

FORMAT OF THE KEY INVESTMENT INFORMATION DOCUMENT

This crowdfunding proposal has not been reviewed or approved by the Bank of Lithuania or the European Securities and Markets Authority (ESMA).

The suitability of your experience and knowledge has not necessarily been assessed before granting you access to this investment opportunity. By investing, you assume all risk for this investment, including the risk of partial or total loss of the money invested.

Risk alert

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 the deposit guarantee schemes set out in Directive 2014/49/EU of the European Parliament and of the Council (*). Your investment is also not covered by investor compensation schemes established under 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 advise you to invest no more than 10% of your net income in crowdfunding projects.

* 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 reflection period for inexperienced investors

Inexperienced investors are given a cooling-off period during which they can withdraw their offer to invest or their interest in a crowdfunding offer at any time, without stating a reason and without suffering any negative consequences. The cooling-off period shall start at the time when the prospective non-expert investor submits an offer to invest or notifies his/her interest and shall end after four calendar days. Investors are given the opportunity to withdraw their investment within four calendar days of the conclusion of the transaction. Investors can do so by clicking on the button (cancellation of investment) on the project page.

Overview of the crowdfunding offer

Proposal identifier	REGON: 3367722795 NIP: 6182162176
Project name and project owner	Project owner: HO-BU POLSKA Sp. z o.o Project name: Monte Cassino 7, Poland II
Offer Type and type of financial instrument	Business loan secured by real estate. The financial instrument is a loan.
Amount sought	EUR 200 000
Term	2023-12-31

Part A: Information on the project owner and the project

(a)	<p>Project owner and crowdfunding project¹</p> <p>Identity: HO-BU POLSKA Sp. z o.o. Kazimierzowska Nr. 6/. 13, locations. Kalisz code 62-800, Poland. REGON: 3367722795 NIP: 6182162176.</p> <p>Legal form: unlisted company.</p> <p>Contact details: https://ho-bu.com.pl/ ak@ho-bu.com, artur.owczarek1@wp.pl, tel. +48603211173</p> <p>Ownership: the owner of the project is not part of a group of companies or has no controlled companies and therefore no information is provided.</p> <p>Management: Andrzej Ryszard Banert. Shareholder: Artur Leszek Owczarek (100 % shareholder).</p>
(b)	Responsibility for the information contained in this Key Investment Information Document

¹ Without prejudice to the obligation to provide the information set out in this section, the project owner may also include its logo in this section

	<p>The project owner declares that, to the best of its knowledge, no information has been omitted or is materially misleading or inaccurate. The project owner is responsible for the preparation of this key investment information document.</p> <p>Director: Andrzej Ryszard Banert.</p> <p>"A declaration by each of the above persons pursuant to Article 23(9) of Regulation (EU) 2020/1503 of the European Parliament and of the Council² as to their responsibility for the information contained in this KIID is attached as [Annex [A] to this document³]".</p>
(c)	<p>Main activity of the project owner: goods and services sold by the project owner</p> <p>HO-BU POLSKA Sp. z o.o. Operates on the Polish market since 4 August 2017. The company's main activity is buying and selling real estate on own account. In addition, it deals with the conversion and modernisation of buildings.</p>
(d)	<p>Link to the latest financial statements of the project owner</p> <p>Reference: 1sNEGeegHGR1PJ6dbOUO-rfRlg8_byfPk</p>
(e)	<p>Key annual financial figures and indicators of the project owner over the last three years</p> <p>Key annual financial figures and indicators such as:</p> <p>a) turnover;</p> <p>1. 2022: 0,00 2. 2021: 0,00 3. 2020: 0,00</p> <p>b) annual net profit;</p> <p>1. 2022: -41015,37 eur (-191984,78 zł) 2. 2021: -37457,97 eur (-172156,84 zł) 3. 2020: -12218,53 eur (-55673,73 zł)</p> <p>c) all assets;</p> <p>1. 2022: €2054694.22 (PLN 9617612.73) 2. 2021: 1616888,99 eur (7431221,81 zł) 3. 2020: EUR 967921.37 (PLN 4410333.75)</p> <p>d) gross, operating and net profit margins;</p> <p>1. 2022: 0,00 2. 2021: 0,00 3. 2020: 0,00</p> <p>e) net debt; debt/equity ratio (liabilities/share capital);</p> <p>1. 2022: 2145455,15 / 1448,10 eur (10042446,50/5000 zł) 2. 2021: 1667552,39 /1448,10 eur (7664070,80/5000 zł) 3. 2020: 981241,28 / 1448,10 eur (4471025,90/5000zł)</p>

