INVESTMENT FUNDAMENTALS FACT SHEET

This equity financing offer has not been verified or approved by the Comisión Nacional del Mercado de Valores (C.N.M.V.) or by the European Securities and Markets Authority (ESMA).

The suitability 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 risk of partial or total loss 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 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 not investing more than 10% of your net worth in equity financing projects.

You may not be able to sell the investment instruments when you want to. Even if you are able to sell them, you may suffer a loss.

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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 inexperienced investors

Non-experienced investors benefit from a cooling-off period during which they may, at any time, revoke their investment offer or expression of interest in the equity financing offer without having to justify their decision and without incurring a penalty. The cooling-off period begins at the time the potential non-experienced investor makes an investment offer or expresses interest and expires after four calendar days from that date.

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

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

Resumen de la operación	
Identificador de la oferta (Código LEI de la Sociedad promotora)	9845001F40076CECEF97
Developer	Mexto QCO Unipessoal LDA
Name of the Project	Lisbon | Proyecto Tomas Ribeiro II
Identifier of the Project	9845001F40076CECEF9700000509
Type of offer and instrument	Equity Project: Entry of Urbanitae's investors via Capital Increase
Target amount	1.625.000 €
Deadline	September 27th 2026

Part A: Information on the project sponsor, the propco and the crowdfunding project

Developer company:

Información del promotor	
Denominación social	MEXTO QCO, UNIPESSOAL, LDA.
Número de identificación fiscal	514667745
Domicilio social	Avenida António Augusto Aguiar, n.º 27, 1.º Direito, 1050-012 Lisboa, distrito de Lisboa, PORTUGAL
Organización social. Órgano de administración	Gerente: Elson Alexandre Corujeira Angélico
Descripción de la sociedad y del plan de actividades	Sociedad constituida en diciembre de 2017 e inscrita con el NIPC 514667745, siendo su actividad el CAE número 68110. Su objeto social es la compraventa de bienes inmuebles y la reventa de los adquiridos con ese fin, la promoción inmobiliaria, la consultoría, gestión y apoyo a proyectos inmobiliarios y de rehabilitación urbana, el desarrollo de inversiones inmobiliarias, la gestión y arrendamiento de inmuebles propios y de terceros y la explotación de establecimientos inmobiliarios y turísticos.
Número de empleados	0 empleados
Número de proyectos financiados previamente en la plataforma	0
Estructura del Capital Social	Sociedade Unipessoal por Quotas (Lda.) El capital social es de 100 €, integramente desembolsado. Socio único: MEXTO HOLDING AG (Suiza) – 100%
Dirección del dominio de internet	https://mexto.pt/en/

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Balance de situación 2025			
Activo No Corriente	**- €**	**Patrimonio neto**	**- 24.959,63 €**
Activo Corriente	**191.980,26 €**	**Pasivo no corriente**	**215.279,39 €**
Periodificaciones a corto plazo	191.919,57 €	**Pasivo corriente**	**1.660,50 €**
Inversiones financieras a corto plazo	- €	Deudas a largo plazo (financiación obtenida)	215.279,39 €
Efectivo y otros activos líquidos equivalentes	60,69 €	Acreedores comerciales y otras cuentas a pagar	1.660,50 €
TOTAL ACTIVO	**191.980,26 €**	**TOTAL PASIVO + PATRIMONIO NETO**	**191.980,26 €**

The project sponsor declares that, to the best of its knowledge, no information has been omitted and the information is not materially misleading or inaccurate. The Project Sponsor is responsible for the preparation of this Key Investment Data Sheet.

