



Potential Investment Risks

Investment in the real estate market, including the acquisition of units offered within the framework of condominium hotel (condohotel) and aparthotel systems, entails certain investment risks related to the nature of the product offered, as well as to the operations of the Developer, the Operator, and their respective market environments.

The Purchaser acquiring a Unit under the Investment Project obtains from the Developer the ownership title to a separate non-residential unit (with an individual land and mortgage register established or to be established for the Unit), together with an associated fractional share in the ownership right to the common property.

The Purchaser (acting as the Lessor) enters into a fixed-term lease agreement for the Unit with the Lessee for a period of ten (10) years. When deciding to purchase the Unit from the Developer and to conclude the lease agreement with the Lessee, the Developer and the Lessee advise the Purchaser to duly verify, in particular, the following parameters of the Investment Project, which may determine the Purchaser's decision to engage in or refrain from cooperation with the Developer and the Lessee, namely:

1. the location of the Investment Project;
2. the legal status of the real property on which the Investment Project is to be developed;
3. the method and structure of financing the Investment Project;
4. the terms and subject matter of the preliminary sale agreement with the Developer;
5. the terms and subject matter of the lease agreement with the Lessee;
6. the professional experience and track record of the Developer and the Lessee, including their shareholders, partners, and representatives;
7. the expected investment performance and financial returns.

The Purchaser should be aware of the possibility of a decrease in the value of the Investment over time, as well as the risk of not achieving the anticipated investment return, which is inherent in any capital engagement in real estate assets. It should be emphasized that the acquisition of real property typically constitutes a long-term investment; therefore, when deciding to purchase a Unit, the Purchaser should take into consideration that the real estate market is subject to fluctuations and depends on numerous macroeconomic and market factors.

Any materials provided by the Developer or the Lessee shall not be construed as an offer, investment advice, or recommendation to conclude any agreement. The Purchaser is advised to independently assess the Investment Project and the risks associated therewith.