² Regulation (EU) 2020/1503 of the European Parliament and of the Council of 7 October 2020 on European Business Crowdfunding Providers and amending Regulation (EU) 2017/1129 and Directive (EU) 2019/1937, OJ L 347, 20.10.2020, p. 1

³ The declaration by each responsible person must comply with Article 23(9) of Regulation (EU) 2020/1503.

f) quick liquidity ratio; debt service coverage ratio;

1. 2022: 0,09
2. 2021: 0,21
3. 2020: 0,06

g) EBITDA;

1. 2022: EUR -47537.74 (PLN -222514.67)
2. 2021: -46995,68 eur (-215992,17 zł)
3. 2020: -6833,17 eur (-31135,34 zł)

h) Return on equity (net profit/equity)

1. 2022: 0.45 (-41015.21/-90760 euros) (-191984,78/-424833,77 PLN)
2. 2021: 0.74 (-37457.97/-50663.40 eur) (-172156.84/-232848.99 zł)
3. 2020: 0.92 (-12218.53/-13319.90 eur) (-55673.73/-60692.15 zł)

i) the ratio of intangible fixed assets to total assets.

1. 2022: 0,00
2. 2021: 0,00
3. 2020: 0,00

(f) **Description of the crowdfunding project, including its purpose and main features**

The project consists of the renovation and conversion of a building located at 10 Monte Cassino Street, Świnoujście. The property was acquired by HO-BU POLSKA Sp. z o.o. in October 2023. Prior to the acquisition of this property by our company, the property was occupied by Pekao Bank.

The applicant's concept is based on the creation of dwellings of varying sizes (from 25 to 40 m²) in a five-storey building.

The investments will be divided into 3 phases:

1. The first phase will consist of renovation works, including façade renewal, replacement of window frames, plumbing and electrical systems;
2. The second phase is the pre-sale of apartments under the principle of crowdsourcing to design personalised apartments according to the buyers' needs;
3. The third phase is the redevelopment of the building according to the needs of the buyers.

The design meets the needs of a modern audience. The living space is unencumbered by complex technical solutions. This allows it to be easily transformed according to the client's needs.

The property's location is a major advantage - the property is located at ul. Monte Cassino 7 in Swinoujście - on the Polish-German border, in a strategic location for:

	<ul style="list-style-type: none"> • The property is located in the city centre area. The property has a good location in terms of accessibility. It is not located in a paid parking zone. • The beach is 1.6 km away; • Passenger quay (harbour) 300 m away; • Biedronka and Lild are 300 metres and 400 metres away respectively; • Kindergarten 250 m away; • Primary school 850 metres away; • Corso Shopping Centre is 550 metres away; • Spa park 600 metres away; <p>"Ho-Bu, as an entity already experienced in such projects, will give stakeholders the opportunity to reduce implementation costs and save money for buyers. Financial security will be ensured through the use of escrow accounts. Contractors will be paid in stages after verification of the quality of their services.</p> <p>The applicant will keep the buyers informed of all the stages that have been carried out in order to tailor the project to their needs.</p>
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Part B: Key features of the crowdfunding process and conditions for borrowing

