

KEY INVESTMENT DATA SHEET

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

It is possible that your suitability, based on your experience and knowledge, has not been assessed before you are granted access to this investment. By making this investment, you assume all the risks 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 receive any return on your investment.

This is not a savings product, and we recommend that you do not invest more than 10% of your net worth in crowdfunding projects.

You may not be able to sell the investment instruments when you wish to do so. Even if you are able to sell them, you may still incur 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 inexperienced investors

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

Investors may exercise their right to withdraw their investment by sending an email to contacto@urbanitae.com within a maximum of 4 calendar days of making their investment.

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

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

Summary of the transaction	
Offer identifier (LEI code of the promoting company)	100984504
Developer	Avenia Investment S.L.
Project name	Benahavis Villa Solana Project
Project ID	10098450400000491
Type of offer	Debt Project: Investment by Urbanitae investors via a loan
Target Amount – Tranche A	€1,150,000
Maturity date	31 July 2026

Information about the developer

Company name	AVENIA INVESTMENTS, S.L.
Tax registration number	B-93493575
Registered office	Ava Bulevar Príncipe Alfonso de Hohenlohe, La Carolina Estate, s/n, Aries Building, 1st Floor, Unit 36-B, 29602 Marbella (Málaga)
Board of Directors	Joint directors: Mr Janne Pentti Antero Nieminen and Mr Daniel Pasternack
Description of the company and its business plan	The company's corporate purpose is to carry out activities corresponding to the following codes and descriptions in the National Classification of Economic Activities (CNAE) Main activity: Purchase and sale of real estate on its own account. CNAE code 6810 Other Activities: Letting of immovable property on own account. CNAE code 6820. Estate agents. CNAE code 6831 Management and administration of real estate. CNAE code 6832. Property development. CNAE code 4110.—Construction of residential buildings. CNAE code 4121. Construction of non-residential buildings. CNAE code 4122.
Number of employees	0 employees
Number of projects previously funded on the platform	First project on the platform
Share capital structure	AVENIA INVESTMENTS, S.L. The Borrower's share capital consists of 183,988 shares with a nominal value of €1, distributed as follows: <ul style="list-style-type: none"> • LEINAD OY (33.33%); 61,330 shares • IBERTUM CAPITAL S.L. (33.33%); 61,330 shares • CIERZO MANAGEMENT S.L. (33.33%); 61,328 shares
Website address of the fund manager	www.aveniacapital.com

Loan details

Purpose of the loan	Senior secured loan to partially finance the capital expenditure (CapEx) and costs associated with the comprehensive refurbishment and repositioning of a luxury villa located at El Herrojo Alto 170, Benahavis (Málaga)
Loan type	Fixed rate
Amount – Tranche A	€1,150,000
Loan term for Tranche A	24 months with the option to extend by a further 6 months in the 24th month (24+ 6). Minimum repayment (make-whole) of 18 months
Interest rate for Tranche A	10.5% per annum (simple interest)
Urban tax fee for Tranche A	€51,750 + VAT
Developer's APR for Tranche A	20.488%
Repayment	Principal and interest – bullet repayment at the end of the loan term
Assignment of the loan	Not permitted
Interest rate on arrears	1.5% per month, with monthly capitalisation
Collateral provided	<ul style="list-style-type: none"> ▪ First-ranking mortgage on the underlying asset (RH: 140%) ▪ First-ranking pledge over all the Borrower's shares ▪ First-ranking pledge over all the Borrower's current accounts ▪ Irrevocable mandate to sell at a minimum price equivalent to 80% of the current valuation

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Balance de situación. Ejercicio 2024

Activo No Corriente	15.514,23 €	Patrimonio Neto	378.388,66 €
Inmovilizado material	555,37 €	Capital	183.988,00 €
Inversiones financieras a largo plazo	14.958,86 €	Resultados de ejercicios anteriores	-708.132,51 €
Activo Corriente	1.087.247,81 €	Resultado del ejercicio	808.049,46 €
Existencias	- €	Pasivo Corriente	724.373,38 €
Inversiones financieras a corto plazo	1.081.349,84 €	Deudas a corto plazo	-7.707,2 €
Efectivo y otros activos líquidos equivalentes	5.897,97 €	Pasivo No Corriente	- €
TOTAL ACTIVO	1.102.762,04 €	TOTAL PASIVO + PATRIMONIO NETO	1.102.762,04 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Cuenta de Pérdidas y Ganancias. Ejercicio 2024

