or defect of payment or payment after the deadline of the aforementioned tax.

In addition, the Investors shall not claim in any case from the Guarantee Agent any expenses, costs or taxes that have been accrued or will accrue in the future as a result of the creation, maintenance, execution or cancellation of the Guarantees, or in any other way in the exercise of the functions and responsibilities contained in this Agreement.

5. Obligations of Principals

The Principals, in relation to the Mandate Agreement and through the Platform, undertake to:

(i) Provide the Guarantee Agent, through the Platform, with the information they need in a timely manner, whenever such information is essential for the proper performance of their functions.

(ii) Ensure that the Company promptly pays the Collateral Agent its fees, costs and expenses for the performance of its duties as set forth in this Agreement.

(iii) To keep the Guarantee Agent duly informed, through the Platform and in accordance with the instructions received through it, of any circumstances that may have an impact on the Guarantees.

(iv) Ensure that the Company duly complies with the obligations assumed in the Loan Agreement in relation to the proper conservation of the asset subject to the Guarantees.

(v) To provide the Guarantee Agent, through the Platform, with all the necessary documentation and to guarantee compliance with all the requirements necessary for the effective constitution, administration, cancellation and execution, where appropriate, of the Guarantees.

(vi) Hold the Guarantee Agent harmless for any expense, cost or tax that may be accrued in the exercise of the functions of representation of the Principals set out in this Agreement, as well as for any possible claim that may arise against the Guarantee Agent regarding the integrity, validity and effectiveness of the Guarantees.

6. Adoption of Agreements by Constituents

Any instruction or decision to be taken by the Investors in relation to the Collateral Agent shall be made in accordance with the majorities and other circumstances regulated in the Loan Agreement.

In the event that the Collateral Agent must request the authorisation of the Investors (which may only be granted by the corresponding majority), it will inform the Platform, which in turn will transmit the application to all the Investors in the Project, for the assessment of the application submitted.

Voting will only be open to those natural or legal persons who, at the time of the decision, hold a percentage of the Loan (i.e. who are considered to be "Investor"), and excluding any third party assignee who has acquired a share in one or more of the Loans through channels other than the Platform and this has not been previously notified to Urbanitae at least five (5) business days before the Date of opening of voting.

The voting period will last five (5) Business Days (although it may be extended at the discretion of Urbanitae up to a maximum of fifteen (15) Business Days, on its own initiative or at the request of the Guarantee Agent), after which Urbanitae will communicate, through the Platform, the results of the vote to the Guarantee Agent and the Investors.

Once the Platform notifies the Collateral Agent of the adoption of an agreement by the Investors, the Collateral Agent must refrain from carrying out acts that may contravene such agreement, and must carry out any acts necessary, where appropriate, to allow or promote its implementation.

The agreement adopted by the Investors and communicated by the Platform to the Collateral Agent shall be considered binding in all its effects on the Collateral Agent, as well as on all Investors.

7. Application of proceeds from enforcement of Guarantees

All amounts received by the Guarantee Agent as a result of the execution of the Guarantees and once the tax obligations that may result from their application have been covered, will be applied in accordance with the priority of payments established below:

(a) payment of the Guarantee Agent's fees;

(b) payment of the fees of notaries, lawyers, solicitors, managers and other expenses that may have been accrued on the occasion of the execution of the Guarantees, if applicable;

(c) default interest on the Loan;

(d) ordinary interest on the Loan; and

(e) principal outstanding payment by the Company

Once all the aforementioned taxes and payments have been covered, any resulting excess will be returned to the Company.

8. No waiver by the Warranty Agent

The Collateral Agent may not waive its position as collateral agent granted and accepted by virtue of this Agreement, nor may it waive its status as a mortgagee in the Guarantees until the complete cancellation or completion of the enforcement proceedings thereof.

9. Warranty Agent Fees. Expense

For the performance of their duties, the Collateral Agent will receive the fees indicated in the Framework Agreement for the provision of services signed between the Platform and the Collateral Agent.