(a)	<p>Minimum target borrowing per crowdfunding proposal: EUR 200 000.</p> <p>Number of proposals (public or non-public) that have already been implemented by the project owner or the crowdfunding service provider for this crowdfunding project</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Type of proposal and instruments proposed</th> <th style="width: 15%;">Completion date</th> <th style="width: 45%;">Amount [collected/borrowed] and target amount (including euro equivalent and exchange rate date if currency is not euro)</th> <th style="width: 20%;">Other Relevant information, if any</th> </tr> </thead> <tbody> <tr> <td>Loan</td> <td>2023-12-31</td> <td>EUR 200 000</td> <td></td> </tr> </tbody> </table>	Type of proposal and instruments proposed	Completion date	Amount [collected/borrowed] and target amount (including euro equivalent and exchange rate date if currency is not euro)	Other Relevant information, if any	Loan	2023-12-31	EUR 200 000	
Type of proposal and instruments proposed	Completion date	Amount [collected/borrowed] and target amount (including euro equivalent and exchange rate date if currency is not euro)	Other Relevant information, if any						
Loan	2023-12-31	EUR 200 000							
(b)	Deadline for reaching the target funds to be borrowed: 31.12.2023.								
(c)	<p>Information on the consequences of failure to borrow the earmarked funds by the deadline</p> <p>Information on the consequences of the crowdfunding process and investor participation if the crowdfunding offer does not reach the minimum amount:</p> <ul style="list-style-type: none"> • the crowdfunding offer and investor commitments would be withdrawn; • Investor payments will be refunded within 2 days; • Investors will not incur fees or costs if the offer falls short of the target amount. 								
(d)	<p>Maximum amount of the proposal where it differs from the target amounts referred to in point (a)</p> <p>The amount does not vary.</p>								
(e)	<p>Amount of own funds allocated to the project by the project owner for crowdfunding</p> <p>EUR 1,800,000.</p>								
(f)	<p>Change in the composition of the project owner's capital or loans related to the crowdfunding proposal</p> <p>Liabilities increase by EUR 200 000.</p>								

Part C: Main risks

Description of the main risks

The risk of diminished returns;

Return risk, returns may be lower than expected;

Market unpredictability: fluctuations in property prices, changing interest rates; War risk;

When discussing the real estate market in which a company invests, it is worth noting a number of aspects, risk elements and opportunities. The main risks currently present in the market are the rising cost of borrowing and inflation - the increase in utility prices - but these risks are managed in the current market situation:

1. Investors' needs

- Investment security: real estate in Poland has traditionally been considered a safe investment, with rental yields averaging around 5-7% in 2022 in major cities, which attracts

Document ID: b5e9bdff5d440e3cb4ff6234f53d28afabdfefde for investors seeking stable returns;

- Portfolio diversification: due to the volatility of other markets, many investors seek to diversify their investment portfolios by including real estate;

- Rental investment: the growing demand for rental housing in cities, especially in Warsaw, Krakow and other major cities, is facilitating investment in rental housing.

2. Trends

- Sustainable investment: the trend towards sustainable investment in Poland is growing. Investors and developers are increasingly incorporating environmental and social aspects into their projects to meet the growing needs of environmentally conscious customers;

- Rental market. According to 2022 data, apartment rentals in Warsaw yield an average annual return on investment of around 4-6%.

3. Market growth

- Economic growth: the Polish economy is growing. The economic growth is attracting local and foreign investors looking for investment opportunities in the real estate market;

- Investing in infrastructure: Poland is investing in infrastructure development, such as new motorways and railways, which can make certain regions more attractive. The Company's investment locations are precisely such regions. It is also worth pointing out the advantages of the location of the investment, the use of which affects the success of the investment. The demand for real estate in Świnoujście is high, as it is one of Poland's most important seaports and a popular Baltic Sea resort;

- Baltic Sea holidays: Swinoujscie is a popular seaside resort. In summer, tourism plays an important role here and there is a high demand for real estate near the sea. The number of beaches is high. Summer rentals of apartments and houses attract investors and property owners;

- Population growth and migration: people from other parts of Poland often come to the seaside, which may increase the demand for real estate on the seaside. In addition, the region attracts pensioners looking for a quiet life by the sea.