Importe neto de la cifra de negocios	1.096.306,96 €
Variación de existencias de productos terminados y en curso de fabricación	892.112,90 €
Aprovisionamientos	-892.112,90 €
Otros gastos de explotación	-127.828,36 €
Resultado de Explotación	968.478,60 €
Gastos financieros	-107.216,80 €
Resultado antes de impuestos	861.843,34 €
Resultado neto	808.049,46 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Balance de situación. Ejercicio 2023			
Activo No Corriente	15.514,23 €	Patrimonio Neto	-538.158,15 €
Inmovilizado material	555,37 €	Capital	500.000,00 €
Activo Corriente	1.728.410,88 €	Resultados de ejercicios anteriores	-581.962,45 €
Existencias	1.713.563,06 €	Resultado del ejercicio	-454.797,99 €
Deudores comerciales y otras cuentas a cobrar	14.923,31 €	Pasivo No Corriente (Deudas a largo plazo)	1.500.000,02 €
Inversiones financieras a largo plazo	14.958,86 €	Pasivo Corriente	782.083,24 €
Efectivo y otros activos líquidos equivalentes	-75,49 €	Deudas a corto plazo + Acreedores comerciales	782.083,24 €
TOTAL ACTIVO	1.743.925,11 €	TOTAL PASIVO + PATRIMONIO NETO	1.743.925,11 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Cuenta de Pérdidas y Ganancias. Ejercicio 2023	
Importe neto de la cifra de negocios	- €
Otros gastos de explotación	-332.963,51 €
Resultado de Explotación	-332.963,51 €
Ingresos financieros	-121.834,48 €
Resultado antes de impuestos	-454.797,99 €
Resultado neto	-454.797,99 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Balance de situación. Ejercicio 2022			
Activo No Corriente	15.514,23 €	Patrimonio Neto	-83.360,16 €
Inmovilizado material	555,37€	Capital	500.000,00 €
Activo Corriente	1.714.194,50 €	Resultados de ejercicios anteriores	-492.591,47 €
Existencias	1.696.646,55 €	Resultado del ejercicio	-89.370,98 €
Deudores comerciales y otras cuentas a cobrar	14.025,90 €	Pasivo No Corriente Deudas a largo plazo	1.500.000,02 €
Inversiones en empresas del grupo y asociadas a corto plazo	3.522,05 €	Pasivo Corriente	313.068,87 €
Efectivo y otros activos líquidos equivalentes	-€	Deudas a corto plazo + Acreedores comerciales	313.068,87 €
TOTAL ACTIVO	1.729.708,73 €	TOTAL PASIVO + PATRIMONIO NETO	1.729.708,73 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Cuenta de Pérdidas y Ganancias. Ejercicio 2022	
Importe neto de la cifra de negocios	-€
Otros gastos de explotación	-9.375,36 €
Resultado de Explotación	-9.375,36 €
Gastos financieros	-79.995,62 €
Resultado antes de impuestos	-89.370,98 €
Resultado neto	-89.370,98 €

Loan to partially finance the renovation costs and general costs associated with the refurbishment of a luxury villa located at number 170, El Herrojo residential development, in the municipality of Benahavís (Málaga).

Part B: Key features of the crowdfunding process and conditions for borrowing funds.

(a)	Minimum amount of funds to be borrowed for each crowdfunding offer: 1,150,000 euros, to be financed by Urbanitae investors
(b)	Time limit for reaching the target amount of funds to be borrowed: 30 days from the announcement
(c)	Information on the consequences if the borrowing target is not met within the deadline: Should the borrowing target not be met, investors' committed contributions will be refunded within a maximum of 5 working days from the date of such failure, at no cost to the investors.
(e)	Amount of own funds committed by the project manager to the crowdfunding project: The Borrower commits, prior to or simultaneously with the formalisation of the loan, €2,058,690, of which €1,957,606 has been committed as of day one, whilst €101,083 will be committed during the term of the loan in accordance with the milestones set out in the project
(f)	Changes to the project developer's capital structure or loans relating to the crowdfunding offer: The developer's capital structure will remain unchanged, and a new obligation on the part of the developer to service the debt will be incorporated into the loan agreement.

Part C: Risk factors

Outline of the main risks

Type 1 – Project risk: Project risks that may lead to the project’s failure include, but are not limited to, the following: (i) delays and/or cost overruns in the completion of the project; and (ii) deviations in the pace and/or price of marketing.

