

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 adequacy of your experience and expertise has not necessarily been assessed before you were granted access to this investment. By making this investment, you fully assume the 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 loss of some or all of the money invested. Your investment is not covered by 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.

This is not a savings product and we recommend not investing 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 suffer losses.

(*) 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 benefit from a cooling-off period during which they may, at any time, revoke their offer of investment or expression of interest in the crowdfunding offer at any time without the need to justify their decision and without incurring a penalty. The cooling-off period begins at the time the potential 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.

Summary of the operation

Offer identifier (LEI code of the promoting company)	9598003JDRKJW6DBLK63
Developer	Nervión Living, S.L.U.
Project Name	Seville Project Nervión
Project Identifier	9598003JDRKJW6DBLK6300000473
Type of offer and instrument	Equity Project: Entry of Urbanitae investors via Capital Increase
Target amount	2.325.000 €
Deadline	June 5 th , 2026

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

Developer company:

Information on the developer	
Company name	NERVIÓN LIVING, S.L.U.
Tax identification number	B-26869859
Registered office	The registered office shall be at Calle Monte Esquinza, 24, 2º izq., 28010, Madrid (Madrid)
Corporate structure. Administrative body	The administrative body shall take the form of two Joint and Several Directors: 1) AMAG CONSULTING & ENTERPRISES, S.L., represented by the natural person Mr. Alfonso-Sixto Morodo Alcalá-Galiano. 2) PARDO & GALARZA GROUP, S.L., represented by the natural person Mr. Antonio Pardo Tebar
Description of the company and its business plan	According to the Deed of Incorporation dated February 27th, 2026, before the notary Mr. Juan Barrios Álvarez, under number 2,590 of his protocol order, its activity being, among others, CNAE number 68.1.
Number of employees	0 employees
Number of projects previously financed on the platform	0
Share capital structure	Limited liability company (LLC) The share capital of the SPV is as follows: TENT PEAK PROPERTIES, S.L. UNIPERSONAL: €4,000.00
Internet domain address	https://www.kolackapital.com/

DESCRIPTION OF THE FINANCIAL SITUATION. Balance sheet as of March 2026			
Non-current assets	-	Net equity	€4,000
Current Assets	€4,000	Non-current liabilities	-
Inventories	-	Current liabilities	-
Short-term financial investments	-	Trade creditors and other accounts payable	-
Cash and other liquid assets	€4,000	Other creditors	-
TOTAL ASSETS	€4,000	TOTAL LIABILITIES + NET EQUITY	€4,000

DESCRIPTION OF THE FINANCIAL SITUATION. Profit and Loss Account as of March 2026	
Revenue	-
Operating expenses	-
Operating profit	-
Corporate tax	-
Net profit	-

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

Vehicle company:

Developer information	
Company name	EMERITA OPPORTUNITIES 8, S.L.
Tax identification number	B-23.973.050
Registered office	The registered office shall be at Calle Diego de León 25, Bajo B, 28006, Madrid
Corporate structure. Administrative body	Sole administrator AJP ACCOUNTING TAX & LEGAL, S.L.P. with representative Álvaro José Pavía Cervera
Description of the company and its business plan	Calle Diego de León 25, Bajo B, 28006, Madrid
Number of employees	According to the Deed of Incorporation dated October 20th, 2025, before notary Mr. Pablo de la Esperanza Rodríguez, under number 5,816 of his protocol order, its activity being, among others, CNAE number 4110.
Number of projects previously financed on the platform	0 employees
Share capital structure	Limited company (S.L.) The share capital of the SPV is as follows: Shares 1 to 3,000 (both inclusive): AJP ACCOUNTING TAX & LEGAL, S.L.P
Internet domain address	-