- The importance of bathing facilities: tourism facilities such as swimming pools, spas and leisure centres influence the demand for real estate. Investments near such facilities are often more attractive;

- Demand for short-term rentals: tourism increases the demand for short-term rentals. Property owners often rent out their apartments or houses to tourists, especially in summer;

As a popular tourist destination and seaport, Świnoujście has a high investment potential on the real estate market.

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

(a)	Total number and type of [acceptable instruments for crowdfunding] proposed
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	<p>At least the following information must be provided:</p> <p>(a) a description of the type and class of financial instruments offered;</p> <p>(b) where applicable, the number, denomination, currency and maturity of the financial instruments offered;</p> <p>(c) the relative ranking of the instrument holder's claim in the issuer's capital structure in the event of the issuer's insolvency, including information on the ranking and subordination of securities, where applicable.</p> <p>Not applicable.</p>
(b)	<p>Signature price</p> <p>The cost of the proposed [acceptable instruments for crowdfunding purposes]. Where applicable, this paragraph shall also indicate the minimum number of financial instruments that may be subscribed per investor.</p> <p>Not applicable.</p>
(c)	<p>Is it possible to subscribe to more financial instruments and how are they allocated?</p> <p>Not applicable.</p>
(d)	<p>Signing and payment procedures</p> <p>This section must clearly indicate the procedure for subscribing to the financial instruments, including the payment of the subscription price, the time limit and the method.</p> <p>If necessary, this section may include a reference to the signing procedure and other instructions.</p> <p>Not applicable.</p>
(e)	<p>the safekeeping and transfer to investors of [transferable securities] or [eligible instruments for crowdfunding purposes]</p> <p>This section should include (1) the exact date of the transfer of the financial instruments (if such commitment cannot be determined, the latest possible date of transfer) and the procedure for the transfer of the relevant financial instruments (including the collateralisation of such financial instruments), and (2) the name and contact details (including e-mail address) of the issuer or its representative.</p> <p>If the crowdfunding provider does not provide storage services, this must be clearly stated.</p> <p>This section contains the identity, registration and contact details of the custodian. It must mention whether the investor has to pay any fee to the custodian.</p> <p>Not applicable.</p>
(f)	<p>Information relating to the guarantee or security securing the investment (if applicable)</p> <p>(i) Is [guarantor] or [collateral provider] a legal person?</p> <p>(ii) identity, legal form and contact details of [guarantor] or [collateral provider]</p> <p>(iii) information on the nature and terms of the [guarantee] or [security] (including its ranking)</p> <p>Not applicable.</p>
(g)	<p>Information relating to the obligation to redeem [transferable securities] or [eligible instruments for crowdfunding purposes] (if applicable)</p> <p>Description of the redemption agreement</p> <p>This section provides clear and concise information on all redemption commitments. If necessary, more detailed information can be provided by reference.</p> <p>Repurchase period</p> <p>A description of the terms of participation in the buy-back (including any applicable deadlines).</p> <p>Not applicable.</p>
(h)	<p>Information on interest rates and maturity</p>

	<p>This column applies to non-equity transferable securities (e.g. bonds) or hybrid instruments (e.g. bonds convertible into shares).</p> <p>Nominal interest rate:</p> <p>The nominal interest rate per annum is clearly stated. In addition, a brief explanation of the calculation method or a link to the crowdfunding provider's website providing such an explanation shall be provided in this section.</p> <p>The annual interest rate shall be disclosed to two decimal places and in the following preferred format: '[...] % p.a. (calculated in accordance with [specify the applicable calculation method]);' or, in the case of a variable interest rate, a brief description of the main factors determining the interest rate (e.g. Euribor plus X%) and its calculation.</p> <p>Date from which interest starts to be paid:</p> <p>Interest payment terms:</p> <p>Redemption date (including interim payments, if applicable):</p> <p>The profitability applied:</p> <p>The yield is calculated as an annual rate using the method used to calculate the annual nominal interest rate and is reported to two decimal places. A brief disclosure of the main assumptions underlying the yield calculation shall also be provided.</p> <p>Not applicable.</p>
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Part E: Information on special purpose vehicles (SPVs)