Vehicle company:

Información de la sociedad vehículo	
Denominación social	TERRACOTA OPPORTUNITIES 9, S.L.
Número de identificación fiscal	B-22668552
Domicilio social	calle Diego de León 25, Bajo B, C.P. 28006, Madrid.
Organización social. Órgano de administración	Administrador Único: AJP Accounting, Tax & Legal, S.L.P., representada por Don Álvaro José Pavía Cervera
Descripción de la sociedad y del plan de actividades	Según la escritura de constitución de 27 de junio de 2025, otorgada ante el notario de Madrid Don Carlos Pérez Ramos (protocolo n.º 2.873) e inscrita en el Registro Mercantil de Madrid el 14 de julio de 2025 (hoja M-859004, inscripción 1.ª), siendo su actividad el CNAE número 7020.
Número de empleados	0 empleados
Número de proyectos financiados previamente en la plataforma	0
Estructura del Capital Social	Sociedad Limitada Unipersonal (S.L.U.) El capital social de la SPV es de 3.000 €, dividido en 3.000 participaciones de 1 € cada una, totalmente suscritas y desembolsadas. Socio único: AJP Accounting, Tax & Legal, S.L.P. (100%)
Dirección del dominio de internet	-

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Balance de situación			
Activo No Corriente	- €	Patrimonio neto	3.000 €
Activo Corriente	3.000 €	Pasivo no corriente	- €
Existencias	- €	Pasivo corriente	- €
Inversiones financieras a corto plazo	- €	Acreedores comerciales y otras cuentas a pagar	- €
Efectivo y otros activos líquidos equivalentes	1 €	Otros acreedores	- €
TOTAL ACTIVO	3.000 €	TOTAL PASIVO + PATRIMONIO NETO	3.000 €

DESCRIPCIÓN DE LA SITUACIÓN FINANCIERA. Cuenta de Pérdidas y Ganancias	
Ingresos	- €
Gastos de explotación	- €
Resultado de explotación	- €
Gastos financieros	- €
Impuesto de sociedades	- €
Resultado neto	- €

We present a project involving participation in a management company for the development of a prime residential building located on Rua Tomás Ribeiro, in central Lisbon, Portugal. The building comprises 6 units across floors 0 to 5, together with 17 parking spaces, a gymnasium, gardens and a pool.

The developer of the opportunity is Mexto QCO UNIPESSOAL, LDA operating under the Mexto brand, a Lisbon-based real estate developer specializing in prime residential refurbishment and development in central Lisbon.

Part B: Main features of the equity financing process and conditions for raising capital

<table>
<tr><td>(a)</td><td>Minimum amount of capital to be raised for each equity offering

1.625.000 euros

Number of offers (public or private) completed by the project promoter or crowdfunding service provider for the project in question.

<table>
<tr><td>Type of offer and instruments offered</td><td>Date of achievement</td><td>Amount [borrowed/borrowed] and target amount (including, in the case of currencies other than the euro, the euro equivalent and the date of the conversion rate)</td><td>Other relevant information, if any</td></tr>
<tr><td>None</td><td>Not applicable</td><td>Not applicable</td><td>Not applicable</td></tr>
</table>
</td></tr>
<tr><td>(b)</td><td>Time to reach the target amount of capital to be raised

September 27th 2026</td></tr>
<tr><td>(c)</td><td>Information on the consequences if the capital raising target is not achieved within the time limit

In the event that the target amount of funds raised is not reached, investors will be refunded their committed contribution within a maximum period of 5 business days from the date of default, at no cost to the investors.</td></tr>
<tr><td>(d)</td><td>Maximum amount of the offer, if different from the minimum amount of capital mentioned in letter a) above

No different</td></tr>
<tr><td>(e)</td><td>Amount of equity committed by the project promoter in the equity financing project.

The amount of capital corresponding to the developer and its investors after the entry of the equity financing will be equivalent to € 7,160,654</td></tr>
<tr><td>(f)</td><td>Changes in the composition of the project promoter's equity related to the equity financing offering</td></tr>
</table>

	The promoter will carry out a capital increase, giving entry to the users of the platform according to their committed contribution.

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 specific to the transaction and/or signing of the loan agreement, licensing at the administrative level (ii) the occurrence of adverse scenarios with negative impact, such as an increase in the associated costs or a 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 - Non-compliance risk** The risk that the project promoter may be subject to bankruptcy proceedings and other events affecting the project or the project promoter that result in the loss of the investment for the investors. Such risks may be caused by a variety of factors, including, without limitation: (serious) change in macroeconomic circumstances, mismanagement, fraud, financing that does not fit the corporate purpose, failure to raise financing or lack of liquidity. **Type 4 - Risk of underperformance, delayed or no performance** The risk of underperformance is delayed or the project defaults on principal or interest payments. **Type 5 - Risk of platform failure** The risk that the crowdfunding platform may 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 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 relating to the offer of marketable securities and instruments admitted for participatory financing.