DESCRIPTION OF THE FINANCIAL SITUATION. Balance sheet March 2026			
Non-current assets	-	Net equity	€3,000
Current Assets	€3,000.00	Non-current liabilities	-
Inventories	-	Current liabilities	-
Trade receivables and other accounts receivable	-	Trade payables and other accounts payable	-
Cash and other liquid assets	€3,000	Other creditors	-
TOTAL ASSETS	€3,000.00	TOTAL LIABILITIES + NET EQUITY	€3,000.00

DESCRIPTION OF THE FINANCIAL SITUATION. Profit and Loss Account March 2026	
Revenue	-
Operating expenses	-
Operating profit	-
Corporate tax	-
Net profit	-

We are pleased to present a new project involving the acquisition of a property to be converted into a complex of 44 tourist apartments, located in the Nervión district. The complex will be managed by an established operator with extensive experience under a management contract and will subsequently be sold to a long-term investor.

Part B: Main characteristics of the crowdfunding process and conditions for raising capital

(a)	<p>Minimum amount of capital to be raised for each crowdfunding offer</p> <p>2,325,000 euros</p> <p>Number of bids (public or private) completed by the project developer or crowdfunding service provider for the project concerned</p> <table border="1"> <thead> <tr> <th>Type of offer and instruments offered</th> <th>Date of achievement</th> <th>Amount [raised/borrowed] and target amount (including, in the case of currencies other than the euro, the euro equivalent and the date of the conversion rate)</th> <th>Other relevant information, if any</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>Not applicable</td> <td>Not applicable</td> <td>Not applicable</td> </tr> </tbody> </table>	Type of offer and instruments offered	Date of achievement	Amount [raised/borrowed] and target amount (including, in the case of currencies other than the euro, the euro equivalent and the date of the conversion rate)	Other relevant information, if any	No	Not applicable	Not applicable	Not applicable
Type of offer and instruments offered	Date of achievement	Amount [raised/borrowed] and target amount (including, in the case of currencies other than the euro, the euro equivalent and the date of the conversion rate)	Other relevant information, if any						
No	Not applicable	Not applicable	Not applicable						
(b)	<p>Time frame for achieving the target capital to be raised</p> <p>June 5th, 2026</p>								
(c)	<p>Information on the consequences if the capital raising objective is not achieved within the deadline</p> <p>In the event of not reaching the target of funds taken, 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.</p>								
(d)	<p>Maximum amount of the offer, if it differs from the minimum capital amount referred to in point (a)</p> <p>It doesn't differ.</p>								
(e)	<p>Amount of own resources committed by the project developer in the crowdfunding project</p> <p>The amount of capital corresponding to the manager and its investors after the entry of the participatory financing will be equivalent to €2,325,000.</p>								
(f)	<p>Changes in the capital composition of the project developer related to the crowdfunding offer</p> <p>The developer will execute a capital increase, giving entry to the users of the platform based on their committed contribution, assigning them 50% of the share capital.</p>								

Part C: Risk Factors

Exposure of the main risks

Type 1 – Project Risk

Among the project risks that may cause the failure of the project are, but are not limited to: (i) legal aspects of the transaction and/or signing of the loan agreement, licenses at the administrative level (ii) the occurrence of adverse scenarios with a negative impact, such as the increase in associated costs or the decrease in the income to be received.

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

The risk that the project developer may be subject to bankruptcy and other events affecting the project or the project developer that result in the loss of investment for investors.

Such risks may be caused by a variety of factors, including, but not limited to: (serious) change in macroeconomic circumstances, mismanagement, fraud, funding not being in line with the corporate purpose, failure to raise the funding, or lack of liquidity.

Type 4 – Risk of lower than expected returns, delays or non-performance

The risk that the performance will be lower than expected will be delayed or that the project will default on principal or interest payments.

Type 5 – Risk of platform failure

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 have the ability to obtain liquidity from their investment until the completion of the project.

Type 7 – Other risks

Risks that are, among others, beyond the control of the project developer, such as political or regulatory risks.