(a)	<p>Is the SPV between the project owner and the investor?</p> <p>No</p>
(b)	<p>SPV contact details</p> <p>Not applicable as specified in E. (a)</p>

Part F: Investor rights

[In accordance with Article 23(7) of Regulation (EU) 2020/1503, in the case of eligible instruments for the purposes of crowdfunding, where the information required under Part F exceeds one side of an A4 sheet of paper, if printed, the remainder must be provided in an annex attached to the key investment information document]

(a)	<p>Fundamental rights relating to [transferable securities] or [eligible instruments for crowdfunding purposes]</p> <p>A brief description of the main rights associated with the instruments, grouped by type, such as:</p> <ul style="list-style-type: none"> a) dividend rights; b) voting rights; c) access to information rights; d) pre-emptive rights to bids for subscriptions for the same class of instruments; e) the right to a share of the issuer's profits; f) the right to share any surplus in the event of liquidation; g) redemption rights; h) conversion rights; i) general exit rights in the event of an operational event (i.e. change of control, change of tag). <p>A reference to the project owner's constitutional documents and/or other relevant legal documents may be included, together with references to the relevant articles or chapter numbers.</p> <p>Not applicable.</p>
(b) and (c)	<p>Restrictions that apply to [transferable securities] or [eligible instruments for crowdfunding purposes] and restrictions on transfer of instruments.</p> <p>This section describes any shareholders' agreement or other arrangement that prevents or restricts in any way the transfer of the instruments, such as clauses restricting the right to sell the instruments (e.g. conditions of approval or conditions of temporary indistinguishability).</p>

	<p>This section also describes any other restrictions that apply to the instruments, such as any forced disposal condition (e.g. exemptions, repurchase clauses, joint exit obligation on change of control, <i>drag-along</i> rights), specifying the financial terms of such disposal.</p> <p>Not applicable.</p>
(d)	<p>Investor's options to withdraw from the investment</p> <p>Not applicable.</p>
(e)	<p>In the case of equity instruments, the allocation of capital and voting rights before and after the capital increase resulting from the offer (assuming full subscription of [transferable securities] or [eligible instruments for crowdfunding purposes])</p> <p>The following information must be provided for each class of share capital when presenting the allocation of capital and voting rights before and after the capital increase resulting from the offer:</p> <p>a) the issuer's total authorised capital;</p> <p>b) the number of issued and fully paid shares and the number of issued but not fully paid shares; and</p> <p>c) the nominal value of one share, or the fact that shares have no nominal value.</p> <p>If there are shares that do not represent capital, please indicate the number and main characteristics of such shares.</p> <p>Not applicable.</p>

Part G: Loan-related disclosures

(a)	<p>Nature, duration and other material terms of the loan</p> <p>Financing of real estate rental projects, loan maturity 18 months, stage financing amount EUR 200 000, fixed annual interest rate 9-9.5% (depending on the amount invested), fixed annual capital gain 1.5%. Maximum loan-to-value ratio (LTV) 49%.</p>
(b)	<p>Applicable interest rates or, where applicable, other investor compensation</p> <p>1) For Loans up to EUR 5,000 granted by a particular Lender, the Lender shall pay a fixed interest rate of 9% per annum in proportion to the amount of the Loan granted by the Lender,</p> <p>2) If the Loan amount granted by a particular Lender is between EUR 5,000 (inclusive) and EUR 15,000, the Lender shall pay a fixed interest rate of 9.1% per annum in proportion to the amount of the Loan granted by it,</p> <p>3) For Loans granted by a particular Lender between EUR 15,000 (inclusive) and EUR 30,000, the Lender shall pay a fixed interest rate of 9.2% per annum in proportion to the amount of the Loan granted by it,</p> <p>4) If the Loan amount granted by a particular Lender is between EUR 30,000 (inclusive) and EUR 50,000, the Lender shall pay a fixed interest rate of 9.3% per annum in proportion to the amount of the Loan granted by it,</p> <p>5) For Loans granted by a particular Lender in an amount of EUR 50,000 or more (inclusive), the Lender shall pay a fixed interest rate of 9.4% per annum in proportion to the amount of the Loan granted by it,</p> <p>6) For Loans granted by a particular Lender in an amount of EUR 100,000 and above (inclusive), the Lender shall pay a fixed interest rate of 9.5% per annum in proportion to the amount of the Loan granted by it,</p> <p>and</p> <p>At the end of the loan term, the Borrower shall pay fixed interest calculated and payable for each one-year instalment (the "Instalment"). The Interest shall commence from the date of disbursement of the Loan Amount and shall be a 12-month instalment.</p>