The Guarantee Agent will not be responsible for any type of expense or tax that may be caused in the performance of his/her duties, including, but not limited to: notary and agency fees, lawyers and solicitors, property registries, stamp duty, etc. courier and burofax, travel expenses for attendance at signings, registrations, hotels outside the province of residence of the Guarantee Agent, etc., all of which must be reimbursed.

To this end, the Company will make a provision of funds in favour of the Guarantee Agent that will be calculated in each case according to the characteristics and amount of the Guarantees, and which will be used to meet the expenses and taxes mentioned in the previous paragraph. Upon termination of the Contract, once the Guarantees have been cancelled, the Guarantee Agent will return to the Company through the Platform the remainder of said provision of funds once the aforementioned expenses have been paid.

Both the remuneration and the provision of funds referred to in the previous paragraphs will be paid to the Guarantee Agent prior to the constitution of the Guarantees and will be applied, respectively, to the payment of the fees to be received by the Guarantee Agent throughout the life of the Loan and to meet the costs that may be incurred as a result of the constitution of the Guarantees until their cancellation. modification or execution, if applicable. In the event that, once the provision of funds has been applied, amounts to be paid remain, these will be paid by the Company to the Collateral Agent at the request of the Platform.

10. Duration of the Mandate Contract

The Contract shall enter into force on the date of its execution by the Parties.

The duration of the Agreement shall be extended either (i) until the full repayment of the Loan by the Company, in timely compliance with the obligations assumed by it under the Loan Agreement, and the consequent cancellation of the Guarantees; or (ii) in the event of non-compliance with the Secured Obligations, until the completion of the Guarantee enforcement procedure in the event that the Collateral Agent is instructed to proceed with their enforcement.

For the appropriate purposes, it is hereby stated that the termination of the enforcement procedure of one of the two Guarantees will not imply the termination of this Agreement, which will remain in force as long as one of the Guarantees, or the enforcement procedure thereof, remains in force.

11. Cases of resolution

This Agreement shall be terminated early, in addition to the cases specifically regulated in other Clauses thereof, in the following cases:

(i) At any time, by mutual written agreement between the Parties;

(ii) By the denunciation made in writing by either Party based on a serious breach of any of the obligations assumed by the other Party under this Agreement, without prejudice to the right of the injured Party to opt for the continuation of the Contract and to demand from the other Party the full performance of its obligations, with reparation, in either case, for the damage caused by such non-compliance when it is due to fault or gross negligence. In such a case, the non-compliant Party shall have a period of ten (10) calendar days to remedy such situation. If, after that period, in the opinion of the Party concerned, the non-compliant Party has not ceased its conduct or remedied the cause of its non-compliance, the Party concerned may terminate with

This Agreement shall also be open to the affected Party to take any of the actions established by law; and

(iii) Due to the dissolution or liquidation of the Guarantee Agent.

12. Obligation to Indemnify

The Platform, the Principals and the Company shall indemnify and hold harmless and harmless the Guarantee Agent, its partners and the natural persons it appoints as representatives in respect of any claim, action, demand, damage, cost or loss arising (directly or indirectly) or in connection with the provision of its services within the framework of the Contract; unless these are due to fraud or gross negligence on the part of the Guarantee Agent.

13. Confidentiality

Except as required by law or a judicial authority, neither Party may, at any time, disclose, communicate or disclose to any person or use any information relating to the Agreement or the Warranties (including the subject matter of such agreements) where such information is not generally known to the public at the time of its disclosure to the recipient (the "**Confidential Information**").

All of the foregoing, except in the event that one of the Parties is obliged to disclose any Confidential Information, by requirement of any applicable law or court order, as well as – specifically in the case of the Guarantee Agent – when in execution of this Agreement, it should disclose any Confidential Information.

Except in the cases indicated above, the Confidential Information may not be made known to third parties.

The duty of confidentiality provided for in this clause shall apply, even in the event of termination of the Contract, for a period of two (2) years from the date of effect of termination.

14. Protection of Personal Data

In accordance with the provisions of Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data ("**GDPR")** and its concordant regulations, the parties to this Agreement on behalf of each of the Parties, By signing the Contract, they expressly give their consent for the purposes of their Personal Data being processed by the Parties as Data Controllers, in order to be used for the correct development and execution of the relationships that materialize with cause or origin in this Contract, as well as for the management and filing of the documentation related to it.