Type 2 – Sector risk: Risks inherent to the specific sector. Such risks may be caused, for example, by a change in macroeconomic circumstances or a reduction in demand in the property sector.

Type 3 – Default risk: Risks caused by a variety of factors, including, but not limited to: a (serious) change in macroeconomic circumstances, mismanagement, fraud, failure to secure financing or a lack of liquidity.

Type 4 – Risk of lower-than-expected returns, delays or non-performance: The risk that returns will be lower than expected, will be delayed, or that the project will fail to repay the principal and interest on the loan.

Type 5 – Platform failure risk: The risk that the crowdfunding platform may be unable to provide its services, either temporarily or permanently.

Type 6 – Investment illiquidity risk: Investors will not be able to realise liquidity from their investment until repayment takes place.

Type 7 – Other risks: Risks beyond the control of the project developer, such as political or regulatory risks.

Part D: Information relating to the offer of transferable securities and instruments eligible for crowdfunding

(a)	<p>Total amount and type of loan:</p> <p>(a) Name of the issuer: AVENIA INVESTMENTS, S.L.</p> <p>(b) Loan to partially finance the refurbishment costs and general costs associated with the repositioning of a luxury villa located at number 170, Urbanización El Herrojo, in the municipality of Benahavís (Málaga).</p> <p>(c) Loan amount: €1,150,000, to be financed by Urbanitae investors.</p>
(b)	<p>Subscription price: <i>The total amount of the loan granted via the platform is €1,150,000, with a minimum investment of €500 per investor</i></p>
(c)	<p>Whether oversubscription is accepted and how it is allocated: Oversubscription is not accepted.</p>
(d)	<p>Subscription and payment terms: The subscription and payment terms can be found in the investment agreement (Annex I), which is available in the project documentation section published on the platform.</p>
(e)	<p>Custody and delivery to investors of the funds associated with the loan:</p> <p>Custody and delivery services to investors will be provided by LEMON WAY, which is registered in the Bank of Spain’s (BdE) Register of Payment Institutions under the heading ‘EU payment institutions operating in Spain without a physical presence (Article 25 of Directive 2007/64/EC and Article 11 of Law 16/2009), and MANGOPAY, as an entity authorised by the Financial Sector Supervisory Commission, in accordance with Directives 2009/110/EC and 2015/2366/EU</p>
(f)	<p>Information regarding the security or guarantee securing the investment:</p> <p>(i) The provider of the security interest shall be the legal entity AVENIA INVESTMENTS, S.L.</p> <p>(ii) A first-ranking mortgage on property registered under number 3288 in the Marbella Land Registry No. 4 (detached house at Urbanización El Herrojo Alto, 170, Benahavís), with a mortgage liability of 140% of the principal amount of the loan.</p> <p>(iii) First-ranking pledge over all the borrower’s shares.</p> <p>(iv) First-ranking pledge over all the borrower’s current accounts (without access to funds).</p> <p>(v) Irrevocable mandate to sell the asset at a minimum price equivalent to 80% of the valuation in month 24 (or month 30 if the extension is activated).</p> <p>(vi) Maintenance of the security throughout the term of the loan.</p> <p>(vii) Any additional corporate loan must be subordinated to our debt.</p> <p>(viii) Prohibition on providing the same (or better) security to any other creditor without the Lender’s express consent (“Negative Pledge”)</p>

(g)	<p>Information regarding the firm commitment to repurchase the loan. No preconditions for the repurchase of the loan are envisaged; should a decision need to be taken in this regard, it will be submitted to a Lenders' Meeting at which all investors will have the right to vote.</p> <p>Description of the buy-back agreement: Not applicable.</p>
(h)	<p>Interest rate and maturity details</p> <p>Annual simple interest rate: 10.5%.</p> <p>Date from which interest is payable: Interest will begin to accrue from the date the loan is granted and signed.</p> <p>Interest payment dates: On the loan's maturity date</p> <p>Maturity date: 24 months, with a possible extension of a further 6 months in the 24th month following the granting of the loan (24+6); minimum guaranteed return (make-whole) of 18 months.</p> <p>Applicable yield: 10.5% per annum.</p>

Part E: Information on the special purpose vehicle

(a)	<p>Is there a special purpose vehicle acting as an intermediary between the project developer and the investor? No</p>
(b)	<p>Contact details of the special purpose vehicle: -</p>