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

(a)	<p>Total amount and type of marketable securities to be offered</p> <p>(a) Issuer name: EMERITA OPPORTUNITIES 8, S.L.</p> <p>(b) Description: capital increase for the conversion of a property into a complex of 44 tourist apartments in Seville.</p> <p>(c) Imported capital: 2,325,000 euros.</p> <p>(d) Return of the capital after the repayment of the obligations contracted by the company.</p>
(b)	<p>Subscription Price</p> <p>The amount of the negotiable securities amounts to €2,325,000</p>
(c)	<p>Whether subscription overdemand is accepted and how it is allocated</p> <p>Overdemand is not accepted</p>
(d)	<p>Subscription and payment conditions</p> <p>Access to the subscription and payment conditions can be consulted in the investment contract that is available in the project documentation section published on the platform. It can be consulted in the investment contract (Annex I).</p>
(e)	<p>Custody and delivery to investors of negotiable securities</p> <p>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</p>

	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)	<p>Information regarding the guarantee or security interest with which the investment is guaranteed (if applicable):</p> <p>Not applicable</p>
(g)	<p>Information regarding the firm commitment to repurchase negotiable securities</p> <p>Description of the repurchase agreement</p> <p>It is not planned, if a decision is necessary in this regard, it will be submitted to a Shareholders' Meeting where all investors will have the right to vote.</p> <p>Time Period for Buyback</p> <p>Not applicable</p>
(h)	<p>Interest rate and maturity information</p> <p>Not applicable</p> <p>Nominal interest rate</p> <p>Not applicable</p> <p>Date from which interest is payable:</p> <p>Not applicable</p> <p>Interest Payment Dates:</p> <p>Not applicable</p> <p>Maturity date (including interim redemptions, where applicable):</p> <p>Not applicable</p> <p>Applicable Performance:</p> <p>Not applicable</p>

Part E: Information on the Conduit Entity

(a)	<p>Is there a conduit entity between the project developer and the investor?</p> <p>Yes</p>
(b)	<p>Contact details of the manager of the special purpose vehicle</p> <p>Web: https://www.kolackapital.com/</p> <p>Email: info@Kolackapital.es</p>

Part F: Investor's Rights

(a)	<p>Principal rights inherent in negotiable securities</p> <p>Brief description of the main rights implicit in the instruments, grouped by groups, such as:</p> <p>(a) Dividend rights: Yes</p> <p>(b) Voting rights: Investors will have the right to vote to approve a substantial change in the conditions of the project</p>
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	<p>(c) rights of access to information: Yes</p> <p>(d) Pre-emptive acquisition rights in bids to subscribe instruments of the same class: No</p> <p>(e) Right to share in the issuer's profits: Yes</p> <p>(f) right to share in the surplus in the event of liquidation: Yes</p> <p>(g) Refund rights: No</p> <p>(h) Conversion Rights: No</p> <p>(i) clauses granting a joint right of exit in the event of an operational event: Not applicable</p> <p>Within the documentation associated with the project, the investor will have access to the Articles of Association of the Vehicle Company.</p>
(b)	Restrictions on Marketable Securities and Description of Any Restrictions on Trading
and	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.
(c)	
(d)	Investor's ability to divest from the investment
	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, assuming that all marketable securities are subscribed.
	Access to the distribution of capital and voting rights after the capital increase will be available in the private area of each of the users who have subscribed to the financing campaign. Voting rights will be maintained after enlargement.

Part G: Loan-Related Communications

Equity Project. This section does not apply.

Part H: Fees, Information and Remedies

(a)	The fees and costs borne by the investor in relation to the investments (including administrative costs resulting from the sale of eligible crowdfunding instruments)
	0€
(b)	Where and how to obtain free of charge additional information on the crowdfunding project, the project developer and, where applicable, the special purpose vehicle
	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 developer or crowdfunding service provider
	In the event of a claim about the investment, you can contact contacto@urbanitae.com by electronic correct.

ANNEX I