The Legal Basis for the processing of the Personal Data of the parties involved is, therefore, the maintenance, compliance, development, control and execution of the obligational and/or contractual relationship derived from this Contract.

Likewise, the Personal Data provided will be kept only for the time that is strictly essential for the sole purpose of guaranteeing compliance with any legal obligations that by virtue of this law, may correspond to the Parties, and in any case, during the term of the Contract.

The parties involved, under the terms established in the GDPR and other related regulations, may in any case revoke the consent granted for the processing of their Personal Data, as well as exercise their rights of access, rectification, deletion, opposition and portability, becoming aware by virtue of the signature hereof, of the right they have to file any claims with the corresponding supervisory authority.

The parties may exercise the aforementioned rights by contacting the address of each Party that appears in the heading of this Agreement, sending a written request, attaching a photocopy of their ID card, indicating in a visible place "*Ref. Data Protection*".

15. Cession

The Principals may assign, transfer, substitute or subrogate, in whole or in part, the rights and obligations contracted in this Agreement. Notwithstanding the foregoing, the validity of the assignment will be subject to the registration of the new Investor on the Platform and its communication to the Guarantee Agent, provided that it promotes the appropriate modifications in the documents, both public and private, that have been granted in the exercise of its obligations contracted in this Agreement.

The Guarantee Agent, however, may not assign, transfer, substitute or subrogate, in whole or in part, the rights and obligations contracted in this Agreement without the express written consent of the Platform.

16. Miscellany

16.1. Modifications

The Platform will inform the other Parties of any modifications to the Contract that may occur as a result of changes in the applicable regulations or for any other objective reason or that are otherwise considered appropriate or convenient by the Platform.

Such modifications will be understood to be accepted if the Parties do not express their opposition in writing within 15 calendar days from their notification.

It is also indicated that the agreement adopted by the majority of the Investors in the manner provided for in clause 6 above, will bind all of them.

16.2. Independent nature of the clauses

In the event that any provision of this Agreement is held to be void, illegal or unenforceable in any respect, the validity, legality or enforceability of the remaining provisions of this Agreement shall in no way be affected or impaired by such provision. Subject to prior agreement with the Principal, the Agent undertakes to replace the provisions declared null and void or impossible to execute with valid ones, the economic consequences of which are as close as possible to those of the provisions affected by the nullity, illegality or impossibility of execution. To this end, the Agent undertakes to modify this Agreement accordingly.

16.3. Actions and non-existence of waiver

The rights, powers, and remedies set forth in this Agreement are cumulative and are not, and should not be construed as if they were, exclusive of any of the rights, powers, or remedies provided by law.

In no event shall the failure to exercise or delay by the Investor in exercising any of the rights, powers and remedies provided for by this Agreement or by law constitute a waiver of this Agreement. Similarly, no single or partial waiver of such rights shall prevent the subsequent or distinct exercise of such rights, or the exercise of any other rights.

16.4. Notifications

Any communication between the Collateral Agent and the Investors relating to the Contract must be made in writing, and the Collateral Agent must communicate it to the Platform, which in turn must communicate it to the Investor(s), and vice versa.

Communications of a general nature relating to this Mandate and those referring to it as a whole that must take place between the Principals and the Agent, and where applicable with HYDRA REAL ESTATE 2, will necessarily be channelled through the Platform, in accordance with the following provisions:

All requests, notifications, notices and communications in general between the Platform and the Guarantee Agent will be made in writing through an interlocutor in each party, to the postal addresses and/or emails indicated for this purpose by each of the parties.

17. Electronic formalisation of the Contract

The Parties consent to the formalisation of the Contract by electronic means.

18. Applicable law. Charter

18.1. Applicable legislation

The Contract shall be governed by and construed in accordance with Spanish common law, without the application of conflict of law rules.

18.2. Charter

The Parties, expressly waiving any other jurisdiction that may correspond to them by law, expressly submit to the jurisdiction of the courts and tribunals of the city of Madrid the resolution of any controversy or claim that may arise with respect to the interpretation or execution of the Contract, including those referring to non-contractual obligations arising from it or related to it.