	<p>Fixed interest is compounded for all previous Instalments and is payable in multiples of the amount of the Loan repaid.</p> <p>Fixed interest for the Instalment Period - 1.5% Calculation</p> <p>example:</p> <p>If the loan is repaid after one year, a fixed interest rate of 1.5% applies. If the loan is repaid after two years, a 3% fixed interest rate applies. If the Loan is repaid after three years, a 4.5% fixed interest rate applies.</p>
(c)	<p>Risk mitigation measures, including the existence of collateral providers or guarantors or other types of guarantees A maximum first ranking mortgage of EUR 2,600,000 for the amount of EUR 2,600,000 shall be entered into in respect of the assets to be collateralised.</p>
(d)	<p>Schedule of principal repayments and interest payments</p> <p>The Loan is repayable in full at the end of the Loan Phase, but the Borrower shall have the right to repay the Loan earlier in accordance with the procedure set out in the Special Terms. Interest is payable on the 5th day of each month and repayment of part or all of the Loan is subject to the fixed annual capital gains described in paragraph G(a).</p>
(e)	<p>Any default on the project owner's credit agreements in the last five years</p> <p>It wasn't.</p>
(f)	<p>Loan administration (including situations where the project owner defaults)</p> <p>UAB Inrento, legal entity code 305519977, registered office address Sporto 12-114, Vilnius, Lithuania (hereinafter referred to as the "Operator"), represented by its director Gustas Germanavičius, acting in accordance with the company's Articles of Association, the company's administration policy.</p>

Part H: Tax, information and complaints

(a)	<p>Investment-related fees and expenses incurred by the investor (including administrative costs arising from the sale of eligible instruments for crowdfunding purposes)</p> <p>This section provides a tabular presentation of all direct and indirect fees, commissions, costs incurred by the investor as a result of his/her investments and withdrawals from the investment.</p> <p>Where amounts in euro (or other applicable currency) and percentages are given, they are calculated for a hypothetical investment of EUR 10 000 and annually.</p>			
	Taxes and other costs	Euro (or other applicable currency)	Percentages of the total investment amount	Examples (non-exhaustive list)
Disposable	Participation fees (please specify details)	0	0	The costs an investor incurs when investing. These costs include (i) costs related to the investor's subscription (e.g. notary fees, upfront fees and government fees) and (ii) costs related to the underlying assets (e.g. agent fees, notary fees, real estate and other acquisition taxes)
	Exit fees (please specify)	0	0	Costs incurred by the investor when the investment ends at maturity (e.g. agent fees, notary fees, real estate and other acquisition fees, liquidation costs)

	Current		0	0	Costs incurred by the investor during the holding period (e.g. custody and management fees, audit and legal fees, ongoing fees related to the investment or the underlying asset)
	Conditions and	Success fees/interest (please specify)	0	0	Fees paid by the investor to the project owner(s) if certain success parameters are met
		Other contingent charges (please specify)	0	0	Finding fees, refinancing fees, transaction fees (to the extent not covered by one-off fees)
(b)	Where and how to obtain free of charge additional information about the crowdfunding project, the project owner [and, if applicable, the SPV] https://ho-bu.com/				
(c)	How and to whom an investor can complain about an investment or about the behaviour of a project owner or crowdfunding service provider Rules on complaints and dispute resolution.				