(a)	**Total amount and type of marketable securities to be offered** (a) Name of issuer: TERRACOTA OPPORTUNITIES 9, S.L. (b) Description: capital increase for the refurbishment and development of a prime residential building in central Lisbon. (c) Capital amount: 1,625,000 euros (d) Return of capital after repayment of the obligations contracted by the company.
(b)	**Subscription price** The amount of marketable securities amounts to €1,625,000
©	**Whether to accept the over-demand for subscriptions and how to allocate it** No overdemand will be accepted

(d)	**Subscription and payment conditions** Access to the subscription and payment conditions can be consulted in the investment contract available in the project documentation section published on the platform. It will be available in the investment contract (Annex I).
©	**Custody and delivery of marketable securities to investors** Custody and delivery services to investors will be through 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 establishment (art. 25 of Directive 2007/64/EC and art. 11 of Law 16/2009) and MANGOPAY, as an entity authorized by the Financial Sector Supervisory Commission, in accordance with Directives 2009/110/EC and 2015/2366/EU.
(f)	**Information regarding the collateral or security interest securing the investment (if applicable):** Not applicable
(g)	**Information regarding the firm commitment to repurchase the marketable securities** **Description of the repurchase agreement** It is not foreseen that, should a decision on this matter be necessary, it will be submitted to a Shareholders' Meeting at which all investors will have the right to vote. **Time period for repurchase** Not applicable
(h)	**Interest rate and maturity information** Not **applicable** **Nominal interest rate** Not applicable **Date from which interest is payable:** Not applicable **Interest payment dates:** Not applicable **Maturity date (including interim amortizations, when applicable):** Not applicable **Applicable performance:** Not applicable

Part E: Information on the instrumentality

(a)	**Is there an instrumental entity interposed between the project developer and the investor?** Yes
(b)	**Contact details of the instrumental developer** Web: https://mexto.pt/ Email: info@mexto.pt

Part F: Investor Rights

(a)	**Principal rights inherent to marketable securities** Brief description of the main rights implicit in the instruments, grouped by groups, such as: (a) dividend rights: Yes (b) Voting rights: Investors will have the right to vote to approve a material change in the terms of the project. (c) 6ill6r to information rights: Yes (d) preemptive acquisition rights in offers to subscribe for instruments of the same class: No (e) right to participate in the issuer's profits: Yes (f) right to participate in the surplus in the event of liquidation: Yes (g) reimbursement rights: No (h) 6ill6rsión rights: No (i) 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 Vehicle Company's Bylaws.
(b) y ©	**Restrictions to which marketable securities are subject and description of any trading restrictions** Access to the restrictions to which the marketable securities are subject and description of any restrictions may be consulted in the investment contract available in the documentation section of the project published on the platform. See Annex I.
(d)	**Investor's ability to dispose of the investment** Not possible through the Platform
©	**For equity instruments, the distribution of capital and voting rights before and after the capital increase resulting from the offering assuming that all marketable securities are subscribed.** Access to the capital distribution 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 6ill be maintained after the capital increase.

Part G: Loan-related communications

Equity Project. This section does not apply.

Part H: Fees, information and remedies

(a)	**Fees and costs borne by the investor in connection with investments (including administrative costs resulting from the sale of instruments eligible for equity financing)** 0 €
(b)	**Where and how to obtain free additional information about the crowdfunding project, the project promoter and, where applicable, the instrumental entity.** On the Platform's website. Within the published project in question, in the documentation section.
©	**How and to whom the investor can address a complaint about the investment or about the conduct of the project promoter or the equity financing service provider** In case of a complaint about the investment, you can contact us by e-mail at contacto@urbanitae.com.

Annex I