Part F: Investor rights

(a)	<p>Key rights attached to the loan:</p> <ul style="list-style-type: none"> (a) dividend rights: No (b) voting rights: Investors shall have the right to vote to approve a material change to the terms of the project. (c) rights of access to information: Yes (d) Pre-emptive rights in offers to subscribe for instruments of the same class: Not applicable (e) Right to share in the issuer's profits / in the surplus in the event of liquidation: Not applicable (f) Redemption/conversion rights: No (g) Clauses granting a joint exit right in the event of an operational event: Not applicable. <p>Within the documentation relating to the project, the investor will have access to the Articles of Association of the Funded Company.</p>
(b)	<p>Restrictions to which the loan is subject and a description of any restrictions on trading</p> <p>Details of the restrictions to which the transferable securities are subject and a description of any such restrictions can be found in the investment agreement, which is available in the project documentation section published on the platform. See Annex I.</p>
(c)	
(d)	<p>Investor's ability to dispose of the investment: This is not possible via the Platform.</p>
(e)	<p>In relation to equity instruments, the distribution of capital and voting rights before and after the capital increase resulting from the offer: Not applicable</p>

Part G: Communications relating to loans

(a)	<p>The nature, duration and terms of the loan: A 24-month loan (with a possible extension of 6 months from the 24th month) at a fixed interest rate of 10.5% per annum.</p>
(b)	<p>The applicable interest rates or, where applicable, any other form of remuneration to the investor:</p>

	<p>Fixed interest rate of 10.5% per annum.</p> <p><i>*Example of fixed-rate interest calculation: Interest rate (%) = (monthly instalment) x 12 / principal (20,000 x 12 / 300,000 = 0.08 = 8%)</i></p>
(c)	<p>Risk mitigation measures, particularly where guarantors, providers of security interests or other forms of security are involved</p> <ul style="list-style-type: none"> (i) First-ranking mortgage on registered property no. 3288 in the Marbella Land Registry No. 4 (detached villa, El Herrojo Alto 170, Benahavís), with a mortgage coverage ratio of 140 per cent. (ii) First-ranking pledge over all the borrower's shares. (iii) First-ranking pledge over all the borrower's current accounts (without access to funds). (iv) Irrevocable mandate to sell at a minimum price equivalent to 80% of the valuation in month 24 (or month 30 if the extension is activated). (v) Maintenance of the security throughout the term of the loan. (vi) Any additional corporate loan must be subordinated to our debt. (vii) Prohibition on providing the same (or better) security to any other creditor without the Lender's express consent ("Negative Pledge")
(d)	<p>Repayment schedule for principal and interest: Principal and interest – 'Bullet', upon maturity of the loan</p>
(e)	<p>Any breaches of credit agreements by the project developer in the last five years: According to the Developer, there have been none.</p>
(f)	<p>Loan management</p> <ul style="list-style-type: none"> - Developer: AVENIA INVESTMENTS, S.L. - Tax identification number: B-93493575 - Current registered address: Avenida Bulevar Príncipe Alfonso de Hohenlohe, Urbanización La Carolina, s/n, Edificio Aries, 1st Floor, Unit 36-B, Postcode 29602, Marbella (Málaga) - Social organisation: Solidarity Administrators: Mr Janne Pentti Antero Nieminen and Mr Daniel Pasternack - Description of the company and its business plan: The company's main activity is the purchase and sale of property on its own account (CNAE 6810), as well as the letting of property (6820), property development (4110) and the construction of residential and non-residential buildings (4121 / 4122). - Share Capital Structure: Limited Liability Company (S.L.). - In the event of default by the developer, the platform will have the option to negotiate (or delegate to a third party) a refinancing of the loan. Should new terms be approved, they will be submitted for approval to a Lenders' Meeting, where a simple majority of the votes cast by the lenders attending the meeting will be required for the new terms to be approved. The infrastructure and management of the voting process will be facilitated via a web-based tool developed by the Platform.

Part H: Fees, information and appeal procedures

(a)	<p>The fees and costs borne by the investor in relation to investments (including administrative costs arising from the sale of instruments eligible for participatory financing): €0</p>
(b)	<p>Where and how to obtain further information free of charge about the crowdfunding project and the project developer: On the Platform's website. Within the published project in question, in the documentation section.</p>
(c)	<p>How and to whom the investor may address a complaint regarding the investment or the conduct of the project developer or the crowdfunding service provider: In the event of a complaint regarding the investment, the investor may contact contacto@urbanitae.com by email.</p>

ANNEX I: FINANCING AGREEMENT